Arboricultural Impact Assessment

Site 20
Crumpsall Park
Visitor Centre
Ash Tree Road
M8 5RX

Ref: P.2066.24

October 2024

Revision	Date	Description
A	1st May 2025	Updated planning layout
B	3rd June 2025	Minor amendments
C	7th November 2025	Updated site layout

Important: Any recommendations made within this report are subject to the appropriate consents being in place in advance. We cannot be held responsible for the actions of others not adhering to statutory controls.

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P.2066.24

Arboricultural Impact Assessment

Crumpsall Park Visitor Centre, Ash Tree Road, M8 5RX

For

Corstorphine and Wright

October 2024
(Rev C – 7th November 2025)

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Drawing P.2066.24.T02C *Tree Constraints & Draft Protection Drawing*

EXECUTIVE SUMMARY

A survey of the existing trees on and adjacent land at Crumpsall Park Visitor Centre, Ash Tree Road, M8 5RX has been carried out by a suitably qualified and competent Arboriculturist in accordance with British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations*.

The purpose of the survey and of this report is to identify the impact of the proposed development of the site on trees, both within and immediately adjacent the site, in accordance with the provisions of BS5837: 2012.

The development of the site will involve the reconstruction of the existing building which will require the removal of a number of existing trees and in the absence of suitable controls, also has the potential to have an indirect impact on a number of the trees proposed for retention.

Mitigation for the impact of the development can be provided in the form of the following:

- The erection of protective fencing in advance of the commencement of the development to safeguard the root systems of retained trees;
- The agreement, in advance of the commencement of the development, together with the implementation during the construction phase, of an Arboricultural Method Statement;
- The use of geotextiles and a 'no-dig' construction methodology where proposed hard surfaces overlap with root protection areas; and
- Arboricultural site supervision where works are proposed within and immediately adjacent root protection areas.

Compensation for the impact of the development, together with landscape and biodiversity enhancements can be achieved by way of the following:

- The planting of trees, shrubs and where applicable hedges as part of a comprehensive landscape scheme to replace any vegetation lost and to integrate the development into the wider landscape; and
- The use of a mixture of native and ornamental species within planting schemes, where those species are suited to the site and local landscape.

1.0 Introduction

1.1 Ascerta has been instructed to carry out a survey of the trees within and immediately adjacent land at Crumpsall Park Visitor Centre, Ash Tree Road, M8 5RX and to assess the potential impact of the development as proposed on trees within / adjacent the site in accordance with British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations.*

1.2 The site was visited on 2nd October 2024 by Kevin Pope and Alex Clare, a competent and qualified arboriculturist with experience of the UK and European arboricultural and landscape industries within the context of the planning system. During the site visit, a survey was carried out of the trees growing both on and immediately adjacent the site to the standards contained within BS5837: 2012. This report presents the results of the survey, provides an assessment of the impact of the development and includes recommendations for further actions, where applicable, to mitigate any potentially negative effects of the development on tree cover within the local landscape.

2.0 Objectives

2.1 Our client's objective is to develop the site by the reconstruction of the existing building.

2.2 Our objectives are as follows:

- Identify what arboricultural features exist presently within and adjacent the site and to record and categorise them in a manner consistent with BS5837: 2012;
- Identify which trees will need to be removed directly as a result of the proposed development of the site;
- Identify any indirect impact from the proposed development on trees proposed for retention;
- Provide an indication of what protection measures can be implemented as part of the development of the site to ensure the physical protection of retained trees;
- Provide recommendations for mitigation and compensation in terms of new planting or enhancement of existing features of arboricultural, landscape or ecological interest or importance; and
- Provide any other recommendations to assist our clients in achieving their objectives whilst satisfying current legislation or policy guidance in relation to the woody vegetation on site.

3.0 Planning Policy & Relevant Legislation

3.1 The revised National Planning Policy Framework, updated on 19th December 2023, sets out the government's planning policies for England and how these are expected to be applied. It provides a Framework within which locally prepared plans for housing and other development can be designed and produced.

3.2 The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development, and supporting infrastructure in a sustainable manner. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) **an economic objective-** to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) **a social objective-** to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, safe and beautiful places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) **an environmental objective-** to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

These objectives should be delivered through the preparation and implementation of plans and the application of the policies in the Framework; they are not criteria against which every decision can or should be judged.

The Frameworks promotes the retention of existing trees wherever possible, that new streets are tree-lined, and that the right trees are planted in the right places.

3.3 The site lies within the Manchester City Council administrative area and is subject to the policies contained within its Local Plan, which have been considered when writing this report.

3.4 Checks have been made with the Local Planning Authority, DEFRA Magic Map and Ancient Tree Inventory resources. At the time of writing this report, the results of those checks are as follows:

Conservation Area:	N/A
Tree Preservation Order(s):	N/A
Ancient Woodlands:	N/A
Ancient and/or Veteran Trees	N/A

NOTE: Our searches are mainly undertaken using Local Authority and government interactive websites, the reliability of which can sometimes be questionable. A more detailed search should therefore be carried out prior to any works to trees being commenced.

3.0 Planning Policy & Relevant Legislation (Continued)

Irrespective of the above and the outcome of the planning application, in advance of the commencement of any works to trees within or adjacent the site however, those instructing and proposing to carry out such works should satisfy themselves that all appropriate consents are in place to prevent potential breach of legislation.

3.5 British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations* provides current recommendations and guidance on the relationship between trees and design, demolition and the construction processes. It sets out the principles and procedures to be applied to achieve a harmonious and sustainable relationship between trees and structures.

3.6 Notwithstanding the aforementioned policies and legislation, consideration should also be given to any impacts from the proposed development in respect of the Hedgerow Regulations 1997 and the Forestry Act 1967 (and specifically the potential need for a felling licence), as well as existing UK and European legislation relating to wildlife and nature conservation.

4.0 Survey & Survey Methodology

4.1 We have been supplied with a digital copy of the topographical survey for the site, which satisfies the relevant part of section 4.2 of BS5837: 2012 for the site. Features of arboricultural or landscape interest that have been excluded from the original plan (for example trees on or located off site but within a distance from the boundary of the site equal to or less than 12 times the stem diameter of that tree) have been added to the plan manually.

4.2 Our assessment of the soils within the site, based on local site conditions, geography, available soil maps and our own experience of soils across the United Kingdom, indicates that the soils on site are likely to contain a clay element, and that this will have a plasticity index in the low range. Any further details or confirmation of the exact nature of soil conditions on site will require further, more rigorous sampling and analysis. It is not however anticipated that the clay content will cause specific issues relating to retention of trees given the impact of the development proposals, providing that consideration is given to this aspect in advance of and during the construction phase of the development. Provision will need to be made for the protection of soil structure in key areas during the construction phase and the repair of any damage post construction. Further details are provided throughout this report and final details can be secured via planning condition.

4.3 Our survey of the trees within and adjacent the site was carried out by a qualified and competent arboriculturist in accordance with sections 4.4 and 4.5 of BS5837: 2012 on 2nd October 2024 during rainy weather conditions. Those trees surveyed have been numbered sequentially, although for the purposes of this project they have not been tagged. The trees have also been categorised in accordance with section 4.5 and Table 1 of the Standard.

4.0 Survey & Survey Methodology (Continued)

4.4 Where relevant and where the quality of shrub masses and hedges justifies recording, details have been recorded to the tree survey plan and tree data tables.

4.5 Where trees are surveyed that require immediate attention, for example to abate a nuisance, prevent a serious hazard to life or property, or are affected by a pathogen or pest that could cause widespread damage unless it is controlled, notification will be issued to the relevant person or organisation such that appropriate action can be taken.

4.6 Root Protection Areas for those trees surveyed have been calculated in accordance with the formulas within section 4.6 and Annex C of the Standard and can be found within the tree data tables that accompany this report. The tree data tables also contain a key to abbreviations used and the rationale for determining Root Protection Areas for groups of trees and woodlands (where applicable).

5.0 Survey Results & Impact Assessment

5.1 **Existing Tree Cover:** Four individual and one groups of trees were recorded during our survey, the details of which can be found within Appendix 1 to this report and cross referenced with drawing P.2066.24.T01C *Tree Survey*.

5.2 **Direct Impact on Trees:** The development of the site as proposed will directly require the removal of G1 (in part). Hardstanding and building construction works in close proximity to T2 will require the use of specialised low impact construction techniques, as set out in paragraphs 5.12 and 5.13 of this report.

5.3 **Landscape Compensation:** Compensation for the loss of trees and the impact on canopy cover can be provided by way of planting new trees at the landscape stage of the project. Where applicable, opportunities for new planting are indicated on the drawings accompanying this report. Given the nature of the proposals, the context of the site in the local landscape and the opportunities for new planting and landscaping, it is considered that in terms of canopy cover, the medium to long term impact of the development will be positive.

5.4 **Indirect Impact on Trees:** In the absence of suitable controls, the development may well have an indirect impact on a number of trees on and adjacent the site. Measures are therefore required during the construction phase, as described throughout this report and on supporting drawings, in order to safeguard retained trees for the long-term benefit of the landscape.

5.5 **Hedgerows:** In accordance with the Hedgerow Regulations 1997, 'important' hedgerows (in the context of the Regulations) should not be removed without a Hedgerow Removal Notice issued by the relevant Local Authority, unless that removal is subject to an appropriate consent under the Town and Country Planning Act 1990. In this instance however, there are no hedgerows within or immediately adjacent the site that could be considered important in the context of the regulations.

5.0 Survey Results & Impact Assessment (Continued)

5.6 **Potential Mitigation for Development Impacts:** Mitigation of the direct impacts from the development of the site can be provided in the form of the erection of protective fencing as indicated on the attached drawings and the use of site specific actions adopting modern methods of construction as agreed and documented within an appropriate Arboricultural or Tree Protection Method Statement.

5.7 **Potential for Shading & Nuisance:** Mature trees in urban and suburban areas add significant value and environmental benefits to sites; however, it is acknowledged that some land / property owners are averse to retaining trees close to buildings and areas of public use because of shading and other potential nuisances (leaf / fruit drop for example). Whilst efforts can be made to minimise the impact from shading by trees, it is almost inevitable that in some situations, whether in the short term from existing trees or in the long term from new trees, trees will cast shade on parts of sites, whether that be buildings, garden / open space or other areas of general use during part of the day. Generally, any shade cast from trees will be for relatively short periods and entirely acceptable given the accepted co-existence of large trees in a development context. The acceptability or otherwise of shade is a somewhat subjective issue driven largely by land or property owner / occupier perceptions and in the majority of cases is not necessarily something that should be determined by a local planning authority. We do not consider in this case that shade will be excessive, or that any other ordinary circumstance arising from the presence of trees, for example from leaf or fruit drop, will constitute an unacceptable nuisance.

5.8 **Boundary Screening:** Trees located adjacent to site boundaries generally make a welcome contribution to the screening of views, however in some cases there may be valid reasons for opening up views to enhance visibility, or to carry out additional planting to screen views. Where applicable, the drawings supporting this report indicate opportunities for management of boundaries in line with project aims and objectives.

5.9 **Long Term Spatial Constraints:** The proposed layout has been designed to meet the standards set by the local planning authority as well as current best practice guidance. Where applicable, and subject to the possibility of an element of acceptable pruning, there should generally be adequate space between new buildings and trees to limit the potential for future pressure to remove trees. Acknowledgement should however be given to the fact that property owners are largely free to plant trees where they wish, therefore any requirement for future maintenance of existing or future vegetation should not be given any weight in the determining of this application. Whilst it is not possible to predict what actions future occupiers will seek to take in respect of trees within or adjacent sites, the existing layout, together with any vegetation management prescriptions either at this stage or in the future, is considered acceptable from a design perspective.

5.10 **Existing Areas of Hard Standing:** There are no existing areas of hard standing located close to trees proposed for retention, therefore subject to the agreement and implementation of physical protection for those trees throughout the ground works / remediation stage of the project, there should be no arboricultural implications associated with the removal of such surfaces.

5.0 Survey Results & Impact Assessment (Continued)

5.11 **Existing buildings/structures to be removed:** Providing that protective fencing is erected in advance of the commencement of demolition / site clearance works, and retained in-situ during the entire construction phase, the potential for unnecessary damage to retained trees should be limited.

5.12 **Proposed Areas of Hard Standing:** Where proposed hard surfaces encroach into the root protection areas of T2 the implementation of a three-dimensional cellular confinement system has been recommended. Only minor excavations, not exceeding 100mm in depth, shall be undertaken to achieve the required base levels. A cellular confinement system, with a depth of 75mm will be incorporated within the build up to the finished surface level to provide a no dig solution that minimises impact on underlying soils.

All works within the RPAs shall be carried out in accordance with an Arboricultural Method Statement and under the supervision of the project arboriculturist.

5.13 **Proposed Buildings Located Adjacent / Within Root Protection Areas:** Where the proposed building footprint lies with the root protection area (RPA) of T2, traditional strip foundations and mass excavation are not suitable. A piled foundation solution (e.g., helical screw piles or mini piles) will be used, installed with lightweight plant positioned outside the RPA where possible. The building will be supported on raised beams or a suspended floor to avoid ground slabs and eliminate trenching with RPAs.

Any service runs will avoid significant roots and utilise existing disturbed ground; where essential, they will be installed using hang-dig or air-spade techniques under arboricultural supervision. Temporary ground protection mats will be required for all plant movements within RPAs to prevent compaction.

All works will be undertaken in accordance with an Arboricultural Method Statement and supervised to ensure root disturbance remains minimal and soil conditions are preserved.

5.14 **Proposed Drainage & Domestic Services:** At the planning application stage of the project, details of proposed drainage arrangements and provision of utility services are generally not known. During the installation process however, general guidance can be obtained from the National Joint Utilities Group Publication *Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees – Volume 4* such as to minimise the impact of works on retained trees.

5.15 **Working Space During the Construction Phase:** Considering the layout of trees on site and in some cases their close proximity to areas proposed for intense development activity, it is possible that working space across the site may be somewhat restricted, therefore some key activities may have the potential to cause harm to retained trees. Provision will therefore need to be made for the physical protection of retained trees and in particular their root systems during the construction phase, as indicated on the attached drawings.

5.0 Survey Results & Impact Assessment (Continued)

5.16 **Access Facilitation Pruning:** There may be a limited number of areas within the site where an element of access facilitation pruning may be required, as indicated on the attached drawings. Providing that these works are controlled and carried out to a minimum of the standards as contained within BS3998: 2010 *Tree work – Recommendations*, then the visual impact of the work will be minimal and will not detract from the overall landscape value of the site. Our preliminary recommendations for arboricultural works are stated within the Tree Data Tables at Appendix 1 to this report.

5.17 **Protection of Planting Areas:** It is often desirable to fence off areas that are to be newly planted to protect the soil structure for future planting; however, works will be required across the majority of the site, therefore there is little scope to set aside areas for such treatment. Provided that adequate provisions are made for ground preparations in advance of the landscape stage, there is unlikely to be a negative impact on the viability of newly planted stock.

5.18 **Requirement for an Arboricultural Method Statement:** It would be beneficial to agree and implement a Method Statement for Tree Protection (an Arboricultural Method Statement) to ensure that retained trees are adequately protected from the outset and that no unnecessary harm occurs during the construction phase. Section 6 of this report contains further details of the aspects of the development that could successfully be controlled, which can in turn be subject to a suitably worded planning condition.

5.19 **Planning for New Landscaping:** If not considered carefully at the design stage, new planting and landscaping can have an adverse impact on existing trees and cause long term problems for the built environment. Care should be taken in the design of new landscapes to prevent physical damage to retained trees during the planting process, and to ensure that schemes are designed to survive and thrive rather than compete for resources. Similarly, new trees and shrubs should not be planted where they will cause damage to structures, either directly or indirectly in the future. Table A1 at Annex A of the Standard gives advice on minimum distances for new trees from structures to avoid direct damage from future tree growth. Further advice should be sought from the project arboriculturist and a suitably qualified and experienced engineer as to the potential indirect impact of trees on structures in the long term (from clay shrinkage subsidence).

6.0 Tree Protection Measures

6.1 Based on the proposed layout and those trees proposed for retention, the drawings attached to this report show our preliminary recommendations for the physical protection of retained trees throughout the construction phase. The plans indicate the location of protective barriers, as well as the specification for construction of the protective fencing in accordance with Figures 2 & 3 of the Standard. These barriers will form construction exclusion zones around the retained trees.

6.2 In addition to the erection of protective fencing, the attached drawings show areas where it would be beneficial to agree a tree protection method statement between the project arboriculturist, design & construction teams and the local planning authority tree officer. The method statement will need to address and make allowance for the following:

- All forms of access required to the site;
- Site cabins and storage areas;
- Proposed parking for site personnel;
- Phasing of works;
- Space required for excavations (including foundation excavations);
- Any required special construction techniques (for example provision of porous surfaces);
- The location and construction methodology for installation of services in close proximity to retained trees & hedges;
- Any changes in ground levels and any resulting requirement for retaining structures;
- Proposed root zone enhancement measures;
- Working space for cranes, plant and scaffolding; and
- Management of waste products within the site.
- Protection of the soil structure within the proposed planted areas (where applicable);
- Planting operations within the root protection areas of retained trees;
- Any required / additional precautions outside of construction exclusion zones in relation to the treatment & landscaping of garden or open space areas;
- System of arboricultural site monitoring / schedule of site visits and resulting actions.

7.0 Summary of Impacts & Potential Mitigation Factors

7.1 Table 1 below summarises the impacts of the development as proposed on tree cover within and immediately adjacent the site. Comments are also provided on potential mitigation, compensation or special measures required to minimise the impact of the development and safeguard trees proposed for retention.

Table 1: Summary of the impacts of the development on trees within / adjacent the site.

Issue	Affecting	Mitigation / Compensation / Special Procedures
Trees / hedges to be removed to accommodate the development	G1 (in part)	Appropriate compensation can be provided by way of new / replacement planting at the landscape stage of the project. Biodiversity enhancements can also be achieved through the landscape proposals.
Third party tree in poor condition	T4	The council should aim to replace this tree as it is a serious hazard to the public.
Indirect physical impact on retained trees	T2	Tree protection fencing should be erected to an agreed specification in advance of the commencement of the development.
Provision of new hard surfaces	T2	Construction within RPA to utilise low-impact foundation design (helical screw piles/mini piles) with supended floor system to avoid root disturbance. No trenching or mass excavation permitted. Works subject to an Arboricultural Method Statement and arboricultural supervision. Temporary ground protection required for all plant movement within RPAs.
Provision of drainage / services	Unknown at this stage	Where existing services cannot be utilised, NJUG principles must be adopted to and adhered to.
Working Space	T2	Working methodology to be agreed in advance.
Access Facilitation Pruning	T2	All pruning works should be carried out to a minimum of the standards contained within BS3998: 2010 *Tree work – Recommendations*.
Protective Fencing	To be erected to an agreed specification in advance of the commencement of the development and retained in-situ throughout the course of the construction phase.	

7.2 On the basis of the above and the contents of this report, it is considered appropriate that an Arboricultural Method Statement be prepared to demonstrate how trees proposed for retention can be suitably safeguarded. The Arboricultural Method Statement can be secured by way of an appropriately worded planning condition attached to the consent for the development and should be adopted as a control document by site personnel.

8.0 Conclusions & Recommendations

8.1 The direct and indirect impacts on tree cover as a result of the development proposals are outlined within this report and mitigation proposed accordingly that seeks where possible to satisfy local and national planning guidance and policy. Where trees are proposed for removal, replacement planting should be undertaken as part of a landscape strategy for the site in line with local plan requirements and to integrate the development into the surrounding landscape. Arrangements for the safeguarding and physical protection of retained trees should be agreed and implemented in a manner consistent with current best arboricultural management practices to minimise any potentially negative effects on long term tree cover.

8.2 We recommend that the landscape proposal prepared for the site includes, where feasible, provision for the planting of a mixture of native as well as ornamental trees, shrubs and hedges, implemented as a condition of planning consent. We also recommend that tree protection measures are implemented in accordance with finalised versions of the drawings appended to this report and that an Arboricultural Method Statement be prepared and implemented to safeguard those trees proposed for retention.

9.0 References

Department for Levelling Up, Housing & Communities (December 2023) *National Planning Policy Framework*;

British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations*;

National Joint Utilities Group Publication *Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees – Volume 4*.

Appendix 1

Site:	**Site 20, Crumpsall Park Visitor Centre, Ash Tree Road, M8 5RX**	Surveyor:	**Alex Clare , Kevin Pope**
Client:	**Corstorphine and Wright**	Survey Date:	**02-Oct-2024 10:09**
Brief:	**Tree Survey to BS5837:2012**	Survey Conditions:	**Light rain**

T. No	Species	Ht (m)	Stem DBH (mm)	RPA Radius (m)	Branch Spread N	S	E	W	Ht Crown Clearance (m)	Age Class	P Condition	Structural Condition & General Comments	Preliminary Recommendations (not to be actioned without a valid planning consent)	Est. (yrs)	Cat Grade
T1	Oak	8.5	#210 max	2.52	3.7	3.3	2.8	3.7	2.0	EM	Good	Balanced form. No defects visible.	No works required at this stage.	30+	**B2**
G1	Apple Cherry Plum	2-4	#100 max	1.20	1.0	1.0	1.0	1.0	0.5	Y	Fair	Unmaintained fruit trees. Unable to access stems due area being padlocked.	Remove specified section to accommodate development proposals. Replace trees with suitable specimens at the landscaping stage of the project.	20+	**C2**
T2	Oak	18	640	7.68	8.5	7.8	6.0	10.0	2.5	M	Good	Balanced form. Minor deadwood. Broad balanced canopy. No significant defects visible.	Crown lift to 5.5m and crown reduce west side of tree by no more than 2m.	30+	**B2**
T3	Ash	9	320	3.84	4.4	4.4	4.0	4.0	4.5	M	Poor	Street tree. Symptoms of Ash die back disease present.	No works required at this stage.	<20	**C2**
T4	Sycamore	10	420	5.04	4.1	6.1	5.0	5.5	4.5	M	Poor	Street tree. Minor deadwood. Tree heavily root bound by footpath. 1m longitudinal split from main union down the stem.	No works required at this stage. Advise owner of poor condition asap.	<10	**C2**

NOTE: The Category Grade applied to trees surveyed is consistent with the recommendations within Table 1 of BS5837: 2012, however this does not necessarily correlate with the visual importance of a tree within the wider landscape, nor does it dictate which trees should be retained at the cost of quality development. Where trees are to be lost to accommodate a development, recommendations will be made such as to provide suitable mitigation and compensation, and to integrate the development into the wider landscape.

Key to Abbreviations & Headings

T. No.: Tree number (T = Tree, G – Group, W = Woodland, H = Hedge, Cpt. = Compartment)
Stem DBH (Diameter at Breast Height): Measured at 1.5m above ground level*
Ht Crown Clearance: Canopy ground clearance
Structural Condition: Description of any observed defects
Cat. Grade: Tree quality assessment in accordance with BS5837: 2012

Species: Common name used
Root Protection Area Radius: Root Protection Area as per BS5837: 2012
Age Class: Y = Young, EM =Early Mature, M = Mature, OM = Over mature, D = Dead
Preliminary Recommendations: Made in respect of known / intended use of the site
* For groups of trees, the stem diameter of the largest tree in the group is generally used
# Denotes estimated DBH where access was not possible

Ht: Approximate height of tree from ground level in metres
Branch Spread: Extent of canopy spread in metres to each of the four cardinal points
P (Physiological) Condition: G = Good, F = Fair, P = Poor, D = Dead
Est. (yrs): Estimated remaining contribution in years

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Appendix 2

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ALL COORDINATES RELATED TO LOCAL GRID LOCATED TO OS NG BY BEST FIT TO DETAIL EXTRACTED FROM OS DIGITAL DATA.

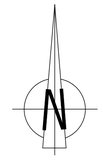
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KEY

Existing tree to be retained

Existing tree to be removed





REV	DESCRIPTION	DATE
C	Updated site layout	07/11/25
B	Minor amendments	03/06/25
A	Updated planning layout	01/05/25

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CLIENT:
Corstorphine and Wright

PROJECT:
Crumpsall Park Visitor Centre, Ash Tree Road, M8 5RX

DRAWING TITLE:
Tree Survey

SCALE:	DRAWN BY:	DRAWING No:	REV:
1:125 @A1	KP		
DATE:	CHKD BY:		
03/10/2024	CP	P.2066.24.T01	C

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KEY

Existing tree to be retained

Extent of Root Protection Area for retained trees in accordance with BS5837: 2012 *Trees in relation to design, demolition and construction - Recommendations*

Proposed location of protective fencing - see inset for type / construction detail

Proposed location of three-dimensional celluar confinement system (Cellweb or similar approved - see inset)

Construction within RPA to utilise low-impact foundation design (helical screw piles/mini piles) with supended floor system to avoid root disturbance. No trenching or mass excavation permitted. Works subject to an Arboricultural Method Statement and arboricultural supervision. Temporary ground protection required for all plant movement within RPAs.

<100mm of grass and soil to be removed in preperation for the new surface. The new surface is to be built upon a 75mm load dissipating cellular confinement system with a porous surface. Final levels will have to be agreed in advance and documented within an Arboricultural Method Statement.

Proposed Building

T2

T3

T4

T1

Bush

IG1
75.105

IG2
75.183

2.5m plum
<100Ø

4m cherry
#100Ø

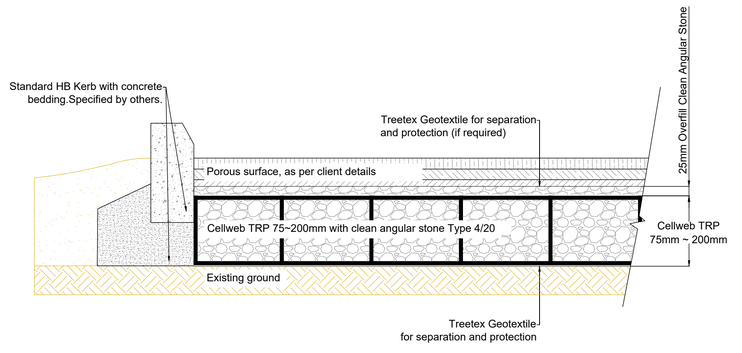
Unmaintained planted fruit trees

G1

Tennis

50

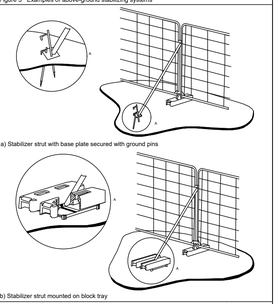
83



Note: Subbase could be required depending on the existing ground CBR % and the type of traffic on the surface.

Geosynthetics Ltd	Project: Cellweb 75~200mm Porous Surface Standard Detail	Description:
Drawn By: DM	Scale: NTS	Date: 26/07/2016
Chkd By: PGE	Version: V1	Sheet: Cellweb Surface std

BS5837:2012
Figure 3 Examples of above-ground stabilizing systems



REV	DESCRIPTION	DATE
C	Updated site layout	07/11/25
B	Minor amendments	03/06/25
A	Updated planning layout	01/05/25

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CLIENT:
Corstorphine and Wright

PROJECT:
Crumpsall Park Visitor Centre, Ash Tree Road, M8 5RX

DRAWING TITLE:
Tree Constraints and Draft Protection Drawing

SCALE:	DRAWN BY:	DRAWING No:	REV:
1:125 @A1	KP		
DATE:	CHKD BY:		
03/10/2024	CP	P.2066.24.T02	C

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