AMENITYTREE

ENVIRONMENTAL PLANNING CONSULTANTS

Arboricultural Impact Assessment (AIA)

All Saints Library Development

Prepared for: Planit IE

Prepared by Simon Brain Managing Director

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1 Tree Protection Plan

2 Survey sheets (updated as a result of AIA)

1.0 Introduction

1.1 Instruction, Scope, Methodology, Mitigation & Limitations

1.2 My name is Simon Brain I am arboriculturist, with 25 years' experience holding the LANTRA Professional Tree Inspection certificate. I have been instructed by the client to prepare the following Arboricultural Impact Assessment for land at Oxford Rd to support the proposed development of the Manchester Metropolitan University Library Demolition Application Project.

1.3 This Arboricultural Implications Assessment (AIA) is based on the proposed developments as shown on the Proposed Site Plans (General Arrangement 1350B-PLA-XX-XX-DR-L-000001) as drawn by Planit IE and incorporated into the Tree Protection Plans (TPP) in Appendix 1 of this report.

1.4 The assessment will be carried out in line with the recommendations in BS 5837:2012 *Trees in relation to design, demolition and construction – Recommendations* and will evaluate the direct and indirect impacts of the proposed design and where necessary recommend mitigation.

1.5 The AIA considers constraints posed above and below ground and where appropriate makes recommendations to mitigate impacts associated with development sites and retained trees.

1.6 Where specialist design, construction techniques or in areas where supervision of the works is required a Special Measure Area (SMA) has been shown on the TPP for the study areas.

1.7 Below ground constraints are influenced by the root protection area and are determined in line with the recommendations set out in BS 5837:2012. These recommendations quantify the root protection area based on a measured stem diameter in accordance with Annex C, and the root protection area determined from Annex D.

1.8 It is important to understand that when considering the Root Protection Area (RPA) with regards to the circular plot as delineated on the Tree Protection Plan (TPP) that a number of site factors can influence root morphology and disposition of tree roots.

1.9 Above ground constraints are considered above and below ground and in line with the recommendations in BS 5837:2012 to include; shade, dominance, current and future crown spread as well as the ultimate height of those retained trees.

1.10 Impacts associated with development sites and retained trees can be associated with single or multiple site operations that can subject trees to multiple impacts *(root severance, compaction, loss of photosynthetic material),* where this is applicable it will be highlighted in the AIA.

1.11 The mitigation measures proposed in this report are essential to ensure that trees marked for retention are adequately protected during the period of post/preconstruction.

2.0 Arboricultural Impact Assessment

2.1 Area for proposed development

2.2 The proposed development has been embedded within the Tree Constraints Plan which indicates the following developments associated with this site to have an arboricultural impact:

- Lighting and CCTV
- Removal of existing parapet overhanging RPA
- Installation of proposed development infrastructure requiring tree removal

2.3 The arboricultural impacts of these items have been identified below.

2.3.1 Lighting and CCTV

The installation of lighting and CCTV are all located outside RPA so no impact is considered to apply.

2.3.2 Removal of existing parapet overhanging RPA

The existing parapet overhanging the RPA is at first floor level and therefore no ground level impacts apply. It is however recommended that the parapet is demolished using a top down approach to ensure no resultant impact on the Construction Exclusion Zone/Special Measures Area (CEZ/SMA).

2.3.3 Installation of proposed development does not require removal of any trees.

3.0 Tree Preservation Orders

3.1 I have checked not checked with Manchester City Council over Conservation Area or Tree Preservation Order and if they apply to this site.

4.0 Trees to be removed and retained

4.1 The following trees have been identified for removal due to their condition (Category U): None

4.2 No trees are identified to be removed for the direct impact of development as listed in section 2.3.2.

4.3 All trees are due to be retained and protected as outlined on the TPP by methodology needed in an Arboricultural Method Statement (AMS).

5.0 Root Protection Areas (RPA)-modifications

5.1 Root Protection Areas have been plotted in line with the guidance given in BS 5837: 2012 where ground constraints have had or are likely to effect the root morphology of trees e.g. where underground utilities or building foundations have obstructed root growth this shall require formal confirmation by excavation to establish presence or absence of significant rooting material. No RPA modifications have been shown for this scheme.

6.0 Post construction considerations

6.1 Not applicable due to nature of application (non residential).

7.0 Tree pruning to facilitate development and future pruning

7.1 There are no requirements for minor levels of tree pruning to facilitate the proposed development.

8.0 New surfacing and ground level modifications

8.1 New surfacing is required in RPA of retained trees. Old surfacing requires potential removal in the RPA of retained trees. Refer to section 2.3.

9.0 Construction Exclusion Zones (CEZ) and Special Measure Areas (SMA)

9.1 The Construction Exclusion Zone has been shown as a black fenced polyline on the TPP in Appendix 1 and shall be constructed using heras panels and rubber feet securely staked to the ground.

9.2 The CEZ is purposefully located within proposed new surfacing near TPO trees in order to prompt site supervision and wider protective measures when new surfacing is installed. The CEZ must be installed as signed off as fit for purpose before any other works commence on site.

9.3 2no. SMA apply for the new hard surfacing (yellow SMA) and conversion of existing hard surfacing to soft landscape (green SMA).

10.0 Site supervision and monitoring

10.1 Where a tree has been delineated on the TPP as requiring retention there will be a requirement to oversee construction operations in these areas in order to ensure that no damage occurs to the retained tree.

10.2 To ensure that there is an auditable system of site monitoring, reports will be compiled by an appointed arborist and following site visits they issued to the site manager and design team, copies of which will be available on site at all times for inspection by a Council planning/Tree officer.

11.0 Installation of below ground infrastructure

11.1 No detailed plans have been provided specifying the location of site utilities

11.2 Specialist advice with regards to the position of utilities will need to be sought from engineers and must be reviewed by the consulting arboriculturist prior to commencement on site.

11.3 The usual construction techniques for installing site utilities within an RPA will be unacceptable due to the level of root severance that would occur. The impact of root severance will have a detrimental effect on tree health as trees require a healthy root system in order to maintain water and mineral uptake from the soil. Trees need to maintain a balance between shoot and root growth to ensure that the resources supplied by each can meet the demand of the other. Severance of tree roots caused by trenching can lead to reduced water uptake which in turn impacts on the trees ability to supply water to the canopy, resulting in desiccation. A further complication associated with root severance can be problems associated with tree stability. The tree relies on an intact root system in order to maintain stability; this stability will be compromised by root severance.

11.4 The use of trenchless techniques can be acceptable provided the depth of service run that is excavated is below the anticipated root depth.

12.0 Design change requirements

12.1 Design change requirements have not been necessary.

13.0 Amenity Value

The retention of significant arboricultural assets has been achieved and no change in visual amenity applies.

14.0 Concluding statement

14.1 The proposed scheme was assessed in line with guidance provided in BS 5837:2012 *Trees in relation to design demolition and construction – Recommendations* with the aim to achieve a harmonious relationship between trees and structures that can be sustained in the long term.

14.2 It is my professional opinion as an arboriculturist that the scheme can successfully retain the large Plane trees on Oxford Rd and that because of the scheme is proposing amelioration of the soils in the immediate vicinity of tree stems, the scheme delivers an improvement in the trees long term health.

Appendix 1 Tree Protection Plan



TREE PROTECTION PLAN

Retention value key

(RETENTION VALUE A)

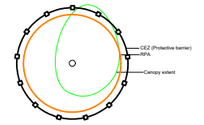
(RETENTION VALUE B)

(RETENTION VALUE C)

(RETENTION VALUE U)

Root Protection Areas (RPA) & Construction Exclusion Zones (CEZ)

Root Protection Areas (RPA's) have been identified and are based on BS5837:2012. RPA's and Construction Exclusion Zones (CEZ) have been shown as detailed below. The CEZ shall act as the protective barrier for retained trees.



CEZ

The CEZ's will require installation as shown on the TPP. The section of CEZshall be repositioned t only under arboricultural supervision and only when all construction associated with SMA is complete .

SMA. New permanent hard surfacing proposed. All surfacing to be no dig and installed under arboricultural supervision.

SMA. Soft landscape creation. Arboricultural supervision required.

Refer to Arboricultural Implications Assessment (AIA) for details of recommended construction in SMA's.

AMENITY TREE Ltd

Client:
Planit-IE

Project:
MMU Library-Oxford Street

Detail:
Tree Protection Plan

Drawn By:	Date:	Scale:
SB	02.12.2025	1/250@A3

Drg No:	Revision:
01	V3

Appendix 2 Survey sheets (updated as a result of AIA)

Tree No.	Common Name	Life Stage	Diameter(mm)	Stems	Height(m)	Crown Height(m)	North(m)	South(m)	East(m)	West(m)	Retention Category	Estimated Remaining Life Expectancy (yrs)	Comments	Recommendations following AIA	RPA-R	RPA-Sqm
T44	London Plane	M	750	1	22	2.5	5	9	11	4	A1	40+		SMA applies for no dig surfacing and conversion of existing hard standing to soft landscape.	9	254
T45	London Plane	M	555	1	22	2.5	4	5	10	3	A1	40+		SMA applies for no dig surfacing and conversion of existing hard standing to soft landscape.	6.7	139
T46	London Plane	M	680	1	22	2.5	6	4	11	4	A1	40+		SMA applies for no dig surfacing and conversion of existing hard standing to soft landscape.	8.2	209
T47	London Plane	M	505	1	22	2.5	5	4	10	4	A1	40+		SMA applies for no dig surfacing and conversion of existing hard standing to soft landscape.	6.1	115
T48	London Plane	M	715	1	22	2.5	13	5	10	4	A1	40+		SMA applies for no dig surfacing and conversion of existing hard standing to soft landscape.	8.6	231