



Arboricultural Impact Assessment to BS5837:2012

Etec Contract Services.

**Temporary Carpark,
Wythenshawe Park Sports Hub,
Wythenshawe Road,
Manchester,
M23 0PH.**

06 January 2026

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If this report has been released electronically the appendices referred to herein can be found in the annexed zip folder/s as .pdf files. If this report has been released in hard copy the appendices will be bound into the back of this report. Plans are annexed separately as A0, A1, A2 or A3 as appropriate.

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Introduction

Arbtech Consulting Limited (Arbtech) received written instruction in November/December 2025 from Etec Contract Services to attend Wythenshawe Park Sports Hub, Wythenshawe Road, Manchester, M23 0PH (site) to undertake an arboricultural survey a to BS5837:2012 guidance to assess trees, hedges and major shrub groups growing on and within influencing distance of the site and to produce a Schedule of trees, Tree Constraints Plan & Arboricultural Impact Assessment

Executive Summary

This report describes the extent and effect of the proposed development at the site on individual trees and groups of trees within and adjacent to the site.

Site Location

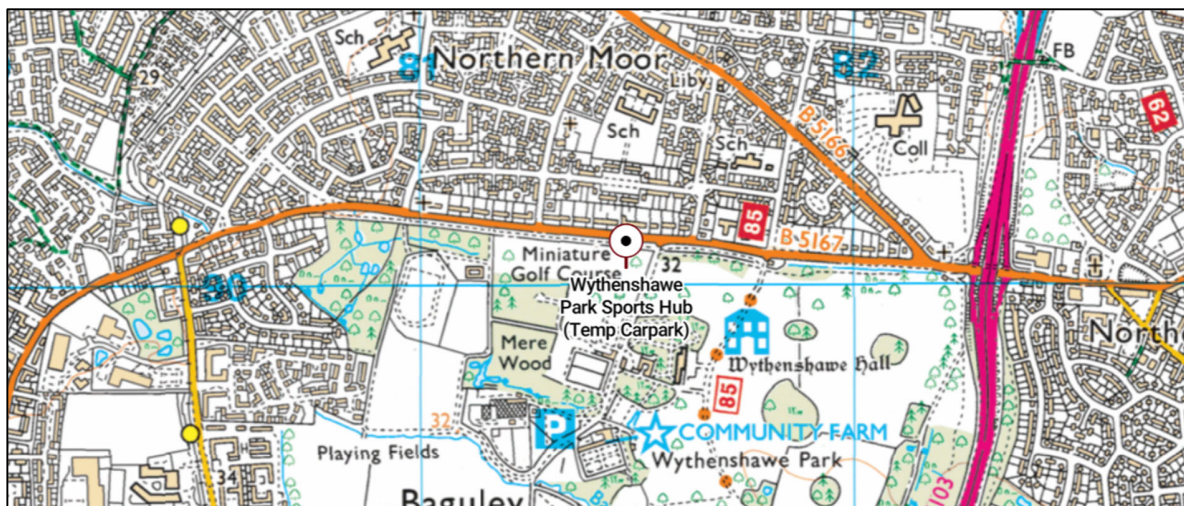


Figure 1: OS Map (Bing Maps)



Figure 2: Aerial Image of site with approximate red line boundary

Trees within the site were surveyed; using a methodology guided by British Standard 5837:2012 'Trees in relation to design, demolition and construction – Recommendations' ("BS5837").

Tree Survey

Survey: An arboricultural survey to BS5837 of all trees within impacting distance of the site was undertaken by Russell Pearce of Arbtech Consulting on 22nd November 2025.

A total of 32 No. individual trees, 2 No. wooded areas and 6 No. groups of trees were surveyed. Details for each of the trees surveyed are provided in the Schedule of Trees (see Appendix 1)

Table 2: Documents upon which this tree survey has been based

Document	Originator	Reference Number	Title
Survey Base Plan	Brightsurv Ltd.	BRI694-T03-C	Topographical Survey

Limitations: The survey was made at ground level using visual observation only. Detailed examinations, such as climbing inspections and decay detection equipment were not employed, though may form part of the survey's management recommendations. Measurements were taken using specialist tapes, laser and GPS devices. Where this was not possible, measurements are estimated.

Scope: Pre-development tree surveys make arboricultural management recommendations based exclusively upon the individual tree or group of trees condition relative to their present context (*i.e. not in relation to the proposed development*).

Legal Status: No statutory protection check has been performed. BS5837 does not draw any distinction between trees subject to statutory protection, such as a Tree Preservation Order ("TPO"), and those trees without. This is principally because a detailed planning consent overrides any TPO protection. Consequently, we do not seek to offer any comparison between or infer any difference in the quality or importance of TPO trees and other trees.

* For more information on the surveyed trees please see Arbtech Consulting Ltd, Tree Survey Schedule (Appendix 1), Tree Survey Report and Tree Constraints Plan.

Arboricultural Impact Assessment

Table 3: Documents upon which this assessment has been based

Document	Originator	Reference Number	Title
Survey Base Plan	Brightsurv Ltd.	BRI694-T03-C	Topographical Survey
Proposals	Barnes Walker	M4037-PA-02-V03	Temporary Carpark Plan

There are a number of issues that may need to be addressed in an arboricultural impact assessment between the trees and the proposed development, these are as follows:

- The effect and extent of the proposed development within the root protection areas (RPAs) of retained trees;
- The potential conflicts of the proposed development with canopies of retained trees; and
- The likelihood of any future remedial works to retained trees beyond which would have been scheduled as a part of usual management.

Table 4: Impacts upon the RPAs of retained trees

These impacts can be seen on the Arboricultural Impact Assessment drawing number Arbtech AIA 01.

Tree Number	Species	Structure	Incursion
T21	Oak	Temporary carpark	RPA
T22	Unknown	Temporary carpark	RPA
T23	Oak	Temporary carpark	RPA
G6	Horse chestnut	Temporary carpark	RPA

Issue: The proposed temporary carpark is partially situated within the RPAs of tree no. T21, T22, T23 & group G6.

Solution: GroudTrax Callpave will be used to achieve construction of the temporary carpark above the tree's RPAs. this will enable the temporary carpark to be constructed entirely above the existing soil level & will minimise any compaction of the tree's rooting environments.

Trees to be removed

The proposal requires the removal of 1 No. category B tree. A breakdown of all tree removals & pruning works can be seen in Table 7: Summary of Tree Works.

Table 5: Number of individual trees to be removed.

U	A	B	C
0	0	1	0

Table 6: Number of groups to be removed. () indicates partial removal.

U	A	B	C
0	0	0	0

Mitigation tree planting will form part of the landscape proposal for the development.

Tree Works

For reasons of public safety, all tree works referred to herein must be carried out prior to any site personnel commencing works or any building materials being delivered.

Table 7: Summary of Tree Works

No.	Species	Works	Category
T21	Oak	Crown lift tree's canopy to 3m above the proposed temporary carpark	A1
T22	Unknown	Crown lift tree's canopy to 3m above the proposed temporary carpark	U
T23	Oak	Crown lift tree's canopy to 3m above the proposed temporary carpark	B1
T30	Hawthorn	Fell to ground level; remove stump	B1
G1-3	Horse chestnut	Crown lift tree's canopies to 3m above the proposed temporary carpark	A2,3

Notes

All tree work is to be undertaken in accordance with British Standard BS 3998:2010, Recommendations for tree work. All arising's are to be removed and the site is to be left as found. Care is to be taken of the ground around retained trees to make sure that it does not become compacted as a result of tree surgery operations. No equipment or vehicles such as timber Lorries, tractors, excavators or cranes shall be parked or driven beneath the crowns of any retained trees, to prevent subsequent compaction and root death.

Protected Species

Conservation Status of British Bats

The general consensus in Britain and Europe is that virtually all bat species are declining and vulnerable. Our understanding of population status is poor as there is very little historical data for most bat species. Certain species, such as the horseshoe bats, are better understood and have well documented contractions in range and population size.

Given this general picture of decline in UK Government within the UK Biodiversity Action Plan has designated five species of bats as priority species (greater and lesser horseshoe bats, barbastelle, Bechstein's and pipistrelle). These plans provide an action pathway whereby the maintenance and restoration of the former populations levels are investigated.

Legal Status of British Bats

Given the above position all British bats as well as their breeding sites and resting places enjoy national and international protection.

All bat species in the UK are fully protected under the Wildlife and Countryside Act 1981 (as amended) through inclusion in Schedule 5. All bats are also listed on Annex IV (and some on Annex II) of the EC Habitats Directive giving further, European protection. Taken together the act and Conservation of Habitats and Species Regulations 2012 (as amended)* make it an offence to; intentionally or deliberately kill, injure or capture (take) bats;

- Deliberately disturb bats (whether in a roost or not);
- Damage, destroy or obstruct access to bat roosts;
- Possess or transport a bat or any part of a bat, unless acquired legally;
- Sell, barter or exchange bats, or parts of bats

The legislation although not strictly affording protection to foraging grounds does protect roost sites. Bat roosts are protected at all times of the year whether or not bats are present. Any disturbance of a roost due to development must be licenced.

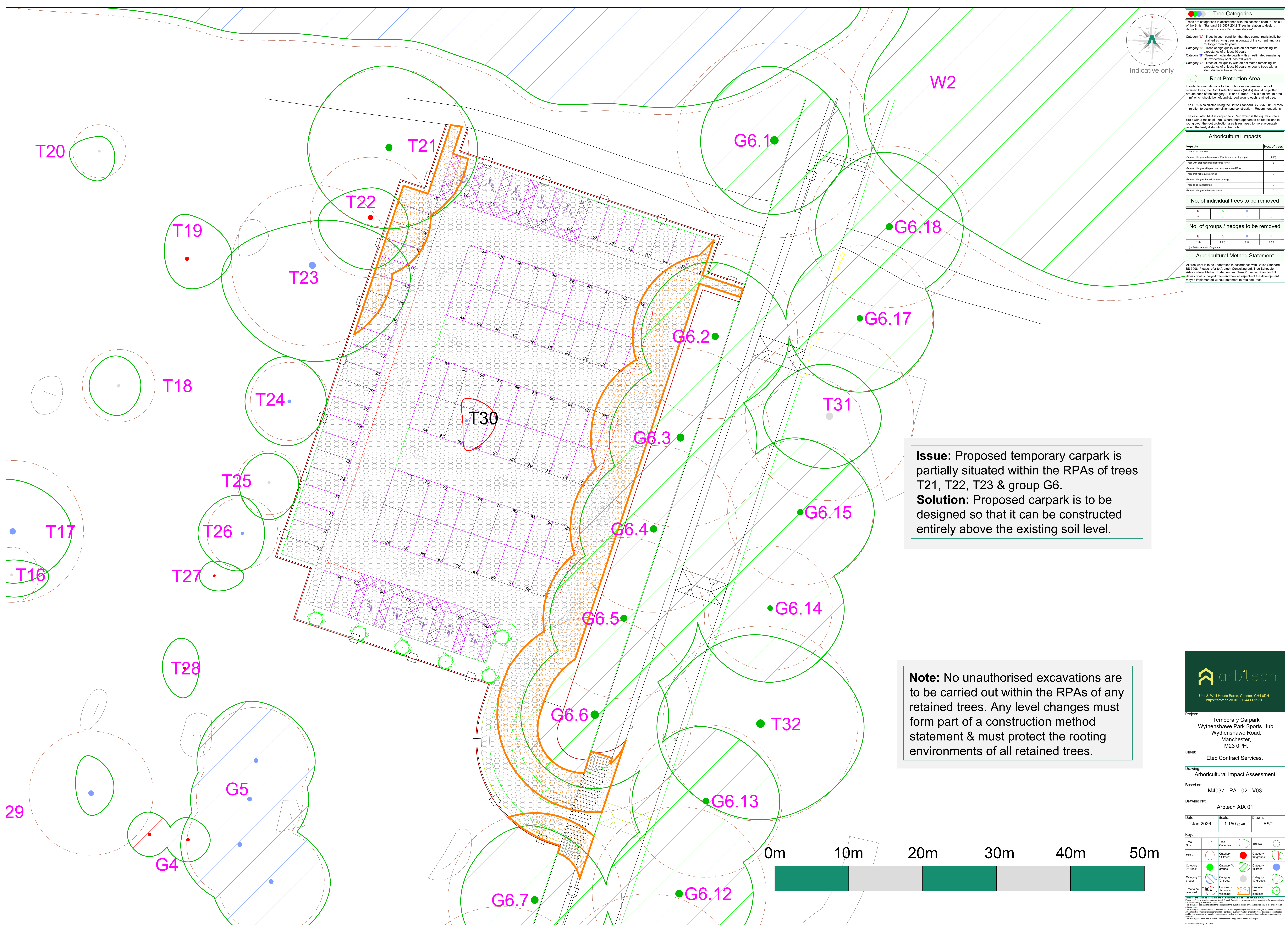
**the regulations that delivered by the UK's commitments to the Habitats Directive.*

Breeding birds

All nesting birds are protected under the Wildlife and Countryside Act (as amended) 1981, which makes it an offence to intentionally kill, injure or take any wild bird or take, damage or destroy its nest whilst in use or being built, or take or destroy its eggs. Furthermore a number of birds enjoy further protection under that Act and are listed on Schedule 1 of the Act. These further protected birds are also protected from disturbance and it may be necessary to operate “no-go” buffer zones around such nests – typically out to 100m.

Planning policy guidance on the treatment of species identified as priorities under the biodiversity action programme suggests that local authorities should take measures to protect the habitats of these species from further decline through policies in local development documents and should ensure that they are protected from the adverse effects of development, where appropriate, by using planning conditions or obligations.

Appendix 1: Arboricultural Impact Assessment Plan



Appendix 2: Tree Survey Schedule

Tree Survey Schedule

Wythenshawe Park Sports Hub, Wythenshawe Road, Manchester, M23 0PH

Client Etec Group

Survey Date 22/11/2025

Weather Conditions Overcast

Surveyor Russell Pearce

Key:

Tree No.	A unique number or reference to identify trees or groups as shown on associated plans.
Species	Common and/or taxonomic name.
Ht.	The height of the tree in meters (m).
Trunk Diameter	The stem diameter in millimetres (mm) taken at 1.5m above ground level unless otherwise specified.
Crown Spread	The extents of the crown taken, in meters (m), at cardinal points of the compass: North (N); East (E); South (S) and West (W); or intercardinal points: Northeast (NE); Southeast (SE); Southwest (SW); Northwest (NW)
Crown Clear.t	The height of the crown above the current ground level, in meters (m), taken at cardinal points of the compass: North (N); East (E); South (S) and West (W); or intercardinal points: Northeast (NE); Southeast (SE); Southwest (SW); Northwest (NW)
Age Class	Age classification: Young (Y); Semi-mature (SM); Early Mature (EM); Mature (M); Over Mature (OM).
Phys. Cond.	The general physiological condition of the tree: Good; Fair; Poor; Decline; Dead.
Struct. Cond.	The general structural condition of the tree: Good, Fair, Poor, Hazardous.
Comments	Notes and general comments on the structural condition of the tree, its environment and its estimated remaining contribution.
Est. Rem. Cont.	Estimated remaining contribution (years): <10; 10+; 20+ 40+
Cat.	Retention Category as described in the Cascade Chart for Tree Quality Assessment at Appendix 1 : A, B, C, U (subcategories 1, 2, 3)

Tree No.	Species	Ht. (m)	Trunk Diam. (mm)	Crown Spread (m)				Crown Clear. (m)				Age Class	Phys. Cond.	Struct. Cond.	Comments	Est. Rem. Cont. (years)	Cat.
				N	E	S	W	N	E	S	W						
T1	Copper beech	18	1,200	9	11	11	11	3	3	3	3	Mature	Good	Good	Good form and vitality. Open balanced spreading crown. Fusing branches within crown.	40+ Years	B1
T2	Silver birch	12	450	5	4	3	5	2	2	2	2	Semi Mature	Good	Good	Good form and vitality. Minor crown asymmetry due to proximity of adjacent trees. Minor deadwood within crown.	20+ Years	B1
T3	Silver birch	17	470	6	7	5	3	4	2	5	4	Early Mature	Good	Good	Good form and vitality. Open balanced crown. Slender stem.	20+ Years	B1
T4	Silver birch	11	640	4	4	3	7	2	2	5	2	Early Mature	Poor	Poor	Tree in advanced state of decline. More than 80% crown failure. Oyster mushroom on stem. Significant white rot throughout stem. Percussion test indicates significant stem decay. Hazardous - No SULE.	<10 years	U
T5	Silver maple	16	460	5	4	5	4	2	2	2	2	Semi Mature	Good	Good	Good form and vitality. Open balanced crown. Form indicates historic topping/pollarding at 5m - slender regeneration growth distally.	20+ Years	B

Tree No.	Species	Ht. (m)	Trunk Diam. (mm)	Crown Spread (m)				Crown Clear. (m)				Age Class	Phys. Cond.	Struct. Cond.	Comments	Est. Rem. Cont. (years)	Cat.
				N	E	S	W	N	E	S	W						
T6	Silver birch	15	470	4	4	5	4	3	3	2	2	Early Mature	Good	Good	Good form and vitality. Open balanced crown. Branch cankers throughout - subordinating affected branches.	20+ Years	B1
T7	European lime	25	980	10	9	11	11	5	5	3	2	Mature	Good	Good	Dominant tree in locale. Good form and vitality. Open balanced spreading crown. Large heavy limbs.	40+ Years	B1
T8	Not identified	7	400	3	4	5	2	1	1	1	1	Semi Mature	Poor	Poor	Poor vitality. Heavily smothered by ivy. Multiple previous limb failures near base.	<10 years	U
T9	Pedunculate oak	18	820	8	9	8	7	2	2	1	3	Mature	Good	Good	Good form and vitality. Open balanced spreading crown. Minor crown asymmetry due to proximity of adjacent trees	40+ Years	B1
T10	Red oak	14	730	8	7	8	10	2	3	3	3	Early Mature	Good	Good	Good form and vitality. Open balanced spreading crown. Minor crown asymmetry with weight bias to west.	40+ Years	B1
T11	Red oak	17	690	8	9	8	6	2	2	2	2	Early Mature	Good	Good	Good form and vitality. Open balanced spreading crown. Minor crown asymmetry with weight bias to E.	40+ Years	B1

Tree No.	Species	Ht. (m)	Trunk Diam. (mm)	Crown Spread (m)				Crown Clear. (m)				Age Class	Phys. Cond.	Struct. Cond.	Comments	Est. Rem. Cont. (years)	Cat.
				N	E	S	W	N	E	S	W						
T12	Silver birch	17	610	5	7	6	5	2	2	2	3	Early Mature	Good	Good	Good form and vitality. Open balanced spreading crown. Single straight stem.	20+ Years	B1
T13	Silver birch	9	420	3	3	3	4	2	2	3	2	Semi Mature	Fair	Good	Gnarled appearance. Appears to have stunted growth. Slightly suppressed by adjacent tree.	10+ Years	C1
T14	Silver birch	15	510	4	4	7	6	2	2	2	2	Early Mature	Good	Good	Good form and vitality. Open balanced spreading crown.	40+ Years	B1
T15	Silver birch	13	500	5	5	4	4	2	2	2	2	Early Mature	Good	Good	Good form and vitality. Open balanced spreading crown. Single straight stem. Slightly suppressed by adjacent larger tree.	40+ Years	B1
T16	Crab apple	5	310	2	5	3	4	2	2	2	2	Early Mature	Fair	Fair	Suppressed asymmetric imbalanced crown due to proximity of adjacent tree.	10+ Years	C1
T17	Common alder	15	800	7	8	7	7	2	2	2	2	Mature	Good	Good	Good form and vitality. Multi-stemmed below 2m. Slender stems.	40+ Years	B1

Tree No.	Species	Ht. (m)	Trunk Diam. (mm)	Crown Spread (m)				Crown Clear. (m)				Age Class	Phys. Cond.	Struct. Cond.	Comments	Est. Rem. Cont. (years)	Cat.
				N	E	S	W	N	E	S	W						
T18	Silver birch	12	410	4	3	4	4	2	2	2	2	Semi Mature	Fair	Good	Good form. Appears to have stunted growth. Small for age.	10+ Years	C1
T19	Silver birch	17	500	6	6	4	3	6	2	2	6	Early Mature	Fair	Poor	Reduced vitality/crown density. Lions tailing in crown. Barking sloughing away at base. Percussion test indicates significant stem/basal decay. No SULE.	<10 years	U
T20	Silver birch	6	300	2	2	4	4	1	1	2	2	Semi Mature	Fair	Fair	Stunted growth. Small crown. Witches broom in crown.	10+ Years	C1
T21	Pedunculate oak	23	900	11	12	11	11	3	2	2	2		Good	Good	Excellent specimen. Good form and vitality. Open balanced spreading crown. Codominant bifurcation at 4m. Previous branch tear out in centre of crown. Footpath beneath crown along north side.	40+ Years	A1
T22	Not identified	15	670	4	5	7	7	2	2	2	2		Poor	Poor	More than 50% crown dieback. Large deadwood throughout upper crown. Shaded out by adjacent larger trees.	<10 years	U

Tree No.	Species	Ht. (m)	Trunk Diam. (mm)	Crown Spread (m)				Crown Clear. (m)				Age Class	Phys. Cond.	Struct. Cond.	Comments	Est. Rem. Cont. (years)	Cat.
				N	E	S	W	N	E	S	W						
T23	Pedunculate oak	19	910	6	13	13	12	2	1	1	1	Mature	Good	Good	Good form and vitality. Asymmetric crown due to proximity of adjacent trees - weight bias to south. Multiple partially occluded wounds on north side. Stubs in lower crown from snap outs.	40+ Years	B1
T24	Silver birch	17	440	6	5	6	6	2	2	2	2	Semi Mature	Good	Good	Good form and vitality. Open balanced spreading crown.	20+ Years	B1
T25	Silver birch	11	360	4	4	5	4	2	2	2	2		Fair	Fair	Reduced vitality. Slightly suppressed by adjacent trees. Appears to have previous reduction.	10+ Years	C1
T26	Silver birch	13	400	5	3	5	6	2	2	2	2	Semi Mature	Good	Good	Good form and vitality. Open balanced spreading crown. Codominant bifurcation at 1.75m.	20+ Years	B1
T27	Not identified	5	320	2	4	2	2	2	2	2	2	Mature	Poor	Poor	Tree in advanced state of decline. More than 60% crown dieback. Percussion test indicates significant stem/basal decay. No SULE.	<10 years	U

Tree No.	Species	Ht. (m)	Trunk Diam. (mm)	Crown Spread (m)				Crown Clear. (m)				Age Class	Phys. Cond.	Struct. Cond.	Comments	Est. Rem. Cont. (years)	Cat.
				N	E	S	W	N	E	S	W						
T28	Silver birch	7	360	4	2	4	3	2	2	2	2	Semi Mature	Poor	Fair	Poor vitality. Cankering throughout crown. Stunted growth. In decline.	<10 years	U
T29	Lawson cypress	13	700	5	3	3	2	1	1	1	1	Semi Mature	Good	Good	Good form and vitality. Codominant bifurcation at 1m. Minor crown asymmetry - from wind exposure.	20+ Years	B1
T30	Common hawthorn	5	340	3	4	4	4	2	2	2	2	Semi Mature	Good	Good	Good form and vitality. Open balanced spreading crown. Prolifically multi-stemmed at base - DBH estimated.	20+ Years	B1
T31	Horse chestnut	19	950	7	7	7	9	4	2	2	5	Mature	Fair	Poor	Historically lapsed pollard. Multiple Oyster fungi fruiting bodies along wound from stem base up to crown break and at union of x2 stems on NW side - risk of stem failure over road.	10+ Years	C1
T32	European lime	26	1,100	12	14	13	14	4	2	3	4	Mature	Good	Good	Excellent specimen. Good form and vitality. Open balanced spreading crown.	40+ Years	A1,3

Tree No.	Species	Ht. (m)	Trunk Diam. (mm)	Crown Spread (m)				Crown Clear. (m)				Age Class	Phys. Cond.	Struct. Cond.	Comments	Est. Rem. Cont. (years)	Cat.
				N	E	S	W	N	E	S	W						
G1	Oak, Sycamore & Ash	19	850	8	8	8	8	1	1	1	1	Early Mature to Mature	Good	Good	Overstory predominantly Oak and Sycamore - Ash also present. Understory includes Wild Cherry and Hornbeam. Deadwood throughout. Multiple limb tear outs within.	40+ Years	B
G2	Goat willow	8	720	9	9	9	9	1	1	1	1	Veteran	Good	Poor	Group of x4 veteran Goat Willows. Large stems. Included union failures. Partial stem failures with good potential for layering. Loose bark in places. Open stem decay cavities. Longitudinal limb cracks/splits. Pholiota squarossa fruiting bodies present at stem base. Boring insect exits holes. Good aesthetic value. Interesting notable trees.	20+ Years	A2,3
G3	White willow	20	700	12	12	12	12	1	1	1	1	Early Mature	Good	Good	Group of x5 trees forming single canopy. Good form and vitality. Open balanced spreading crowns. Slender stems.	20+ Years	B1,2

Tree No.	Species	Ht. (m)	Trunk Diam. (mm)	Crown Spread (m)				Crown Clear. (m)				Age Class	Phys. Cond.	Struct. Cond.	Comments	Est. Rem. Cont. (years)	Cat.
				N	E	S	W	N	E	S	W						
G4	Cherry	5	420	3	3	3	3	2	2	2	2	Dead	Dead	Poor	x2 long dead trees. Significant stem decay. Large deadwood in crown.	Dead	U
G5	Silver birch	14 to 19	600	8	8	8	8	1	1	1	1	Early Mature to Mature	Good	Good	Group of x4 trees. Good form and vitality. No defects noted.	20+ Years	B1,2
G6	Horse chestnut	18	1,000	10	10	10	10	2	2	2	2	Mature	Good	Good	Excellent specimens. High aesthetic value avenue of trees. Good form and vitality. All appear to be historically lapsed pollard.	20+ Years	A2,3
W1	Oak, Sycamore, Horse Chestnut, Lime & Beech	16 to 24	630	7	7	7	7	2	2	2	2	Semi Mature to Mature	Good	Good	Strip woodland group of 3rd party land along northern edge of site. Generally good form and vitality. Deadwood. Snap outs wounds. Slender competing stems. Desire along centre of group.	40+ Years	B1,2
W2	Scots Pine, Oak & Beech	18 to 25	710	7	7	7	7	2	2	2	2	Early Mature to Mature	Good	Good	Good form and vitality. Balanced crowns. Slender phototrophic form. Dense ivy covering majority of stems and primary branch framework ls.	40+ Years	A2

Appendix 3: Contact Details

Name	Position	Company	Contact
	Client	Etec Contract Services	http://etec-services.co.uk/
	Tree Officer		
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	Main contractor		
	Architect		

Document Production Record

Document number	Editor	Signature	Position	Issue number	Date
Arbtech AIA 01	Alan Thompson		Arboricultural Consultant	1	06/01/2026

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