Turley

Arboricultural Impact Assessment

Octagon House, Hathersage Road, Manchester

First Issue
Prepared by LUC
June 2026



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Project Number
17327

Version	Status	Prepared	Checked	Approved	Date
1.	First Issue	E. Anderson	K. O'Shea	K. O'Shea	02.06.2026

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FS566056
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Executive Summary

Land Use Consultants (LUC) have been instructed by Turley to survey trees located at Octagon House, Hathersage Road, Manchester (the site) and to make an assessment in accordance with BS5837:2012 Trees in relation to design, demolition and construction - Recommendations.

The Tree Survey Schedule at **Appendix A** details the results of the tree survey and includes any management recommendations. The schedule should be read in conjunction with the tree plans at **Appendix B** which show the location of each tree, group or woodland surveyed and the extent of canopies and RPA's.

A total of 14 individual trees and 3 groups were surveyed within the site and a further 10 trees, 1 group and 2 hedges were surveyed beyond the redline boundary as their size, canopy spread, or rooting zone could be impacted by any development within the site.

No trees are the subject of a Tree Preservation Order.

The site does not lie within a Conservation Area.

Within the site, there are no veteran trees or ancient woodlands.

It is proposed to refurbish the existing Octagon House and to construct three new residential buildings. To facilitate this proposal the removal of 10 individual trees and 2 groups will be required.

Chapter 1
Introduction

Scope

1.1 Land Use Consultants (LUC) have been instructed by Turley to survey trees located at Octagon House, Hathersage Road, Manchester (the site) and to make an assessment in accordance with BS5837:2012 Trees in relation to design, demolition and construction – Recommendations.

1.2 This report has been prepared to support a planning application for full permission. By using collected tree data and design proposals it assesses any potential impacts on existing trees, including any tree loss required to implement the design, protection measures needed and any special mitigation techniques and recommendations that should be incorporated.

The Site and Site Survey

1.3 The site is known as Octagon House located on Hathersage Road, to the south of Manchester city centre within the ward of Ardwick.

Figure 1.1 Site Location



1.4 The survey was a ground based visual inspection carried out on 07.05.26 by E. Anderson as the qualified arboriculturist.

1.5 A topographical survey was used to record the position of trees and vegetation. Where trees were not shown on the

topographical survey, their locations were estimated whilst onsite. These have been marked on the drawings with a # symbol.

1.6 Where trees were limited or inaccessible to be surveyed, these measurements have been estimated and a (est) note marked next to the data in the Tree Survey Schedule in **Appendix A**.

1.7 Trees have been surveyed as individuals/groups or woodlands in line with the guidance of BS 5837:2012.

1.8 Trees are living organisms that change over time. A re-survey of all trees should be carried out if there have been any significant storm events or more than 12 months have passed since the survey was carried out.

Statutory Protection and guidance

Tree Preservation Orders

1.9 Tree Preservation Orders are orders made by local planning authorities to protect specific trees, groups of trees or woodlands.

1.10 Anyone wanting to cut down, top, lop or uproot trees subject to an Order must first apply to the local planning authority for its consent unless the proposed work is exempt through an exception.

1.11 Any proposed works to TPO trees on this site will be dealt with within this planning application at this stage. Should further work to TPO trees be required, this must be applied for via an update to this AIA if the application is still live, or via the relevant TPO works to trees application process.

1.12 No trees on the site are the subject of a Tree Preservation Order.

Conservation Area Designation

1.13 A Conservation Area is an area of notable environmental or historical interest or importance which is protected by law against undesirable changes. Trees within a Conservation Area are protected and will require permission from the local planning authority for any works.

1.14 Any proposed works to trees within a Conservation Area on this site will be dealt with within this planning application at this stage. Should further work to trees within the Conservation Area be required this must be applied for via an update to this AIA if the application is still live, or via the relevant Conservation Area works to trees application process.

1.15 The site does not lie within a Conservation Area.

National Planning Policy Framework (NPPF)

1.16 Within the Habitats and biodiversity section of the NPPF it states "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;*"

1.17 It goes on to define these as follows;

- **Ancient or veteran tree**: A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.
- **Ancient woodland**: An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).

1.18 Veteran/Ancient trees and woodlands should therefore be avoided and incorporated into the design proposals wherever possible.

1.19 There are no veteran trees or ancient woodlands within the site.

Felling Licence

1.20 A felling licence is not required to facilitate a development authorised by a planning permission.

1.21 A felling licence may be required as part of any subsequent tree management works that may be enforced as a condition of planning or as part of on-going improvements.

Chapter 2
Tree Survey Results

2.1 The Tree Survey Schedule at **Appendix A** details the results of the tree survey and includes any management recommendations. The schedule should be read in conjunction with the tree plans at **Appendix B** which show the location of each tree and group surveyed and the extent of their canopies and RPA.

2.2 A total of 14 individual trees and 3 groups were surveyed within the sit, and a further 10 trees, 1 group and 2 hedges were surveyed beyond the redline boundary as their size, canopy spread, or rooting zone could be impacted by any development.

2.3 BS5837 sets out the categorisation of trees as the following insert:

Figure 2.1 BS5837 Categorisation cascade chart

BS5837:2012 Table 1 – Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality *NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see [BS5837:2012] **4.5.7**.*			
	1 Mainly arboricultural qualities	**2 Mainly landscape qualities**	**3 Mainly cultural values, including conservation**	
Trees to be considered for retention				
Category A **Trees of high quality** with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	
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	
Category C **Trees of low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	

2.4 The table below details the number and BS5837 categorisation of the trees surveyed.

Table 2.1 BS5837 categorisation of the trees surveyed

	Category A	Category B	Category C	Category U
Within site boundary	T006	T009, T010, T011, T012, T018	T004, T005, T007, G008, T013, G014, T016, T017, T020, G021	T015, G019
Outside of site boundary	-	T022, T024, T025, T026, T030	H001, H002, T003, T023, T028, T027, T029	-

2.5 The most important tree on site is therefore tree T006, the only category A tree upon the site. It is situated to the centre of the site with sufficient space for full canopy development.



Figure 1:T006

2.6 The most prominent trees to the site are the three lime trees, which are to the front of the site along the main road. They are the largest and most mature trees to the site and are visually important.



Figure 2:T012

2.7 Along the western boundary within the site, although currently external to the current fenceline, are several semi-mature to early-mature trees. They are currently of lower value due to the high volume of ivy growing on the stems and within the canopies, which have heavily impeded their crowns. This has led to the decline of the trees and if left could be detrimental to the lifespan of these trees.

2.8 The northern site boundary currently has a tree growing a top of the boundary wall which is causing displacement of some of the brickwork.



Figure 3:T004

Root Protection Areas

2.9 Tree roots are primarily in the top 30cm of soil as further down oxygen becomes more limiting and roots need to respire. The RPA represents the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, this area must be left undisturbed to ensure the trees survival. BS:5837 recommends that there should be no excavation, no changes of soil level (either increases or decreases) and no compaction within the root protection area. Root Protection Areas (RPA's) have been calculated in accordance with BS 5837 using each tree's stem diameter at 1.5 metres.

2.10 In the British Standard the Root Protection Area is calculated as the equivalent of a circle. The presence of surrounding structures or the topography of the site means actual morphology and disposition of tree roots may be unknown. Changing the shape of the RPA would however largely be based on conjecture and so we generally avoid it unless significant site features are present that could clearly influence the disposition of tree root growth (e.g. water courses, building foundations and retaining walls).

2.11 It should be noted that RPA's for veteran trees will be calculated slightly differently as per guidance to allow these trees the extra protection they need.

Chapter 3
Arboricultural Impact Assessment

3.1 This Arboricultural Impact Assessment (AIA) will identify which trees will need to be removed and pruned, and those that will be potentially impacted by the proposed development.

3.2 It will also provide guidance on the type of mitigation measures that could be used in order to retain trees where construction is in close proximity, and addresses all site factors of access, site compounds, working spaces and storage of equipment and materials near trees providing the necessary recommendations.

The Design Proposals

3.3 It is proposed to refurbish the existing Octagon House and to construct three new residential buildings.

3.4 Impacts of the proposals have been assessed against the Proposed Site Plan (ref:0670-HOD-XX-00-DR-A-20200 - Proposed GA Plan - Level 00) provided by Hodder and Partners as shown on Drawing 2 and Drawing 3 in **Appendix B**.

Tree Removal

3.5 To facilitate the above proposal the removal of 10 individual trees and 2 groups will be required, as shown on Drawing 2. Categories of trees to be removed can be seen in the table below and in the Tree Data Schedule in **Appendix A**.

Table 3.1: BS5837 Categorisation of trees to be removed

	Category A trees to be removed	Category B trees to be removed	Category C trees to be removed	Category U trees to be removed
Within site boundary	T006	T009, T010, T011, T012, T018	T007, G008, T016, T017	T015, G019
Outside of site boundary	-	-	-	-

3.6 The loss of the 10 trees and two groups will have a significant visual impact to the site as it will result in the majority of onsite trees being removed.

3.7 At present the trees provide screening to the site from the west and south and in particular the 3 lime trees T010 to T012 are a prominent feature along Hathersage and Carmoor Road.

3.8 The loss of the category A tree is regrettable, resulting in an arboricultural loss of a tree with a long-term future lifespan.

3.9 A robust planting scheme will be required to mitigate the number of losses required.

3.10 The trees that are being retained on site will require protection methods as detailed below.

Protection measures

3.11 Protection measures will be required around all retained trees to avoid any detrimental damage via their canopies or roots. The general method to achieve this is through the use of temporary protection fencing which encloses the RPA of retained trees, creating a sacrosanct Construction Exclusion Zone (CEZ) where no works can take place. An indicative alignment of this fencing is shown on drawing 3.

3.12 Where protection fencing is not practicable or would cause an excessive constraint to development operations, further protective methods can be used such as ground protection measures to avoid soil compaction or stem boxes to protect tree stems from physical damage.

3.13 Where existing hard surfaces are present within the RPA of retained trees they should be kept in place where possible, even if they are not part of the design proposals. These hard surfaces will provide ground protection for any roots present beneath the hard surface during development works.

Ash Trees

3.14 Many Ash trees are now being infected by Ash Die Back (ADB) *Hymenoscyphus fraxineus*, previously known as Chalara. Once a tree is infected the disease is usually fatal, either directly or indirectly by weakening the tree to the point where it succumbs more readily to attacks by other pests or pathogens.

3.15 It is difficult to assign ash trees a retention category using the BS5837:2012 standards because of ADB. The general advice from public bodies is to retain ash trees and see how the disease develops within the local population. However, if clear signs of ADB are found on sites, it is highly likely that all the ash trees on that site will succumb in time. It could therefore be unreasonable to consider an ash tree a significant constraint to development.

3.16 There are many documents and ever changing advice on ash trees but for survey purposes we use a 4 stage system to donate the stage class of each tree as follows:

1. Ash Health Class (AHC) 1 – 100% - 75% Live Canopy (Stage 1)
2. Ash Health Class (AHC) 2 – 75% - 50% Live Canopy (Stage 2)
3. Ash Health Class (AHC) 3 – 50% - 25% Live Canopy (Stage 3)
4. Ash Health Class (AHC) 4 – 25% - 0% Live Canopy (Stage 4)

3.17 Many local authorities have concluded that any trees which fall within AHC 3 and 4 require management and it seems reasonable to follow a similar system. The priority of that management depends on the severity of the tree's condition, with trees declining from AHC 2 into AHC 3 requiring work as part of a program of regular works. As the trees decline towards AHC 4, action becomes more urgent to abate any hazard, assuming the tree is in a high-risk area.

Appendix A

Tree Survey Schedule

A.1 Tree Survey Schedule of data collected on site.

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Key:	Category	Recommendations	Comment Abbreviations	Symbols Used
	BS 5837:2012 - Retention Categories A - Trees of high quality B - Trees of moderate quality C - Trees of low quality **Sub- Categories:** 1: Mainly arboricultural qualities 2: Mainly landscape qualities 3: Mainly cultural values, including conservation	*Tree works that are necessary irrespective of development are italicised.* **Tree works that are required to facilitate the development are in bold**	**ADB** - Ash Die Back **AHC** (1, 2, 3 or 4) - Ash Health Class **DED** - Dutch Elm Disease **MS** - Multi-Stemmed **Avg** - Average **DBH** - Stem diameter at breast height measured at 1.5m above ground level **HDR** - Height to Diameter Ratio	# - estimated Groups recorded as counted or average of 5+, 10+, 15+, 20+, 50+ and 100+

Ref.	Species	Height (m)	Stem Diameter (mm)	Crown Spread (m)	Crown Clearance (m)	Life Stage	Rem. Contrib.	Physiological Condition	Structural Condition	Comments	Recommendations	Retention Category	RPA
H001	Cherry *(Prunus sp. 'Cherry')* Blackthorn *(Prunus spinosa)* Sycamore *(Acer pseudoplatanus)* Norway maple *(Acer platanoides)* Dogwood *(Cornus sp.)*	2	70(avg)	N:0.5 E:0.5 S:0.5 W:0.5	0	Semi Mature	20+ Years	Good	Good	Boundary hedge with brambles and ivy growing throughout. Some semi mature trees within which have been topped at 1.5m, limited regrowth. Outside of the redline boundary		C1	Radius: 0.8m. Area: 130 sq m.
H002	Privet *(Ligustrum vulgare)*	1.5	70	N:0.5 E:0.5 S:0.5 W:0.5	0	Semi Mature	20+ Years	Good	Good	Managed boundary hedge. Outside of the redline boundary.		C1	Radius: 0.8m. Area: 24 sq m.
T003	Elder *(Sambucus nigra)*	2	180	N:0.5 E:0.5 S:0.5 W:0.5	0	Semi Mature	20+ Years	Poor	Fair	The elder growing to the corner of the car park, has been topped with regrowth. Outside of the redline boundary.		C1	Radius: 2.2m. Area: 15 sq m.

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Ref.	Species	Height (m)	Stem Diameter (mm)	Crown Spread (m)	Crown Clearance (m)	Life Stage	Rem. Contrib.	Physiological Condition	Structural Condition	Comments	Recommendations	Retention Category	RPA
T004	Buddleia *(Buddleia sp.)*	5	180	N:1.5 E:1.5 S:1.5 W:1.5	2	Semi Mature	10+ Years	Fair	Poor	Growing on top of wall with rooting running along top edge of brickwork. Disturbance to some placements of bricks.		C1	Radius: 2.2m. Area: 15 sq m.
T005	Sycamore *(Acer pseudoplatanus)*	4	80	N:0.5 E:0.5 S:0.5 W:1	1	Young	20+ Years	Good	Fair	Self set tree on boundary edge and base of fencing.		C	Radius: 1.0m. Area: 3 sq m.
T006	Norway maple *(Acer platanoides)*	12	320	N:3 E:4 S:4 W:3	4	Semi Mature	40+ Years	Good	Good	Bifurcates at 2.5m. Crown raised with wounds occluding. Canopy to north beginning to surround lightning column. Shrubs around base of stem.	**Remove to facilitate the development**	A1	Radius: 3.8m. Area: 45 sq m.
T007	Sycamore *(Acer pseudoplatanus)*	7	200	N:2 E:1 S:1.5 W:1	3	Semi Mature	20+ Years	Good	Fair	Growing within thick shrub, no access to fully survey stem.	**Remove to facilitate the development**	C1	Radius: 2.4m. Area: 18 sq m.
G008	Sycamore *(Acer pseudoplatanus)* Norway maple *(Acer platanoides)* Common ash *(Fraxinus excelsior)*	4	20+ stems: 70(avg)	N:1 E:1 S:1 W:1	1	Semi Mature	20+ Years	Fair	Fair	Growing along fence line with multiple stems. Shrubs to base, cotoneaster and cherry laurel with ivy throughout stems. Stems growing either side of fencing, causing occlusion and constriction. Group provides boundary screening.	**Remove to facilitate the development**	C1	Area: 381 sq m.
T009	Pedunculate oak *(Quercus robur)*	8	400	N:3 E:4 S:4 W:5	3	Semi Mature	40+ Years	Good	Good	Ivy clad stem within thick shrubbery at base resulting in limited access to survey. Ivy to central canopy which is beginning to impede photosynthetic area. Self set sycamore and Norway maple trees beginning to intrude into canopy.	**Remove to facilitate the development**	B1	Radius: 4.8m. Area: 72 sq m.

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Ref.	Species	Height (m)	Stem Diameter (mm)	Crown Spread (m)	Crown Clearance (m)	Life Stage	Rem. Contrib.	Physiological Condition	Structural Condition	Comments	Recommendations	Retention Category	RPA
T010	Common lime *(Tilia x vulgaris)*	13	700#	N:4 E:4 S:5 W:5	1	Mature	20+ Years	Good	Good	Shrubs to base of stem impeding access to survey. Ivy clad stem from 2m to 7m with epicormic growth at base. Canopy overhanging boundary to west and over footpath with less than 2m clearance. Crown raising required. Multi stem from 5m.	**Remove to facilitate the development**	B1	Radius: 8.4m. Area: 222 sq m.
T011	Common lime *(Tilia x vulgaris)*	21	700#	N:5 E:6 S:6.5 W:6	1	Mature	20+ Years	Good	Fair	Epicormic growth at base of stem impending access. Ivy growing to stem. Bifurcates at 4m. Dieback at tips of canopy with deadwood. Canopy overhanging boundary with under 2m clearance above footpath. Slight stem lean south, structurally stable.	**Remove to facilitate the development**	B1	Radius: 8.4m. Area: 222 sq m.
T012	Common lime *(Tilia x vulgaris)*	13	700#	N:5 E:4 S:5 W:7	1	Mature	20+ Years	Good	Good	Epicormic growth at base. Canopy overhanging boundary to west with canopy over footpath with less than 2m crown clearance, raising required. Ivy clad stems.	**Remove to facilitate the development**	B1	Radius: 8.4m. Area: 222 sq m.
T013	Himalayan birch *(Betula utilis)*	7	2 stems: 70, 80	N:1 E:1 S:1 W:1	0.5	Young	20+ Years	Fair	Fair	Growing within planter. Bifurcates just above base. Shrubs to base. Dieback to top of canopy.		C1	Radius: 1.3m. Area: 5 sq m.
G014	Sycamore *(Acer pseudoplatanus)*	8	6 stems: 150(avg)	N:1 E:1 S:1 W:1	1	Semi Mature	20+ Years	Fair	Fair	Growing along boundary fence line, multi stem from 2m. Ivy and self set sycamore at base of stems. Group is providing boundary screening.		C1	Area: 29 sq m.
T015	Cherry *(Prunus sp. 'Cherry')*	6	350#	N:3.5 E:3.5 S:3.5 W:3.5	2	Early Mature	<10 years	Poor	Fair	Heavily ivy clad stem which has extended into the canopy resulting in minimal visible crown remaining. Only a few small edges of canopy remaining providing photosynthetic capacity. Growing within raised bed external to site fence line. Limited access to fully survey due to epicormic growth and heavy ivy.	**Remove to facilitate the development**	U	Radius: 4.2m. Area: 55 sq m.

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Ref.	Species	Height (m)	Stem Diameter (mm)	Crown Spread (m)	Crown Clearance (m)	Life Stage	Rem. Contrib.	Physiological Condition	Structural Condition	Comments	Recommendations	Retention Category	RPA
T016	Cherry *(Prunus sp. 'Cherry')*	9	400#	N:5 E:3 S:3 W:6		Early Mature	10+ Years	Poor	Fair	Heavily ivy clad stem which has extended into the canopy resulting in minimal visible canopy remaining. Growing within planting bed external to fence line of site. Canopy overhanging footpath with less than 2m clearance.	**Remove to facilitate the development**	C1	Radius: 4.8m. Area: 72 sq m.
T017	Sycamore *(Acer pseudoplatanus)*	12	500#	N:3 E:5 S:5 W:5	3	Early Mature	10+ Years	Fair	Fair	Heavily ivy clad stem extending to central canopy which is impeding photosynthetic capacity. Growing within raised planting bed with limited access.	**Remove to facilitate the development**	C1	Radius: 6.0m. Area: 113 sq m.
T018	Silver birch *(Betula pendula)*	15	350#	N:1.5 E:3 S:5 W:5	5	Early Mature	10+ Years	Good	Fair	Growing within thick shrubs, no access to base of stem due to ivy and undergrowth. Biased canopy to south due to neighbouring tree.	**Remove to facilitate the development**	B1	Radius: 4.2m. Area: 55 sq m.
G019	Common hawthorn *(Crataegus monogyna)* Silver birch *(Betula pendula)* Common ash *(Fraxinus excelsior)* Sycamore *(Acer pseudoplatanus)*	7	5+ stems: 150(avg)	N:1.5 E:1.5 S:1.5 W:1.5	0	Young	<10 years	Poor	Fair	Shrubby group with heavily ivy clad stems and canopies leaving limited photosynthetic capacity. No access to survey stems.	**Remove to facilitate the development**	U	Area: 74 sq m.
T020	Common beech *(Fagus sylvatica)*	5	70	N:0.5 E:0.5 S:0.5 W:0.5	1	Young	40+ Years	Good	Fair	Fastigiate form with stake and tie still attached. Tie is beginning to cause constriction and requires removal. Growing on bund to edge of car park, with climbers around base.		C	Radius: 0.8m. Area: 2 sq m.

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Ref.	Species	Height (m)	Stem Diameter (mm)	Crown Spread (m)	Crown Clearance (m)	Life Stage	Rem. Contrib.	Physiological Condition	Structural Condition	Comments	Recommendations	Retention Category	RPA
G021	Norway maple *(Acer platanoides)* Elm *(Ulmus sp.)* Common ash *(Fraxinus excelsior)*	2	4 stems: 60(avg)	N:0.5 E:0.5 S:0.5 W:0.5	0	Young	20+ Years	Good	Fair	Self set trees to boundary edge on raise ground, creating screening. Ash showing visible signs of ash dieback stage 2, although not surveyed when fully in leaf.		C1	Area: 28 sq m.
T022	Poplar *(Populus sp.)*	9	270	N:3 E:1 S:3 W:3	2	Semi Mature	40+ Years	Fair	Fair	Crown raised in the past. Third-party tree with no access.		B1	Radius: 3.2m. Area: 32 sq m.
T023	Poplar *(Populus sp.)*	7	170	N:3 E:3 S:1 W:3	2	Semi Mature	40+ Years	Fair	Fair	Suckering growth at base. Third-party tree with no access.		C1	Radius: 2.0m. Area: 13 sq m.
T024	Cherry *(Prunus sp. 'Cherry')*	5	100	N:1.5 E:1.5 S:1.5 W:1.5	3	Semi Mature	40+ Years	Good	Fair	No visible defects. Third-party tree with no access.		B1	Radius: 1.2m. Area: 5 sq m.
T025	Norway maple *(Acer platanoides)*	6	140	N:3 E:3 S:3 W:3	3	Semi Mature	40+ Years	Good	Fair	Stake still remaining at base. Third-party tree with no access.		B1	Radius: 1.7m. Area: 9 sq m.

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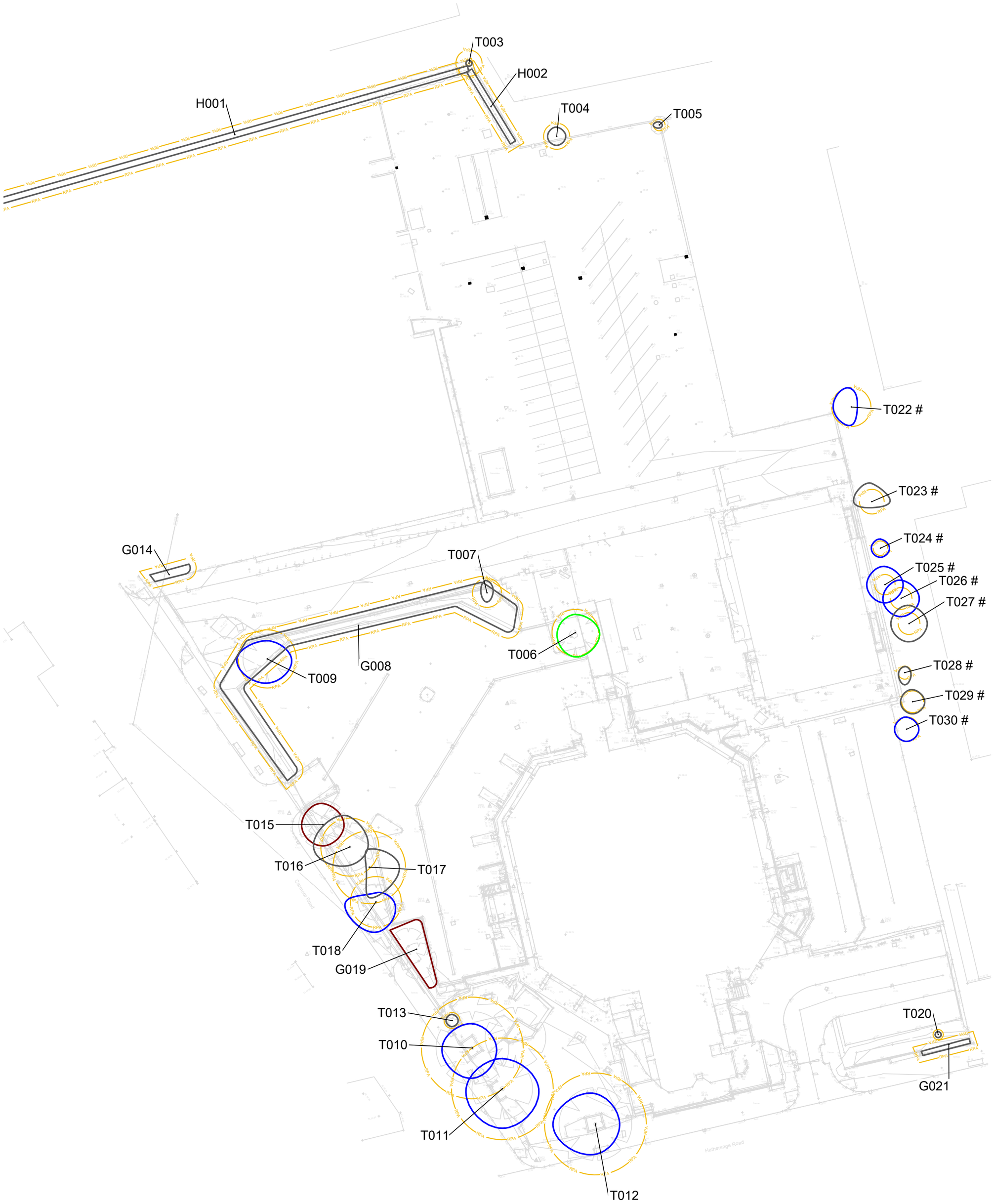
Ref.	Species	Height (m)	Stem Diameter (mm)	Crown Spread (m)	Crown Clearance (m)	Life Stage	Rem. Contrib.	Physiological Condition	Structural Condition	Comments	Recommendations	Retention Category	RPA
T026	Bird cherry *(Prunus padus)*	7	150	N:3 E:3 S:3 W:3	0	Semi Mature	40+ Years	Good	Good	Multi stemmed from base. Suckering growth. Third-party tree with no access.		B1	Radius: 1.8m. Area: 10 sq m.
T028	Cornelian cherry *(Cornus mas)*	3	90	N:1 E:1 S:2 W:1	0	Early Mature	20+ Years	Fair	Good	No visible defects. Third-party tree with no access.		C1	Radius: 1.1m. Area: 4 sq m.
T027	Paper birch *(Betula papyrifera)*	10	150	N:3 E:3 S:3 W:3	3	Semi Mature	40+ Years	Fair	Good	Loss of leader created biased canopy. Limited canopy. Third-party tree with no access.		C1	Radius: 1.8m. Area: 10 sq m.
T029	Scots pine *(Pinus sylvestris)*	4.5	150	N:2 E:2 S:2 W:2	2	Semi Mature	40+ Years	Good	Good	Constriction where tree tie used to be has left indent upon tree. Third-party tree with no access.		C1	Radius: 1.8m. Area: 10 sq m.
T030	Cherry *(Prunus sp. 'Cherry')*	5	170	N:2 E:2 S:2 W:2	2	Semi Mature	40+ Years	Good	Fair	Evidence of root ball edge. Volcano planting at base of stem. Third-party tree with no access.		B1	Radius: 2.0m. Area: 13 sq m.

Appendix B
Drawings

B.1 Tree Constraints Plan

B.2 Tree Removal Plan

B.3 Tree Impacts and Indicative Protection Plan



Tree Reference:

T Individual Tree

G Group of Trees

H Hedge

W Woodland group of Tree

Tree categorisation:

Category A Tree Canopy

Category B Tree Canopy

Category C Tree Canopy

Category U Tree Canopy

RPA

Tree(s) to be removed

\# The position of the tree stem has been estimated

Base Layout:

Redline Boundary

Rev	Date	Description	Drn	Chk	App
P01	29.05.26	First Issue	EA	KO	KO

Scale 1:500

0 5 10 15 20 25m

Drawings to be scaled only for planning purposes.
All dimensions to be verified on site for construction.
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Project

Octagon House, Hathersage Road, Manchester

Client

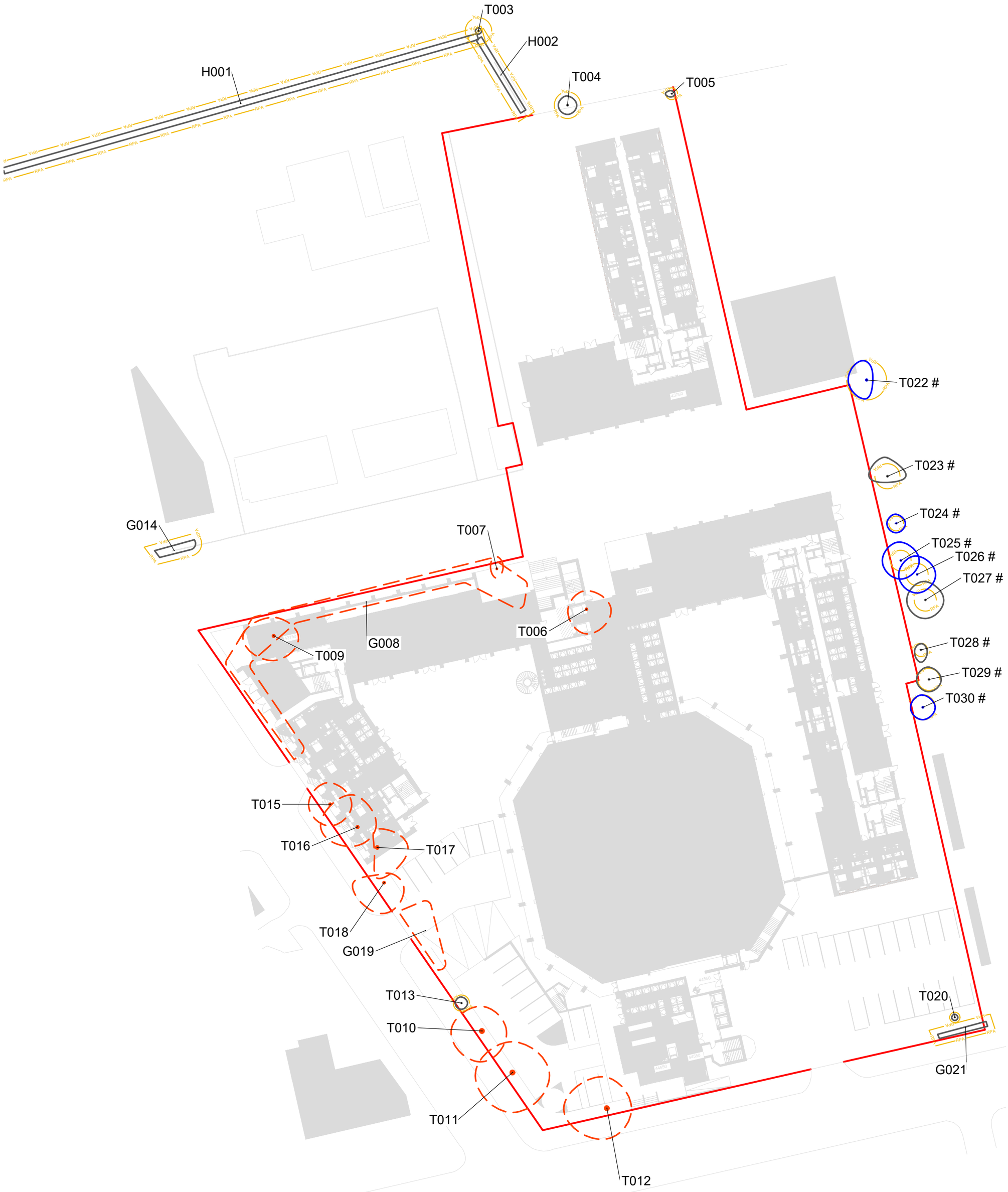
Turley

LUC Job Nr	Scale @A2	Status
17327	1:500	S2

Drawing Title

Tree Constraints Plan

Drawing Nr	Rev
17327-LUC-XX-XX-DR-YA-0010	P01



Tree Reference:

T Individual Tree

G Group of Trees

H Hedge

W Woodland group of Tree

Tree categorisation:

Category A Tree Canopy

Category B Tree Canopy

Category C Tree Canopy

Category U Tree Canopy

RPA

Tree(s) to be removed

The position of the tree stem has been estimated

Base Layout:

Redline Boundary

Rev	Date	Description	Drn	Chk	App
P01	29.05.26	First Issue	EA	KO	KO

Scale 1:500

0 5 10 15 20 25m

Drawings to be scaled only for planning purposes.
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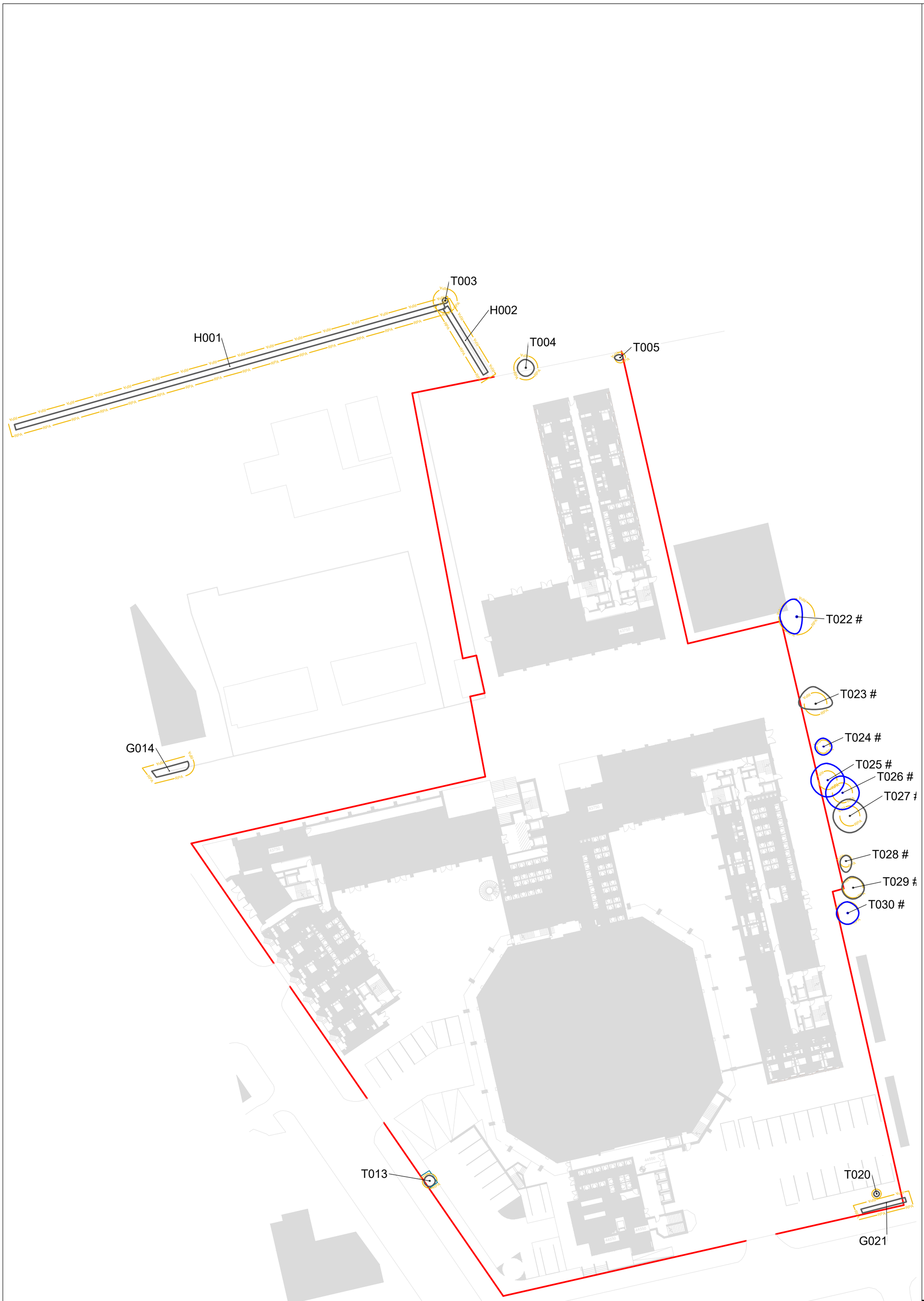
Turley

LUC Job Nr	Scale @A2	Status
17327	1:500	S2

Drawing Title

Tree Removal Plan

Drawing Nr	Rev
17327-LUC-XX-XX-DR-YA-0020	P01



Tree Reference:

T Individual Tree

G Group of Trees

H Hedge

W Woodland group of Tree

Tree categorisation:

Category A Tree Canopy

Category B Tree Canopy

Category C Tree Canopy

Category U Tree Canopy

RPA

\# The position of the tree stem has been estimated

Tree Protective Measures:

TPF Tree Protective Fencing

Base Layout:

Redline Boundary

Rev	Date	Description	Drn	Chk	App
P01	29.05.26	First Issue	EA	KO	KO

Scale 1:500

0 5 10 15 20 25m

Drawings to be scaled only for planning purposes.
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Client

Turley

LUC Job Nr	Scale @A2	Status
17327	1:500	S2

Drawing Title

Tree Protection Plan

Drawing Nr	Rev
17327-LUC-XX-XX-DR-YA-0030	P01