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Former Peacock Centre and Pipewell Avenue

Arboricultural Impact Assessment

For **Clarion Housing Association Limited and Clarion Housing Property Development Services Limited**

Project No.: **CLA001-011**

June 2026

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1. Summary

1.1.1 Thomson Environmental Consultants was commissioned by Clarion Housing Association Limited and Clarion Housing Property Development Services Limited to prepare this Arboricultural Impact Assessment (AIA) for the proposed residential-led redevelopment at the Former Peacock Centre and Land at Pipewell Avenue, Gorton. The proposed scheme comprises Full planning application for the erection of 75 dwellings (Use Class C3), including a 25-unit apartment building and 27 dwellings on the Peacock Centre Site, and 23 dwellings on the Pipewell Avenue Site, with associated access, parking, landscaping, public open space, informal play provision, drainage infrastructure, and enhanced pedestrian and cycle connections. This assessment builds upon the baseline data established in the previous Arboricultural Survey Report (Thomson Environmental Consultants, Ref: 250612 CLA001-011).

1.1.2 A total of 68 individual trees, 7 groups of trees were recorded during the survey, details of which are listed in the Tree Schedule at Appendix 1. This comprised 4 Category 'A' individual trees, 27 Category 'B' individual trees, 30 Category 'C' individual trees, 7 Category 'U' individual trees and 7 Category 'C' groups of trees.

1.1.3 The development proposals directly require the complete removal of 43 trees, 7 groups of trees. A full breakdown of these trees, along with their quality category, is provided at Appendix 3 and at section 4.3 of this report.

1.1.4 This means that 25 individual trees will be retained entirely within the scheme. All retained trees can be integrated into the new development, providing the protection measures outlined within this report are detailed fully within a comprehensive arboricultural method statement, implemented as a condition of planning consent.

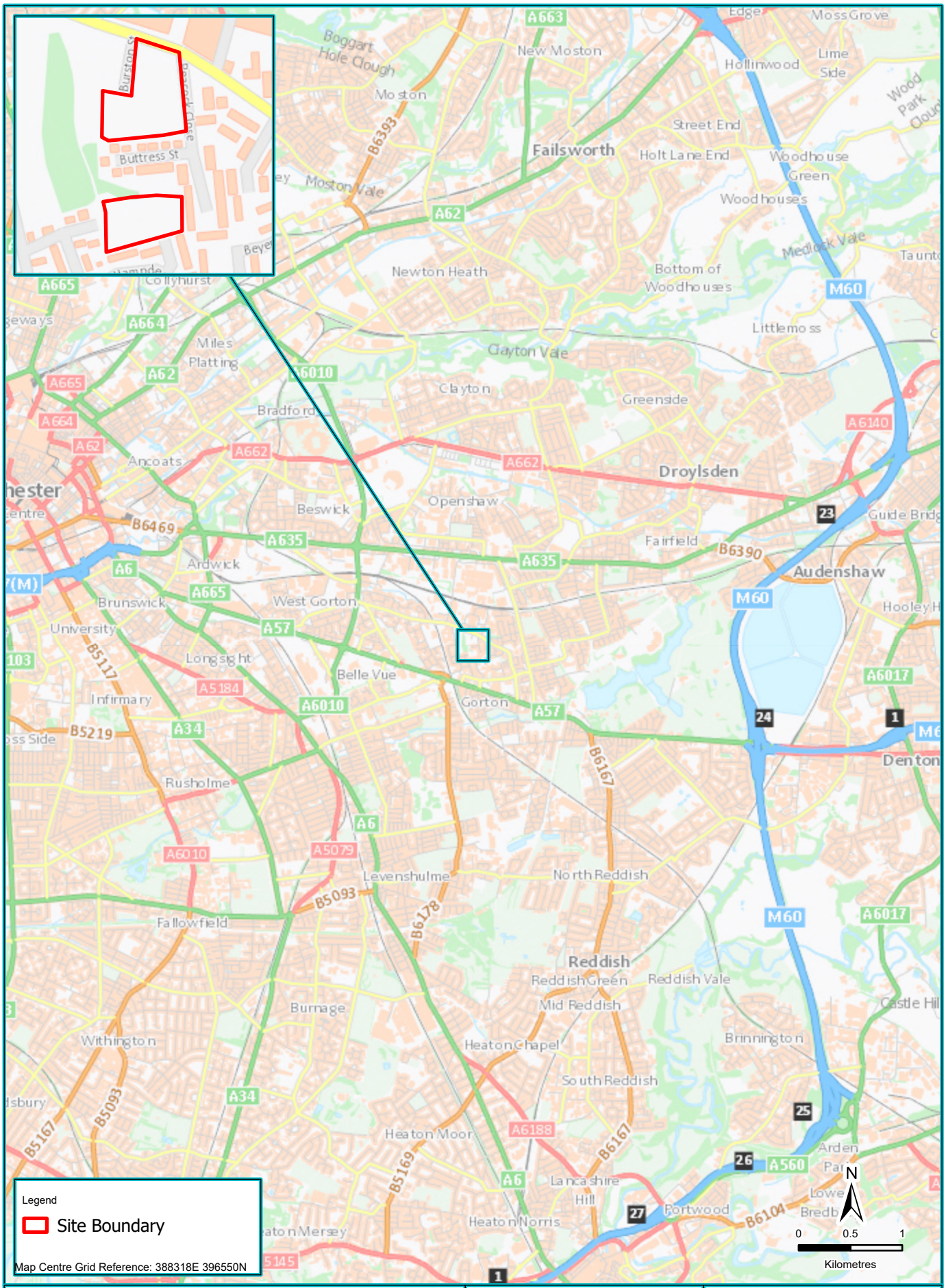
1.1.5 A number of impacts to retained trees have also been identified, which are to be mitigated by the measures described within this report, to be detailed within a comprehensive method statement. These impacts are:

- Construction of new hard standing and footpaths in areas of existing grass / soft landscaping - T44, T60, T67
- Installation of a new fence - T54

1.1.6 Manchester City Council do not have an online interactive map to check whether trees are subject to any tree preservation orders and/or whether the site is located within a Conservation Area. Thomson Environmental Consultants are happy to contact the council's planning department via telephone or email to find out this information, but this will need to be instructed separately by Clarion.

1.1.7 The council's local plan policies have been reviewed, and the proposals are in accordance with local policy.

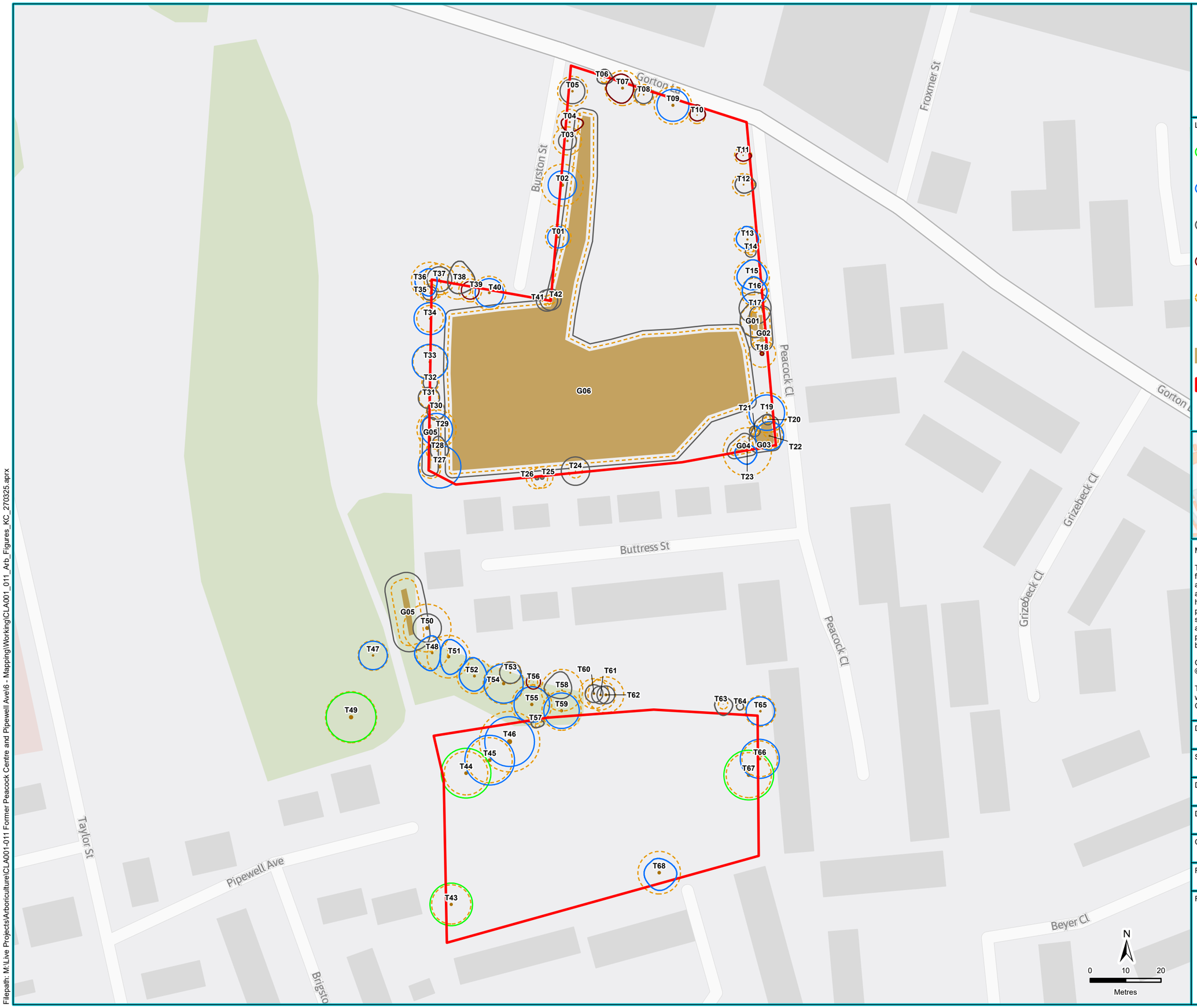
1.1.8 The arboricultural impacts associated with the development of the site are considered acceptable, providing that the trees removed as part of the development are compensated for by new tree planting at the landscaping stage of the project.



Client: Clarion Housing Association Ltd		Drawing Ref: CLA001-011/407277/1	
Figure Number: 1		Scale at A4: 1:50,000	
Figure Title: Site Location		Drawn: KC	Checked: AS
		Date: 27/03/2025	Date: 27/03/2025

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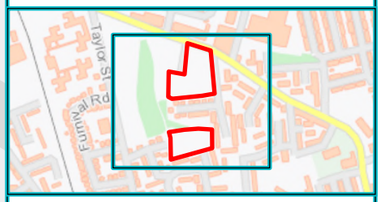


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Legend

- Canopy Extent of Category 'A' Tree
- Canopy Extent of Category 'B' Tree
- Canopy Extent of Category 'C' Tree
- Canopy Extent of Category 'U' Tree
- Root Protection Area of Tree / Group
- Stem of Individual Tree
- Extent of Tree Stems within Groups / Hedges
- Site Boundary



Map Centre Grid Reference: 388318E 396550N

This map has been drawn at a sufficient level of accuracy to fulfil the requirements of an Arboricultural survey. The level of accuracy depends on both the size of the area involved, GPS accuracy and the detail of topographic mapping. Every effort has been made to create a map that is as accurate as possible. However, this map is not intended to represent a scaled landscape survey so should not be used to pin-point accurate engineering work or as a basis for detailed site planning where an accurate topographical survey has not been provided to help inform the arboricultural survey.

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Date: 11/06/2025	Date: 11/06/2025
Client	Clarion Housing Association Ltd
Figure Number	2a
Figure Title	Tree Constraints Plan (TCP01)

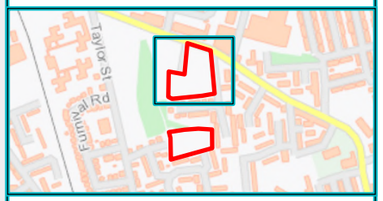


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Legend

- Canopy Extent of Category 'B' Tree
- Canopy Extent of Category 'C' Tree
- Canopy Extent of Category 'U' Tree
- Root Protection Area of Tree / Group
- Stem of Individual Tree
- Extent of Tree Stems within Groups / Hedges
- Site Boundary



Map Centre Grid Reference: 388324E 396615N

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Client	Clarion Housing Association Ltd
Figure Number	2b
Figure Title	Tree Constraints Plan (TCP01)

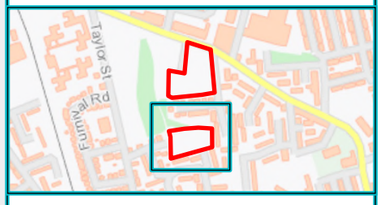


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Legend

- Canopy Extent of Category 'A' Tree
- Canopy Extent of Category 'B' Tree
- Canopy Extent of Category 'C' Tree
- Canopy Extent of Category 'U' Tree
- Root Protection Area of Tree / Group
- Stem of Individual Tree
- Extent of Tree Stems within Groups / Hedges
- Site Boundary



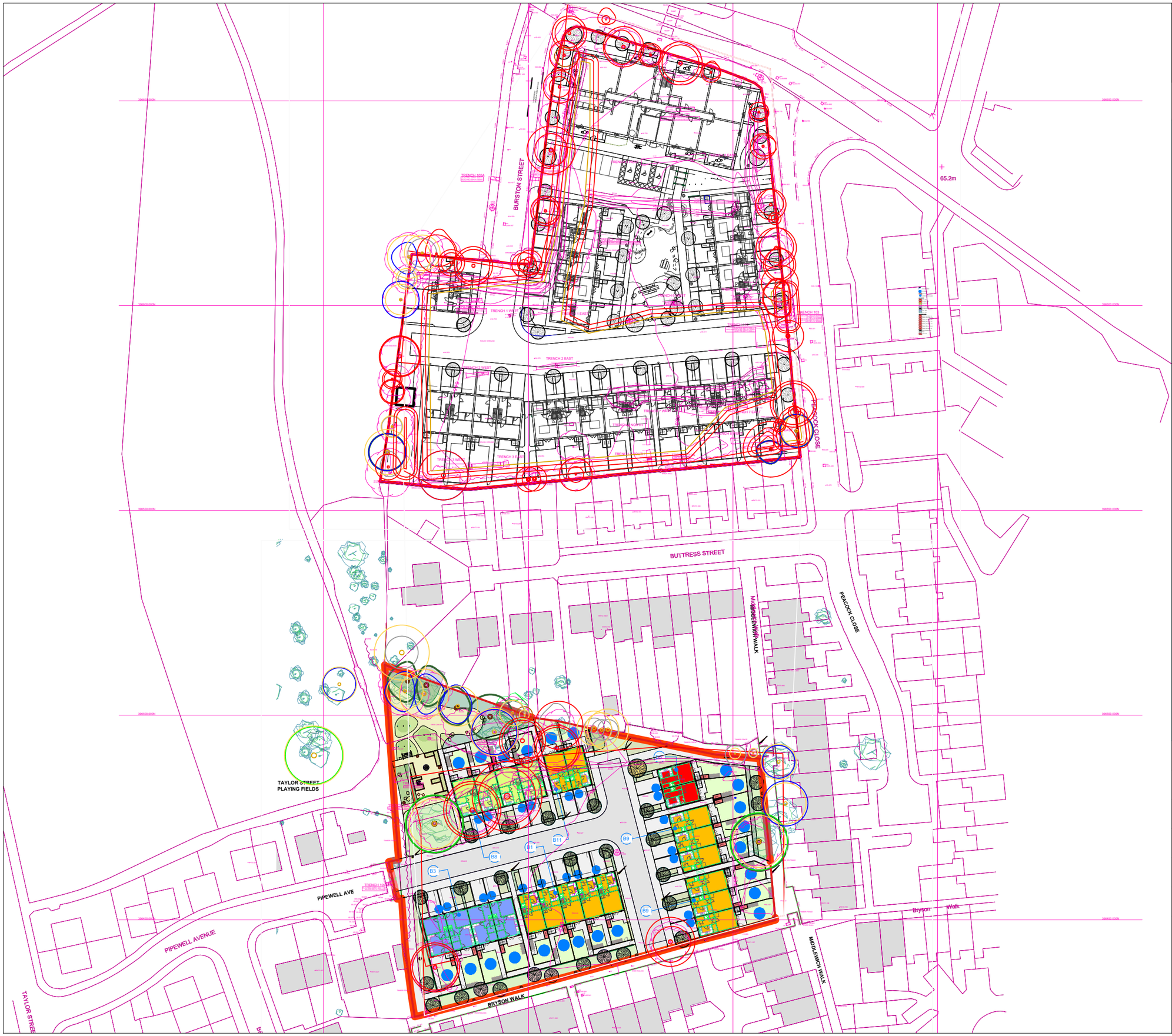
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Client	Clarion Housing Association Ltd
Figure Number	2c
Figure Title	Tree Constraints Plan (TCP01)



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Legend

- Canopy Extent of Category 'A' tree
- Canopy Extent of Category 'B' tree
- Canopy Extent of Category 'C' tree
- Canopy Extent of Category 'U' tree
- Root Protection Area of Tree / Group to be retained
- Stem of Individual Tree to be retained
- Extent of Tree Stems within Groups / Hedges / Woodlands
- Tree to be removed
- Site boundary

Map Centre Grid Reference:
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Client	Clarion Housing Association Ltd
Figure Number	3a

Figure Title

Tree Retention and Removal Plan (TRRP01)



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Legend

- Canopy Extent of Category 'A' tree
- Canopy Extent of Category 'B' tree
- Canopy Extent of Category 'C' tree
- Canopy Extent of Category 'U' tree
- Root Protection Area of Tree / Group to be retained
- Stem of Individual Tree to be retained
- Extent of Tree Stems within Groups / Hedges / Woodlands
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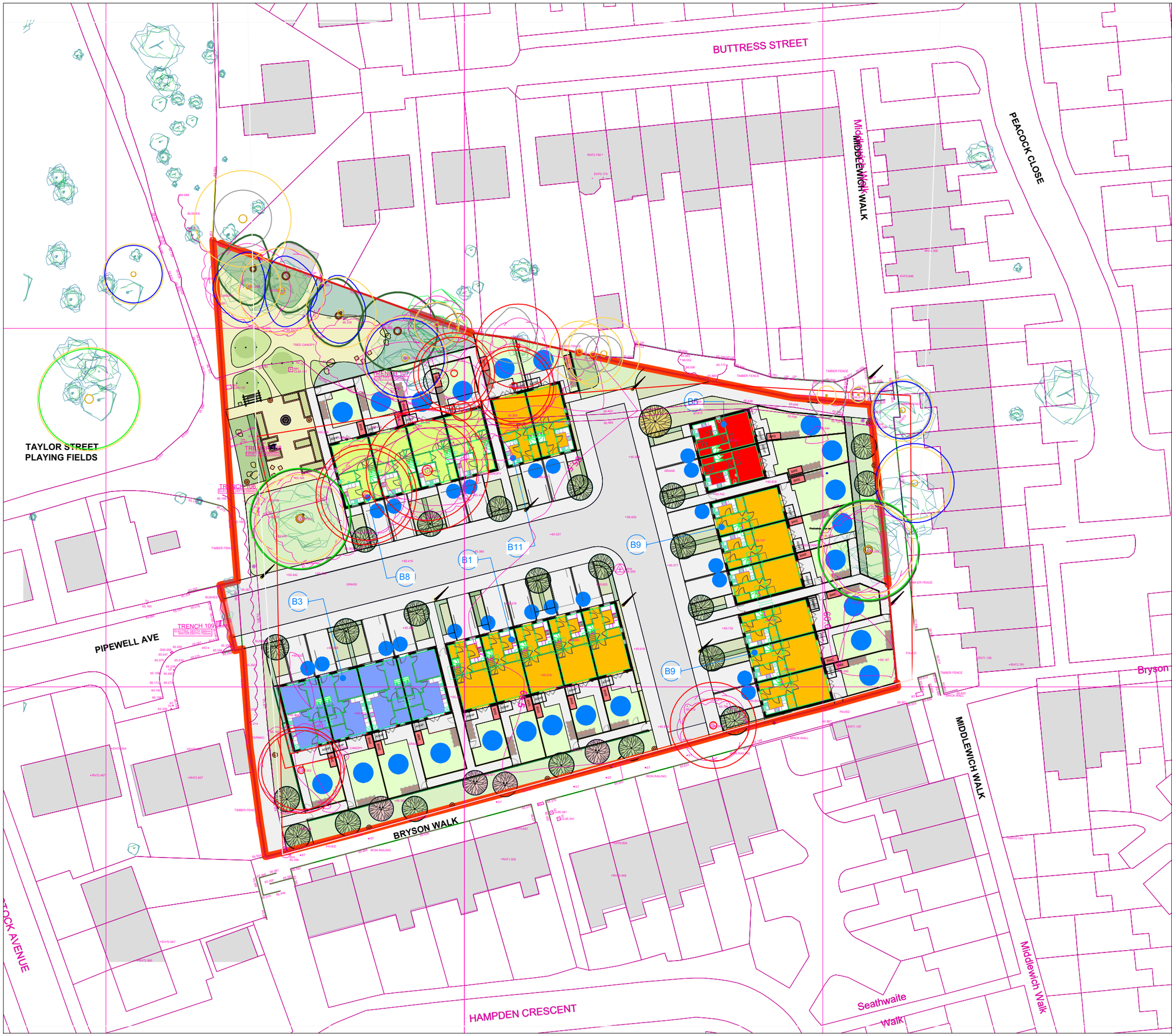
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Drawn: BS	Checked: RA
Date: 10/06/2026	Date: 10/06/2026
Client	Clarion Housing Association Ltd
Figure Number	3b

Figure Title

Tree Retention and Removal Plan (TRRP01)



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Legend

- Canopy Extent of Category 'A' tree
- Canopy Extent of Category 'B' tree
- Canopy Extent of Category 'C' tree
- Canopy Extent of Category 'U' tree
- Root Protection Area of Tree / Group to be retained
- Stem of Individual Tree to be retained
- Extent of Tree Stems within Groups / Hedges / Woodlands
- Tree to be removed
- Site boundary

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Date: 10/06/2026	Date: 10/06/2026
Client	Clarion Housing Association Ltd
Figure Number	3b

Figure Title

Tree Retention and Removal Plan (TRRP01)

2. Introduction

2.1 Brief and Objectives

2.1.1 Clarion Housing Association Limited and Clarion Housing Property Development Services Limited commissioned Thomson Environmental Consultants to complete an Arboricultural Impact Assessment (AIA) based on the development proposals at Former Peacock Centre and Land at Pipewell Avenue, Gorton (hereafter referred to as 'the site').

2.1.2 The brief was to complete:

- An Arboricultural Impact Assessment based on the development proposals; and
- A Tree Retention & Removal Plan

2.1.3 The purpose of the AIA is to determine which existing trees will need to be removed for the development proposals and identify any impacts to retained trees.

2.2 Development Background

2.2.1 The development proposals for the site involve the construction of a residential scheme comprising Full planning application for the erection of 75 dwellings (Use Class C3), including a 25-unit apartment building and 27 dwellings on the Peacock Centre Site, and 23 dwellings on the Pipewell Avenue Site, with associated access, parking, landscaping, public open space, informal play provision, drainage infrastructure, and enhanced pedestrian and cycle connections. These proposals are hereafter referred to as 'the development'.

2.2.2 There are a number of trees within and adjacent to the site boundary that will be affected by the development.

2.2.3 Manchester City Council do not have an online interactive map to check whether trees are subject to any tree preservation orders and whether the site is located within a Conservation Area. Thomson Environmental Consultants are happy to contact the council's planning department via telephone or email to find out this information, but this will need to be instructed separately by Clarion.

2.2.4 A review of the DEFRA MAGIC map was also undertaken, which showed that there are no designated ancient woodlands within or adjacent to the site.

2.3 Limitations

2.3.1 The information provided within this report and in the accompanying Tree Schedule covers only those trees that were inspected and their condition at the time of survey.

2.3.2 This assessment has been prepared based on the development proposal plans provided by Clarion Housing Association Limited and Clarion Housing Property Development Services Limited. Any differing layouts, tree removal/retention requests or revised construction methods will need to be reviewed.

2.3.3 Whilst this report makes general observations on the long-term potential of the trees surveyed, trees are dynamic organisms and subject to continual change. This report should therefore not be relied upon for the purposes of development for more than 24 months from the date of the survey.

3. Planning Policy Review

3.1 The National Planning Policy Framework

3.1.1 The National Planning Policy Framework (NPPF) (2024) provides planning policy guidance at a national level. The Framework details the aspiration to secure increased tree cover within new developments; comprises both new tree planting and the retention of existing trees where possible; states that decisions should contribute to and enhance the natural and local environment; requires that development proposals award particular consideration to Veteran Trees and Ancient Woodland as important features; and emphasizes the benefit that can be secured through the provision of public access to, and resultant appreciation of, retained tree cover (relevant parts reproduced below).

3.1.2 Achieving well-designed places - 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.'

3.1.3 Habitats and biodiversity – Paragraph 193c:

'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 compensation strategy exists;'

3.2 Local Plan Policy

3.2.1 Policy EN 1 - Design Principles and Strategic Character Areas

All development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and listed above and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes. Design and Access Statements submitted with proposals for new development must clearly detail how the proposed development addresses the

design principles, reinforces and enhances the local character of that part of the City and supports the achievement of the Core Strategy Strategic Objectives.

Policy EN 15 - Biodiversity and Geological Conservation

The Council will seek to maintain or enhance sites of biodiversity and geological value throughout the City. Particular consideration will be given to:

the Council's objective to protect and conserve the City's existing trees and woodlands and the aim for a net increase in trees across the City.

Policy EN 8 Adaptation to Climate Change

All new development will be expected to be adaptable to climate change in terms of the design, layout, siting and function of both buildings and associated external spaces. In achieving developments which are adaptable to climate change developers should have regard to the following, although this is not an exhaustive list:

Developers will be permitted to use green infrastructure elements such as green roofs, green walls, street trees and waterways to contribute to compliance with CO2 mitigation under Policy EN6, subject to sufficient evidence to quantify their contribution to compliance.

Policy EN 9 - 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.

4. Arboricultural Impact Assessment (AIA)

4.1 Introduction

4.1.1 The purpose of this section is to determine which existing trees will need to be removed for the development proposals, which trees can be retained and identify any impacts to retained trees.

4.1.2 The protection of retained trees is paramount to their survival during the development process and their consequent long-term contribution to the site. The Root Protection Areas (RPAs) of trees identified for retention should remain protected throughout the development to avoid potential damage, such as:

- Soil compaction;
- Root severance due to excavation;
- Soil coverage with impermeable material;
- Alterations in ground level;
- Leaks and spillages from stored materials; and
- Vehicle and heavy plant collision.

4.2 Documents

4.2.1 This assessment has been based on documents listed within Table 1 below.

Table 1: Documents upon which this assessment has been based

Originator	RefNo	Title
Thomson Environmental Consultants	CLA001-011	Arboricultural Survey Report (including Fig 2: Tree Constraints Plan)
PLANIT	DN0385-PLA-XX-XX-DR-LA-00001	Peacock Centre - Gorton
PLANIT	DN0385-PLA-XX-XX-DR-LA-00002	Pipewell Avenue - Gorton

4.3 Trees to be removed

4.3.1 The development proposals directly require the complete removal of 43 trees, 7 groups of trees. A full breakdown of these trees, along with their quality category, is provided at Appendix 3 and at section 4.3 of this report.

4.3.2 The Tree Retention and Removal Plan (Figure 3) has been based on the documents shown in Table 1 and identifies the relationship and conflicts between the proposals and the existing trees. A breakdown of removals and retentions by BS5837 quality category is shown in Table 2 below and at Appendix 2, which also lists the tree reference numbers.

Table 2: Summary of Trees to be removed

Removal	Tree Category				Total
	A	B	C	U	
Number of Trees	1	16	20	6	43
Number of Groups (in full)	0	0	7	0	7
Total	1	16	27	6	**50**

4.3.3 The 'number of trees' in Table 2 above denotes individual trees as referenced within this report to be removed. Appendix 2 identifies all individual trees and groups of trees that are to be removed and gives a reason as to why removal is required. The table also includes whether partial or full removal of groups of trees is required.

4.3.4 The proposed removal of T43, a Category A Sycamore (Acer pseudoplatanus), has been fully considered by the applicant, and all reasonable measures to facilitate its retention have been explored throughout the design process. T43 is an early mature specimen of high amenity value, approximately 14.0m in height with a stem diameter of 460mm and an estimated remaining contribution of in excess of 40 years, currently exhibiting good physiological and structural condition.

4.3.5 In recognition of its Category A status, the site layout and building position were subject to detailed review to determine whether the development footprint could be amended to avoid encroachment within the calculated Root Protection Area (RPA). Alternative foundation solutions, including specialist engineering approaches designed to minimise impacts within the RPA, were also investigated. However, these options were determined to be unfeasible due to site-specific design and engineering constraints, with the proposed development resulting in an estimated 47% incursion into the RPA. The potential for transplanting the tree was additionally assessed but, given the tree's size, age, and established rooting characteristics, the likelihood of successful establishment following relocation was considered low and therefore not arboriculturally justifiable.

4.3.6 The applicant has therefore demonstrated that the loss of T43 has been avoided where practicable and that all reasonable design alternatives have been examined and discounted. Whilst the removal of a Category A tree is recognised as a significant arboricultural impact, the loss is considered necessary to facilitate the proposed development and must be weighed against the wider planning benefits of the scheme. Furthermore, the residual impact of the tree's removal will be addressed through a comprehensive compensatory planting strategy, as outlined in Sections 4.3.4 – 4.3.6 and discussed further at Section 4.10.5, which seeks to restore and enhance canopy cover, biodiversity value, and long-term landscape character within the site.

4.4 Impacts on retained trees

4.4.1 Table 3 below provides a summary of the anticipated impacts to retained trees associated with the enabling and demolition phase, and construction phase of the development. A rating is also provided for each impact; either negligible, significant or high.

4.4.2 'Negligible' impacts are works that are proposed within the RPA of a retained tree, but that will not cause damage which will have any implications for the long-term health and retention of the tree, providing very basic tree protection measures are adhered to. Encroachment into an RPA amounting to less than 10% of the total RPA and/or excavations (i.e. new hard-standing/service trenches, etc.) located up to 20% into an RPA radius towards the tree stem will ordinarily be considered a 'negligible' impact.

4.4.3 'Significant' impacts are works that are proposed within the RPA of a retained tree and, in the absence of suitable tree protection measures, have the potential to cause damage that could have implications for the long-term health and retention of the tree. Encroachment into an RPA amounting to between 10% and 20% of the total RPA and/or excavations (i.e. new hard-standing/service trenches, etc.) located between 20-50% into an RPA radius towards the tree stem will ordinarily be considered a 'significant' impact.

4.4.4 'High' impacts are works that are proposed within the RPA of a retained tree and, in the absence of suitable tree protection measures, will cause damage that will have implications for the long-term health and retention of the tree. Encroachment into an RPA amounting to above 20% of the total RPA and/or excavations (i.e. new hard-standing/service trenches, etc.) located beyond 50% into an RPA radius towards the tree stem will ordinarily be considered a 'High' impact.

Table 3: Summary of Impacts on Retained Trees

Construction Phase			
Tree	**Category**	**Impact**	**Rating**
T44	A 1	Construction of new hard standing in areas of existing grass / soft landscaping	Negligible
T54	B 1	Installation of a new fence	Negligible

Construction Phase			
Tree	**Category**	**Impact**	**Rating**
T60	C 1	Construction of new hard standing in areas of existing grass / soft landscaping	Negligible
T67	A 1	Construction of new hard standing in areas of existing grass / soft landscaping	Negligible

4.4.5 In the next section, the impacts listed above are grouped by impact type and discussed in order of their rating. 'High' impacts are addressed first, followed by 'Significant' and then 'Negligible' impacts, where relevant to each impact type and phase. Grouping them this way ensures that all works relating to a specific impact type (e.g., construction of new hard standing in existing grassed areas) are reviewed together, making it easier to compare how similar works may affect different trees in slightly different ways and the implications of this.

4.5 Discussion of impacts on retained trees – Construction Phase

4.5.1 *Construction of new hard standing in areas of existing grass.*

Impact rating: Negligible - Applies to: T44, T67

4.5.2 There are areas of new hard standing proposed within an existing grassed area within the root protection areas of the trees listed above. In advance of any works in this area of the site, the canopies will need to be pruned to ensure sufficient clearance between the working area and the branches. This will help facilitate the works and prevent unnecessary damage to the branches of retained trees. The pruning schedule for all trees can be found at Appendix 4.

4.5.3 It is considered acceptable that excavations in these/this areas are carried out using a mini-excavator; however, it will need to be positioned outside of the RPAs at all times, reaching in towards the trees, only carrying out a very shallow scrape of the surface vegetation and grass. The new surface will then be built up from this level using an appropriate cellular confinement system, finished with a porous top surface.

4.5.4 If some small-diameter roots are uncovered (less than 25mm), these should be pruned using sharp hand tools appropriate to the task. This entire process will need to be supervised by the project arboriculturist to ensure works are carried out in strict accordance with the above methodology.

4.5.5 The new hard-standing areas are expected to cause some reduction in permeability and gas diffusivity compared to the existing open space; however, providing it is constructed carefully in accordance with details provided within an arboricultural method statement, the impacts to the trees should be acceptable.

Impact rating: Negligible - Applies to: T60

4.5.6 There is an area of hard standing proposed within an existing grassed area within the root protection areas of the trees listed above. The use of a mini-excavator would be considered acceptable, and excavations beyond the depth of the grass should also not cause any significant root damage. However, if the machinery is to be positioned within existing soft landscaping in the root protection area, suitable temporary ground protection will need to be installed first, to prevent unnecessary ground compaction.

4.5.7 Excavations should still be carried out carefully, avoiding extending any closer to the tree than permitted. A combination of the mini-excavator and hand tools should be used to allow the retention of roots, where considered necessary by the supervising arboriculturist.

4.5.8 The new hard-standing area is expected to cause a very minor reduction in permeability and gas diffusivity compared to the existing open space; however, providing it is constructed carefully in accordance with details provided within an arboricultural method statement, the impacts to the trees should be acceptable.

4.5.9 *Installation of a new fence.*

Impact rating: Negligible - Applies to: T54

4.5.10 There is a new section of fencing proposed on the periphery of the RPA of the trees listed above. In advance of any works in this area of the site, the canopy will need to be pruned to ensure sufficient clearance between the new fence and the branches of retained trees. This will help facilitate the works and prevent unnecessary damage to the branches of retained trees. The pruning schedule for all trees can be found at Appendix 4.

4.5.11 Considering the distance from the tree stem/s and that it is only a small area of encroachment within the RPA, the installation of the new fence in this area will not cause significant damage to roots.

4.5.12 Hand tools will be used to excavate post holes, and panels will be positioned above existing ground levels. A suitable self-binding aggregate should be used in the post holes instead of poured concrete, as this can leach into the surrounding soil, causing a change in the acidity of the soil, which can inhibit the absorption of water and nutrients by tree roots.

4.5.13 Although the proposals are considered acceptable, to ensure that works are carried out carefully in accordance with the above, full details of the methodology will need to be detailed within an Arboricultural Method Statement, which will involve arboricultural supervision.

4.6 Shading

4.6.1 Mature trees in urban and suburban areas add significant value and environmental benefits to properties; however, it is acknowledged that some property owners are averse to retaining trees close to buildings and areas of public use because of shading and other potential nuisances (leaf/fruit drop, for example).

4.6.2 Whilst efforts can be made to minimise the impact from shading by trees, it is almost inevitable that in some situations, whether in the short term from existing trees or in the long term from new

trees, trees will cast shade on parts of properties, whether that be buildings, garden / open space or other areas of general use during part of the day.

4.6.3 Generally, any shade cast from trees will be for relatively short periods and entirely acceptable given the accepted co-existence of large trees in an urban context. The acceptability or otherwise of shade is a somewhat subjective issue driven largely by land or property owner/occupier perceptions, and in the majority of cases, it is not necessarily something that should be determined by a local planning authority.

4.7 Tree Pruning

4.7.1 The details for any trees requiring pruning works, whether that be for access facilitation or to mitigate any risk, are provided at Appendix 4. Providing that these works are controlled and carried out in accordance with BS3998: 2010 Tree work – Recommendations, then the visual impact of the work will be minimal and will not cause any significant implications for the health of the trees. These works should be included within a comprehensive arboricultural method statement, which will also detail the specifics of protecting retained trees.

4.8 Services and Utilities

4.8.1 If new services are to be introduced into the site, they should be located outside of the RPAs, where they will not interfere with tree roots. Final positions of any proposed services should be verified and approved by an arboricultural consultant and the Local Authority Tree Officer before implementation.

4.8.2 Where possible, trenchless techniques should be employed and only as a last resort should a traditional trench be used. If a traditional trench cannot be avoided, excavations should be carried out under the supervision of a suitably qualified arboriculturist using a 'hand-dig' approach or excavation using compressed air. An air-spade would be one example of this.

4.9 Protection of Trees During Construction

4.9.1 Where construction works are located within and immediately adjacent to Root Protection Areas (RPAs), the RPAs of the retained trees should be protected by tree protection fencing to the specification laid out in BS5837:2012. The area protected by the fencing shall be known as the Construction Exclusion Zone (CEZ). This will be detailed within the arboricultural method statement that includes a tree protection plan.

4.9.2 The method statement will also include the requirement for any ground protection and specialised construction methodologies that may be required to ensure the protection of retained trees. These details will also be included on the tree protection plan.

4.10 New Planting

4.10.1 Trees removed as part of the development should be replaced as part of a comprehensive landscape strategy for the site, in line with local plan requirements, that integrates the development into the surrounding landscape. This should include a mixture of native and ornamental species within planting schemes, where those species are suited to the site and local landscape.

4.10.2 Well-informed planting aims to maximise the benefits of trees whilst minimising or mitigating any adverse effects new trees may pose. This can be achieved through careful choice of tree species, planting location and considering the future context of the planting. Trees make a significant contribution to ecosystem services, and this should be taken into account in the design of new tree planting projects.

4.10.3 Guidance on how newly planted trees can be successfully grown and planted and flourish in their environment without excessive maintenance can be found in British Standard BS8545:2014 'Trees: from nursery to independence in the landscape – Recommendations' (BS8545:2014).

4.10.4 Local government authorities produce local plans and supporting documents, which often include area action plans and policies on trees within defined areas. These should be consulted during the landscaping design process. Where appropriate, the design of new tree planting projects should be informed by the responses to community consultation and local interest groups.

4.10.5 Specific Mitigation for High-Value Loss (T43)

4.10.6 The proposed removal of T43, a Category A Sycamore (Acer pseudoplatanus), has been fully considered by the applicant, and all reasonable measures to facilitate its retention have been explored during the design process. T43 is an early mature specimen of high amenity value, approximately 14.0m in height with a stem diameter of 460mm and an estimated age of 40+ years, currently in good physiological and structural condition.

4.10.7 In recognition of its Category A status, the site layout was reviewed, and the proposed plot position was assessed for potential relocation to avoid encroachment within the calculated Root Protection Area (RPA). Alternative foundation solutions were also investigated, including specialist design approaches intended to minimise impact within the RPA; however, these were determined to be unfeasible due to site and engineering constraints. The potential for transplanting the tree was additionally considered, but given the tree's size, age, and established rooting characteristics, successful transplantation was assessed as highly unlikely and therefore not recommended on arboricultural grounds.

4.10.8 As such, while the loss of this high-quality tree is acknowledged, its removal is considered unavoidable to facilitate the proposed development, with all practicable retention options having been duly examined and discounted.

4.10.9 The applicant fully acknowledges that the loss of a Category A specimen represents a significant, localised reduction in canopy cover, visual amenity, and associated ecosystem services. To robustly mitigate this loss and satisfy local planning policies regarding green infrastructure and biodiversity net gain, a compensatory planting strategy will be implemented that exceeds a standard 1:3 replacement ratio for this tree, which will be covered in the landscape design.

4.10.10 The replacement scheme will introduce a multi-tiered, diverse selection of high-quality, container-grown native and ornamental trees (planted in accordance with BS8545:2014). The spatial distribution and species selection of these new trees will be specifically designed to:

- Re-establish and eventually exceed the canopy volume lost by the removal of T43.

- Enhance local biodiversity by introducing species with high ecological value.
- Ensure long-term age-class diversity within the local landscape, integrating the new development seamlessly into the wider Greater Manchester green infrastructure network.

4.11 Post Development Management

4.11.1 Retained trees and any new trees planted as part of the final landscaping scheme would benefit from a tree management system. Guidance on the level of tree management required can be found in the National Tree Safety Group publication, '*Common sense risk management of trees*' (NTSG, 2024).

4.12 Conclusion

4.12.1 The development proposals have been reviewed against the existing trees and the impacts assessed within this report and are acceptable under arboricultural terms.

4.12.2 The development proposals directly require the complete removal of 43 trees, 7 groups of trees, no woodlands and no hedgerows and the partial removal of no groups of trees / no hedges/ no woodlands. A full breakdown of these trees, along with their quality category, is provided at Appendix 3 and at section 4.3 of this report.

4.12.3 This means that 25 individual trees, no groups, no hedges and no woodlands will be retained entirely within the scheme, and where only partial removal is required, sections of these features will also be retained. All retained trees can be integrated into the new development, providing the protection measures outlined within this report are detailed fully within a comprehensive arboricultural method statement, implemented as a condition of planning consent.

4.12.4 Replacement planting should be carried out in accordance with the landscape plans provided by Clarion Housing Association Limited and Clarion Housing Property Development Services Limited.

4.12.5 Proposals are in accordance with Manchester City Council's policy listed at section 3 and the NPPF.

4.12.6 The arboricultural impacts associated with the development of the site are considered acceptable and can be mitigated by the protection measures listed within this report, detailed within a comprehensive Arboricultural Method Statement.

5. Recommendations

5.1.1 A detailed Arboricultural Method Statement supported by technical drawings should be prepared to detail the protection measures required for retained trees. This should be secured by a Planning Condition, to include auditing tree protection and subsequent reporting to the Council. Details of proposed levels and service routes should be included within the method statement.

5.1.2 A detailed, comprehensive Landscape and Tree Replacement Strategy must be prepared and submitted to the Local Planning Authority for approval. To robustly compensate for the unavoidable loss of the Category A Sycamore (T43) and to achieve a net gain in local canopy cover, the scheme must:

- Exceed a standard 1:3 replacement ratio, incorporating a diverse mix of high-quality native and ornamental tree species, large-specimen shrubs, and hedgerows carefully selected to suit the site's soil and the wider local landscape character.
- Specify exact planting specifications, including species, stock sizes (e.g., extra-heavy standard), planting locations, and advanced soil volume/root cell designs where proximity to hard standing requires it.
- Adhere strictly to British Standard BS8545:2014 (Trees: from nursery to independence in the landscape) to guarantee successful establishment without excessive long-term maintenance.
- Include a legally binding 5-year post-care and maintenance program, ensuring that any trees or plants that fail, become diseased, or are damaged within this period are replaced on a like-for-like basis.

5.1.3 This report is suitable for its intended purpose; however, some groups of trees and hedges may require re-surveying to satisfy foundation depth calculations in accordance with NHBC Chapter 4.2 Building near Trees.

6. Bibliography

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Appendix 1 - Tree Schedule

Tree/ Group No	Species	Height (m)	Stem diameter (mm)	N	E	S	W	Height of lowest limb and direction	Crown clearance (m)	Age class	Estimated remaining contribution	Physiological condition	Structural condition	Comments	Preliminary management recommendations	BS category	RPA (m2)	RPA radius (m)
T01	cockspur thorn; Crataegus crus-galli	6.0	300	3	3	3	3	1 E	1.5	Mature	20+	Good	Fair	Cavity on main stem at 2m at previously failed branch.	None	B 2	40.70	3.60
T02	Swedish whitebeam; Sorbus intermedia	8.5	490	4	4	4	4	2 E	2.5	Mature	20+	Good	Good	Good example of species. Unoccluded pruning wound on Eastern side of stem with decay. Soil bund within root protection area.	None	B 1	108.58	5.88
T03	wild cherry; Prunus avium	4.5	330	2.5	2.5	2.5	2.5	2 E	2	Early mature	10+	Fair	Fair	Evident reduced vitality towards top of canopy. Stem lean to North. Large area of back necrosis and beginnings of decay on lower stem.	None	C 1	49.25	3.96
T04	cockspur thorn; Crataegus crus-galli	5.0	300	1.5	4.5	3	2.5	2 E	3	Early mature	<10	Fair	Poor	Main leader to North previously snapped out. Large area of Trametes versicolor on main stem and main branches.	None	U	40.70	3.60
T05	wild cherry; Prunus avium	4.0	350	3.5	3.5	3.5	3.5	2 E	2.5	Mature	10+	Fair	Fair	Some reduced vitality in central canopy. Pruned in past with decay at unions. Not a good example of species.	None	C 1	55.40	4.20
T06	Norway maple; Acer platanoides	5.5	80	3	2.5	1	2	1 E	1.5	Young	10+	Fair	Fair	Self seeded tree on boundary. Developing canopy bias.	None	C 1	2.89	0.96
T07	Swedish whitebeam; Sorbus intermedia	7.0	410	4.5	3.5	5	5.5	2 S	2.5	Mature	<10	Poor	Fair	Northern extent of canopy in significant decline. Bark necrosis developing on main stem and medium to large diameter dead wood. Only southern side of canopy in normal vitality.	None	U	76.02	4.92
T08	wild cherry; Prunus avium	4.0	240	2.5	2.5	2.5	2.5	2 S	1.5	Semi-mature	10+	Fair	Fair	Ornamental cherry. Not a good example of species. Large bur on lower stem.	None	C 1	26.05	2.88
T09	Swedish whitebeam; Sorbus intermedia	8.0	440	4.5	4.5	4.5	4.5	2 S	3	Mature	20+	Good	Fair	Some main limbs beginning to die on southern side of canopy. Some bark cracking extending to main stem.	None	B 1	87.55	5.28

Tree/ Group No	Species	Height (m)	Stem diameter (mm)	N	E	S	W	Height of lowest limb and direction	Crown clearance (m)	Age class	Estimated remaining contribution	Physiological condition	Structural condition	Comments	Preliminary management recommendations	BS category	RPA (m2)	RPA radius (m)
T10	wild cherry; Prunus avium	3.0	200	3	2.5	1.5	2	1 S	2	Semi-mature	<10	Poor	Fair	Ornamental cherry. Area of missing bark on lower stem. Tree in evident decline.	None	U	18.09	2.40
T11	wild cherry; Prunus avium	3.5	200	1	2.5	1.5	2	1 S	2	Semi-mature	<10	Poor	Fair	Ornamental cherry. Large area of missing bark on stem. Tree in evident decline.	None	U	18.09	2.40
T12	whitebeam; Sorbus aria	4.5	260	3	4	2.5	2.5	2 S	3	Semi-mature	10+	Fair	Fair	Not a particularly good example of species. Some decline in limited areas of canopy.	None	C 1	30.57	3.12
T13	cockspur thorn; Crataegus crus-galli	7.5	310	4	3.5	3	3.5	2 S	3	Mature	20+	Good	Good	Some decay on previously removed branch on western side of stem.	None	B 1	43.46	3.72
T14	field maple; Acer campestre	4.5	75	1.5	1.5	1.5	1.5	1 E	1.5	Young	10+	Fair	Fair	Self seeded tree on boundary. Low value.	None	C 1	2.54	0.90
T15	whitebeam; Sorbus aria	10.0	410	6	5	4	5	2 W	3.5	Mature	20+	Good	Fair	Slight stem lean to east. Scrub around base and bund within RPA.	None	B 1	76.02	4.92
T16	cockspur thorn; Crataegus crus-galli	7.0	330	5.5	4	4	4	4 W	4	Mature	20+	Good	Good	Canopy appears in good vitality. Scrub around base.	None	B 1	49.25	3.96
T17	goat willow; Salix caprea	8.0	11 x 100	4.5	4.5	4.5	4.5	2 W	2.5	Early mature	10+	Good	Fair	Multi-stemmed from 1m. Not a good example of species. Bund located within 2 meters of stem.	None	C 1	4.52	1.20
T18	cockspur thorn; Crataegus crus-galli	3.0	320	0.5	0.5	0.5	0.5	2 W	3	Mature	<10	Poor	Poor	Monolith. Previously failed over adjacent footpath to east, now topped. Very limited live new shoots. Large crack and hollowing on main stem.	None	U	46.31	3.84
T19	Prunus sp.	8.0	320, 200, 200, 200	5	5	5	5	2 W	2.5	Mature	20+	Good	Good	Unable to inspect stem thoroughly or measure for dense vegetation and rubbish. Canopy appears in good vitality.	None	B 1	100.60	5.66
T20	beech; Fagus sylvatica	10.0	80	1.5	1.5	1.5	1.5	5 W	5	Young	10+	Good	Good	Low value spindly beech.	None	C 1	2.89	0.96
T21	common alder; Alnus glutinosa	9.0	90	1.5	1.5	1.5	1.5	1 W	1.5	Young	10+	Good	Good	Low value self seeded scrub.	None	C 1	3.66	1.08

Tree/ Group No	Species	Height (m)	Stem diameter (mm)	N	E	S	W	Height of lowest limb and direction	Crown clearance (m)	Age class	Estimated remaining contribution	Physiological condition	Structural condition	Comments	Preliminary management recommendations	BS category	RPA (m2)	RPA radius (m)
T22	cockspur thorn; Crataegus crus-galli	7.0	310	4	4	4	4	4 W	4	Mature	20+	Good	Good	Unable to inspect stem thoroughly or measure for dense vegetation and rubbish. Canopy appears in good vitality.	None	B 1	43.46	3.72
T23	Leyland cypress; x Cupressocyparis leylandii	15.0	340, 290, 250, 240	2.5	3	4	4	3 N	2.5	Early mature	20+	Good	Good	Stem located immediately adjacent site boundary wall. Causing significant cracking to boundary wall likely from roots lifting foundations.	None	B 2	144.78	6.79
T24	goat willow; Salix caprea	8.5	8 x 160	4	4	4	4	0 N	1.5	Semi-mature	10+	Good	Fair	Low value multi-stemmed goat willow. Rubble and rubbish around base.	None	C 1	11.58	1.92
T25	cypress species; Cupressus sp.	4.5	250	0.5	0.5	0.5	0.5	0 N	1	Semi-mature	10+	Good	Fair	Ornamental conical Cypress immediately adjacent site boundary wall.	None	C 1	28.26	3.00
T26	cypress species; Cupressus sp.	4.5	250	0.5	0.5	0.5	0.5	0 N	1	Semi-mature	10+	Good	Fair	Ornamental conical Cypress immediately adjacent site boundary wall.	None	C 1	28.26	3.00
T27	sycamore; Acer pseudoplatanus	15.0	500	6	6	6	6	2 E	1.5	Early mature	20+	Fair	Fair	Reduced vitality in some areas of canopy. Dense ivy colonisation on all branches. Prominent from adjacent properties and park to west.	None	B 2	113.05	6.00
T28	cockspur thorn; Crataegus crus-galli	7.0	260	4.5	3.5	2.5	2	2 E	2.5	Early mature	10+	Fair	Fair	Dense ivy throughout. Canopy appears in good vitality but swamped by Ivy. Limited visual importance within landscape.	None	C 2	30.57	3.12
T29	whitebeam; Sorbus aria	10.0	460	4.5	4.5	4.5	4.5	2 E	3	Mature	20+	Good	Good	Canopy in good vitality. Visually prominent from adjacent park and housing.	None	B 1	95.69	5.52
T30	cockspur thorn; Crataegus crus-galli	4.5	220	2.5	2.5	2.5	2.5	2 E	2	Semi-mature	10+	Fair	Fair	Canopy appears in good vitality. Limited visual importance within landscape. Main leader to North snapped at 2.5m.	None	C 2	21.89	2.64
T31	ash; Fraxinus excelsior	11.0	230	3	3	3	3	2 E	5	Semi-mature	10+	Fair	Fair	Stem beginning to engulf boundary fence. Stem located off site.	None	C 1	23.92	2.76
T32	elder; Sambucus nigra	4.0	200	2	2	2	2	1 E	2	Semi-mature	10+	Fair	Fair	Stem appears to be just on site. Stem engulfed with boundary fence.	None	C 1	18.09	2.40

Tree/ Group No	Species	Height (m)	Stem diameter (mm)	N	E	S	W	Height of lowest limb and direction	Crown clearance (m)	Age class	Estimated remaining contribution	Physiological condition	Structural condition	Comments	Preliminary management recommendations	BS category	RPA (m2)	RPA radius (m)
T33	sycamore; Acer pseudoplatanus	13.0	400	5	5	5	5	2 E	3	Early mature	20+	Fair	Fair	Stem is mainly outside boundary fence but significant proportion of the stem also within the site boundary engulfed into the fence. Ivy beginning to colonise main stem and scaffold branches. Visual importance from adjacent park.	None	B 2	72.35	4.80
T34	wild cherry; Prunus avium	14.0	310	4.5	4.5	4.5	4.5	2 E	4	Semi-mature	20+	Good	Good	Located immediately adjacent to the site boundary. Developing well.	None	B 2	43.46	3.72
T35	Norway maple; Acer platanoides	9.0	150, 150	2	2	2	2	2 E	3	Semi-mature	10+	Good	Good	Located immediately adjacent to the site boundary. Not a good example of species.	None	C 2	20.42	2.55
T36	Swedish whitebeam; Sorbus intermedia	13.0	320, 300	4	2	5	5	2 E	3	Mature	20+	Good	Fair	Located immediately adjacent site boundary fence. Canopy bias to West. Unable to inspect thoroughly for restricted access.	None	B 2	86.89	5.26
T37	Swedish whitebeam; Sorbus intermedia	13.0	330, 150	3.5	3.5	3.5	3.5	3 S	3	Mature	10+	Fair	Fair	Dense ivy throughout main scaffold branches. Appears suppressed. Located immediately adjacent to boundary fence.	None	C 2	59.42	4.35
T38	Swedish whitebeam; Sorbus intermedia	13.0	250, 280, 100	7	6	3.5	3	3 S	3	Early mature	10+	Fair	Fair	Located immediately adjacent to site boundary fence. Three stems from one meter.	None	C 2	68.19	4.66
T39	Swedish whitebeam; Sorbus intermedia	4.0	270	2.5	2.5	2.5	2.5	2 S	2	Early mature	<10	Poor	Poor	Moribund.	None	U	32.97	3.24
T40	Swedish whitebeam; Sorbus intermedia	10.0	390	4	4	4	4	2 S	2.5	Mature	20+	Good	Good	Good example of species. Soil bund within 2.5m of stem.	None	B 1	68.78	4.68
T41	sycamore; Acer pseudoplatanus	6.0	110	3	3	3	3	1 S	1	Young	10+	Good	Good	Low value young tree. Stem engulfed with boundary fence.	None	C 1	5.47	1.32
T42	sycamore; Acer pseudoplatanus	6.0	110	3	3	3	3	1 S	1	Young	10+	Good	Good	Low value young tree. Stem engulfed with boundary fence.	None	C 1	5.47	1.32
T43	sycamore; Acer pseudoplatanus	14.0	460	6	6	6	6	3 N	3.5	Early mature	40+	Good	Good	Developing well. Canopy appears full and in good vitality.	None	A 1	95.69	5.52

Tree/ Group No	Species	Height (m)	Stem diameter (mm)	N	E	S	W	Height of lowest limb and direction	Crown clearance (m)	Age class	Estimated remaining contribution	Physiological condition	Structural condition	Comments	Preliminary management recommendations	BS category	RPA (m2)	RPA radius (m)
T44	silver birch; Betula pendula	15.0	510	7	7	7	7	1 S	1	Mature	40+	Good	Good	Developing well. Canopy appears full and in good vitality. Good example of species. Tarmac to North within 1.5m of stem.	None	A 1	117.62	6.12
T45	silver maple; Acer saccharinum	15.0	530	7	7	7	7	1 S	4	Mature	20+	Fair	Fair	Large area of missing bark on lower and mid stem. Various straps occluded into main stems. Slight reduction in vitality than would be expected.	None	B 1	127.03	6.36
T46	silver maple; Acer saccharinum	16.0	710	7	7	7	7	3 S	4	Mature	20+	Fair	Fair	Large cavity on southern side of stem with pseudosclerotial plates. Active decay and white rot. Significant surrounding reactionary growth either sides of cavity.	None	B 1	227.96	8.52
T47	rowan; Sorbus aucuparia	9.0	350	4	4	4	4	2 S	1.5	Early mature	20+	Good	Fair	Some bark necrosis on lower stem. Ornamental tree.	None	B 2	55.40	4.20
T48	ash; Fraxinus excelsior	16.0	370	6	2.5	6	6	3 S	4	Semi-mature	20+	Fair	Fair	Established die back evident in canopy. Still likely with 75 to 100% canopy cover. Potential hollowing on lower stem.	None	B 2	61.91	4.44
T49	Norway maple; Acer platanoides	14.0	600	7	7	7	7	3 E	1	Mature	40+	Good	Good	Some decay on main stem at 1m. Pseudosclerocial plates found in cavity. Significant surrounding reactionary growth.	None	A 1	162.79	7.20
T50	hybrid black poplar; Populus x canadensis	14.0	560	4	4	4	4	5 S	8	Mature	10+	Fair	Fair	Dense ivy on main stem previously severed. Stem located 2.5m behind garden boundary fence. Not a good example of species.	None	C 1	141.81	6.72
T51	ash; Fraxinus excelsior	16.0	500	6	6	6	2.5	3 S	4	Early mature	20+	Fair	Fair	Established die back evident in canopy. Still likely with 75 to 100% canopy cover.	None	B 1	113.05	6.00
T52	Norway maple; Acer platanoides	9.5	410	6	4	5	5	2 S	2	Early mature	20+	Good	Good	Some strips of bark missing on lower stem. Canopy appears in good vitality.	None	B 1	76.02	4.92
T53	ash; Fraxinus excelsior	11.0	260	3	3	3	3	2 S	2.5	Semi-mature	10+	Good	Fair	Twin stem from 1.5m. Beginnings of dieback.	None	C 1	30.57	3.12

Tree/ Group No	Species	Height (m)	Stem diameter (mm)	N	E	S	W	Height of lowest limb and direction	Crown clearance (m)	Age class	Estimated remaining contribution	Physiological condition	Structural condition	Comments	Preliminary management recommendations	BS category	RPA (m2)	RPA radius (m)
T54	Norway maple; Acer platanoides	11.0	480	5.5	5.5	5.5	5.5	3 S	2.5	Early mature	20+	Good	Good	2m strip of bark missing on southern side of stem. No active decay. Some occlusion.	None	B 1	104.19	5.76
T55	Norway maple; Acer platanoides	10.0	470	5	5	5	5	3 S	2.5	Early mature	20+	Good	Good	Significant root girdling on South side. Strip of missing bark with some decay on northern side of lower stem. Possible Phytophthora lesions on structural roots.	None	B 1	99.89	5.64
T56	ash; Fraxinus excelsior	9.0	100	2	2	2	2	2 N	3	Young	<10	Dead	Poor	Dead standing tree with Ash dieback.	None	U	4.52	1.20
T57	common alder; Alnus glutinosa	6.0	80, 80	1	2.5	1	0.5	3 E	0.5	Young	10+	Fair	Fair	Low value regrowth from stump.	None	C 1	5.81	1.36
T58	sycamore; Acer pseudoplatanus	12.0	330, 220, 220, 180	6	3	2.5	6	2 N	2	Semi-mature	10+	Fair	Fair	Poor example of species. Multi-stem from base. Canopy bias to North.	None	C 1	107.84	5.86
T59	Norway maple; Acer platanoides	10.0	460	5	5	5	5	2 S	3.5	Early mature	20+	Good	Good	Significant root girdling on north side.	None	B 1	95.69	5.52
T60	cypress species; Cupressus sp.	5.0	350	2.5	2.5	2.5	2.5	1 S	1.5	Semi-mature	10+	Fair	Fair	Part of Cypress hedging. Trees located off-site.	None	C 1	55.40	4.20
T61	cypress species; Cupressus sp.	5.0	350	2.5	2.5	2.5	2.5	1 S	1.5	Semi-mature	10+	Fair	Fair	Part of Cypress hedging. Trees located off-site.	None	C 1	55.40	4.20
T62	cypress species; Cupressus sp.	5.0	420	2.5	2.5	2.5	2.5	1 S	1.5	Semi-mature	10+	Fair	Fair	Part of Cypress hedging. Trees located off-site. Heavily pruned.	None	C 1	79.77	5.04
T63	hawthorn; Crataegus monogyna	5.0	110	2	3	3.5	2.5	3 S	3	Semi-mature	10+	Fair	Fair	Located in adjacent property garden.	None	C 1	5.47	1.32
T64	Variegated Norway Maple; Acer platanoides Globosum	3.0	90	1	1	1	1	2 S	2	Semi-mature	10+	Fair	Fair	Small ornamental tree in square planter.	None	C 1	3.66	1.08
T65	beech; Fagus sylvatica	14.0	360	4	4	4	4	5 W	4	Early mature	20+	Good	Fair	Tight union developing at 3m. Stem located in adjacent property gardens.	None	B 1	58.61	4.32
T66	beech; Fagus sylvatica	15.0	420	5.5	5.5	5.5	5.5	5 W	3	Early mature	20+	Good	Fair	Stem located in adjacent property gardens. Multiple main leaders from 4m likely	None	B 1	79.77	5.04

Tree/ Group No	Species	Height (m)	Stem diameter (mm)	N	E	S	W	Height of lowest limb and direction	Crown clearance (m)	Age class	Estimated remaining contribution	Physiological condition	Structural condition	Comments	Preliminary management recommendations	BS category	RPA (m2)	RPA radius (m)
														from previous pruning point.				
T67	common lime; Tilia x europea	14.0	530	7	7	7	7	4 W	2.2	Mature	40+	Good	Good	Well balanced canopy developing well.	None	A 1	127.03	6.36
T68	wild cherry; Prunus avium	9.0	500	4.5	6	6	5	2 S	2	Mature	20+	Fair	Fair	Poor branch structure. Some wounds with decay on leaders. Some bark shedding.	None	B 1	113.05	6.00
G01	cherry laurel; Prunus laurocerasus	3.0	150	2	2	2	2	-	0	Semi-mature	10+	Fair	Fair	Low value scrub.	None	C 2	-	1.80
G02	beech; Fagus sylvatica / sycamore; Acer pseudoplatanus	10.0	170	2.5	2.5	2.5	2.5	-	1	Semi-mature	10+	Fair	Fair	Line of beech along fence previously managed as hedge but now left to grow. Some self-seeded sycamores. Low value group.	None	C 2	-	2.04
G03	cherry laurel; Prunus laurocerasus	5.0	100	2	2	2	2	-	0	Semi-mature	10+	Fair	Fair	Low value scrub.	None	C 2	-	1.20
G04	silver birch; Betula pendula / Lawson's cypress; Chamaecyparis lawsoniana	9.0	90	2	2	2	2	-	1	Young	10+	Fair	Fair	Contains two similar aged self-seeded birch and one Cypress. Larger trees of the surrounding scrub.	None	C 2	-	1.08
G05	hybrid black poplar; Populus x canadensis / sycamore; Acer pseudoplatanus / English elm; Ulmus minor var vulgaris	9.0	230	4.5	4.5	4.5	4.5	-	0	Semi-mature	10+	Fair	Fair	Low value scrub group. Forms dense screen for adjacent properties. Several dead elms within group.	None	C 2	-	2.76
G05	beech; Fagus sylvatica	17.0	220	2	2	2	5	-	3	Semi-mature	10+	Fair	Fair	Unmaintained line of beech along boundary fence. Stems entwined with fence. Some with dense ivy.	None	C 2	-	2.64
G06	goat willow; Salix caprea / silver birch; Betula pendula	5.0	75	2	2	2	2	-	0	Young	10+	Fair	Fair	Self seeded regeneration. Predominantly Goat willow. Low value scrub.	None	C 2	-	0.90

Appendix 2 - Trees to be Retained and Removed

Remove or Retain	Quality Category	Number of Individual Trees	Tree Numbers	Number of Groups	Group Numbers	Number of Hedges	Total
Remove Entirely	A	1	T43	0	-	0	1
	B	16	T01, T02, T09, T13, T15, T16, T19, T23, T27, T33, T40, T45, T46, T55, T59, T68	0	-	0	16
	C	20	T03, T05, T06, T08, T12, T14, T17, T20, T21, T24, T25, T26, T28, T31, T32, T38, T41, T42, T57, T58	7	G01, G02, G03, G04, G05, G05, G06	0	27
	U	6	T04, T07, T10, T11, T18, T39	0	-	0	6
	All	43		7		0	50
Remove / Retain in Part	A	N/A	N/A	0	-	0	0
	B	N/A	N/A	0	-	0	0
	C	N/A	N/A	0	-	0	0
	U	N/A	N/A	0	-	0	0
	All	N/A		0		0	0
Retain Entirely	A	3	T44, T49, T67	0	-	0	3
	B	11	T22, T29, T34, T36, T47, T48, T51, T52, T54, T65, T66	0	-	0	11
	C	10	T30, T35, T37, T50, T53, T60, T61, T62, T63, T64	0	-	0	10
	U	1	T56	0	-	0	1
	All	25		0		0	25
Total		68		7		0	75

Appendix 3 – Trees to be removed

Tree /Group No	Species	BS Category	Height (m)	DBH (mm)	Reason
T01	cockspur thorn; Crataegus crus-galli	B 2	6.0	300	Tree requires removal to facilitate the proposed development layout
T02	Swedish whitebeam; Sorbus intermedia	B 1	8.5	490	Tree requires removal to facilitate the proposed development layout
T03	wild cherry; Prunus avium	C 1	4.5	330	Tree requires removal to facilitate the proposed development layout
T04	cockspur thorn; Crataegus crus-galli	U	5.0	300	Tree requires removal to facilitate the proposed development layout
T05	wild cherry; Prunus avium	C 1	4.0	350	Tree requires removal to facilitate the proposed development layout
T06	Norway maple; Acer platanoides	C 1	5.5	80	Tree requires removal to facilitate the proposed development layout
T07	Swedish whitebeam; Sorbus intermedia	U	7.0	410	Tree requires removal to facilitate the proposed development layout
T08	wild cherry; Prunus avium	C 1	4.0	240	Tree requires removal to facilitate the proposed development layout
T09	Swedish whitebeam; Sorbus intermedia	B 1	8.0	440	Tree requires removal to facilitate the proposed development layout
T10	wild cherry; Prunus avium	U	3.0	200	Tree requires removal to facilitate the proposed development layout
T11	wild cherry; Prunus avium	U	3.5	200	Tree requires removal to facilitate the proposed development layout
T12	whitebeam; Sorbus aria	C 1	4.5	260	Tree requires removal to facilitate the proposed development layout
T13	cockspur thorn; Crataegus crus-galli	B 1	7.5	310	Tree requires removal to facilitate the proposed development layout
T14	field maple; Acer campestre	C 1	4.5	75	Tree requires removal to facilitate the proposed development layout

Tree /Group No	Species	BS Category	Height (m)	DBH (mm)	Reason
T15	whitebeam; Sorbus aria	B 1	10.0	410	Tree requires removal to facilitate the proposed development layout
T16	cockspur thorn; Crataegus crus-galli	B 1	7.0	330	Tree requires removal to facilitate the proposed development layout
T17	goat willow; Salix caprea	C 1	8.0	100	Tree requires removal to facilitate the proposed development layout
T18	cockspur thorn; Crataegus crus-galli	U	3.0	320	Tree requires removal to facilitate the proposed development layout
T19	Prunus sp.	B 1	8.0	230	Tree requires removal to facilitate the proposed development layout
T20	beech; Fagus sylvatica	C 1	10.0	80	Tree requires removal to facilitate the proposed development layout
T21	common alder; Alnus glutinosa	C 1	9.0	90	Tree requires removal to facilitate the proposed development layout
T23	Leyland cypress; x Cupressocyparis leylandii	B 2	15.0	280	Tree requires removal to facilitate the proposed development layout
T24	goat willow; Salix caprea	C 1	8.5	160	Tree requires removal to facilitate the proposed development layout
T25	cypress species; Cupressus sp.	C 1	4.5	250	Tree requires removal to facilitate the proposed development layout
T26	cypress species; Cupressus sp.	C 1	4.5	250	Tree requires removal to facilitate the proposed development layout
T27	sycamore; Acer pseudoplatanus	B 2	15.0	500	Tree requires removal to facilitate the proposed development layout
T28	cockspur thorn; Crataegus crus-galli	C 2	7.0	260	Tree requires removal to facilitate the proposed development layout
T31	ash; Fraxinus excelsior	C 1	11.0	230	Tree requires removal to facilitate the proposed development layout
T32	elder; Sambucus nigra	C 1	4.0	200	Tree requires removal to facilitate the proposed development layout
T33	sycamore; Acer pseudoplatanus	B 2	13.0	400	Tree requires removal to facilitate the proposed development layout

Tree /Group No	Species	BS Category	Height (m)	DBH (mm)	Reason
T38	Swedish whitebeam; Sorbus intermedia	C 2	13.0	210	Tree requires removal to facilitate the proposed development layout
T39	Swedish whitebeam; Sorbus intermedia	U	4.0	270	Tree requires removal to facilitate the proposed development layout
T40	Swedish whitebeam; Sorbus intermedia	B 1	10.0	390	Tree requires removal to facilitate the proposed development layout
T41	sycamore; Acer pseudoplatanus	C 1	6.0	110	Tree requires removal to facilitate the proposed development layout
T42	sycamore; Acer pseudoplatanus	C 1	6.0	110	Tree requires removal to facilitate the proposed development layout
T43	sycamore; Acer pseudoplatanus	A 1	14.0	460	Tree requires removal to facilitate the proposed development layout
T45	silver maple; Acer saccharinum	B 1	15.0	530	Tree requires removal to facilitate the proposed development layout
T46	silver maple; Acer saccharinum	B 1	16.0	710	Tree requires removal to facilitate the proposed development layout
T55	Norway maple; Acer platanoides	B 1	10.0	470	Tree requires removal to facilitate the proposed development layout
T57	common alder; Alnus glutinosa	C 1	6.0	80	Tree requires removal to facilitate the proposed development layout
T58	sycamore; Acer pseudoplatanus	C 1	12.0	237	Tree requires removal to facilitate the proposed development layout
T59	Norway maple; Acer platanoides	B 1	10.0	460	Tree requires removal to facilitate the proposed development layout
T68	wild cherry; Prunus avium	B 1	9.0	500	Tree requires removal to facilitate the proposed development layout
G01	cherry laurel; Prunus laurocerasus	C 2	3.0	150	Tree requires removal to facilitate the proposed development layout
G02	beech; Fagus sylvatica /	C 2	10.0	170	Tree requires removal to facilitate the proposed development layout

Tree /Group No	Species	BS Category	Height (m)	DBH (mm)	Reason
	sycamore; Acer pseudoplatanus				
G03	cherry laurel; Prunus laurocerasus	C 2	5.0	100	Tree requires removal to facilitate the proposed development layout
G04	silver birch; Betula pendula / Lawson's cypress; Chamaecyparis lawsoniana	C 2	9.0	90	Tree requires removal to facilitate the proposed development layout
G05	hybrid black poplar; Populus x canadensis / sycamore; Acer pseudoplatanus / English elm; Ulmus minor var vulgaris	C 2	9.0	230	Tree requires removal to facilitate the proposed development layout
G05	beech; Fagus sylvatica	C 2	17.0	220	Tree requires removal to facilitate the proposed development layout
G06	goat willow; Salix caprea / silver birch; Betula pendula	C 2	5.0	75	Tree requires removal to facilitate the proposed development layout

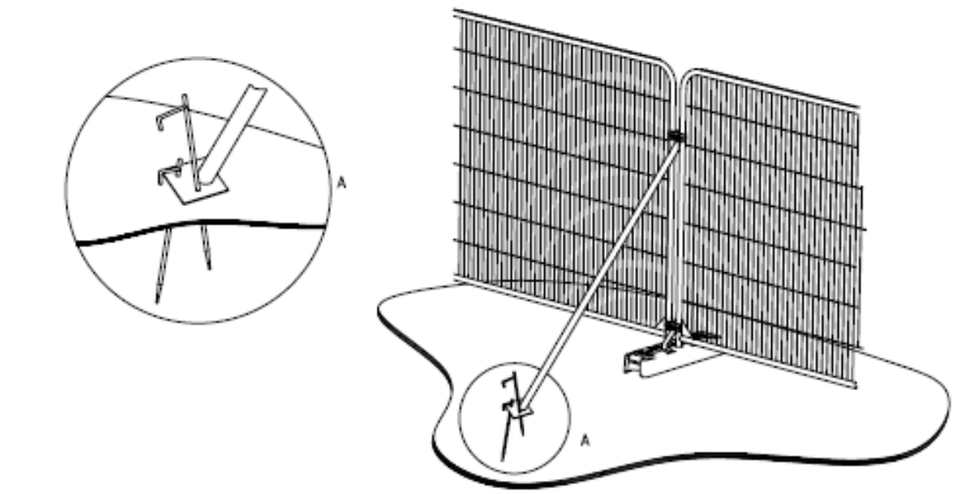
Appendix 4 – Trees to be pruned

Tree /Group No	Species	BS Category	Height (m)	DBH (mm)	Works required
T44	silver birch; Betula pendula	A 1	15.0	510	Lateral crown reduction of 1 - 2 meters to the east side of the crown to create workspace.
T54	Norway maple; Acer platanoides	B 1	11.0	480	Lateral crown reduction of 1 - 2 meters to the south side of the crown to create workspace.
T67	common lime; Tilia x europea	A 1	14.0	530	Lateral crown reduction of 1 - 2 meters to the west side of the crown to create workspace.

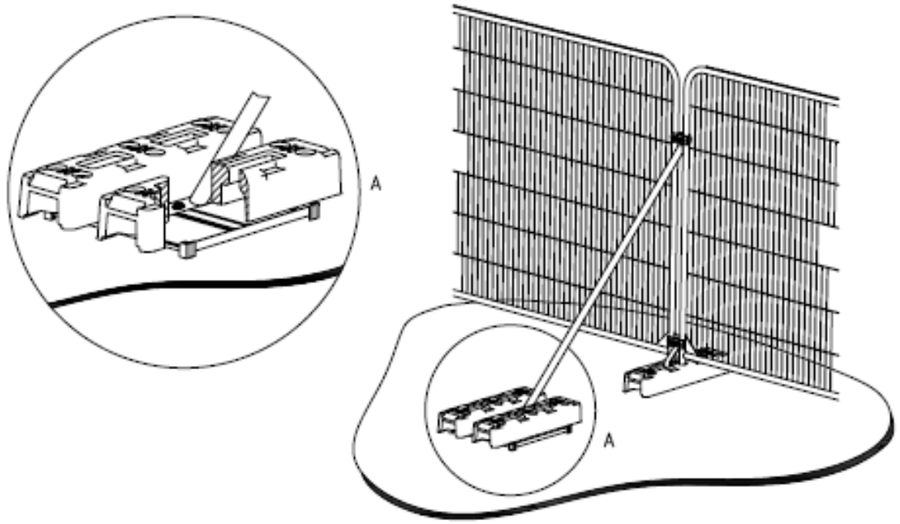
Appendix 5 – Table of Quality Assessment

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 be retained as living trees in the context of the current land use for longer than 10 years	• Trees that have serious, irremediable, structural defects, 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 might be desirable to preserve			DARK RED
	1 Mainly arboricultural values	**2 Mainly landscape values**	**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 of formal or semi-formal arboricultural features (e.g. the dominant and/or principle 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 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	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 landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	GREY

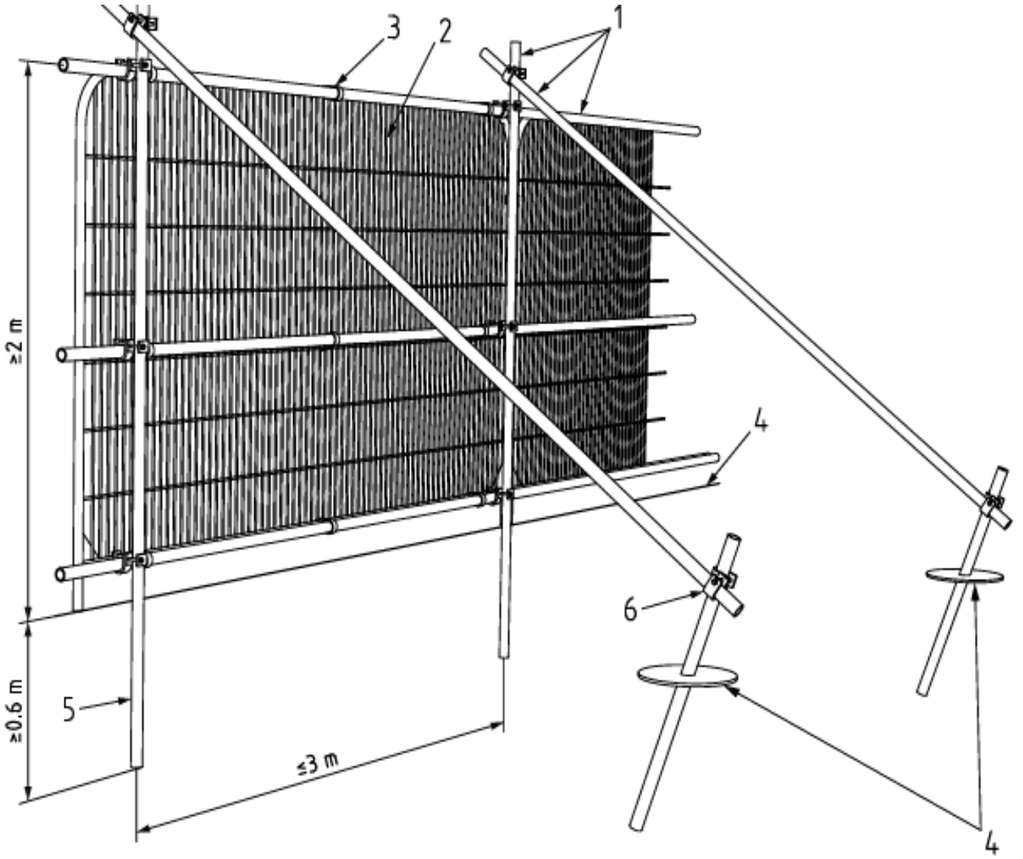
Appendix 6 – Examples of tree protection fencing



a) Stabilizer strut with base plate secured with ground pins

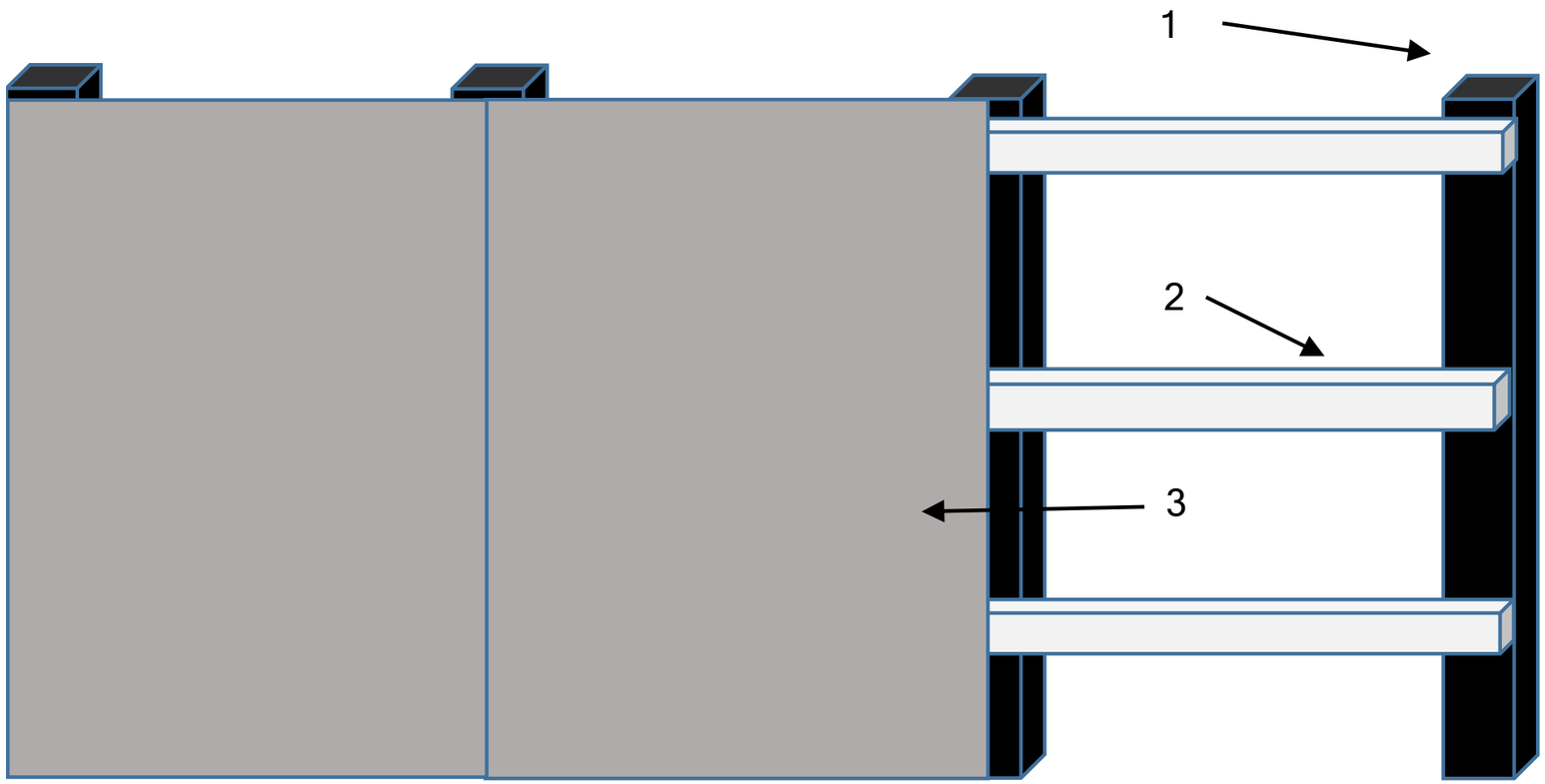


b) Stabilizer strut mounted on block tray



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



1. 100mm x 100mm timber posts at 1.2m centres

2. Three 100mm x 50mm timber rails

3. 12mm WBP Virola hardwood through plywood framed panels

Appendix 7 – Tree Protection Fencing Notice



