



Arboricultural impact assessment and method statement

Former Greenfinch Public House, 108 Palatine Road, Manchester M20 3ZA

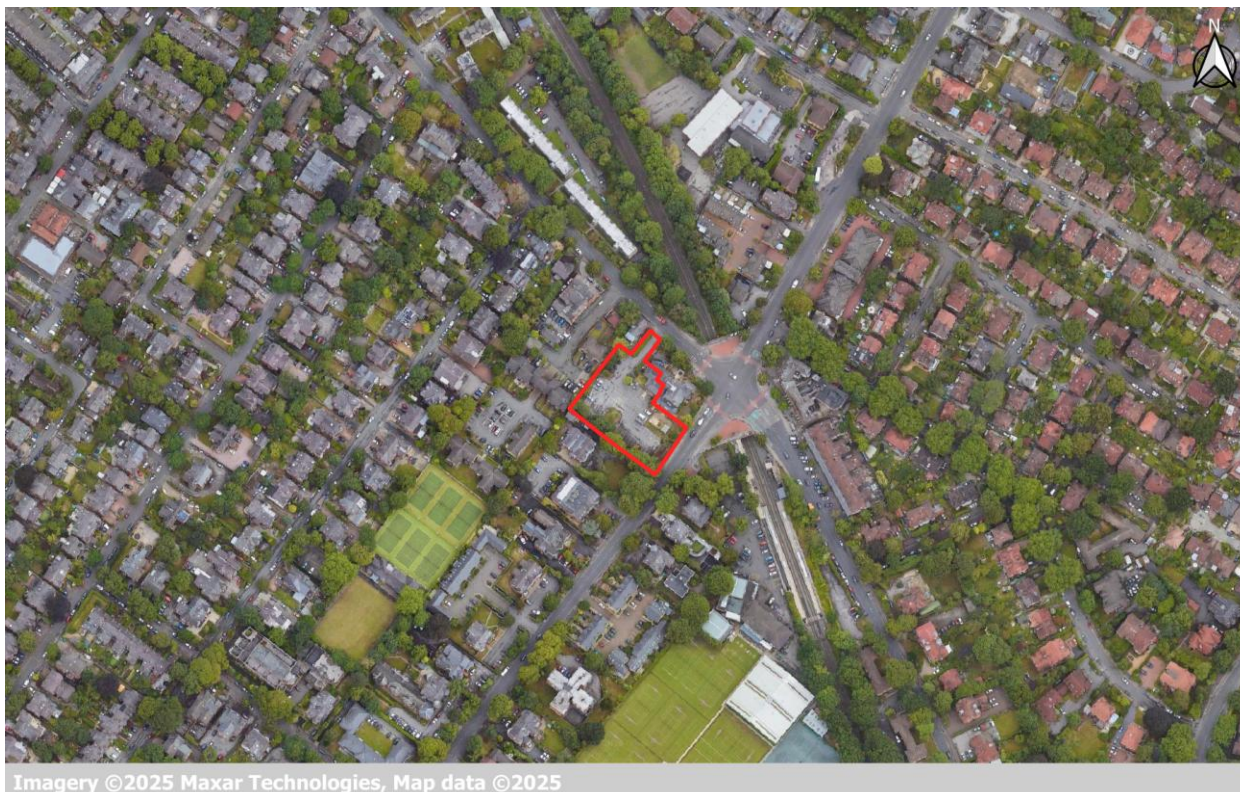
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27th March 2026
23112-AIA2-PB

Site location and report purpose

Site location



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This aerial image is supplied courtesy of Google. The red line shows the approximate site boundary and is illustrative purposes only and should not be scaled or measured.

Report purpose and contents

This arboricultural impact appraisal report provides sufficient information for the local planning authority (LPA) to consider the effect of the proposed development on local character from a tree perspective. It is fully compliant with BS 5837 guidance for the planning application stage and meets national planning application validation requirements.

More specifically, the development scheme is for the construction of a residential apartment block with associated parking and soft landscaping at Former Greenfinch Public House, 108 Palatine Road, Manchester M20 3ZA.

This report includes:

- An **arboricultural impact assessment** (section 1 of the report) providing an analysis of the tree issues to assist the LPA in assessing the impact on local character.
- An **arboricultural method statement** (section 2 of the report) describing how retained trees will be protected and managed during the development activity.
- A **tree protection plan** illustrating tree positions, numbering, categories, the location of the proposed development, and the proposed tree protection measures.
- **Appendices** (**Appendix 1** – Background administrative information and data collection; **Appendix 2** – Tree schedule and explanatory notes; and, **Appendix 3** – QR Codes for Site Guidance Notes (SGNs).
- A companion document to supplement the main report titled ***Manual for managing trees on development sites (Version 3.0)***, which provides explanations of how retained trees can be managed on site in the form of SGNs covering the relevant issues.

1 Arboricultural impact assessment

1.1 Table 1: Summary of trees affected and protected by the proposal

From our review of the constraints and the proposed layout, our assessment of the impact on trees, both during and after development, and those that need protection using special precautions, is summarised in Table 1:

	British Standard 5837 Category		
	A (High quality)	B (Moderate quality)	C (Low quality)
Remove	None	None	T26, T27, T28, T29
Prune	None	None	None
Protect using special precautions <small>See Notes below</small>	None	T1, T8, T9, T12, T14, T17, T21	T10, T13, T19, T20, T24, T25, T30
Post development pressure to fell	None	None	None

T = Tree; H = Hedge; G = Group

Note on types of protection: All retained trees will be protected during development by using barriers and existing boundary fencing, and only those requiring special precautions to limit the impact of encroachment are listed in Table 1.

1.2 The impact of tree removals on local character

Trees T26 and T29

These trees are small ornamental features within the existing area of remnant car park. They have been established within defined tree planting areas and afford a degree of localised visual amenity to their immediate surroundings. They do not factor as trees of skyline prominence or distinct individual character, and it is reasonable to advance that their proposed removal will have no adverse impact on visual amenity.

Trees T27 and T28

These two trees are located close to the northern boundary of the site and have been held as low quality given their expected limited level of long-term sustainability (due to species vulnerability to ash dieback/decline). Their proposed removal will have no significant adverse impact on visual amenity or landscape character.

1.3 The impact of tree pruning on local character

Other than pruning for normal maintenance, no trees will be pruned because of this development and so there will be no impact on local character for that reason.

1.4 The impact of work in precautionary areas

My assessment of the impact of encroachment into RPAs that will be managed by special precautions, is as follows:

Tree T1

A new permeable 'no dig' pathway is proposed to be established within the RPA of this tree as part of the wider site soft landscaping works. The radially expressed RPA of this tree will remain annexed from the main site works via the construction exclusion zone until there is no risk of inadvertent damage. I have carefully reviewed existing site condition and ground levels and it is my opinion that the construction of the permeable footpath that aligns to the advice set out in BS 5837 (8.6) can be achieved. In summary, if the guidance set out in SGN 9 *Installing/upgrading surfacing in*

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RPA's is observed, then I believe that the proposed works can be implemented without any long-term detrimental impact on the health of this tree.

Trees T8, T9, T10, T12, T13, T14, T17, T19, T20, T21, T24 and T25

The existing hard surfacing car park extents are located within the radially expressed RPA's of these trees. These areas will be returned to a soft landscape context which will offer a potential benefit to their long-term vitality. It is intended to retain elements of this hard surfacing to act as an appropriate form of ground protection during construction (these are indicated in yellow fill on the tree protection plan beyond the extent of the construction exclusion zone), and will be carefully removed during the latter stages of construction works (as part of the site wide soft landscaping operations).

From my previous experience of such an approach I am confident that this can be done without any long-term detrimental impact on tree health. In summary, if the guidance set out in SGN 8 *Removing surfacing and structures in RPA's* and SGN 12 *Landscaping in RPA's* is observed, I believe that the proposed works can be implemented without any long-term detrimental impact on tree health, and therefore local character.

Tree T30

This category C tree may be affected by the replacement/reconditioning of the existing hard surfaced access located within its radially expressed RPA that will include the formation of the buggy store (with any/all supporting posts being installed into hand dug holes (to confirm tree root absence) within the depth of existing construct). I have carefully reviewed the conditions and ground levels within this area of the site, and it is my opinion that such works can be achieved without an undue risk of detrimental tree impact provided that any changes occur within the existing depth of excavation/surfacing structure. This approach to reconditioning of hard surfacing is within the advice set out in BS 5837 and would be appropriate in this situation. In summary, if the guidance set out in SGN 7 *Excavating in RPA's* and SGN 9 *Installing/upgrading surfacing in RPA's* is observed, then I believe that the proposed works can be implemented without any long-term detrimental impact on tree health, and therefore local character.

1.5 Post-development considerations

If trees are retained or planted too close to occupied buildings and / or garden amenity space, it is sometimes claimed that they can cause excessive shade or anxiety, which interferes with the normal use of the property. In extreme cases, this can result in pressure from future owners to fell or severely prune, thus reducing the long-term contribution of the trees to local character. The counter position to this is that the benefits from trees close to occupied areas significantly outweigh any disadvantages caused by shade or anxiety, so there can be a range of perspectives. It is also relevant that important trees can be protected using tree preservation orders, which come with an overarching presumption to retain protected trees unless the normal use of the property is harmed to a significant extent. There is little published evidence to support either of the extremes, which means that each case must be intelligently assessed on its own merits and interpreted in the context of the experience of the assessor.

In summary, we have considered the matters of overbearing relationships and daylight, and concluded that there are no trees close enough to the new building and its associated amenity space that are likely to interfere with normal reasonable use.

1.6 New tree planting to enhance local character

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To supplement retained trees and enhance local character, the project's landscape architect has specified a comprehensive new tree-planting scheme. We understand that the final selection of species, size and location is flexible and open to amendment, as appropriate. All new trees will be specified and planted in accordance with the recommendations in BS 8545 (2014) *Trees: from nursery to independence in the landscape –Recommendations*. These new trees could reach significant height without undue inconvenience and remain sustainable over the long term, significantly enhancing the site's capacity to contribute to local character.

1.7 Unanticipated upgrading of existing services or installation of new services

Retained trees may be adversely affected by the installation of new services and / or the upgrading of existing services if that work encroaches on their RPAs. The drainage layout for this scheme has been carefully designed to account for the retained trees and avoid encroachment into their RPAs. Where limited incursion within RPAs is unavoidable (such as in regard to tree T2), then the default approach will be for operations to be conducted by hand dug excavation and subject to appropriate levels of arboricultural supervision. In the event that any existing service runs within RPAs require upgrading, then great care must be taken to minimise disturbance, with any excavation undertaken in accordance with the guidelines in SGN 11, *Installing services in RPAs*, again subject to appropriate arboricultural supervision.

1.8 Summary of impact on local character

The significant and sustainable boundary tree cover is being retained, and none of the trees proposed to be removed are prominent as skyline features in the wider setting. The four individual trees to be removed are all low quality because of their small size, poor vitality or limited scope for sustainable retention. There is space for tree planting, and a landscaping scheme has been included as part of the wider planning submission. The construction activity has the potential to adversely affect retained trees if proper protective measures are not taken. However, if adequate precautions to protect these retained trees are specified and implemented through the arboricultural method statement included in this report, then the development proposal will have no detrimental impact on the contribution of trees to local character.

For these reasons, we conclude that the development would not cause an unacceptable or adverse impact on the character and appearance of the area from a tree perspective

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2.1 Site Guidance Notes (SGNs)

This section of the report identifies which trees on this site will be protected and managed, and by what means. This site-specific summary is supplemented by more detailed explanations and descriptions of the specific operations outlined in the accompanying *Manual for managing trees on development sites*. That document is a compilation of 12 individual SGNs addressing the following tree protection and management issues that regularly arise in the construction phase of development:

- SGN 1 *Monitoring tree protection* (<https://www.barrelltreecare/SGN-1-Monitoring-V3.pdf>)
- SGN 2 *Fencing protected trees* (<https://www.barrelltreecare/SGN-2-Fencing-V3.pdf>)
- SGN 3 *Ground protection* (<https://www.barrelltreecare/SGN-3-Ground-Protection-V3.pdf>)
- SGN 4 *Pollution control* (<https://www.barrelltreecare/SGN-4-Pollution-V3.pdf>)
- SGN 5 *Site cranes & piling rigs* (<https://www.barrelltreecare/SGN-5-Cranes-Rigs-V3.pdf>)
- SGN 6 *Height restrictions* (<https://www.barrelltreecare/SGN-6-Height-V3.pdf>)
- SGN 7 *Excavating in RPAs* (<https://www.barrelltreecare.co.uk/SGN-7-Excavation-in-RPAs-V3.pdf>)
- SGN 8 *Removing surfacing and structures in RPAs* (<https://www.barrelltreecare/SGN-8-Removing-Surfaces-V3.pdf>)
- SGN 9 *Installing/upgrading surfacing in RPAs* (<https://www.barrelltreecare/SGN-9-Installing-Surfacing-V3.pdf>)
- SGN 10 *Installing structures in RPAs* (<https://www.barrelltreecare/SGN-10-Structures-V3.pdf>)
- SGN 11 *Installing services in RPAs* (<https://www.barrelltreecare/SGN-11-Services-V3.pdf>)
- SGN 12 *Landscaping in RPAs* (<https://www.barrelltreecare/SGN-12-Landscaping-V3.pdf>)

NOTE: Each individual SGN can be downloaded by using the links above and the QR Code links in Appendix 3.

2.2 Identification of areas to be protected

The tree protection plan shows the areas where protective measures are necessary. The barrier locations are shown by the heavy black dashed lines, with the construction exclusion zone behind as the lighter black diagonal hatch. The precautionary areas are shown by a yellow fill.

2.3 Arboricultural supervision

An arboricultural consultant will be appointed to advise on the tree management for the site and to attend:

- a pre-commencement meeting before any work starts;
- regular supervision visits to oversee the agreed tree protection, as agreed at the pre-commencement meeting; and
- further supervision visits, as necessary, to oversee any unexpected works that could affect trees.

The details of how arboricultural supervision will be carried out are explained in SGN 1 *Monitoring tree protection* in the accompanying Manual.

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2.4 Table 2: Summary of the site operations requiring arboricultural input

For this site, arboricultural input will be needed for the following operations:

Brief operation summary	Trees affected	Location of detailed explanations
Pre-commencement meeting: Meeting on site with all parties to agree on protective measures, as described in SGN 1. <u>It will be carried out before any significant site works begin.</u>	All retained trees	SGN 1 <i>Monitoring tree protection</i>
Tree works: Contractor will carry out agreed works as described in Appendix 2. <u>It will be completed before any significant site works begin.</u>	Fell trees T26, T27, T28, T29	Appendix 2
Installing barriers: Agreed tree protection measures will be installed and checked, as described in SGN 2. <u>It will be completed before any significant site works begin.</u>	All retained trees	Tree protection plan, SGN 2 <i>Fencing protected trees</i> , and SGN 3 <i>Ground protection</i>
Pollution control near retained trees: Any pollution control measures identified during risk assessment will be installed as described in SGN 4. <u>It will be completed before any potential pollutants arrive on site.</u>	All retained trees	SGN 4 <i>Pollution control</i>
Regular arboricultural supervision: Provision will be made to carry out and record agreed arboricultural supervision, as described in SGN 1.	All retained trees	SGN 1 <i>Monitoring tree protection</i>
Excavating in RPAs: These operations will be carried out as described in SGN 7.	T1, T8, T9, T10, T12, T13, T14, T17, T19, T20, T21, T24, T25, T30	SGN 7 <i>Excavating in RPAs</i>
Removing surfacing and structures in RPAs: These operations will be carried out as described in SGN 8.	T1, T8, T9, T10, T12, T13, T14, T17, T19, T20, T21, T24, T25, T30	SGN 8 <i>Removing surfacing and structures in RPAs</i>
Installing/upgrading surfacing in RPAs: These operations will be carried out as described in the SGN 9.	T1 and T30	SGN 9 <i>Installing/upgrading surfacing in RPAs</i>
Installing services in RPAs: These operations will be carried out as described in SGN 11.	All retained trees	SGN 11 <i>Installing services in RPAs</i>
Landscaping in RPAs: These operations will be carried out as described in SGN 12.	All retained trees	SGN 12 <i>Landscaping in RPAs</i>
Removing tree protection: <u>Protection can be removed only when there is no risk of damage to retained trees, as described in SGN 1.</u>	All retained trees	SGN 1 <i>Monitoring tree protection</i>

The operations summarised in this table, together with the more detailed explanations provided in the SGNs and the remainder of this document, constitute the arboricultural method statement for this site. The site manager will ensure that its details and any agreed amendments are known and understood by all site personnel. Copies of the approved documents will be available on site. All personnel who could have an impact on trees will be briefed on the specific tree protection

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requirements as part of the site induction procedures. This requirement will be written into the site management documentation.

If unanticipated issues arise on site requiring work approved by the LPA, but not referenced in the above explanations, for example, the unexpected need to install services in RPAs, or landscaping in RPAs, further guidance on how to manage them can be found in the accompanying Manual.

2.5 Construction method statement (heads of terms summary)

A construction method statement is a description of how operations that may affect trees will be carried out to minimise any adverse impact on them. The details of how the site will be managed are construction and contractual matters that can only be finalised once the post-consent detailed planning begins. For that reason, at this stage of the planning process, as explained in clause 5.5.6 of BS 5837, it is usually sufficient to list a heads-of-terms summary of the issues requiring more detailed consideration once consent is issued. On this site, those issues are likely to include:

1. Preparation of a written site management protocol for dealing with tree issues, to be incorporated into formal site management procedures, and to specifically include induction training for all operatives related to tree protection.
2. The order of work on site, including site clearance, the installation of protective measures, the phasing of successive work locations, the removal of existing surfacing, the installation of new surfacing, the removal of tree protection, soft landscaping (including tree planting), and any necessary reinstatement.
3. Erection and maintenance of tree protection measures.
4. Who will be responsible for protecting the trees on site.
5. Detailed proposals for inspecting and supervising the tree protection.
6. How accidents and emergencies involving trees will be managed, including accidental damage to roots and their treatment.
7. Details of facilitation pruning and access into site. What size vehicles will be used under canopies and will large machinery be lifted over trees.
8. The parking arrangements for workers and visitors.
9. A schedule of emergency contact numbers relating to trees.
10. Areas for loading and unloading of materials and storage of materials and plant.
11. Where site facilities will be located and when will they be installed.
12. How machinery and equipment (such as excavators, cranes and their loads, concrete pumps and piling rigs) will enter, move on, work on, and leave the site.
13. Pollution control to specifically consider chemical storage and wheel washing facilities in relation to trees.
14. Recycling and storage of waste in relation to trees.
15. Details of earthworks, grading and mounding and removal of spoil, including any planned lowering or raising of ground levels.
16. Precise services locations, including the method of excavation when near trees.
17. Details of upgrading/removing/replacing existing surfacing and areas where this will happen, including detailed and precise cross-sections where no-dig surfacing is to be installed.
18. How and when any temporary surfacing will be laid and removed.

Appendix 1: Background administrative information and data collection

A1.1 Table 3: Background administrative information

	Background administrative information
Report date & reference	27 th March 2026; 23112-AIA2-PB
Tree protection plan reference	23112-TPP3
Instructing client	Planning Issues Limited
Instructions	Visit the site, assess the relevant trees, prepare a schedule of their details, describe the impact of the proposal on those trees and identify the tree protection issues in an arboricultural method statement with a tree protection plan.
Provided documents	<ul style="list-style-type: none"> • Topographical survey, drawing reference '23-NO-DID-GF01', received by email on 16th August 2023 • Layout drawing reference 'PL – Didsbury – Site Plan bound 09.11.24.dwg', received by email on 12th March 2026 • Drawing reference 'Prop Drainage.dwg', received by email on 26th March 2026
Report author and credentials	Phillip Brophy is a Chartered Forester (https://charteredforesters.org/), and a Registered Consultant of the Arboricultural Association (https://www.trees.org.uk/), and is fully qualified to undertake the assessments in this report (https://www.barrelltreecare.co.uk/who-we-are/)
Report limitations	<ul style="list-style-type: none"> • Enquiries through the local planning authority (LPA) website indicated that there is a tree preservation order (TPO) referenced 'Manchester City Council (The Greenfinch PH, 108 Palatine Road, West Didsbury, Manchester) Tree Preservation Order 2021' that extends protection to two trees within the area of denoted interest. Additionally, the site is located within a designated Conservation Area referenced as 'Albert Park Conservation Area'. As such all trees denoted within this report must be held as subject to statutory protection and no works must be undertaken without formal contact and engagement with the LPA. • This report does not consider ecological or archaeological issues, or any other matter beyond the assessment of the trees. • This report does not constitute a tree hazard assessment. Where concerns for tree health and safety exist the necessary and appropriate tree inspections should be carried out.
Technical references	<p>In preparing the analysis in this report, we considered the guidance and advice in the following technical references:</p> <ul style="list-style-type: none"> • Climate Change Act (2008) www.legislation.gov.uk/ukpga/2008/27/contents • Town and Country Planning Act 1990 www.legislation.gov.uk/ukpga/1990/8/contents • National Planning Policy Framework, published by the MHCLG www.gov.uk/government/publications/national-planning-policy-framework--2 • BS 5837 (2012) <i>Trees in relation to design, demolition and construction – Recommendations</i>, https://shop.bsigroup.com/ProductDetail • BS 8545 (2014) <i>Trees: from nursery to independence in the landscape – Recommendations</i>, https://shop.bsigroup.com/ProductDetail • BS 3998 (2010) <i>Tree work – Recommendations</i>, BSI https://shop.bsigroup.com/ProductDetail • <i>Trees in the Townscape: A Guide for Decision Makers</i>, published by the Trees & Design Action Group http://www.tdag.org.uk/

Appendix 1: Background administrative information and data collection

	Background administrative information
	<ul style="list-style-type: none"> • <i>Trees in Hard Landscapes: A Guide for Delivery</i>, published by the Trees & Design Action Group www.tdag.org.uk/ • Street Works UK Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees http://streetworks.org.uk/
BS 5837 compliance	<p>This report is BS 5837 compliant, with the following explanations:</p> <p><i>BS 5837 (2012) Trees in relation to design, demolition and construction – Recommendations</i> is 10 years old. Since its publication, there have been significant advances in technology and thinking, informed by a decade of practical experience implementing these principles. In the document Foreword, it states: “Any user claiming compliance with this British Standard is expected to be able to justify any course of action that deviates from its recommendations”. This statement provides practitioners with an opportunity to demonstrate compliance while advancing best practices in the context of emerging technologies, ideas, and experience. Although much of the BS 5837 content remains relevant and useful for managing trees in a planning context, several aspects are now dated, and it is no longer appropriate to apply them rigidly to current planning submissions.</p> <p>Barrell Tree Consultancy (BTC) specialises in managing trees on development sites, and we retain a complete paper archive of every project it has carried out since starting business in 1980, with a digital database listing those from 2004. In the decade (2012–2021) since BS 5837 was published (April 2012), interrogation of the BTC archive confirms that we have been involved in a total of 3,884 projects, of which we estimate that about 3,845 were development-related, and it is that depth of experience that informs the following statements on BS 5837 compliance. All BTC reports are prepared to be BS 5837 compliant and, although explanations are not explicitly required to claim compliance, the justifications for any deviations from its recommendations are set out below, referenced by the BS clause number:</p> <ol style="list-style-type: none"> 1. 4.3 – soil assessment: All BTC consultants have basic training relating to soil assessment and regularly deal with soil issues during their daily work, but none are soil specialists, and BTC has no specialist investigation equipment for carrying out the type of soil assessment listed in this BS clause. In a modern development context, it is not the role of arboricultural consultants to demand or conduct professional soil investigations, and BTC does not do so. However, we will review soil information provided by appropriate specialists, if available, and incorporate that into our assessments. 2. 4.4.2.1 – tagging trees: In some instances, it is not appropriate to tag trees, e.g., sensitive species, trees that are easily identified without a tag, inadequate access, project confidentiality, client instructions to the contrary, etc, and so although there will be a presumption to tag trees where feasible and appropriate, that may not be possible or necessary in every instance. 3. 4.4.2.5 e) – branch spread: BTC only work from provided topographical surveys, and where the branch spreads are shown correctly on those surveys, there is not normally any practical need to regurgitate that information in a schedule. Additionally, in closely spaced groups or in treacherous terrain, it may not be safe or feasible to collect data on every

Appendix 1: Background administrative information and data collection

	Background administrative information
	<p>tree. For these reasons, BTC normally collects crown spread data only at the four cardinal points where the provided topographical survey is assessed as unreliable, or where a complete canopy-cover assessment is requested and is both safe and practically feasible.</p> <p>4. 4.4.2.5 f) – branch and canopy height: In the absence of any definition of ‘<i>canopy</i>’ or ‘<i>significant</i>’ relating to branches in the <i>Terms and definitions</i> clause, and the lack of any practical guidance for reliably assessing these characteristics, BTC has adopted the following default position. We will only identify the height and orientation of branches where they have the potential to be damaged by vehicular access, i.e., below a height of 6 m, or where their removal would be beyond what the tree could tolerate during normal maintenance management, i.e., the branch removal would significantly adversely affect the health of the tree and potentially compromise its current safe useful life expectancy.</p> <p>5. 4.4.2.5 g) – life stage: For consistency with canopy cover assessment, and in line with the framework outlined in BS 5837, we define tree life stages based on the pace of the radial crown spread, as follows:</p> <ul style="list-style-type: none"> • Sapling (Young): Fast seedling growth in the nursery before planting on site, or saplings already growing on site before being selected and protected for retention. This can include young or small trees that could be easily replaced with nursery stock. • Rapid (Maturing): Rapidly increasing crown footprint, but radial extension gradually reduces over two to three decades as the growth transitions to the Stable life stage. Rapid radial spread is generally exhibited by newly planted trees, or existing saplings that are retained. • Stable (Mature): The crown footprint is gradually increasing by the same amount each year. This Stable life stage can last for many decades, and sometimes for centuries, in long-lived species. • Static (Early over-mature): The crown footprint remains relatively unchanged over time, with increases in radial shoot extension being cancelled out by the oldest and longest lower branches gradually drooping due to increasing leverage from end weight, or deteriorating health and/or broken branches. • Declining (Late over-mature): Erratically reducing crown footprint because of deteriorating health and/or broken branches. <p>6. 4.4.2.5 i) – estimated remaining contribution: BTC accepts the category recommendations in Table 1 on the remaining contribution in the context of category, i.e., greater than 40 years for A trees, greater than 20 years for B trees, at least 10 years for C trees, and less than 10 years for U trees, and so this is also not listed separately in the schedule.</p> <p>7. 4.5.4 – subcategories: BTC adopts a presumption that all trees are subcategory 1 (Mainly arboricultural qualities) unless noted to the contrary, and so for conciseness and to avoid complication, the subcategory is not listed in the schedule unless it is 2 or 3.</p>

Appendix 1: Background administrative information and data collection

	Background administrative information
	<p>8. Table 2 and 4.4.2 – colour coding: The colours included in this table take no account of the inability of some people to distinguish between red and green, which is not helpful to people suffering from this form of colour blindness. To address this discriminatory failing with the BS approach, BTC has adopted a more intuitively obvious regime of green and blue colours, which can be easily distinguished by colour-blind people, with the best category A and B trees (High and moderate quality) being green, and the lower category C and U trees (Low quality and unsuitable for retention) being blue. The distinction between the two categories in each colour is indicated by symbols rather than by different colours. This is clearly shown on the plan key, so there can be no doubt about what category a tree is, which is an intuitive approach to avoiding discrimination against colour-blind people. In any event, the tree category is now displayed next to each number, so there can be no question of the category or BS 5837 compliance.</p> <p>9. 5.2.1 – RPAs: This clause recommends that the RPAs for category A, B, and C trees are shown as the existing constraints on the plans used in the “<i>concept and design</i>”, i.e., the tree constraints plan. However, the BS does not explicitly recommend that all those constraints are shown on the tree protection plan, which is logical because only category A (High quality), and category B (Moderate quality) trees can realistically be material constraints, with category C (Low quality) and category U (Unsuitable for retention) trees obviously unsuitable to be determinative of the final design. Although it is not a BS recommendation to include the RPAs of category C trees on the tree protection plan, because they cannot be material constraints, it is sometimes helpful to include them as an informative reference if category C trees are planned for retention to assess feasibility. For that reason, BTC tree protection plans show the RPAs of category C trees as a thin grey line rather than the thicker grey line used to denote RPAs for categories A and B.</p> <p>10. 5.2.2 Notes 1 and 2 – shading: These notes offer general information on how shading can be assessed, which is presented in italics. The implications of the convention of using italics within the BS are set out in the Foreword as: “<i>Commentary, explanation and general informative material is presented in smaller italic type, and does not constitute a normative element.</i>” Our interpretation of that statement is that the application of Notes 1 and 2 is not part of the BS recommendations, and is not necessary for BS 5837 compliance. In our experience, assessing daylight issues is a specialist discipline beyond our arboricultural expertise, so we would defer to an appropriate specialist when detailed guidance is required.</p>

Appendix 1: Background administrative information and data collection

A1.2 Table 4: Data collection

	Data collection
Date of site visit	14 th March 2026
People present during the site visit	Jeremy Barrell
Weather and visibility	Clear and dry with average visibility
Limitations to observations	<ul style="list-style-type: none"> • The inspection of the trees for the purposes of assessing their condition and work requirements was made on the basis that they will be annually inspected in the future to identify any changes in condition and review the original recommendations. For these reasons, the tree assessment advice remains valid for only one year from the date of the last check. • All observations were of a preliminary nature and did not involve any climbing or detailed investigation beyond what was visible from accessible points at ground level. • Observations of trees outside the site boundaries are confined to what was visible from within the site. • All dimensions were estimated unless otherwise indicated.
Statutory protection through tree preservation orders and conservation areas	Enquiries through the local planning authority (LPA) website indicated that there is a tree preservation order (TPO) referenced ' Manchester City Council (The Greenfinch PH, 108 Palatine Road, West Didsbury, Manchester) Tree Preservation Order 2021 ' that extends protection to two trees within the area of denoted interest. Additionally, the site is located within a designated Conservation Area referenced as ' Albert Park Conservation Area '. As such all trees denoted within this report must be held as subject to statutory protection and no works must be undertaken without formal contact and engagement with the LPA.
Tree location and numbering	Each tree, hedge and group, was inspected, and the numbering scheme is shown on the tree protection plan. Where trees pertinent to the assessment were found on site that were not included on the provided land survey, then their approximate positions are illustrated as a brown dot on the tree protection plan.
Crown spreads	Crown radial spreads were estimated to the nearest metre and represent our assessment of the viable crown dimensions that would be retainable after normal management. For clarification, the viable crown spread is the size of the main body of the crown, and not necessarily the furthest extent of odd branches that extend out beyond this core of the crown.
Recording of tree data	For each identified arboricultural feature, the collected information was recorded in the tree schedule in Appendix 2 and the tree protection plan.
Calculation of RPAs	The RPAs were calculated in accordance with BS 5837, and the nominal RPA radius for each tree is listed in the tree schedule in Appendix 2. Where appropriate, RPAs for trees on the site were adjusted in accordance with BS 5837, and as illustrated on the plan.



Appendix 2: Tree schedule and explanatory notes

NOTE: Colour annotation is B trees with green background; C trees with blue background; trees to be removed in red text.

Tree no	Species	Height (m)	Diameter (cm) @ 1.5 m	Maturity	Low branches	Category	Notes	Tree works	RPA radius (m)
All retained trees & hedges								Carry out safety check and lift over site to 3-4 m as necessary.	
T1	Willow	11	80*	Stable		B	Past pollard at approx 5-6 m, regrown to current dimension		9.6
T2	Field maple	7	20*	Rapid		C	Young but established tree		2.4
T3	Lime	12	20	Sapling		C			2.4
T4	Lime	12	25	Sapling		C			3
T5	Holly	7	20	Rapid		C			2.4
T6	Lime	17	55	Rapid		B	Located on adjacent land. Minor deadwood noted.		6.6
T7	Beech	12	37.5	Rapid		B	Located on adjacent land, asymmetric canopy form		4.5
T8	Sycamore	16	37.5	Rapid		B	Located on adjacent land, asymmetric canopy form		4.5
T9	Horse chestnut	17	65	Rapid		B	Located in adjacent land, asymmetric canopy form		7.8
T10	Holly	5	27.5	Rapid		C	Three stemmed structural form		3.3
T11	Holly	6	22.5*	Rapid		C	Twinned stemmed structural form		2.7
T12	Horse chestnut	13	60	Stable		B	Marginal B category tree due to likely vitality decline		7.2
T13	Holly	6	27.5	Rapid		C	Three stemmed structural form		3.3
T14	Horse chestnut	13	50	Rapid		B			6

Appendix 2: Tree schedule and explanatory notes

Tree no	Species	Height (m)	Diameter (cm) @ 1.5 m	Maturity	Low branches	Category	Notes	Tree works	RPA radius (m)
T15	Horse chestnut	15	40	Rapid		B	Located on adjacent land, asymmetric canopy		4.8
G16	Western red cedar	4	15	Rapid		C	Three stemmed structural form		1.8
T17	Horse chestnut	18	70	Stable		B	Located on adjacent land		8.4
T18	Holly	11	20	Rapid		B	Located in adjacent land		2.4
T19	Ash	10	15	Sapling		C	Poor structural form and asymmetric canopy		1.8
T20	Ash	10	25	Sapling		C			3
T21	Sycamore	16	57.5*	Stable		B			6.9
T22	Western red cedar	7	25	Rapid		C	Two stems from ground level		3
G23	Pear, rowan, sycamore	3	7.5*	Sapling		C	Rowan and pear are formal planting, sycamore is self sown		0.9
T24	Ash	13	42.5	Stable		C	Past reduction at approx 6 m, signs of ash dieback throughout canopy		5.1
T25	Ash	14	55	Stable		C	Poor structural form (past reduction at approx 6 m) and likely vitality decline due to ash dieback		6.6
T26	Birch	10	22.5	Sapling		C	Young but established tree	Fell for development	2.7
T27	Ash	10	22.5	Rapid		C		Fell for development	2.7
T28	Ash	11	30	Rapid		C		Fell for development	3.6
T29	Whitebeam	4	15	Sapling		C	Ornamental planting	Fell for development	1.8
T30	Willow	13	70*	Stable		C	Significant canopy reduction works, will require onward management, noted damage to surrounding surfacing		8.4
H31	Western red cedar	4	15	Rapid		C	Formally managed boundary feature		1.8

Appendix 2: Tree schedule and explanatory notes

Tree no	Species	Height (m)	Diameter (cm) @ 1.5 m	Maturity	Low branches	Category	Notes	Tree works	RPA radius (m)
T32	Oak	13	17.5	Sapling		C			2.1
T33	Sycamore	9	32.5	Rapid		C			3.9
T34	Birch	11	35	Rapid		C			4.2
T35	Sycamore	10	25*	Rapid		C	Twin stemmed suppressed tree		3

Appendix 2: Tree schedule and explanatory notes

Explanatory notes

- **Abbreviations:**

G: Group
H: Hedge
T: Tree

- **Botanical tree names:**

Ash	: <i>Fraxinus excelsior</i>
Beech	: <i>Fagus sylvatica</i>
Birch	: <i>Betula pendula</i>
Field maple	: <i>Acer campestre</i>
Holly	: <i>Ilex aquifolium</i>
Horse chestnut	: <i>Aesculus hippocastanum</i>
Lime	: <i>Tilia sp</i>
Oak	: <i>Quercus robur</i>
Pear	: <i>Pyrus sp</i>
Rowan	: <i>Sorbus aucuparia</i>
Sycamore	: <i>Acer pseudoplatanus</i>
Western red cedar	: <i>Thuja plicata</i>
Whitebeam	: <i>Sorbus aria</i>
Willow	: <i>Salix sp</i>

- **BS 5837 (2012) compliance:** All data has been collected based on the recommendations set out in subsection 4.4 of BS 5837.
- **Tree survey and site limitations:** Each tree was surveyed by a quick visual check from ground level. Where access to a tree's base was restricted, its attributes were assessed at the nearest point of access. No climbing inspections or detailed investigations were carried out. Where heavy ivy was present, the tree condition was assessed based on what could be seen from the ground.
- **Crown spreads:** Crown radial spreads were estimated to the nearest metre and represent our assessment of the viable crown dimensions that would be retainable after normal management. For clarification, the viable crown spread is the size of the main body of the crown, and not necessarily the furthest extent of overextended or rogue branches that spread beyond this crown core.
- **Dimensions:** All dimensions are estimated unless otherwise indicated with an asterisk (*) after the figure.
- **Species:** Species identification is based on visual observations. Where there is some doubt over tree identity, sp is noted after the genus name to indicate that the species cannot be reliably identified at the time of the survey. Where there is more than one species in a group, only the most frequent are noted, and not all the species present may be listed.
- **Height:** Height is estimated to provide a broad indication of the size of the tree.
- **Trunk diameter:** Trunk diameter is estimated or measured (with a diameter tape), at the discretion of the consultant, and is usually rounded up to the nearest centimetre. Estimates may be made when access is restricted, direct measurement is prevented by ivy on the trunk, or the tree is assessed as low quality. The point of measurement and the adjustments for stem variations are as advised in Figure C1 of BS 5837. Individual diameters for multiple stems are recorded in the notes, with the calculated cumulative diameter recorded in the diameter column.
- **Life stage:** For consistency with canopy cover assessment, and in line with the framework outlined in BS 5837, we define tree life stages based on the pace of the radial crown spread, as follows:
 - **Sapling (Young):** Fast seedling growth in the nursery before planting on site, or saplings already growing on site before being selected and protected for retention. This can include young or small trees that could be easily replaced with nursery stock.

Appendix 2: Tree schedule and explanatory notes

- **Rapid (Maturing):** Rapidly increasing crown footprint, but radial extension gradually reduces over two to three decades as the growth transitions to the Stable life stage. Rapid radial spread is generally exhibited by newly planted trees, or existing saplings that are retained.
- **Stable (Mature):** The crown footprint is gradually increasing by the same amount each year. This Stable life stage can last for many decades, and sometimes for centuries, in long-lived species.
- **Static (Early over-mature):** The crown footprint remains relatively unchanged over time, with increases in radial shoot extension being cancelled out by the oldest and longest lower branches gradually drooping due to increasing leverage from end weight, or deteriorating health and/or broken branches.
- **Declining (Late over-mature):** Erratically reducing crown footprint because of deteriorating health and/or broken branches.

Note that 'Veteran' is an ecological classification, and the radial crown spread of individual veteran trees could fall within the stable, static, or declining categories in a canopy cover assessment context.

- **Low branches:** Any low branches that would not be feasible for removal during routine management and should be considered as a design constraint are noted here and explained in the notes.
- **Category:** Our assessment automatically considered tree physiological/structural condition (BS 5837, 4.4.2.5h), and so these are not listed separately in the schedule. Additionally, the category accounts for the remaining contribution (BS 5837, 4.4.2.5i) as being greater than 40 years for A trees, greater than 20 years for B trees, at least 10 years for C trees, and less than 10 years for U trees, and so this is also not listed separately in the schedule. Category A, B and C trees are automatically listed as sub-category '1' unless otherwise stated.
- **Notes:** Only relevant features relating to physiological or structural conditions and low branches that may help clarify the categorisation are recorded. If there are no notes, then the presumption should be that no relevant features were observed.
- **Tree works:** The recommended tree works are based on the quick visual check level of inspection and are only intended to address significant hazards identified during that inspection. The following points should also be considered before carrying out any works:
 1. **Reporting during work operations:** In the context of the preliminary nature of the tree inspection, any defects that may affect tree safety discovered by the contractor when carrying out the work recommendations should be reported to the supervising officer. A modification to the schedule of works may be required due to these reports. The contractor should be instructed explicitly on this point.
 2. **Implementation of works:** All tree works should be carried out to BS 3998 *Recommendations for Tree Work* as modified by more recent research. It is advisable to select a contractor from the local authority list and preferably one approved by the Arboricultural Association. Their Register of Contractors is available free from The Malthouse, Stroud Green, Standish, Stonehouse, Gloucestershire GL10 3DL; phone 01242 522152; website <https://www.trees.org.uk/>.
 3. **Statutory wildlife obligations:** The Wildlife and Countryside Act 1981, as amended by the Countryside and Rights of Way Act 2000, provides statutory protection to birds, bats and other species that inhabit trees. These provisions cover all tree work operations, and advice from an ecologist must be obtained before undertaking any works that might constitute an offence.
 4. **Stumps:** Stumps to be removed within the RPAs of retained trees should be ground out with a stump grinder to minimise any disturbance unless otherwise authorised by the supervising officer.
- **RPAs:** The RPAs were calculated as recommended in BS 5837, and the nominal RPA radius for each tree was listed, irrespective of any modifying factors. Where appropriate, RPAs for trees on the site may have been adjusted in accordance with BS 5837 and as illustrated on the plan.
- **Future tree safety checks:** Due to the time that may elapse between the original survey and the start of development, all trees should be checked as part of the standard risk management process before any works start on site. Our survey of the trees was conducted on the basis that a check would be carried out within one year of the visit and that tree safety would be reviewed annually from that date.

Appendix 3: QR Codes for SGNs (Scan with reader to download)

		
<i>SGN 1 Monitoring tree protection</i>	<i>SGN 2 Fencing protected trees</i>	<i>SGN 3 Ground protection</i>
		
<i>SGN 4 Pollution control</i>	<i>SGN 5 Site cranes & piling rigs</i>	<i>SGN 6 Height restrictions</i>
		
<i>SGN 7 Excavating in RPAs</i>	<i>SGN 8 Removing surfacing and structures in RPAs</i>	<i>SGN 9 Installing/upgrading surfacing in RPAs</i>
		
<i>SGN 10 Installing structures in RPAs</i>	<i>SGN 11 Installing services in RPAs</i>	<i>SGN 12 Landscaping in RPAs</i>



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