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This survey has been produced at the survey scale detailed below with its accuracy commensurate with the indicated scale and should only be used for its original intended purpose. Any scaling should only be undertaken using a stable media print produced using the original data. The plotted scale may differ (for presentation purposes) from the survey scale.

It is for the use only of the party to whom it has been addressed and no responsibility is accepted to any third party for the whole or part of its contents. Any third party who uses or relies on the information contained in this survey do so at their own risk. Any liability disclosed to ACS Consulting by all parties concerned and no liability, nor responsibility can be accepted, unless full disclosure has been made.

All tree features that were visible at the time of the survey have been located, however there may have been items obscured.

All data remains in the ownership of ACS Consulting and any discrepancies between this survey and any other information should be reported to ACS Consulting.

Arboricultural Legend

(where applicable)

- INDIVIDUAL TREE GROUPED FEATURE REMOVED
- INDIVIDUAL TREE
- INDICATIVE EXTENT OF GROUPED FEATURE
- CATEGORY GRADE A Trees of high quality
- CATEGORY GRADE B Trees of moderate quality
- CATEGORY GRADE C Trees of low quality
- CATEGORY GRADE U Trees unsuitable for retention
- CATEGORY GRADE A Group/Hedge of high quality
- CATEGORY GRADE B Group/Hedge of moderate quality
- CATEGORY GRADE C Group/Hedge of low quality
- CATEGORY GRADE U Group/Hegde unsuitable for retention
- ROOT PROTECTION AREAS (RPA)
- TREE PROTECTION FENCE (TPF)
- TREE PROTECTION FENCE (TPF) ADJUSTED

TREE CANOPIES
Tree canopies have been measured and plotted at their cardinal points for clarity and presentation purposes.

ROOT PROTECTION AREA (RPA)
Root Protection Areas are calculated in accordance with BS5837: 2012. The Root Protection Area (RPA) is a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability and where protection of the roots and soil structure is to be treated as a priority. (Refer to main report for further details).

General Notes

1. The arboricultural survey is based on the supplied topographical survey.
2. Tree canopies have been measured and plotted at their cardinal points for clarity and presentation purposes.
3. All arrows on steps / ramps etc indicate an UP direction unless otherwise stated.
4. Contours are shown on soft detail areas only (where applicable) and annotated at the interval identified above. Hard detail areas may be contoured if specifically requested.
5. Site traffic or obstructions encountered at the time of the survey may have resulted in tree/shrub features being omitted.
6. Root Protection Areas are calculated in accordance with BS5837: 2012. The precise morphology and disposition of roots may not be fully reflected by these areas, particularly where there is hard standing. However, they provide a good indication of potential root constraint.

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ACS CONSULTING ARBORICULTURAL REPORT

Sheet 1

Rev	Date	Description	CAD

Client

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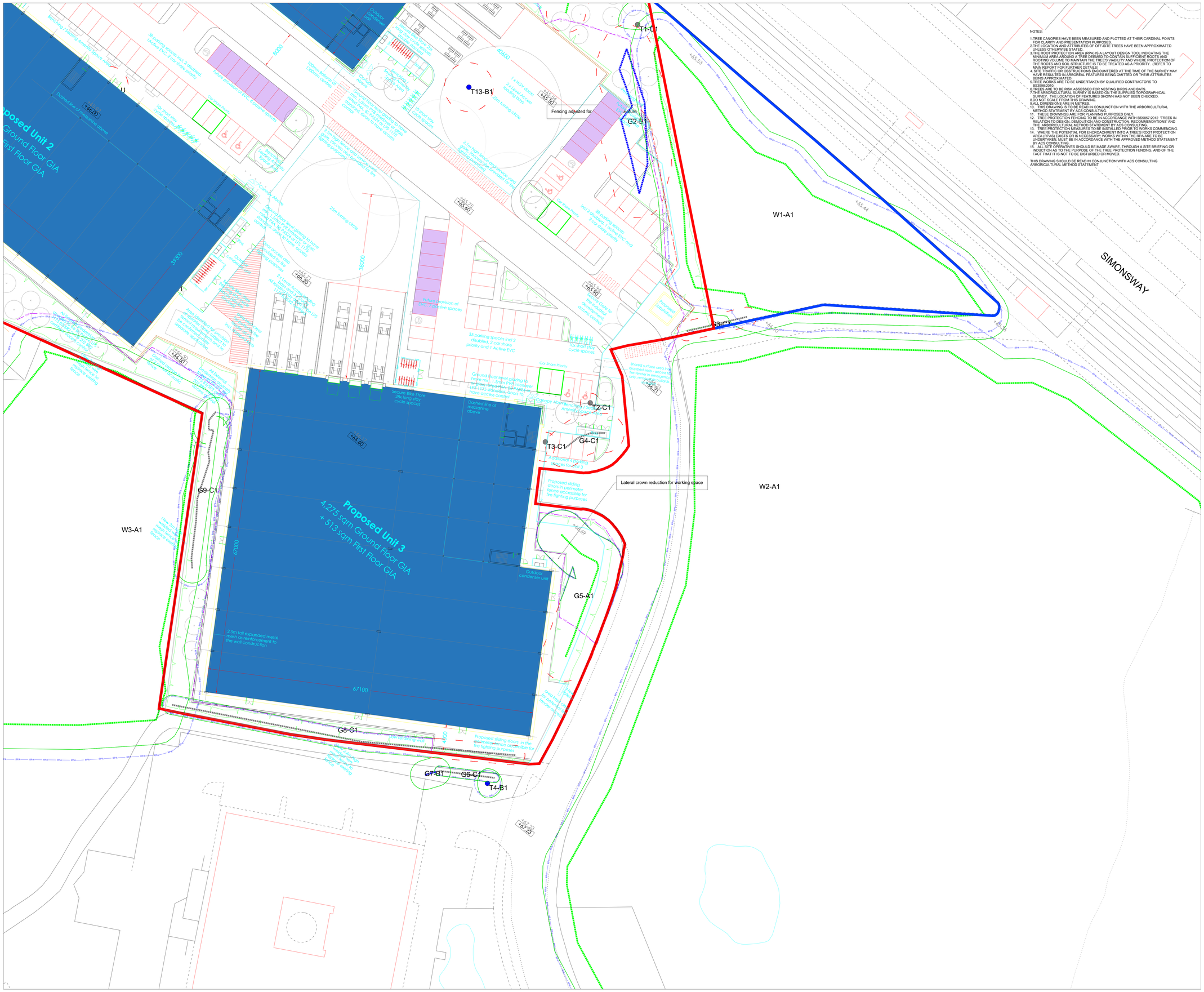
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Arboricultural Layout

Threapwood Road
Manchester M22 0EY

Plotted Scale: A0@1:250
NB: Survey Scale: 1:250

Surveyor: IRM	CAD: SPT	Checker: IRM	Rev:
Date of Issue: Nov 25	ACS Ref No: ARB/5399/Y/200		


Proposed Unit 2
Ground Floor GIA
First Floor GIA
Proposed Unit 3
4,275 sqm Ground Floor GIA
+ 513 sqm First Floor GIA
T1-C1
T2-C1
T3-C1
T4-B1
G1-A1
G2-B1
G3-C1
G4-C1
G5-A1
G6-C1
G7-B1
G8-C1
G9-C1
W1-A1
W2-A1
W3-A1
T13-B1
SIMONSWAY
Fencing adjusted for
Lateral crown reduction for working space
Outdoor condenser unit
Proposed sliding doors in perimeter fence accessible for fire fighting purposes
Ground floor level glazing to have min. 1.5mm PVB interlayer, UR 1135 standard doors to have access control
Secure cycle store 28x long stay cycle spaces
35 parking spaces incl 2 disabled, 2 car share priority and 1 Active EVC
Future provision of EVCP passive spaces
Dashed line of mezzanine above
2.3m high expanded metal mesh as reinforcement to the wall construction
New 2m high weldmesh security fence
Proposed sliding doors in the perimeter fence accessible for fire fighting purposes
Proposed Substation
Shared surface area for access/egress - access for fire tender in emergency only, removable bollard
Additional 4 cycling spaces for Unit 3
Car Share Priority
Canopy Above
Bench Area
Outdoor Seating Area
Car Parking
Cycle Parking
Soft landscaping
Hard landscaping
Existing building to be demolished
Existing building to remain
Existing building to be demolished
Dashed line of mezzanine above
Proposed Unit 2
Ground Floor GIA
First Floor GIA
Outdoor Seating Area
Bench Area
Canopy Above
Car Parking
Cycle Parking
Soft landscaping
Hard landscaping
Existing building to remain
Existing building to be demolished
Existing building to remain
Existing building to be demolished
Existing building to remain
Existing building to be demolished