Tree Categories

Trees are categorised in accordance with the cascade chart in Table 1 of the British Standard BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'

Category 'U' - Trees in such condition that they cannot realistically be retained as living trees in context of the current land use for longer than 10 years.
Category 'A' - Trees of high quality with an estimated remaining life expectancy of at least 40 years.
Category 'B' - Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
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.

Root Protection Area

In order to avoid damage to the roots or rooting environment of retained trees, the Root Protection Areas (RPAs) should be plotted around each of the category A, B and C trees. This is a minimum area in m² which should be left undisturbed around each retained tree.

The RPA is calculated using the British Standard BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations.

The calculated RPA is capped to 707m², which is the equivalent to a circle with a radius of 15m. Where there appears to be restrictions to root growth the root protection area is reshaped to more accurately reflect the likely distribution of the roots.

Indicative only

Note: No unauthorised excavations are to be carried out within the RPAs of any retained trees. Any level changes must form part of a construction method statement & must protect the rooting environments of all retained trees.

Ground boarding

Manual excavation of fence posts under arboricultural supervision.

Protective fencing

G2
T13
T14
T15
T16
G7
G8
Block A
5 Storey (43 Apartments)
Block B
6 storeys (40 apartments)
Block C
5 storeys (43 apartments)
Car Park A (34 Spaces)
Car Park B (30 Spaces)
Crystal Suite Parking
Road 2
Road 3
Road 1
Road 1

0m 10m 20m 30m 40m 50m

Protective Fencing

To be erected prior to the commencement of all works on site, and retained in place throughout construction.
Specification: To comprise of 2m tall welded mesh panels on rubber or concrete feet. Panels are to be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence. The panels should be supported on the inner side by stabilizer struts, which should should be attached to a base plate and secured with ground pins.
All weather notices should be erected at regular intervals on the weld mesh panels with words such as "Construction exclusion zone - Keep out".

Tree Protection Area
KEEP OUT
Do **not** move this fence

(TOWN & COUNTRY PLANNING ACT 1990)
TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND/OR ARE THE SUBJECT OF A TREE PRESERVATION ORDER. CONTRAVENTION OF A TREE PRESERVATION ORDER MAY LEAD TO CRIMINAL PROSECUTION.

ANY INCURSION INTO THE PROTECTED AREA MUST BE WITH THE WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY

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Ground boarding

New temporary ground protection should be capable of supporting any traffic entering or using the site without being distorted or causing compaction of underlying soil.

Note The ground protection might comprise one of the following:

a) for pedestrian movements only, a single thickness of scaffold boards placed either on top of a driven scaffold frame, as to form a suspended walkway, or on top of a compression-resistant layer (e.g. 100mm depth of woodchip), laid onto a geotextile membrane;
b) for pedestrian-operated plant up to a gross weight of 2t, proprietary inter-linked ground protection boards placed on top of a compression-resistant layer(e.g.150mm depth of woodchip), laid onto a geotextile membrane;

For situations other than those described in a) or b), the ground boarding is to be designed by a suitably qualified person to an engineering specification in conjunction with arboricultural advice, to be abole to support the expected loading to be placed upon it.

In all cases, the objective of the ground boarding is to avoid compaction of the soil beneath, so that tree root function remains unimpaired.

Supervised excavation

Excavations of fence posts within RPAs are to be undertaken manually under arboricultural supervision; posts may need to be relocated if roots important to the stability of the tree will be affected.

Arboricultural Supervision

The arboricultural consultant will be required to attend site to directly supervise all demolition and construction works that have to be undertaken within the root protection areas. This will include:
1. Pre-commencement site meeting & location of protective measures.
2. Supervised excavations for fence posts within RPAs of tree nos.T13 and group G2
3. Any demolition and or excavations within or adjacent to RPAs, including foundations, hard surfacing or underground services (a non-exhaustive list).

Arboricultural Method Statement

Please refer to Arbtech Consulting Ltd Tree Schedule and Arboricultural Method Statement, for full details on all surveyed trees and how all aspects of the the development maybe implemented without determent to retained trees.

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Project:
Former Buzz Bingo,
477 Hyde Road,
Manchester,
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Client:
Kellen Homes

Drawing:
Tree Protection Plan

Based on:
CO16-KEL-XX-XX-PL-A-0100

Drawing No: Arbtech TPP 01
Rev:

Date: May 2026
Scale: 1:250 @ A0
Drawn: AST

Key:

Tree Nos:	T13	Tree Canopies:		Trunks:	
RPAs:		Category 'U' trees:		Category 'U' groups:	
Category 'A' trees:		Category 'A' groups:		Category 'B' trees:	
Category 'B' groups:		Category 'C' trees:		Category 'C' groups:	
Protective fencing:		Ground boarding:		Arboricultural supervision – Excavations.	
Proposed tree planting:					

All dimensions should be checked on site. No dimensions are to be scaled from this drawing.
Please notify us of any discrepancies found. Arbtech Consulting Ltd. cannot be held responsible for inaccuracies in the base drawing in which this plan is based.
This drawing has been designed to reflect the principles of the layout or design only, and relates only to the protection of retained trees.
This drawing is not to be read as a definitive part of the engineering or construction designs or method statement. Arbtech Consulting Ltd. cannot be held responsible for inaccuracies in the base drawing in which this plan is based, and for any standards or regulatory requirements relating to proposed structures, hard surfacing or underground services.
This drawing was produced in colour - a monochrome copy should not be relied upon.

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