ARBORICULTURAL IMPACT ASSESSMENT

SITE LOCATION
Vision House,
Floats Road,
Wythenshwe,
Manchester
M23 9PL

ISSUE DATE
6th August 2026

SEED REF
2128-AIA-V1-D

CLIENT
Witherslack Group

ARBORICULTURAL CONSULTANCY

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DOCUMENT CONTROL

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LIMITATIONS

The contents of this report are valid at the time of writing. SEED Arboriculture Ltd shall not be liable for any use of this report other than for the purposes for which it was produced. Owing to the dynamic nature of trees, this report is valid for a period of 12 months.

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

The tree survey was a preliminary assessment from ground level and observations were made solely from visual inspection for the purposes of an assessment relevant to planning and development. This report is not a tree risk assessment and should not be construed as such. While every attempt has been made to provide a realistic and accurate assessment of the trees' condition at the time of inspection, it may have not been appropriate, or possible, to view all parts or all sides of every tree to fulfil the assessment criteria of a tree risk assessment.

This is not an ecological report. The Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 make it an offence to disturb nesting birds or recklessly endanger a bat or its roost. Where the presence of birds or bats is suspected, a qualified ecologist or Natural England should be contacted for advice.

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Tree Constraints Plan

Ref: 2128-TCP-001-A Revision: A

Arboricultural Impact Plan

Ref: 2128-AIP-002-C Revision: C

Draft Tree Protection Plan

Ref: 2128-TPP-003-C Revision: C

1. Introduction

Background & Instruction

1.1.1. This report has been prepared by Wilson Scott *BSc (Hons), MArborA*, Senior Arboricultural Consultant at SEED Arboriculture Ltd. Wilson is a Professional Member of the Arboricultural Association (AA) and is therefore required to uphold the professional and ethical standards within the AA Codes of Conduct. Wilson holds the LANTRA award in Professional Tree Inspection.

1.1.2. This Arboricultural Impact Assessment (AIA) has been prepared by SEED Arboriculture Ltd on behalf of Witherslack Group in support of a *"Planning application for the installation of a new Multi-use Games Area (MUGA)"* at Vision House, Floats Road, Wythenshawe, Manchester M23 9PL (hereafter referred to as the 'Site').

1.1.3. The planning application is to be submitted to Manchester City Council (MCC).

Purpose

1.1.4. The tree survey and AIA have been carried out in accordance with the recommendations outlined within British Standard BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations.'

1.1.5. This AIA report:

- Provides the baseline survey data of existing trees, including a Tree Schedule and Tree Constraints Plan (TCP).
- Evaluates the direct and indirect impacts of the Proposed Development upon the existing trees.
- Where necessary, provides details of mitigation and tree protection, including a Draft Tree Protection Plan.

Site Description

1.1.6. The Site is centred at UK National Grid Reference (SJ 80398 88776) and is located within the northern section of the Roundthorn Industrial Park. The site comprises the existing Vision House building, with associated parking, hard landscaping and areas of soft landscaping.

1.1.7. The Site is bound by existing shelter belt planting, screening the Site from view. There is also a small car park present on Site, which features further landscaping and incidental civic trees.

Reference Documents

1.1.8. ***Table 1*** provides a summary of documents which provide the basis for this tree survey and AIA.

Table 1 - Reference Documents

Document	Reference Number	Prepared By	Date
Site Location Plan	AG25/0475-00	Anderton Gables	February 2026
Topographical Survey	AG25/0475-03	Anderton Gables	December 2025
Proposed Site Plan	AG25/0475-29-A	Anderton Gables	July 2026

2. Planning Policy and Legislation

National Planning Policy Framework (NPPF)

2.1.1. The following paragraphs within the NPPF set out policies which guide the planning policy and decision-making process of Local Planning Authorities in relation to trees. These are:

2.1.2. Paragraph 136

Trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.

2.1.3. Paragraph 187 (b & d)

Planning policies and decisions should contribute to and enhance the natural and local environment by:

(b) Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

(d) Minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;

2.1.4. Paragraph 193

When determining planning applications, Local Planning Authority's (LPA) should apply the following principles:

(a) If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternate site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

(b) Development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

(c) 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.

(d) Development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be

integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

Local Planning Policy

2.1.5. With the adoption of Places for Everyone Joint Development Plan 2022 to 2039, the site is subject to the strategic policies detailed within the plan. Within this plan, Policy JP-G7: Trees and Woodland relates specifically to trees, which states:

Policy JP-G7: Trees and Woodland

- *Where development would result in the loss of existing trees, requiring replacement on the basis of two new trees for each tree lost, or other measures that would also result in a net enhancement in the character and quality of the treescape and biodiversity value in the local area, with a preference for on-site provision; and*
- *Protecting trees and woodland during the construction phase of development*

Statutory Tree Protection & Designations

2.1.6. As MCC does not have any online mapping available, the presence and/or absence of any Tree Preservation Orders (TPOs) within the application boundary is currently unknown.

2.1.7. The Site is not positioned within a local Conservation Area.

Felling Licence

2.1.8. Tree felling is restricted under the Forestry Act 1967. Under this act, there is an exemption from the need for a felling licence for "Felling trees immediately required for the purpose of carrying out development authorised by planning permission (granted under the Town and Country Planning Act 1990)"

2.1.9. If full planning permission is granted, then any trees which require felling to implement the approved plans are exempt from this statutory protection. Outline planning permission does not provide an exemption to the regulations that control tree felling in the Forestry Act 1967.

2.1.10. All statutory controls must be reviewed in detail ahead of undertaking any tree works relevant to this arboricultural report.

3. Baseline Tree Survey

3.1.1. The tree survey was undertaken on 18th February 2026, by Wilson Scott *BSc (Hons), MArborA*, Senior Arboricultural Consultant at SEED Arboriculture Ltd.

3.1.2. The tree survey was undertaken in accordance with the methodology outlined within BS5837:2012.

3.1.3. The locations of the trees surveyed are illustrated on the Tree Constraints Plan (TCP) (**Appendix 2**) together with details of the constraints to new development in accordance with BS5837, including:

- Tree Retention Category (A, B, C and U)
- Root Protection Areas (RPAs)
- Tree Canopy Spreads

3.1.4. Details for each of the trees surveyed are provided in the Tree Schedule (**Appendix 1**), including; reference numbers, species, tree dimensions, life stage, physiological and structural condition, and retention category.

Tree Survey Summary

Trees

3.1.5. The survey recorded 52no. individual trees, comprising 9no. category B and 42no. category C and 1no category U retention value.

Groups

3.1.6. The survey recorded 11no. groups of trees, comprising 3no. category B and 8no category C retention value.

Hedgerows

3.1.7. The survey recorded 4no. mixed species hedgerows. However, these were not assigned a BS5837 retention category.

4. Impact Assessment

4.1.1. The impact of the proposed development upon existing trees is illustrated on the Arboricultural Impact Plans (**Appendix 2**).

4.1.2. The design has sought to incorporate the existing trees and minimise the requirement for tree removal. However, due to the building and engineering requirements there is conflict with trees which is considered unavoidable in order to facilitate the Proposed Development.

4.1.3. The Proposed Development will necessitate the removal of 6no. individual trees and parts of 1no. group of trees.

4.1.4. The majority of trees identified for removal are low-quality specimens situated internally to the site without any wider amenity value and make limited contribution to the wider site. Their loss is not considered to present a detrimental impact to the wider character and appearance of the area.

4.1.5. **Table 2** details the tree and group removals required to implement the Proposed Development.

Table 2 – Tree Removal for Proposed Development

	Retention Category				Total
	A	B	C	U	
Trees/Groups to be removed for Proposed Development	-	T15, T16	T13, T14, T17, T22	-	**6**
Trees/Groups to be part-removed for Proposed Development	-	-	G11`	-	**1**
Total	**0**	**2**	**4 + 1 Part Removal**	**-**	**6 + 1 Part Removal**

4.1.6. None of the trees proposed for removal are considered aged or veteran and therefore the principles for refusal within the NPPF (para. 193(c) would not be considered applicable.

Root Protection Areas (RPAs)

4.1.7. The RPA is an area equivalent to a circle with a radius 12 times the diameter of the trees measured at 1.5 metres for single stemmed trees. For trees with more than one stem, one of two calculation methods should be used. In all cases, the stem diameter(s) should be measured in accordance with Annex C, and the RPA should be guided from Annex D of BS5837:2012.

4.1.8. The RPA is an area in which no ground works should be undertaken without due care in relation to the retained tree(s), to avoid soil compaction, changes in levels or soil contamination which could alter the trees condition and/or stability. The shape of the RPA and its exact location will depend upon arboricultural considerations and ground conditions.

4.1.9. The RPA for the trees has been calculated as prescribed by BS5837:2012 and are shown in relation to the Proposed Development on the Arboricultural Impact Plan at **Appendix 2**.

4.1.10. In addition to the illustration of RPAs on the plans at **Appendix 2**, the numerical RPA values are provided within the Tree Schedule at **Appendix 1**. Within the schedule both RPA radius in metres from the main stem and total area for the RPA as square metres.

Working within RPAs - Excavation

4.1.11. The Proposed Development will result in a new incursion into the RPA of T2 for the construction of the proposed MUGA. The incursion is illustrated with a yellow hatch on the draft Tree Protection Plan (TPP) at **Appendix 2.**

4.1.12. Paragraph 7.2.1 of BS5837:2012 recognises that although existing ground levels should be retained within the RPA, limited manual excavation within the RPA might be acceptable, subject to justification.

4.1.13. In this circumstance, the trees have a large available area for sustained root growth, and the very minor incursions will not result in any decline in health or condition of the tree.

4.1.14. Excavation for foundations within the RPA should be undertaken under the direct supervision of the Arboricultural Clerk of Works (ACoW). An example methodology for this procedure is detailed in Section 5 of this AIA.

Working within RPAs – Removal / Replacement of Hard-Surfacing

4.1.15. Several areas of extensive hard surfacing within the RPAs of retained trees T1-T9 will be resurfaced as part of the development proposals. This is illustrated with a magenta hatch on the TPP. If undertaken with due care, then this will not have a detrimental impact upon the retained trees.

4.1.16. An example methodology for the process is provided within Section 5 of this AIA. Full details of tree protection and construction methods should be detailed within an Arboricultural Method Statement (AMS) following planning approval.

Tree Canopies & Shade

4.1.17. The distribution of tree canopy cover on and within influencing distance of the Site is illustrated on the TCP at **Appendix 2**. The Tree Schedule lists the vertical clearance from Site ground level to the significant tree branching of individual trees. This measurement informs the impacts of accessibility and development beneath tree canopies.

4.1.18. Seasonal leaf fall from retained trees may result in minor nuisances, such as the accumulation of leaves on surfaces and within drainage features during autumn. These issues can be effectively and proactively managed through a structured grounds maintenance programme, ensuring routine clearance and monitoring of affected areas throughout periods of high leaf fall.

4.1.19. If considered appropriate the principal tree shadow constraints can be shown on the TCP and are plotted in accordance with BS5837 using the current height of surveyed trees.

4.1.20. Where shading is unavoidable, the potential adverse impact of shadowing should also be reviewed on balance with the positive aspects of retaining a degree of canopy shade. BS5837:2012 (para. 5.3.4, a) NOTE 1) states that "shading can be desirable to reduce glare or excessive solar heating, or to provide comfort during hot weather. The combination of shading, wind speed/turbulence reduction and evapotranspiration effects of trees can be utilised in conjunction with the design of buildings and spaces to provide local microclimatic benefits."

4.1.21. The impact of shade upon the Proposed Development is not considered to be adverse or significant.

Facilitation Tree Pruning

4.1.22. In order to provide sufficient clearance for construction and future use of the Proposed Development, 9no. trees will require pruning works to be carried out.

4.1.23. Required tree pruning is likely to include the following:

- **T1-T9** (Mixed) – Raise canopy / reduce canopy on western side where conflicts with erection of scaffold and construction of proposed MUGA may occur.

Future growth

4.1.24. Due to the location of retained trees, future growth of trees is not considered to be an issue to the Proposed Development.

4.1.25. Minor pruning of lateral branches will address any issues where the canopy of trees encroaches towards the proposed buildings.

5. Tree Protection

5.1.1. An overview of the recommended tree protection measures has been provided within this AIA. A draft tree protection specification is provided on the Tree Protection Plan, provided at **Appendix 2**.

Tree Protection Fencing

5.1.2. The principal protection for the retained trees is provided by Tree Protection Fencing (TPF) positioned to form a Construction Exclusion Zone (CEZ) around retained trees. No access should be allowed to the CEZ other than for operations specified in the approved documents or those agreed with the LPA later.

5.1.3. The indicative location of Tree Protection Fencing (TPF) is illustrated on the TPP at **Appendix 2**.

5.1.4. The CEZ must be in place prior to the commencement of construction work on site. The TPF must not be moved or relocated without approval from the ACoW and, where necessary, approval from the Local Planning Authority.

5.1.5. The TPF specification should be fit for the purpose of excluding construction activity and appropriate to the degree and proximity of work taking place around the retained trees.

5.1.6. The most common specification as illustrated in BS5837:2012 Figure 3b (**Appendix 3**) comprises welded mesh panels (Heras Fencing) on rubber or concrete feet, the panels should be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from within the fence. The distance between fence couplers should be at least 1m and should be uniform throughout the fence. The panels should be supported on the inner side by stabilizer struts, which should normally be attached to a base plate secured with ground pins. Where the fencing is to be erected on retained hard surfacing or it is otherwise unfeasible to use ground pins, e.g. due to the presence of underground services, the stabilizer struts should be mounted on a block tray.

5.1.7. Weatherproof signage will be attached to the fencing with words such as ‘Construction Exclusion Zone – No Access’ (signage example at **Appendix 3**).

5.1.8. At the end of the project the fence will be removed only after confirmation by the ACoW and the Council that this is appropriate.

Removal / Replacement of Hard-Surfacing

5.1.9. Several areas of extensive hard surfacing within the RPAs of retained trees will be resurfaced as part of the development proposals. If undertaken with due care, then this will not have a detrimental impact upon the retained trees. The incursions are illustrated by a dashed magenta hatch on the TPP at **Appendix 2.**

5.1.10. The removal of existing surfacing within the RPAs of retained trees should be carried out with arboricultural supervision.

5.1.11. The removal of existing surfacing should be carried out beginning closest to the trees and working backwards, away from the trees, so no machinery stands on the exposed ground. The use of large plant machinery should be avoided where possible.

5.1.12. Tree Protection Fencing should be in place during the removal of the existing surfacing and moved accordingly to protect the exposed ground as the removal progresses.

5.1.13. Where new surfacing is to be laid, the existing sub-base should be retained and augmented as required.

Excavation within the RPAs

5.1.14. All ground excavations will be carried out under the supervision of the ACoW, when within tree RPAs.

5.1.15. Paragraph 7.2.1 of BS5837:2012 recognises that although existing ground levels should be retained within the RPA, limited manual excavation within the RPA might be acceptable, subject to justification.

5.1.16. The operations should be carried out using hand-held tools where possible and preferably by compressed air soil displacement. Limited mechanical excavation may be acceptable, subject to the agreement of the ACoW.

5.1.17. Roots exposed by the compressed air excavation may be loosened and relocated / diverted to minimise any requirement for root pruning.

5.1.18. Roots smaller than 25 mm in diameter may be pruned back, making a clean cut with a suitable sharp tool (e.g. bypass secateurs or handsaw), except where they occur in clumps. Roots occurring in clumps or of 25 mm diameter and over should be severed only following consultation with the ACoW.

6. References

6.1.1. British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendation'

6.1.2. British Standard 3998:2010 ‘Tree work – Recommendations’

6.1.3. BS8545:2014 Trees: from nursery to independence in the landscape – Recommendations

6.1.4. National Planning Policy Framework (NPPF) 2025

6.1.5. The Forestry Act 1967

6.1.6. The Places for Everyone Joint Development Plan Document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 - 2039

6.1.7. The Town and Country Planning Act 1990

6.1.8. The Town and Country Planning (Tree Preservation) (England) Regulations 2012

Appendix 1 – Tree Schedule

BS5837:2012 TREE SCHEDULE

SURVEY DATE: 18th February 2026
CLIENT: Witherslack Group
SITE: Vision House, Wythenshawe
REFERENCE: 2128-TS-V1-A

Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia Ø (mm)	Crown Spread (m) N	E	S	W	Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	Estimated Remaining Contribution	BS5837 Retention Category	RPA (m^2)	RPA Radius (m)
T1	Gray poplar	*Populus x canescens*	12	291	3	6	6	6	5	S/Mat	Fair	Good	Situated in a dense vegetated area framing he existing car parking area. Unable to access lower stem. Hard standing likely influencing root growth. Provides some visual contribution to wider site context.	No works required.	20 to 40 years	**C1, 2**	41	3.60
T2	Gray poplar	*Populus x canescens*	12	400	6	5	4	7	5	E/Mat	Fair	Good	Situated in a dense vegetated area framing he existing car parking area. Unable to access lower stem. Hard standing likely influencing root growth. Provides some visual contribution to wider site context.	No works required.	20 to 40 years	**C1, 2**	72	4.80
T3	Gray poplar	*Populus x canescens*	11	260	4	4	5	5	5	E/Mat	Fair	Good	Situated in a dense vegetated area framing he existing car parking area. Unable to access lower stem. Hard standing likely influencing root growth. Provides some visual contribution to wider site context.	No works required.	20 to 40 years	**C1, 2**	28	3.00
T4	Silver birch	*Betula pendula*	9	175	4	4	4	4	5	S/Mat	Fair	Fair	Situated in a dense vegetated area framing he existing car parking area. Unable to access lower stem. Hard standing likely influencing root growth. Provides some visual contribution to wider site context.	No works required.	20 to 40 years	**C1, 2**	14	2.10
T5	Common ash	*Fraxinus excelsior*	8	125	3	4	2	3	4	S/Mat	Fair	Fair	Situated in a dense vegetated area framing he existing car parking area. Previously twin stemmed, with one primary leader now removed. Unable to access lower stem. Hard standing likely influencing root growth. Limited remaining future contribution.	No works required.	20 to 40 years	**C1, 2**	7	1.50
T6	Silver birch	*Betula pendula*	10	290	5	5	4	5	5	S/Mat	Good	Good	Situated in a dense vegetated area framing he existing car parking area. Unable to access lower stem. Hard standing likely influencing root growth. Provides some visual contribution to wider site context	No works required.	20 to 40 years	**C1, 2**	41	3.60

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T7*	Common plum	*Prunus domestica*	6	236	3	3	4	3	3	S/Mat	Fair	Fair	Situated in a dense vegetated area framing he existing car parking area. Unable to access lower stem. Multistemmed from ground level, with two primary leaders now removed. Hard standing likely influencing root growth. Poor shape and form.	No works required.	10 to 20 years	**C1, 2**	23	2.70
T8*	Silver birch	*Betula pendula*	8	275	4	4	4	5	4	S/Mat	Fair	Fair	Situated in a dense vegetated area framing he existing car parking area. Unable to access lower stem. Hard standing likely influencing root growth. Limited remaining future contribution. Dieback observed in central leader.	No works required.	20 to 40 years	**C1, 2**	34	3.30
T9	Goat willow	*Salix caprea*	11	490	3	5	6	6	4	E/Mat	Good	Fair	Situated in a dense vegetated area adjacent to existing car parking area. Unable to access lower stem. Hard standing likely influencing root growth. Multistemmed at ground level. Kerb haunching in close proximity of stem base.	No works required.	20 to 40 years	**C1, 2**	113	6.00
T10	Common ash	*Fraxinus excelsior*	12	325	7	8	4	7	5	E/Mat	Good	Fair	Situated in a dense vegetated area adjacent to existing car parking area. Good vigour and vitality for species.	No works required.	20 to 40 years	**C1, 2**	48	3.90
T11	Common ash	*Fraxinus excelsior*	12	325	7	8	7	7	5	E/Mat	Good	Good	Situated in a dense vegetated area adjacent to existing car parking area. Not accessed to inspect in detail. Good vigour and vitality for species.	No works required.	20 to 40 years	**C1, 2**	48	3.90
T12*	Silver birch	*Betula pendula*	12	260	5	5	5	5	5	S/Mat	Good	Good	Situated in a dense vegetated area adjacent to existing car parking area. Not accessed to inspect in detail. Not plotted on topographical survey therefore location estimated.	No works required.	20 to 40 years	**C1, 2**	28	3.00

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T13	Scots pine	*Pinus sylvestris*	9	265	5	4	3	5	4	S/Mat	Good	Fair	Situated in grassed lawn adjacent to existing parking area. Existing hard surfacing likely influencing root growth. Minor canopy bias due to suppression from neighbouring trees. Provides some contribution to wider site context.	Fell for development	20 to 40 years	**C1, 2**	34	3.30
T14	Scots pine	*Pinus sylvestris*	9	260	5	4	5	3	4	S/Mat	Good	Fair	Situated in grassed lawn adjacent to existing parking area. Existing hard surfacing likely influencing root growth. Minor canopy bias due to suppression from neighbouring trees. Provides some contribution to wider site context.	Fell for development	20 to 40 years	**C1, 2**	28	3.00
T15	Scots pine	*Pinus sylvestris*	15	410	5	5	4	5	4	E/Mat	Good	Good	Situated in grassed lawn adjacent to existing parking area. Existing hard surfacing likely influencing root growth. Minor canopy bias due to suppression from neighbouring trees. Provides a moderate contribution to wider site context.	Fell for development	20 to 40 years	**B1, 2**	72	4.80
T16	Silver birch	*Betula pendula*	13	320	5	5	5	5	4	E/Mat	Good	Good	Situated in grassed lawn adjacent to existing parking area. Existing hard surfacing likely influencing root growth. Good open canopy structure. Provides a moderate contribution to wider site context.	Fell for development	20 to 40 years	B1, 2	48	3.90
T17	Blackthorn	*Prunus spinosa*	3	95	1	1	1	1	1	Yng	Fair	Fair	Small ornamental specimen located in grassed lawn area.	Fell for development	10 to 20 years	**C2**	5	1.20
T18	Maple species	*Acer sp.*	5	175	4	2	4	5	3	S/Mat	Good	Fair	Ornamental specimen located in grassed lawn area.	No works required.	20 to 40 years	**C2**	14	2.10

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Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia Ø (mm)	Crown Spread (m) N	E	S	W	Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	Estimated Remaining Contribution	BS5837 Retention Category	RPA (m^2)	RPA Radius (m)
T19	Maple species	*Acer sp.*	5	150	3	2	3	3	3	S/Mat	Good	Fair	Ornamental specimen located in grassed lawn area	No works required.	20 to 40 years	C2	10	1.80
T20	Whitebeam	*Sorbus aria*	6	190	3	1	3	3	3	S/Mat	Good	Fair	Ornamental specimen located in grassed lawn area.	No works required.	20 to 40 years	C2	18	2.40
T21	Cockspur hawthorn	*Crataegus crus-galli*	6	125	3	2	3	2	3	S/Mat	Good	Fair	Ornamental specimen located in grassed lawn area.	No works required.	20 to 40 years	C2	7	1.50
T22*	Gum species	*Eucalyptus sp.*	9	310	6	6	6	6	4	S/Mat	Fair	Good	Situated in dense privet hedge and subsequently not accessed to inspect in detail. Not plotted on topographical survey therefore location estimated. Moderate quality landscape feature.	Fell for development	20 to 40 years	C2	41	3.60
T23	Gum species	*Eucalyptus sp.*	14	400	5	6	4	6	4	S/Mat	Fair	Good	Situated in dense privet hedge and subsequently not accessed to inspect in detail. Stem curvature at base which gradually corrects upright. Moderate quality landscape feature.	No works required.	20 to 40 years	C2	72	4.80
T24	Gum species	*Eucalyptus sp.*	15	450	5	6	6	6	4	E/Mat	Fair	Good	Situated in dense privet hedge and subsequently not accessed to inspect in detail. Stem curvature at base which gradually corrects upright. Moderate quality landscape feature	No works required.	20 to 40 years	B2	92	5.40

BS5837:2012 TREE SCHEDULE

SURVEY DATE: 18th February 2026
CLIENT: Witherslack Group
SITE: Vision House, Wythenshawe
REFERENCE: 2128-TS-V1-A

Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia Ø (mm)	Crown Spread (m) N	E	S	W	Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	Estimated Remaining Contribution	BS5837 Retention Category	RPA (m^2)	RPA Radius (m)
T25	Maple species	*Acer sp.*	5	115	2	2	2	2	3	S/Mat	Fair	Fair	Small ornamental specimen located in grassed strip adjacent to existing building.	No works required.	20 to 40 years	C2	7	1.50
T26	Hawthorn species	*Crataegus sp.*	5	80	2	2	2	2	3	S/Mat	Fair	Fair	Small ornamental specimen located in grassed strip adjacent to existing building.	No works required.	20 to 40 years	C2	3	0.90
T27	Hawthorn species	*Crataegus sp.*	5	100	2	2	2	2	3	S/Mat	Fair	Fair	Small ornamental specimen located in grassed strip adjacent to existing building.	No works required.	20 to 40 years	C2	5	1.20
T28	Gum species	*Eucalyptus sp.*	15	500	7	6	4	6	4	E/Mat	Fair	Good	Situated in dense hedge and subsequently not accessed to inspect in detail. Canopy in contact with adjacent building. Moderate quality landscape feature.	No works required.	20 to 40 years	B2	113	6.00
T29	Gum species	*Eucalyptus sp.*	13	340	6	5	5	5	4	E/Mat	Fair	Good	Situated in dense hedge and subsequently not accessed to inspect in detail. Canopy in contact with adjacent building. Moderate quality landscape feature	No works required.	20 to 40 years	B2	55	4.20
T30	Gum species	*Eucalyptus sp.*	13	330	5	5	5	5	4	E/Mat	Fair	Good	Situated in dense hedge and subsequently not accessed to inspect in detail. Canopy in contact with adjacent building. Moderate quality landscape feature	No works required.	20 to 40 years	C2	48	3.90

BS5837:2012 TREE SCHEDULE

SURVEY DATE: 18th February 2026
CLIENT: Witherslack Group
SITE: Vision House, Wythenshawe
REFERENCE: 2128-TS-V1-A

Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia Ø (mm)	Crown Spread (m) N	E	S	W	Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	Estimated Remaining Contribution	BS5837 Retention Category	RPA (m^2)	RPA Radius (m)
T31	Gum species	*Eucalyptus sp.*	13	275	5	5	5	5	4	E/Mat	Fair	Good	Situated in dense hedge and subsequently not accessed to inspect in detail. Canopy in contact with adjacent building. Moderate quality landscape feature	No works required.	20 to 40 years	C2	34	3.30
T32	Unknown		7	120	1	1	1	1	6	Dead	Dead	Declining	Dead tree.	Remove tree.	<10 years	U	7	1.50
T33	Silver birch	*Betula pendula*	9	120	4	3	4	4	5	S/Mat	Good	Good	Situated in a dense vegetated area framing he existing car parking area. Unable to access lower stem. Hard standing likely influencing root growth. Provides some visual contribution to wider site context	No works required.	20 to 40 years	C1, 2	7	1.50
T34	Silver birch	*Betula pendula*	11	303	5	5	7	5	3	E/Mat	Good	Good	Civic planting situated in grassed strip between car parking spaces. Hard surfacing likely influencing root growth	No works required.	20 to 40 years	B2	41	3.60
T35	Silver birch	*Betula pendula*	9	350	3	5	6	5	3	E/Mat	Good	Good	Civic planting situated in grassed strip between car parking spaces. Hard surfacing likely influencing root growth.	No works required.	20 to 40 years	C2	55	4.20
T36	Silver birch	*Betula pendula*	11	260	5	5	2	4	3	E/Mat	Good	Good	Civic planting situated in grassed strip between car parking spaces. Hard surfacing likely influencing root growth.	No works required.	20 to 40 years	C2	28	3.00

BS5837:2012 TREE SCHEDULE

SURVEY DATE: 18th February 2026
CLIENT: Witherslack Group
SITE: Vision House, Wythenshawe
REFERENCE: 2128-TS-V1-A

Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia Ø (mm)	Crown Spread (m) N	E	S	W	Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	Estimated Remaining Contribution	BS5837 Retention Category	RPA (m^2)	RPA Radius (m)
T37	Goat willow	*Salix caprea*	10	566	7	7	7	7	3	E/Mat	Good	Fair	Located within dense hedgerow and subsequently not accessed to inspect in detail	No works required.	20 to 40 years	**C1, 2**	150	6.90
T38	Silver birch	*Betula pendula*	11	310	5	5	5	5	3	E/Mat	Good	Good	Civic planting situated in grassed strip between car parking spaces. Hard surfacing likely influencing root growth	No works required.	20 to 40 years	**B2**	41	3.60
T39	Silver birch	*Betula pendula*	10	330	5	5	4	4	3	E/Mat	Good	Good	Civic planting situated in grassed strip between car parking spaces. Hard surfacing likely influencing root growth	No works required.	20 to 40 years	**B2**	48	3.90
T40	Rowan	*Sorbus aucuparia*	5	120	3	3	3	3	2	S/Mat	Fair	Fair	Civic planting situated in grassed strip between car parking spaces. Hard surfacing likely influencing root growth	No works required.	20 to 40 years	**C2**	7	1.50
T41*	Norway maple	*Acer platanoides*	10	295	5	5	5	5	4	S/Mat	Good	Fair	Civic planting situated in dense area of vegetation and subsequently not accessed inspect in detail. Not plotted on topographical survey therefore location estimated.	No works required.	20 to 40 years	**C2**	41	3.60
T42*	Norway maple	*Acer platanoides*	9	250	5	5	5	5	4	S/Mat	Good	Fair	Civic planting situated in dense area of vegetation and subsequently not accessed inspect in detail. Not plotted on topographical survey therefore location estimated.	No works required.	20 to 40 years	**C2**	28	3.00

BS5837:2012 TREE SCHEDULE

SURVEY DATE: 18th February 2026
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SITE: Vision House, Wythenshawe
REFERENCE: 2128-TS-V1-A

Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia Ø (mm)	Crown Spread (m) N	E	S	W	Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	Estimated Remaining Contribution	BS5837 Retention Category	RPA (m^2)	RPA Radius (m)
T43	Callery pear	*Pyrus calleryana*	8	170	3	3	3	3	2	S/Mat	Fair	Fair	Civic planting situated in grassed verge.	No works required.	20 to 40 years	C2	14	2.10
T44	Callery pear	*Pyrus calleryana*	8	180	3	3	3	3	2	S/Mat	Fair	Fair	Civic planting situated in grassed verge	No works required.	20 to 40 years	C2	14	2.10
T45*	Gum species	*Eucalyptus sp.*	15	450	8	6	6	6	4	E/Mat	Fair	Good	Situated in dense hedge and subsequently not accessed to inspect in detail. Not plotted on topographical survey therefore location estimated. Moderate quality landscape feature.	No works required.	20 to 40 years	B2	92	5.40
T46	Whitebeam	*Sorbus aria*	9	210	4	4	1	3	2	S/Mat	Fair	Fair	Civic planting situated in grassed verge	No works required.	20 to 40 years	C2	18	2.40
T47	Whitebeam	*Sorbus aria*	9	205	4	4	3	3	2	S/Mat	Fair	Fair	Civic planting situated in grassed verge	No works required.	20 to 40 years	C2	18	2.40
T48	Whitebeam	*Sorbus aria*	9	160	3	3	3	3	2	S/Mat	Fair	Fair	Civic planting situated in grassed verge	No works required.	20 to 40 years	C2	10	1.80

BS5837:2012 TREE SCHEDULE

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Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia Ø (mm)	Crown Spread (m) N	E	S	W	Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	Estimated Remaining Contribution	BS5837 Retention Category	RPA (m^2)	RPA Radius (m)
T49	Hawthorn species	*Crataegus sp.*	6	100	2	2	2	2	2	S/Mat	Fair	Fair	Civic planting situated in grassed verge	No works required.	20 to 40 years	C2	5	1.20
T50	Common ash	*Fraxinus excelsior*	13	380	6	6	6	6	7	E/Mat	Fair	Good	Civic planting situated in grassed verge	No works required.	20 to 40 years	C2	64	4.50
T51	Common ash	*Fraxinus excelsior*	11	240	3	4	5	4	5	S/Mat	Fair	Fair	Civic planting situated in grassed verge	No works required.	20 to 40 years	C2	28	3.00
T52*	Common ash	*Fraxinus excelsior*	10	250	5	5	5	5	5	S/Mat	Fair	Fair	Not on topographical	No works required.	20 to 40 years	C2	28	3.00
G1	Common ash, Portugal laurel, Rowan		Min 6 - Max 8	Min 100 - Max 150	See Associated Plans				0	S/Mat	Good	Fair	Dense cluster of trees and understory shrubbery situated within a slightly raised area adjacent to existing car parking area. Existing hard surfacing likely influencing root growth.	No works required.	20 to 40 years	C2	See Associated Plans	
G2	Gum species		Ave 13	Min 300 - Max 400	See Associated Plans				5	E/Mat	Good	Fair	Small cluster of eucalyptus specimens located at site boundary. Situated in a dense area of vegetation and subsequently not accessed to inspect in detail.	No works required.	20 to 40 years	C1	See Associated Plans	

BS5837:2012 TREE SCHEDULE

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CLIENT: Witherslack Group
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REFERENCE: 2128-TS-V1-A

Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia Ø (mm)	Crown Spread (m) N E S W	Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	Estimated Remaining Contribution	BS5837 Retention Category	RPA (m^2)	RPA Radius (m)
G3	Gum species		Min 8 - Max 10	Ave 200	See Associated Plans	5	E/Mat	Good	Fair	Small cluster of eucalyptus specimens located at site boundary. Situated in a dense area of vegetation and subsequently not accessed to inspect in detail. Not plotted in topography survey therefore location estimated.	No works required.	20 to 40 years	**C1**	See Associated Plans	
G4	Scots pine		Min 15 - Max 16	Min 350 - Max 400	See Associated Plans	6	E/Mat	Good	Good	Trio of established trees located in a slightly raised planter. Western canopy reduced to attain clearance for access. Visually dominant specimens.	No works required.	20 to 40 years	**B1, 2**	See Associated Plans	
G5	Goat willow		Min 5 - Max 8	Ave 150	See Associated Plans	3	S/Mat	Fair	Fair	Dense area of stems located in an area of vegetation. Not accessed to inspect in detail. Southern canopies pruned back to kerb edge. Not plotted on topographical survey therefore location estimated.	No works required.	20 to 40 years	**C2**	See Associated Plans	
G6	Norway maple, Rowan		Min 4.5 - Max 9	Min 90 - Max 170	See Associated Plans	3	S/Mat	Fair	Fair	Linear group framing the site boundary. Located in an area of vegetation. Not accessed to inspect in detail. Existing hard standing likely influencing root growth	No works required.	20 to 40 years	**C2**	See Associated Plans	
G7	Norway maple, Common ash, Rowan		Min 8 - Max 9	Min 90 - Max 200	See Associated Plans	3	S/Mat	Fair	Fair	Linear group framing the site boundary. Located in an area of vegetation. Not accessed to inspect in detail. Existing hard standing likely influencing root growth	No works required.	20 to 40 years	**C2**	See Associated Plans	
G8	Leyland cypress, Gum species		Min 10 - Max 12	Ave 300	See Associated Plans	4	E/Mat	Good	Good	Established group framing site boundary. Visually dominant.	No works required.	20 to 40 years	**B2**	See Associated Plans	

BS5837:2012 TREE SCHEDULE

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Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia Ø (mm)	Crown Spread (m) N E S W	Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	Estimated Remaining Contribution	BS5837 Retention Category	RPA (m^2)	RPA Radius (m)
G9	Silver birch, Gum species, Scots pine		Min 6 - Max 15	Ave 300	See Associated Plans	4	E/Mat	Good	Fair	Established group framing site boundary. Visually dominant.	No works required.	20 to 40 years	**B2**	See Associated Plans	
G10	Silver birch, Common hawthorn, Cherry laurel		Min 6 - Max 9	Min 150 - Max 200	See Associated Plans	4	S/Mat	Fair	Fair	Densely populated area of trees situated adjacent to internal access point. Dominated by laurel. Provides some screen from neighbouring properties.	No works required.	20 to 40 years	**C2**	See Associated Plans	
G11	Hawthorn species, Blackthorn, Purging buckthorn		Min 6 - Max 9	Ave 150	See Associated Plans	4	S/Mat	Fair	Fair	Densely populated area of trees situated adjacent to existing parking area. Likely an outgrown hedge, which now presents as a group.	Partial removal for development	20 to 40 years	**C2**	See Associated Plans	
H1	Blackthorn, Common hawthorn, Privet species		Min 3 - Max 5	Min 75 - Max 100	See Associated Plans	0	S/Mat	Fair	Fair	Unmanaged boundary hedge. Fragmented in places.	No works required.	20 to 40 years	**-**	-	
H2	Blackthorn, Common hawthorn, Privet species		Min 3 - Max 5	Min 75 - Max 100	See Associated Plans	0	S/Mat	Fair	Fair	Unmanaged boundary hedge. Fragmented in places. Some trees in hedge have been left to grow out.	No works required.	20 to 40 years	**-**	-	
H3	Blackthorn, Common hawthorn, Privet species		Min 3 - Max 5	Min 75 - Max 100	See Associated Plans	0	S/Mat	Fair	Fair	Unmanaged boundary hedge. Fragmented in places. Some trees in hedge have been left to grow out.	No works required.	20 to 40 years	**-**	-	

BS5837:2012 TREE SCHEDULE

SURVEY DATE: 18th February 2026
CLIENT: Witherslack Group
SITE: Vision House, Wythenshawe
REFERENCE: 2128-TS-V1-A

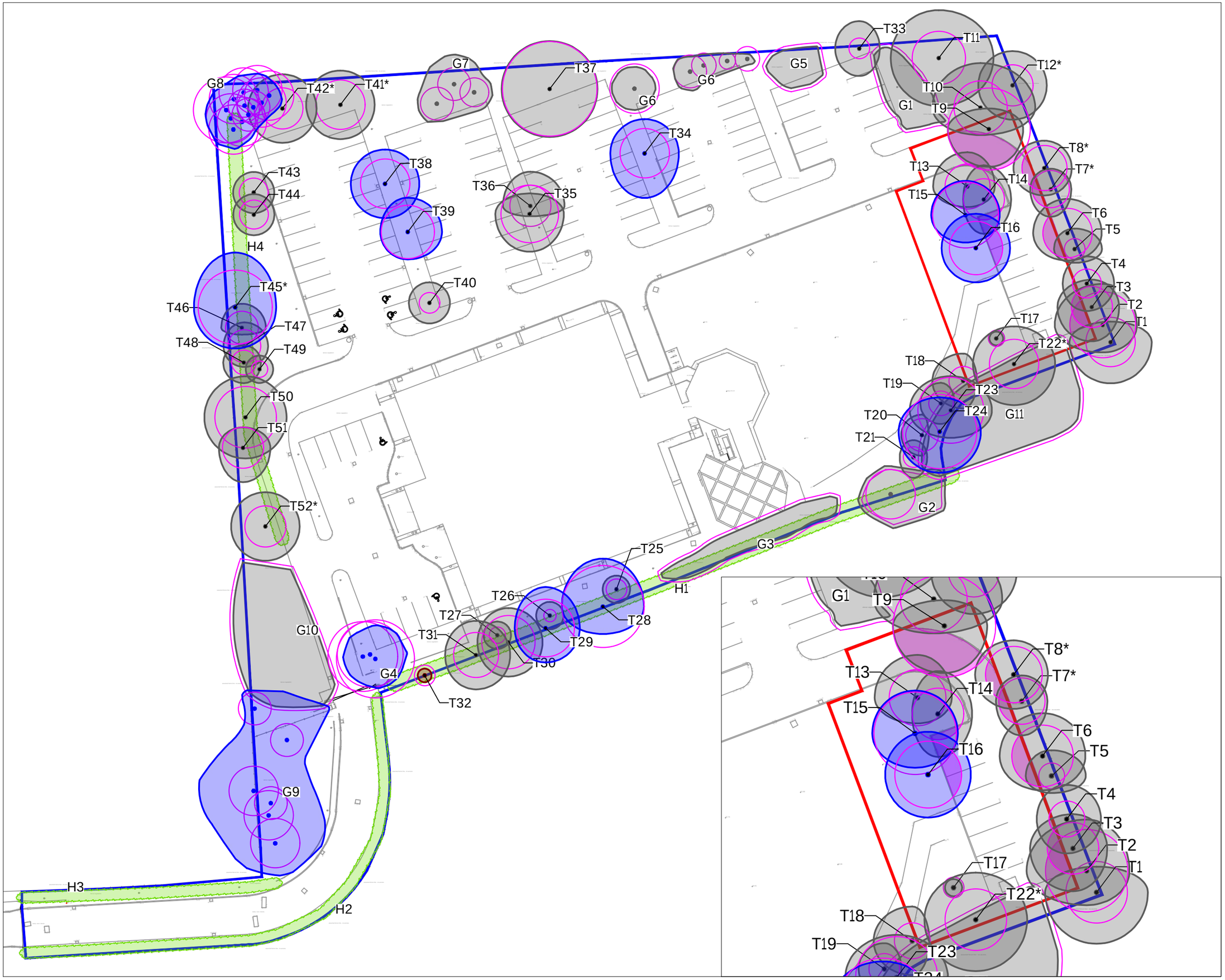
Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia Ø (mm)	Crown Spread (m) N E S W	Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	Estimated Remaining Contribution	BS5837 Retention Category	RPA (m^2)	RPA Radius (m)
H4	Blackthorn, Common hawthorn, Privet species		Min 3 - Max 5	Min 75 - Max 100	See Associated Plans	0	S/Mat	Fair	Fair	Unmanaged boundary hedge. Fragmented in places. Unable to access lower stems to inspect in detail.	No works required.	20 to 40 years	-		-

BS5837:2012
Cascade Chart for Tree Quality Assessment

SEED

Category and Definition	Criteria (including subcategories where appropriate)			ID Colour 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; and/or • 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.			Dark Red (127-000-000)
Trees to be considered for retention (see Note)				
	1 - Mainly arboricultural qualities	**2 - Mainly landscape qualities**	**3 - Mainly cultural values, including conservation**	
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years.	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or forma l or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue).	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture).	Light Green (000-255-000)
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 (000-000-255)
Category C Trees of low quality currently in adequate condition with at least 10 years life expectancy, or young trees with a stem diameter below 150mm.	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/ transient landscape benefits.	Trees with no material conservation or other cultural value.	Grey (091-091-091)

Appendix 2 – Plans

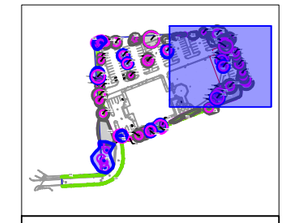


KEY.

Trees / Groups

- Canopy Spread
- Tree Stem
- Root Protection Area

- A Category Tree (High quality / retention value)
- B Category Tree (Moderate quality / retention value)
- C Category Tree (Low quality / retention value)
- U Category Tree (No remaining retention value)
- Hedgerows (Not assigned BS5837:2012 category)
- Survey Boundary
- Application Boundary
- Existing Hard Surfacing in RPA



NOTES:
(*) Denotes tree locations which are estimated from measurements on-site.

N

Rev	Description	Date
Rev A	Issue to client	20.02.2026

SEED Arboriculture Ltd
Suite F6.1, Adelphi Mill, Bollington, Cheshire, SK10 5JB
www.seed-arb.co.uk

PROJECT
Vision House, Wythenshawe

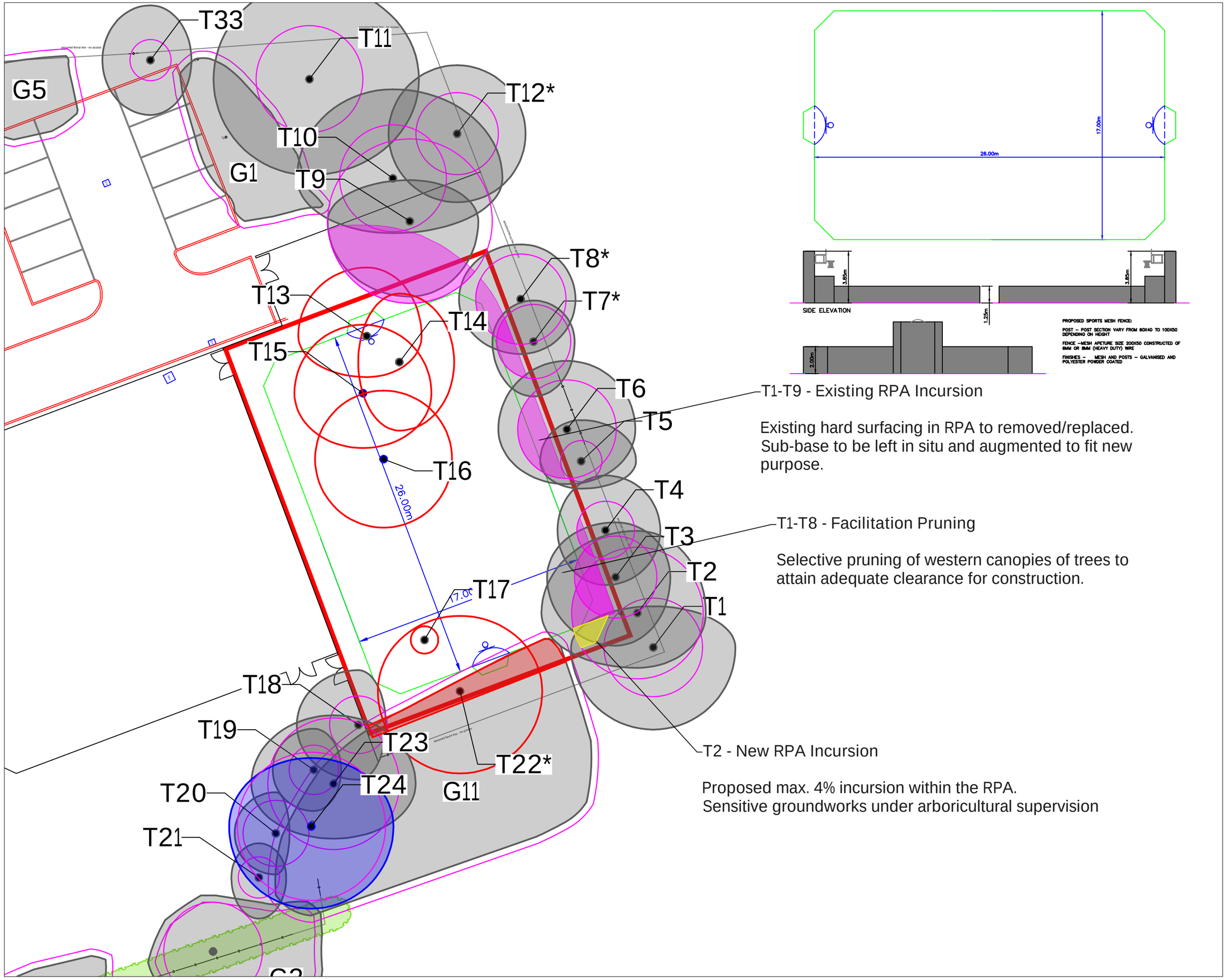
TITLE
Tree Constraints Plan

DRAWING REF
2128-TCP-001-A

DRAWING NO
001

SCALE
1:250 @ A3

REVISION
Rev A



T1-T9 - Existing RPA Incursion

Existing hard surfacing in RPA to removed/replaced. Sub-base to be left in situ and augmented to fit new purpose.

T1-T8 - Facilitation Pruning

Selective pruning of western canopies of trees to attain adequate clearance for construction.

T2 - New RPA Incursion

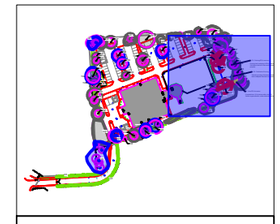
Proposed max. 4% incursion within the RPA.
Sensitive groundworks under arboricultural supervision

KEY.

Trees / Groups
- Canopy Spread
- Tree Stem
- Root Protection Area

- A Category Tree (High quality / retention value)
- B Category Tree (Moderate quality / retention value)
- C Category Tree (Low quality / retention value)
- U Category Tree (No remaining retention value)
- Hedgerows (Not assigned BS5837:2012 category)
- Application Boundary

ARBORICULTURAL IMPACT
- Tree / Group to be REMOVED
- Tree / Group to be PART REMOVED
- Existing RPA Incursion
- New RPA Incursion



NOTES:
(*) Denotes tree locations which are estimated from measurements on-site.

N

Rev	Description	Date
Rev C	Issue to client	04.08.2026
Rev B	Issue to client	01.04.2026
Rev A	Issue to client	05.03.2026

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www.seed-arb.co.uk

PROJECT
Vision House, Wythenshawe

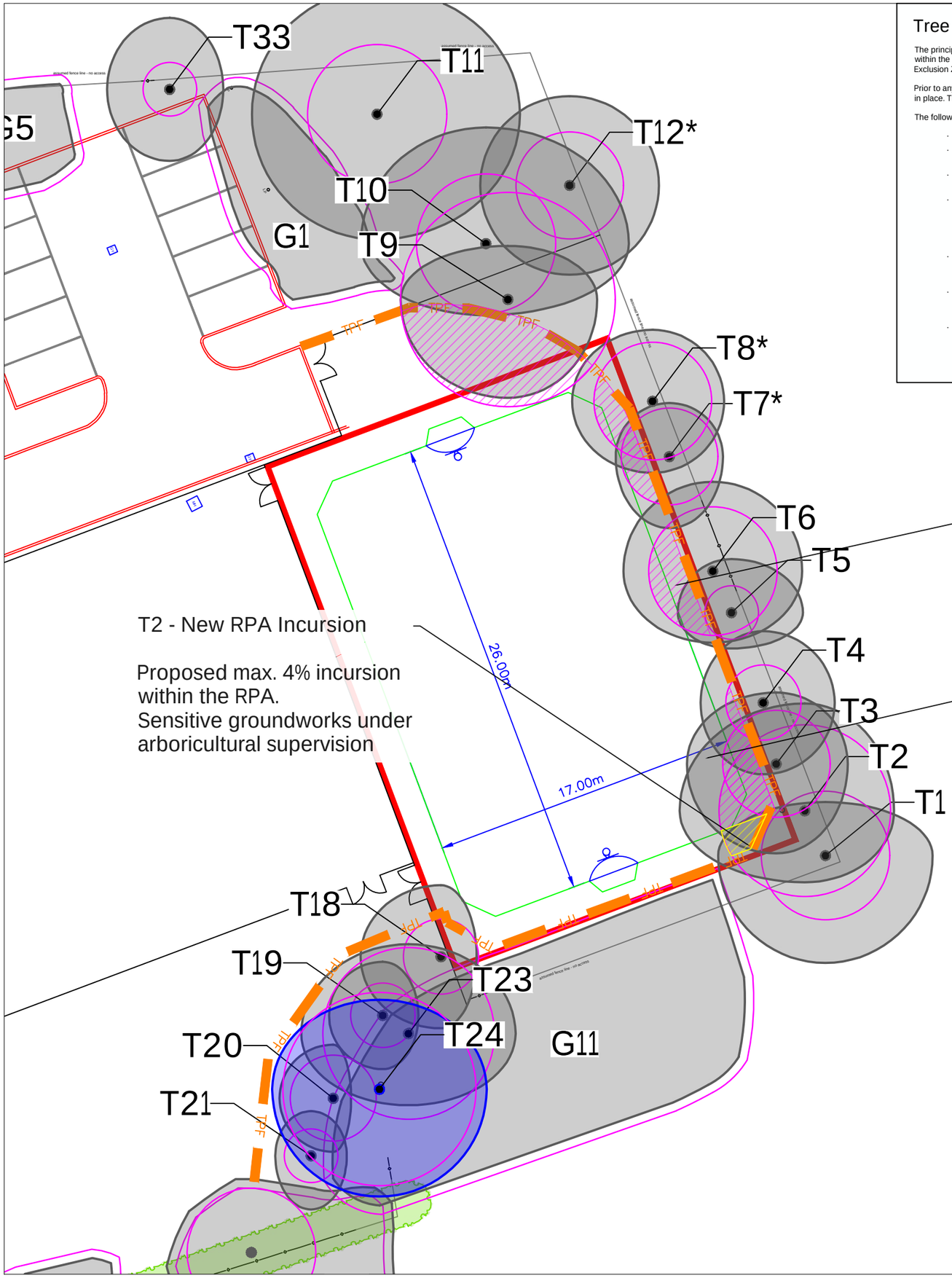
TITLE
Arboricultural Impact Plan

DRAWING REF
2128-AIP-002-C

DRAWING NO
002

SCALE
1:250 @ A3

REVISION
Rev C



T2 - New RPA Incursion

Proposed max. 4% incursion within the RPA.
Sensitive groundworks under arboricultural supervision

T1-T9 - Existing RPA Incursion

Existing hard surfacing in RPA to removed/replaced. Sub-base to be left in situ and augmented to fit new purpose.

T1-T8 - Facilitation Pruning

Selective pruning of western canopies of trees to attain adequate clearance for construction.

Tree Protection Fencing

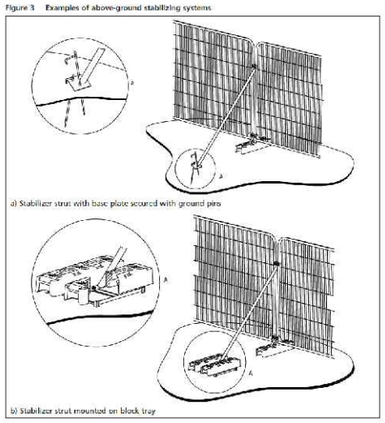
The principal protection for the retained trees (above and below ground) and associated soils within the Site is through the erection of Tree Protection Fencing (TPF) to create a Construction Exclusion Zone (CEZ).

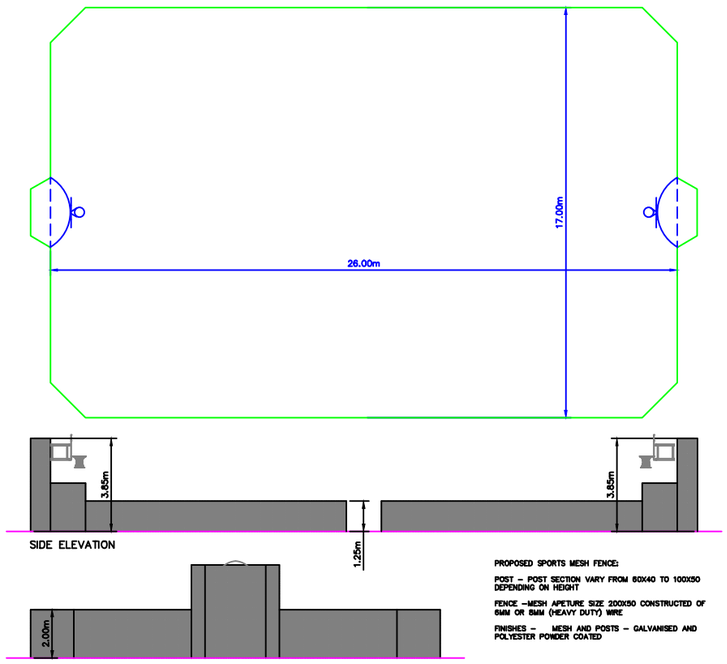
Prior to any on-site demolition or construction, tree protective measures and the CEZ must be in place. TPF Specification is show in Figure 3 (BS5837:2012) - pictured above.

The following points are critical to the function of the CEZ:

- The protective tree fencing shall be maintained throughout the development phase
- No materials, machinery, temporary structures, chemicals or fuel shall be stored within the CEZ
- No excavations or increases in soil level within the CEZ are permitted without prior written approval from the LPA
- Care should be taken to ensure that wide or tall loads or plant with booms, jibs and counterweights do not come into contact with retained trees. Any transit or traverse of plant in close proximity to trees should be conducted under the supervision of a banks person to ensure that adequate clearance from trees is maintained at all times
- Material which will contaminate the soil such as concrete mixing, diesel oil and vehicle washing must not be discharged within 10m of the tree stems. In the event of an accident or spillage the PA must be notified
- Fires must not be lit in a position where their flames can extend to within 5m of foliage, branches or trunk. This will depend on the size of the fire and the wind direction
- Any landscaping within the CEZ must avoid soil disturbance. Therefore, re-grading and rotavators are not permitted. Any agreed soil re-profiling to facilitate final agreed levels must be carried out by hand with topsoil.

Tree Protection Fencing - BS5837:2012 Figure 3



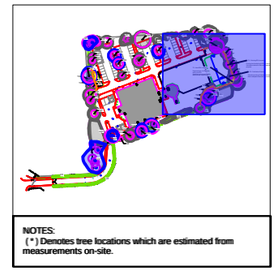


KEY.

Trees / Groups
- Canopy Spread
- Tree Stem
- Root Protection Area

- A Category Tree (High quality / retention value)
- B Category Tree (Moderate quality / retention value)
- C Category Tree (Low quality / retention value)
- U Category Tree (No remaining retention value)
- Hedgerows (Not assigned BS5837:2012 category)
- Application Boundary

TREE PROTECTION
- Tree Protection Fencing
- Existing Hard Surfacing in RPA to Removed/Replaced
- Sensitive Excavation Within RPA



NOTES:
(*) Denotes tree locations which are estimated from measurements on-site.

N

Rev	Description	Date
Rev C	Issue to client	04.08.2026
Rev B	Issue to client	01.04.2026
Rev A	Issue to client	05.03.2026

SEED Arboriculture Ltd
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PROJECT
Vision House, Wythenshawe

TITLE
Tree Protection Plan

DRAWING REF
2128-TPP-003-C

DRAWING NO
003

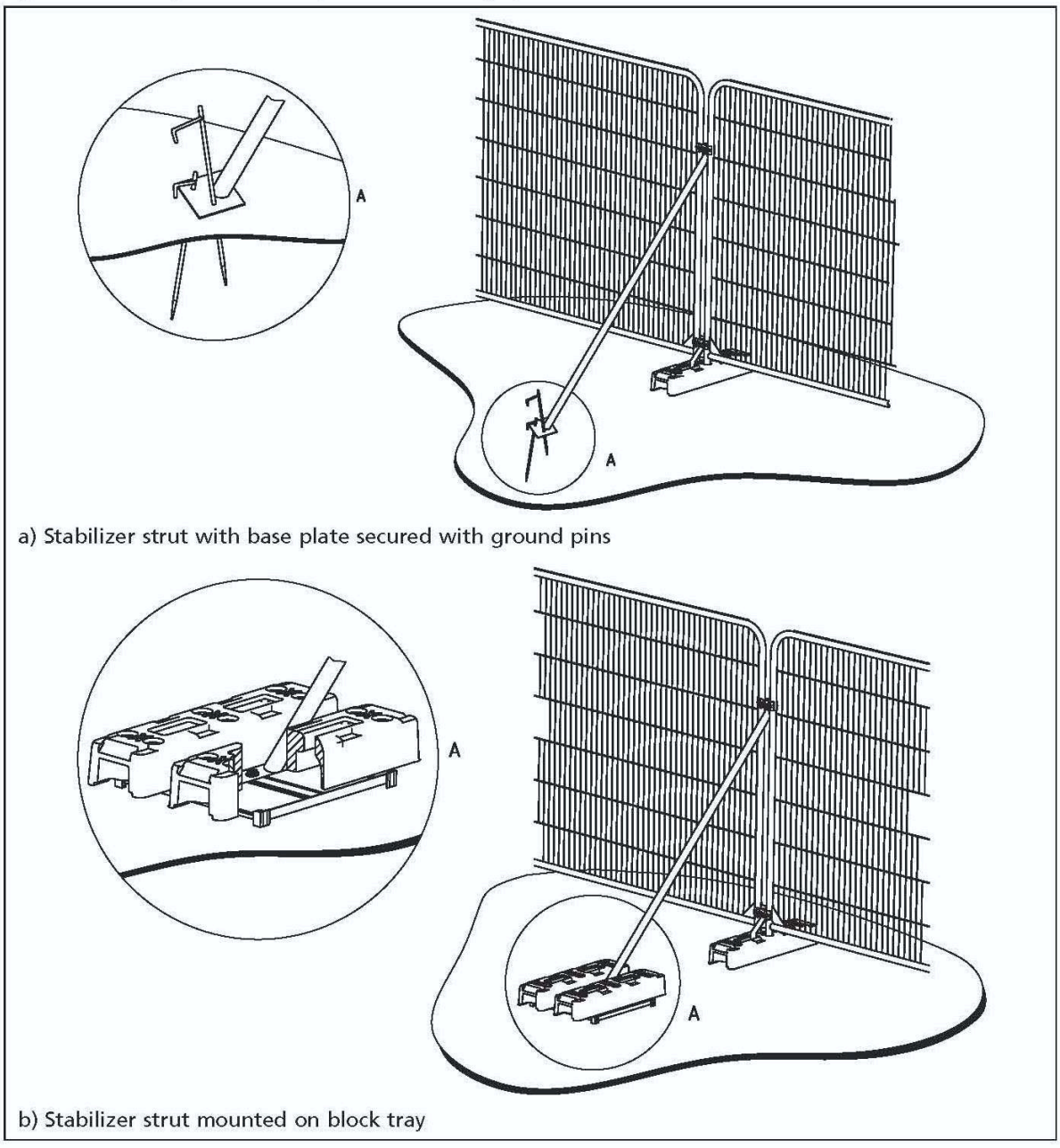
SCALE
1:250 @ A3

REVISION
Rev C

Appendix 3 – Tree Protective Fencing

BS5837:2012 – Figure 3

Figure 3 **Examples of above-ground stabilizing systems**



TREE PROTECTION AREA



NO ACCESS - TREE PROTECTION AREA

- NO MATERIALS, MACHINERY, TEMPORARY STRUCTURES OR CHEMICALS SHALL ENTER OR BE STORED WITHIN THIS AREA
- FENCING WILL NOT BE ALTERED OR MOVED WITHOUT PRIOR AGREEMENT OF THE PROJECT ARBORICULTURIST.



TREE PROTECTION FENCING

- TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND/OR ARE THE SUBJECTS OF A TREE PRESERVATION ORDER.
- UNAUTHORISED DAMAGE TO PROTECTED TREES IS A CRIMINAL OFFENCE AND COULD LEAD TO ENFORCEMENT ACTION.

SEED

ARBORICULTURAL CONSULTANTS

For any issues relating to this Tree Protection Fencing or other guidance with any arboricultural matters on this development, please contact **Seed Arboriculture Ltd.**

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