Arboricultural Impact Assessment & Method Statement



Plot H, Sister
14th January 2026

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Tyler Grange

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Section 1: Introduction

Table 1: Overview and Summary

Purpose of report:	Following the recommendations of the British Standard[1], this report includes the necessary arboricultural information to support the planning application. It demonstrates that the impact, both direct and indirect, of the proposal, has been assessed and where appropriate, mitigation and tree protection may be required.
Application type and description:	Full planning application for the redevelopment of a multistorey car park, retail unit and associated green infrastructure.
Report prepared on behalf of the Applicants:	RGRE Ltd, ID Manchester Ltd and The University of Manchester
Local Planning Authority (LPA):	Manchester City Council (MCC)
Planning policies relating to arboricultural features:	The statutory development plan for the City of Manchester includes the Core Strategy (2012) and Places for Everyone (PfE) DPD. Relevant policies include PfE JP-G6 and JP-G7 and Policy EN9 of the Core Strategy. These policies are detailed further in Appendix 1. It is also worth noting the emerging policies within MCC's draft Local Plan which at the time of report submission, all consultation will have closed.
Site Description:	The Site is bounded by Charles Street (south), the Manchester South Junction and Altrincham Railway Viaduct and Granby Row (north), Sackville Street (east), and Princess Street (west), and comprises an unused multi-storey car park with retail units to the eastern end, all which is due for demolition (the demolition application was validated on the 27th August 2025. The site measures 0.742 and largely consists of developed land/ sealed surfaces with an area of naturalised tree cover and soft landscaping to the west containing species poor modified grassland and primarily mature individual trees in a cluster forming a small area of cohesive canopy cover.
Report Summary:	A total of 4no. individual Category C trees require removal to facilitate the proposed development. These self-seeded trees are of low quality and small stature offering negligible arboricultural amenity to the site. All larger specimens (Category B trees) can be retained and suitably integrated into the development to maintain their arboricultural merits in the landscape, subject to appropriate pruning works and RPA impact mitigation during the construction phases. These proposed tree removals are considered localised and are expected to cause a minor reduction in canopy cover at the site. The losses can be fully reinstated and the impacts will be temporary given the quantity of new trees which can be integrated in suitable landscaped areas across the development. Despite the tree losses, enhancements to the distribution and

[1] BS5837:2012 Trees in relation to design, demolition and construction- Recommendations, London: British Standards Institute

	quality of the treescape are expected due to increased canopy cover and new green linkages. A replacement ratio far exceeding 2:1 is demonstrated, together ensuring compliance with local planning policies JP-G6, JP-G7, and EN9. The protection measures required for retained trees during the construction stages are detailed within the Arboricultural Method Statement (AMS) section of this report. The impacts of the development proposals are considered appropriate from an arboricultural perspective subject to RPA impact mitigation, adequate new tree planting as demonstrated, and tree protection during the construction phases.



Figure 1: Site Location Plan with Red Line Application Boundary (© Google Aerial Imagery)

Section 2: Arboricultural Baseline

Table 2: Survey Summary

Survey approach:	The tree survey was completed and verified by a suitably qualified Arboricultural Surveyor of Tyler Grange on the 4th September 2025. The survey was completed in accordance with BS5837. A measured topographical survey was used to identify the location of trees and their surrounding context.
Survey findings:	Findings for each of the trees surveyed are detailed in the Tree Survey Schedule (See Appendix 3). This provides a tabulated record of the trees surveyed, including reference numbers, species composition, tree dimensions, life stage, physiological and structural condition, and the arboricultural value of each survey entry.
Survey mapping:	The distribution of the trees surveyed is illustrated on the Tree Constraints Plan (TCP) together details of their constraints to new development in accordance with BS5837, including, tree quality gradings[2], Root Protection Areas (RPAs)[3], tree canopy spreads[4] and tree shading[5].

Table 3: Tree Related Designations

Designation Type	TG Tree Reference Number(s)
Tree Preservation Order[6]	None
Conservation Area[7]	The Site abuts Whitworth Street Conservation Area (June 1985), with the northern aspect of this Plot H boundary (viaduct) indicatively forming the Conservation Area's southern boundary.
Ancient Woodland [8]	None
Other Woodland Habitat [9]	None

[2] The arboricultural value of surveyed features under the criteria shown at Appendix 1. Allowing informed decisions to be made concerning which trees should be removed or retained in the event of development occurring.

[3] 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 the protection of the roots and soil structure is treated as a priority.

[4] Dimensions of the trees crown spread and clearance from ground level.

[5] Shade cast by existing trees which may affect the availability of sunlight and daylight within a new development.

[6] A Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity. An Order prohibits the any works and damage to trees (with some exceptions) without the local planning authority's written consent. More information can be found online https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#tree-preservation-orders--general.

[7] Trees in a conservation area that are not protected by an Order are protected by the provisions in section 211 of the Town and Country Planning Act 1990. These provisions require people to notify the local planning authority, using a 'section 211 notice', 6 weeks before carrying out certain work on such trees, unless an exception applies. More information can be found online https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#tree-preservation-orders--general.

[8] Ancient woods are areas of woodland that have persisted since 1600 in England and Wales, and 1750 in Scotland. The Magic Maps website https://magic.defra.gov.uk/MagicMap.aspx has been used to search for ancient woodland on or adjacent to a site.

[9] Spatial data of woodlands identified under the Priority Habitat Inventory (England) Published by Natural England. The Magic Maps website https://magic.defra.gov.uk/MagicMap.aspx has been used to search for woodland on or adjacent to a site.

Section 3: Arboricultural Impact Assessment

3.1. This Arboricultural Impact Assessment has been undertaken to identify and assess the impacts of the proposed development in relation to existing trees.

Tree Retention and Removal

3.2. All trees to be retained and removed are shown on the TRRP. The TRRP has been produced via a composite overlay of the tree constraints plan and the proposed ground floor general arrangement plan (Ref: 0667-HOD-XX-00-DR-A-(--)200-GA Plan – Level 00).

Table 4: Tree Removals to Facilitate the Proposed Development.

Reference Number	Category Grading	Description of Loss
T1, G7	C	Removal of 4no. small and low quality Elder trees considered self-seeded and of very limited arboricultural amenity value due to their poor setting and low prominence given the larger mature trees which dominate the tree scene at the site.

Tree Pruning Requirements

3.3. Trees to be pruned are shown on the TRRP denoted by a magenta hatch. Table 5 below describes the tree pruning requirements required to facilitate the development.

Table 5: Trees to be Pruned to Accommodate the Development

Tree Number	Category Grading	Description of Works
T6	B	Crown reduction of predominantly the eastern canopy aspect by up to approximately 3.5m to facilitate sufficient construction clearance for the main building and to alleviate conflicts during operation and use of the landscaped areas.
All retained trees		Remedial pruning to better achieve natural light penetration and coverage to the landscaping and pedestrian routes beneath the canopies, and to re-balance canopies during and after construction phases. These pruning objectives are expected to be achieved via a combination of appropriate crown lift and crown reduction pruning in accordance with industry best practice and BS3998:2010-Tree Work Recommendations.

Tree Planting Opportunities

3.4. The General Landscape Arrangement Plan (Ref: 451-LYR-XX-ZZ-DWG-L-001_Rev 6), included as Appendix 7, demonstrates new planting comprising a total of 27no. individual trees (comprising a mix of clear-stem extra heavy standard trees and multi stem specimens) scattered across the development in suitable landscaping areas.

3.5. Based on this General Landscape Arrangement Plan, net enhancements to the quality and distribution of the site's treescape are expected due to the new quantum of planting increasing the canopy coverage on site. The new planting provisions demonstrated in combination with maintaining all principal tree cover at the site, will provide new green links across the development. Despite the proposed tree losses (totalling 4no. small, low quality trees), the proposed landscaping demonstrates how a replacement ratio far exceeding the minimum 2:1 (two new for every one tree lost) can be attained. The proposed development is compliant with Places for Everyone (PfE) policy JP-G7.

Works within Root Protection Areas

3.6. There are instances where features of the proposed development overlap with retained tree RPAs. Recommendations to mitigate the working activities with respect to minimising impacts to roots and their environment is provided at Table 6 below.

3.7. Adoption of the recommended protective measures is subject to the approval of a detailed Arboricultural Method Statement (AMS) which is expected to be provided by condition should consent be granted.

Table 6: Works Within RPAs to Facilitate the Proposed Development

Tree ID	Description of works	Impact Mitigation Measures
Hard Landscape Surfacing		
G2.A, G2. B, G2. C, T3, T5, T6	Varying RPA incursions (some of which are mainly peripheral and impacting only the outer RPA regions) due to proposed hard surfacing, as identified on the TRRP.	Surfacing works inside RPAs to ideally not exceed 20% of the total untouched rooting area per individual tree (reductions in incursion %'s subject to future design optimisation where viable). Permeable specifications of materials utilised, applying no-dig cellular confinement systems and build-ups maintaining above existing ground levels, where possible. Reduced specifications of materials utilised where possible to decrease build-up heights in favour of reducing level differences to maximise no-dig methodology viability. Existing sub-base materials of current hard surfacing and landscaping to be retained in-situ where possible to mitigate causing additional impacts to tree roots in scenarios where this is relevant. Where removal of sub-base material is required, this should be done under arboricultural supervision (watching brief or documented on site and relayed to the project arboriculturist) and removed sensitively where possible to minimise tree root disturbance.

Tree ID	Description of works	Impact Mitigation Measures
		Areas of new hard surface excavations (in regions of RPAs not already surfaced), to be manually dug using hand-held tools where viable, or via alternative (non-invasive) methods such as air-spading to keep tree roots intact before implementing the build-up of materials. No-dig kerbing and pathway edges utilised where possible. Sensitive manual excavations and scraping off soil inside RPAs down to required depths, retaining discovered roots where possible.

Long-term Tree Management and Proximity

3.8. The proximity associated with retained trees has been recognised in relation to the potential impacts of future canopy growth towards new structures and active use regions (eg; pedestrian access routes and courtyard landscaped areas).

3.9. The TRRP illustrates the distance between new built structures and the canopies of retained trees.

3.10. Subject to the proposed tree pruning works specified in Table 5, it is expected that there will be no undue tree canopy encroachment issues anticipated from retained trees towards the proposed development in the short-term. This is due to suitable development buffers from retained trees and appropriate remedial pruning works, enabling future canopy growth without proximity conflicts.

3.11. Furthermore, long-term it is expected that appropriate cyclical crown pruning works including removing dead branches within the canopies might be necessary to ensure that an open and naturally well-lit garden square is maintained in line with the long-term desires and functionality of the garden square. Plus, an appropriate tree risk survey assessment is expected to be required at appropriate intervals (to be determined by a competent surveyor), to ensure that risks associated with retained and newly planted trees as part of the development remain as low as reasonably practicable.

Construction Impacts Mitigation

3.12. A preliminary Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) have been prepared as part of this planning application and are included in the following section of this report. This AMS section sets out the expected practical methodology for the protection of retained trees based on the current proposed development designs and landscaping information.

Section 4: Preliminary Arboricultural Method Statement

4.1. The following Plans and Appendices contained within should be read in conjunction with this section of this report:

- Tree Retention and Removal Plan (TRRP) (See Plan 2) – details trees to be removed, retained and pruned.
- Tree Protection Plan (TPP) (See Plan 3) – details the expected tree protection measures for retained trees during the development.
- Arboricultural Work Audit (AWA) (See Appendix 6) – details a schedule of specific site events requiring input or supervision from a qualified arboricultural consultant.

4.2. This AMS details the following key areas of work relation to trees during the external works:

AMS01 - Timing of Works and Site Monitoring Requirements

AMS02 - Tree Pruning Works

AMS03 - Tree Protection Fencing

AMS04 - Works within RPAs

AMS05 - General Site Precautions

AMS06 - Procedures for Incidents

4.3. The TPP (See Plan 3) shows the Root Protection Areas (RPAs) and branches spread of retained trees. The RPA signifies the area that must be protected during the construction works to avoid harm to the rooting environments of trees. Where development and site works occur within RPAs or close the tree branches, there are mitigative measures and protocols that must be adhered to as detailed within this document. Unless otherwise stated within this document, within the areas protected by tree protection barriers the following shall apply:

- No excavation
- No lowering of levels
- No storage of plant or materials
- No vehicular access
- No fire lighting (nor within 15m of retained tree canopies)
- No parking
- No welfare facilities
- No substances harmful to the environment or trees health shall be stored adjacent to or allow to flow into tree protection areas. This includes all fuels, oils, bitumen, cement storage towers and washing arear, building sand, salt or any other chemicals.

AMS 01 – Timing of Works and Site Monitoring Requirements

Timing of Works

4.4. The development must be carried out in the following order unless otherwise agreed in writing with the LPA. Each step must be completed in accordance with this document and before moving onto the next:

1) Tree removals and pruning works.
2) Tree protection fencing installed.
3) Scaffolding installation.
4) Construction and building phases.
5) External works and landscaping works completed.
6) Removal of tree protection fence.

Arboricultural Site Monitoring

4.5. Site monitoring by an appropriately qualified Arboriculturist should be undertaken as set-out within the AWA (See Appendix 3). This includes the following key work stages:

- Tree pruning
- Installation of tree protection barriers
- Ongoing site monitoring visits/ documenting and ensuring compliancy with this AMS.

4.6. It is the responsibility of the Site Manager to request (with sufficient notice) the attendance of an Arboricultural Consultant to oversee the work as detailed above. It is not the responsibility of Tyler Grange to enforce site monitoring works throughout the course of the development. A copy of the Works Audit and supporting photographic evidence will be completed by the appointed Arboricultural Consultant and issued to the client. Reporting to the LPA's Arboricultural Department will be the responsibility of the client following the completion of each task.

AMS 02 – Tree Pruning Works

4.7. Trees to be pruned will be clearly identified on-site (via spray marking / taping / tagging as required) to avoid erroneous tree works. Contractors may need to be briefed on-site by the appointed Arboricultural Consultant prior to works commencing, especially if there are any concerns or doubts on the requirements for pruning to facilitate the external works access.

4.8. Tree works must be undertaken in accordance with BS3998:2010 by a competent tree contractor and should avoid the main nesting season for birds between 1st March and 31st August each year. If such timescales are unachievable, the advice of an ecologist will need to be sought to determine any further necessary protective and precautionary working measures to avoid disturbance to nesting birds and other wildlife.

4.9. The tree surgery contractor is responsible for carrying out any relevant health and safety risk assessment, and insurance, prior to any tree work being carried out. No trees to be retained shall be used for anchorage or winching purposes.

Tree Pruning

4.10. The TRRP (See Plan 2) identifies trees to be pruned with a magenta hatch. The pruning works will be restricted to and must follow the procedures as listed in Table 2 below.

Table 7: Tree Pruning Work Procedures

Tree Number	Pruning Procedures
T6	Eastern canopy aspect (lower sections of crown volume) to be crown reduced to achieve sufficient construction clearance.
All retained trees	Remedial pruning to better achieve natural light penetration and coverage to the landscaping and pedestrian routes beneath relevant tree canopies and to re-balance tree canopies following the specific pruning prescriptions (to T5 and T6), and construction phases. These pruning objectives are to be achieved via a combination of appropriate crown lift and crown reduction pruning.

AMS 03 – Tree Protection Fencing

4.11. Tree protection fencing must be installed to protect the roots, stems and lower branches of retained trees from damage during the development.

4.12. Tree protection barriers will be fully installed before the arrival of any plant or construction activity on-site. The barriers will serve to prohibit any access into the RPAs, and unless otherwise stated in this AMS, tree protection barriers will remain in place for the duration of the works until deemed completed.

4.13. The TPP identifies the location of the tree protective fencing. To ensure accurate positioning and to avoid costly adjustments, the tree protection fence may need to be set out by a surveyor with all node points being marked clearly on site for the fencing contractor to work to. A geocoordinate AutoCAD file of the TPP is available upon request. The fencing locations serves to enclose the four Lime trees on the outside edge of their RPAs to ensure no compaction or damages are caused during the works.

4.14. A slightly reduced-specification style of fencing is recommended to be utilised to prohibit access and material storage inside RPAs. The fencing will comprise Heras panels supported by suitable stabilisers, with concrete or rubber blocks, as illustrated in Figure 2 below. This specification is considered most appropriate compared to utilising a more invasive specification of fencing which would be attached to vertical steel tubes driven into the ground, as this would likely cause damages to RPAs via undue root severance and disturbances. Hence, the specification shown in Figure 2 below is considered most appropriate to offer adequately robust protection whist minimising associated RPA impacts from fencing installation.

4.15. Stages for installing Tree Protection Fence are as follows:

1) Setting out of fencing node points or spray marked on the ground which may be necessary by the appointed arboricultural consultant to ensure accuracy;

2) Fence is installed with signs (example all-weather notice signage is included as Appendix 5);

3) Appointed Arboricultural Consultant to verify fencing locations either via a site visit or inspection of photographs provided by the site managers/ personnel at the time; and

4) Site accessible to construction works.

4.16. Special attention is essential in maintaining the protective barriers during the external woks, ensuring that it remains rigid and complete as well as fit for the purpose intended. Protective barriers should be inspected frequently by the site manager and repairs shall be made immediately where required.

4.17. Any alterations to the tree protection fence otherwise as stated within this AMS must only be completed under the guidance of a suitably qualified arboricultural consultant.

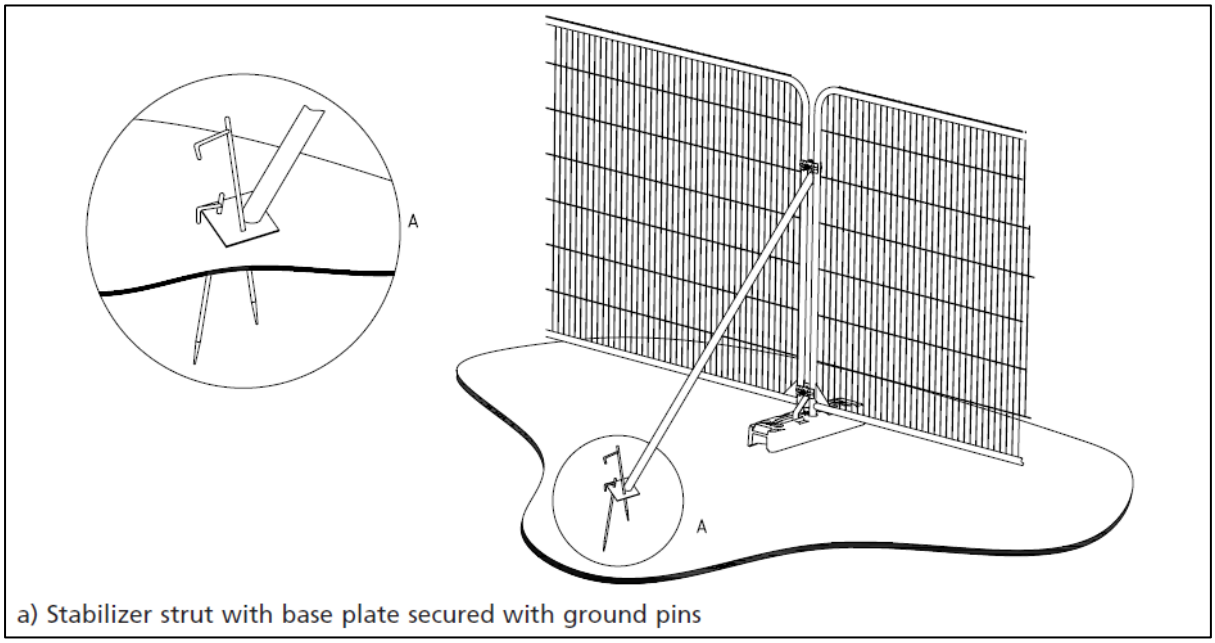


Figure 2: Tree Protection Fencing/ Barriers Specification.

AMS 04 - Works within Root Protection Areas (RPAs)

4.18. The TPP shows only the retained trees including their RPAs. The RPA signifies the area that must be protected during the development to avoid harm to the rooting environments of trees. Where development occurs in these areas (as identified in Section 3 of this report), there are precautionary measures and protocols to adhere to as detailed below.

Excavation within RPAs

4.19. The TPP identifies where excavation is required within RPAs for landscaping purposes. This includes trees G2.A, G2.B, G2.C, T3, T5 and T6.

4.20. The excavation works will be carried out in accordance with the following tree protection measures:

1) The works will be completed under the supervision of a qualified arboricultural consultant;

2) Reposition tree protection fencing if necessary;

3) Identify area for earthworks excavation, mark out with pegs or spray paint;

4) Machinery excavators must be operated outside the RPA of retained trees;

5) Single roots smaller than 25mm will be cleanly pruned back using a suitable sharp hand tool. Cleanly sever roots with bypass secateurs, loppers or pull cut saw at right angles to root. Avoid tearing or ripping the root;

6) Roots found over 25mm and where occurring as clumps will be not be immediately pruned back, and the appointed supervising Arboriculturist will record the size and nature of the root, to determine its significance to tree health, and specify proceedings accordingly;

Planting within RPAs

4.21. Should the existing soil be compacted or have a poor structure which may hinder the development of any new planting, soil decompaction techniques may be used upon consultation with the project arboriculturist.

4.22. Planting operations within the RPAs of trees will adopt the following tree protection measures / stages:

1) Remove Tree Protection fence to allow access to area;

2) Remove any existing obtruding ground vegetation by hand;

3) Do not reduce any high spots or excavate in any way;

4) With the use of a wheelbarrow Import good quality topsoil into the area. level to a depth no more than 100mm with hand tools unless proportionate machinery and equipment to be used can be tracked/ situated outside RPAs during the operations;

5) Dig individual planting pits for each plant by hand where proportionate and viable to do so;

6) Any mulch should also be imported and spread by hand where possible;

AMS 05- General Site Precautions

4.23. The following points must be observed during both advanced works and the construction process:

- The site compound area must be established outside of the protected RPAs prior to undertaking the external works, inclusive of any areas for materials storage, contractor parking and mixing must also be established outside of the RPAs;
- No fires will be lit on-site;
- Cutting down, uprooting, damaging or otherwise destroying any retained tree is prohibited;
- No access will be permitted inside RPAs unless under the guidance of a suitably qualified arboricultural consultant or otherwise stated within this AMS;

- No materials, equipment or debris will be stored within the RPA at any time unless otherwise stated within this AMS;

- If during the works there are any excessive levels of dust build-up on retained trees then trees must be hosed down immediately with a clean water supply;

- Notice boards, telephone wires or other services must not be attached to any part of retained trees;

- Materials which will contaminate the soil (e.g. concrete, cement, chemical toilets, diesel oil, vehicle washings etc.) must not be permitted within, or close to RPAs of retained trees. Consideration must be given to any sloping ground on-site to ensure that contamination of soil in the RPA would not occur if there were spillage, see page or displacement elsewhere on-site. To avoid any associated damage or injury occurring to the trees as a direct result of contact with contaminants, works including cement mixing, re-fuelling and tool or machine washing will not be permitted within 20m uphill of any retained tree and

- Contamination of the soil by fuel and lubricant leaks must be avoided at all costs. If such a situation arises the project arboriculturist must be notified to assess the situation and prescribe remedial measures.

AMS 06 - Procedures for Incidents

4.24. If any breach of the approved tree protection measures occurs:

- The site manager must be informed immediately;

- The Local Planning Authority Tree officer (or other Planning Officer) must be informed, as well as the appointed project Arboriculturist at the earliest opportunity;

- Swift action must be taken to halt the breach and prevent any further breaches; and

- All preventative action and details of agreed remedial works must be recorded and reported to the LPA.

Appendix 1: Planning Policy Relating to Trees

Table 5: National and Local Planning Policy Relating to Trees

Policy Document	Policy References	Policy Wording / Description
National Planning Policy Framework (NPPF)	Section 12, paragraph 136	"Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users".
	Section 15, paragraph 187	This paragraph provides a series of prerequisites to inform how planning policies and decisions should contribute to and enhance the natural and local environment. This includes "recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland".
	Section 15, paragraph 188	This paragraph addresses the need to take a "strategic approach to maintaining and enhancing networks of habitats and green infrastructure and adding that plans should be made for the enhancement of natural capital at the catchment or landscape scale across local authority boundaries".
	Section 15, paragraph 193	This paragraph highlights a series of principles that local planning authorities should apply when determining planning applications, stating that "if significant harm biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused".
	Section 15, paragraph 193 (c)	This paragraph also adds that "development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensatory strategy exists".
PfE Joint Development Plan Document 2022 to 2039.	Policy JP-G6: Urban Green Space	*"To ensure there is an appropriate scale, type, quality and distribution of accessible urban green space that can support a high quality of life and other important green infrastructure functions:* *- existing urban green space will be protected and enhanced in balance with other considerations; and*

(Adopted 21st March 2024).		*- we will work with developers and other stakeholders to deliver new high quality urban green spaces.* *Development should be designed to support the positive use of nearby green spaces, such as by offering a high-quality setting, providing natural surveillance, and facilitating easy access by walking and cycling."*
	Policy JP-G7: Trees and Woodland.	*"We will work to deliver the aims and objectives of the Greater Manchester Tree and Woodland Strategy, aiming to significantly increase tree cover, protect and enhance woodland, and connect people to the trees and woodland around them.* *This will be done through local planning and associated activities such as:* *1. Protecting and expanding the mosaic of woodland habitats, linking fragmented areas of woodland, in particular wooded cloughs and pockets of ancient and riverside (riparian) woodland;* *2. Encouraging habitat diversity through conserving and managing existing woodland and trees that are of heritage, cultural and/or aesthetic value, including ancient woodland and veteran trees;* *3. Aiming to plant a tree for every resident in the plan area over the next 25 years as part of the City of Trees initiative;* *4. Targeting tree-planting at the areas of greatest need where the green infrastructure benefits can be maximised, whilst avoiding the loss of, or harm to, other priority habitats, including encouraging woodland planting schemes on areas of low-grade agricultural land and land in need of remediation;* *5. Establishing a new City Forest Park in Salford, Bolton and Bury, which will provide a vast urban forest close to the City Centre;* *6. Considerably increasing the provision of street trees within urban areas;* *7. Promoting the provision of community orchards to increase fruit consumption;* *8. Promoting the opportunity for woodland conservation to raise awareness for the sustainable use of timber;* *9. Securing a diversification of broadleaved species, in order to increase biodiversity and disease resilience;* *10. Improving public access to woodland and trees particularly by sustainable travel models to capture the health and wellbeing benefits whilst managing the associated pressures;* *11. Encouraging the positive management of woodland to bring it into a more productive state, improve habitat diversity, and more effectively contribute to important green infrastructure functions such as flood risk management, urban cooling and carbon storage/sequestration;*

		And through development as follows: *12. Where development would result in the loss of existing trees, requiring replacement on the basis of two new trees for each tree lost, or other measures that would also result in a net enhancement in the character and quality of the treescape and biodiversity value in the local area, with a preference for on-site provision; and* *13. Protecting trees and woodland during the construction phase of development."*
Manchester Core Strategy DPD (Adopted 11th July 2012).	EN9- Green Infrastructure	*"New development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. Where the opportunity arises and in accordance with current Green Infrastructure Strategies the Council will encourage developers to enhance the quality and quantity of green infrastructure, improve the performance of its functions and create and improve linkages to and between areas of green infrastructure. Where the benefits of a proposed development are considered to outweigh the loss of an existing element of green infrastructure, the developer will be required to demonstrate how this loss will be mitigated in terms of quantity, quality, function and future management.* *Key features of Manchester's green infrastructure will include:* *The continued development of a network of green spaces, water bodies, canals, paths and cycleways, with priority given to those parts of the City where there is an identified existing lack of open space. The Council will seek to protect existing street trees and promote new planting, particularly where this can enhance green links in the urban area.* *Key features of Manchester's green infrastructure will include:* *The continued development of a network of green spaces, water bodies, canals, paths and cycleways, with priority given to those parts of the City where there is an identified existing lack of open space. The Council will seek to protect existing street trees and promote new planting, particularly where this can enhance green links in the urban area.* *The continued maintenance and management of the Rivers Mersey and Irwell and their tributaries, for example the River Irk, River Medlock, Chorlton Platt Gore, Gatley Brook, Moston Brook and adjoining land, with regard to their multiple functions including recreation, flood management, and biodiversity.* *The provision of new, and improvements to the quality and accessibility of existing green infrastructure assets, to mitigate for any loss of green infrastructure as a result of development such as the Metrolink extension programme.*

		The encouragement of green roofs, green walls, tree planting and other forms of green infrastructure to allow for the adaption to climate change in heavily urbanised areas. *New green infrastructure provision should be an exemplar of best practice and innovation in terms of both its design and management."*

Appendix 2: BS 5837:2012 Cascade Chart for Tree Quality Assessment

TREES FOR REMOVAL				
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 • 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 it might be desirable to preserve)			DARK RED
TREES TO BE CONSIDERED FOR RETENTION				
Category and Definition	Criteria - Subcategories			Identification on Plan
	1. Mainly Arboricultural Values	2. Mainly Landscape Values	3. Mainly Cultural Values, including Conservation	
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 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)	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)	LIGHT 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 remedial 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	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 benefits.	MID 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 150mm*	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 temporary/transient landscape benefit.	Trees with no material conservation or other cultural value.	GREY

Appendix 3: Tree Survey Schedule (14667/TSS01d)

Tree Number	Common Species Name	Height (m)	Trunk Diameter (mm)	Stem Count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
					N	E	S	W								
T1	Sambucus nigra (Elder)	4.7	170, 120, 100	3	2.00	2.00	3.00	3.20	2.00	Semi Mature	Fair	Fair	C2	Low quality and value. Kerb close to stem base. Tree located within hard surface area. Decay present on stem. Cavity on stem. Dieback in crown. Sparse foliage. Self seeded.	2.77	24.11
G2.A	Fraxinus excelsior (Ash)	18.0	475.00	1	9.00	2.00	3.50	9.50	4 (East)	Mature	Fair	Good	B2	Moderate quality and value. Scattered deadwood. Crown distorted due to group pressure. Root exposure and induced impacts to tarmac footpath spanning RPA to north. surface root wounds occluded. No obvious Ash Dieback Symptoms- appears relatively healthy despite species (surveyed Sept 2025). Minor internal canopy decline and somewhat sparse with dead twigs scattered.	5.70	102.08
G2.B	Fraxinus excelsior (Ash)	19.0	600.00	1	10.00	11.00	5.50	4.50	4 (East)	Mature	Fair	Good	B2	Moderate quality and value. Scattered deadwood. Crown distorted due to group pressure. Tarmac footpath through RPA to the north. No obvious Ash Dieback Symptoms (sept 2025)- appears relatively healthy despite species. Girdled roots and soil erosion and surface root exposure. General internal canopy decline and somewhat sparse with dead twigs scattered.	7.20	162.88
G2.C	Fraxinus excelsior (Ash)	16.5	560.00	1	2.50	4.00	10.00	10.00	1.5 (SW)	Mature	Fair	Good	B2	Moderate quality and value. Scattered deadwood. Crown distorted due to group pressure. No obvious Ash Dieback Symptoms - appears relatively healthy despite species (sept 2025). Co dominant stem at 2.7m, not an included union. General internal canopy decline and somewhat sparse with dead twigs scattered.	6.78	144.43
T3	Acer pseudoplatanus (Sycamore)	15.0	750.00	1	9.00	8.00	9.50	9.00	2.5 (West)	Mature	Good	Good	B2	Moderate quality and value. Roadside tree: of value in the streetscene. Tree located within raised bed. Scattered deadwood. Co dominant stem at approx 2.5m with wide-mouth union. Minor scattered deadwood throughout canopy especially within internal branch structure. Kerb relatively close to stem base to south. RPA confined to grassed mounded area with unlikely roots beneath cobble/ road kerbing.	9.00	254.50

Tree Number	Common Species Name	Height (m)	Trunk Diameter (mm)	Stem Count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
					N	E	S	W								
T4	Acer platanoides (Norway Maple)	14.5	635.00	1	5.50	5.00	9.50	8.50	2.00	Mature	Fair	Good	B2	Moderate quality and value. Scattered deadwood. Crown distorted due to group pressure. Rooted on top of raised soil mound with soil erosion and root exposure abrasion damage	7.62	182.40
T5	Acer platanoides (Norway Maple)	16.5	620.00	1	9.50	7.00	3.50	8.00	1.5 (N)	Mature	Fair	Good	B2	Declining in health and condition. Moderate quality and value. Located on bank. Exudation on stem. Scattered deadwood. Crown distorted due to group pressure. Crown touching car parking stairwell facade to the east. Rooted on mound with root exposure and potential girdling around buttress. Some canopy suppression in lower scaffold branches and decline likely induced from light availability.	7.44	173.90
T6	Acer platanoides (Norway Maple)	14.0	585.00	1	3.50	8.50	9.00	3.00	2 (South)	Mature	Fair	Fair	B2	Declining in health and condition. Low quality and value. Located on bank. Scattered deadwood. Sparse foliage. Dieback in crown. Crown distorted due to group pressure. Crown touching car park building to east. Lower canopy and internal structures significantly suppressed and in decline with reduced overall vigour and reduced foliage density likely due to light availability and or root issues (girdled buttress roots and root exposure above soil surface).	7.02	154.80
G7	Sambucus nigra5 (Elder)	4.0	80.00	1	1.50	2.00	2.00	2.00	0.00	Semi Mature	Fair	Fair	C2	Low quality and value. Self set poor location.	.96	2.90

Appendix 4: Report Limitations

Limitations

A4.1. The comments made are based on observable factors present at the time of inspection. Although the health and stability of trees in their current context is an integral part of their suitability for retention, it must be understood that this report is not a tree risk assessment and should not be construed as such. While every attempt has been made to provide a realistic and accurate assessment of the trees' condition at the time of inspection, it may have not been appropriate, or possible, to view all parts or all sides of every tree to fulfil the assessment criteria of a risk assessment.

A4.2. No tree can be considered entirely safe, given the possibility that exceptionally strong winds could damage or uproot even a mechanically 'perfect' specimen. It is therefore usually accepted that hazards are only recognisable from distinct defects or from other failure-prone characteristics of the tree or the site. An assessment of the potential influence of trees upon existing buildings or other structures resulting from the effects of trees upon shrinkable load-bearing soils or the effects of incremental root or branch growth, are specifically excluded from this report.

Un-assessable Risks

A4.3. Any alteration to the application site or development proposals could change the current circumstances and may invalidate this report and any recommendations made.

A4.4. The Wildlife and Countryside Act (WCA) 1981 (as amended) makes it an offence to disturb nesting birds or recklessly endanger a bat or its roost. Bats are also a European protected species and are additionally protected under the Conservation (Habitats & c) Regulations 1994 and 2010 (as amended). The survey findings, constraints, opportunities and design or mitigation recommendations included within that report must be read alongside this document.

A lack of recommended work does not imply that a tree does not pose an unacceptable level of risk and likewise, it should not be implied that a tree will present an acceptable level of risk following the completion of any recommended work.

Appendix 5: Signage Example



Note: Digital A4 copies can be obtained via contacting Tyler Grange.

Appendix 6: Arboricultural Works Audit

Works Requiring Arboricultural Supervision	Date Completed and Report to LPA
Tree Contractor briefing either digitally or in person on site, prior to tree removal/ pruning works in line with the Tree Retention Plan and as detailed within the Arboricultural Method Statement.	
Inspection of tree barrier positions identified on the Tree Protection Plan and detailed within the Arboricultural Method Statement.	
Subsequent site visit inspections (recommended monthly or at key construction milestones) as the development progresses with respect to works occurring in proximity to tree canopies or inside Root Protection Areas. An initial site inspection to confirm approved tree losses are removed appropriately along with the consented pruning works.	
NOTES:	

Appendix 7: Landscape General Arrangement Plan



NOTES:

1. DO NOT SCALE FROM THIS DRAWING. ALWAYS WORK TO NOTED DIMENSIONS.
2. ALL SETTING OUT, LEVELS AND DIMENSIONS TO BE CHECKED ON SITE PRIOR TO THE INSTALLATION OF MATERIALS AND ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE CONTRACT ADMINISTRATOR IMMEDIATELY.
3. THIS DRAWING MUST BE READ WITH THE RELEVANT SPECIFICATION DOCUMENTS AND DETAIL DRAWINGS. ANY DISCREPANCIES MUST BROUGHT TO THE ATTENTION OF THE CONTRACT ADMINISTRATOR IMMEDIATELY.
4. THIS DRAWING IS COPYRIGHT PROTECTED AND MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT WRITTEN AUTHORITY.
5. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
6. NOTE DRAWING SUITABILITY CODE SHOWN BELOW. DRAWING NOT TO BE USED FOR CONTRACTUAL AGREEMENT WITHOUT A1 STATUS.

THIS DRAWING WAS PLOTTED ON:
25/11/2025

REVISION HISTORY

DATE	REV	ZONE	DESCRIPTION	CHK
06/11/2025	4		Design Freeze Issue	EP
18/11/2025	5		Update to Charles Street Kerb Alignment	EP
25/11/2025	6		Design Freeze Issue #2	EP

KEY

GENERAL INFORMATION

PLANNING APPLICATION BOUNDARY
Subject to coordination with highways and planners

HARDWORKS

S1.0 SURFACE TYPE A
Natural Stone Paving
To Primary Routes

S2.0 SURFACE TYPE B
Natural Stone Setts
To Banding

S3.0 SURFACE GREEN GAP
Hydrolineo Concrete Block

S4.0 SURFACE TYPE D
Natural Stone Contrasting Paving
To Courtyards and Entrances

S5.0 SURFACE TYPE E
Self-Binding Gravel
To Existing Green Space (no dig construction)

S6.0 SURFACE TYPE E (ADOPTABLE)
Natural Stone Paving
Subject to S278 works

S7.0 STEEL EDGING
Steel Terrace Edging Subject to Future Detail

SOFTWORKS

CLEAR-STEM TREE PLANTING
Extra Heavy Standard (with underground guying)
Refer to Planting Schedule

MULTI-STEM TREE PLANTING
2-3 Metre (with underground guying)
Refer to Planting Schedule

EXISTING RETAINED TREE
Refer to drawing 14667_P12_TCP_MSCP_BV_WS

ORNAMENTAL SHRUBS AND GRASSES MIX
Biodiverse Mix
Refer to Planting Schedule

WOODLAND SHADE TOLERANT MIX
25mm of remedial topsoil
Refer to Planting Schedule

EXISTING TREE ROOT PROTECTION ZONES
Refer to drawing 14667_P12_TCP_MSCP_BV_WS

EXISTING REMOVED TREE
Refer to drawing 14667_P12_TCP_MSCP_BV_WS

FURNITURE

FEATURE SEAT
To Courtyard Area
Subject to Future Detail

HANDRAIL
To Steps
Subject to Future Detail

STEPS
To Public Realm
Subject to Future Detail

CYCLE STAND
To Courtyard
Subject to Future Detail

BOULDER/ STONE PILE
To Softworks
Subject to Future Detail

FEATURE LIGHTING
To Altrincham Street
Subject to Future Detail

RETRACTABLE BOLLARDS
Subject to Future Detail

ORIGINATOR
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W layer.studio T 01625 523 157 E manchester, newcastle or bristol@layer.studio

Client
RG GROUP

Project
Plot H, SISTER
Manchester

Drawing Title
CONCEPT GENERAL ARRANGEMENT

Created By	Checked By	Scale	Sheet Size
EP	MW	1:250	A1

Project Number	Originator	Volume	Level	File Type	Discipline	Number
451	LYR	XX	ZZ	DWG	L	1001

Work Stage	Status	Revision
2	S1	6

Plans:

Plan 1: Tree Constraints Plan (TCP), (14667/P12a)

Plan 2: Tree Retention and Removal Plan (TRRP), (14667/P18)

Plan 3: Tree Protection plan (TPP), (14667/P19)

T1 - C2
Elder

G7 - C2
Elder

G2.A - B2
Ash

G2.B - B2
Ash

G2.C - B2
Ash

T3 - B2
Sycamore

T4 - B2
Norway Maple

T5 - B2
Norway Maple

T6 - B2
Norway Maple

RAILWAY BRIDGE

NO ACCESS

TARMAC

CHARLES STREET

PRINCESS STREET

PAVIORS

PAVING

CONCRETE

COBBLES

GRASS

0 10m

North

Survey Boundary

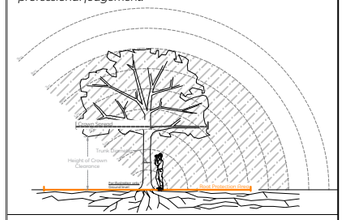
Category B - Trees of Moderate Quality and Value

Category C - Trees of Low Quality and Value

Root Protection Areas

Tree Shading Constraints

*Denotes trees and groups not identified on topographical survey. Locations approximated using professional judgement.



Rev	Description	Date
A	Verification Survey	10.09.2025

Tyler Grange

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W: www.tylergrange.co.uk

Project title
Plot H

Drawing title
Tree Constraints Plan

Scale 1:200 @ A3
Date 10.09.2025
Drawn BV
Checked JJ

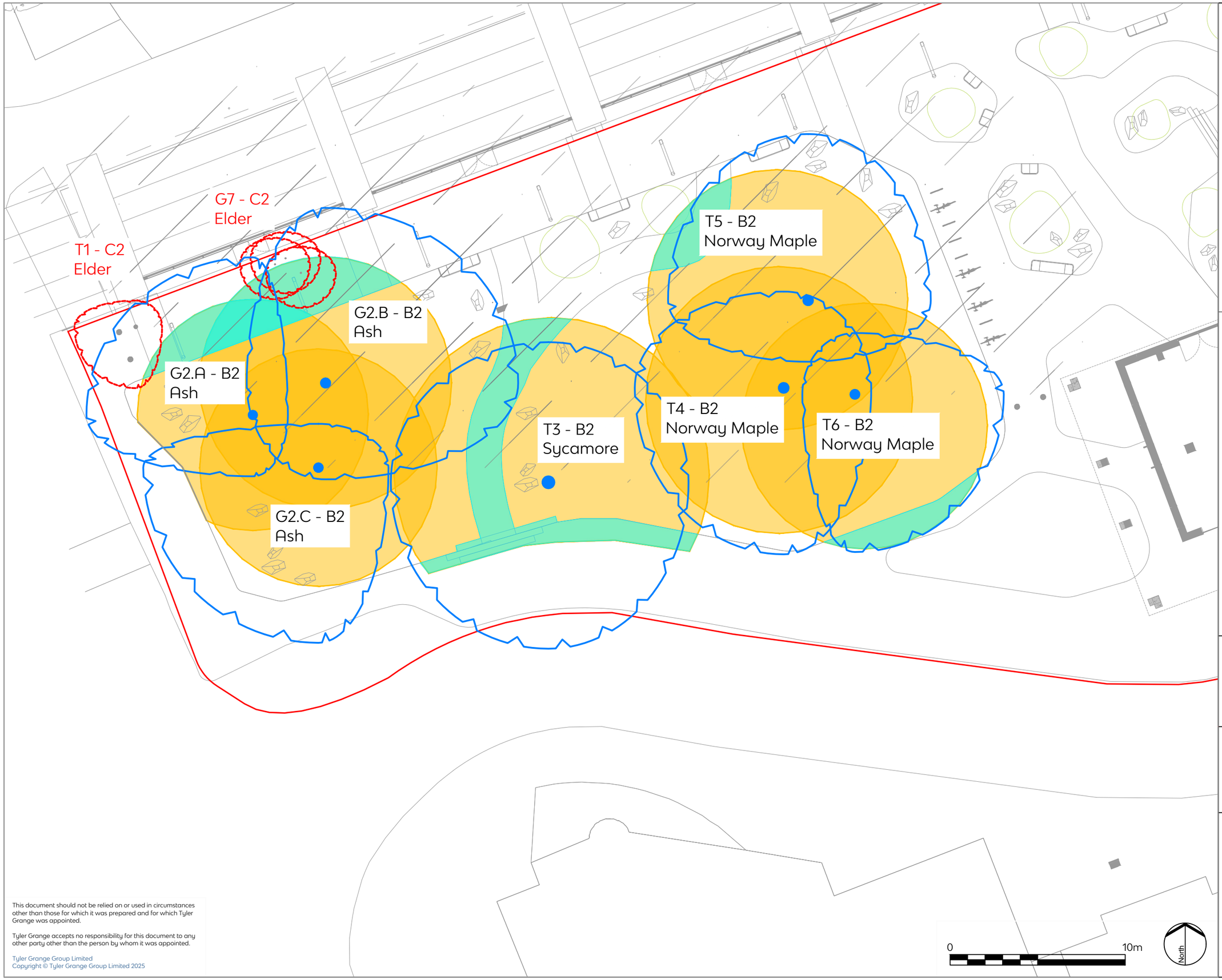
Drawing number
14667_P12

Revision
A

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Application Boundary

Category B - Trees of Moderate Quality and Value

Category C - Trees of Low Quality and Value

Root Protection Areas

Tree Shading Constraints

Development Works Proposed Inside Root Protection Areas

Tree Removals to Facilitate the Development

**Denotes trees and groups not identified on topographical survey. Locations approximated using professional judgement.*

Rev Description Date

Tyler Grange
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Project title
Plot H, Sister

Drawing title
Tree Retention & Removal Plan

Scale 1:200 @ A3
Date 30.10.2025
Drawn BV
Checked TC

Drawing number
14667_P18

Revision
-

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- Application Boundary
- Category B - Trees of Moderate Quality and Value
- Category C - Trees of Low Quality and Value
- Root Protection Areas
- Tree Shading Constraints
- Development Works Proposed Inside Root Protection Areas
- Tree Removals to Facilitate the Development

**Denotes trees and groups not identified on topographical survey. Locations approximated using professional judgement.*

Rev	Description	Date
-	-	-

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Project title

Plot H, Sister

Drawing title

Tree Retention & Removal Plan (Full Site)

Scale	1:500 @ A3	Drawn	BV
Date	30.10.2025	Checked	TC

Drawing number

14667_P18

Revision

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Application Boundary

Category B - Trees of Moderate Quality and Value

Category C - Trees of Low Quality and Value

Root Protection Areas

Tree Shading Constraints

Works Inside RPAs Requiring Construction Impact Mitigation

Tree Protection Fencing Locations

*Denotes trees and groups not identified on topographical survey. Locations approximated using professional judgement.

Rev Description Date

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Project title
Plot H, Sister

Drawing title
Tree Protection Plan

Scale 1:200 @ A3
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14667_P19

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Application Boundary

Category B - Trees of Moderate Quality and Value

Category C - Trees of Low Quality and Value

Root Protection Areas

Tree Shading Constraints

Works Inside RPAs Requiring Construction Impact Mitigation

Tree Protection Fencing Locations

*Denotes trees and groups not identified on topographical survey. Locations approximated using professional judgement.

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Project title
Plot H, Sister

Drawing title
Tree Protection Plan (Full Site)

Scale 1:500 @ A3
Date 30.10.2025
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Checked TC

Drawing number
14667_P19

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-

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