TREE SOLUTIONS



Arboricultural Impact Assessment

William Kay House, Oxford Rd, Manchester

Prepared for:

Halliday Meacham Architects

Our Ref: 26/AIA/MAN/49

May 2026

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1.0 INSTRUCTION

1.1 We have been instructed by Halliday Meacham Architects to undertake an Arboricultural Impact Assessment (AIA) to evaluate the proposed development in relation to existing trees on site. This assessment has been carried out in accordance with the principles and guidance set out in British Standard 5837:2012 *'Trees in Relation to Design, Demolition and Construction - Recommendations'*.

1.2 We have been instructed to prepare this report to assist all parties involved in the planning process in making informed and balanced judgements regarding arboricultural features in relation to the proposed works at William Kay House, 333 Oxford Rd, Manchester, M13. Accordingly, all trees within influencing distance of the proposed works both on-site and on adjacent land have been surveyed. These trees are detailed within the Tree Survey Schedule (Appendix 1) and are plotted on all relevant accompanying plans.

1.3 A Stage 1 tree survey was carried out in March 2026. The appraisal of the mechanical integrity of the trees on site is considered sufficient to inform the current development proposal.

1.3.1 The assessment was conducted from ground level and did not involve any invasive investigations. Consequently, the potential presence of concealed or subsurface defects cannot be fully ruled out. While the primary purpose of the survey was not to assess tree safety, any obvious structural defects considered significant in the context of the existing or proposed land use have been recorded.

1.3.2 It should be noted that detailed tree safety inspections fall outside the scope of this report, unless such assessments were explicitly instructed in writing.

1.4 Three individual trees (T1-T3) were surveyed in April 2026 and mapped on a Preliminary Tree Constraints & Impact Assessment Plan Ref: 26/AIA/MAN/49, Drawing No. 1 & 2 at ***Appendix 2***. All arboricultural information recorded during the survey is presented within a schedule at ***Appendix 1***.

1.5 The Arboricultural Impact Assessment is based on the latest proposed layout plan Ref: 5807-HMA-WK-ZZ-DR-A-90403 (Rec 02) provided by Halliday Meacham Architects.

2.0 PLANNING POLICY & STATUTORY CONTROLS

2.1 Relevant Local Planning Policy

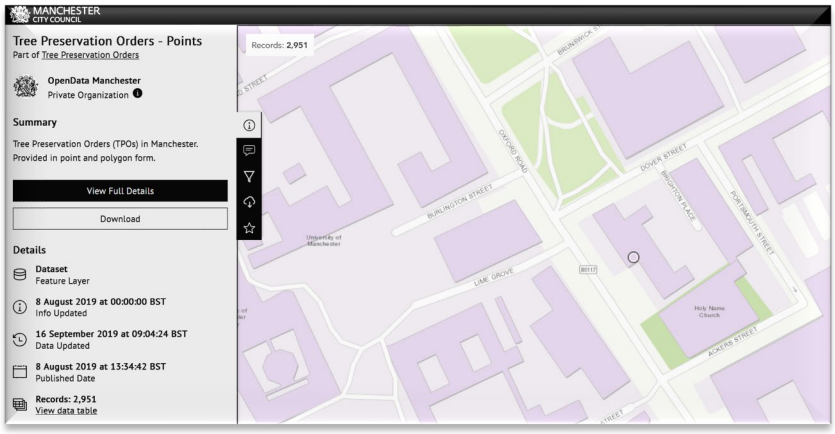
2.1.1 The planning application will be assessed against the relevant policies of the Manchester Core Strategy (2012) and saved policies of the Manchester Unitary Development Plan. Policy EN9 (Green Infrastructure), Policy EN10 (Safeguarding Open Space) and Policy EN12 (Urban Design) are relevant, as they support the protection and integration of trees, landscaping and wider green infrastructure within development proposals. Relevant Supplementary Planning Documents will also be material considerations, together with the requirements of the National Planning Policy Framework (2024).

2.1.2 This report has been prepared in accordance with the guidance and recommendations set out in *BS 5837:2012*, which provides nationally recognised best practice for the integration of trees within the planning, design, and construction process.

2.2 Protected Trees

2.2.1 A review of Manchester City Council's online mapping system indicates that no trees within the site are subject to a Tree Preservation Order. We have not been able to ascertain if the site lies within a designated Conservation Area. You are advised to seek confirmation on this prior to undertaking works to trees.

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P1 – Extract from MCC interactive map showing no TPO trees

2.3 Protected Species

2.3.1 Mature trees often feature cavities, crevices, and hollows that provide potential roosting or nesting sites for protected species, notably bats and barn owls. Both species are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended), as well as The Conservation of Habitats and Species Regulations 2017 (as amended), which incorporates the provisions of the former 2007 Regulations. Any works affecting such trees must be preceded by appropriate ecological surveys and, if necessary, mitigation measures to ensure legal compliance.

2.5 Wildlife Habitats

2.5.1 Trees and hedgerows of various species offer valuable nesting habitat for a wide range of birds. It is likely that nesting birds will be present on site during the breeding season, typically from March to September. As such, any vegetation clearance or tree works during this period should be preceded by a nesting bird check conducted by a suitably qualified ecologist. Works should be delayed if active nests are identified, in line with wildlife protection legislation.

3.0 THE SITE

3.1 The application site comprises a Grade II Listed Building currently undergoing redevelopment by the University of Manchester as part of the Manchester 2035 strategy to create a new information hub. This application relates to the frontage of the building, which contains a small, landscaped area and pedestrian access off Oxford Road. The site contains one low quality Cherry tree, with two additional trees located on adjoining land.

4.0 DEVELOPMENT PROPOSAL

4.1 The proposal seeks planning permission for alterations to the existing pedestrian access arrangements, including the installation of a wheelchair access lift.

5.0 GENERAL CONSTRAINTS DATA - CONSTRUCTION EXCLUSION ZONES (CEZ's)

5.1 GENERAL

5.1.1 *During the development process, there may be three or even four key constraints to consider in relation to retained trees. These include:*

1. ***Construction Exclusion Zones (CEZ):*** *Areas around retained trees where no construction activity, ground compaction, or material storage is permitted, to protect the root system and overall tree health.*
2. ***Crown Protection Areas (or CEZ 2):*** *Above-ground space required to accommodate the tree's existing and future crown spread, including allowances for safe working distances and potential pruning limits.*
3. ***Root Protection Areas (RPA):*** *Below-ground zones defined to safeguard the tree's root system, as per BS5837:2012 guidelines, where development and soil disturbance are strictly limited.*
4. ***Working Space Buffers (if applicable):*** *Additional space around CEZ or RPA boundaries required to ensure safe access for construction personnel and machinery, without compromising tree protection measures.*

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5.2 ROOT PROTECTION AREA (RPA)

5.2.1 The RPA, expressed in square metres (m^2), must be protected both prior to and throughout any demolition or construction activities. This protection is essential to ensure the successful retention of trees by safeguarding a sufficient quantity of viable, functioning roots.

The RPA is derived from a radial measurement taken from the centre of the tree stem. For single-stemmed trees, this is calculated by multiplying the stem diameter (measured at 1.5 m above ground level) by a factor of 12. For multi-stemmed trees, the calculation is based on the formula: (mean stem diameter^2) × number of stems**.**

5.2.2 During the Arboricultural Impact Assessment (AIA) process, this radial distance is converted by the Arboriculturalist into an actual area to be protected, considering the specific site conditions and any environmental or developmental influences that may have impacted the tree's rooting pattern.

Initially, the RPA for each tree should be represented as a circle centred on the base of the stem. However, where site conditions suggest asymmetric rooting due to factors such as physical obstructions, topography, or historic ground disturbance a polygon of equivalent area may be substituted. Any deviation from a circular RPA must be underpinned by a robust arboricultural assessment, accurately reflecting the likely distribution of roots.

5.2.3 The RPA shall be protected by the installation of appropriate tree protection fencing prior to the commencement of any works and retained for the duration of the development. No potentially harmful activities shall take place within this area, including excavation, soil stripping, storage of materials, level changes or the installation of impermeable surfaces. Where works are required in close proximity to retained trees, additional measures such as temporary ground protection or low-impact construction techniques may be necessary to minimise disturbance to the rooting environment.

5.3 CEZ 2: TREE CROWN PROTECTION ZONE

5.3.1 The Tree Crown Protection Zone (CEZ 2) is defined as the area above ground occupied by the crown (branch structure) of a tree, including an allowance for safe working distances and, where appropriate, anticipated future crown development. The extent of CEZ 2 is determined by considering the current and projected crown spread, with reference to any acceptable levels of pruning in accordance with *BS 3998:2010 – Tree Work Recommendations*.

5.3.2 The canopy of Tree T1 is clear of the proposed works and no facilitative pruning is required. Tree T3 has been recently pollarded and similarly does not require any pruning to accommodate the proposed development.

5.4 CEZ 3: TREE DOMINANCE ZONE

5.4.1 This constraint is not considered applicable given the limited nature of the proposed works and the continued use of the building as an educational facility rather than residential accommodation. Furthermore, the retained trees are located outside the application site.

5.5 CEZ 4: REPLACEMENT PLANTING

5.5.1 An appropriate replacement tree will be planted within the front landscaped area to mitigate the loss of Tree T2. The replacement will comprise a specimen tree suited to the restricted space available, ensuring it can be retained without the need for the excessive cyclical pruning currently required to manage T2 and T3. This is considered the most sustainable approach to securing high quality long-term tree cover within the site.

6.0 SURVEY METHODOLOGY

6.1 The method used in the preparation of this report is based on the principles of BS 5837: 2012.

1. Tree heights were surveyed to the nearest 1m
2. Trunk diameters were measured by use of forestry girth tape
3. The category assessment (Table 1) on which the trees is based include current and long-term arboricultural, landscape, cultural and conservation values (BS5837: 2012). This table can be found at ***Appendix 1***
4. For clarity, the grading system is summarised from ***Table 2*** of the BS as follows:

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U grade – trees for removal, effective for less than 10 years

A grade – trees of high quality and value, effective for more than 40 years

B grade – trees of moderate quality and value, effective for more than 20 years

C grade – trees of low quality and value, effective for 10 years

Note: We have indicated colour coding on the drawing and therefore a monochrome copy should not be relied on.

6.2 SOIL ASSESSMENT

6.2.1 Tree Solutions Ltd does not undertake soil investigations as part of this commission. The client is therefore advised to seek specialist geotechnical or soil science expertise where site-specific soil assessment is required to inform the design, construction methodology, or future landscape management.

7.0 JUXTAPOSITION OF TREES AND STRUCTURES

7.1 Below ground constraints

7.1.1 The below ground constraints are generally summarised as the RPA. The shape of the RPA and its exact location will depend upon arboricultural considerations including likely tolerance of the tree to root disturbance; morphology and disposition of the roots when known influenced by past or existing site conditions; soil type and structure; and topography and drainage.

7.1.2 The purpose of the RPA is to prevent physical damage to tree roots and to prevent damage to the soil structure. Tree roots are damaged by soil compaction, changes in soil levels or soil contamination which could reduce tree health and/or stability.

7.1.3 In accordance with BS 5837:2012, the RPAs have been determined based on stem diameter measurements and adjusted to reflect on-site conditions that are likely to influence root morphology. Root development is affected by both site topography and the physical characteristics of the soil or substrate. Where trees are located adjacent to existing hard surfaces or below-ground obstructions, lateral root spread may be constrained due to compacted subgrades and structural barriers.

7.1.4 The RPA of all trees have been plotted as standard circular areas based on stem diameter measurements recorded during the tree survey, as no significant below-ground constraints were identified that would justify deviation from the default model.

7.2 Underground Services

7.2.1 Detailed proposals for utility service runs have not been made available at this stage. Where new services are required in proximity to trees, routes should be designed to avoid RPAs wherever practicable.

8.0 Arboricultural Impact Assessment Summary

8.1.1 A detailed tree survey was undertaken by Tree Solutions Ltd in accordance with BS5837:2012. All trees and arboricultural features within and adjoining the site were recorded, including species, dimensions, physiological and structural condition, and categorised in accordance with the Standard. Root Protection Areas (RPAs) were calculated and plotted on the Tree Constraints Plan, which informed the design process and preparation of the Arboricultural Impact Assessment.

8.1.2 In order to facilitate the proposed development, the removal of Tree T2 is proposed. T2 is located in close proximity to the building façade and adjacent hardstanding, with the stem directly abutting the pin kerb edge to the footpath. This constrained relationship has resulted in an unsustainable growing environment, characterised by restricted rooting conditions and direct conflict with adjacent built form and surfacing.

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8.1.3 The proposed removal of T2 is considered justified as:

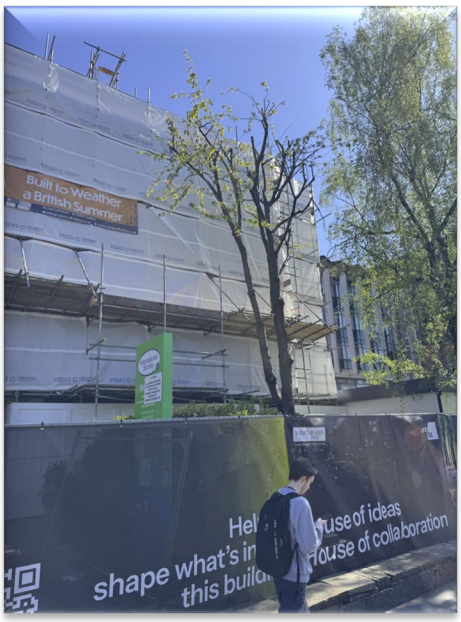
1. The tree has historically been subject to repeated and severe crown reduction (topping) in order to maintain clearance from the building, resulting in poor structural form and reduced visual amenity value.
2. There is clear evidence of ongoing root-related displacement to adjacent paving and hard surfaces, which is likely to continue and intensify over time.
3. Retention of the tree would necessitate continued cyclical pruning and repeated hardscape repair, representing an unsustainable long-term management requirement.
4. Removal and replacement of the tree would enhance the immediate setting of the Listed Building and facilitate a more appropriate long-term relationship between built form and tree cover.

8.1.4 Replacement planting is proposed within the adjacent soft landscaped area to ensure continuity of tree cover within the site. A more suitable replacement species, such as Pink Hawthorn (Crataegus laevigata 'Paul's Scarlet'), would provide long-term amenity value without creating future conflict with the surrounding built environment.

8.1.5 The proposed footpath regrading works require excavation to lower the existing sub-base by approximately 60mm. Whilst the RPA of T1 is shown extending beneath part of the footpath, site levels and on-site observations indicate that any roots responsible for the existing localised displacement of the paving are most likely attributable to T2 rather than T1. The stem base of T1 is positioned beyond the boundary wall at a lower ground level than the raised ramped footpath, making the presence of significant structural roots within the proposed excavation zone unlikely.

8.1.6 In addition, the proposed excavation associated with the lift footing/base is confined to the upper section of the ramped footpath, where any roots originating from T1, if present, are anticipated to be located at a depth below the proposed excavation level. On this basis, it is considered that the proposed works can be undertaken without giving rise to adverse impacts on the health, stability or long-term viability of T1.

8.1.7 All retained trees will be protected throughout the demolition and construction phases through the implementation of the submitted Arboricultural Method Statement and Tree Protection Plan. Subject to adherence to these measures, the development will not adversely affect the health, stability or long-term viability of retained trees.



P2 – Tree (T2) unattractive topped specimen



P3 – Extensive displacement of existing flag stone footpath

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P4 – T2 unattractive topped tree located too close to listed building



P5 – T2 removed from image to show no loss in visual amenity



P6 – Example of small more appropriate replacement tree (Pink Hawthorn)



P6 – Ramped footpath above ground level of T1

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9.0 PROPOSED REVISIONS TO THE SCHEME

9.1 Any revisions to the scheme with potential implications for retained trees or their RPAs should be reviewed by the project arboriculturist to ensure continued compliance with BS5837:2012 and best practice guidance.

10.0 CONCLUSIONS

10.1 The proposed development has been designed in accordance with BS5837:2012, with arboricultural considerations informing the design process from the outset. The scheme responds appropriately to the identified site constraints whilst seeking to retain the substantial majority of existing tree cover.

10.2 The proposed development requires the removal of Tree T2, which is in an inherently constrained and unsustainable relationship with the existing building and adjacent hardstanding. The tree has been subject to repeated crown reduction works, is directly contributing to hard surface displacement, and would require continued cyclical management if retained. Its removal and replacement is therefore considered justified on arboricultural and management grounds and will not materially diminish the character or visual amenity of the site or listed building.

10.3 The proposed footpath regrading and lift installation works are limited in extent and based on site levels and observed rooting patterns, are not anticipated to adversely affect the health, stability or long-term viability of retained trees, including T1. All retained trees will be safeguarded throughout the demolition and construction phases through the implementation of the submitted Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP).

10.4 Subject to the implementation of the recommended arboricultural protection measures, there are no overriding arboricultural constraints that would warrant refusal of the application.

11.0 LIMITING CONDITIONS

Unless stated otherwise, the following conditions apply:

- The information contained in this report pertains only to the trees that were inspected and reflects their condition at the time of the survey.
- The findings and recommendations within this report are considered valid for a period of two years from the date of inspection.
- The inspection was limited to a visual assessment from ground level only. No invasive investigations such as dissection, excavation, probing, or coring were undertaken. As such, no warranty or guarantee, express or implied, is offered that undetected issues may not arise in the future.
- This report has been prepared solely for the use and benefit of the client. Tree Solutions Ltd accepts no liability or responsibility to any third party.
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Appendix One

Tree Survey Schedule

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TREE SURVEY SCHEDULE (BS5837: 2012)

TREE SOLUTIONS

SITE:	WILLIAM KAY HOUSE, OXFORD ROAD, MANCHESTER
CLIENT:	HALLIDAY MEECHAM ARCHITECTS
BRIEF:	ARBORICULTURAL IMPACT ASSESSMENT

SURVEYOR:	A. HENDERSON
ASSESSMENT DATE:	22/04/2026
VIEWING CONDITIONS:	CLEAR
JOB REFERENCE:	26/AIA/MAN/49

TREE NO. T - Tree G - Group H- Hedge	SPECIES (COMMON NAME)	AGE	HEIGHT (m) + CROWN CLEARANCE/ DIRECTION OF GROWTH (N.S.E.W)	RADIAL CROWN SPREAD (m) N	S	E	W	STEM/ MULTI-STEM* DIA. (mm)	VITALITY	COMMENTS	MANAGEMENT	CATEGORY & SUB-CATEGORY GRADING BS 5837	BS 5837 RADIUS (m) RPA (m^2)
T1	Birch	M	15 2N	5	4	4	4	360	G	• Off-site tree • Prominent with no obvious structural defects • Evidence of minor root activity causing displacement to boundary coping • E.R.C.20+	• Offsite – no works	B2	4.5 60m²
T2	Cherry	M	11 7	0.5	1	1	2	420	G	• Recently crown reduced to provide clearance from adjacent building • Multi-stem form with trifurcation at approximately 2m • Causing displacement and significant trip hazard to adjacent paving slabs to east • Poor form and structure, resulting in limited amenity value • E.R.C.10	• Remove and replace with a high-quality specimen tree such (e.g. Katsura or Styrax) to provide a more appropriate and sustainable contribution to the landscape	C2	5 80m²
T3	Lime	M	7	1.5	0.5	1	1	510	G	• Located off-site within adjacent pub garden • Recently topped at 7m resulting in compromised form	• 3rd party tree - no works required	B2	6 120m²

HEADINGS & ABBREVIATIONS

TREE NO. REFERENCE NUMBER. REFER TO PLAN OR NUMBERED TAGS WHERE APPLICABLE (T = TREE, G = GROUP, H = HEDGE)

SPECIES: COMMON NAME (LATIN NAMES AVAILABLE ON REQUEST)

AGE RANGE/LIFE STAGE: Y = YOUNG, SM = SEMI MATURE, EM = EARLY MATURE, M = MATURE, PM = POST MATURE

HEIGHT: ESTIMATED AND RECORDED IN METRES. APPROXIMATELY 1 IN 10 TREES ARE MEASURED USING A CLINOMETER AND THE REMAINDER ESTIMATED AGAINST THE MEASURED TREES

CROWN SPREAD: MAXIMUM CROWN RADIUS MEASURED TO THE FOUR CARDINAL COMPASS POINTS FOR SINGLE SPECIMENS ONLY (MEASUREMENT FOR TREE GROUPS - MAXIMUM RADIUS OF THE GROUP)

CROWN CLEARANCE & DIRECTION OF GROWTH: HEIGHT IN METERS OF CROWN CLEARANCE ABOVE ADJACENT GROUND LEVEL (TO INFORM ON GROUND CLEARANCE, CROWN/STEM RATIO AND SHADING)

STEM DIA/MULTI-STEM DIA: STEM DIAMETER - MEASURED AT APPROXIMATELY 1.5 METRES ABOVE GROUND LEVEL OR A COMBINATION OF STEMS FOR MULTI-STEMMED TREES

VITALITY: A MEASURE OF PHYSIOLOGICAL CONDITION. D = DEAD, MD = MORIBUND, P = POOR, M = MODERATE, G = GOOD

E.R.C. = ESTIMATED REMAINING CONTRIBUTION: RELATIVE USEFUL LIFE EXPECTANCY (YEARS)

BS 5837CATEGORY & SUB-CATEGORY GRADING: A = HIGH QUALITY AND VALUE, B = MODERATE QUALITY AND VALUE, C = LOW QUALITY AND VALUE, U = UNSUITABLE FOR RETENTION (SUB-CATEGORY REFERS TO ARBORICULTURAL., LANDSCAPE AND CULTURAL/CONSERVATION VALUES)

BS 5837 RADIUS & BS 5837 RPA: PROTECTIVE DISTANCE - RADIUS FROM THE CENTRE OF THE STEM TO THE LINE OF TREE PROTECTION (CONSTRUCTION EXCLUSION ZONE - CEZ) AND PROTECTIVE BARRIER ROOT PROTECTION AREA - BS 5837 (2012) ANNEX D (THE RECOMMENDATIONS STATE THAT THE RPA SHOULD BE CAPPED AT 707 M^2) NOTE – **ALL CALCULATIONS ROUNDED TO NEAREST DECIMAL**

Table 1 **Cascade chart for tree quality assessment**

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
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 category U trees (e.g. 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 it might be desirable to preserve; see **4.5.7**.*			See Table 2
	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 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)	See Table 2
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	See Table 2
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 value	See Table 2

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Appendix Two

Preliminary Tree Constraints Plan

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Natwest

Christabel Pankhurst Building

KroBar

William Kay House

Krobar beer garden

Chaplaincy Compound

Manchester Universities Catholic Chaplaincy

Jabez Clegg

Oxford Road

Bike lane

Access

FRZ

Temporary cabin

1

2

3

5m 10m

Legend

Root Protection Area Modified to Account for Site Features

Category

Crown Spread

Tree Number

Root Protection Area

- Category A (High Quality)
- Category B (Moderate Quality)
- Category C (Low Quality)
- Category U (Dead/Dying/In Decline)

Client: Halliday Meecham Architects	
Project: William Kay House, 333 Oxford Road, Manchester, M13	
Title: Preliminary Tree Constraints	
Scale: 1:200 @ A3	Date: May 2026
Drawn By: NB	Revision: ----
Job Ref: 26/AIA/MAN/59	Drawing No: 01

Do not scale from this drawing all dimensions to be checked on site.

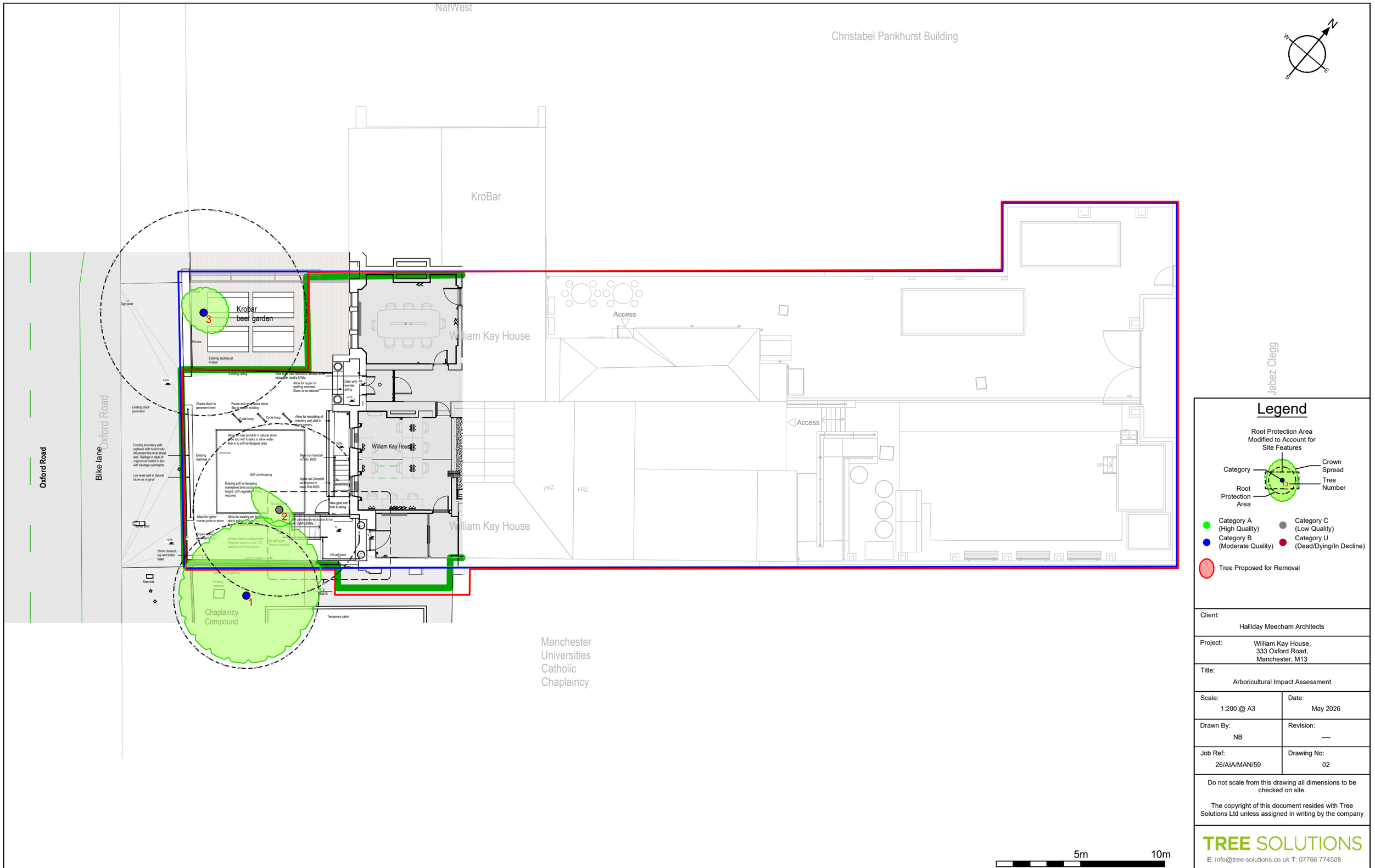
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Appendix Three

Impact Assessment Plan

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Legend

Root Protection Area Modified to Account for Site Features

Category
Crown Spread
Tree Number
Root Protection Area

- Category A (High Quality)
- Category B (Moderate Quality)
- Category C (Low Quality)
- Category U (Dead/Dying/In Decline)

Tree Proposed for Removal

Client: Halliday Meecham Architects	
Project: William Kay House, 333 Oxford Road, Manchester, M13	
Title: Arboricultural Impact Assessment	
Scale: 1:200 @ A3	Date: May 2026
Drawn By: NB	Revision: ----
Job Ref: 26/AIA/MAN/59	Drawing No: 02

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