ARBORICULTURAL IMPACT ASSESSMENT

Site:	Bower Street, Manchester
References:	82-796
Date:	22 April 2026
Client:	Latos Manchester Limited



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QUALITY ASSURANCE

Report references	82-796-R1

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EXECUTIVE SUMMARY

SITE DETAILS

Site Address	Land south of Bower Street, Newton Heath, Manchester M40 2BH
Grid Reference	SD870002
Site Area	1.22 ha
Results	A total of 48 individual trees and 12 tree groups were recorded in the tree survey schedule. Cat A: 1 individual tree. Cat B: 18 individual trees and 4 tree groups. Cat C: 27 individual trees and 8 tree groups. Cat U: 2 individual trees.

IMPACT ASSESSMENT

Tree Removals to Facilitate the Development
The proposed development will require the removal of 17 individual trees, 8 tree groups and part removal of 2 tree groups. The trees to be removed or part removed are as follows:

- Cat A: T037.
- Cat B: G005, G011 T017, T027, T028, T038, T039, T046, T047, T048.
- Cat C: G002, G003, G004, G006, G007 (Part removal on northern section), G008 (Part removal on western section), G009, G012, T015, T016, T018, T019, T020, T021, T032.
- Cat U: T024.

Careful consideration and design revisions have been undertaken to accommodate the retention of the Category A tree (T037). However, due to its proximity to the proposed development and the resulting unavoidable encroachment into the Root Protection Area, retention of tree (T037) is not feasible. To mitigate the loss of this high-quality specimen, the client has proposed comprehensive mitigation measures, including a well-considered landscape scheme and the incorporation of a vegetated green wall, aimed at enhancing visual amenity and contributing to long-term environmental value.

Tree Pruning Required to Facilitate the Development

- T001-C - Western canopy minor lateral reduction to maximum of 1m back to main stem to provide working clearance for installation of security fencing
- T030-C – Crown lift to 3m from ground level the southern canopy to provide working clearance for installation of security fencing.
- T040-C - Northern crown lateral reduction to maximum of 2m back to main stem to provide working clearance for a proposed plant screening.
- T041-B - Northern crown lateral reduction to maximum of 1m back to main stem to provide working clearance for a proposed plant screening.
- G008-C - Southern canopies minor lateral reduction to maximum of 1m back to main stem to provide working clearance for installation of security fencing.
- It is anticipated that trees along redline boundary of development may require 3m crown lift from ground level to provide working and installation clearance for security fencing.

RPA Incursions Imposed by Development
Minor encroachment on T012-B <5% from a proposed building on the eastern quarter. Mitigation for encroachment into the RPA of will require “bespoke working methods and excavation methods” within RPA of T012-B.

Security fencing around the redline boundary of the development will encroach into the RPAs of boundary trees. Mitigation for installation of boundary/security fencing within RPAs of the retained trees will require 'boundary treatment methodology' for fence post installation.

A proposed plant screening wall on the southside of the development will encroach into the RPAs of T025-B and T045-B. Mitigation for installation of plant screening wall within RPAs of the retained boundary trees will require 'boundary treatment methodology' for wall installation.

No TPOs, Conservation area, veteran/ancient trees are present on site.

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1. INTRODUCTION

1.1. BACKGROUND

This Arboricultural Impact Assessment (AIA) has been prepared by E3P on behalf of Latos Manchester Limited. The tree survey and Arboricultural Impact Assessment have been undertaken in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction' (BS 5837:2012) of existing trees and groups of trees Land south of Bower Street, Newton Heath, Manchester M40 2BH.

This report, along with its appendices, evaluates the potential impacts on the existing trees within the Site in accordance with the guidelines set out in BS 5837:2012, and sets out suitable protection measures within the Tree Impact Plan to ensure the safeguarding of retained trees throughout the development process.

This report should be read alongside the following schedule and drawings, which are included as appendices:

- Appendix 1: Tree Survey Schedule and Schedule Definitions – outlines the condition, quality, and characteristics of the existing tree stock both within and surrounding the Site;
- Appendix 2: Tree Constraints Plan – maps the positions of surveyed trees, their retention categories (A, B, C, or U), canopy spread in all four cardinal directions, and the designated Root Protection Areas (RPAs);
- Appendix 3: Tree Impact Plan – identifies proposed tree removals, pruning requirements, and potential below-ground impacts arising from the development.

1.2. REPORT OBJECTIVES

The objective of this report is to present the findings of the tree survey and to assess how the proposed development may affect the existing tree stock. It is intended to support planning application by providing the local planning authority with the necessary information to evaluate the potential arboricultural impacts during the construction process.

1.3. PROPOSED DEVELOPMENT

The proposed description of development is:

"Erection of a new data centre comprising two commercial units (Sui Generis) with associated external plant, substations, boundary fencing, landscaping, highway access works and all ancillary infrastructure."

The site location is indicated in Figure 1.1

Figure 1.1 Site Location



1.4. CONFIDENTIALITY

E3P has prepared this report solely for the use of the client and those parties with whom a warranty agreement has been executed or with whom an assignment has been agreed. Should any third party wish to use or rely upon the report's contents, written approval must be sought from E3P; a charge may be levied against such consent.

2. RELEVANT LEGISLATION AND POLICY

2.1. TOWN AND COUNTRY PLANNING ACT 1990

Paragraph 197 of the Town and Country Planning Act 1990 requires local planning authorities, when determining a development application, to have due regard for the protection and planting of trees. As such, trees are a material consideration in the planning process.

2.2. TREE PRESERVATION ORDER (TPO)

A Tree Preservation Order (TPO) is a legal Order applied to an individual tree, group of trees, area or woodland. It makes it a legal offence to cut down, top, lop, uproot, wilfully damage or destroy a tree (including roots) specified in the Order.

All species of tree can be protected by a TPO. Woodland TPOs cover all trees within the defined woodland area including canopy trees, understorey trees, saplings and seedlings. Prior to undertaking works to a tree protected by a TPO, consent must first be gained from the local planning authority through a tree works application. Exceptions to the need to apply for consent do apply, advice from an Arboriculturist must be sought on the extent and relevance of any exceptions.

2.3. CONSERVATION AREA

All trees with a stem diameter greater than 75 millimetres (mm) at a height of 1.5 metres (m) are protected when those trees are situated within a designated Conservation Area. Works to such trees are only legally permitted once the local planning authority has confirmed, in response to a submitted tree works notification, that they have 'no objection' to the proposed work or the six-week notification period has concluded. As with TPOs, exceptions to the need to submit a notification of works to trees in a Conservation Area can apply and advice from an Arboriculturist must be sought on the extent and relevance of any exceptions.

2.4. BIRDS AND BATS

Birds often nest in trees and can be affected by tree removal or pruning works. All bird species are protected under the Wildlife and Countryside Act 1981 (as amended). This legislation prevents the killing or injuring of any bird or damaging or destroying nests and eggs. Some species (including barn owl Tyto alba) are also listed under Schedule 1 of the Wildlife and Countryside Act 1981 (as amended). For Schedule 1 species, the intentional or reckless disturbance of the species on or near an active nest is prohibited.

Bats roost in trees and must be considered when undertaking tree work. All bat species are listed under Schedule 2 of the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. Bats and their roosts also receive protection from disturbance from by the Wildlife and Countryside Act 1981 (as amended). This protection extends to both the species and roost sites. It is an offence to kill, injure, capture, possess or otherwise disturb bats. Bat roosts are protected at all times of the year (making it an offence to damage, destroy or obstruct access to bat roosts), regardless of whether bats are present at the time.

2.5. THE HEDGEROW REGULATIONS 1997

The Hedgerow Regulations 1997 protect 'Important' hedgerows by controlling their removal through a system of notification. Under the Regulations, it is unlawful to remove or destroy most countryside hedgerows (excluding those forming garden boundaries) without the written permission of the LPA. The legislation details criteria to determine whether a hedgerow qualifies as an 'Important' hedgerow Schemes with planning consent will not require further approval from the LPA. Where hedgerows meet the criteria of the Regulations to be 'Important hedgerows' a formal request will need to be made to the LPA for its removal.

There are some other exceptions including for carrying out work for the purpose of flood defence or land drainage, pursuant to, or under, the Land Drainage Act 1991, the Water Resources Act 1991 or the Environment Act 1995.

2.6. NATIONAL PLANNING POLICY FRAMEWORK 2024

Paragraph 136 of the National Planning Policy Framework highlights the significant role trees play in shaping the character and enhancing the quality of urban environments, as well as their value in mitigating and adapting to climate change. It advises that planning policies and decisions should promote tree-lined streets, encourage the inclusion of trees in new developments—such as in parks or community orchards—and ensure long-term maintenance of newly planted trees. Furthermore, wherever feasible, existing trees should be retained. Applicants and local planning authorities are encouraged to collaborate with highways and tree officers to ensure appropriate species selection and placement, balancing highways requirements with the needs of all users.

With regard to conserving and enhancing the natural environment, paragraph 187 b states that: 'Planning policies and decisions should contribute to and enhance the natural and local environment by: 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'.

With regard to habitats and biodiversity, paragraph 193 c states that: 'When determining planning applications, local planning authorities should apply the following principles: 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. METHODOLOGY

3.1. DESK STUDY

An email enquiry was submitted to the Planning Department at Manchester City Council on 03/02/2026 to confirm if any Tree Preservation Orders (TPOs) or Conservation Area (CA) designations apply within the boundaries of the proposed development site. The response confirmed that no Tree Preservation Orders or Conservation Area are present within the site boundaries.
Furthermore, the Ancient Tree Inventory Map (Woodland Trust) and the MAGIC (Multi-Agency Geographic Information for the Countryside) maps were cross-referenced to verify the presence of any identified veteran or ancient trees, as well as areas designated as Ancient Woodland. No such designations were listed.

3.2. SITE SURVEY

The tree survey was undertaken on the 16th of December 2025 by Ho Ming Mak FdSc (Arb).

The survey was conducted in accordance with the requirements of BS5837:2012 'Trees in Relation to Design, Demolition and Construction – Recommendations' (BS 5837:2012). Tree height was measured using a Forestry Pro laser, canopy spreads were measured with a laser Distometer D110. Stem diameter was measured with a diameter at breast height measuring tape.

Trees were classified as either A, B, C or U using the criteria shown in Table 2.1. Trees were further classified by the subcategories 1, 2 and 3, depending upon whether they had mainly arboricultural, landscape, or cultural qualities. The additional subcategory does not affect the retention value of the tree, e.g. a Category A2 tree does not have a higher retention value than a Category A1 tree.

Table 3.1 BS5837 Cascade Chart (Adapted from British Standards 2012)

CATEGORY	DEFINITION	RETENTION	COLOUR CODE
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.	Highly desirable	Light green
CATEGORY B	Trees of moderate quality with an estimated remaining life expectancy of at least 20 years; trees lacking the special quality to merit Category A designation.	Desirable	Dark blue
CATEGORY C	Trees of low quality with an estimated remaining contribution of at least 10 years, or trees with a stem diameter below 150 mm; unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	Feasible, but should be removed if posing a constraint to development	Grey
CATEGORY U	Trees that have serious, irremediable, structural and/or physiological defects, including those that will become unviable after removal of other Category U trees.	Unfeasible	Dark red

The survey recorded trees and groups of trees within the red line boundary and within 15m of the red line boundary with a stem diameter greater than 75mm at the height of 1.5m in accordance with British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction – Recommendations'. Where necessary, within woodlands, only trees with a stem diameter of 150mm at 1.5m were generally recorded in accordance with BS5837:2012.

Tree groups have been identified where trees form cohesive arboricultural features. Principal trees within a group may be plotted individually. Maximum stem diameters, tree heights and canopy spreads of the groups and woodlands are recorded. Insignificant trees (those with a stem diameter of less than 75mm at 1.5m height) are omitted from the survey.

Any additional off-site trees that could be impacted by the development (and vice versa) have been included in the tree survey where identification or access was possible. Their dimensions have been estimated, as direct measurement was not feasible, and their positions have also been estimated, if they were not recorded in the topographical survey.

3.3. CONSTRAINTS

Dense vegetation surrounding the base of some individual trees and tree groups restricting access to the trees and preventing direct stem measurements. The measurements for these trees have been estimated from close viewpoint.

This is a ground level visual assessment only. The assessment is for the purposes of planning and Development. No internal decay detection tools have been used in this assessment; therefore, this is not a full health and safety assessment.

The findings and recommendations contained within this report are valid for a period of twenty-four months from the date of the survey.

Trees are living organisms and as such their health and condition are naturally subject to change over time. Unforeseen future circumstances such as wilful damage or severe/extreme weather conditions may affect the future health and condition of the trees included in this report.

3.4. ASSESSMENT OF IMPACTS

The arboricultural impacts of the Development have been assessed by overlaying the following plans onto the Tree Constraints Plan:

- NTB Survey Ltd Drawing No: 10826_001 Dated: Nov 2025 (Topographic Survey).
- Drawing No: LD01BS-CAL-SW-XX-DR-A-01-11 P1 Dated: 27.03.26 (Proposed Layout)

The anticipated arboricultural impacts included in this report therefore only relate to the above plans and information. Should the above documents be changed, an update to this report may be necessary.

4. SITE DESCRIPTION AND TREE SURVEY RESULTS

4.1. SITE DESCRIPTION

The Site address is Land south of Bower Street, Newton Heath, Manchester M40 2BH, centred on National Grid reference: SD870002.

The site is located in Newton Heath, east Manchester. Bower Street forms the site's northern boundary; the Rochdale Canal forms the southern site boundary, while Ten Acres Lane forms part of the site's eastern boundary. Industrial development is located along the southwestern boundary of the site. An active railway line is located 310 m south of the site at its closest point. The River Medlock is located 850 m southwest of the site.

4.2. TREE SURVEY RESULTS

A total of 48 individual trees and 12 tree groups were recorded. All data collected is presented in the Tree Survey Schedule in Appendix 1.

Table 4.1 Summary of Species Present on Site

COMMON NAME	SCIENTIFIC NAME
Oak	*Quercus sp.*
Birch	*Betula pendula*
Cherry	*Prunus sp.*
Hawthorn	*Crataegus monogyna*
Whitebeam	*Aria edulis*
Norway maple	*Acer platanoides*
Ash	*Fraxinus sp.*
Willow	*Salix sp.*
Lime	*Tilia sp.*
Horse chestnut	*Aesculus hippocastanum*
Laburnum	*Laburnum sp.*
Beech	*Fagus sp.*
Sycamore	*Acer pseudoplatanus*
Black hybrid poplar	*Populus x canadensis*
Elder	*Sambucus nigra*
London plane	*Platanus x hispanica*

One Category A individual tree was recorded within the survey area. Category A tree species is a high quality with an estimated remaining contribution of at least 40 years and represent a significant arboricultural and landscape resource.

A total of 18 Category B individual trees and 4 Category B tree groups were recorded on and adjacent to the Site. These trees are of moderate quality and value and provide screening and landscape character both within and beyond the Site boundary.

A total of 27 Category C individual trees and 8 Category C tree groups were recorded within the survey area. These trees were mainly young or semi-mature individuals, often self-seeded and in generally good condition, though not of sufficient arboricultural merit to warrant a higher category.

A total of 2 Category U individual trees were recorded within or adjacent to the Site.

Table 4.2 Summary of Tree Classifications

TREE CATEGORIES	NO. OF INDIVIDUAL TREES	NO. OF GROUPS OF TREES	NO. OF HEDGEROWS	NO. OF WOODLANDS
CATEGORY A (TREES OF HIGH QUALITY)	*1*	*0*	0	0
CATEGORY B (TREES OF MODERATE QUALITY)	*18*	*4*	0	0
CATEGORY C (TREES OF LOW QUALITY)	*27*	*8*	*0*	0
CATEGORY U (TREES OF POOR QUALITY UNSUITABLE FOR RETENTION)	*2*	0	0	0
TOTALS	***48***	***12***	***0***	**0**

5. IMPACT ASSESSMENT

5.1. TREE REMOVALS TO FACILITATE DEVELOPMENT

It is anticipated that the following trees conflict with the proposed development footprint, making their retention incompatible with the implementation of the proposed scheme. All the trees to be removed or part removed for the proposed development are listed in table 5.1 below:

Table 5.1 Tree Removals Required to Accommodate Development Proposals

CATEGORY	REMOVALS NECESSARY TO IMPLEMENT DEVELOPMENT	TOTAL NO. OF REMOVALS
CATEGORY A	T037	1
CATEGORY B	G005, G011 T017, T027, T028, T038, T039, T046, T047, T048	10
CATEGORY C	G002, G003, G004, G006, G007 (Part removal on northern section), G008 (Part removal on western section), G009, G012, T015, T016, T018, T019, T020, T021, T032	15
CATEGORY U	T024	1

It is anticipated the proposed development will require the removal of 17 individual trees, 8 tree groups and part removal of 2 tree groups. The locations of the trees to be removed or part removed for the proposed development will be on the Tree Impact Plan in appendix 3.

Careful consideration and design revisions have been undertaken to accommodate the retention of the Category A tree T037. However, due to its proximity to the proposed development and the resulting unavoidable encroachment into the Root Protection Area, retention of tree T037 is not feasible.

To mitigate the loss of this high-quality specimen, the client has proposed comprehensive mitigation measures, including a well-considered landscape scheme and the incorporation of a vegetated green wall, aimed at enhancing visual amenity and contributing to long-term environmental value.

All tree works should be completed prior to the commencement of any development or construction vehicles/plant entering either site. It is recommended that all tree works are carried out in accordance with BS3998:2010: Tree Work - Recommendations.

5.2. TREE PRUNING TO FACILITATE DEVELOPMENT

It is anticipated the proposed development will require the following pruning works to be undertaken. The details and pruning specifications are detailed below:

- T001-C - Western canopy minor lateral reduction to maximum of 1m back to main stem to provide working clearance for installation of security fencing
- T030-C – Crown lift to 3m from ground level the southern canopy to provide working clearance for installation of security fencing
- T040-C - Northern crown lateral reduction to maximum of 2m back to main stem to provide working clearance for installation of proposed plant screening wall
- T041-B - Northern crown lateral reduction to maximum of 1m back to main stem to provide working clearance for installation of proposed plant screening wall
- G008-C - Southern canopies minor lateral reduction to maximum of 1m back to main stem to provide working clearance for installation of security fencing
- It is anticipated that trees along redline boundary of development may require 3m crown lift from ground level to provide working and installation clearance for security fencing.

All tree works should be completed prior to the commencement of any development or construction vehicles/plant entering either site. It is recommended that all tree works are carried out in accordance with BS3998:2010: Tree Work - Recommendations.

5.3. RPA INCURSIONS IMPOSED BY DEVELOPMENT

Proposed Development Building
The proposed development building on the eastern quarter of the site will encroach into the RPA of a retained tree. The encroachments are as follows:

- T012-B <5% encroachment from the eastern proposed building

Mitigation for encroachment into the RPA of T012-B will require “bespoke working methods and excavation methods” within RPA of T012-B. Detailed specifications of “bespoke working methods and excavation methods” can be specified in the Arboricultural Method Statement (AMS) if required.

Security Fencing
The proposed layout indicates there will be installation of security fencing around the redline boundary of the development and will encroach into the RPAs of boundary trees located along the boundary. The trees affected by the fencing are as follows:

- T001 to T010
- T012 to T014
- T022 and T023
- T026 and T026
- T029 and T030
- T033 to T036
- T040 to T044
- G001
- G007 and G008
- G010

Mitigation for installation of boundary/security fencing within RPAs of the retained boundary trees will require 'boundary treatment methodology' for fence post installation. The 'boundary treatment methodology' can be specified in the Arboricultural Method Statement (AMS) if required.

Plant Screening Wall

The proposed layout indicates there will be installation of a plant screening wall on the southside of the two buildings of the development and will encroach into the RPAs of retained trees located along the area of the proposed wall. The trees affected by the wall are as follows:

- T025-B
- T045-B

Mitigation for installation of plant screening wall within RPAs of the retained trees will require 'boundary treatment methodology' for the installation. The 'boundary treatment methodology' can be specified in the Arboricultural Method Statement (AMS) if required.

5.4. DRAINAGE AND UNDERGROUND UTILITIES

No detailed drainage or underground utilities design has been provided at the time of writing this report. However, it is anticipated that any such service proposals will have sufficient space to be designed and installed outside of the Root Protection Areas (RPAs) of retained trees. Should service routes be proposed within or adjacent to RPAs, they must be assessed by the project arboriculturist prior to implementation. In such cases, appropriate mitigation measures—such as hand-digging, use of trenchless techniques, or rerouting—must be considered to ensure compliance with BS 5837:2012 and to safeguard tree health and structural stability.

5.5. PROPOSED GROUND LEVELS

No proposed ground levels have been provided at the time of writing this report. However, it is anticipated that any future level changes will be designed to avoid adverse impacts on the Root Protection Areas (RPAs) of retained trees. Should alterations to ground levels be proposed within or adjacent to RPAs, they must be assessed by the project arboriculturist prior to implementation. In such cases, appropriate mitigation measures—such as the use of no-dig construction, retaining structures, or regrading techniques—must be considered to ensure compliance with BS 5837:2012.

5.6. GENERAL CONSTRUCTION PRECAUTIONARY MEASURES

Site operations involving plant with booms, jibs and counterweights should be planned in advance to prevent contact with retained trees. All operations involving such plant in close proximity to trees should be conducted under the supervision of a banksman to ensure that adequate clearance from the retained trees is maintained.

All site storage areas, cement mixing and washing points for equipment and vehicles and fuel storage areas should be outside RPAs. No discharge of potential contaminants should occur within the RPA of a retained tree stem or where there is a risk of run off into RPA.

Any fence post excavations Within a trees RPA are to be carried out manually, using handheld tools only, and in accordance with the guidelines set out in section 7.2.1 of BS5837:2012.

All proposed landscaping to be carried out within and close to retained trees' RPAs should be carried out in strict accordance with the guidance detailed in section 8 of BS5837:2012.

6. SUMMARY AND CONCLUSIONS

The report, prepared in line with BS 5837:2012, assesses the arboricultural impacts of a proposed development at Land south of Bower Street, Newton Heath, Manchester M40 2BH.

- A total of 48 individual trees and 12 tree groups were recorded in the surveyed.
- No TPOs, Conservation area, veteran/ancient trees are present on site.
- The proposed development will require the removal of 17 individual trees, 8 tree groups and part removal of 2 tree groups. The trees to be removed or part removed are as follows:
    - Cat A: T037
    - Cat B: G005, G011 T017, T027, T028, T038, T039, T046, T047, T048.
    - Cat C: G002, G003, G004, G006, G007 (Part removal on northern section), G008 (Part removal on western section), G009, G012, T015, T016, T018, T019, T020, T021, T032.
    - Cat U: T024
- Careful consideration and design revisions have been undertaken to accommodate the retention of the Category A tree (T037). However, due to its proximity to the proposed development and the resulting unavoidable encroachment into the Root Protection Area, retention of tree (T037) is not feasible. To mitigate the loss of this high-quality specimen, the client has proposed comprehensive mitigation measures, including a well-considered landscape scheme and the incorporation of a vegetated green wall, aimed at enhancing visual amenity and contributing to long-term environmental value.
- Tree pruning required for the proposed development will be as follows:
    - T001-C - Western canopy minor lateral reduction to maximum of 1m back to main stem to provide working clearance for installation of security fencing
    - T030-C – Crown lift to 3m on southern canopy to provide working clearance for installation of security fencing.
    - T040-C - Northern crown lateral reduction to maximum of 2m back to main stem to provide working clearance for a proposed plant screening.
    - T041-B - Northern crown lateral reduction to maximum of 1m back to main stem to provide working clearance for a proposed plant screening.
    - G008-C - Southern canopies minor lateral reduction to maximum of 1m back to main stem to provide working clearance for installation of security fencing.
    - Trees along redline boundary of development may require 3m crown lift from ground level to provide working clearance for installation of security fencing.
- Minor encroachment on T012-B <5% from a proposed building on the eastern quarter. Mitigation for encroachment into the RPA of will require “bespoke working methods and excavation methods” within RPA of T012-B.
- Security fencing around the redline boundary of the development will encroach into the RPAs of boundary trees. Mitigation for installation of boundary/security fencing within RPAs of the retained boundary trees will require 'boundary treatment methodology' for fence post installation.
- A proposed plant screening wall on the southside of the development and will encroach into the RPAs of T025-B and T045-B. Mitigation for installation of plant screening wall within RPAs of the retained boundary trees will require 'boundary treatment methodology' for wall installation.

- The retained trees can be suitably protected throughout the development process through the implementation of an Arboricultural Method Statement and Tree Protection Plan in accordance with BS 5837:2012.

All works must comply with relevant legislation, particularly regarding protected species (birds, bats) and tree protection standards.

7. ARBORICULTURALIST CONTACT DETAILS

If at any point during construction works, works are required within RPAs, if there is a breach within the tree protection fencing, and/or if the proposals change from those detailed within the Tree Protection Plan, the project arboriculturist must be consulted immediately. The project arboriculturist's details are below:

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M41 7JQ

trees@e3p.co.uk
Office: 01617079612

END OF REPORT

Appendix I: Tree Survey Schedule



A plan showing tree locations can be viewed in **Appendix II: Tree Constraints Plan**.

KEY FOR TREE TABLES

	KEY
Tree No	Tree, Group or Hedge reference number
Species	Common name and scientific name
Height	Measured to nearest 0.5 m
DBH	Diameter at breast height (1.5 m), in millimeters
Crown Spread	Cardinal points measured to nearest 0.5 m
Crown Clearance	Measured to nearest 0.5 m
Life Stage	Young - sapling/newly planted tree
	Semi-mature - tree in 1/3 of estimated lifespan
	Early-mature - tree in 2/3 of estimated lifespan
	Mature - tree in 3/3 of estimated lifespan
	Veteran - Veteran tree
Remaining Contribution	Safe useful life expectancy of tree, in years
General Observations	Site based observations
Physiological Condition	Dead, Poor, Fair, Good – Based on observations
Structural Condition	Dead, Poor, Fair, Good - Based on observations
Category	As per BS:5837
RPA Area And Radius	Calculated by multiplying the DBH by 12 (x15 for veteran trees)

TREE SURVEY DATA

TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	MEASUREMENTS	GENERAL OBSERVATIONS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	CATEGORY	RPA AREA (M^2) & RADIUS (M)
G001	Mixed species *(Mixed species)*	14.0	600	Height (m): 14 Stem Diam(mm): 600 Spread (m): 7N, 7E, 7S, 7W Crown Clearance (m): 1.5 Life Stage: Early Mature Rem. Contrib.: 40+ Years	Cohesive boundary group predominantly consisting of sycamore with occasional Norway maple. Trees on elevated ground with curb line separation from hard standing X16 trees Minor deadwood within crowns	Good	Good	B1	Area: 775 sq m.
G002	Mixed species *(Mixed species)*	10.0	300	Height (m): 10 Stem Diam(mm): 300 Spread (m): 5.5N, 5.5E, 5.5S, 5.5W Crown Clearance (m): 1 Life Stage: Semi Mature Rem. Contrib.: 30+ Years	Trees situated on elevated ground surrounded by hard standing. Appears to be historic raised planting area. Minor deadwood within crowns.	Good	Good	C1	Area: 206 sq m.

TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	MEASUREMENTS	GENERAL OBSERVATIONS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	CATEGORY	RPA AREA (M^2) & RADIUS (M)
G003	Willow x5 *(Salix sp.)* Mixed species *(Mixed species)*	6.5	100	Height (m): 6.5 6 stems, avg.(mm): 100 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 0 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Group of 5 willow 4 has been pollard from base with new regrowth Situated on standing hard surfacing	Fair	Fair	C2	Area: 115 sq m.
G004	Mixed species *(Mixed species)*	12.0	280	Height (m): 12 Stem Diam(mm): 280 Spread (m): 5N, 5E, 5S, 5W Crown Clearance (m): 0.5 Life Stage: Semi Mature	Tree consists of Norway maple, lime, beech Deadwood in crown on most Trees Trees inside slightly elevated ground	Good	Good	C1,2	Area: 150 sq m.

TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	MEASUREMENTS	GENERAL OBSERVATIONS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	CATEGORY	RPA AREA (M^2) & RADIUS (M)
G005	Mixed species *(Mixed species)*	15.0	500	Height (m): 15 2 stems, avg.(mm): 500 Spread (m): 8N, 8E, 8S, 8W Crown Clearance (m): 1 Life Stage: Early Mature Rem. Contrib.: 30+ Years	Tree consists of mainly Early mature to mature Norway maple, ash, lime and sycamores Trees on elevated ground with curb line separation from hard standing Ground slopes down from east to west Few biggest trees in group record separately	Good	Good	B1,2	Area: 898 sq m.
G006	Mixed species *(Mixed species)*	5.5	80	Height (m): 5.5 Stem Diam(mm): 80 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 0 Life Stage: Young Rem. Contrib.: 20+ Years	Young willow and silver birch Willow all Multiple stems at base	Good	Fair	C2	Area: 289 sq m.

TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	MEASUREMENTS	GENERAL OBSERVATIONS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	CATEGORY	RPA AREA (M^2) & RADIUS (M)
G007	Mixed species *(Mixed species)*	7.0	100	Height (m): 7 Stem Diam(mm): 100 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 0 Life Stage: Young Rem. Contrib.: 20+ Years	Consists of willow, elder, and silver birch All less than 100mm stem Willow all multi stems	Fair	Fair	C2	Area: 782 sq m.
G008	Mixed species *(Mixed species)*	5.0	80	Height (m): 5 Stem Diam(mm): 80 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 0 Life Stage: Young Rem. Contrib.: 20+ Years	Most self seeded tree	Fair	Fair	C2	Area: 348 sq m.
G009	Mixed species *(Mixed species)*	5.0	80	Height (m): 5 Stem Diam(mm): 80 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 0 Life Stage: Young Rem. Contrib.: 20+ Years	Self seeded willow and silver birch	Fair	Fair	C2	Area: 444 sq m.

TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	MEASUREMENTS	GENERAL OBSERVATIONS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	CATEGORY	RPA AREA (M^2) & RADIUS (M)
G010	Mixed species *(Mixed species)*	16.0	550	Height (m): 16 Stem Diam(mm): 550 Spread (m): 7N, 7E, 5S, 3W Crown Clearance (m): 0.5 Life Stage: Early Mature Rem. Contrib.: 30+ Years	Consists of 5 trees London plane, beech, Norway maple and sycamore Trees on elevated ground with curb line separation from hard standing Next to wall Building on westside	Good	Good	B1	Area: 207 sq m.
G011	Mixed species *(Mixed species)*	13.0	500	Height (m): 13 Stem Diam(mm): 500 Spread (m): 7N, 7E, 7S, 7W Crown Clearance (m): 0.5 Life Stage: Early Mature Rem. Contrib.: 30+ Years	Trees on elevated ground with curb line separation from hard standing Consists of cherry, London plane, sycamore and horse chestnut Dense vegetation around base 3 trees cover in ivy	Good	Good	B2	Area: 507 sq m.
G012	Mixed species *(Mixed species)*	6.0	80	Height (m): 6 Stem Diam(mm): 80 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 0 Rem. Contrib.: 20+ Years	Self seeded willow and silver birch	Good	Good	C2	Area: 465 sq m.

TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	MEASUREMENTS	GENERAL OBSERVATIONS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	CATEGORY	RPA AREA (M^2) & RADIUS (M)
T001	Norway maple *(Acer platanoides)*	6.0	410	Height (m): 6 Stem Diam(mm): 410 Spread (m): 6N, 2E, 6S, 7W Crown Clearance (m): 2 Lowest Branch (m): 3(S) Life Stage: Semi Mature Rem. Contrib.: 30+ Years	Tree in close proximity to fence line. Existing hard standing to south	Good	Good	C1	Radius: 4.9m. Area: 75 sq m.
T002	Norway maple *(Acer platanoides)*	7.0	450	Height (m): 7 Stem Diam(mm): 450 Spread (m): 6N, 3E, 6S, 3W Crown Clearance (m): 2 Lowest Branch (m): 2(SW) Life Stage: Semi Mature Rem. Contrib.: 30+ Years	Tree in close proximity to fence line. Existing hard standing to south	Good	Good	C1	Radius: 5.4m. Area: 92 sq m.

TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	MEASUREMENTS	GENERAL OBSERVATIONS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	CATEGORY	RPA AREA (M^2) & RADIUS (M)
T003	Sycamore *(Acer pseudoplatanus)*	9.0	420	Height (m): 9 Stem Diam(mm): 420 Spread (m): 6N, 2E, 6S, 2W Crown Clearance (m): 2 Lowest Branch (m): 4(N) Life Stage: Semi Mature Rem. Contrib.: 30+ Years	Tree in close proximity to fence line. Existing hard standing to south	Good	Good	C1	Radius: 5.0m. Area: 79 sq m.
T004	Sycamore *(Acer pseudoplatanus)*	10.0	550	Height (m): 10 Stem Diam(mm): 550 Spread (m): 6N, 3E, 7S, 4W Crown Clearance (m): 3 Lowest Branch (m): 3(E) Life Stage: Early Mature Rem. Contrib.: 30+ Years	Tree in close proximity to fence line. Existing hard standing to south Ivy clad tree with dense ivy preventing detailed inspection	Good	Good	C1	Radius: 6.6m. Area: 137 sq m.

TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	MEASUREMENTS	GENERAL OBSERVATIONS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	CATEGORY	RPA AREA (M^2) & RADIUS (M)
T005	Lime *(Tilia sp.)*	10.0	350	Height (m): 10 Stem Diam(mm): 350 Spread (m): 4N, 2E, 2S, 2W Crown Clearance (m): 2 Lowest Branch (m): 3(N) Life Stage: Early Mature Rem. Contrib.: 30+ Years	Tree in close proximity to fence line. Existing hard standing to south Ivy clad tree with dense ivy preventing detailed inspection	Good	Good	C1	Radius: 4.2m. Area: 55 sq m.
T006	Not identified *(Not identified)*	6.0	500	Height (m): 6 Stem Diam(mm): 500 Spread (m): 4N, 2E, 2S, 2W Life Stage: Dead	Dead ivy clad stem with branch failures	Dead	Collapsing	U	Radius: 6.0m. Area: 113 sq m.
T007	Lime *(Tilia sp.)*	10.0	270	Height (m): 10 Stem Diam(mm): 270 Spread (m): 2N, 3E, 3S, 2W Crown Clearance (m): 1 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Ivy on stem Built up rumble around base	Good	Fair	C1	Radius: 3.2m. Area: 32 sq m.

TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	MEASUREMENTS	GENERAL OBSERVATIONS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	CATEGORY	RPA AREA (M^2) & RADIUS (M)
T008	Sycamore *(Acer pseudoplatanus)*	5.0	100, 100, 100, 80	Height (m): 5 4 stems (mm): 100, 100, 100, 80 Spread (m): 2N, 2E, 2S, 2W Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Self seeded multi stemmed tree in close proximity to fence line	Good	Good	C1	Radius: 2.3m. Area: 17 sq m.
T009	Sycamore *(Acer pseudoplatanus)*	5.0	100, 100, 100, 80	Height (m): 5 4 stems (mm): 100, 100, 100, 80 Spread (m): 2N, 2E, 2S, 2W Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Self seeded multi stemmed tree in close proximity to fence line	Good	Good	C1	Radius: 2.3m. Area: 17 sq m.
T010	Sycamore *(Acer pseudoplatanus)*	7.0	250	Height (m): 7 Stem Diam(mm): 250 Spread (m): 3N, 3E, 3S, 3W Life Stage: Semi Mature Rem. Contrib.: 10+ Years	Tree growing through fence line. No access measurements estimated	Fair	Fair	C1	Radius: 3.0m. Area: 28 sq m.

TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	MEASUREMENTS	GENERAL OBSERVATIONS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	CATEGORY	RPA AREA (M^2) & RADIUS (M)
T011	Silver birch *(Betula pendula)*	5.0	90	Height (m): 5 Stem Diam(mm): 90 Spread (m): 1.5N, 1.5E, 1.5S, 1.5W Life Stage: Young Rem. Contrib.: 10+ Years		Good	Good	C1	Radius: 1.1m. Area: 4 sq m.
T012	Sycamore *(Acer pseudoplatanus)*	15.0	660	Height (m): 15 Stem Diam(mm): 660 Spread (m): 8N, 5E, 8S, 4W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Mature Rem. Contrib.: 40+ Years	Tree adjacent canal on grassed area south of curb. Minor deadwood within crown	Good	Good	B1	Radius: 7.9m. Area: 196 sq m.

TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	MEASUREMENTS	GENERAL OBSERVATIONS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	CATEGORY	RPA AREA (M^2) & RADIUS (M)
T013	Whitebeam *(Aria edulis)*	7.5	360	Height (m): 7.5 Stem Diam(mm): 360 Spread (m): 5N, 1E, 5S, 2W Crown Clearance (m): 4 Lowest Branch (m): 2(E) Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Tree on edge of canal	Good	Good	C1	Radius: 4.3m. Area: 58 sq m.
T014	Whitebeam *(Aria edulis)*	7.5	360	Height (m): 7.5 Stem Diam(mm): 360 Spread (m): 6N, 3E, 6S, 3W Crown Clearance (m): 2 Lowest Branch (m): 2(N) Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Tree on edge of canal	Good	Good	C1	Radius: 4.3m. Area: 58 sq m.

TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	MEASUREMENTS	GENERAL OBSERVATIONS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	CATEGORY	RPA AREA (M^2) & RADIUS (M)
T015	Willow *(Salix sp.)*	14.0	410, 280	Height (m): 14 2 stems (mm): 410, 280 Spread (m): 5N, 3E, 4S, 6W Crown Clearance (m): 1 Life Stage: Early Mature Rem. Contrib.: 10+ Years	Trees growing out of hard standing ground. Some failed branches observed	Fair	Fair	C1	Radius: 6.0m. Area: 113 sq m.
T016	Willow *(Salix sp.)*	12.0	390	Height (m): 12 Stem Diam(mm): 390 Spread (m): 2N, 3E, 4S, 3W Crown Clearance (m): 3 Life Stage: Semi Mature Rem. Contrib.: 10+ Years	Tree growing out of hard standing. Fallen stems at base	Fair	Fair	C1	Radius: 4.7m. Area: 69 sq m.

TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	MEASUREMENTS	GENERAL OBSERVATIONS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	CATEGORY	RPA AREA (M^2) & RADIUS (M)
T017	Lime *(Tilia sp.)*	15.0	580	Height (m): 15 Stem Diam(mm): 580 Spread (m): 7N, 6E, 6S, 6W Crown Clearance (m): 1 Lowest Branch (m): 2(W) Life Stage: Early Mature Rem. Contrib.: 40+ Years	Tree on elevated ground level surrounded by hard standing	Good	Good	B1	Radius: 7.0m. Area: 154 sq m.
T018	Lime *(Tilia sp.)*	12.0	250, 250, 390	Height (m): 12 3 stems (mm): 250, 250, 390 Spread (m): 6N, 8E, 5S, 4W Crown Clearance (m): 0.5 Lowest Branch (m): 2(E) Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Tree on elevated ground surrounded by hard standing. Stem leans to east	Fair	Fair	C1	Radius: 6.3m. Area: 125 sq m.

TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	MEASUREMENTS	GENERAL OBSERVATIONS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	CATEGORY	RPA AREA (M^2) & RADIUS (M)
T019	Willow *(Salix sp.)*	8.0	300	Height (m): 8 Stem Diam(mm): 300 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 1 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Tree in dense vegetation	Good	Fair	C1	Radius: 3.6m. Area: 41 sq m.
T020	Willow *(Salix sp.)*	6.0	100	Height (m): 6 10 stems, avg.(mm): 100 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 0 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Multiple stems at base	Good	Fair	C1	Radius: 3.8m. Area: 45 sq m.

TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	MEASUREMENTS	GENERAL OBSERVATIONS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	CATEGORY	RPA AREA (M^2) & RADIUS (M)
T021	Sycamore *(Acer pseudoplatanus)*	7.0	300	Height (m): 7 Stem Diam(mm): 300 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 2 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Deadwood in crown	Good	Good	C1	Radius: 3.6m. Area: 41 sq m.
T022	Sycamore *(Acer pseudoplatanus)*	7.0	390	Height (m): 7 Stem Diam(mm): 390 Spread (m): 6N, 5E, 6S, 5W Crown Clearance (m): 2 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Deadwood in crown	Good	Good	C1	Radius: 4.7m. Area: 69 sq m.

TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	MEASUREMENTS	GENERAL OBSERVATIONS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	CATEGORY	RPA AREA (M^2) & RADIUS (M)
T023	Sycamore *(Acer pseudoplatanus)*	7.5	280	Height (m): 7.5 Stem Diam(mm): 280 Spread (m): 4N, 3E, 5S, 3W Crown Clearance (m): 2 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Deadwood in crown	Good	Good	C1	Radius: 3.4m. Area: 36 sq m.
T024	Willow *(Salix sp.)*	5.0	100	Height (m): 5 Stem Diam(mm): 100 Spread (m): 1N, 2E, 1S, 1W Crown Clearance (m): 0 Life Stage: Semi Mature Rem. Contrib.: <10 years	80% of the tree has fallen 20% remaining Dead wood around base	Poor	Poor	U	Radius: 1.2m. Area: 5 sq m.

TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	MEASUREMENTS	GENERAL OBSERVATIONS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	CATEGORY	RPA AREA (M^2) & RADIUS (M)
T025	Norway maple *(Acer platanoides)*	14.0	550	Height (m): 14 Stem Diam(mm): 550 Spread (m): 6N, 8E, 9S, 4W Crown Clearance (m): 3 Lowest Branch (m): 5(S) Life Stage: Early Mature Rem. Contrib.: 30+ Years	Tree growing next to canal On slightly elevated ground Deadwood in crown	Good	Good	B1	Radius: 6.6m. Area: 137 sq m.
T026	Common lime *(Tilia x vulgaris)*	13.0	370	Height (m): 13 Stem Diam(mm): 370 Spread (m): 5N, 3E, 6S, 5W Crown Clearance (m): 1.5 Life Stage: Early Mature Rem. Contrib.: 30+ Years	Tree growing on slightly elevated ground Deadwood in crown	Fair	Good	B1	Radius: 4.4m. Area: 61 sq m.

TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	MEASUREMENTS	GENERAL OBSERVATIONS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	CATEGORY	RPA AREA (M^2) & RADIUS (M)
T027	Norway maple *(Acer platanoides)*	12.0	560	Height (m): 12 Stem Diam(mm): 560 Spread (m): 7N, 7E, 5S, 5W Crown Clearance (m): 1.5 Lowest Branch (m): 2.5(E) Life Stage: Mature Rem. Contrib.: 30+ Years	Tree growing within tree group G005	Good	Good	B1	Radius: 6.7m. Area: 141 sq m.
T028	Sycamore *(Acer pseudoplatanus)*	12.0	590	Height (m): 12 Stem Diam(mm): 590 Spread (m): 7N, 8E, 8S, 5W Crown Clearance (m): 2.5 Lowest Branch (m): 3(S) Life Stage: Mature Rem. Contrib.: 30+ Years	Tree growing within tree group G005	Good	Good	B1	Radius: 7.1m. Area: 158 sq m.

TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	MEASUREMENTS	GENERAL OBSERVATIONS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	CATEGORY	RPA AREA (M^2) & RADIUS (M)
T029	Laburnum *(Laburnum sp.)*	5.0	330	Height (m): 5 Stem Diam(mm): 330 Spread (m): 4N, 4E, 3S, 3W Crown Clearance (m): 2 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Tree lean slightly to east Damage on main stem on east side	Fair	Fair	C1	Radius: 4.0m. Area: 50 sq m.
T030	Horse chestnut *(Aesculus hippocastanum)*	8.0	450	Height (m): 8 Stem Diam(mm): 450 Spread (m): 6N, 6E, 6S, 8W Crown Clearance (m): 0.5 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Tree on slightly elevated ground	Good	Good	C1	Radius: 5.4m. Area: 92 sq m.

TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	MEASUREMENTS	GENERAL OBSERVATIONS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	CATEGORY	RPA AREA (M^2) & RADIUS (M)
T031	Norway maple *(Acer platanoides)*	7.0	180, 150	Height (m): 7 2 stems (mm): 180, 150 Spread (m): 4N, 5E, 4S, 3W Crown Clearance (m): 1.5 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Twin stem at base	Fair	Fair	C1	Radius: 2.8m. Area: 25 sq m.
T032	Cherry *(Prunus sp. 'Cherry')*	7.0	180	Height (m): 7 Stem Diam(mm): 180 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 1 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Multiple stems at 0.5m Tree inside tree group	Fair	Fair	C1	Radius: 2.2m. Area: 15 sq m.

TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	MEASUREMENTS	GENERAL OBSERVATIONS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	CATEGORY	RPA AREA (M^2) & RADIUS (M)
T033	Sycamore *(Acer pseudoplatanus)*	13.0	550	Height (m): 13 Stem Diam(mm): 550 Spread (m): 7N, 8E, 6S, 2W Crown Clearance (m): 2 Lowest Branch (m): 5(E) Life Stage: Early Mature Rem. Contrib.: 30+ Years	Tree growing on slightly elevated ground Close to Building on west	Good	Good	B1	Radius: 6.6m. Area: 137 sq m.
T034	London plane *(Platanus x hispanica)*	14.0	570	Height (m): 14 Stem Diam(mm): 570 Spread (m): 6N, 8E, 10S, 2W Crown Clearance (m): 0.5 Lowest Branch (m): 5(S) Life Stage: Early Mature Rem. Contrib.: 30+ Years	Tree on slightly elevated ground Next to wall on boundary line Building on the westside	Good	Good	B1	Radius: 6.8m. Area: 145 sq m.

TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	MEASUREMENTS	GENERAL OBSERVATIONS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	CATEGORY	RPA AREA (M^2) & RADIUS (M)
T035	London plane *(Platanus x hispanica)*	12.0	500	Height (m): 12 Stem Diam(mm): 500 Spread (m): 7N, 7E, 5S, 3W Crown Clearance (m): 1.5 Lowest Branch (m): 3(S) Life Stage: Early Mature Rem. Contrib.: 30+ Years	Tree growing close to boundary wall Deadwood in crown	Good	Good	B1	Radius: 6.0m. Area: 113 sq m.
T036	Norway maple *(Acer platanoides)*		450	Stem Diam(mm): 450 Spread (m): 5N, 6E, 3S, 4W Crown Clearance (m): 3 Life Stage: Early Mature Rem. Contrib.: 20+ Years	Tree suppressed by neighboring trees Twin stem at 4m	Fair	Fair	C1	Radius: 5.4m. Area: 92 sq m.

TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	MEASUREMENTS	GENERAL OBSERVATIONS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	CATEGORY	RPA AREA (M^2) & RADIUS (M)
T037	Black hybrid poplar *(Populus x canadensis)*	19.0	960	Height (m): 19 Stem Diam(mm): 960 Spread (m): 9N, 9E, 9S, 9W Crown Clearance (m): 3 Lowest Branch (m): 4(SW) Life Stage: Mature Rem. Contrib.: 30+ Years	Biggest tree on site A small cavity pocket at 1.5m on NE stem side Tree growing in slightly elevated ground	Good	Good	A1	Radius: 11.5m. Area: 415 sq m.
T038	Norway maple *(Acer platanoides)*	9.0	430	Height (m): 9 Stem Diam(mm): 430 Spread (m): 7N, 6E, 8S, 6W Crown Clearance (m): 1 Life Stage: Early Mature Rem. Contrib.: 30+ Years	Stem damage on westside of main stem Deadwood in crown Trees on elevated ground with curb line separation from hard standing	Good	Good	B1	Radius: 5.2m. Area: 85 sq m.

TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	MEASUREMENTS	GENERAL OBSERVATIONS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	CATEGORY	RPA AREA (M^2) & RADIUS (M)
T039	Beech *(Fagus sp.)*	12.0	470	Height (m): 12 Stem Diam(mm): 470 Spread (m): 7N, 6E, 7S, 3W Crown Clearance (m): 0.5 Life Stage: Early Mature Rem. Contrib.: 30+ Years	Tree growing on slightly elevated ground West side suppress by neighboring tree	Good	Good	B1	Radius: 5.6m. Area: 99 sq m.
T040	Sycamore *(Acer pseudoplatanus)*	10.0	370	Height (m): 10 Stem Diam(mm): 370 Spread (m): 6N, 3E, 6S, 7W Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Tree growing edge of Canel	Good	Good	C1	Radius: 4.4m. Area: 61 sq m.
T041	London plane *(Platanus x hispanica)*	13.0	500	Height (m): 13 Stem Diam(mm): 500 Spread (m): 7N, 4E, 8S, 7W Life Stage: Early Mature Rem. Contrib.: 30+ Years	Tree growing edge of Canel On elevated slope	Good	Good	B1	Radius: 6.0m. Area: 113 sq m.

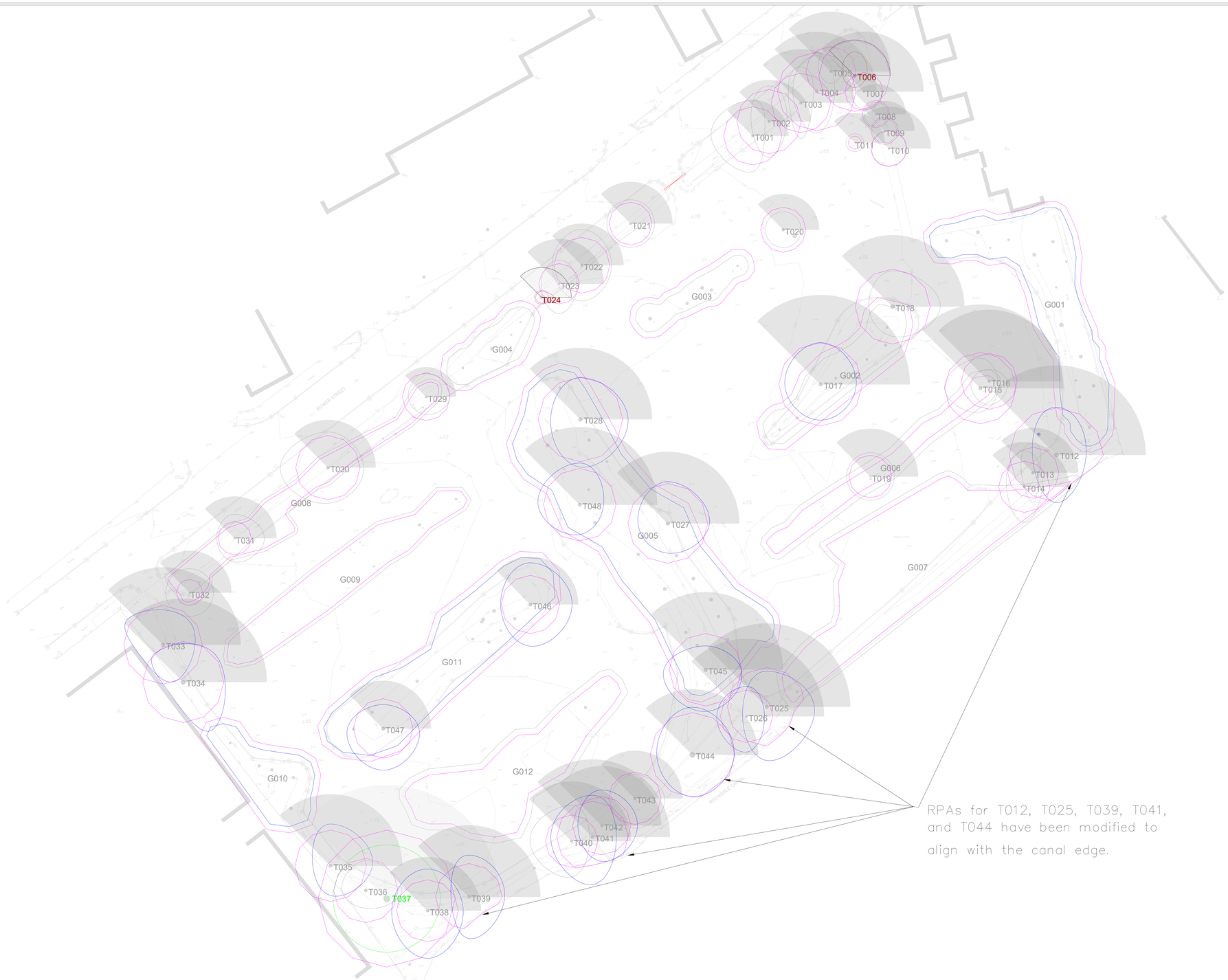
TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	MEASUREMENTS	GENERAL OBSERVATIONS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	CATEGORY	RPA AREA (M^2) & RADIUS (M)
T042	Norway maple *(Acer platanoides)*	10.0	410	Height (m): 10 Stem Diam(mm): 410 Spread (m): 6N, 6E, 6S, 4W Life Stage: Early Mature Rem. Contrib.: 30+ Years	Tree growing edge of Canel On elevated slope Tree on edge of canal lock	Good	Good	B1	Radius: 4.9m. Area: 75 sq m.
T043	Sycamore *(Acer pseudoplatanus)*	8.0	150	Height (m): 8 6 stems, avg.(mm): 150 Spread (m): 4N, 5E, 5S, 4W Crown Clearance (m): 1 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Tree growing edge of Canel On elevated slope Multiple stems at base 6 stems 1 dead in center Minor deadwood in crown	Fair	Fair	C1	Radius: 4.4m. Area: 61 sq m.
T044	Beech *(Fagus sp.)*	11.0	590	Height (m): 11 Stem Diam(mm): 590 Spread (m): 8N, 7E, 7S, 6W Life Stage: Early Mature Rem. Contrib.: 30+ Years	Trees on elevated ground with curb line separation from hard standing Deadwood in crown	Good	Good	B1	Radius: 7.1m. Area: 158 sq m.

TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	MEASUREMENTS	GENERAL OBSERVATIONS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	CATEGORY	RPA AREA (M^2) & RADIUS (M)
T045	London plane *(Platanus x hispanica)*	13.0	510	Height (m): 13 Stem Diam(mm): 510 Spread (m): 4N, 6E, 7S, 7W Crown Clearance (m): 3 Life Stage: Early Mature Rem. Contrib.: 30+ Years	Tree growing in Tree group in G005 One of biggest	Good	Good	B1	Radius: 6.1m. Area: 117 sq m.
T046	London plane *(Platanus x hispanica)*	8.0	410	Height (m): 8 Stem Diam(mm): 410 Spread (m): 7N, 7E, 7S, 5W Crown Clearance (m): 0.5 Life Stage: Early Mature Rem. Contrib.: 30+ Years	Tree growing in tree group G011 Deadwood in crown	Good	Good	B1	Radius: 4.9m. Area: 75 sq m.

TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	MEASUREMENTS	GENERAL OBSERVATIONS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	CATEGORY	RPA AREA (M^2) & RADIUS (M)
T047	Sycamore *(Acer pseudoplatanus)*	8.0	420	Height (m): 8 Stem Diam(mm): 420 Spread (m): 4N, 6E, 7S, 6W Crown Clearance (m): 1.5 Life Stage: Early Mature Rem. Contrib.: 30+ Years	Tree growing in tree group G011 Deadwood in crown	Good	Good	B1	Radius: 5.0m. Area: 79 sq m.
T048	Ash *(Fraxinus sp.)*	13.0	510	Height (m): 13 Stem Diam(mm): 510 Spread (m): 7N, 4E, 5S, 7W Crown Clearance (m): 0.5 Rem. Contrib.: 30+ Years	Tree growing in tree group G005 Deadwood in crown	Good	Good	B1	Radius: 6.1m. Area: 117 sq m.

Appendix II: Tree Constraints Plan





Tree Categorisations:

Those to be Considered for Retention:

Category 'A' Tree/Group/Hedge
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years

Category 'B' Tree/Group/Hedge
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years

Category 'C' Tree/Group/Hedge
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees

Those Unsuitable for Retention:

Category 'U' Tree/Group/Hedge
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

Root Protection Areas (RPAs):

RPAs
Area(s) of Ground Around Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see Appended Temporary Protective Fencing Specification

Tree shadows:

Current Tree Shadows
Area of shade cast by existing trees.

Notes:
****

Client:
Latos Manchester Limited

Job No: 82-796
Date: 17.12.2025
Drawing No: 001
Scale: 1:250 @ A0

Phase	Issue	Date	Drawn	Checked	PM
P1	REVA	17.12.25	HMM	MG	MG

Job Title:
Bower Street, Manchester, M40 2GD

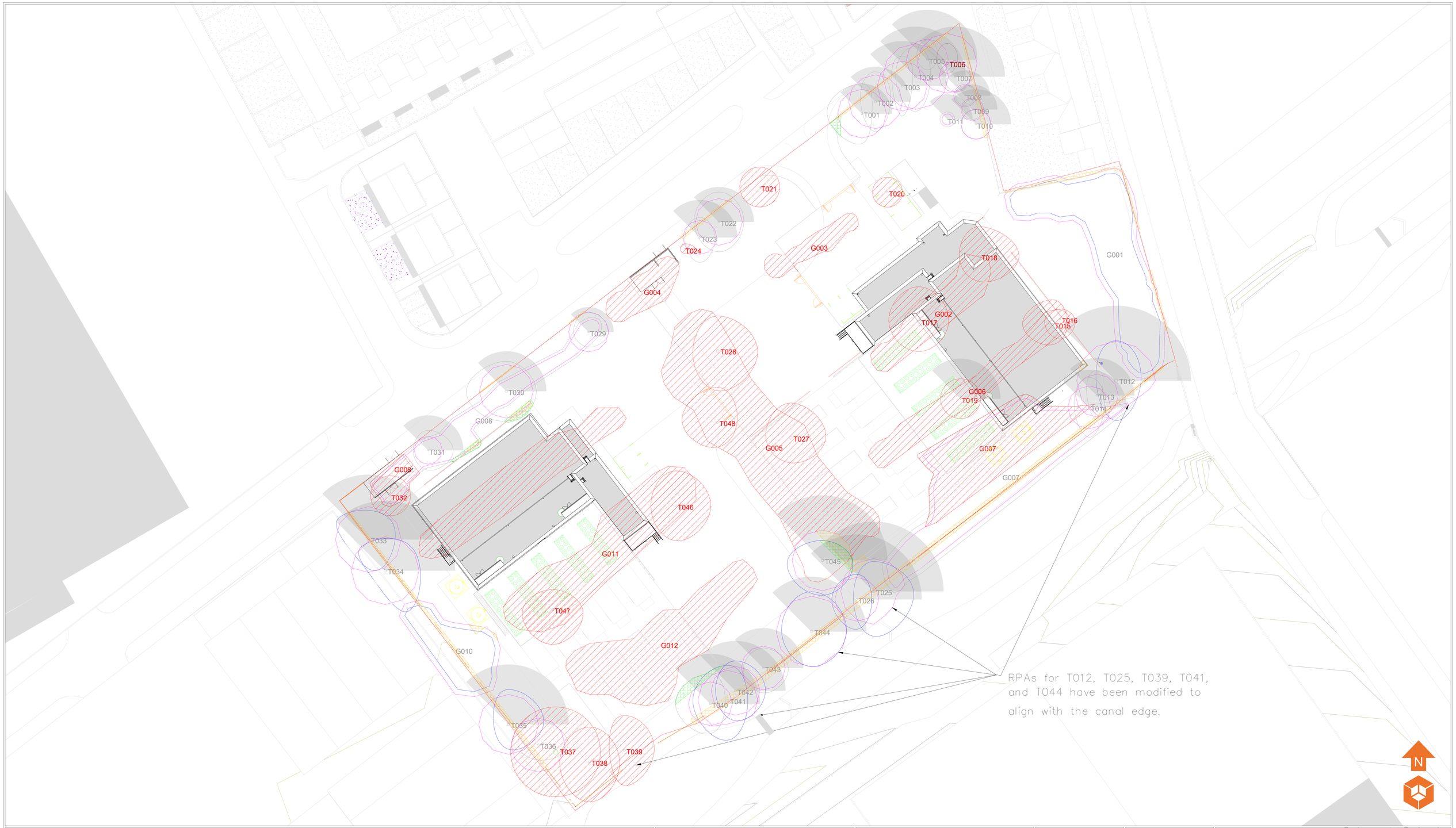
Drawing Title:
Tree Constraints Plan

e3p
Environmental Engineering Partnership Ltd
Taylor Road, Trafford Park
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Appendix III: Tree Impact Plan





Tree Categorisations:

Those to be Considered for Retention:

Category 'A' Tree/Group/Hedge
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years

Category 'B' Tree/Group/Hedge
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years

Category 'C' Tree/Group/Hedge
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees

Those Unsuitable for Retention:

Category 'U' Tree/Group/Hedge
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 Removals:

Trees to be removed
Trees or sections of tree groups to be removed have red hatched lines and ref numbers are in red.

Root Protection Areas (RPAs):

RPAs
Area(s) of Ground Around Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see Appended Temporary Protective Fencing Specification

RPA Encroachments:

RPA Encroachment
Area(s) of RPA encroachment

Tree Pruning for Development:

Trees to be pruned
Trees or sections of tree groups to be pruned have green hatched lines.

Notes:

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Client:

Latos Manchester Limited

Job No:	Date:
82-796	22.04.2026
Drawing No:	**Scale:**
001	1:250 @ A0

Phase	Issue	Date	Drawn	Checked	PM
P1	REVC	22.04.26	HMM	MG	MG
P1	REVB	30.03.26	HMM	MG	MG
P1	REVA	06.03.26	HMM	MG	MG

Job Title:

Bower Street, Manchester, M40 2GD

Drawing Title:

Tree Impact Plan

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