



Boat Lane, Manchester

Arboricultural Implication Study

October 2025



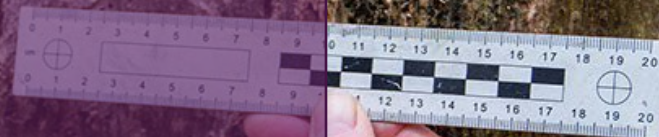
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Drawing(s)		
TCP/5393/Y/100	Arboricultural Plan	
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Document Revision Record		
Issue No	Date	Details of Revisions
1	14 th October 2025	Original issue

Chapter 1 Introduction

1.01

ACS Consulting is instructed by BTP Architects Ltd to report on trees and the implications for the proposed development at: Boat Lane, Manchester (SJ 83206 90126). The assessment and report was undertaken by Ian Murat, Registered Consultant of the Arboricultural Association.

1.02

In accordance with guidance on information requirements and validation for planning applications, this report fulfils the recommended national list criteria for tree survey/arboricultural information. More specifically, it contains the following:

- A full tree survey to the requirements of BS5837 (2012) Trees In Relation To Design, Demolition and Construction – Recommendations;
- A plan showing tree survey information, retention categorisation and root protection areas;
- An assessment of the arboricultural implications of development detailing trees to be retained/removed and appropriate protection measures (BS5837:2012 section 5.3.4),

1.03

The site was visited during September 2025. A survey of the trees was completed in accordance with BS5837 – 2012. This British Standard takes the form of guidance and recommendations. It should not be quoted as if it were a specification and particular care should be taken to ensure that claims of compliance and non-compliance are not misleading. All the trees have been summarised in the tables in Appendix A.

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Chapter 2 Background

2.01 Location

The site is brownfield site located on Boat Lane, Manchester. (Figure 1)

2.02 Statutory Protection (Trees)

Manchester City Council does not hold Tree Preservation Order (TPO) details online. The site is located in the Northenden Conservation Area. (Figure 2).

2.03 Policy

In terms of trees, the application will be subject to the policies of Manchester City Council. The Places for Everyone Development Plan Document, is a joint plan covering 9 out of 10 of the Greater Manchester local authority areas. The Development Plan includes objectives and planning policies that will be used in the determination of planning applications, and which will shape the quality of new development. The policy of most relevance to the arboreal aspects of the is application is: G7. Also of relevance are policies 136 and 187 National Planning Policy Framework, December 2024.

2.04 Soils

BS 5837 – 2012 requires a basic assessment of the soils on site. An examination of the British Geological Survey site records the superficial deposits as: Glaciofluvial Sheet Deposits, Devensian - Sand and gravel. Sedimentary superficial deposit formed between 116 and 11.8 thousand years ago during the Quaternary period.

2.05

The Cranfield Soil and Agrifood Institute Soilscales viewer shows soils at the site to be: Naturally wet very acid sandy and loamy soils.

2.06 Topographical Survey

The arboricultural survey is based on the supplied topographical survey.

Chapter 2 Background



Figure 1

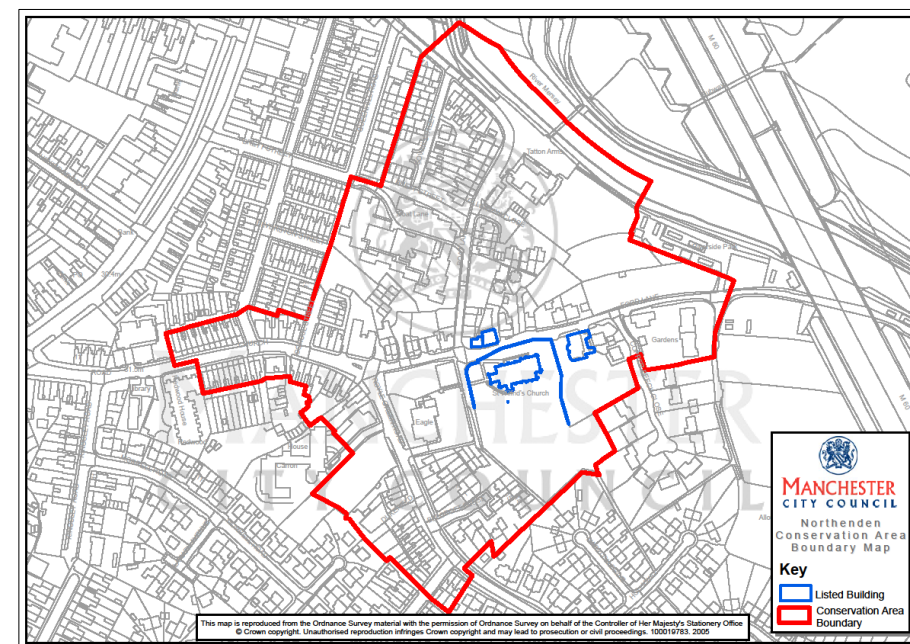


Figure 2

Chapter 3 Tree Survey

3.01

The tree data can be found at Appendix A. There is no requirement in BS 5837 to repeat the details of the constraints information save for confirming that the trees were surveyed for species type, age, height, crown spread, diameter-at-breast-height, condition, and their suitability for retention from ground level. Each tree or group was assigned to one of the four retention categories [A,B,C,U] specified by BS5837. The individual descriptions and other relevant information are contained in the attached schedule and they are shown on the attached plans, based on the original topographical survey. Only trees with a stem diameter of 75 millimetres measured at 1.5 metres above the ground are required to be recorded.

3.02

The heights were measured with a digital Hypsometer and the diameters were taken with a diameter tape to give an average stem measurement. Canopy spreads have been measured at the cardinal points or where they significantly extend in other directions.

Chapter 4 Development Implications

4.01 Project

The application is: *a new build development of five 3-storey four-bedroom terraced houses with off road parking. [sic]*

4.02 Development Implications

The methodology for assessment is based on BS5837 – 2012 Trees in relation to design, demolition and construction – Recommendations. The guidance recommends that impacts on arboricultural assets should be assessed by considering:

1. Which arboreal assets are affected by the proposed development;
2. Understand what contribution the arboreal assets make to the significance of the site and location;
3. Identify what impact the loss of arboreal assets of the site might have on that significance;
4. Consider maximising enhancements and avoiding harm.

4.03 Summary

The proposal requires the loss of low graded self-set pioneer trees. There is no loss of highly desirable trees. The third-party trees are located on a retaining wall above the application site.

4.04 Loss For Development

The development design is driven by prescriptive site width and depths which means that the proposed development can only be accommodated on this site in the proposed location. The development requires the removal of self-set pioneer trees. The trees are mediocre quality specimens. In line with the advice set out in BS 5837, the trees are not of such importance and sensitivity as to be a major constraint on development or, justify substantial modification of the proposals.

4.05

The Category C trees are unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories. They offer low or only temporary/transient landscape benefits.

4.06 Disturbance

None.

4.07 Method Statement

The application does not require a method statement for works close to trees. The closest trees are located off site, above the application site, and are not implicated by the development. (Figure 3).

4.08 Planning Policy

An examination of the Places for Everyone Joint Development Plan 2022 to 2039 notes one specific tree policy JP-G7: Trees and Woodland. Reference has also been made to the current NPPF 2023 (136 and 180).

Chapter 4 Development Implications

4.09

The off-site trees have been successfully incorporated into the development in spatial positions that ensure their long-term retention.

4.10

The development retains and integrates the off-site Green Infrastructure Network retaining the natural capital and ecosystem services the trees provide. Given the extent of green infrastructure assets on the allocation, these features have been taken into consideration in designing the layout.



Figure 3

Chapter 5 Conclusions

5.01

The application site is described in detail in the planning, design and access statement.

5.02

Overall, the proposals will have no impact on the treed character of the site. The removal of T1 and T2 does not detract from the site's character or is harmful to visual amenity or the treed character of the Conservation Area.

Appendix A

Contents

Key

BS 5837 2012

Tree data

KEY

Age	Y – Young: Out-planted trees that have not yet established SM – Semi-mature: Established trees up to 1/3 of expected height and crown EM – Early mature: Between 1/3 and 2/3 of expected height and crown M – Mature: Between 2/3 and full expected height and crown FM – Fully mature: Full expected height and crown OM – Over mature: Crown beginning to break-up and decrease in size S – Senescent: Crown in advanced stage of break-up
Physiological Condition	Good – Very few defects a reasonable long life expectancy depending on age class Fair – Some defects giving the tree a shortened life expectancy Poor – Limited life with major problems
Structural Condition	Good – Very few defects Fair – Some defects rectifiable with minor tree surgery Poor – Significant defects rectifiable with major tree surgery or felling
#	Estimated dimensions.
(a)	Average stem diameter across a group of trees.
*	Tree subject to TPO.

Table 1 – Cascade chart for tree quality assessment

Category and definition	Criteria			Identification on Plan
Category U 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.	- 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 U category trees (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning). - Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline. - 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. <i>NOTE Category U trees can have existing or potential conservation value which might be desirable to preserve; see 4.5.7</i>			RED
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation.	
Trees To Be Considered For Retention				
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, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dormant 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)	GREEN
Category B Trees of moderate quality 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.	BLUE
Category C Trees of low quality 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 benefits	GREY

Tree Ref No.	Species	Height M	Stem Diameter MM	Branch Spread M				Height of Crown Clearance M	Clear Branch Height M	Age Class	Physiological Condition	Structural Condition	Comments/Preliminary Management Recommendations	Estimated Remaining Contribution Years	Category Grading	RPA Radius (M)	RPA Area (M ²)
				N	E	S	W										
G1	Cypress	15	400	4	4	4	4	4	4	M	Good	Poor	Multi-stemmed group located off-site. RPA restriction due to retaining wall. Poor past pruning practice. A group of low quality and value in the landscape.	10+	C1/2	4.8	72
H1	Cypress Hedge	4	300	2	2	2	2	0	0	M	Good	Poor	Located off-site. Poorly topped. RPA restriction due to retaining wall. A hedge of low quality and value in the landscape.	10+	C1/2	3.6	41
1	Goat Willow	10	200 Average	3	3	3	3	1	1	Y/SM	Good	Fair	Multi-stemmed – approximately 10 stems. Growing through concrete. A tree of low quality and value in the landscape.	10+	C1/2	2.4	18
2	Goat Willow	6	300	3	3	3	3	0	0	Y/SM	Good	Poor	Multi-stemmed from an old cut stump. Decay. A tree of low quality and value in the landscape.	10+	C1/2	3.6	41

Head Office

Suite 1, 9-11 Princess Street, Knutsford, WA16 6BY

01565 755 422

www.acsconsulting.co.uk

Scotland Office

272 Bath Street, Glasgow, G2 4JR

0141 354 1633

glasgow@acsconsulting.co.uk

www.acsconsulting.co.uk

Ian Murat

M.Sc, F.Arbor.A, CEnv, MCIEEM, RC. Arbor.A

Registered Consultant of the Arboricultural Association.

ian.murat@acsconsulting.co.uk

