TREE SOLUTIONS



**Arboricultural Impact Assessment**

**University of Manchester, The Limes (FFU)**

Prepared for:

**HALLIDAY MEECHAM ARCHITECTS**

Our Ref: 26/AIA/MAN/55

August 2026

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## 1.0 INSTRUCTION

1.1 We have been instructed by Halliday Meecham Architects to carry out an Arboricultural Impact Assessment (AIA) to assess the development proposal in relation to trees in accordance with the principles of British Standard 5837 'Trees in Relation to Design, Demolition & Construction - Recommendations' 2012.

1.2 We are instructed to prepare a report to provide information to assist all parties involved in the planning process to make balanced judgements regarding arboricultural features in relation to the proposed development on land at The University of Manchester, The Limes, Fallowfield Facilities Unit (FFU). As such, all trees within influencing distance to the development proposal both on and adjoining the site have been surveyed and are listed within a Tree Survey Schedule (***Appendix 1***) and plotted on all accompanying plans.

1.3 The Stage 1 tree survey was carried out in May 2026 by Alistair Henderson, principal consultant at Tree Solutions Ltd. Our appraisal of the mechanical integrity of trees on the site is sufficient to inform the current project. The assessment of trees is carried out from ground level without invasive investigation and the disclosure of hidden defects cannot therefore be expected. Whilst the survey is not specifically commissioned to report on matters of tree safety, we report obvious defects that are significant in relation to the existing and proposed land use. We do not carry out detailed safety inspections unless specifically instructed to do so in writing and have not carried out such inspections of trees on the proposal site.

1.4 Five individual trees (T1-T5) and eight groups (G1-G8) were surveyed and mapped on a Preliminary Tree Constraints & Impact Assessment Plan Ref: 26/AIA/MAN/55, Drawing No. 1 & 2 at ***Appendix 2***. All arboricultural information recorded during the survey is presented within a schedule at ***Appendix 1***.

1.5 The Arboricultural Impact Assessment is based on the latest proposed layout plan Drawing Ref: 5938-HMA-LIM-00-DR-A-00110 (Rev P3).

## 2.0 STATUTORY CONTROLS & PLANNING POLICY

### 2.1 Relevant Local Planning Policy

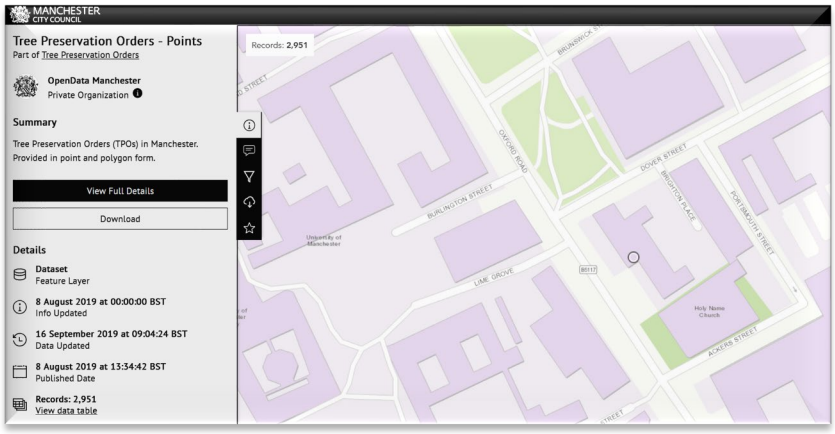
2.1.1 The planning application will be assessed against the relevant policies of the Manchester Core Strategy (2012) and saved policies of the Manchester Unitary Development Plan. Policy EN9 (Green Infrastructure), Policy EN10 (Safeguarding Open Space) and Policy EN12 (Urban Design) are relevant, as they support the protection and integration of trees, landscaping and wider green infrastructure within development proposals. Relevant Supplementary Planning Documents will also be material considerations, together with the requirements of the National Planning Policy Framework (2024).

2.1.2 This report has been prepared in accordance with the guidance and recommendations set out in *BS 5837:2012*, which provides nationally recognised best practice for the integration of trees within the planning, design, and construction process.

### 2.2 Protected Trees

2.2.1 A review of Manchester City Council's online mapping system indicates that no trees within the site are subject to a Tree Preservation Order. We have not been able to ascertain if the site lies within a designated Conservation Area. You are advised to seek confirmation on this prior to undertaking works to trees.


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**P1 – Extract from MCC interactive map showing no TPO trees**

## 2.3 Protected Species

2.3.1 Mature trees may contain cavities, cracks, crevices and other features capable of supporting protected species, including bats and nesting birds such as Barn Owls. Bats and their roosts are protected under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended). Nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended), with Barn Owls receiving additional protection as a Schedule 1 species. Where trees with features of potential ecological value are proposed for removal or pruning, further advice should be sought from a suitably qualified ecologist prior to works commencing.

## 2.4 Wildlife Habitats

2.4.1 Trees and hedgerows may provide nesting habitat for a range of bird species. Where vegetation clearance or tree works are proposed during the main bird nesting season (generally March to September inclusive), appropriate ecological advice should be sought prior to works commencing. If active nests are identified, works should be delayed until the nest is no longer in use.

# 3.0 THE SITE

3.1 The application site currently comprises an existing car park located to the north of Richmond Park student halls and to the east of Whitworth Lane. Trees are present along all site boundaries and contribute positively to the established landscape character of the University of Manchester's Fallowfield Campus.



**P2 – G1, fastigiate Hornbeam to NW**


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**P3 – Trees along southern boundary**



**P4 – G7 & G7 beyond NE boundary**

## 4.0 DEVELOPMENT PROPOSAL

4.1 The proposal comprises the erection of a new facilities building and revision to the existing car park layout.

## 5.0 GENERAL CONSTRAINTS DATA - CONSTRUCTION EXCLUSION ZONES (CEZ's)

## 5.1 GENERAL

5.1.1 During the development process there are three principal arboricultural constraints that should be considered in relation to retained trees:

1. ***Construction Exclusion Zones (CEZ):*** Areas around retained trees where no construction activity, ground compaction or material storage is permitted in order to safeguard the rooting environment and ensure successful tree retention.
2. ***Crown Protection Areas (CEZ 2):*** Above-ground space required to accommodate the existing and future crown spread of retained trees, including allowances for safe working distances and any acceptable levels of pruning.
3. ***Root Protection Areas (RPA):*** Below-ground zones defined in accordance with BS5837:2012 to protect the tree's root system, within which development and soil disturbance should be avoided or carefully controlled.


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## 5.2 ROOT PROTECTION AREA (RPA)

5.2.1 The RPA, expressed in square metres (m²), identifies the minimum area around a tree that should be protected to safeguard sufficient rooting volume for its long-term retention. RPAs should be protected before and throughout demolition and construction activities.

5.2.2 The RPA is derived from a radial measurement taken from the centre of the tree stem. For single-stemmed trees, this is calculated by multiplying the stem diameter (measured at 1.5m above ground level) by a factor of 12. For multi-stemmed trees, the calculation is based on the formula: (mean stem diameter²) × number of stems.

5.2.3 During the preparation of an Arboricultural Impact Assessment (AIA), RPAs may be modified where site-specific conditions indicate that root distribution is likely to differ from the default circular geometry. Any modification should be supported by a robust arboricultural assessment.

5.2.4 At the detailed design stage, RPAs should be protected by suitable tree protection fencing prior to the commencement of demolition or construction works. No activities likely to damage retained trees should take place within the protected areas, including excavation, soil stripping, storage of materials, changes in ground levels or the movement of heavy plant.

5.2.5 Where development is proposed within or adjacent to an RPA, appropriate mitigation measures may be required. These may include temporary ground protection or specialist construction techniques, such as no-dig or low-impact foundation solutions, to minimise disturbance to the rooting environment.

## 5.3 CEZ 2: TREE CROWN PROTECTION ZONE

5.3.1 The Tree Crown Protection Zone (CEZ 2) is the area above ground occupied by the crown of a tree, including allowances for safe working space and, where appropriate, anticipated future crown development. The extent of CEZ 2 is determined by considering the existing and projected crown spread, with reference to any acceptable level of pruning in accordance with BS 3998:2010 Tree Work – Recommendations.

5.3.2 All proposed development works and associated infrastructure are positioned clear of the canopies of retained trees and outside designated Construction Exclusion Zones. Accordingly, no access facilitation pruning is required to implement the development.

## 5.4 CEZ 3: TREE DOMINANCE ZONE

5.4.1 The proposed building is positioned at a sufficient distance from the retained trees to the north to avoid unacceptable impacts associated with overdominance, excessive shading or future pressure for pruning or removal. A sustainable long-term relationship between the retained trees and the proposed development is therefore anticipated.

## 5.5 LANDSCAPE AND NEW PLANTING

5.5.1 At the time of writing, detailed landscape proposals have not been available and therefore the suitability of the proposed planting cannot be fully assessed from an arboricultural perspective.

5.5.2 Any new planting should be appropriate to the scale and character of the site, taking account of the available growing space and the relationship with the proposed facilities building and retained trees.

5.5.3 Where practicable, areas identified for future tree planting should be protected from construction traffic, material storage and other activities likely to result in soil compaction. Maintaining suitable soil conditions within these areas will maximise the successful establishment of the proposed planting.


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## 6.0 SURVEY METHODOLOGY

6.1 The method used in the preparation of this report is based on the principles of BS 5837: 2012.

1. Tree heights were surveyed to the nearest 1m
2. Trunk diameters were measured by use of forestry girth tape
3. The category assessment (Table 1) on which the tree categorisation is based includes current and long-term arboricultural, landscape, cultural and conservation values in accordance with BS5837:2012. This table can be found at ***Appendix 1***
4. For clarity, the grading system is summarised from ***Table 2*** of the BS as follows:

**U grade** – trees for removal, effective for less than 10 years

**A grade** – trees of high quality and value, effective for more than 40 years

**B grade** – trees of moderate quality and value, effective for more than 20 years

**C grade** – trees of low quality and value, effective for at least 10 years

***Note: We have indicated colour coding on the drawing and therefore a monochrome copy should not be relied on.***

## 6.2 SOIL ASSESSMENT

6.2.1 No soil investigations have been undertaken as part of this commission. The client is therefore advised to seek specialist geotechnical or soil science expertise where site-specific soil assessment is required to inform the design, construction methodology, or future landscape management.

## 7.0 JUXTAPOSITION OF TREES AND STRUCTURES

### 7.1 Below ground constraints

7.1.1 Below ground constraints are generally defined as the Root Protection Area (RPA). The shape and extent of an RPA are determined by arboricultural considerations including the likely tolerance of the tree to root disturbance, root morphology and disposition (where known), past and existing site conditions, soil type and structure, and local topography and drainage.

7.1.2 The function of the RPA is to safeguard tree roots and the soil environment that supports them. Damage to roots may occur through excavation, soil compaction, changes in soil level, or contamination, any of which can significantly reduce tree health, vitality, and stability.

7.1.3 Root distribution is strongly influenced by site conditions, including soil characteristics, drainage and the presence of physical barriers. Trees growing adjacent to buildings, retaining structures, roads or other areas of hard surfacing may exhibit asymmetric rooting patterns, with reduced root development beneath existing structures and compacted ground.

7.1.4 The RPAs of Tree Nos. 3, 5 and Group G3 have been modified to reflect the existing building and car park, which have restricted rooting opportunities over a prolonged period. The required RPA area has been maintained by extending the RPAs into adjacent areas where a more favourable rooting environment exists. All other RPA's have been plotted as unmodified circles derived from the recorded stem diameters, as no site-specific constraints were identified that would justify deviation from the default geometry.

### 7.3 Underground Services

7.3.1 Detailed information on the alignment of proposed underground services was not available. The guidance below is therefore general and should be reviewed once detailed service layouts are prepared.

7.3.2 Where new drainage or utility runs are required near retained trees, service routes should be designed to avoid RPAs wherever reasonably practicable. If incursions into RPAs cannot be avoided, low-impact excavation techniques such as hand digging under arboricultural supervision, air-spading, or thrust-boring should be used to prevent damage to significant roots and to maintain soil structure and rooting conditions.


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7.3.3 Established methods for the sensitive installation of underground services near trees are set out in Street Works UK, *Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees* (Volume 4), formerly published by the National Joint Utilities Group (NJUG). These principles should be incorporated within the Arboricultural Method Statement (AMS). Any works within or adjacent to RPAs should be undertaken under arboricultural supervision in accordance with BS5837:2012.

## 8.0 DEVELOPMENT IMPACT TO TREES

8.1 Tree Solutions Ltd undertook a detailed tree survey in accordance with BS5837:2012. All existing trees within and adjoining the site were identified, surveyed and categorised, with RPAs calculated and plotted on the Tree Constraints Plan and Arboricultural Impact Assessment Plan. The proposed development has been assessed against these arboricultural constraints to determine its impact on the retained tree resource.

8.2 The proposed development has been designed having due regard to the site's arboricultural constraints. The proposed facilities building and revised car park layout are positioned outside the RPA and canopy spreads of all trees, ensuring that no tree removals are required to facilitate the development.

8.3 The retained boundary trees will continue to provide the principal landscape setting to the site, maintaining visual amenity, biodiversity and screening to the surrounding campus. Owing to the separation distances achieved, no significant direct or indirect impacts upon their health, stability or long-term retention have been identified.

8.4 Subject to the grant of planning permission, the retained trees will be protected throughout the construction period in accordance with an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) to be submitted to and approved by the Local Planning Authority pursuant to an appropriately worded planning condition. These documents will set out the detailed tree protection measures, construction methodology and arboricultural supervision necessary to ensure compliance with BS5837:2012 throughout the construction process. Subject to the implementation of these measures, no significant direct or indirect arboricultural impacts have been identified in relation to the retained tree resource.

## 9.0 PROPOSED REVISIONS TO THE SCHEME

9.1 It is recommended that any proposed revisions to the scheme which may have implications for retained trees, or their associated Root Protection Areas should be referred to us for review and comment. This will ensure that appropriate arboricultural advice is provided at the earliest opportunity and that the scheme remains compliant with *BS 5837:2012* and best practice guidance throughout its implementation.

## 10.0 CONCLUSIONS

10.1 This report has been prepared in accordance with the recommendations of BS5837:2012 and demonstrates that the proposed development has been designed having due regard to the site's arboricultural constraints.

10.2 No tree removals are required to facilitate the proposed development. The retained trees will continue to provide the principal landscape setting to the site and will not be adversely affected by the proposed works.

10.3 The retained trees will be protected throughout the construction period in accordance with an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) to be submitted to and approved by the Local Planning Authority pursuant to an appropriately worded planning condition.

10.4 Subject to the implementation of these measures, no overriding arboricultural constraints have been identified that would warrant refusal of planning permission.


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## 11.0 LIMITING CONDITIONS

Unless stated otherwise, the following conditions apply:

- The information contained in this report pertains only to the trees that were inspected and reflects their condition at the time of the survey.
- The findings and recommendations within this report are considered valid for a period of two years from the date of inspection.
- The inspection was limited to a visual assessment from ground level only. No invasive investigations such as dissection, excavation, probing, or coring were undertaken. As such, no warranty or guarantee, express or implied, is offered that undetected issues may not arise in the future.
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**Appendix One**

**Tree Survey Schedule**


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# *TREE SURVEY SCHEDULE (BS5837: 2012)*

TREE SOLUTIONS

| | |
|---|---|
| **SITE:** | MANCHESTER UNIVERSITY – THE LIMES, FALLOWFIELDS FACILITIES UNIT (FFU) |
| **CLIENT:** | HALLIDAY MEECHAM ARCHITECTS |
| **BRIEF:** | ARBORICULTURAL IMPACT ASSESSMENT |

| | |
|---|---|
| **SURVEYOR:** | A. HENDERSON |
| **ASSESSMENT DATE:** | 13/05/2026 |
| **VIEWING CONDITIONS:** | CLEAR |
| **JOB REFERENCE:** | 26/AIA/MAN/55 |



| TREE NO. T - Tree G - Group H- Hedge | SPECIES (COMMON NAME) | AGE | HEIGHT (m) + CROWN CLEARANCE/ DIRECTION OF GROWTH (N.S.E.W) | RADIAL CROWN SPREAD (m) N | S | E | W | STEM/ MULTI-STEM* DIA. (mm) | VITALITY | COMMENTS | MANAGEMENT | CATEGORY & SUB-CATEGORY GRADING BS 5837 | BS 5837 RADIUS (m) RPA ($m^2$) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| T1 | Oak | EM | 15<br>2E | 5 | 5 | 5 | 5.5 | 410 | G | • Good quality well established tree<br>• Located within raised planting bed<br>• No obvious defects noted<br>• E.R.C.20+ | • No works | B2 | 5<br>76m² |
| T2 | Cherry | EM | 9<br>1 | 1 | 1.5 | 2 | 1 | 100x3<br>(173) | M | • Trifurcates at base<br>• Poor structural form | • No works | C2 | 2<br>13m² |
| T3 | Oak | EM | 15<br>4S | 5 | 6 | 5.5 | 5 | 460 | G | • Part of linear group within grassed amenity space between car park and buildings<br>• Well established and prominent landscape feature<br>• E.R.C.20+ | • No works | B2 | 5.5<br>95m² |
| T4 | Turkey Oak | SM | 8 | 3 | 2 | 1.5 | 1 | 200 | G | • Suppressed form due to location below canopy of T3 – no space to develop to maturity<br>• E.R.C.20 | • No works | C2 | 2.5<br>18m² |
| T5 | Oak | EM | 14<br>5N | 3.5 | 2 | 2.5 | 3.5 | 370 | G | • As T3<br>• E.R.C.20+ | • No works | B2 | 4.5<br>62m² |
| G1 | Hornbeam | EM | 12<br>2W | 2 | 2 | 2 | 2 | ≤300 | G | • Good quality linear group of fastigiate trees<br>• All appear in good health and vitality<br>• E.R.C.20+ | • No works | B2 | 3.6<br>41m² |

**HEADINGS & ABBREVIATIONS**

| | |
|---|---|
| **TREE NO.** | REFERENCE NUMBER. REFER TO PLAN OR NUMBERED TAGS WHERE APPLICABLE (T = TREE, G = GROUP, H = HEDGE) |
| **SPECIES:** | COMMON NAME (LATIN NAMES AVAILABLE ON REQUEST) |
| **AGE RANGE/LIFE STAGE:** | Y = YOUNG, SM = SEMI MATURE, EM = EARLY MATURE, M = MATURE, PM = POST MATURE |
| **HEIGHT:** | ESTIMATED AND RECORDED IN METRES. APPROXIMATELY 1 IN 10 TREES ARE MEASURED USING A CLINOMETER AND THE REMAINDER ESTIMATED AGAINST THE MEASURED TREES |
| **CROWN SPREAD:** | MAXIMUM CROWN RADIUS MEASURED TO THE FOUR CARDINAL COMPASS POINTS FOR SINGLE SPECIMENS ONLY (MEASUREMENT FOR TREE GROUPS - MAXIMUM RADIUS OF THE GROUP) |
| **CROWN CLEARANCE & DIRECTION OF GROWTH:** | HEIGHT IN METERS OF CROWN CLEARANCE ABOVE ADJACENT GROUND LEVEL (TO INFORM ON GROUND CLEARANCE, CROWN/STEM RATIO AND SHADING) |
| **STEM DIA/MULTI-STEM DIA:** | STEM DIAMETER - MEASURED AT APPROXIMATELY 1.5 METRES ABOVE GROUND LEVEL OR A COMBINATION OF STEMS FOR MULTI-STEMMED TREES |
| **VITALITY:** | A MEASURE OF PHYSIOLOGICAL CONDITION. D = DEAD, MD = MORIBUND, P = POOR, M = MODERATE, G = GOOD |
| **E.R.C. = ESTIMATED REMAINING CONTRIBUTION:** | RELATIVE USEFUL LIFE EXPECTANCY (YEARS) |
| **BS 5837CATEGORY & SUB-CATEGORY GRADING:** | A = HIGH QUALITY AND VALUE, B = MODERATE QUALITY AND VALUE, C = LOW QUALITY AND VALUE, U = UNSUITABLE FOR RETENTION (SUB-CATEGORY REFERS TO ARBORICULTURAL., LANDSCAPE AND CULTURAL/CONSERVATION VALUES) |
| **BS 5837 RADIUS & BS 5837 RPA:** | PROTECTIVE DISTANCE - RADIUS FROM THE CENTRE OF THE STEM TO THE LINE OF TREE PROTECTION (CONSTRUCTION EXCLUSION ZONE - CEZ) AND PROTECTIVE BARRIER ROOT PROTECTION AREA - BS 5837 (2012) ANNEX D (THE RECOMMENDATIONS STATE THAT THE RPA SHOULD BE CAPPED AT 707 $M^2$) NOTE – **ALL CALCULATIONS ROUNDED TO NEAREST DECIMAL** |

# *TREE SURVEY SCHEDULE (BS5837: 2012)*

TREE SOLUTIONS

| | |
|---|---|
| **SITE:** | MANCHESTER UNIVERSITY – THE LIMES, FALLOWFIELDS FACILITIES UNIT (FFU) |
| **CLIENT:** | HALLIDAY MEECHAM ARCHITECTS |
| **BRIEF:** | ARBORICULTURAL IMPACT ASSESSMENT |

| | |
|---|---|
| **SURVEYOR:** | A. HENDERSON |
| **ASSESSMENT DATE:** | 13/05/2026 |
| **VIEWING CONDITIONS:** | CLEAR |
| **JOB REFERENCE:** | 26/AIA/MAN/55 |



| TREE NO. T - Tree G - Group H- Hedge | SPECIES (COMMON NAME) | AGE | HEIGHT (m) + CROWN CLEARANCE/ DIRECTION OF GROWTH (N.S.E.W) | RADIAL CROWN SPREAD (m) N | S | E | W | STEM/ MULTI-STEM* DIA. (mm) | VITALITY | COMMENTS | MANAGEMENT | CATEGORY & SUB-CATEGORY GRADING BS 5837 | BS 5837 RADIUS (m) RPA ($m^2$) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| G2 | Himalayan Birch | EM | 10<br>1 | 3.5 | 3 | 2 | 2.5 | ≤280 | G | • Good quality well established linear tree belt offering screening and amenity/landscape value to site.<br>• On elevated embankment above car park level<br>• No obvious defects noted<br>• E.R.C.20+ | • No works | B2 | 3.5<br>35m² |
| G3 | Hybrid Poplar | M | 18 | 5 | 5 | 3.5 | 3.5 | ≤670 | G | • Closed canopy group – prominent landscape features to site<br>• Exposed surface roots and minor dead wood<br>• E.R.C.20+ | • No works | B2 | 8<br>205m² |
| G4 | Purple Plum | SM | 5 | 1 | 1 | 1 | 1 | ≤100 | G | • Small trees either side of pedestrian walkway<br>• No obvious defects<br>• E.R.C.20 | • No works | C2 | 1.2<br>4.5m² |
| G5 | Weeping Willow | EM | 10 | 3 | 3 | 2 | 2.5 | ≤480 | G | • Closed canopy group<br>• Good landscape feature<br>• No obvious defects<br>• E.R.C.20 | • No works | B2 | 5.7<br>104m² |
| G6 | Himalayan Birch | M | 12 | 4 | 4 | 3 | 3 | ≤290 | G | • Good quality trees on high amenity value to site<br>• E.R.C.20+ | • No works | B2 | 3.5<br>38m² |
| G7 | Ash | EM | 16 | 5.5 | 5.5 | 5 | 5 | ≤350 | M | • 3 trees all with reduced vigour due to Ash Dieback<br>• E.R.C.<10 | • Off-site trees - monitor for further decline | C1 | 4.2<br>55m² |
| G8 | Sycamore<br>Hawthorn<br>Rowan | Y | 3 | 2 | 2 | 2 | 2 | ≤150 | G | • Mostly self-set Sycamore forming dense hedge<br>• E.R.C.10 | • Prune southern canopy back to boundary | C3 | 1.8<br>10m² |

Table 1 **Cascade chart for tree quality assessment**

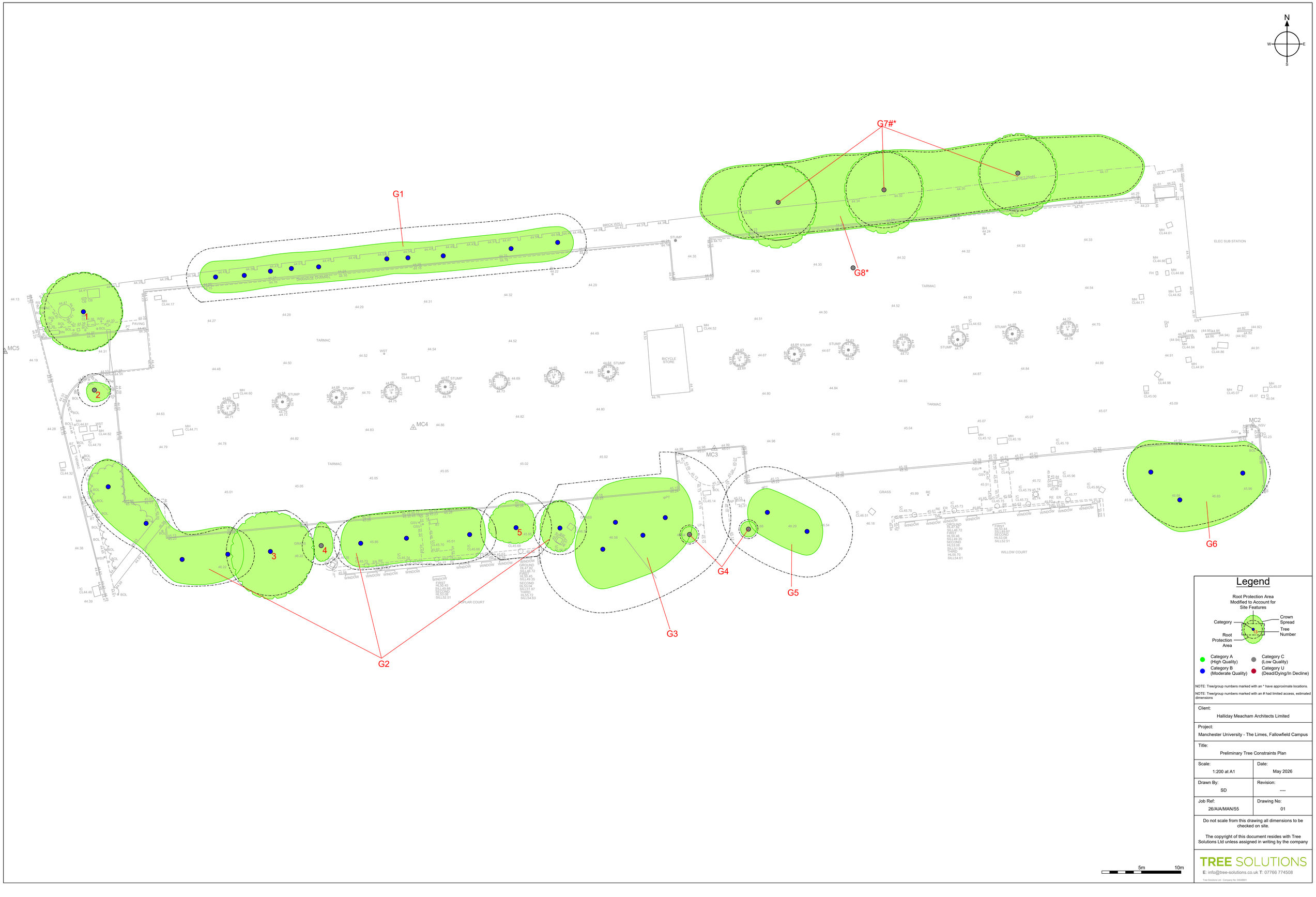
| Category and definition | Criteria (including subcategories where appropriate) | | | Identification on plan |
|---|---|---|---|---|
| **Trees unsuitable for retention** (see Note) | | | | |
| **Category U**<br>Those in such a condition that they cannot realistically be retained as living trees in the 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)<br>• Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline<br>• 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<br>*NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see **4.5.7**.* | | | See Table 2 |
| | **1 Mainly arboricultural qualities** | **2 Mainly landscape qualities** | **3 Mainly cultural values, including conservation** | |
| **Trees to be considered for retention** | | | | |
| **Category A**<br>**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) | See Table 2 |
| **Category B**<br>**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 | See Table 2 |
| **Category C**<br>**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 | See Table 2 |

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**Appendix Two**

**Preliminary Tree Constraints Plan**


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# Legend

Root Protection Area
Modified to Account for Site Features

Category
Crown Spread
Tree Number
Root Protection Area

- Category A (High Quality)
- Category B (Moderate Quality)
- Category C (Low Quality)
- Category U (Dead/Dying/In Decline)

NOTE: Tree/group numbers marked with an * have approximate locations.

NOTE: Tree/group numbers marked with an # had limited access, estimated dimensions

| | |
|---|---|
| Client: Halliday Meacham Architects Limited | |
| Project: Manchester University - The Limes, Fallowfield Campus | |
| Title: Preliminary Tree Constraints Plan | |
| Scale: 1:200 at A1 | Date: May 2026 |
| Drawn By: SD | Revision: ---- |
| Job Ref: 26/AIA/MAN/55 | Drawing No: 01 |

Do not scale from this drawing all dimensions to be checked on site.

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**Appendix Three**

**Impact Assessment Plan**


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REDSHAW CLOSE

ENERGY CENTRE

CHANCELLORS WAY

WHITWORTH LANE

RICHMOND PARK

REFER TO GROUND FLOOR PLAN FOR BUILDING LAYOUT

44900 FFL

19No. Staff Parking incl. 3 accessible spaces

Existing spaces reallocated/amended. Regrading and resurfacing where required (refer to Landscape Architects drawings)

Existing car park made good and line work refreshed

68No. Car Parking Spaces incl. 4No. accessible spaces & 4No. accessible student spaces

4No. accessible spaces

5No. van spaces inc. 2no. EV

2No. accessble student spaces

2No. accessble student spaces

Bike Shelter (Existing Shelter Relocated)

Refuse/Recycling Compound

External Plant 20.7m²

Roadsweeper

Portable Waste Compactor PD731

FMC Chemi Feeder

Soulbury Container Location TBC

Bollards

Canopy

No permanent fixtures to be placed above gas easement - surface to be hatched

G1

G2

G3

G4

G5

G6

G7#*

G8*

1

2

3

4

5

## Legend

Root Protection Area Modified to Account for Site Features

Category

Crown Spread

Tree Number

Root Protection Area

- Category A (High Quality)
- Category B (Moderate Quality)
- Category C (Low Quality)
- Category U (Dead/Dying/In Decline)
- Tree Proposed for Removal

NOTE: Tree/group numbers marked with an * have approximate locations.

NOTE: Tree/group numbers marked with an # had limited access, estimated dimensions

| | |
|---|---|
| Client: Halliday Meacham Architects Limited | |
| Project: Manchester University - The Limes, Fallowfield Campus | |
| Title: Arboricultural Impact Assessment | |
| Scale: 1:200 at A1 | Date: August 2026 |
| Drawn By: SD | Revision: A |
| Job Ref: 26/AIA/MAN/55 | Drawing No: 02 |

Do not scale from this drawing all dimensions to be checked on site.

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