Arboricultural Impact Assessment (AIA) BS5837:2012 Development Report

Prepared by: Arthian Ltd
For: Darwin Group Ltd
Site: ASDA Longsight, Stanley Grove, Manchester

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Quality Assurance

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Staff Detail

Initials	Name	Position, Qualifications and Experience
AP	Antony Price	**Principal of Arboriculture Forestry** Level 6 Diploma in Arboriculture; Lantra Professional Tree Inspection (PTI)

Executive Summary

Arthian Ltd has prepared this Arboricultural Impact Assessment (AIA) to evaluate the effects of the proposed development on the existing tree stock and identify appropriate protection measures for retained trees. This assessment is informed by the tree survey and associated constraints information, including tree categorisation, Root Protection Areas (RPAs) and the Tree Protection Plan (TPP).

A total of 22 individual trees and one tree group were recorded within the survey area.

No tree removals are required to accommodate the proposed development. However, several Category U ash trees have been identified within the baseline survey as unsuitable for long-term retention due to the effects of Ash Dieback (*Hymenoscyphus fraxineus*). Their removal is recommended on arboricultural management grounds rather than as a consequence of the development proposal.

The proposed development is located on existing hardstanding and does not require excavation within retained RPAs. No material below-ground impacts have been identified. Above-ground impacts are limited to canopy overhang from T003, T004 and T010; however, canopy clearances exceed 5.5m above ground level and no pruning is required to facilitate the development.

Retained trees have been considered in relation to the proposed layout, including building position, access arrangements and future site use. No unacceptable shading, dominance, nuisance or future pressure for removal has been identified. Whilst retained trees will continue to mature and may require routine management in the future, this is considered normal arboricultural practice and not a constraint to development.

Retention of the principal arboricultural features is achievable within the proposed layout. All Category B and C trees are to be retained and the use of existing hardstanding supports their long-term viability by avoiding disturbance to retained rooting environments. Protection measures comprising temporary protective fencing and construction exclusion zones are shown on the TPP and are considered proportionate to the level of impact identified.

Replacement planting is recommended as part of the wider landscape strategy to offset the loss of declining Category U ash trees and improve long-term canopy cover and species diversity.

A separate Arboricultural Method Statement (AMS) is not considered necessary for this project. During installation of the modular units, lifting operations should be undertaken in accordance with the contractor's lifting plan and supervised by a competent, appointed person or banksman to avoid accidental contact with retained tree canopies.

This AIA demonstrates that the proposed development is feasible in arboricultural terms, subject to implementation of the protection measures shown on the TPP.

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1. Introduction

1.1 Background

1.1.1 Arthian Ltd was appointed by Darwin Group Ltd (the Client) to provide arboricultural consultancy services in relation to proposed development works at ASDA Longsight car park, Stanley Grove, Manchester, M12 4NH.

1.1.2 The proposed development comprises the construction of a temporary single-storey GP surgery within the ASDA Longsight car park. The development will remain in place for approximately 12 months and includes associated access ramps, a disposal hold area and ancillary external works. No demolition works are proposed.

1.2 Scope of Works

1.2.1 This commission includes the preparation of this Arboricultural Impact Assessment (AIA) in accordance with BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations.

1.2.2 The assessment considers both the impacts of the proposed development on retained trees and the foreseeable interactions between retained trees and the proposed development and its future use. It evaluates the feasibility of retention, the need for mitigation, and the principles of tree protection required to support the proposed works.

1.2.3 This report considers the relationship between the proposed development and the surveyed tree resource and identifies the measures necessary to facilitate development whilst safeguarding suitable trees for retention.

1.2.4 The assessment is based on design drawings and supporting information supplied by the Client and project team and evaluates the arboricultural effects of the current proposal. Any significant amendments to the layout, levels, drainage strategy, service routing or construction methodology may require further arboricultural review.

1.2.5 The outputs of this commission comprise this AIA and the preliminary Tree Protection Plan (TPP).

1.3 Relationship to the Tree Survey

1.3.1 This assessment is informed by the Tree Constraints Survey undertaken by David Woodhouse on 17 July 2026 and documented within the Tree Constraints Report (TCR), Tree Data Schedule (TDS) and Tree Constraints Plan (TCP).

1.3.2 These documents provide the baseline tree data and constraints used to assess the arboricultural impacts of the proposed development.

1.3.3 This AIA should be read alongside the supporting appendices listed in the Contents.

1.3.4 The Tree Protection Plan (TPP) included with this AIA illustrates the protection measures needed to support the planning process, including fencing locations and areas requiring ground protection. Further detail on specification is set out in Section 6.6. Depending on the level of impact identified or the requirements of the Local Planning Authority (LPA), an Arboricultural Method Statement (AMS) may also

be requested. An AMS is a construction-phase document that provides detailed methods for working near retained trees, prepared only if required.

1.3.5 The conclusion of this AIA confirms whether, in professional arboricultural terms, an AMS is necessary to support the proposed development.

2. Basis of Report / Information Sources

2.1 Information Sources

2.1.1 This AIA is based on the TDS and TCP prepared in accordance with BS5837:2012, together with the design information supplied for the proposed development.

2.1.2 The following documents and drawings were relied upon when evaluating arboricultural impacts:

- Topographical survey (Not available at the time of survey)
- Proposed layout drawing (Ref: OPP1391407-DG-01-XX-D-A-1100(P4)-Proposed Site Plan)
- Drainage and services information (Ref: 25597_DSR_r01 - Drainage Strategy Report)
- Elevations (Ref: OPP1391407-DG-01-ZZ-D-A-2100(P3)-Elevations)

3. Site Information

3.1 Location and Description

3.1.1 The Site is centred on National Grid Reference: SJ 86768 95786 and comprises a small area of land within the north-western part of the ASDA Longsight car park, Stanley Grove, Manchester, M12 4NH. The surrounding landscape is urban in character and comprises retail and commercial development, residential areas, associated infrastructure and scattered green spaces. A railway corridor lies approximately 50m east of the Site boundary.

3.1.2 The Site forms part of the wider ASDA Longsight complex and comprises existing hardstanding, landscaped shrub beds, ornamental hedgerows and established trees associated with the existing car park environment.

Figure 1: Site Redline Survey Area



Source: Google Earth Pro. © Google. Application boundary shown in red

3.2 Land Use and Features

3.2.1 The Site primarily comprises existing hardstanding associated with the supermarket car park, together with adjacent landscaped areas containing ornamental hedgerows and individual trees. Existing access roads, parking areas, pedestrian routes and associated infrastructure form the principal site features.

3.2.2 A total of 24 trees and two ornamental hedgerows were recorded during the arboricultural survey. The surveyed trees are concentrated within landscaped islands and boundary planting beds surrounded by existing areas of hard surfacing.

3.3 Topography

3.3.1 The Site is generally level and forms part of the existing supermarket car park. No significant variations in topography were observed within the survey area that would materially influence the arboricultural assessment.

4. Limitations

4.1 Basis of Assessment

4.1.1 This AIA is based on the tree survey data and constraints information presented in the TDS and TCP provided at the time of assessment. The assessment reflects the proposed layout and supporting information available at the time of review.

4.1.2 The survey-related limitations identified during the tree survey apply equally to this AIA where relevant, including measurement accuracy, access constraints and indicative Root Protection Areas (RPAs).

4.1.3 Statutory tree protections, including Tree Preservation Orders (TPOs) and Conservation Area status, were checked against Local Planning Authority (LPA) records at the time of the original survey. These protections may change, and the Client should confirm current status with the LPA before undertaking any tree works or commencing development.

4.1.4 The tree survey data underpinning this assessment reflects tree condition at the time of the original survey. Tree condition can change over time as a result of natural growth, weather events, site activity or other factors. Where a significant period has elapsed between the survey and the commencement of works, or where site conditions have changed, an updated review of tree condition may be required to ensure that the assumptions of this AIA remain valid.

4.1.5 No further survey work has been undertaken for the purposes of this assessment. Where detailed survey information is required, reference should be made to the TDS and associated survey documentation. Where significant time has elapsed between the original survey, planning approval and the commencement of works, it may be beneficial for a competent arboriculturist to review site conditions to confirm that tree health, site levels and protection requirements remain consistent with the assumptions of this AIA.

4.1.6 Preliminary management recommendations recorded in the TDS relate solely to tree condition and routine maintenance. These works are independent of the proposed development and do not form part of the arboricultural impacts or mitigation identified in this AIA. The Client should consider these recommendations as part of normal tree management, subject to any statutory controls.

4.1.7 Prior to commencement of development, the project arboriculturist should undertake a pre-start site review to confirm that tree conditions, site levels and protection measures remain consistent with the assumptions of this AIA. It is good practice for tree protection measures to be checked on site before groundworks begin, particularly where works occur close to retained trees.

4.1.8 This AIA does not warrant the future condition or stability of any tree. No responsibility is accepted for changes in tree condition occurring after the date of the original survey.

4.2 Dependencies on Final Design, Levels and Services

4.2.1 The impacts identified in this AIA depend on the finalised building positions, site levels, drainage strategy, service routes and construction methods. Any changes to these elements may alter the nature or extent of arboricultural impacts and may require reassessment.

4.2.2 Where the protection measures set out in this AIA and the TPP are sufficient, a separate AMS will not normally be required. An AMS will only be prepared where the level of impact identified, final construction details or the LPA's requirements make additional procedural detail necessary.

4.2.3 If an AMS is required, it will set out any detailed working methods and arboricultural attendance proportionate to the works.

4.2.4 This AIA provides the baseline protection measures required to support construction. Where additional procedural detail is requested by the LPA or required due to construction complexity, a separate AMS can be prepared to supplement this document.

4.3 Scope and Reliance

4.3.1 This AIA has been prepared for planning purposes only. It is not a tree risk assessment, decay detection survey, mortgage report, legal opinion or engineering assessment.

4.3.2 This document is intended for the sole use of the Client for the purpose for which it was commissioned. No responsibility is accepted for its use by any other party or for any purpose other than that for which it was prepared.

4.3.3 No liability is accepted for actions taken by contractors, designers or third parties who do not follow the recommendations of this AIA or the subsequent AMS.

4.4 Copyright

4.4.1 This document and its contents remain the intellectual property of the Arthian Ltd. No part may be reproduced, distributed or used for any purpose other than the intended planning submission without prior written consent.

4.4.2 The Client is granted a non-exclusive licence to use this AIA for the purposes of the named project.

4.4.3 Any alteration, amendment or addition to this AIA not authorised in writing by Arthian Ltd will invalidate the document.

4.4.4 Third parties seeking to rely on this AIA must obtain prior written agreement from Arthian Ltd and may be required to enter into a formal reliance agreement.

5. Summary of Existing Tree Constraints

5.1 Baseline Tree Information

5.1.1 Baseline tree information is taken from the TDS, which recorded:

- 22 individual trees
- 1 group

5.1.2 All features have been categorised in accordance with BS5837:2012. RPAs have been calculated and are illustrated on the TCP.

Table 1: Summary of Retention Categories for Trees and Groups

Category	Survey ID Reference	Total Number
U (Unsuitable for retention)	T006, T007, T009, T011, G012, T013, T014, T015, T016, T017, T018, T023	12
A (High quality)	None	0
B (Moderate quality)	T001, T003, T010, T019, T020, T021	6
C (Low quality)	T002, T004, T005, T008, T022	5

5.1.3 No trees on adjacent land were identified as having RPAs or canopies extending into the site.

5.1.4 No veteran or notable trees were identified during the survey.

5.1.5 The principal arboricultural issue affecting the tree population is widespread infection by Chalara Ash Dieback Disease (*Hymenoscyphus fraxineus*) affecting numerous common ash trees. Advanced levels of decline have resulted in 12 trees/group features being categorised as Category U and unsuitable for long-term retention. Preliminary management recommendations include removal of T006, T007, T009, T011, G012, T013, T014, T015 and T023, with removal of T018 also recommended for consideration due to advancing decline.

5.2 Statutory Tree Protections

5.2.1 Statutory tree protections were checked against LPA records as part of the BS5837:2012 tree survey undertaken on 17 July 2026. Formal confirmation from Manchester City Council regarding Tree Preservation Orders was sought but had not been received at the time of the constraints survey. Statutory constraints should therefore be confirmed with the LPA before any tree works are undertaken.

5.2.2 No Tree Preservation Orders were identified during the desk-based review; however, formal clarification from the LPA remained outstanding at the time of survey. Until confirmation is received, it should be assumed that statutory protection may apply.

5.2.3 The site is not within a designated Conservation Area.

5.2.4 No additional statutory tree or landscape designations were identified, such as Ancient Woodland, Registered Parks and Gardens, or Sites of Special Scientific Interest.

5.2.5 The site is not subject to Forestry Act 1967 felling licence requirements.

5.3 Key Arboricultural Constraints

5.3.1 The key arboricultural constraints relevant to the site comprise:

- the RPAs of retained trees, particularly Category B trees T001, T003, T010, T019, T020 and T021;
- existing crown spreads associated with retained trees;
- the extensive presence of Chalara Ash Dieback Disease affecting a significant proportion of the tree stock;
- the requirement to manage and potentially remove Category U trees due to declining condition and limited retention potential;
- statutory tree protection status, which remains subject to confirmation by the LPA; and
- existing hard surfacing adjacent to many trees, which has influenced rooting patterns and constrains future development opportunities.

5.3.2 The RPAs of retained Category B trees represent the principal spatial constraints to future site design. Existing hardstanding immediately adjacent to many trees has also influenced rooting distribution and should be considered during subsequent design and impact assessment stages.

6. Arboricultural Impacts

6.1 Below Ground Impacts

6.1.1 Potential incursions into RPAs have been assessed in accordance with BS5837:2012 Section 4.6. the proposed development will be constructed on 100 mm concrete plinth foundations positioned directly on the existing hard-surfaced car park and does not require excavation within any retained tree RPA. No incursions into RPAs are anticipated.

6.1.2 Existing hard surfacing associated with the car park and access roads is already present within the RPAs of a number of surveyed trees and has likely constrained root development beneath these areas. The Proposed Development will utilise these existing surfaced areas and will not result in the loss of rooting volume or alteration of established rooting conditions. Consequently, no below-ground arboricultural impacts are anticipated.

6.2 Above Ground Impacts

6.2.1 Relevant above-ground constraints have been reviewed to identify impacts arising from the proposed development. The canopies of T003, T004 and T010 extend over the Proposed Development area; however, canopy clearance exceeds 5.5 m above ground level and does not conflict with the proposed structure or its intended use. No pruning is required to facilitate the development.

6.2.2 No pruning is required to accommodate the proposed development.

6.3 Indirect Impacts

6.3.1 No indirect impacts are anticipated. Construction activity will be confined to existing hardstanding and will not require excavation, service installation, storage of materials or changes to ground levels within retained tree RPAs.

6.4 Tree Removals

6.4.1 No tree removals are required to accommodate the proposed development. However, several Category U trees have been identified during the tree survey as unsuitable for long-term retention due to advanced decline associated with Ash Dieback (*Hymenoscyphus fraxineus*) and are recommended for removal as part of prudent tree management. Their removal would not materially affect the arboricultural acceptability of the Proposed Development and would have limited amenity impact due to their poor condition and limited remaining contribution. Replacement planting should be considered where appropriate to maintain long-term canopy cover and species diversity.

Table 2: Tree Removals Required to Accommodate the Proposed Development

Tree ID	Common name	Category	Reason for removal	Amenity / Landscape Impacts
T006, T007, T009, T011, G012, T013, T014, T015, T016, T017, T018, T023	Common Ash (*Fraxinus excelsior*)	U	Poor condition and limited retention potential associated with Ash Dieback	Limited impact due to poor condition and declining contribution

6.5 Impacts of Trees on the Proposed Development

6.5.1 Tree protection measures shown on the TPP shall be implemented throughout the construction period. Protective fencing shall be erected along the edge of the existing car park hardstanding and maintained for the duration of the works. Fencing shall comprise rigid weldmesh panels securely mounted on a scaffold framework, or an equivalent proprietary system, to a minimum height of 2.0 m in accordance with BS5837:2012 Figure 2. Fencing shall define the Construction Exclusion Zones shown on the TPP and be fitted with durable signage stating, "Construction Exclusion Zone – No Access". No access, excavation, storage of materials, fires, cement washout or soil level changes shall occur within protected areas.

6.6 Tree Protection Measures Required

6.6.1 Tree protection measures shown on the TPP shall be implemented throughout the construction period. Protective fencing shall be erected along the edge of the existing car park hardstanding and maintained for the duration of the works.

6.6.2 Tree protection fencing may be extended locally where necessary to protect adjacent soft landscape areas from compaction, contamination or disturbance during construction, thereby maintaining soil structure and rooting potential.

6.6.3 The proposed development is located on existing hardstanding and does not require excavation within retained RPAs. A separate Arboricultural Method Statement is not considered necessary for this project.

7. Conclusion

7.1 Existing Tree Presence Summary of Impacts

7.1.1 The proposed development has been assessed in relation to the existing tree stock recorded within the TDS and illustrated on the TPP. A total of 22 individual trees and one tree group were surveyed. The development has been designed to utilise existing hardstanding and does not result in any material below-ground impacts to retained trees. Limited canopy overhang from T003, T004 and T010 is present; however, canopy clearances exceed 5.5 m above ground level and no pruning is required.

7.1.2 Where Protective fencing and site controls have been identified to safeguard retained trees throughout the construction period. These measures are considered proportionate to the level of impact identified.

7.2 Retention Feasibility

7.2.1 Retention of the principal arboricultural features is achievable within the proposed development. The layout has been designed around the existing tree resource, retaining all Category B trees comprising T001, T003, T010, T019, T020 and T021. The use of existing hardstanding avoids impacts to retained rooting environments and supports the long-term retention of these trees.

7.2.2 Overall, the Proposed Development is compatible with the retention of the principal tree stock.

7.3 Requirements for AMS and Supervision

7.3.1 Based on the design information available at the time of assessment, no additional procedural detail is considered necessary and a separate AMS is therefore not required.

7.3.2 The tree protection measures shown on the TPP are considered sufficient to safeguard retained trees during construction. During crane installation of the modular units, care shall be taken to avoid contact with retained branches. Lifting operations shall be undertaken under the direction of a competent banksman or appointed person, with any encroachment into retained canopies avoided wherever reasonably practicable.

Appendices

Appendix A: Tree Data Schedule (TDS)

Tree No.	Common name (Species)	Height (m)	Stem diam @1.5m (mm)	Crown spread (m)	Crown clearance (m) & direction of lowest growth	Maturity	Vitality	Est remaining contribution (yrs)	Condition/ Comments	Preliminary Management recommendations	RPA radius (m)	RPA area (m^2)	BS5837 quality ref
T001	Norway maple *(Acer platanoides)*	13.0	300	N:4.5 E:5 S:5 W:3	4.5 4(N)	SM	G	20+ Years	Narrow suppressed form, tight but stable stem union at 1.5m. Very close to CCTV column.	No work required	3.6	41	**B2**
T002	Norway maple *(Acer platanoides)*	14.0	280	N:3.5 E:2 S:4.5 W:3	4.5 3(NW)	SM	P	10+ Years	Crown is dying back, notably on the western crown. Much ground compaction in shrub bed. Ivy beginning to dominate stem.	No work required	3.4	36	**C2**
T003	Norway maple *(Acer platanoides)*	14.0	350	N:6.5 E:6 S:5.5 W:6.5	3.0 3.5(S)	SM	G	20+ Years	Reasonable tree, growth rate is relatively low. Existing car park surfacing within 2.5m of tree base.	No work required	4.2	55	**B2**
T004	Norway maple *(Acer platanoides)*	14.0	230	N:3 E:4 S:6 W:5	3.0 4.5(S)	SM	F	10+ Years	Crown suppressed on northern side due to more dominant adjacent tree. Reasonable tree, growth rate is relatively low with some minor dead branches in the crown. Much past crown lifting some of which created flush cut wounds. Existing car park surfacing within 1m of tree base.	No work required	2.8	25	**C2**
T005	Common ash *(Fraxinus excelsior)*	14.0	300	N:5 E:4 S:5 W:4	4.0 4.5(S)	EM	F	10+ Years	Much crown decline associated with Chalara Ash dieback disease. Some inner crown vigour, but tree is clearly susceptible.	No work required	3.6	41	**C2**

T006	Common ash *(Fraxinus excelsior)*	10.0	200	N:3 E:1 S:1 W:3	4.0 4.5(NW)	EM	P	<10 years	Heavily suppressed tree with narrow form. Extensive crown decline associated with Chalara Ash dieback disease.	Fell to ground level.	2.4	18	**U**
T007	Common ash *(Fraxinus excelsior)*	14.0	250	N:1 E:3 S:4 W:2.5	5.0 4(S)	EM	P	<10 years	Extensive crown decline associated with Chalara Ash dieback disease. Some live growth but tree is struggling. Crown is suppressed on the northern side.	Fell to ground level	3.0	28	**U**
T008	Common ash *(Fraxinus excelsior)*	14.0	300	N:3.5 E:2 S:2.5 W:3	4.0 4.5(S)	EM	F	10+ Years	Much crown decline associated with Chalara Ash dieback disease. Some low crown growth on main stem, but tree is clearly declining.	No work required	3.6	41	**C2**
T009	Common ash *(Fraxinus excelsior)*	10.0	150	N:1 E:1 S:1 W:1	4.0 4.5(NW)	EM	P	<10 years	Heavily suppressed tree with narrow form. Notable crown decline associated with Chalara Ash dieback disease.	Fell to ground level.	1.8	10	**U**
T010	Elm *(Ulmus sp.)*	14.0	300	N:4.5 E:5 S:6.5 W:4	3.0 2.5(S)	EM	G	20+ Years	Existing hard surfacing within 1m of tree base. Close growing declining trees adjacent.	No work required	3.6	41	**B2**
T011	Common ash *(Fraxinus excelsior)*	9.0	200	N:1 E:1 S:1 W:1	5.0 5(NW)	EM	P	<10 years	Heavily suppressed tree with narrow form. Extensive crown decline associated with Chalara Ash dieback disease.	Fell to ground level.	2.4	18	**U**

G012	Common ash x3 *(Fraxinus excelsior)*	6.0	100	N:1 E:1 S:1 W:1	2.5 3(SW)	Y	P	<10 years	All three young trees have extensive crown decline from Chalara Ash dieback disease.	Fell all 3 trees to ground level	0.0	24	**U**
T013	Common ash *(Fraxinus excelsior)*	14.0	280	N:5 E:5.5 S:5 W:4.5	3.5 4(E)	EM	P	<10 years	Much crown decline due to Chalara Ash dieback disease. Large lesion on main stem at 3.5m. Existing hard surfacing within 1.5m of tree base.	Fell to ground level	3.4	36	**U**
T014	Common ash *(Fraxinus excelsior)*	14.0	280	N:2.5 E:5 S:3.5 W:4.5	3.5 4(E)	EM	P	<10 years	Advanced crown decline due to Chalara Ash dieback disease.	Fell to ground level	3.4	36	**U**
T015	Common ash *(Fraxinus excelsior)*	14.0	300	N:6.5 E:7 S:6 W:8	3.5 4(E)	EM	P	<10 years	Much crown decline due to Chalara Ash dieback disease. Ivy beginning to dominate stem and scaffold structure Existing hard surfacing access road within 1.5m of tree base.	Fell to ground level	3.6	41	**U**
T016	Common ash *(Fraxinus excelsior)*	10.0	300	N:5 E:4.5 S:2 W:5.5	4.0 3(E)	EM	F	<10 years	Has some shoot dieback in the upper crown, but reactive growth is vigorous. Crown is part suppressed by nearby trees.	No work required	3.6	41	**U**
T017	Common ash *(Fraxinus excelsior)*	10.0	330	N:4 E:5.5 S:4 W:5.5	3.0 3.5(NE)	EM	P	<10 years	Has significant crown dieback with reactive growth also dying back in places Crown is part suppressed by nearby trees.	No work required	4.0	50	**U**

T018	Common ash *(Fraxinus excelsior)*	9.0	180	N:2 E:4.5 S:3.5 W:3	4.0 3(E)	EM	P	<10 years	Has much shoot dieback in the crown. Crown is part suppressed by nearby tree.	Tree removal should be considered.	2.2	15	**U**
T019	Norway maple *(Acer platanoides)*	16.0	380	N:6 E:6 S:4.5 W:5.5	4.5 5(NE)	EM	G	20+ Years	Strip canker in main stem no noted decay. Past pruning has resulted in much branch removal with some flush cuts evident. Crown suppressed on south side near neighbouring tree	No work required	4.6	66	**B2**
T020	Norway maple *(Acer platanoides)*	16.0	350	N:5 E:5.5 S:5 W:7	4.5 5(NE)	EM	G	20+ Years	Strip wound on main stem from 1.2m to 2m, with strong wound wood production. Upper portion of original wound has occluded. Sapwood has decayed to a depth of 100mm no noted decay. Hard surfaced access road 2m to the west of the tree base.	No work required	4.2	55	**B2**
T021	Norway maple *(Acer platanoides)*	16.0	300	N:4 E:4.5 S:5.5 W:6	5.0 5(SW)	EM	G	20+ Years	Strip canker in main stem no noted decay. Past pruning has resulted in much branch removal with some flush cuts evident. Crown suppressed on north side near neighbouring tree. Hard surfaced access road within 1.5m of base of western side of tree	No work required	3.6	41	**B2**
T022	Common ash *(Fraxinus excelsior)*	18.0	403 (350, 200)	N:6.5 E:6 S:7.5 W:7.5	1.5 2.5(W)	EM	F	10+ Years	Has a thinning crown and numerous dead shoots associated with Chalara Ash dieback disease. Approximately 4.5m clearance over access road. Trees clearly declining.	No work required	4.8	72	**C2**
T023	Common ash *(Fraxinus excelsior)*	18.0	300	N:5.5 E:5.5 S:6 W:6.5	1.5 2.5(W)	EM	P	<10 years	Has a rapidly thinning crown and large numbers of dead branches associated with Chalara Ash dieback disease. Trees is dying.	Fell to ground level	5.1	82	**U**

Tree Schedule Key

Maturity	Y, SM, EM, M, LM, V	Categorisation of the age class or life stage of a tree. **Young (Y):** Newly planted or self-set trees. **Semi-mature (SM):** Large nursery stock or self-set trees in early life stages. **Early-mature (EM):** Trees in the first third of their life cycle, showing significant increases in size. **Mature (M):** Trees in the second third of their life cycle, reaching full size potential and slowing growth rates. **Late-mature (LM):** Trees in the final third of their life cycle, showing signs of decline. **Veteran (V):** Trees showing retrenchment and deadwood habitat irrespective of age.
Vitality	Good, Fair, Poor, None	Assessment of biological function by visual observation of leaf colour, size, crown density, shoot extension and live crown. **Good:** Attributes considered normal for species and variety. **Fair:** Minor reductions in crown attributes compared with a normal example. **Poor:** Significant reductions in at least two crown attributes, accompanied by extensive dieback (>33% crown volume). **None:** Tree is dead.
Estimated Remaining Contribution (yrs)	40+, 20+, 10+, <10	Estimation of how long a tree is likely to survive in a similar form, size and condition at its current location. Reduced vigour, pathogen infection or structural failure are major factors reducing this value. Categories: **40+ years**, **20+ years**, **10+ years**, **<10 years**.
RPA Radius (m)	—	Radius, in metres, of the Root Protection Area (RPA), expressed as a circle around each tree.
RPA Area (m^2)	—	Equivalent cross-sectional area of the RPA, in square metres, deemed sufficient to contain the root volume required to maintain tree viability.
BS5837 Quality Reference	A, B, C, U	Grading based on Table 1 of BS5837:2012. **Category A:** Trees of high quality with an estimated remaining life expectancy of at least 40 years. **Category B:** Trees of moderate quality with an estimated remaining life expectancy of at least 20 years. **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. **Category U:** Trees in such a condition that they cannot realistically be retained as living trees in the context of current land use for longer than 10 years.
Ash Dieback (*Hymenoscyphus fraxineus*)	—	A serious fungal disease affecting ash (*Fraxinus*) species, causing progressive decline and mortality. Symptoms typically include leaf loss, crown dieback, wilts, lesions at branch unions and stem bases, and the development of epicormic growth. The disease can significantly weaken structural integrity through the death of branches and stems, increasing the risk of limb or whole-tree failure. Management recommendations depend on the severity of infection, site-specific risk, occupancy levels, and the tree's condition, ranging from monitoring and pruning to removal where safety concerns exist.
Ivy (*Hedera helix*)	—	A vigorous climbing evergreen commonly found growing on trees. Ivy is not parasitic and does not directly obtain nutrients from the host tree; however, extensive growth can obscure the stem, branches, and crown, limiting the ability to undertake a thorough visual inspection. Heavy ivy cover may increase wind loading, suppress crown development, conceal structural defects, decay features, cavities, or fungal fruiting bodies, and contribute to branch failure where growth is particularly dense. Management may include selective cutting or removal of ivy to facilitate tree inspection and ongoing management where necessary.

Appendix B: Tree Categorisation Table (Extract from BS5837: 2012)

U (Unsuitable for retention)	Trees 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 with a severe, irremediable structural defect • Trees showing signs of significant immediate and irreversible decline • Dead or dying trees • Trees affected by pathogens with a significant risk of major harm to other trees	Not applicable	**Dark Red**
A (High quality)	Trees of high quality with an estimated remaining life expectancy of at least 40 years	1. **Arboricultural qualities**: Trees of good form, vitality and low risk of structural defects 2. **Landscape qualities**: Trees with high visual importance 3. **Cultural values**: Trees with significant conservation, historical or commemorative value	**Light Green**
B (Moderate quality)	Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	1. **Arboricultural qualities**: Trees with defects that can be managed 2. **Landscape qualities**: Trees with some visual importance 3. **Cultural values**: Trees with some conservation or cultural value	**Mid Blue**
C (Low quality)	Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with stem diameter below 150 mm	1. **Arboricultural qualities**: Trees with poor form or condition 2. **Landscape qualities**: Trees with limited visual importance 3. **Cultural values**: Trees with very limited conservation or cultural value	**Grey**

Appendix C: Tree Constraints Plan (TCP)

Arthian

13 Henderson Road, Inverness, IV1 1SN

Tree Constraints Plan (TCP)
323807 TCP 1.0

1:500 @ A3 24/08/2026

N

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T001 T002 T003 T004 T005 T006 T007 T008 T009 T010 T011 G012 T013 T014 T015 T016 T017 T018 T019 T020 T021 T022 T023

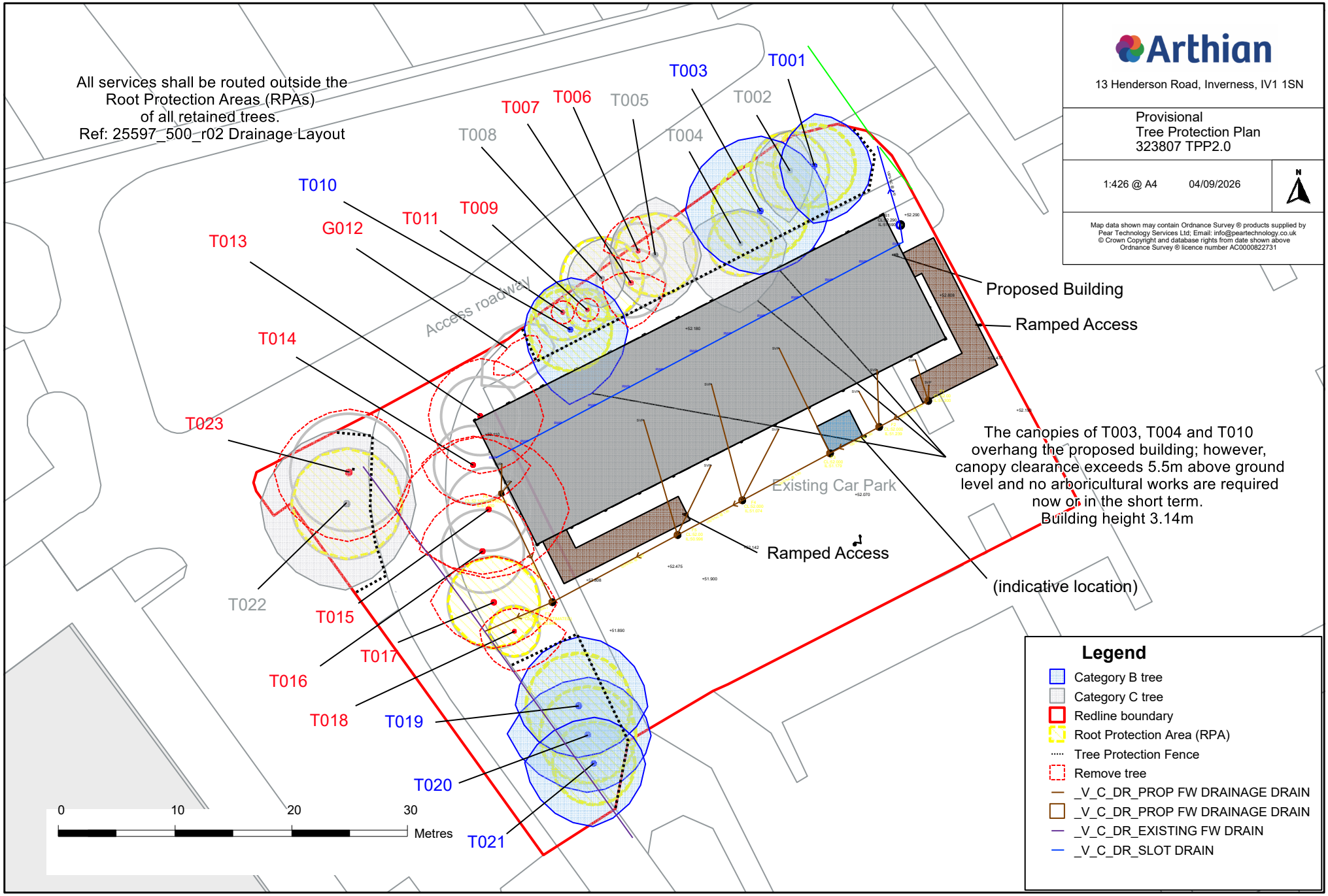
Access roadway

Existing Car Park

Access roadway

Legend
- Category B tree
- Category C tree
- Category U tree
- Redline boundary
- Root Protection Area (RPA)

Appendix D: Tree Protection Plan (TPP)



Arthian

13 Henderson Road, Inverness, IV1 1SN

Provisional
Tree Protection Plan
323807 TPP2.0

1:426 @ A4 04/09/2026

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Appendix E: Site Photos



Photo 1: View from the east within the site of T001 – T016. Clearly part of the original site landscaping within a constrained shrub bed with existing hard surfacing immediately adjacent.



Photo 2: View from the south, within showing the outer edge of the canopy of T019 and trees T018 – T001.



Photo 3: Norway Maples T020 in foreground showing existing shrub bed and some surface ground compaction adjacent to the car park.



Photo 4: T022 & T023 viewed from the south and adjacent roadway



Photo 5: View of the trees T015 – T021 from the access roadway to the west. Note T015 has a clearly declining tree crown.



Photo 6: T010 Elm, one of the better formed trees and unique species in the survey



Photo 7: T013 Ash visibly in poor condition