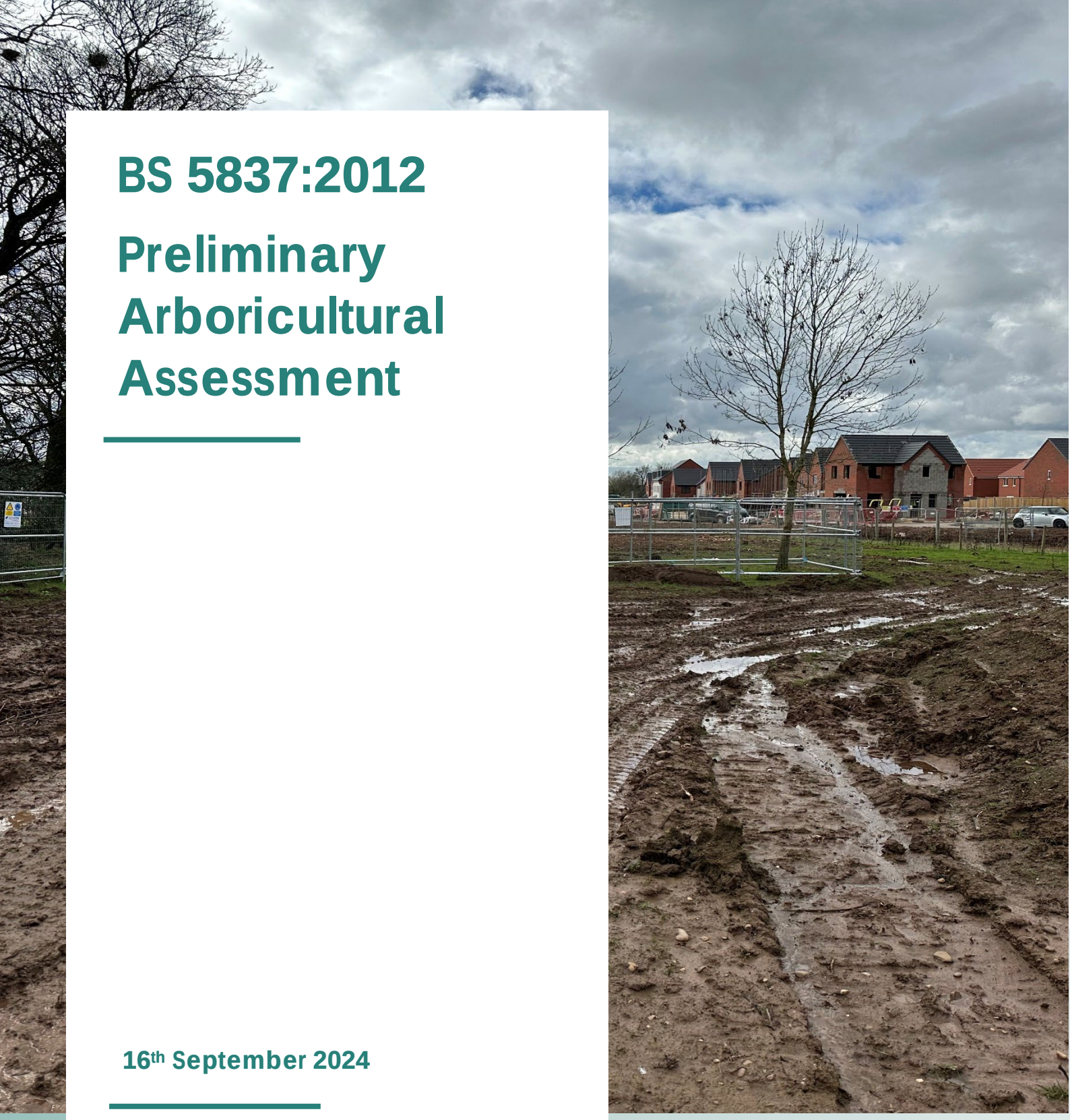


BS 5837:2012

Preliminary Arboricultural Assessment

16th September 2024

Report No. 2029_PAA.01
Project: 10 William Lunt Gardens
Authored by: Matthew Lally

Lally
TREE MANAGEMENT

PRELIMINARY ARBORICULTURAL ASSESSMENT

PROJECT

10 William Lunt Gardens

Chorlton

M21 9PB

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EXECUTIVE SUMMARY

The proposed development site is located within a residential suburb of Chorlton in the City of Manchester. The site currently consists of a semi-detached residential property with a paved driveway to the front and a tiered rear garden.

Trees present that could be potentially affected by the development are as follows:

Category A	Category B	Category C	Category U
0	2 Trees	0	0

1. INTRODUCTION

1.1. Author Information

1.1.1. My name is Matthew Lally and I have been working with trees for since 2005. I have experience in both practical elements of arboriculture and in consulting. I so far hold the following Arboricultural qualifications and technical memberships:

- FdSc Arboriculture
- LANTRA Professional Tree Inspection Certificate
- VALID – Validator
- QTRA Registered User
- Professional Member of the Consulting Arborist Society
- Professional member of the Arboricultural Association
- Associate Member of the Institute of Chartered Foresters.

1.1.2. I am the author of this report and as a Professional Member of the Arboricultural Association, the Consulting Arborist Society and an Associate Member of the Institute of Chartered Foresters, I am required to uphold ethical standards laid out by these institutions and therefore I have written this report in good faith and as objectively as possible.

1.2. Scope and Purpose of the Reports

1.2.1. A Preliminary Arboricultural Assessment is used to detail reasonably foreseeable constraints that may be imposed on a potential development by the existing tree population on a given site and is intended to assist the designers of a new scheme so that it can be designed in harmony with existing trees.

1.2.2. I have aspired in this report to provide an accurate representation of the tree population that could be adversely affected by a proposed development located within the site. This is based on the information that I have available to me at the time of writing. Where practicable I have included trees on land immediately adjacent to the site that may also be impacted.

1.3. Instructions & Brief

1.3.1. I was commissioned to write this Preliminary Arboricultural Assessment by Mr. Michael Watson by email. I have prepared this Preliminary Arboricultural Assessment in relation to the proposed development at 10 William Lunt Gardens, Chorlton, M21 9PB.

1.3.2. I was not provided with any plans for this project and therefore purchased a map from Ordance Survey. Table 1 provides a summary of documents which have been used in this report.

Table 1 Documents made available by client.

Document Type	Reference No.	Author	Date
Ordnance Survey Master Map	Licence number 100022432	Ordanace Survey	15/09/2024

1.3.3. I attach below an outline overhead photograph of the area that I assessed on the 12/09/2024. (This is not necessarily the site boundary but includes trees that I deem could be impacted by the development regardless of ownership)



Figure 1. Assessment boundary plan.

2. SITE VISIT & SURVEY METHODOLOGY

2.1. Survey Details

2.1.1. I visited the site and surveyed the trees in accordance with Chapter 4 of BS5837:2012. I have recorded all the recommended tree metrics in the tree schedule which can be found in appendix I.

2.1.2. British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendations' includes guidance for considering the relationship between existing trees and how to integrate their needs into a successful development. A harmonious and sustainable relationship between any retained trees and new structure and/or hard surfaces is at the heart of the guidance.

2.1.3. When recording the trees as individual trees, groups of trees, woodlands or hedge groups I have included a prefix on the tree number. Explained as follows: Individual trees (T), groups of trees (G), hedgerows (H) or woodland groups (W).

2.1.4. I have used the term 'group' where trees form cohesive arboricultural features either aerodynamically, visually or culturally.

2.1.5. I have used the term 'hedgerow' for lines of trees or shrubs less than 5m wide at the base and which are managed or have been managed under an obvious regular pruning regime.

2.1.6. I have used the term 'woodland' where there are at least 10 trees and the individual tree canopies generally overlap and interlink, often forming a more or less continuous canopy and trees are the dominant plant form in this area.

2.1.7. I carried out the survey on Thursday 12th September 2024 by means of inspection from ground level. If the inspection was restricted for any reason such as lack of access or dense climbing plants etc, then I have noted this in the site notes in appendix I. I have included pictures of the significant trees in appendix V.

2.1.8. The weather conditions during the survey were dry and still meaning that the quality of the inspection was not adversely affected.

2.1.9. In some cases, I may decide to group trees that share very similar characteristics. This method is in line with point 4.2.4 of BS 5837:2012 and I quote 'Trees forming groups should be identified and considered as groups where the arboriculturist determines that this is appropriate. It may be appropriate to assess the quality and value of trees as a whole, rather than individuals.'

2.1.10. I assessed all the trees using: a grading A to C (A being of high quality and C being of the lowest quality) and U (trees 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). I attach in appendix III the British Standard 5837:2012 cascade chart for further details.

2.1.11. I have where appropriate recorded the canopy spread for each tree at four cardinal points in order to reproduce an accurate representation of the crown shape of the tree, this was generally not possible for tree groups, woodlands and hedges and therefore these were averaged and are represented by simplified representations on the plans. These representations can be seen in the plans that I have attached in appendix IV.

2.1.1. Assessing the potential influence of trees upon load bearing soils and the potential impact to existing and proposed structures was not included in the contract brief and I have therefore not considered this in the report. I cannot be held responsible for damage arising from such action. I recommend that you consult the relevant professional with regards to soil and structures before planning any development.

2.1.2. During the site visits I have inspected the trees in line with the British Standard recommendations for potentially hazardous trees and I have made appropriate recommendations where required. I note, however, that this report is not a substitute for a full tree risk assessment or management plan which are specifically designed to minimise risk and liability associated with responsibility for trees.

2.2. Creation of the Tree Constraints Plan

2.2.1. British Standard 5837:2012 recommends the assessment of trees is made as objectively as possible, but I note that although I do my utmost to be as objective as possible, the findings and recommendations in this report will always be my opinion. The tree categorisation method identified in the British Standard is a tool I use on every Preliminary and Arboricultural Impact Assessment as this guidance helps to make an objective judgment of the tree quality and value of the existing tree stock and keep the judgment as consistent and fair as possible.

2.2.2. The Tree Constraints Plan was created using computer aided design software and the purchased Ordnance Survey Master Map. The plan shows the tree crowns, tree stems and the root protection areas in relation to the surrounding buildings and other site features.

2.2.3. I note that the supplied existing site plans did not include tree positions. I have potted the trees by use of a tape measure onsite and the use of overhead photography. I note that the positions plotted on the plan by myself are estimated and therefore any dimensions should be checked on site. I do not accept any liability for inaccurately plotted trees.

2.2.4. The Root Protection Area is the minimum amount of root and soil around the tree that we need to retain unmolested if we want to retain these trees successfully. The Root Protection Area or RPA is calculated by a function of the size of the main stem (12x the stem diameter at 1.5m from ground level gives the radius of the RPA's circle).

2.2.5. I have shown the Root Protection Area (RPA) on the plans in appendix IV for each individual tree as a circle centred on the base of the stem which is based on the recommendation of the British Standard. I noted when onsite that there is a retaining wall at approximately 6m from the main stem of T1#. This retaining wall will have most likely deflected the roots of T1# & T2# away from the lower section of garden adjacent to the house.

2.2.6. To add weight to the assumption that the roots will be deflected as stated above, I undertook some background research to see how the new build houses had been allowed to be built in such close proximity to T1# & T2#. I found that the retaining wall in the garden was present before the housing estate was constructed. I reference the Location Plan & Existing Site Plan (Drawing Number 8183/001 Rev B from T & G Associates Limited from March

2011) & the BS 5837 Tree report by Christians Environmental (June 2011). These documents can be viewed on Manchester City Council website in the planning applications section, planning reference 096370/FO/2011/S1. As this wall was in place before the construction of the houses and the trees are still in good condition after the construction of the houses, it is unlikely that any roots from these trees are beyond the retaining wall.

3. PLANNING POLICY

3.1. National Planning Policy Framework (NPPF)

3.1.1. It is my understanding that when determining planning applications, Local Planning Authority's (LPA) should apply the following principles:

- If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternate site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.
- Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused unless there are wholly exceptional reasons, and a suitable compensation strategy exists.
- Development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity. (paragraph 186)

3.1.2. Consideration should also be taken of paragraph 136 of the NPPF which states:

Trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined50, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users. (Paragraph 136)

3.2. Local Planning Policy

3.2.1. The NPPF sets out Government planning policies for England and how they should be applied. The Local Planning Authorities each use this information to guide Local Planning Policies which are used as the basis for determining planning applications. The local authority in this case, Manchester City Council, refers to the following policies when considering the trees and development:

3.2.2. Local Planning policy – Manchester City Council

Policy EN 9

Green Infrastructure

New development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. Where the opportunity arises and in accordance with current Green Infrastructure Strategies the Council will encourage developers to enhance the quality and quantity of green infrastructure, improve the performance of its functions and create and improve linkages to and between areas of green infrastructure. Where the benefits of a proposed development are considered to outweigh the loss of an existing element of green infrastructure, the developer will be required to demonstrate how this loss will be mitigated in terms of quantity, quality, function and future management.

Key features of Manchester's green infrastructure will include:

- The continued development of a network of green spaces, water bodies, canals, paths and cycleways, with priority given to those parts of the City where there is an identified existing lack of open space. The Council will seek to protect existing street trees and promote new planting, particularly where this can enhance green links in the urban area.
- The continued maintenance and management of the Rivers Mersey and Irwell and their tributaries, for example the River Irk, River Medlock, Chorlton Platt Gore, Gatley Brook, Moston Brook and adjoining land, with regard to their multiple functions including recreation, flood management, and biodiversity.
- The provision of new, and improvements to the quality and accessibility of existing green infrastructure assets, to mitigate for any loss of green infrastructure as a result of development such as the Metrolink extension programme.

3.2.3. Policy EN 15

Biodiversity and Geological Conservation

The Council will seek to maintain or enhance sites of biodiversity and geological value throughout the City. Particular consideration will be given to:

- sites with international or national designations for their biodiversity value. Manchester contains one Site of Special Scientific Interest (SSSI) (Cotteril Clough); there is a Special Area of Conservation (SAC) and an SSSI just over the border in Oldham (both on the Rochdale Canal within Oldham);

- other sites of biodiversity value, including Sites of Biological Importance (SBIs) and Local Nature Reserves (LNRs); Manchester currently has 35 SBIs (including the Rochdale and Ashton Canals) and 7 LNRs; priority habitats found within Manchester, as listed in the Manchester Biodiversity Strategy and included in the Greater Manchester Biodiversity Action Plan (GM BAP);
- protected and priority species, as listed in the Manchester Biodiversity Strategy and included in the Greater Manchester Biodiversity Action Plan (GM BAP);
- sites that are recognised for their geological importance;
- the Council's objective to protect and conserve the City's existing trees and woodlands and the aim for a net increase in trees across the City.

Developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, either on-site or adjacent to the site, contributing to linkages between valuable or potentially valuable habitat areas where appropriate, with reference to:

- the Manchester Biodiversity Strategy, which provides further details of priority habitats within Manchester and opportunities for biodiversity enhancement including corridors such as the Mersey, Medlock and Irk river valleys, the canals and disused railway lines and areas of managed greenspace particularly in parks;
- the Green Infrastructure Framework for Greater Manchester, which encompasses an ecological framework that seeks to guide and inform habitat creation and repair,

4. LEGISLATION

4.1. Statutory Considerations

4.1.1. The Town and Country Planning Act (1990) (the Act) and associated Regulations empower Local Planning Authorities (LPAs) to protect trees in the interests of amenity by making Tree Preservation Orders (TPOs). The Act also affords protection for trees with a diameter at breast height over 75 mm diameter that stand within the curtilage of a Conservation Area. An application must be made to the LPA in question to carry out works upon or to remove trees that are subject to a TPO, whilst six weeks' notice of intention must be given to carry out works upon or to remove trees within a Conservation Area that are not protected by a TPO.

4.1.2. A Tree Preservation Order (TPO) is an order made by a local planning authority to protect specific trees, groups of trees or woodlands in the interests of amenity. A TPO prohibits the:

- cutting down
- topping
- lopping
- uprooting
- willful damage
- willful destruction

of trees without the LPA's written consent. If consent is given, it can be subject to conditions which have to be followed. In the Secretary of State's view, cutting roots is also a prohibited activity and requires the authority's consent. Anyone found guilty of such an offence is liable and in serious cases, may result in prosecution and incur an unlimited fine.

4.1.3. I have not confirmed the presence of any Tree Preservation Orders, however it is known that the site is within the Wilbraham Road/Edge Lane Conservation Area and therefore statutory constraints would apply in respect of trees.

4.2. Felling Licence

4.2.1. Tree felling is also restricted under the Forestry Act 1967. Felling licences are Under this act, there is an exemption from the need for a felling licence for "Felling trees immediately required for the purpose of carrying out development authorised by planning permission (granted under the Town and Country Planning Act 1990) ..."

4.2.2. If full planning permission is granted, then any trees which require felling to implement the approved plans are exempt from this statutory protection. Outline planning permission does not provide an exemption to the regulations that control tree felling in the Forestry Act 1967.

4.3. Protected Species

4.3.1. Nesting birds are afforded statutory protection under the Wildlife & Countryside Act (1981) (as amended) and their potential presence should therefore be considered when clipping hedges, removing climbing plants and pruning and removing trees. The breeding period for woodlands runs from March to August inclusive. Hedges provide valuable nesting sites for many birds and clipping should therefore be avoided during March to July. Trees, hedges and ivy should be inspected for nests prior to pruning or removal and any work likely to destroy or disturb active nests should be avoided until the young have fledged.

4.3.2. All bat species and their roosts are protected under Schedule 5 of the Wildlife & Countryside Act (1981) (as amended) and under Schedule 2 of the Conservation of Habitats & Species Regulations 2010 (as amended). In this respect it should be noted that it is possible that unidentified bat habitat features may be located high up in tree crowns and all personnel carrying out tree works at the site should therefore be vigilant and mindful of the possibility that roosting bats may be present in trees with such features. If any bat roosts are subsequently identified, then it is essential that works are halted immediately and that a suitably qualified and experienced ecologist investigates and advises on appropriate action prior to works continuing.

4.3.3. In turn, any subsequent works carried out in relation to any protected species must be carried out under guidance from a suitably qualified and experienced ecologist and in strict accordance with the guidance provided in BS42020:2013 - Biodiversity – Code of Practice for Planning and Development and, with regard to bats, in strict accordance with BS8596:2015 - Surveying for Bats in Trees and Woodlands.

5. THE SITE, ITS SURROUNDINGS & THE TREE POPULATION

5.1. Site & Surroundings

5.1.1. The site under consideration is located within a residential suburb of Chorlton in the City of Manchester. The site currently consists of a semi-detached residential property with a paved driveway to the front and a tiered rear garden.

5.1.2. It is bordered in all directions by neighbouring residential properties and gardens.

5.2. Tree Population

5.2.1. As noted previously, a total of two individual trees were surveyed for the purpose of this appraisal. They are mature in age, with heights up to approximately 24 metres, maximum diametrical crown spreads up to approximately 10 metres, and stem diameters up to approximately 850 millimetres. Detailed tree dimensions and other pertinent information, such as structural defects and physiological deficiencies, are included in the Tree Schedule in Appendix I.

5.2.2. In respect of the survey it should be noted that tree quality is categorised within the existing context without taking any site development proposals into account.

5.2.3. Under the UK's planning system trees are a material consideration in the planning and development process. Nonetheless, only trees of a suitable quality and value should be considered a material constraint to development. In this respect the TSS includes a column ('Cat. Grade') listing the trees' respective retention values, where they are rated either 'A', 'B', 'C' or 'U', as per BS5837:2012 Table 1 (Appendix One). 'A' category trees are those considered to be of 'high quality' and, accordingly, the most suitable for retention, whilst 'B' category trees are those considered to be of 'moderate quality', and 'C' category trees are those considered to be of 'low quality' with a correlated low retention value. In turn, 'U' category trees are those that are considered to be 'unsuitable for retention'.

5.2.4. As detailed in the Tree Schedule in appendix I, two trees were categorised as moderate quality (i.e. 'B' category).

6. CAVEATS AND LIMITATIONS

6.1.1. The report is for the sole use of the client and its reproduction or use by anyone else is forbidden unless written consent is given by myself (Matthew Lally).

6.1.2. This is an arboricultural report and as such no reliance should be given to comments relating to buildings, engineering, soils ecological or archaeological data. If either is commented upon within the report further professional advice should be sought.

6.1.3. This is not a Tree Risk Assessment. As such this report should not be taken to mean or imply that any of the inspected trees should be considered safe. A Tree Risk Assessment can be provided but would be subject to additional survey requirement and further fees.

6.1.4. Trees are growing dynamic structures. Whilst all reasonable effort has been made to identify defects within the trees inspected, no guarantee can be given as to the absolute safety or otherwise of any individual tree. No tree is ever absolutely safe due to the unpredictable laws and forces of nature. As a result of this, natural failure of intact trees will occur; extreme climatic conditions can cause damage to even apparently healthy trees.

6.1.5. For the purposes of this survey all dimensions of trees and their associated parts are based on estimation unless otherwise stated.

6.1.6. Trees are living organisms whose health, condition and structure can change quickly and without warning. Therefore, the contents of this report are valid for a period of one year from the date of this survey.



Appendix I

Tree Survey Data & Site Notes

***The recommendations in this section are based on the site survey only and are NOT recommendations to facilitate the development plans. See the Arboricultural METHOD STATEMENT for tree works required to facilitate the development.**

BS5837:2012
TREE SCHEDULE

DATE OF SURVEY: 12/09/2024 **JOB REFERENCE:** 2029_AIA.01 **SITE ADDRESS:** 10 William Lunt Gardens, Chorlton, M21 9PB

Tree No.	Species	Stem Dia (mm)	RPA (m^2)	RPA Radius (m)	Height (m)	Age Class	Crown Spread (m)				Crown Clearance (m)	Condition	Comments	Recommendations	Remaining Contribution	BS5837 Retention Category
							N	E	S	W						
T1#	Lime	850	327	10.2	24	M	6	6	4	4	3N	A	A large and mature lime tree located in rear garden of 10 William Lunt Gardens. The tree is located behind some garden fencing which has limited the inspection of the main stem and buttress. I have estimated the stem diameter by eye due to lack of access to the stem. The vitality of this tree is within normal range. The stem bifurcates at around 2m and the union appears stable. I have noted some deadwood in the mid and upper crown. I note a retaining wall approximately 6m from the stem of this tree adjacent to the house which will likely have deflected the roots.	**No Action**	40+	**B2**
T2#	Lime	500	113	6	19	M	7	3	2	3	7N	A	A third party owned tree on site boundary This tree has been recently heavily pruned and has an asymmetrical crown. There are some codominant stems present but the tree does appear stable at this time. I note, however, that I have not been able to access this tree to fully inspect it and I have estimated the stem measurement. I note a retaining wall adjacent to this tree which will likely have deflected the roots away from the house.	**No Action**	40+	**B2**

= Position estimated on site



Appendix II

Glossary of Terms

The following terms are concurrent with best Arboricultural practice and within the guidelines set by the International Society of Arboriculture (ISA), the Arboricultural Association (AA) and the British Standards Institute (BSI).

Age Range:

Age is site specific and categorised:

Young (Y)	Out-planted trees that have not yet established.
Semi-Mature (SM)	Established trees up to 1/3 of expected height and crown.
Early Mature (EM)	Between 1/3 and 2/3 of expected height and crown.
Mature (M)	Between 2/3 and full expected height and crown.
Fully Mature (FM)	Full expected height and crown.
Over Mature (OM)	Crown beginning to break-up and decrease in size.
Senescent (S)	Crown in advanced stage of break-up.

Height: Height is estimated and recorded in metres.

DBH: Diameter at Breast Height is measured at 1.5m and recorded in metres. Where a tree becomes multi-stemmed below 1.5m the highest possible diameter is measured and indicated. Alternatively, above 1.5m the diameter of each stem or an average diameter is measured and indicated.

Condition: Assessment of current physiological condition and structural morphology incorporating vigour and vitality and categorised:

A - Tree needing little, if any attention

B - Tree with minor, but rectifiable defects, or in the early stages of physiological stress

C - Tree with significant structural and physiological flaws and/or extremely stressed

D - Tree that is dead, biologically/physically moribund or dangerous.

Desirability to Retain – As Outlined in Table 1 of BS 5837:2005 (Trees in Relation to Construction - Recommendations)

Definition of Physiological & Morphological Terms

Adaptive Growth - The process whereby wood formation is influenced both in quantity and in quality by the action of gravitational force and mechanical stresses on the cambial zone.

Bifurcation – Forked or divided union.

Brown Rot - Form of decay where cellulose is degraded, while lignin is only modified.

Cankers- A localised area of dead bark and cambium on a stem or branch, caused by fungal or bacterial organisms, characterised by wound wood development on the periphery. This may be annual or perennial.

Cavity - An open wound, characterised by the presence of extensive decay and resulting in a hollow.

Chlorotic Leaf - Lacking in chlorophyll, typically yellow in colour.

Compartmentalisation - The physiological process that creates the chemical and mechanical boundaries that act to limit the spread of disease and decay organisms.

Crack - Longitudinal spilt in stem or branch, involving bark and/or underlying wood. These may be vertically and horizontally orientated.

Decay - Process of degradation of woody tissues by fungi and bacteria through decomposition of cellulose and lignin.

Deadwood - Deadwood is often present within the crown or on the stems of trees. In some instances, is may be an indication of ill health, however, it may also indicate natural growth processes. If a target is present beneath the tree, deadwood may fall and cause injury or damage and should be removed, otherwise deadwood can remain intact for conservation purposes (insects, fungi, birds etc.).

End Weight - The concentration of foliage at the distal ends of stems and deficient in secondary branches.

Girdling Root - Root which circles and constricts the stem or roots causing death of phloem and/or cambial tissue.

Hazard Beam - An upwardly curved branch in which strong internal stresses may occur without the compensatory formation of extra wood (longitudinal splitting may occur in some cases).

Included Bark Union - Pattern of development at branch junctions where bark is turned inward rather than pushed out. Potential weakness due to a lack of a woody union.

Ivy Growth - Ivy growth may ascend into the tree's crown, increasing wind resistance, concealing potential defects and reducing the tree's photosynthetic capacity. Ivy growth is often acceptable in woodland areas as a conservation benefit.

Live Crown Ratio - The relative proportion of photosynthetic mass (leaf area) to overall tree height.

Reaction Wood - Specialised secondary xylem, which develops in response to a lean or similar mechanical stress, attempting to restore the stem to the vertical.

Root Plate Lift - The physical movement of the rooting plate causing soils to shift and crack. May occur during adverse weather conditions. Trees may become unstable.

Structural Defect - Internal or external points of weakness, which reduce the stability of the tree.

Suppressed - Trees which are dominated by surrounding vegetation and whose crown development is restricted from above.

Topping - A highly disfiguring practice, likely to cause severe xylem dysfunction and decay in major structural parts of the wood.

White Rot - Form of decay where both cellulose and lignin are degraded.

Wound - Any injury, which induces a compartmentalisation response.

Wound wood - Wood with atypical anatomical features, formed in the vicinity of a wound and a term to describe the occluding tissues around a wound as opposed to the ambiguous term "callus."

Woodland Structure - The vertical and horizontal arrangement of trees within a group or woodland i.e. Dominant - trees with a crown above the upper layer of the canopy, Co-dominant - trees that define the general upper edge of the canopy, Intermediate - trees that have been largely overgrown by others, Suppressed - trees that have been overgrown and occupy an understory position and grow slowly, often severely asymmetrical.

Note: The definitions described above, may not necessarily be included within the Arboricultural Survey Data.



Appendix III

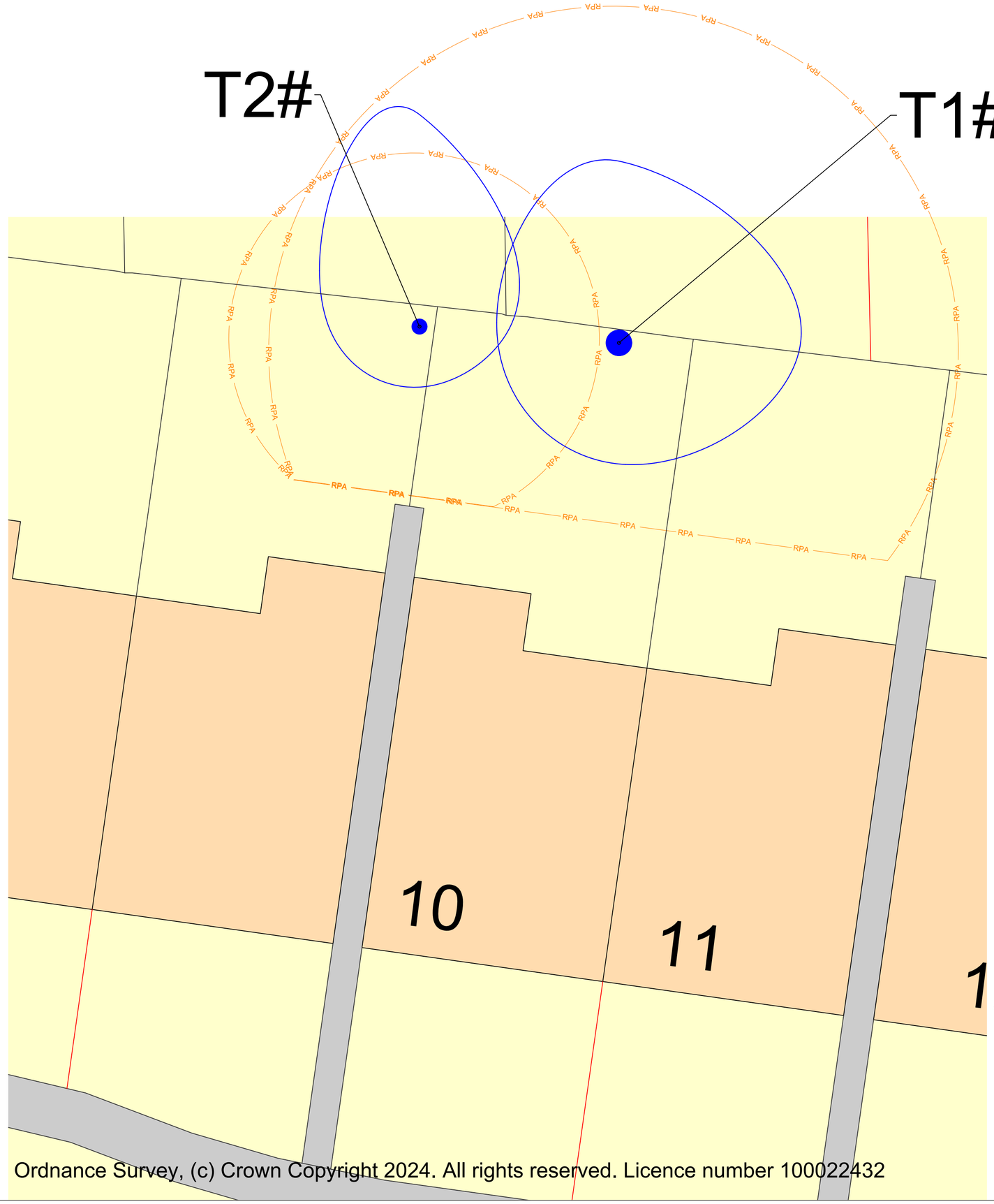
Cascade Chart

Trees for removal			
Category and definition	**Criteria**		
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	o 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) o Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline. o Trees infected with pathogens of significance to the health and/or safety of other trees nearby) e.g. Dutch elm disease), 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 section 4.7.5*		
Trees to be considered for retention			
Category and definition	**Criteria and sub-categories**		
	1) Mainly arboricultural values	**2) Mainly landscape values**	**3) Mainly cultural values (including conservation)**
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 dominant 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-pastures)
Category B **Those 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 area	Trees with clearly identifiable conservation or other cultural benefits
Category C **Those of low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in the higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit.	Trees with no material conservation or other cultural value



Appendix IV

Tree Constraints Plan



Do not scale this drawing (printed or electronic version).

Contractors must check all dimensions from site

This drawing is for use on this site only and should be used in conjunction with all relevant consultants drawings..

LEGEND

N

- Category A
- Category B
- Category C
- Category U
- Root Protection Area (RPA)
- # Position estimated on site

Lally TREE MANAGEMENT

Scale: 1:100 @ A2	Date: 15/09/2024
Job: 2029_AIA.01	
Address: 10 William Lunt Gardens, Chorlton, M21 9PB	
Client: Mr. Michael Watson	
Drawing Number: 2029_AIA.TCP.01	
Drawn by: Matthew Lally	

TREE CONSTRAINTS PLAN

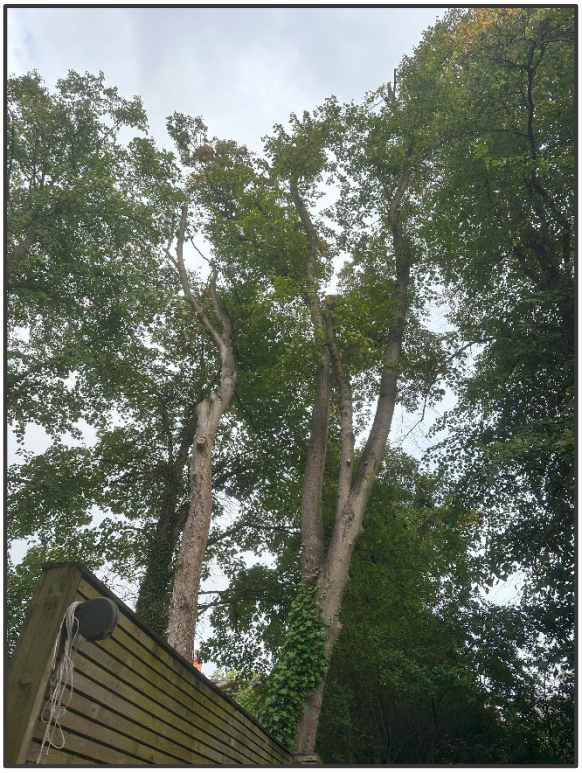


Appendix V

Pictorial Evidence



Picture 1. *T1#.*



Picture 2. *T2#.*



Picture 3. *Retaining wall dropping down to lower floor area.*



Picture 4. *Retaining wall dropping down to lower floor area.*