

# Tree Survey to BS5837: 2012

SITE: 69 Crumpsall Lane, Crumpsall, Manchester

Ref: NWTCTS/RG01



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# CONTENTS

- 1 INTRODUCTION**
- 2 EXECUTIVE SUMMARY**
- 3 STATUTORY PROTECTION AND GUIDANCE**
- 4 TREE SURVEY**
- 5 CONCLUSION & RECOMMENDATIONS**
- 6 QUALIFICATIONS**
- 7 BIBLIOGRAPHY**

## **APPENDICES**

**APPENDIX A: ARBORICULTURAL SURVEY DATA**

**APPENDIX B: SURVEY METHODOLOGY**

## **DRAWINGS**

**DRAWING 1: TREE CONSTRAINTS PLAN**

**Table 1: General Information**

|                |                                 |
|----------------|---------------------------------|
| Document Title | Tree Survey to BS 5837: 2012    |
| Prepared for   | Debtal                          |
| Prepared by    | North West Tree Consultancy Ltd |
| Document Ref   | NWTCTS/RG01                     |
| Author         | Robert Goodwin                  |
| Date           | 29/09/2025                      |

# 1 Introduction

- 1.1.1 North West Tree Consultancy Ltd is instructed by Debtal to conduct an arboricultural survey at 69 Crumpsall Lane, Crumpsall, Manchester, M8 5SR.
- 1.1.2 The survey is in accordance with British Standard 5837: 2012 'Trees in relation to design, demolition and construction-Recommendations' and is used as 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 and Tree Constraints Plan.

## 2 Executive Summary

- 2.1.1 An arboricultural survey to BS5837 was carried out on all trees within impacting distance of the site by Robert Goodwin on the 26<sup>th</sup> September 2025.

**Figure 1: Site Location (Not to Scale)**



- 2.1.2 Trees within the site were assessed using the methodology and guidance from British Standard 5837: 2012 ‘Trees in relation to design, demolition and construction-Recommendations’.
- 2.1.3 Trees were categorized during the survey using **Table 4** – cascade chart for tree quality assessment (see **Appendix B**).
- 2.1.4 A total of sixteen individual trees (T001 – T016) and one group of trees (T004) were surveyed.
- 2.1.5 Details of each tree and group surveyed is provided in **Appendix A**.

### **Methodology**

- 2.1.6 The methodology used during the survey was the British Standard 5837 :2012 Trees in relation to design, demolition and construction – Recommendations.
- 2.1.7 The aim of the survey is to establish the quality of trees on site and determine which trees are of a good or moderate quality and are suitable for retention and justify protection, and trees which are poor or low quality and are unsuitable for retention.
- 2.1.8 Trees which form groups or areas of woodland have been considered as groups where the arboriculturist has deemed this appropriate.
- 2.1.9 It is often adventitious where practicable to assess the quality and value of such groups as a whole rather than individuals, however individual trees have been assessed as such which are within the group if it is appropriate to differentiate between them.

### 3 Statutory Protection and Guidance

#### **National Planning Policy Framework (NPPF)**

The NPPF assumes protection of all ancient woodland and veteran trees unless there are wholly exceptional reasons and a suitable compensation strategy exists. In this respect ancient woodland is defined as an area which has been wooded continuously since at least 1600 AD and a veteran as a tree that because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value.

Under section 197 and 198 of the Town and Country Planning Act 1990, local planning authorities, when granting planning consent for development, have a duty to protect trees and woodlands, in the interests of amenity, from willful damage or removal through the use of planning conditions and TPO's.

#### **Tree Preservation Orders & Conservation Area Designations**

Works to trees which are covered by Tree Preservation Orders (TPO's) or those that are within a Conservation Area (CA) require permission or consent from your Local Planning Authority (LPA).

Section 211 of the Town and Country Planning Act 1990 relates to the preservation of trees within a Conservation Area. Under section 211 anyone proposing to remove, uproot or destroy any tree within a Conservation Area is required to give the Local Planning Authority (LPA) 6 weeks prior notice (A Section 211 notice).

It is necessary to obtain confirmation from the LPA of any TPO's or CA's upon the site and to follow the appropriate application procedure if tree surgery or any works are required in respect of protected trees.

*No statutory protection check has been performed. BS5837 does not distinguish between trees which are subject to statutory protection such as a Tree Preservation Order (TPO) and those trees without. This is due to the fact that a detailed planning consent overrides any TPO protection. We do not seek to bias our findings and decisions in favour of protected trees over other trees without protection.*

## Protected Species - Birds

- It is a criminal offence under the Wildlife & Countryside Act 1981 to intentionally kill, injure or take any wild bird, or take or destroy their eggs or nest, or damage a nest while that nest is in use or being built. It is advised not to carry out any tree works during bird nesting season which in the UK falls between mid - March to the end of July.

## Protected Species – Bats

- Mature trees often contain cavities, crevices and hollows, which are a potential habitat for roosting bats. Bats are afforded protection under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended), as well as under Schedule 2 of the Conservation of Species and Habitats Regulations 2010, and as such causing damage to a bat roost constitutes an offence.

## Felling Licenses

- The Forestry Act (1967) requires that a felling license is obtained to remove trees amounting to more than five cubic metres of timber in a calendar quarter. The licenses are administered through the Forestry Commission and contravention of the associated controls can incur substantial penalties.

## 4 Tree Survey

### Scope

- 4.1.1 Pre-development tree surveys are carried out to make arboricultural management recommendations based purely upon individual tree or group of trees condition relative to their present context, and not in relation to the proposed development.
- 4.1.2 An arboricultural survey was carried out on all trees within impacting distance of the site.
- 4.1.3 The survey was undertaken by Robert Goodwin of North West Tree Consultancy Ltd on the 26<sup>th</sup> September 2025.
- 4.1.4 16 individual trees (T001 – T016) and 1 Group of trees (T004) were recorded within influencing distance of the site.
- 4.1.5 A schedule of all trees and groups including species, condition, age, management recommendations and BS 5837:2012 quality categories is provided within **Appendix A**.
- 4.1.6 Tree and group locations along with their canopy spreads and Root Protection Areas (RPA) are shown on **Drawing 1**.

### Limitations

- 4.1.7 The survey was carried out from ground level only and using visual observations.
- 4.1.8 No detailed examinations were made such as decay detection or aerial inspections, such recommendations if required are detailed in recommendations within the tree survey schedule found in **Appendix A**.
- 4.1.9 Measurements were measured using specialist measurement equipment unless otherwise indicated as approximate.
- 4.1.10 Trees bordering the site have been excluded from the survey if they have been deemed far enough away from the developable area.

## Tree Quality Categorisation

4.1.11 Under BS 5837:2012 Trees in relation to design, demolition and construction- Recommendations, trees and groups of trees are assigned a quality category in order to quantify their value within any future development.

4.1.12 The table below contains a summary of the categories set out in the British Standard.

4.1.13 The full table is reproduced in **Appendix B**.

**Table 2: BS 5837: 2012 Tree Quality Categorisation**

| HIGH QUALITY                                                                            | MODERATE QUALITY                                                                            | LOW QUALITY                                                                                                                             | FELL/REMOVE                                                                                                                                           |
|-----------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| A                                                                                       | B                                                                                           | C                                                                                                                                       | U                                                                                                                                                     |
| Trees of high quality with an estimated remaining life expectancy of at least 40 years. | Trees of moderate quality with an estimated remaining life expectancy of at least 20 years. | Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm. | 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. |

## 5 Conclusion & Recommendations

- 5.1.1 The survey identified a mix of higher quality Category B trees that should be retained as part of the development, along with a number of lower quality Category C specimens which offer limited constraint.
- 5.1.2 The main design considerations are the Root Protection Areas (RPAs) and canopy spreads of the better trees, which should be respected in the site layout to ensure their long-term retention.
- 5.1.3 It is recommended that:
- Category B trees are retained and integrated into the design.
  - Category C trees may be removed if required to facilitate development.
  - Protective fencing and ground protection are installed prior to works, in line with BS5837:2012.
  - An Arboricultural Impact Assessment, Tree Protection Plan, and Method Statement are prepared once detailed proposals are available.
- 5.1.4 Provided these measures are adopted, the proposed development can proceed without unacceptable impact on the site's arboricultural resource.

## 6 Qualifications

- ABC Level 4 Diploma in Arboriculture
- ABC Level 4 Certificate in Arboriculture
- Professional Tree Inspection (Lantra Awards)

### Membership

- Technician member of the Arboricultural Association (TechArborA)
- Associate member of the Institute of Chartered Foresters

## 7 Bibliography

- British Standards 3998 (2010) *Tree work – Recommendations UK; British Standards Institution*
- British Standards 5837 (2012) *Trees in relation to design, demolition and construction - Recommendations; British Standards Institution*
- Department for Leveling Up, Housing and Communities (2024). *National Planning Policy Framework*. Published 12 December 2024. Amended 7 February 2025. London: DLUHC.
- Hirons, A., & Thomas, P. (2017). *Applied Tree Biology*

# APPENDECIES

**Appendix A: Arboricultural Survey Data**

**Appendix B: Survey Methodology**

## APPENDIX A: ARBORICULTURAL SURVEY DATA

| Ref. | Species                                                    | Structure | Num. Stems | Height | Ult. Height (m) | Stem diameter(s) (mm) | Combined Stem Diam | Life Stage   | Rem. Contrib. | Comments                                                                                           | General Observations                                                                                                              | Retention Category | Spread                   | Crown Clearance (m) | Lowest Branch Direction | RPA                              | Recommendations                                  |
|------|------------------------------------------------------------|-----------|------------|--------|-----------------|-----------------------|--------------------|--------------|---------------|----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------------|---------------------|-------------------------|----------------------------------|--------------------------------------------------|
| T001 | Sycamore<br>( <i>Acer pseudoplatanus</i> )                 | Tree      | 1          | 13.0   | 22.0            | 360                   | 360                | Semi Mature  | 40+ Years     | Tree located on perimeter edge of the site.                                                        | Fair overall Physiological and Structural condition.                                                                              | B1,2               | N:3<br>E:5<br>S:6<br>W:4 | 3.0                 | SW                      | Radius: 4.3m.<br>Area: 58 sq m.  | Retain.<br>RPA may constrain future development. |
| T002 | Sycamore<br>( <i>Acer pseudoplatanus</i> )                 | Tree      | 2          | 13.0   | 22.0            | 300, 300              | 424                | Semi Mature  | 40+ Years     | Tree located to perimeter edge of the site.                                                        | Fair overall Physiological and Structural condition.                                                                              | B1,2               | N:4<br>E:4<br>S:4<br>W:4 | 3.0                 | SW                      | Radius: 5.1m.<br>Area: 82 sq m.  | Retain.<br>RPA may constrain future development. |
| T003 | Common lime<br>( <i>Tilia x vulgaris</i> )                 | Tree      | 4          | 14.0   | 22.0            | 280, 280, 280, 280    | 560                | Early Mature | <10 years     | Consider removal of tree prior to any works commencing.                                            | Poor overall Physiological and Structural condition. Extensive decay to base of three stems.                                      | C1                 | N:5<br>E:5<br>S:5<br>W:5 | 4.0                 | NE                      | Radius: 6.7m.<br>Area: 141 sq m. | Tree unsuitable for retention.                   |
| T004 | Leyland cypress x10<br>( <i>X Cuprocyparis leylandii</i> ) | Group     | 10         | 8      | 20.0            | 320                   | 320                | Semi Mature  | 10+ Years     | Trees in fair overall condition. Some pruning works have been carried out to these trees recently. | Linear boundary group to west side of the site.                                                                                   | C1,2               | N:3<br>E:3<br>S:3<br>W:3 | N/A                 | N/A                     | Area: 53 sq m.                   | Retain if possible.                              |
| T005 | Goat willow<br>( <i>Salix caprea</i> )                     | Tree      | 3          | 10.0   | 24.0            | 250, 250, 250         | 433                | Semi Mature  | 10+ Years     | Tree located to perimeter edge of the site.                                                        | Fair overall Physiological and Structural condition. Tree located on neighbouring property. Previous pruning stubs to lower stem. | C1                 | N:2<br>E:5<br>S:4<br>W:5 | 5.0                 | E                       | Radius: 5.2m.<br>Area: 85 sq m.  | Retain if possible                               |
| T006 | Sycamore<br>( <i>Acer pseudoplatanus</i> )                 | Tree      | 3          | 12.0   | 22.0            | 300, 250, 250         | 464                | Semi Mature  | 10+ Years     | Measurements estimated due to access limitations.                                                  | Multi stemmed tree to perimeter on neighbouring property. Tree in fair overall condition. Some pruning stubs to lower crown.      | C1                 | N:4<br>E:4<br>S:4<br>W:4 | 5.0                 | E                       | Radius: 5.6m.<br>Area: 99 sq m.  | Retain if possible                               |

|      |                                                     |      |    |      |      |                                             |     |              |           |                                                   |                                                                                                                                                             |      |                          |     |   |                                  |                                                            |
|------|-----------------------------------------------------|------|----|------|------|---------------------------------------------|-----|--------------|-----------|---------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|------|--------------------------|-----|---|----------------------------------|------------------------------------------------------------|
| T007 | Goat willow<br>( <i>Salix caprea</i> )              | Tree | 1  | 11.0 | 24.0 | 300                                         | 300 | Semi Mature  | 10+ Years | Measurements estimated due to access limitations. | Tree to neighbouring property. Heavy lean towards east of site. Tree in fair overall condition.                                                             | C1   | N:3<br>E:6<br>S:2<br>W:2 | 3.0 | E | Radius: 3.6m.<br>Area: 41 sq m.  | Tree may form a constraint due to canopy spread over site. |
| T008 | Sycamore<br>( <i>Acer pseudoplatanus</i> )          | Tree | 1  | 11.0 | 22.0 | 250                                         | 250 | Semi Mature  | 30+ Years | Measurements estimated due to access limitations. | Tree on neighbouring property. Fair overall condition.                                                                                                      | B1,2 | N:4<br>E:3<br>S:2<br>W:3 | 4.0 | N | Radius: 3.0m.<br>Area: 28 sq m.  | Retain.<br>RPA may constrain future development            |
| T009 | Goat willow<br>( <i>Salix caprea</i> )              | Tree | 10 | 10.0 | 24.0 | 250, 200, 200, 250, 200, 200, 250, 200, 250 | 700 | Semi Mature  | <10 years | Measurements estimated due to access limitations. | Fair overall Physiological and Structural condition. Some dieback present on some stems in upper crown.                                                     | C1   | N:5<br>E:5<br>S:5<br>W:5 | 2.0 | S | Radius: 8.4m.<br>Area: 222 sq m. | Retain.<br>RPA may constrain future development            |
| T010 | Poplar<br>( <i>Populus sp.</i> )                    | Tree | 1  | 14.0 | 28.0 | 550                                         | 550 | Early Mature | 20+ Years | Measurements estimated due to access limitations. | Tree in fair overall condition. Tree located in neighbouring property. Tree is situated on raised garden above existing site, RPA offset to allow for this. | B1,2 | N:7<br>E:7<br>S:7<br>W:7 | 5.0 | S | Radius: 6.6m.<br>Area: 137 sq m. | Retain.                                                    |
| T011 | Common hawthorn<br>( <i>Crataegus monogyna</i> )    | Tree | 1  | 6.0  | 10.0 | 180                                         | 180 | Semi Mature  | 30+ Years | Measurements estimated due to access limitations. | Good overall Physiological and Structural condition. Tree located in neighbouring property.                                                                 | B1   | N:2<br>E:2<br>S:2<br>W:2 | 2.0 | S | Radius: 2.2m.<br>Area: 15 sq m.  | Retain.                                                    |
| T012 | Horse chestnut<br>( <i>Aesculus hippocastanum</i> ) | Tree | 1  | 14.0 | 20.0 | 630                                         | 630 | Early Mature | 30+ Years | Tree located on entrance driveway.                | Good overall Physiological and Structural condition.                                                                                                        | B1,2 | N:7<br>E:7<br>S:7<br>W:6 | 6.0 | N | Radius: 7.6m.<br>Area: 181 sq m. | Retain.<br>RPA may constrain future development            |
| T013 | Swedish whitebeam<br>( <i>Sorbus intermedia</i> )   | Tree | 1  | 13.0 | 12.0 | 360                                         | 360 | Semi Mature  | 30+ Years | Tree located on existing driveway entrance.       | Good overall Physiological and Structural condition.                                                                                                        | B1,2 | N:3<br>E:3<br>S:3<br>W:3 | 5.0 | S | Radius: 4.3m.<br>Area: 58 sq m.  | Retain.<br>RPA may constrain future development            |
| T014 | Common lime<br>( <i>Tilia x vulgaris</i> )          | Tree | 1  | 15.0 | 22.0 | 580                                         | 580 | Early Mature | 30+ Years | Measurements estimated due to access limitations. | Fair overall Physiological and Structural condition. Some                                                                                                   | B1,2 | N:6<br>E:8<br>S:8<br>W:6 | 5.0 | S | Radius: 7.0m.<br>Area: 154 sq m. | Retain.<br>RPA may constrain future development            |

|      |                                          |      |   |      |      |                    |     |              |           |                                                                     |                                                                                                                 |      |                          |     |   |                                  |                                                 |
|------|------------------------------------------|------|---|------|------|--------------------|-----|--------------|-----------|---------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|------|--------------------------|-----|---|----------------------------------|-------------------------------------------------|
|      |                                          |      |   |      |      |                    |     |              |           |                                                                     | deadwood present in upper crown.                                                                                |      |                          |     |   |                                  |                                                 |
| T015 | Common lime<br><i>(Tilia x vulgaris)</i> | Tree | 1 | 11.0 | 22.0 | 600                | 600 | Early Mature | 30+ Years |                                                                     | Good overall Physiological and Structural condition. Tree is a lapsed pollard located to the south of the site. | B1,2 | N:5<br>E:5<br>S:5<br>W:5 | 3.0 | N | Radius: 7.2m.<br>Area: 163 sq m. | Retain.<br>RPA may constrain future development |
| T016 | Common holly<br><i>(Ilex aquifolium)</i> | Tree | 4 | 5.0  | 12.0 | 150, 150, 150, 150 | 300 | Semi Mature  | 10+ Years | This tree may form a constraint if the entrance was to be extended. | Multi stemmed tree in fair overall Physiological and Structural condition located to site entrance.             | C1   | N:2<br>E:2<br>S:2<br>W:2 | 1.0 | N | Radius: 3.6m.<br>Area: 41 sq m.  | Retain.<br>RPA may constrain future development |

## APPENDIX B: SURVEY METHODOLOGY

### SURVEY METHOD

**REF:** Notional ID given to each tree or group of trees

**SPECIES:** Common name is given. Latin name may also be given to aid clarification if required

**NUMBER of STEMS:** Number of stems arising from below 1.5 metres

**HEIGHT IN METRES:** Top height of tree measured in metres

**ULT HEIGHT:** Tree species ultimate growing height in metres

**STEM DIAMETER (mm):** Single stemmed trees are measured at 1.5 metres above ground level & recorded in millimetres.

**COMBINED STEM DIAMETER (mm):** For multi-stemmed trees an average of all stems is measured at 1.5 metres above ground level and recorded in millimetres.

**LIFE STAGE:** Y= Young trees - less than 1/3 normal life expectancy

SM= Semi-Mature trees - 1/3 to 2/3 normal life expectancy

M= Mature trees -over 2/3 normal life expectancy

OM= Over mature trees - beyond usual life expectancy

**REMAINING CONTRIBUTION IN YEARS:** Trees estimated life expectancy

**COMMENTS:** An evaluation of potential impacts on the tree prior to proposed construction

**GENERAL OBSERVATIONS:** A brief description of the tree with comments on form, vitality, any significant defects or ill health along with structural and physiological condition.

#### RETENTION CATEGORY:

A=Trees of High Quality & Value

B=Trees of Moderate Quality & Value

C=Trees of Low Quality & Value

U=Trees to be Removed or Felled

**SPREAD:** Crown spread (North/East/South/West) measured in metres from centre of trunk

**CROWN CLEARANCE:** Height of growth of first significant living branch

**LOWEST BRANCH DIRECTION:** Direction of growth of first significant living branch

**RPA:** The RPA is allocated to ensure a sufficient area around the tree is left undisturbed during development. It is provided as an area (m<sup>2</sup>) and as a radius of a circle in metres, and typically plotted from the centre of the tree.

**RECOMMENDATIONS:** Recommendations for pre, during and post development tree works taking into account the tree or group attributes without bias to the proposed development

## APPENDIX B: SURVEY METHODOLOGY

**Table 4: BS 5837: 2012 Tree Quality Categorisation Chart**

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

## **DRAWINGS**

### **Drawing 1 – Tree Constraints Plan**

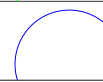


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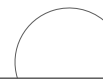
Notes:-



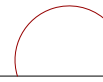
Category A tree, group or hedge



Category B tree, group or hedge



Category C tree, group or hedge



Category U tree, group or hedge



Root Protection Area (RPA)

|      |      |             |       |       |  |
|------|------|-------------|-------|-------|--|
| X01  |      |             |       |       |  |
| REV. |      |             |       |       |  |
|      | DATE | DESCRIPTION | DRAWN | CHK'D |  |



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Client: **Debtal**

Project: **69 Crumpsall Lane, Manchester**

Title: **Tree Constraints Plan**

Issue: **Planning**

|                      |                   |                  |
|----------------------|-------------------|------------------|
| Drawn: RG            | Checked: RG       | Approved: RG     |
| Project: NWTC/001    | Scale @ A0: 1:100 | Date: 26/09/2025 |
| Dwg No: NWTC-TCP-X01 | Revision: X01     |                  |



Assessment and Report carried out by: **Robert A. Goodwin**

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