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Brunswick Street, Manchester

Arboricultural Impact Assessment

October 2025

Arboricultural Association
Fellow Member

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Figure 1 Google Earth Image of the Site.

Figure 2 Survey Tree



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Planning
TPO
Hazard Evaluation
Management
Law

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Document Revision Record		
Issue No	Date	Details of Revisions
1	6th October 2025	Original issue

Chapter 1 Introduction

1.01
ACS Consulting is instructed by WHP Telecoms Ltd to report on trees and the implications for the proposed development at Brunswick Street, Manchester. 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),
- An Arboricultural Method Statement detailing a set of agreed principles for tree protection, implementation and phasing of works. (BS5837:2012 section 6).

1.03
The site was visited during August 2025. A survey of the trees was completed recording; species type, age, height, crown spread, diameter-at-breast-height and, condition.

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2.01 Location
The site is located to the south of Manchester City centre in the Brunswick district (Figure 1).

2.02 The Application Site
The site chosen for the installation is an area of low-quality amenity planting at the side of a commercial operation on Brunswick Street.

2.03 Statutory Protection (Trees)
Manchester City Council does not hold Tree Preservation Order (TPO) details online. It is considered unlikely the trees benefit from a TPO. The site is not located in a Conservation Area.

2.04 Policy
The Places for Everyone Development Plan Document, a joint plan covering 9 out of 10 of the Greater Manchester local authority areas, is awaiting adoption by the council.
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 policies of most relevance to the arboreal aspects of the is application are: G6 and G7. These policies replace NE/8 of the UDP. Also of relevance are policies 136 and 187 National Planning Policy Framework, December 2024.

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

2.06
The Cranfield Soil and Agrifood Institute Soilscapes viewer shows soils at the site to be: Slowly permeable seasonally wet acid loamy and clayey soils



Figure 1

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 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



Figure 2

Chapter 4 Development Implications

4.01 Application
The application is for: *proposed TEF 20.0m HIGH Hutchinson Engineering Atlas Streetworks Pole, equipment cabinet and ancillary development within a compound. [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
The proposal has been amended from the initial location, that had implications for the retention of the desirable birch (T5).

4.04
The current proposal will require the removal of four Category C trees. 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. 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.

4.05 Access
Access to the proposed site will be along the highway. There are no implications for the birch (T5).

4.06
The proposed development is part of a wider scheme to upgrade the network to provide improved coverage and capacity in relation to 5G services. It would expand the 5G telecommunications network across Manchester and would enhance 5G coverage levels and network capacity within the local area. The site has been the subject of detailed assessment that has concluded there are no other viable sites.

4.07
The development maintains the green infrastructure network. The integrity of the green infrastructure network is protected from development by standard tree protection measures. The development does not sever or significantly reduce green infrastructure links. The development maintains and recognises the importance of trees in promoting the character of place and strengthening existing landscape characteristics.

Chapter 5 Conclusions

5.01
The application site is described in detail in the design and access statement.

5.02
The development, in terms of trees, retains the site's principal arboreal features. A method statement is appended to demonstrate the scheme is feasible.

Appendix A

Contents

Key

BS 5837 2012

Tree data

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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. *NOTE Category U trees can have existing or potential conservation value which might be desirable to preserve; see 4.5.7*			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										
1	Hornbeam	9	250 Average	2	3	3	1	0	0	SM/ EM	Good	Fair	Multi-stemmed tree part of the structure planting/screen to the building. A tree of low quality and value in the landscape.	10+	C1/2	3.0	28
2	Prunus	9	150	0.5	0.5	0.5	0.5	3	3	SM	Good	Good	Growing through the canopy of the hornbeam. Self-set tree of low quality and value in the landscape.	10+	C1/2	1.8	10
3	Malus	9	150	2	0.5	3	1	1	1	SM/ EM	Good	Fair	Twin stemmed. Topped with multiple attachment of regenerative growth. Tall, drawn specimen. A tree of low quality and value in the landscape.	10+	C1/2	1.8	10
4	Prunus	9	150	2	0.5	2	2	1	1	SM	Good	Good	A tree of low quality and value in the landscape.	10+	C1/2	1.8	10
5	Birch	17	350, 300, 300	3	3	4	4	2 (S)	2 (S)	EM/M	Good	Fair	Tri-stemmed at ground level. Ivy on the stem and into the canopy. A tree of moderate quality and value in the landscape.	20+	B1/2	6.6	137

Appendix B

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Method Statement

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Arboricultural Supervision

The general purpose is to ensure compliance with planning conditions. It is anticipated that arboricultural input is likely to be needed for the following operations:

- Pre-commencement meeting;
- Tree Protection measures.

All supervisory visits will be logged and a copy of the minutes circulated to all team members including the LPA. A number of the operations named above can be undertaken in a single visit.

The pre-commencement site meeting is to be held before any work is undertaken. All tree protection measures, haul routes, site storage, contractor parking, deliveries, working methods are to be freely discussed and agreed in writing. Initial site visits may be intense to ensure measures are implemented.

General site visits will be undertaken once the site is 'live' at intervals agreed with the team. Our role will be to initially to act in a compliance capacity to ensure the protective measures are fit for purpose and meet or exceed the council's requirements and the tree works are undertaken to the required standard. Once this has been completed, our role will be one of monitoring and 'troubleshooting'.

Targets

- Pre-commencement site meeting to agree roles, responsibilities and duties in relation to tree protection. Details to be minuted and distributed.
- Appointment of an Arboricultural Consultant to oversee works.

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Construction Exclusion Zone Root Protection – Site Wide

Due to the nature of the works, standard BS 5837 fencing will be used. The Construction Exclusion Zone fence will be heras fence panels fixed to a scaffold framework. Alternatively, heras panels fixed to timber posts. The location will be marked on site by the Arboricultural Consultant and are also shown on the Drawing No. – ARB/5366/Y/200. The requirement will be assessed on a weekly basis by the ACoW.

Drawing No. – ARB/5366/Y/200.

Actions

- Heras fencing fixed to a scaffold framework or timber posts as illustrated.
- Fencing installed at locations shown on the plan (**ARB/5366/Y/200**) and marked on site.
- Location and adequacy signed off by Arboricultural Consultant and LPA advised.
- Tool Box Talk – make construction staff aware of the importance of areas by site manager.
- Signs to be erected advising of the area's importance.
- Fence to be adjusted as noted in the Construction Timetable.









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General Precautions

The retention of trees requires a number of general precautions to be taken. Compliance is to be maintained on site by the Arboricultural Consultant. The site visits are detailed at criterion 1 – Timing of Works.

Actions

- Spoil from the foundation pits or other excavations shall not be placed within the Construction Exclusion Zone.
- No materials, equipment, spoil or washout water may be deposited, stored or parked within the Root Protection Area/ Construction Exclusion Zone.
- On-site inspections to be undertaken by the Arboricultural Clerk of Works with the Arboricultural Consultant visiting during critical operations. The aim of the visits is to maintain on-going liaison with all personnel involved in the site development, Local Planning Authority and its Tree Officer.
- Any defects requiring rectification shall be notified to the Contractor/Site Manager/Arboricultural Consultant and the client.
- A site logbook for tree protection measures is kept to record all stages of the development from the erection of the protective fencing, right through to the completion of the project. This will be made available to the Arboricultural Consultant and the Local Planning Authority, if required, to show evidence of continuous site monitoring.

Protection and Emergency Procedure/Contacts

Adherence to the method statement, appointment of the Arboricultural Consultant and their involvement, at the critical demolition and construction phases, should negate any incident. The contact page details those personnel who should be contacted if an incident involving a retained tree should take place.

Actions

- Spill kit available.
- On site fuels to be located away from RPA/CEZ and contained in a bunded tank at 110% capacity.
- All incidents involving trees to be reported by telephone and email.
- Bunded storage of oil/fuels.
- Refuelling points for machinery at distance to the watercourse.
- Use of drop trays under plant/machinery overnight.
- Availability of spill kits on site – and training of site staff in their use.
- No excavation during periods of heavy rain.
- Regular maintenance and inspection of plant – engines and hydraulic systems.

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Contact List

Title	Name	Address	Telephone	Email
Arboricultural Consultant	TBA			
Design	TBA			
Project Manager	TBA			
Arboricultural Consultant (Council)	TBA			

Head Office

Booths Park, Chelford Road, Knutsford, Cheshire, WA16 8GS

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



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