

Arboricultural Impact Assessment (AIA)

Ropemaker Court

Report prepared for Spinnaker Estates,
Ropemaker PROPCO Limited

NAME OF SITE:	Ropemaker Court, Moss Lane East, Manchester M14 4PL
PROJECT No:	13123
CLIENT NAME:	Spinnaker Estates, Ropemaker PROPCO Limited
SPECIALIST:	Amenity Tree Care Ltd
DATE PREPARED:	02.04.2026
PREPARED BY:	Simon Brain
VERSION CONTROL:	Version 1 update

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1.0 Introduction

1.1 Instruction, Scope, Methodology, Mitigation & Limitations

- 1.2 My name is Simon Brain, I am a chartered arboriculturist, with 25 years' experience holding the LANTRA Professional Tree Inspection certificate. I have been instructed by the client to prepare the following Arboricultural Impact Assessment for land at Ropemaker Court, Moss Lane East, Manchester M14 4PL
- 1.3 This Arboricultural Implications Assessment (AIA) is based on the proposed developments as shown on the Proposed Site plans 088474-CUR-XX-XX-D-C-92500 Drainage Layout and incorporated into the Tree Protection Plans (TPP) in Appendix 1 of this report.
- 1.4 The assessment will be carried out in line with the recommendations in BS 5837:2012 *Trees in relation to design, demolition and construction – Recommendations* and will evaluate the direct and indirect impacts of the proposed design and where necessary recommend mitigation.
- 1.5 The AIA considers constraints posed above and below ground and where appropriate makes recommendations to mitigate impacts associated with development sites and retained trees.
- 1.6 Where specialist design, construction techniques or in areas where supervision of the works is required a Special Measure Area (SMA) has been shown on the TPP for the study areas.
- 1.7 Below ground constraints are influenced by the root protection area and are determined in line with the recommendations set out in BS 5837:2012. These recommendations quantify the root protection area based on a measured stem diameter in accordance with Annex C, and the root protection area determined from Annex D.
- 1.8 It is important to understand that when considering the Root Protection Area (RPA) with regards to the circular plot as delineated on the TPP that a number of site factors can influence root morphology and disposition of tree roots.
- 1.9 Above ground constraints are considered above and below ground and in line with the recommendations in BS 5837:2012 to include; shade, dominance, current and future crown spread as well as the ultimate height of those retained trees.

- 1.10 Impacts associated with development sites and retained trees can be associated with single or multiple site operations that can subject trees to multiple impacts (*root severance, compaction, loss of photosynthetic material*), where this is applicable it will be highlighted in the AIA.
- 1.11 The mitigation measures proposed in this report are essential to ensure that trees marked for retention are adequately protected during the period of post/preconstruction.

2.0 Arboricultural Impact Assessment

2.1 Area for proposed development

2.2 The proposed development has been embedded within the Tree Constraints Plan which indicates the following developments associated with this site to have an arboricultural impact:

- New drainage in the vicinity of retained trees (T5-T9 and G2).
- Installation of proposed development infrastructure requiring tree removal

2.3 The arboricultural impacts of these items have been identified below.

2.3.1 New drainage in the vicinity of retained trees (T5-T9 and G2).

T-T9 and G2 has been designated a special measure area (SMA) which requires to be hand dug for the proposed drainage installation All excavation are to be supervised by the on-site AcOW.

2.3.2 Installation of proposed development access requires the removal of the following tree references:

- T1, T2, T3 and G3

3.0 Tree Preservation Orders

3.1 A desktop search of the Manchester City Council Interactive Map for Tree Preservation Orders has confirmed that none of the trees on site are subject to TPO's or fall within a Conservation Area.

4.0 Trees to be removed and retained

4.1 The following trees have been identified for removal due to their condition (Category U): T3

4.2 A total of two trees and one group are identified to be removed for the direct impact of development as listed in section 2.3.2.

4.3 The remaining trees are due to be retained and protected as outlined on the TPP by methodology needed in an AMS.

5.0 Root Protection Areas (RPA)-modifications

- 5.1 Root Protection Areas have been plotted in line with the guidance given in BS 5837: 2012 where ground constraints have had or are likely to affect the root morphology of trees e.g. where underground utilities or building foundations have obstructed root growth this shall require formal confirmation by excavation to establish presence or absence of significant rooting material. The RPA has been modified for T4 for the existing wall.

6.0 Post construction considerations

- 6.1 Not applicable due to nature of scheme.

7.0 Tree pruning to facilitate development and future pruning

- 7.1 There are no requirements for minor levels of tree pruning to facilitate the proposed development.

8.0 New surfacing and ground level modifications

- 8.1 New surfacing is required in RPA of retained trees. Refer to section 2.3.1 and appendix 3 for details of construction.

9.0 Construction Exclusion Zones and Special Measure Areas

- 9.1 The Construction Exclusion Zone has been shown as a black fenced polyline on the TPP in Appendix 1 and shall be constructed using heras panels and rubber feet securely staked to the ground.
- 9.2 The CEZ is purposefully located.
- 9.3 The CEZ must be installed as signed off as fit for purpose before any other works commence on site.

10.0 Site supervision and monitoring

- 10.1 Where a tree has been delineated on the TPP as requiring retention there will be a requirement to oversee construction operations in these areas in order to ensure that no damage occurs to the retained tree.
- 10.2 To ensure that there is an auditable system of site monitoring, reports will be compiled by an appointed arborist, and following site visits they issued to the site manager and

design team, copies of which will be available on site at all times for inspection by a Council planning/Tree officer.

11.0 Installation of below ground infrastructure

- 11.1 Detailed plans specifying the location of site utilities have been amended out of the RPA of T4. The proposed drainage is in the RPA of T5-T9 and G2 therefore an SMA has been placed for a no dig approach for the proposed drainage installation, all excavation to be hand dug and supervised by the on-site AcOW.
- 11.2 The usual construction techniques for installing site utilities within an RPA will be unacceptable due to the level of root severance that would occur. The impact of root severance will have a detrimental effect on tree health as trees require a healthy root system in order to maintain water and mineral uptake from the soil. Trees need to maintain a balance between shoot and root growth to ensure that the resources supplied by each can meet the demand of the other. Severance of tree roots caused by trenching can lead to reduced water uptake which in turn impacts on the trees ability to supply water to the canopy, resulting in desiccation. A further complication associated with root severance can be problems associated with tree stability. The tree relies on an intact root system in order to maintain stability; this stability will be compromised by root severance.
- 11.3 The use of trenchless techniques can be acceptable provided the depth of service run that is excavated is below the anticipated root depth.

12.0 Design change requirements

- 12.1 Design change has been updated in relation to the Gym proposal near T4 and G1, to remove the drainage outside the RPA.

13.0 Amenity Value

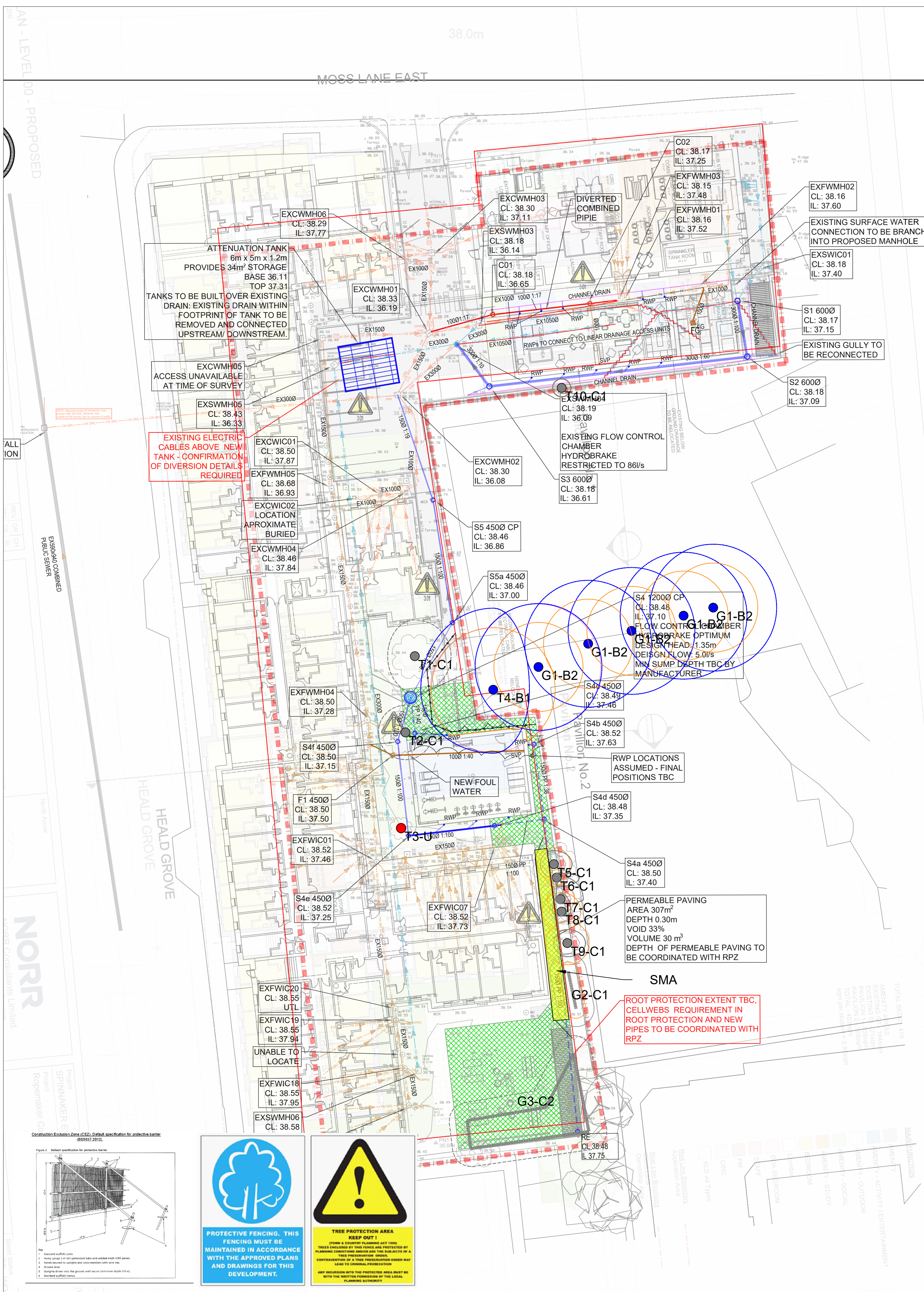
The retention of significant arboricultural assets has been achieved within the design.

14.0 Concluding statement

- 14.1 The proposed scheme was assessed in line with guidance provided in BS 5837:2012 *Trees in relation to design demolition and construction – Recommendations* with the aim to achieve a harmonious relationship between trees and structures that can be sustained in the long term.

- 14.2 It is my professional opinion as an arboriculturist that to achieve a harmonious balance of retained and removed trees that would be considered acceptable by the LPA.

Appendix 1 Survey sheets (updated as a result of AIA)



KEY

- SITE BOUNDARY
- EXISTING COMBINED WATER DRAINAGE
- EXISTING SURFACE WATER DRAINAGE
- EXISTING FOUL WATER DRAINAGE
- EXISTING COMBINED WATER PUBLIC SEWER
- EXISTING DRAINAGE TO BE ABANDONED
- PROPOSED SURFACE WATER DRAINAGE
- PROPOSED PERFORATED SURFACE WATER DRAINAGE
- PROPOSED FOUL WATER DRAINAGE
- PROPOSED COMBINED WATER DRAINAGE
- PROPOSED CHANNEL DRAIN- GATIC TREESAFE
- PROPOSED FLOW CONTROL CHAMBER
- PROPOSED PERMEABLE PAVING
- PROPOSED ATTENUATION TANK
- RWP RAINWATER PIPE
- FG FOUL WATER GULLY
- ROOT PROTECTION AREA

DESIGN PHILOSOPHY
SURFACE WATER DESIGN
THE DESIGN PROVIDES CAPACITY UP TO THE 100 YEAR 45% CLIMATE CHANGE EVENT.
LEVELS INDICATE THAT PUMPING WILL NOT BE REQUIRED.
INFILTRATION IS NOT CONSIDERED APPROPRIATE FOR THIS SCHEME.

SW FLOW RATE:
SYSTEM A- NEW PAVILION LOCATED WITHIN EXISTING CAR PARK, CONNECTED TO EXISTING FLOW CONTROL.
SYSTEM B- GYM + NEW EXTERNALS 5L/S (AGREED WITH UJ)
STORAGE REQUIREMENT: PERMEABLE PAVING SUB-BASE
OUTFALL: TO PRIVATE COMBINED DRAINAGE ON SITE
POLLUTION TREATMENT: PERMEABLE PAVING
SUSTAINABLE DRAINAGE: PERMEABLE PAVING

FOUL WATER DESIGN
FW PEAK FLOW RATE: TBC
OUTFALL: PRIVATE COMBINED DRAINAGE ON SITE
LEVELS INDICATE THAT PUMPING WILL NOT BE REQUIRED.

RESIDUAL HAZARD REGISTER (RELATES TO CIVIL/STRUCTURAL MATTERS ONLY) MUST BE READ IN CONJUNCTION WITH CURTINS RESIDUAL HAZARD REGISTER XXXXX-CUR-ZZ-XX-HA-X-00001. HAZARDS THAT SHOULD BE OBVIOUS TO A COMPETENT CONTRACTOR HAVE NOT BEEN INDICATED ON THIS DRAWING. SHOULD ANY ADDITIONAL HAZARDS BE IDENTIFIED, THE CONTRACTOR SHOULD NOTIFY ALL RELEVANT PROJECT TEAM MEMBERS.			
Hazard Ref.	Item (Feature, Element or Activity)	Potential Hazard Identified	Mitigation
2.00 Side Wide Issues			
2.01	Existing buildings	Damage to existing buildings or disruption to building occupants during construction	Liaison between contractor and neighbouring building owners and users, contractor to agree working hours and method statements, Contractor to erect appropriate barriers and hoardings to protect occupants against interaction with works, additional access routes to be considered to separate occupants and construction staff, the principal contractor must ensure that existing land/assets are not undermined during construction.
3.00 Existing Buried & Overhead Services			
3.01	Unknown buried services	Existing Live Services - particularly if services are to be retained through development.	Carry out additional surveys and investigations to locate and protect the services in co-ordination with Services Engineer/Statutory Undertakers.
5.00 Excavations and Foundations			
5.01	Presence of foundations to demolished structures	Unknown size and location presents risk during substructure works	Carry out trial pits to existing facades

TREE PROTECTION PLAN

Retention value key

- (RETENTION VALUE A)
- (RETENTION VALUE B)
- (RETENTION VALUE C)
- (RETENTION VALUE D)
- (RETENTION VALUE E)

Root Protection Areas (RPA) & Construction Exclusion Zones (CEZ)

Root Protection Areas (RPA's) have been identified and are based on BS5837:2012. RPA's and Construction Exclusion Zones (CEZ) have been shown as detailed below. The CEZ shall act as the protective barrier for retained trees.

CEZ (Protective barrier)
RPA
Canopy extent

CEZ and re-positioning during build period
The CEZ's will require installation as shown on the TPP. The CEZ shall be repositioned only under ACOW

Special Measure Areas (SMA)
Special Measure Areas (SMA's) have been identified for construction in these areas and they have been shown as detailed below.

NOTES
This drawing shall not be reproduced in black and white.
This drawing is produced for Planning and Construction

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Client:
Spinnaker Estates, Ropemaker PROPCO Limited

Project:
Ropemaker Court, Moss Lane East, Manchester M14 4PL
13123

Detail:
TREE PROTECTION PLAN - Overview

Drawn By: PS Date: 13/05/2026 Scale: 1:250 - A1

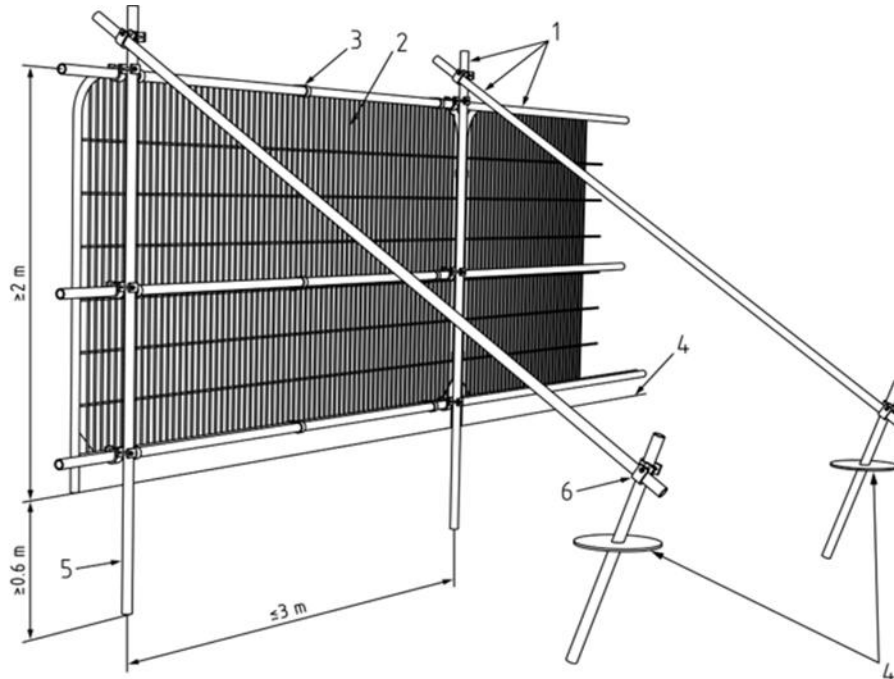
Drg No: TR-01-Overview Sheet Revision: V1

Appendix 2 Tree Protection Plan

Tree No.	latin name	Life Stage	DBH Diameter (m)	Stem Count	Height(m) / Crown Height (m)	Canopy Spread (m)				Category	Estimated Remaining Life Expectancy (yrs)	Pick Comments	Comments	Comments following AIA	RPR(m)	RPA(m)	X-Easting	Y-Northing
						North	South	East	West									
T1	Prunus avium (Wild Cherry)	SM	240	1	10(1.5)	4	4	4	3	C1	20+	Branches encroaching upon building.	Tree located in a grassed area surrounded by hardstanding.	Remove for development	2.88	26.06	384962.799	395626.152
T2	Prunus avium (Wild Cherry)	SM	220	1	8(1.5)	3	3	3	3	C1	20+		Tree located in a grassed area surrounded by hardstanding.	Remove for development	2.64	21.9	384961.765	395617.737
T3	Sorbus aucuparia (Rowan)	Y	50	1	3(1)	0.5	0.5	0.5	0.5	U	<10	Dead.		Remove for condition	0.6	1.13	384961.282	395607.176
T4	Platanus X hispanica (London Plane)	M	570	1	14(2)	9	7	4	8	B1	40+	Tree not picked up on the topo, plotted by eye by the surveyor on site.	Off-site tree.	Large off site Plane, bounded by tall wall. On site and off site ground levels appear similar. The RPA has been modified to the existing boundary wall, no impacts. Install CEZ as per TPP	6.84	147	384971.4519	395622.45
G1	Platanus X hispanica (London Plane),Acer campestre (Field Maple),Acer pseudoplatanus (Sycamore)	SM	410	1	14(2)	7	7	7	7	B2	40+	Tree not picked up on the topo, plotted by eye by the surveyor on site.	Off-site linear group.	Not affected by the development, install CEZ as per TPP	4.92	76.06	384976.451139227,384981.939139227,384986.719010195,384992.472558582,384995.747655356	395624.958227508,395627.52519525,395628.941453314,395630.623259766,395631.508421056
T5	Betula pendula (Silver Birch)	SM	150	1	12(2)	1.5	1.5	2	1.5	C1	40+		Tree located adjacent to boundary fence.	SMA no dig for the proposed drainage installation, all excavation to be hand dug and supervised by the on site	1.8	10.18	384978.152	395603.194
T6	Prunus spinosa (Blackthorn)	SM	50	2	3(0.5)	0.5	1	2.5	0	C1	20+		Tree located adjacent to boundary fence.	SMA no dig for the proposed drainage installation, all excavation to be hand dug and supervised by the on site	0.85	2.27	384978.476	395601.726
T7	Salix caprea (Goat Willow)	SM	90	2	6(0.5)	2.5	0.5	2.5	0.5	C1	20+	Included bark present in fork.	Tree located adjacent to boundary fence.	SMA no dig for the proposed drainage installation, all excavation to be hand dug and supervised by the on site AcOW	1.52	7.26	384978.898	395599.331
T8	Salix caprea (Goat Willow)	SM	100,90,80,80	4	6(0.5)	2	0.5	1	1	C1	20+		Tree located adjacent to boundary fence.	SMA no dig for the proposed drainage installation, all excavation to be hand dug and supervised by the on site	2.11	13.99	384979.005	395597.956
T9	Betula pendula (Silver Birch)	SM	200	1	14(3)	1.5	1.5	2	1.5	C1	20+		Tree located adjacent to boundary fence.	SMA no dig for the proposed drainage installation, all excavation to be hand dug and supervised by the on site	2.4	18.1	384979.637	395594.484
G2	Corylus avellana (Hazel),Sorbus aucuparia (Rowan)	SM	90	1	4(0)	2	2	2	2	C1	20+		Group located adjacent to boundary fence.	SMA no dig for the proposed drainage installation, all excavation to be hand dug and supervised by the on site AcOW	1.08	3.66	384979.738,384980.592487002	395591.334,395587.265531636
G3	Betula pendula (Silver Birch),Cedrus libani atlantica (Atlantic Cedar),Salix caprea (Goat Willow)	SM	150	1	13(0.5)	2	2	2	2	C2	20+		Mixed species group, Dbh range 100mm-150mm.	Remove for development	1.8	10.18	384980.334,384977.267,384968.587,384968.964,384982.020136772	395582.291,395576.353,395574.891,395571.812,395573.684228147
T10	Buddleja davidii (Budleja)	SM	80	1	4(0)	1	1	1	1	C1	20+		Tree located adjacent to boundary fence.	Unaffected	0.96	2.9	384979.012	395655.766

Appendix 3 Tree Protection Fencing Specification

Default specification for protective barrier



Key

- 1 Standard scaffold poles
- 2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
- 3 Panels secured to uprights and cross-members with wire ties
- 4 Ground level
- 5 Uprights driven into the ground until secure (minimum depth 0.6 m)
- 6 Standard scaffold clamps

