Site Tree Appraisal

Land off Catherine Road to the rear of 144 & 146 Bury Old Road, Manchester M7 4QY

"BS 5837 2012: Trees in Relation to Design, Demolition and Construction – Recommendations"



ROWBOTTOM'S TREE SERVICES LTD

INDEPENDENT ARBORICULTURAL CONSULTANCY

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1.0 Introduction:

Location: Land On Catherine Road, Manchester, M8 4HE

Application Ref: 139500/FO/2024

Project: Erection of 3-storey block of apartments containing 6 No. self-contained flats (Class C3)
A statement, from Gold Sketch Studios was submitted to Manchester City Council in support of an application to vary Condition 2 (Approved Plans) and Condition 23 (Retained Trees) of the planning permission granted on 24 October 2024.

The application site, which consists of a parcel of derelict land on Catherine Road, currently holds planning permission for the development of a three-storey apartment block comprising six self-contained flats with associated parking and landscaping.

Following site visits, the development contractor and structural engineer have confirmed that retaining trees T1, T2, T3 and T4 on the site is impossible. The size of the trees' RPAs directly conflict with the necessary foundations for the building.

Proposed Variation

Gold Sketch Studios seek to vary the conditions as follows:

Condition 2 (Approved Plans): To substitute the currently approved drawings with updated plans that remove the trees and reinstate the original building footprint (squaring off the front-left elevation). This will also allow for a more visually pleasing aesthetic and the full utilisation of the space.

Condition 23 (Retained Trees): To amend the requirements regarding "retained trees" to reflect the removal of the trees at the front of the site.

2.0 Revised Tree Age and Condition Survey:

To support variation of condition 23, the Local Authority have requested an up-to-date tree age and condition survey.

I revisited the site on 24th April 2026 and undertook an up-to-date assessment of the existing trees. During my visit it was noted that some ground clearance has been undertaken, presumably to access and effect renovation works to the existing Bury Old Road buildings. Of the original trees (see Tree Constraints Plan RTS/22042024/ TCP 001), trees T5, T6, T7, T8 & T9 have been removed. Only trees T1, T2, T3 & T4 remain (see Tree Constraints Plan RTS/22042024/TCP 002). An up-to-date tree condition assessment was undertaken of these four remaining trees, the details of which are noted in the Tree Schedule, appendix 1 of the report.

3 BIBLIOGRAPHY

3.1 BS 5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations



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Appendix 1

Tree Schedule

Tree No	Species	Height (M) * Crown Height above GL	DBH (mm) *	Crown Spread (M) *	Height to Lowest Branch (M) Direction of Lowest Branch	Age Range	Condition	RPA Radius (M)	RPA Square metres	BS 5837 Category Rating	Observations and Comments
T1	**Sycamore** *Acer pseudoplatanus*	15.0 3.0	565	N – 9.6 S – 5.0 E – 8.0 W – 7.5	2.8 E	Mature	Good	6.7	141	B1	Minor dead branches in the tree crown; The tree is close to the boundary wall and concrete panel fence, some movement to the concrete panel fence due to buttress root growth.
T2	**Sycamore** *Acer pseudoplatanus*	15.0 3.0	563 combined	N – 3.0 S – 7.5 E – 8.0 W – 8.0	2.8 W	Mature	Good	6.7	141	B1	A twin-stemmed tree also close to the concrete panel fence; Brick rubble piled around the base.
T3	**Sycamore** *Acer pseudoplatanus*	14.3 3.0	339 combined	N – 3.0 S – 2.5 E – 2.0 W – 3.5	3.0 W	Early mature	fair	4.0	50	C1	A twin – stemmed tree in contact with the concrete panel fence; Minor dead branches in the crown.
T4	**Sycamore** *Acer pseudoplatanus*	12.5 2.0	450	N – 4.8 S – 6.3 E – 6.0 W – 3.5	1.8 S	Mature	Fair	5.4	91	C1	Close to the concrete panel fence; slight crown asymmetry; Some crown die-back.

Appendix 2

Tree Quality Assessment and Categorization Criterion	**Identification on the plan**
Category U: Trees unsuitable for retention; Trees which are 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. These trees, however, can have existing or potential conservation value. They could, therefore, be up graded from a U category if issues concerning their safety can be appropriately managed.	**Dark Red**
Trees to be considered for retention; **Category A: trees of high quality** **Have an estimated remaining life expectancy of at least 40 years.**	**Light Green**
Category B: **Trees of moderate quality** **Have an estimated remaining life expectancy of at least 20 years.**	**Mid Blue**
Category C: Trees of low quality. **Have an estimated life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.**	**Grey**

For a tree to qualify under any given category, it should fall within the scope of that categories definition (U, A, B, C).
Trees in categories A to C should then qualify under one or more of three subcategories (1, 2, and 3). The subcategories 1, 2 and 3 are intended to reflect arboricultural and landscape qualities, and cultural values, respectively. These definitions are described below:

Arboricultural Qualities:
Sub-Category A1:
Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and / or principal trees within an avenue).
Sub-Category B1: Trees that might be included in category A, but have been 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 beyond 40 years; or trees lacking the special quality necessary to merit the category A designation.
Sub-Category C1: Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.

Landscape Qualities:
Sub-Category A2: Trees, groups or woodlands of particular visual importance as arboricultural and / or landscape features.
Sub-Category B2: 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.
Sub-Category C2: 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 benefits.

Cultural Values:
Sub-Category A3: Trees or woodlands of significant conservation, historical, commercial or other value (e.g. veteran trees or woodland pasture).
Sub-Category B3: Trees with material conservation or other cultural value.
Sub-category C3: Trees with no material conservation or other cultural value.

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