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Langley Road, Fallowfield, Manchester M14 6LH

Arboricultural Impact Assessment

December 2025

Arboricultural Association Fellow Member

AA Registered Consultant trees.org.uk

UK Register of Expert Witnesses Registered

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We offer a range of services involving trees, woodlands and forestry in the built and rural environment:

Planning
TPO
Hazard Evaluation
Management
Law

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Document Revision Record		
Issue No	Date	Details of Revisions
1	8th December 2025	Original Issue

1 Introduction

1.01
ACS Consulting is instructed by United Living Ltd to report on trees and the implications for the proposed development at Langley Road, Fallowfield, Manchester M14 6LH.
The assessment and report was undertaken by Ian Murat, Registered Consultant of the Arboricultural Association.

1.02
In accordance with guidance on information requirements and validation for planning applications, this report fulfils the recommended national list criteria for tree survey/arboricultural information. More specifically, it contains the following:

- A full tree survey to the requirements of BS5837 (2012) Trees In Relation To Design, Demolition and Construction – Recommendations.
- A plan showing tree survey information, retention categorisation and root protection areas,
- An assessment of the arboricultural implications of development detailing trees to be retained/removed and appropriate protection measures (BS5837:2012 - 5.3.4),
- An Arboricultural Method Statement detailing a set of agreed principles for tree protection, implementation and phasing of works (BS5837:2012 – 6.1).

1.03
The site was visited during November 2025. A survey of the trees was completed in accordance with BS5837 – 2012.
This British Standard takes the form of guidance and recommendations. It should not be quoted as if it were a specification and particular care should be taken to ensure that claims of compliance and non-compliance are not misleading. All the trees have been summarised in the tables in Appendix A.

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2 Background

2.01 Location
The site is located in Fallowfield, a mixed residential and commercial district to the south of Manchester city centre.

2.02 Site
The site comprises the highway estate (Figure 1).

2.03 Statutory Protection/Planning Policies
The Places for Everyone Development Plan Document, a joint plan covering 9 out of 10 of the Greater Manchester local authority areas, is awaiting adoption by the council.
The Development Plan includes objectives and planning policies that will be used in the determination of planning applications, and which will shape the quality of new development. The policies of most relevance to the arboreal aspects of the application are: G6 and G7. These policies replace NE/8 of the UDP. Also of relevance are policies 136 and 187 National Planning Policy Framework, December 2024.

2.04 Soils
BS 5837 – 2012 requires a basic assessment of the soils on site. An examination of the British Geological Survey records the superficial deposits as: Till, Devensian-Diamicton.

2.05
The Cranfield Soil and Agrifood Institute Soilscapes viewer shows soils at the site to be: Soilscape 17: Slowly permeable seasonally wet acid loamy and clayey soils.

Figure 1 © Google

3 Tree Survey

3.01
The tree data can be found at Appendix A. There is no requirement in BS 5837 to repeat the details of the constraints information save for confirming that the trees were surveyed for species type, age, height, crown spread, diameter-at-breast-height, condition, and their suitability for retention from ground level. Each tree or group was assigned to one of the four retention categories [A,B,C,U] specified by BS5837.
The individual descriptions and other relevant information are contained in the attached schedule and they are shown on the attached plans, based on the original topographical survey. Only trees with a stem diameter of 75 millimetres measured at 1.5 metres above the ground are required to be recorded.

3.02
The heights were measured with a digital Hypsometer and the diameters were taken with a diameter tape to give an average stem measurement. Canopy spreads have been measured at the cardinal points or where they significantly extend in other directions.

Figure 2

4 Development Implications

4.01 Application
The application is for: *proposed 20.0m high orionv2 OE-1 streetpole to be installed on new T9 root foundation (colour goose grey BS00A05) with cabinets. [sic]*

4.02 Development Implications
The proposal does not have any implications for trees. The mast and base are located outside the Root Protection Area (RPA) of the beech which is located in the grounds of the disused building. In accordance with the current Recommendations, the Root Protection Area (RPA) has been modified to reflect the current rooting environment which is restricted in its spread by the substantial boundary wall.

4.03 Pruning
The south eastern canopy of the beech will require minor lateral crown reduction to allow sufficient clearance for the mast to be installed. The pruning has no implications for tree physiology or visual amenity.

4.04
Development proposals conserve the trees. The installation is located in a natural space. The development proposals in terms of trees, protect and conserve the qualities and local distinctiveness of the area.

4.05
The proposed development is part of a wider scheme to upgrade the UK network to provide improved coverage and capacity in relation to 5G services. It would expand the 5G telecommunications network across the area and would enhance 5G coverage levels and network capacity within the local area. The site has been the subject of detailed assessment that has concluded there are no other viable sites.

4.06
The development maintains the green infrastructure network. The integrity of the green infrastructure network is protected from development by standard tree protection methods.
The development does not sever or significantly reduce green infrastructure links. The development maintains and recognises the importance of trees in promoting the character of place and strengthening existing landscape characteristics.

5 Conclusions

5.01
The application site is described in detail in the design and access statement.

5.02
The development, in terms of trees, retains the site's principal arboreal features with a good spatial relationship.
Measures are proposed to ensure that trees are protected.

Appendix A

Contents

Key

BS 5837 2012

Tree data

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KEY

Age	Y – Young: Out-planted trees that have not yet established SM – Semi-mature: Established trees up to 1/3 of expected height and crown EM – Early mature: Between 1/3 and 2/3 of expected height and crown M – Mature: Between 2/3 and full expected height and crown FM – Fully mature: Full expected height and crown OM – Over mature: Crown beginning to break-up and decrease in size S – Senescent: Crown in advanced stage of break-up
Physiological Condition	Good – Very few defects a reasonable long life expectancy depending on age class Fair – Some defects giving the tree a shortened life expectancy Poor – Limited life with major problems
Structural Condition	Good – Very few defects Fair – Some defects rectifiable with minor tree surgery Poor – Significant defects rectifiable with major tree surgery or felling
#	Estimated dimensions.
(a)	Average stem diameter across a group of trees.
*	Tree subject to TPO.

Table 1 – Cascade chart for tree quality assessment

Category and definition	Criteria			Identification on Plan
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other U category trees (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning). • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline. • Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality. *NOTE Category U trees can have existing or potential conservation value which might be desirable to preserve; see 4.5.7*			RED
	1 Mainly arboricultural qualities	**2 Mainly landscape qualities**	**3 Mainly cultural values, including conservation.**	
Trees To Be Considered For Retention				
Category A **Trees of high quality** with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dormant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	GREEN
Category B **Trees of moderate quality** with an estimated remaining life expectancy of at least 20 years.	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation.	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.	Trees with material conservation or other cultural value.	BLUE
Category C **Trees of low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value, and/or trees offering low or only temporary/transient landscape benefits.	Trees with no material conservation or other cultural benefits	GREY

Tree Ref No.	Species	Height M	Stem Diameter MM	Branch Spread M				Height of Crown Clearance M	Clear Branch Height M	Age Class	Physiological Condition	Structural Condition	Comments/Preliminary Management Recommendations	Estimated Remaining Contribution Years	Category Grading	RPA Radius (M)	RPA Area (M^2)
				N	E	S	W										
1	Beech	20	600	5	8	7.5	#5	3 S	10	M	Good	Good	Located in an area of hard standing. Retaining wall to the boundary. A tree of moderate quality and value in the landscape. **Work** Crown reduce the south eastern canopy by up to 1m cutting back to suitable lateral branches creating wounds of no more than 50mm in diameter.	20+	B1/2	7.2	163

Appendix B

Contents

Method Statement

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Arboricultural Supervision

The general purpose is to ensure compliance with planning conditions. It is anticipated that arboricultural input is likely to be needed for the following operations:

- Pre-commencement meeting;
- Tree Works;

All supervisory visits will be logged and a copy of the minutes circulated to all team members including the LPA. A number of the operations named above can be undertaken in a single visit.

The pre-commencement site meeting is to be held before any work is undertaken. All tree protection measures, haul routes, site storage, contractor parking, deliveries, working methods are to be freely discussed and agreed in writing. Initial site visits may be intense to ensure measures are implemented.

General site visits will be undertaken once the site is 'live' at intervals agreed with the team. Our role will be to initially to act in a compliance capacity to ensure the protective measures are fit for purpose and meet or exceed the council's requirements and the tree works are undertaken to the required standard. Once this has been completed, our role will be one of monitoring and 'troubleshooting'.

Actions

- Pre-commencement site meeting to agree roles, responsibilities and duties in relation to tree protection. Details to be minuted and distributed.
- Appointment of an Arboricultural Consultant to oversee works.

Tree Felling/Stump Removal/Tree Pruning

The following precautions are to be taken.

Actions

- Trees to be removed shall be felled so as to fall away from tree protection zones and to avoid pulling and breaking of roots of trees to remain. Brush can be chipped into the tree protection zone to a depth of 150 mm.

- The roots shall be removed by severing the major woody root mass before extraction. This may be accomplished by Hydro Vacuum & Suction Excavation or Compressed Air Displacement and then, cutting through the roots by hand, with a vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment.

- Trees to be removed within the tree protection zone shall be removed by qualified tree contractors.

- All felled brush and trees shall be removed from the tree protection zone either by hand or with equipment sitting outside the tree protection zone. Extraction shall occur by lifting the material out or by 'skidding' it across the ground.

- Exposed roots to be kept moist with hessian sacking.

- Site inspections to be reported to the development team and the LPA.

- Tree pruning to European Tree Pruning Standard (2024). EAS 01:2024. European Arboricultural Standards (EAS), European Arboricultural Council. No deviation from the specification.

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Tree Pruning

Tree Ref No.	Species	Work
1	Beech	Lateral crown reduction to the south eastern canopy by up to 1m cutting back to suitable lateral branches creating wounds of no more than 50mm Ø.

General Precautions

The retention of trees requires a number of general precautions to be taken. Compliance is to be maintained on site by the Arboricultural Consultant. The site visits are detailed at criterion 1 – Timing of Works.

Actions

- Spoil from the foundation pits or other excavations shall not be placed within the Construction Exclusion Zone.
- No materials, equipment, spoil or washout water may be deposited, stored or parked within the Root Protection Area/ Construction Exclusion Zone.
- On-site inspections to be undertaken by the Arboricultural Clerk of Works with the Arboricultural Consultant visiting during critical operations. The aim of the visits is to maintain on-going liaison with all personnel involved in the site development, Local Planning Authority and its Tree Officer.
- Any defects requiring rectification shall be notified to the Contractor/Site Manager/Arboricultural Consultant and the client.
- A site logbook for tree protection measures is kept to record all stages of the development from the erection of the protective fencing, right through to the completion of the project. This will be made available to the Arboricultural Consultant and the Local Planning Authority, if required, to show evidence of continuous site monitoring.

Protection and Emergency Procedure/Contacts

Adherence to the method statement, appointment of the Arboricultural Consultant and their involvement, at the critical demolition and construction phases, should negate any incident. The contact page details those personnel who should be contacted if an incident involving a retained tree should take place.

Actions

- Spill kit available.
- On site fuels to be located away from RPA/CEZ and contained in a bunded tank at 110% capacity.
- All incidents involving trees to be reported by telephone and email.
- Bunded storage of oil/fuels.
- Refuelling points for machinery at distance to the watercourse.
- Use of drop trays under plant/machinery overnight.
- Availability of spill kits on site – and training of site staff in their use.
- No excavation during periods of heavy rain.
- Regular maintenance and inspection of plant – engines and hydraulic systems.

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