BRITISH STANDARD 5837 TREE SURVEYS ARBORICULTURAL IMPLICATION STUDIES TPO/PLANNIG ADVICE/ PROJECT MANAGEMENT
TREE INVENTORIES AND RISK ASSESSMENTS WOODLAND MANAGEMENT PLANS TREE PLANTING SCHEMES TPO RE-SURVEY






ARBORICULTURAL IMPLICATIONS ASSESSMENT

PROPOSED DEVELOPMENT

AT

BROTHERTON HOUSE
WYTHENSHAWE

Author: C. Salisbury
Date: 28 July 2026
Ref: TRE/BHW/Rev D

Mulberry
Adamson House, Towers Business Park, Wilmslow Road, Didsbury, M20 2YY

T 0161 955 3628
F 0161 955 4201
E info@mulberrytmc.co.uk

www.mulberrytmc.co.uk

1.0 Introduction

1.1 Mulberry Tree Management were instructed by Muse / WCHG, to carry out an arboricultural survey of trees at their site at Brotherton House, Cornfield Drive, Wythenshawe, Manchester, M22 9QX.

1.2 This report details the arboricultural implications of developing the site, including:

- a survey of the trees on and near the development which may impact the proposal from ground level, noting their location, species and all relevant parameters, i.e. stem diameter, height, crown spread, condition etc;
- providing advice on the removal, retention and management of trees;
- assessment of the potential effects of the proposal on retained trees and vice versa;
- assessment of the requirement for tree protection for the duration of the works;
- mitigation for any loss;
- preparation of a tree schedule;
- and report on the above matters.

1.3 The survey was carried out on 14 August 2025 by means of inspection from ground level by an experienced and qualified arboriculturalist. The inspection can be restricted in cases where trees were Ivy clad or surrounded by vegetation.

1.4 Under *BS5837: 2012 Trees in Relation to Construction - Recommendations*, the assessment of trees is made objectively. The tree categorisation method identifies the quality and value of the existing tree stock, allowing informed decisions to be made concerning development design layout.

1.5 The following documents have been made available by the client:

- Drawing- 13162_001C.dwg
- Drawing- 18704-PLA-XX-XX-D-L-0001 S1 P04 General Arrangement.dwg

1.6 The supplied drawing included some tree positions plotted. Any dimensions regarding tree positions and protective fencing must be checked on site.

1.7 Weather conditions during the survey were dry and still.

1.8 The survey was carried out noting the conditions of the trees at the time of inspection. As trees are part of the natural environment, conditions can naturally change; therefore the contents of this report are valid for one year only. After this period, re-inspection may be necessary.

2.0 Survey Methodology

2.1 The trees were surveyed (prefixed T, or G for group) and recorded in the tree schedule in appendix one. Where groups are recorded, average height and diameter at breast height (DBH) of the trees in the group are reported. Where access to the base of any trees was limited, stem size was estimated.

2.2 All the trees were assessed using: a grading A to C (retention) and U (removal); condition and age class as defined in appendix two.

2.3 Where appropriate, canopy spread for each tree was recorded at four cardinal points in order to reproduce an accurate representation of the crown shape of the tree on the tree plan in appendix three.

2.4 The survey included all trees within the proposal area and trees near to the proposal.

3.0 Development Proposals

3.1 This report relates the erection of extra care apartments (Use Class C2), older living apartments and dwellinghouses (Use Class C3), car and cycle parking, landscaping and other associated works following demolition of existing buildings.

3.2 Due to the above proposed development and its associated infrastructure there are a number of locations where the proposals are in close proximity to the trees surveyed. The Site Layout Plan within appendix three identifies the trees in relation to the proposed development.

3.3 In order to fully assess the impact of the proposals an Impact Table has been created detailing each tree, which shows the proximity of the associated works to the tree.

3.4 This can then be assessed in accordance with BS 5837:2012 to determine whether the development will have a detrimental impact on the health of each tree. Once this has been determined remedial measures can be detailed to reduce the impact the proposals will have on the treescape.

3.4 Impact Table:-

Tree No.	Root Protection Area identified in Table 2 of BS 5837:2012	Distance to Proposed Hard Standing (m)	Distance to Proposed Development (m)	Can the Tree/s be Successfully Retained
T1	109m^2	N/A	4.90	Yes as outlined in section 5.0
T2	13m^2	N/A	1.00	No
T3	24m^2	N/A	1.00	No
T4	Fell Due to Development			
T5	Fell Due to Development			
T6	Fell Due to Development			
G1	185m^2	8.40	4.50	Yes with the loss of 6 trees
G2	127m^2	0.20	17.10	Yes with the loss of 1 tree as detailed in section 5.0
G3	180m^2	N/A	5.00	Yes but remove to allow development
G4	18m^2	1.80	3.70	Yes as outlined in section 5.0
G5	Fell Due to Demolition Works			
G6	Fell Due to Development			
S1	2m^2	1.00	1.00	Part Retan/Part Remove
S2	Fell Due to Development			

4.0 Impact Assessment

4.1 To assess the implications of the Impact Table each tree can be categorised in the following way: -

	Trees to be retained		Trees to be removed	
	With No Impact	With detailed construction	Due to Condition	Due to Development
Tree No.	T1, G1, G2, G4 & S1(Part)	N/A	N/A	T2, T3, T4, T5, T6, G1(6 trees), G2(1 tree), G3, G5, G6, S1(Part) & S2

5.0 Mitigation Proposals

5.1 Compensatory Planting

5.1.1 Due to the loss of the 28 trees identified in section 3.4 it is proposed that along with the general soft landscaping for the development, 55 supplementary trees will be planted to support the application and exceed the Council's adopted policy.

5.1.2 This will have a number of benefits for the development and the character of the area. These being:-

- Give a greater diversity of age class on the site; increasing sustainability.
- Give a greater diversity of species and therefore wildlife habitat.

5.2 Building impacts

5.2.1 The impact table below shows the proposed development having a minor encroachment into the root protection area of T1. It is felt that due to the species, condition and limited extent of encroachment the proposal will not have a detrimental impact on the safe useful life expectancy of these trees.

5.2.2 Section 7.5.3 of BS 5837:2012 advises that where a slab or minor structure is to be formed within the RPA it should not exceed 20% of any existing unsurfaced ground. The table below details the amount of encroachment within the RPA.

Tree No	Total Area m2 of RPA	Total m2 of Structure within the RPA	Percentage of Structure within the RPA
T1	109	2.70	2.50%

5.2.3 As you can see form the table above the proposed structure only marginally encroaches into the RPA of both trees and does not exceed 20% of each of the RPA's.

5.2.4 Furthermore to facilitate the development and prevent significant damage to any tree roots. If required, supervised excavation and root pruning should be undertaken by the arboricultural consultant.

5.2.5 If the following points are adhered to then the long-term health and retention of the tree will not be adversely affected.

- Excavation must be carried out using hand tools to avoid direct damage to the bark of the roots. It may be possible in some instances to use specialised equipment such as high air pressure machinery to excavate the soil with minimal disturbance to roots.
- Exposed roots will be wrapped in dry, clean Hessian to prevent the roots from drying out. In hot or dry weather, the hessian should be kept moist. The hessian must be removed before backfilling.
- Roots less than 25mm diameter may be pruned back, preferably to a growing point. A sharp cutting tool such as bypass secateurs or a handsaw should be used to leave the smallest wound possible. Roots greater than 25mm in diameter should be retained wherever possible.

- Root pruning should be carried out under the supervision of the arboricultural Consultant.
- Backfilling of any excavation must be carried out by hand to avoid direct root damage or compaction, where possible. Builder sand must not be used in the backfill material along with biochar to help stimulate fresh root growth.

5.2.6 Taking the above into account it is therefore felt that the proposed development will not have a detrimental impact upon the existing trees.

5.3 Car Parking

5.3.1 The impact table below shows the proposed car parking having a minor encroachment into the root protection area of G4. It is felt that due to the species, condition and limited extent of encroachment the proposal will not have a detrimental impact on the safe useful life expectancy of these trees.

5.3.2 Section 7.4.2.3 of BS 5837:2012 advises that new permanent hard surfacing should not exceed 20% of any existing unsurfaced ground within the RPA. The table below details the amount of new surface proposed within the RPA of each tree.

Tree No	Total Area m2 of RPA	Total m2 of New Hard Surfacing within the RPA	Percentage of Hard Surfacing within the RPA
G4	18	1.20	6.70%

5.3.3 As you can see form the table the proposed hard surfacing does not exceed 20% for each of the RPA's. It is therefore felt that the proposed driveway will not have a detrimental impact upon the existing trees.

5.4 Proposed Paving

5.4.1 The proposed paving marginally encroaches into the RPA of a number of retained trees to ensure their successful retention the paving will be installed following the below protocol;

- Excavation must be carried out using hand tools to avoid direct damage to the bark of the roots. It may be possible in some instances to use specialised equipment such as high air pressure machinery to excavate the soil with minimal disturbance to roots.
- Exposed roots will be wrapped in dry, clean Hessian to prevent the roots from drying out. In hot or dry weather, the hessian should be kept moist. The hessian must be removed before backfilling.
- Roots less than 25mm diameter may be pruned back, preferably to a growing point. A sharp cutting tool such as bypass secateurs or a handsaw should be used to leave the smallest wound possible. Roots greater than 25mm in diameter should be retained wherever possible.

- Root pruning should be carried out under the supervision of the arboricultural Consultant.
- Backfilling of any excavation must be carried out by hand to avoid direct root damage or compaction, where possible. Builder sand must not be used in the backfill material along with biochar to help stimulate fresh root growth.

5.5 Proposed Path in Relation to G2

5.5.1 The proposed path marginally encroaches into the RPA of one retained trees within G2 to ensure its successful retention the ath will be installed on a no-dig cellular confinement system.

5.5.2 Details of the system and how its to be installed are contained within the accompanying Arb Method Statement.

6.0 Conclusions and Arboricultural Recommendations

6.1 The tree categorisation method identifies the quality and value of the existing tree stock but it is not meant to be interpreted rigidly and is presented in order to form a balanced judgement on tree retention and removal.

6.2 A precautionary method of working near trees is detailed in the accompanying Arboricultural Method Statement.

6.3 Following site development, regular (annual or biannual) inspections of all retained trees should be undertaken by a qualified Arboricultural Consultant.

6.4 It is considered that in following the advice in this document, any negative factors affecting trees on the site will be minimised.

Appendix One

Tree Survey Schedule

TREE SURVEY SCHEDULE

Arboricultural Data Sheet:				Date of Survey: 14/08/25						Surveyor: C. Salisbury		
Tree No.	Species	DBH (mm)	Height (m)	Age	Crown Spread (m)				Crown clearance	Condition rating	Comments and preliminary management recommendations	Estimated remaining contribution	Tree quality category rating
					N	E	S	W					
T1	Cherry	490	7.80	M/F M	7.0	6.0	6.0	5.5	0.50	B	An individual ornamental specimen with reasonable form	20-40	B2
T2	Purple Leafed Plum	170	5.20	EM	4.0	4.5	4.0	3.5	1.00	B/C	An ornamental specimen displaying early signs of decline within its canopy	10-20	C2
T3	Apple	230	8.20	EM	4.0	3.5	5.0	4.0	3.00	B	An individual ornamental specimen	40-60	C2
T4	Maple	150	3.80	EM	3.5	3.5	3.0	3.5	2.00	B	An individual multi-stemmed ornamental specimen	40-60	C2
T5	Purple Leafed Plum	260	4.40	EM	3.5	3.0	3.5	3.5	2.00	B/C	An ornamental specimen situated adjacent to car parking	40-60	C2
T6	Bird Cherry	120	3.60	SM	1.5	2.0	1.5	1.5	1.00	B	A poor-quality ornamental specimen adjacent to car parking	20-40	C2
G1	Whitebeam, Ash, Maple, Rowan & Cherry	640<	11.60	SM/EM	-	-	-	-	1.00	B/C	An ornamental group containing a small number of standing dead trees	40-60	B2
G2	Maple, Whitebeam, Cedar & Cherry	530<	15.80	SM/EM	-	-	-	-	1.50	B/C	A reasonable mixed species group	60-80	B2
G3	2 x Cherry, 1 x Whitebeam & 1 x Ash	630<	15.40	EM	-	-	-	-	2.00	B/C	A poor-quality internal group	20-40	C2

Arboricultural Data Sheet:				Date of Survey: 14/08/25							Surveyor: C. Salisbury		
Tree No.	Species	DBH (mm)	Height (m)	Age	Crown Spread (m)				Crown clearance	Condition rating	Comments and preliminary management recommendations	Estimated remaining contribution	Tree quality category rating
					N	E	S	W					
G4	Elderberry, Cherry & Cotoneaster	200 avg	5.80	SM/EM	-	-	-	-	1.00	B/C	Poor-quality linear boundary planting	20-40	C2
G5	4 x Apple & 1 x Maple	310<	6.80	SM/EM	-	-	-	-	3.00	B/C	A linear belt in close proximity to the existing building	40-60	C2
G6	Ash & Cherry	120 avg	3.80	SM	-	-	-	-	1.50	B/C	A poor-quality linear belt situated within dense vegetation. The Ash are in varying stages of decline due to Ash Dieback.	20-40	C2
S1	Mixed Shrubs	60 avg.	2.00	SM/EM	-	-	-	-	0.00	B/C	A previously managed linear belt	20-40	C2
S2	Mixed Shrubs	60 avg.	2.00	SM/EM	-	-	-	-	0.00	B/C	A previously managed linear belt	20-40	C2

Appendix Two

Tree Survey Key

Trees for removal			
Category and definition	Criteria		
Category U Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management	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 R category trees (i.e. 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 (e.g. Dutch elm disease), or very low quality trees suppressing adjacent trees of better quality **Note** – Habitat reinstatement may be appropriate (e.g. R category tree used as a bat roost: installation of bat box in nearby tree).		
Trees to be considered for retention			
Category and definition	Criteria - Subcategories		
	1 Arboriculture values	2 Landscape values	3 Conservation values
Category A **Those of high quality and value**: in such a condition as to be able to make a substantial contribution (a minimum 40 years is suggested)	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboriculture features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands which provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance (e.g. avenues or other arboricultural features assessed as groups)	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood pasture)
Category B **Those of moderate quality and value**: those in such a condition as to make a significant contribution (a minimum of 20 years is suggested)	Trees that might be included in the high category, but are downgraded because of impaired condition (e.g. presence of remediable defects including unsympathetic past management and minor storm damage)	Trees present in numbers, usually as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals but which are not, individually, essential components of formal or semi-formal arboriculture features (e.g. trees of moderate quality within avenue that includes better, A category specimens), or trees situated mainly internally to the site, therefore individually having little impact on the wider locality	Trees with clearly identifiable conservation or other cultural benefits
Category C **Those of low quality and value**: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150 mm	Trees not qualifying 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 screening benefit	Trees with very limited conservation or other cultural benefits
	Note - Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150 mm should be considered for relocation		

Age Class

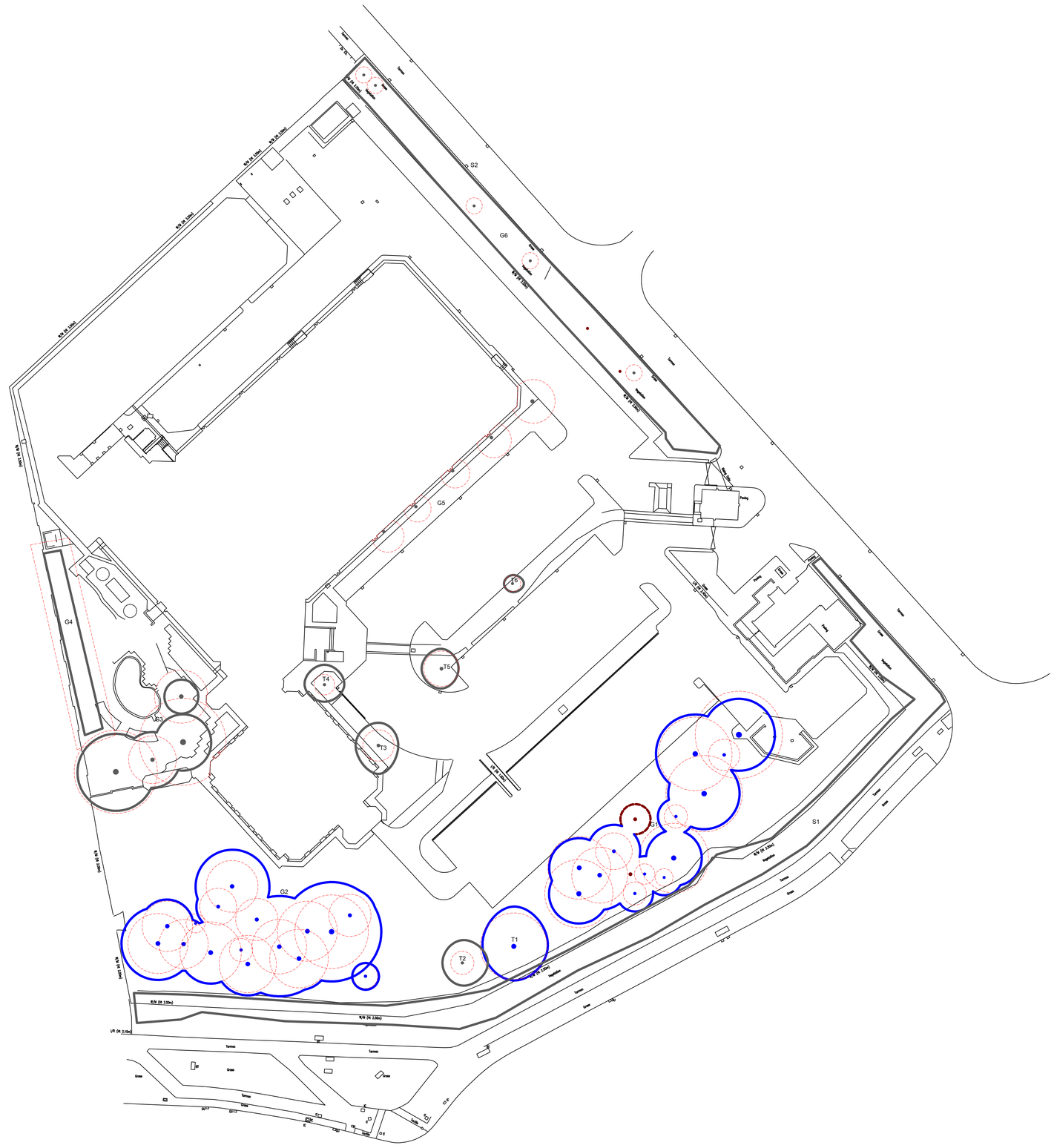
Y	Young	Trees that have not yet established
SM	Semi-Mature	Established trees up to 1/3 of expected height and crown
EM	Early mature	Between 1/3 and 2/3 expected height and crown
M	Mature	Between 2/3 and full expected height and crown
FM	Fully Mature	Full expected height and crown
OM	Over-Mature	Crown beginning to break up and decrease in size
S	Senescent	Crown in advanced stage of break-up

Condition

A	Good
B	Fair
C	Poor
D	Dead

Appendix Three

Plans



- Category A Trees
- Category B Trees
- Category C Trees
- Category U Trees
- Root protection area

Mulberry TMC
Adamson House
Towers Business Park
Wilmslow Road
Didsbury
M20 2YY

Tel: 0161 955 3628
Email: info@mulberrytmc.co.uk

Site Address:
Brotherton House
Wythenshawe

Drawing Title:
BS5837 Plan

Drawing No:
BHW/BS/01

Date:	Scale:	Drawn by:
20/08/2025	1:400@A1	CJ

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- Category A Trees
- Category B Trees
- Category C Trees
- Category U Trees
- Root protection area
- Special Measures

Mulberry TMC
Adamson House
Towers Business Park
Wilmslow Road
Didsbury
M20 2YY

Tel: 0161 955 3628
Email: info@mulberrytmc.co.uk

Site Address:
Brotherton House
Wythenshawe

Drawing Title:
AIS Plan

Drawing No:
BHW/AIS/01 Rev C

Date:	Scale:	Drawn by:
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