Arboricultural Impact Assessment

Levenshulme Cricket Club
Reference: 82-211-R3-3
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EXECUTIVE SUMMARY

Site Address	Levenshulme Cricket Club, Elsa Road, Manchester, M19 3JG
OS Grid Reference	SJ 88379 94244
Site Area	Approximately 1.27 ha
Results	The site survey identified a total of 66 individual trees and one group of trees located on and adjacent to the site. These included 22 individual trees graded Category B (trees of moderate value), 31 individual trees and one group of trees graded Category C (trees of low value). Thirteen individual trees were graded Category U (trees unsuitable for retention).
Recommendations	A total of 18 trees are proposed for removal to facilitate the development, including four Category B (moderate quality), six Category C (low quality), and eight Category U (unsuitable for retention) tree. To offset the arboricultural impacts associated with the proposed removals, a comprehensive replacement planting strategy will be implemented as part of the landscape design. Any new tree planting should be in accordance with British Standard 8545:2014 Trees: From Nursery to Independence in the Landscape – Recommendations, and all tree works must be carried out by a qualified contractor in accordance with BS3998:2010: Tree Work – Recommendations. The appraisal identified various elements of the development that are proposed within and close to the RPAs and canopy spreads of several retained trees. As such, various special working and protection methods have subsequently been proposed in accordance with current government guidance. Adequate protective fencing and ground protection as outlined in the Arboricultural Method Statement should be installed around all retained trees, where practical, before any materials and machinery are brought on site. This document encloses a Preliminary Arboricultural Method Statement, which provides guidance on tree protection measures and mitigation.

1. BACKGROUND

1.1. PURPOSE OF THE REPORT

E3P Ltd have been instructed by Southway Housing to produce an Arboricultural Impact Assessment and Preliminary Method Statement relating to proposed construction works at Levenshulme Cricket Club, Elsa Road, Manchester, hereafter referred to as 'the site'.

The purpose of the report is to:

- Assess the quality of the trees on and immediately adjacent to the site, in accordance with British Standards (2012)[1], hereafter referred to as 'BS5837: 2012'.
- Identify trees suitable for retention and for removal due to the proposed development.
- Prescribe tree protection measures to ensure that retained trees survive the proposed development and thrive after its completion.
- Prescribe arboricultural recommendations for the long-term management of trees on the site.
- If necessary, to assess the site for its suitability for mitigation planting, and to specify planting requirements.

1.2. SITE DETAILS

The site is located at derelict Levenshulme Cricket Club, Elsa Road, Manchester and is within the administrational boundaries of Manchester City Council. The site is comprised of arable farm fields with scattered trees.

Cranfield (2025)[2] identified the soil type of the site and the surrounding area as Slowly permeable seasonally wet acid loamy and clayey soils. No further detailed soil analysis was undertaken.

1.3. LEGISLATION

Consultation with Manchester City Council on the 18th March 2025 has established there are no trees subject to Tree Preservation Orders and the site is not located within a Conservation Area.

The Town and Country Planning (Tree Preservation) (England) Regulations 2012 make provision for, amongst other things, the form of Tree Preservation Orders (TPOs) and for applications for consent to carry out work on trees subject to an order. The order makes it an offence to cut down, uproot, prune, lop or damage the tree (including the roots) in question without first obtaining the Council's consent. A TPO can apply to a single tree, a group of trees or woodland. Anyone who wishes to fell or carry out work to a tree protected by a TPO must apply to the Council to obtain permission.

There are exemptions for statutory undertakers under the Town and Country Planning Regulations which include where the land on which the tree is situated is operational land of the statutory undertaker and the work is necessary; and in the interests of the safe operation of the undertaking;

[1] British Standards (2012). *BS5837: 2012 - Trees in Relation to Design, Demolition and Construction: Recommendations.* British Standards Institute, London
[2] Cranfield (2025). *Soilscapes* [online]. Available at: >www.landis.org.uk< [accessed 10th March 2025]

- In connection with the inspection, repair or renewal of any sewers, mains, pipes, cables or other apparatus of the statutory undertaker.

- To enable the statutory undertaker to carry out development permitted by or under the Town and Country Planning (General Permitted Development) Order 1995. This is only where works are within an operational site and do not include works outside of operational sites.

Where works are granted planning permission no additional specific permission in regard to works to TPOs is required.

1.4. TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

Conservation Areas are protected under the Town and Country Planning Act 1990 (as amended). Where trees within a Conservation Area are not a TPO permission must also be obtained by the Local Planning Authority (LPA) under a Section 211 notice, which gives the LPA the opportunity to consider protecting a tree. The exception is when a tree is less than 7.5 cm in diameter, measures 1.5 m above ground or 10 cm if thinning to help the growth of other trees.

1.5. THE PLANNING PROCESS

The National Planning Policy Framework (NPPF 2024) seeks to ensure that new development is sustainable and underlines the importance of green infrastructure, of which trees form an integral part. This includes recognition of the importance of trees in relation to the management of air, soil and water quality along with other associated ecosystem services and climate change adaption. The NPPF also seeks to achieve the protection and enhancement of landscapes and a net gain in biodiversity. Finally, it specifically identifies veteran and ancient trees and woodland as highly valuable and irreplaceable habitats.

Local Planning Authorities (LPA) in the UK have a statutory duty to consider both the protection and planting of trees when considering planning applications. The potential impact of development on all trees (including those not protected by a Tree Preservation Order (TPO) or other statutory designation) is a material consideration in determining a planning application.

BS 5837 provides a framework which sets out how trees should be considered in the planning process and also explicitly applies to development where planning consent is not required.

BS 5837 recommends that a tree survey is undertaken to identify the quality and benefits of trees and the spatial constraints associated with them. This information is then used to produce a Tree Constraints Plan (TCP) illustrating the above and below-ground constraints associated with trees (the Root Protection Area (RPA)). The TCP is intended to be used to inform the design process and to identify those trees considered to be a constraint to development due to the quality and value (in a non-fiscal sense).

Following the production of the final scheme design, an Arboricultural Impact Assessment (AIA) is produced to identify the likely direct and indirect impacts of the proposed development, along with a Tree Protection Plan (TPP) to identify trees to be removed and retained and to illustrate the protection of retained trees. An Arboricultural Method Statement (AMS) is also often required as a condition of planning consent to detail how sensitive operations are to be undertaken in close proximity to retained trees.

These documents and plans are considered the minimum requirement for arboricultural matters within a planning application and are intended to ensure both a long-term sustainable and harmonious relationship between existing trees and the proposed development.

1.5.1. NATIONAL PLANNING POLICY FRAMEWORK 2024

At the heart of the National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development, and specifically states that for decision making, the LPA should be approving development proposals that accord with the development plan without delay.

Section 15 of the NPPF recognises the importance of conserving and enhancing the natural environment and specifically acknowledges the role of trees and woodland in the provision of natural capital and ecosystem services.

It further acknowledges the importance of ancient woodlands and veteran trees for habitats and biodiversity and requires that planning consent should be refused where development schemes require the removal of such features unless there are wholly exceptional reasons, stating that:

It was confirmed that there are no designated ancient woodlands or veteran trees within the survey area.

2. METHODS

2.1. SITE SURVEY

The site survey was carried out by Martin Dilworth on 10th March 2025. All trees on site were inspected from ground level, using the Visual Tree Assessment (VTA) method. Any notable defects of trees were recorded, although the site survey did not constitute a full tree safety assessment.

Tree heights and crown clearances were measured to the nearest 0.5 m with a clinometer. Crown spreads of trees were measured on their north, east, south and west aspects to the nearest 0.5 m. The Diameter at Breast Height (DBH) of trees was measured to the nearest 1 cm and was used to calculate the Root Protection Area (RPA) of trees using methods prescribed in BS 5837:2012.

In accordance with BS 5837:2012, trees were classified as either A, B, C or U using the criteria shown in Table 1. Trees were further classified by the subcategories 1, 2 and 3, depending upon whether they had mainly arboricultural, landscape, or cultural qualities. The additional subcategory does not affect the retention value of the tree, e.g. a Category A2 tree does not have a higher retention value than a Category A1 tree.

Table 1 BS 5837 Cascade Chart (Adapted From British Standards, 2012)

CATEGORY	DEFINITION	RETENTION	COLOUR CODE
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.	Highly desirable	**Light green**
Category B	Trees of moderate quality with an estimated remaining life expectancy of at least 20 years; trees lacking the special quality to merit Category A designation.	Desirable	**Dark blue**
Category C	Trees of low quality with an estimated remaining contribution of at least 10 years, or 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.	Feasible, but should be removed if posing a constraint to development	**Grey**
Category U	Trees that have serious, irremediable, structural and/or physiological defects, including those that will become unviable after removal of other Category U trees.	Unfeasible	**Dark red**

2.2. CONSTRAINTS

Only trees with a stem diameter greater than 75 mm, (measured at 1.5 m above ground level), have been included within the survey. However, it should be noted that some individual trees and shrubs with a stem diameter of less than 75mm were present within the study area.

Only trees within the likely influence of the proposed development have been included in this report. Any additional trees in the vicinity of the site have been deemed to not be affected by the proposals and have not been included.

Some sections of the study area were covered with dense undergrowth or located within adjacent land, preventing a full assessment and an accurate measurement of some trees. Where tree survey data has been estimated (based on assessments from the nearest safe vantage points). These trees are denoted by a # in the associated schedules.

Trees are living organisms and as such their health and condition are naturally subject to change over time. Unforeseen future circumstances such as neglect, wilful damage or severe/extreme weather conditions may affect the future health and condition of the trees included in this report.

2.3. QUALIFICATIONS OF THE AUTHOR

Martin Dilworth is a suitably qualified arboricultural consultant, who is a Professional member of the Arboricultural Association, and holds an FdSc in Arboriculture, and the LANTRA Professional Tree Inspection Certificate.

3. TREE SURVEY ASSESSMENT

3.1. TREE POPULATION ASSESSMENT

The site survey identified a total of 66 individual trees and one group of trees located on and adjacent to the site. These included 22 individual trees graded Category B (trees of moderate value), 31 individual trees and one group of trees graded Category C (trees of low value). Thirteen individual trees were graded Category U (trees unsuitable for retention).

The survey data is presented in detail within **Appendix I: Tree Survey Schedule**. Tree locations can be viewed in **Appendix II: Tree Constraints Plan**.

Table 2 Tree Categories Recorded

TREE CATEGORY	NO. OF INDIVIDUAL TREES	NO. OF GROUPS OF TREES	NO. OF HEDGEROWS	NO. OF WOODLANDS
Category A (Trees of High Quality)	0	0	0	0
Category B (Trees of Moderate Quality)	22	0	0	0
Category C (Trees of Low Quality)	31	1	0	0
Category U (Trees of Poor-Quality Unsuitable for Retention)	13	0	0	0
Totals	**66**	**1**	**0**	**0**

4. IMPACT ASSESSMENT

4.1. TREE REMOVALS DUE TO DEVELOPMENT

Based on the current development layout and the findings of the arboricultural survey, it is anticipated that implementation of the proposals will necessitate the removal of several existing trees and tree groups, as detailed in **Table 3** below.

The proposed removals comprise trees across a range of categories as defined by BS 5837:2012 – Trees in Relation to Design, Demolition and Construction – Recommendations. These categories reflect the arboricultural, landscape, and cultural value of each tree, together with its overall condition and anticipated longevity.

Category B (Moderate Quality):

Four individual trees (T8, T21, T22, and T59) are proposed for removal to facilitate the development. Although Category B trees are of lower quality than Category A specimens, they typically make a notable contribution to site character, local screening, and biodiversity. The loss of group features and woodland elements may result in greater visual and ecological impacts than the removal of isolated specimens, owing to their collective structure and scale within the landscape.

Category C (Low Quality):

Six individual trees (T19, T20, T23, T62, T63, and T66) are identified for removal. Category C trees are generally of limited arboricultural merit due to suboptimal form, condition, or restricted remaining lifespan. Their removal is not considered significant in arboricultural terms; however, their collective contribution to local tree cover and landscape integration warrants acknowledgment.

Category U (Unsuitable for Retention):

Eight individual trees (T49, T50, T51, T52, T53, T54, T56, and T60) are classified as Category U, denoting specimens in poor condition or with structural defects such that retention is not feasible. Removal of Category U trees is typically recommended irrespective of development activity, primarily on grounds of safety and declining condition.

Table 3 Tree removals required to accommodate development proposals

Category	Removals necessary to implement development	Total no. of removals
CATEGORY A	-	0 trees
CATEGORY B	T8, T21, T22, T59	4 trees
CATEGORY C	T19, T20, T23, T62, T63, T66	6 trees
CATEGORY U	T49, T50, T51, T52, T53, T54, T56, T60	8 trees

4.2. MITIGATION FOR TREE LOSS

As detailed on the Tree Impact and Protection Plan, and in Table 3, four Category B trees will be removed, alongside six Category C trees. Eight Category U trees, already unsuitable for long-term retention, are also proposed for removal. The landscape proposals comprise a coordinated framework of retained boundary vegetation, new tree planting, and shrub beds integrated throughout the residential layout. Existing perimeter trees are largely retained and protected, reinforcing green buffers to neighbouring properties, while new street trees and front garden planting provide visual structure, biodiversity enhancement, and amenity value.

Specific details regarding replacement tree planting should be prepared by a suitably qualified and experienced landscape architect as part of a landscape scheme.

All new tree planting should be in accordance with British Standard 8545: Trees: From Nursery to Independence in the Landscape – Recommendations, 2014 and all tree works must be carried out by a qualified contractor in accordance with BS3998:2010: Tree Work – Recommendations.

Adequate protection of the Root Protection Areas (RPAs) of retained trees during construction is essential if their long-term viability is to be assured. RPAs, which are calculated through a method provided in BS5837:2012, are ground areas that should be protected by temporary protective fencing as Construction Exclusion Zones (CEZs) throughout the development process, or by temporary ground protection measures thereby keeping the trees' root zones free from disturbance.

4.3. WORKS WITHIN RPAS

The appraisal identified that the following development works are close to and within retained trees' RPAs and canopies:

- Various proposed construction encroaches within or close to various trees' RPAs and crowns.

The calculated RPAs of the incursions are presented in Table 4.

Table 4 Root Protection Area Incursions

PROPOSED IMPACT	TREES IMPACTED	PROPOSED SPECIAL MEASURES	RELEVENT BS5837 SECTION(S) TO BE ADHERED TO	INFORMATION REQUIRED OR PROVIDED, AND RELEVANT SPECIALIST
Removal of hard surfaces.	All retained trees.	• **Hand demolition methods** shall be used where surfaces encroach into RPAs. Mechanical demolition must remain outside RPAs. • If tree roots >25mm diameter are encountered, they must be retained wherever possible. Roots shall be **cleanly pruned with sharp, sterilised secateurs/saws**, never torn by machinery. • All exposed roots shall be **immediately covered with damp hessian** and re-covered with topsoil as soon as practicable to prevent desiccation. • **Existing surfacing (tarmac, concrete, block paving)** within RPAs shall be broken out in small sections using hand-held tools. • **Sub-bases** shall be loosened with hand tools and carefully lifted to avoid root disturbance. • **Excavation depth** shall be the minimum necessary; if roots are found directly beneath, works must cease and the project arboriculturist consulted. • Where replacement surfacing is required, a **no-dig construction method** shall be implemented (e.g., cellular confinement system with granular infill), ensuring load distribution without excavation.	7.2, 7.3	Ground works contractor to provide detailed schedule of works and method statement.

PROPOSED IMPACT	TREES IMPACTED	PROPOSED SPECIAL MEASURES	RELEVENT BS5837 SECTION(S) TO BE ADHERED TO	INFORMATION REQUIRED OR PROVIDED, AND RELEVANT SPECIALIST
Possible installation of drainage to extents of proposed buildings within tree RPAs	All retained trees	• Routes that pass the minimum distance through RPAs to be agreed between project arboriculturist and relevant consultant. • Specialist excavation methods, under arboricultural supervision, to be used where utilities are projected to pass through RPAs. • Inspection chambers for services to be positioned outside RPAs.	7.7	Detailed services plan to be supplied by relevant consultant. Detailed methods and schedule of works to be supplied by groundworks contractor.
New landscaping and fencing within trees RPA's	All retained trees	• All proposed landscaping to be carried out within and close to retained trees' RPAs should be carried out in strict accordance with the guidance detailed in section 8 of BS5837:2012. • All fence post excavations are to be carried out manually, using hand held tools only. • Protect RPA adjacent to proposed building using temporary ground protection measures alongside fencing. • No vehicular or plant access within retained trees' RPAs under soft surfaces.	7.2, 7.3, 7.4, 8	Ground works contractor to provide detailed schedule of works and method statement

4.4. Facilitation Pruning

Based on the information currently available, it is anticipated that low lateral branches associated with Group G1 will require selective pruning to provide adequate clearance for the construction of the proposed bin stores and the installation of the new boundary fence. This pruning should be limited to the minimum necessary to achieve the required working space and to maintain the trees' natural form and physiological health.

At this stage, it is not possible to accurately predict the extent of any additional pruning that may be required to facilitate construction access (i.e., access facilitation pruning). The need for such works will depend on the final site logistics, access routes, and the positioning of construction plant and materials.

Accordingly, any requirements for access facilitation pruning must be identified and agreed during a pre-commencement meeting attended by the project arboricultural consultant, the site manager, and relevant contractors. This meeting will ensure that any proposed pruning is undertaken in accordance with BS 3998:2010 Tree Work – Recommendations, and that the integrity and long-term condition of the retained trees are not compromised.

4.5. GENERAL CONSTRUCTION PRECAUTIONARY MEASURES

Adequate protective fencing as outlined in the Arboricultural Method Statement should be installed around all retained trees, where practical, before any materials and machinery are brought on site.

Site operations involving plant with booms, jibs and counterweights should be planned in advance to prevent contact with retained trees. All operations involving such plant in close proximity to trees should be conducted under the supervision of a banksman to ensure that adequate clearance from the retained trees is maintained.

All site storage areas, cement mixing and washing points for equipment and vehicles and fuel storage areas should be outside RPAs. No discharge of potential contaminants should occur within the RPA of a retained tree stem or where there is a risk of run off into RPA.

Any fence post excavations Within a trees RPA are to be carried out manually, using handheld tools only, and in accordance with the guidelines set out in section 7.2.1 of BS5837:2012.

All proposed landscaping to be carried out within and close to retained trees' RPAs should be carried out in strict accordance with the guidance detailed in section 8 of BS5837:2012.

4.6. UNDERGROUND UTILITIES AND DRAINAGE

The installation of underground utilities in close proximity to trees can cause serious damage to their roots. As such, it is essential that utilities be routed outside RPAs unless there is no other available option. Where RPAs cannot be avoided then guidelines set out in the National Joint Utilities Group publication 'Volume 4: NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Issue 2) – Operatives Handbook' should be followed (e.g. trenches of a very limited width to be hand dug or the use of directional drilling).

To date, there are no proposed works to service and/or drainage in respect of the development under consideration. In order to ensure that utilities and services are either routed outside RPAs where possible or special working methods are used, where required to install services within RPAs, the provision of a bespoke method statement can be conditioned to a planning approval.

5. SUMMARY AND CONCLUSIONS

The site survey identified a total of 66 individual trees and one group of trees located on and adjacent to the site. These included 22 individual trees graded Category B (trees of moderate value), 31 individual trees and one group of trees graded Category C (trees of low value). Thirteen individual trees were graded Category U (trees unsuitable for retention).

A total of 18 trees and one group of trees are proposed for removal to accommodate the development. These comprise four Category B (moderate quality) trees, six Category C (low quality) trees and and eight Category U (unsuitable for retention) trees.

The removal of the Category B trees will represent the most notable arboricultural loss, as these contribute positively to the site's character, local screening, and biodiversity. In contrast, the Category C and U trees are of limited individual value, and their removal is of low arboricultural significance.

Cumulatively, the proposed removals will result in a moderate overall impact on the site's existing tree cover and local landscape character, primarily due to the loss of several mid-quality specimens and the reduction of collective canopy structure. However, this impact can be effectively mitigated through a targeted replanting and landscape enhancement strategy, ensuring that long-term tree cover, amenity value, and ecological function are maintained and ultimately improved.

To offset the arboricultural impacts associated with the proposed removals, a comprehensive replacement planting strategy will be implemented as part of the landscape design. New tree planting will prioritise the use of locally appropriate, long-lived species capable of achieving high ultimate stature and ecological value, thereby reinforcing the site's green infrastructure and enhancing long-term canopy cover. Replacement planting will be positioned to strengthen boundary screening, improve spatial structure, and provide succession for the trees to be lost.

The approach seeks to deliver a net gain in tree cover and biodiversity over time, with the new planting contributing positively to landscape character, visual amenity, and ecological resilience. Ongoing management and establishment maintenance will ensure successful integration and sustainable development.

The appraisal identified various elements of the development that are proposed within and close to the RPAs and canopy spreads of several retained trees. As such, various special working and protection methods have subsequently been proposed in accordance with current government guidance.

Adequate protective fencing and ground protection as outlined in the Arboricultural Method Statement should be installed around all retained trees, where practical, before any materials and machinery are brought on site.

This document encloses a Preliminary Arboricultural Method Statement, which provides guidance on tree protection measures and mitigation.

6. ARBORICULTURAL METHOD STATEMENT

6.1. TIMING OF WORKS

The phasing of works must be carried out in accordance with Table 5.

Table 5 Timing of Works

STAGE	WORKS
1	Site induction
2	Install temporary tree protection fencing
3	Inspection by arboriculturist
4	Carry out construction works, subject to precautionary measures
5	Remove tree protection fencing once works complete
6	Final inspection by arboricultural consultant

6.2. SITE INDUCTION

Prior to works commencing, all contractors must attend a site induction. All contractors will be briefed on arboricultural concerns arising from the development proposals, including tree Root Protection Areas (RPAs). This method statement must be made available to all contractors working on the site.

6.3. TREE PROTECTION FENCING

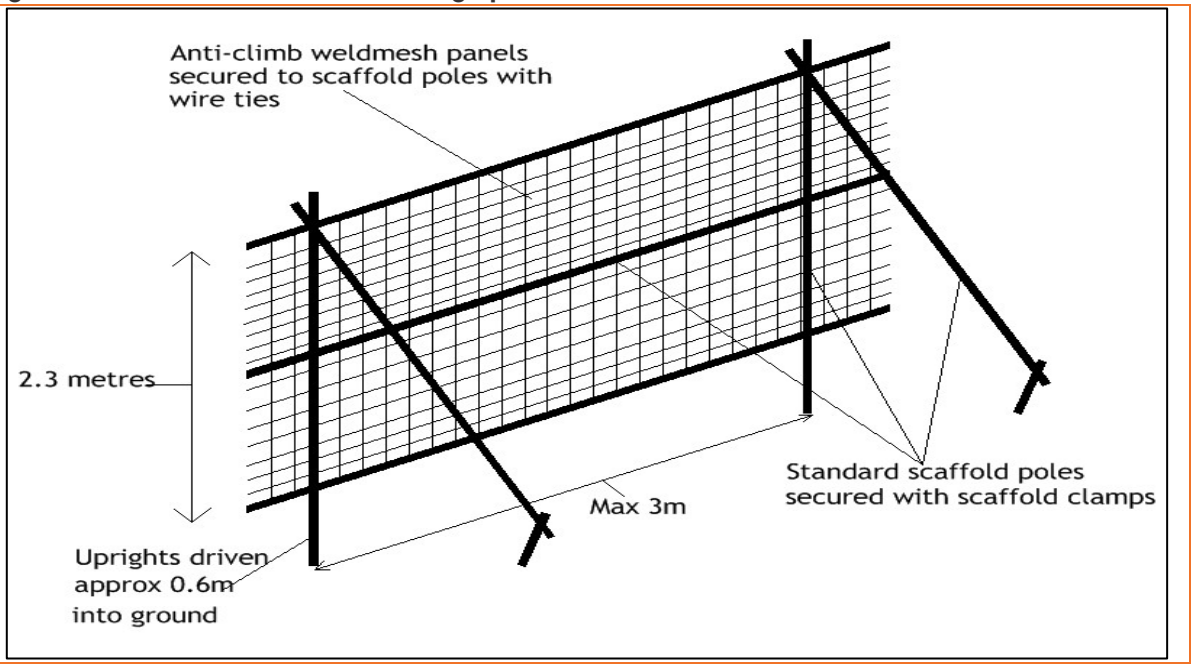
Prior to machinery entering the site, it will be necessary to ensure that all trees are adequately protected. This will require the installation of temporary of tree protection fencing.

Tree protection fencing will consist of a vertical scaffold framework, well-braced to resist impacts. The vertical poles must be spaced at a maximum interval of 3 m and driven securely into the ground. Onto this framework, welded mesh panels will be fixed (see Figure 1).

Laminated waterproof A3 signs will be fixed securely to fencing panels on each enclosure at 9 m intervals. The signs must clearly read: ‘Protected Tree Zone, no storage or operations within fenced-off areas’.

Once the construction works have been completed, the tree protection fencing may be removed. This must be done with care to ensure that no damage to trees is caused.

Figure 1 Tree Protection Fencing Specification



6.4. GENERAL PRECAUTIONARY MEASURES

Prior to works commencing, a site storage area will be designated, which must be outside of the RPAs of trees. No materials hazardous to tree health, such as oil, bitumen or cement will be stored within RPAs of trees. Where possible this area should be extended to 10 m away from the tree protection fencing.

Where there is a risk of polluted water runoff into RPAs, heavy-duty plastic sheeting and sandbags will be used to contain any spillages and prevent contamination. No fires will be lit within 20 m of the protective fencing.

If any breach in the tree protection measures occurs it is the site manager's responsibility to report this to an arboricultural consultant so the appropriate measures may be taken.

7. ARBORICULTURIST CONTACT DETAILS

If at any point during construction works, works are required within RPAs, if there is a breach within the tree protection fencing, and/or if the proposals change from those detailed within the Tree Protection Plan, the project arboriculturist must be consulted immediately. The project arboriculturist's details are below:

Martin Dilworth

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Trafford Park
Urmston
Manchester
M41 7JQ

trees@e3p.co.uk
Office: 01617079612

END OF REPORT

APPENDIX I TREE SURVEY SCHEDULE



A plan showing tree locations can be viewed in **Appendix II: Tree Constraints Plan**.

Table A.1 Key for Tree Tables

KEY	
Species	Common name and scientific name
Height	Measured to nearest 0.5 m
C.C	Height of crown clearance, measured to nearest 0.5 m
DBH	Diameter at breast height (1.5 m), in centimetres
Crown Spread	Measured to nearest 0.5 m
Age	Y - sapling/newly planted tree
	SM - semi-mature; tree in 1/3 of estimated lifespan
	EM - early-mature; tree in 2/3 of estimated lifespan
	M -mature; tree in 3/3 of estimated lifespan
	V - Veteran tree
ERC	Safe useful life expectancy of tree, in years
Category	See cascade chart (Table 1)
#	Estimated value
***T/G#**	Denotes trees subject to Tree Preservation Order (TPO)

Table A. 2 Tree Data

TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	CROWN SPREAD				HEIGHT OF C.C	AGE	COMMENTS	ERC	CATEGORY	RPA (M^2)	RPA RADIUS (M)
				N	E	S	W							
T1	Ash	9	260 250 240 240	4	3	5	4	2	SM	Multiple stems at ground level. By cables running through crown.	10+	C1	111	6.0
T2	Sycamore	8	270 150	3	2	3	3.5	1	SM	Twin stemmed at ground level. BT cable through crown. Dense undergrowth.	10+	C1	43	3.7
T3	Sycamore	4	100	2	2	2	2	1	Y	Dense undergrowth and ivy.	10+	C1	5	1.2
T4	Ash	3	90	1	1	2.5	2	1	Y	Self seeded tree with natural sweep in stem at base.	10+	C1	4	1.1
T5	Ash	2.5	75	0.5	0.5	0.5	0.5	1	Y	Dead tree.	<10	U	3	0.9
T6	Sycamore	6	240	2	2.5	2.5	2	1	SM		20+	B1	26	2.9
T7	Sycamore	5	180 100	2	2	0.5	3	1	SM	Twin stemmed from 0.5m.	10+	C1	19	2.5

TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	CROWN SPREAD				HEIGHT OF C.C	AGE	COMMENTS	ERC	CATEGORY	RPA (M^2)	RPA RADIUS (M)
				N	E	S	W							
T8	Sycamore	14	660	4	5	5	5	2	EM	Stem bifurcated at 2m. Stem abutting boundary fence.	20+	B1	197	7.9
T9	Sycamore	4	110 75	2	1	2	2	1	Y	Self seeded multi stemmed tree.	10+	C1	8	1.6
T10	Sycamore	12	480	4	4	5	5	2	EM	Stem abutting boundary fence.	20+	B1	104	5.8
T11	Ash	3	90	0.5	0.5	1.5	1.5	1	Y	Self seed young tree. Dense undergrowth.	10+	C1	4	1.1
T12	Sycamore	12	430	5	5	5	4	3	EM	No signs of ill health or significant structural defects.	20+	B1	84	5.2
T13	Ash	4	130	2.5	0.5	0.5	1	2	Y	Suppressed by adjacent trees.	10+	C1	8	1.6
T14	Ash	3.5	110	1.5	2	2	2	1	Y	Self seeded tree. Dense undergrowth.	10+	C1	5	1.3

TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	CROWN SPREAD				HEIGHT OF C.C	AGE	COMMENTS	ERC	CATEGORY	RPA (M^2)	RPA RADIUS (M)
				N	E	S	W							
T15	Sycamore	12	310	4	2	3	4	3	EM	No signs of ill health or significant structural defects.	20+	B1	43	3.7
T16	Hawthorn	3	80	1	2	2	1	1	Y	Dense undergrowth.	10+	C1	3	1.0
T17	Ash	14	330 300	5	4	5	3	3	EM	Twin stemmed at 1m. Minor deadwood throughout crown l	20+	B1	90	5.4
T18	Ash	14	430	4	4	5	4	2	EM	Minor deadwood throughout crown.	20+	B1	84	5.2
T19	Sycamore	7	200	0	0.5	2	1	3	SM	Suppressed by adjacent trees.	10+	C1	18	2.4
T20	Hawthorn	4	120 100	2	1.5	2	1.5	1	SM	Twin stemmed.	10+	C1	11	1.9
T21	Sycamore	14	340 320	3.5	2	3.5	4	2	EM	Twin stemmed from 1.2m.	20+	B1	99	5.6
T22	Sycamore	12	#330	4	2	4	4	2	EM	Dense undergrowth.	20+	B1	49	4.0
T23	Hazel	5	#55 x 10 stems	3.5	4	4	4	0	EM	Multiple stems. Dense undergrowth.	10+	C1	14	2.1

TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	CROWN SPREAD				HEIGHT OF C.C	AGE	COMMENTS	ERC	CATEGORY	RPA (M^2)	RPA RADIUS (M)
				N	E	S	W							
T24	Horse chestnut	3	90	1	1.5	1	1.5	1	Y	Dense undergrowth, unable to fully inspect.	10+	C1	4	1.1
T25	Horse chestnut	3	80	0.5	1.5	1.5	1.5	1	Y	Dense undergrowth, unable to fully inspect.	10+	C1	3	1.0
T26	Sycamore	12	#300 220	4	4	3	4	2	EM	Dense undergrowth, unable to fully inspect.	20+	B1	63	4.5
T27	Sycamore	11	#280	2	3	3	3	2	SM	Dense undergrowth, unable to fully inspect.	20+	B1	35	3.4
T28	Sycamore	6	#280	3	3	2	3	0	SM	Dense undergrowth, unable to fully inspect.	10+	C1	35	3.4
T29	Sycamore	15	#570	5	5	5	5	3	EM	Dense undergrowth, unable to fully inspect.	20+	B1	147	6.8

TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	CROWN SPREAD				HEIGHT OF C.C	AGE	COMMENTS	ERC	CATEGORY	RPA (M^2)	RPA RADIUS (M)
				N	E	S	W							
T30	Sycamore	7	#300	1	4	3	3	2	SM	Dense undergrowth, unable to fully inspect. Suppressed by adjacent trees.	10+	C1	41	3.6
T31	Sycamore	7	#310	2	4	2	0	2	SM	Moderate lean in stem. Stem growing through wire fence. Dense undergrowth, unable to fully inspect.	<10	U	43	3.7
T32	Lime	15	#560	4	4	4	4	2	EM	Dense undergrowth, unable to fully inspect.	20+	B1	142	6.7
T33	Sycamore	13	#630	5	5	3	5	4	M	Dense undergrowth, unable to fully inspect.	20+	B1	179	7.6

TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	CROWN SPREAD				HEIGHT OF C.C	AGE	COMMENTS	ERC	CATEGORY	RPA (M^2)	RPA RADIUS (M)
				N	E	S	W							
T34	Sycamore	13	#630	4	5	5	5	4	M	Dense undergrowth, unable to fully inspect.	20+	B1	179	7.6
T35	Cherry	3	#130	3	2	2.5	1	0	SM	Dense undergrowth, unable to fully inspect.	10+	C1	8	1.6
T36	Lime	8	#290	3	4	3	3	2	SM	Dense undergrowth, unable to fully inspect.	20+	B1	38	3.5
T37	Sycamore	13	#480	4	5	4	4	3	EM	Dense undergrowth, unable to fully inspect.	20+	B1	104	5.8
T38	Sycamore	4	#170	2	4	2	0	0	SM	Self seeded tree along boundary fence. Moderate lean.	10+	C1	13	2.0
T39	Hawthorn	4	#240 200 100	2	2	1	2.5	1	EM	Multiple stems. Minor deadwood throughout crown.	10+	C1	49	3.9

TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	CROWN SPREAD				HEIGHT OF C.C	AGE	COMMENTS	ERC	CATEGORY	RPA (M^2)	RPA RADIUS (M)
				N	E	S	W							
T40	Ash	4	160	2	3	2	0.5	1	SM	Moderate lean. Base of stem abutting concrete slab.	10+	C1	12	1.9
T41	Sycamore	5	#110	1	1.5	1	1	2	Y	Self seeded tree growing through wire mesh fence.	<10	U	5	1.3
T42	Elderberry	2.5	75	1	1	1	0.5	1	Y	Self seeded tree. Stem base abutting concrete slab.	<10	U	3	0.9
T43	Sycamore	11	#320 320	4.5	4.5	4.5	4	3	EM	Located behind fence, unable to fully inspect.	20+	B1	93	5.4
T44	Sycamore	3	90	1	2	0.5	0	1	Y	Stem growth through wire mesh fence.	<10	U	4	1.1
T45	Sycamore	5	220 80	2	2	2	1	0	SM	Twin stemmed at ground level.	10+	C1	25	2.8
T46	Sycamore	14	#480	4	4	3	5	4	EM	Located behind fence, unable to fully inspect.	20+	B1	104	5.8

TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	CROWN SPREAD				HEIGHT OF C.C	AGE	COMMENTS	ERC	CATEGORY	RPA (M^2)	RPA RADIUS (M)
				N	E	S	W							
T47	Sycamore	9	#390	4	5	3	2	2	EM	Located behind fence, unable to fully inspect.	20+	B1	69	4.7
T48	Sycamore	14	#510	4	5	4	5	4	EM	Located behind fence, unable to fully inspect.	20+	B1	118	6.1
T49	Sycamore	3	80 80	2	1	1	1.5	2	Y	Twin stemmed. Base of stems abutting boundary fence.	<10	U	6	1.4
T50	Elderberry	3	90 80	2.5	2	0.5	1	0	SM	Multiple stems. Base of stems abutting boundary fence.	<10	U	7	1.5
T51	Sycamore	3	80 80 70	1	1	1	1	1	Y	Self seeded multi stemmed tree abutting boundary fence.	<10	U	8	1.6
T52	Wayfaring tree	3	75 75	2	2	2	2	0	SM	Stems abutting boundary fence.	<10	U	5	1.3

TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	CROWN SPREAD				HEIGHT OF C.C	AGE	COMMENTS	ERC	CATEGORY	RPA (M^2)	RPA RADIUS (M)
				N	E	S	W							
T53	Ash	4	1 180	2	2	1.5	1.5	2	Y	Self seeded tree. Base abutting concrete slab.	<10	U	15	2.2
T54	Cherry	4	120 110 100	2	2	2	2	0	SM	Base of stem abutting concrete slab. Ivy on stems.	<10	U	17	2.3
T55	Ash	4	120 110 110	3	3	3	2.5	1	SM	Multiple stems. Dense undergrowth.	10+	C1	17	2.4
T56	Elderberry	3	200	2	1.5	1.5	1.5	1	M	Stem abutting boundary fence.	<10	U	18	2.4
T57	Goat willow	3	110	2	1.5	1.5	2.5	2	SM	Self seeded tree. Dense undergrowth.	10+	C1	5	1.3
T58	Lawson cypress	6	100 90 90	1	1.5	2	1.5	1	EM	Multiple stems. Dieback in north stem. Dense undergrowth.	10+	C1	12	2.0
T59	Eucalyptus	13	#570	5	5	4	5	2	EM	Located behind fence, unable to fully inspect.	20+	B1	147	6.8

TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	CROWN SPREAD				HEIGHT OF C.C	AGE	COMMENTS	ERC	CATEGORY	RPA (M^2)	RPA RADIUS (M)
				N	E	S	W							
T60	Ash	4	60 60 50 50	1.5	1.5	1.5	1.5	1	Y	Multiple stems. Base of stem abutting concrete slab.	<10	U	6	1.3
T61	Ash	4	120	2	2	1.5	1.5	1	Y	Self seeded tree.	10+	C1	7	1.4
T62	Cherry	4	#250	3	2	3	2	0	EM	Located behind fence. Multiple tear out wounds. Dense undergrowth. Unable to fully inspect.	10+	C1	28	3.0
T63	Cherry	4	#180	3	2	3	2	0	EM	Dense undergrowth, unable to fully inspect.	10+	C1	15	2.2
T64	Ash	3	#80	1	1	1	1	2	Y	Dense undergrowth.	10+	C1	3	1.0
T65	Ash	5	#230	3	3	3	3	1	SM	Dense undergrowth.	10+	C1	24	2.8
T66	Goat willow	3	#90	1.5	2	2	2	0	Y	Dense undergrowth.	10+	C1	4	1.1

TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	CROWN SPREAD				HEIGHT OF C.C	AGE	COMMENTS	ERC	CATEGORY	RPA (M^2)	RPA RADIUS (M)
				N	E	S	W							
G1	Hawthorn x 4, Ash x 2	4	#200	2.5	2.5	2.5	2.5	0	EM	Dense undergrowth. Unable to fully inspect.	10+	C2	18	2.4

APPENDIX II TREE CONSTRAINTS PLAN





Tree Categorisations:

Those to be Considered for Retention:

Category 'A' Tree/Group/Hedge
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years

Category 'B' Tree/Group/Hedge
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years

Category 'C' Tree/Group/Hedge
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees

Those Unsuitable for Retention:

Category 'U' Tree/Group/Hedge
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

Root Protection Areas (RPAs):

RPAs
Area(s) of Ground Around Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see Appended Temporary Protective Fencing Specification

Notes:

Phase	Issue	Date	Drawn	Checked
P1	REVA	10.03.2025	MD	MD

Client:
Southway Housing

Job Title:
Levenshulme Cricket Club

Job No: 82-211

Date: 10.03.2025

Drawing No: 001

Scale: 1:1000 @ A3

Drawing Title:
Tree Constraints Plan

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APPENDIX III TREE IMPACTS & PROTECTION PLAN





Tree Categorisations:

Those to be Considered for Retention:

Category 'A' Tree/Group/Hedge
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years

Category 'B' Tree/Group/Hedge
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years

Category 'C' Tree/Group/Hedge
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees

Those Unsuitable for Retention:

Category 'U' Tree/Group/Hedge
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

Root Protection Areas (RPAs):

RPAs
Area(s) of Ground Around Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see Appended Temporary Protective Fencing Specification

Tree Removals:

Tree removals
Proposed tree removals in the context of the development proposals

Root Protection Area Encroachment:

Tree Protective Fencing:

Notes:

P1	REVA	12.02.2026	MD	MD
Phase	Issue	Date	Drawn	Checked

Client: Southway Housing

Job Title: Levenshulme Cricket Club

Job No: 82-211

Date: 12.02.2026

Drawing No: 001

Scale: 1:1000 @ A3

Drawing Title: Tree Impacts & Protection Plan

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