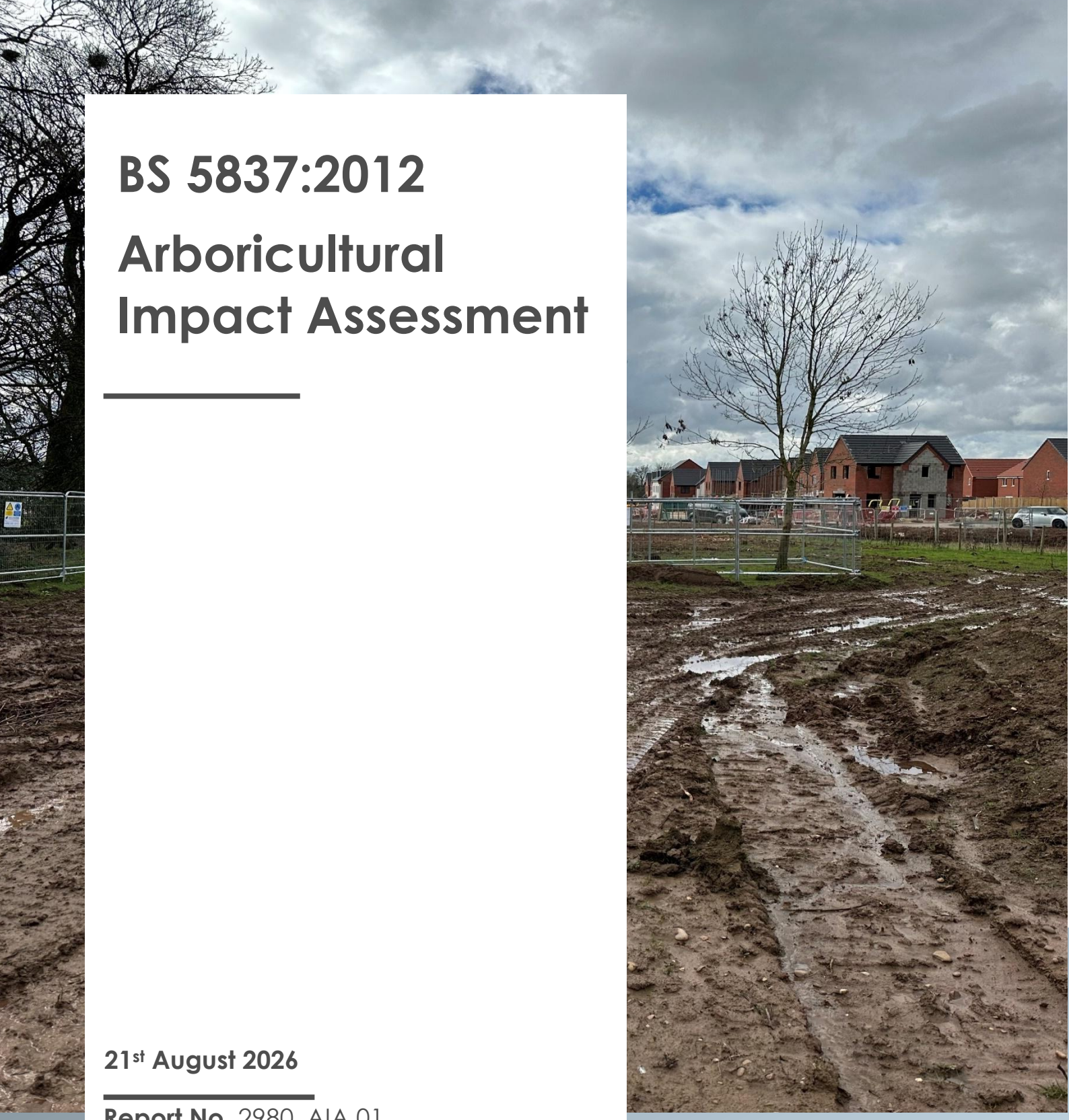


BS 5837:2012

Arboricultural Impact Assessment

21st August 2026

Report No. 2980_AIA.01
Project: Hulme Hall
Authored by: Matthew Lally

PENNINE ecological

ARBORICULTURAL IMPACT ASSESSMENT

PROJECT

Hulme Hall

Oxford Place

Manchester

M14 5RR

DOCUMENT ISSUE RECORD

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CONTENTS

EXECUTIVE SUMMARY 1

1. INTRODUCTION 2

1.1. Author Information 2
1.2. Scope and Purpose of the Reports 2
1.3. Instructions & Brief 3

2. SITE VISIT & SURVEY METHODOLOGY 4

2.1. Survey Details 4
2.2. Creation of the Tree Constraints Plan 5

3. PLANNING POLICY 7

3.1. National Planning Policy Framework (NPPF) 7
3.2. Local Planning Policy 7

4. LEGISLATION 9

4.1. Statutory Considerations 9
4.2. Felling Licence 9
4.3. Protected Species 10

5. THE SITE, ITS SURROUNDINGS & THE TREE POPULATION 11

5.1. Site & Surroundings 11
5.2. Tree Population 11

6. ARBORICULTURAL IMPACT ASSESSMENT 12

6.1. Proposed Development 12
6.2. Impacts 12

7. MITIGATION PROPOSALS 15

7.1. Construction of Bin Store 15
7.2. Root Pruning 15
7.3. Access Facilitation Pruning 16
7.4. Repairs to Retaining Wall 16
7.5. Installation of Utilities 16

8. ARBORICULTURAL METHOD STATEMENT REQUIREMENT 17

8.1. Method Statement 17

9. CAVEATS AND LIMITATIONS 18

Appendix I Tree Survey Data & Site Notes

Appendix II Glossary of Terms

Appendix III Cascade Chart for Tree Quality Assessment

Appendix IV Tree Constraints Plan & Arboricultural Implications Plan

Appendix V Pictorial Evidence

EXECUTIVE SUMMARY

The proposed development site is located within the Victoria Park Campus of the University of Manchester. The site currently consists of the Hulme Hall building with tarmac car parking areas.

Trees present that could be potentially affected by the development are as follows:

Category A	Category B	Category C	Category U
1 Tree	15 Trees 2 Groups	6 Trees 1 Group	0

It is proposed to locate the new ENWL substation within the existing paved forecourt. This proposal includes the construction of a new boundary wall, a dropped kerb, and appropriate hardstanding. Below-ground services in the footpath may require diversion or lowering to accommodate these works. The lower yard is to be fully resurfaced, extending to the boundary of the previously resurfaced upper yard. A modular, off-site manufactured unit will serve as the CPU dispatch accommodation. Gated food waste stores will be located in the lower yard and courtyard. New stairs are to be constructed on an existing building.
To facilitate this development, trees requiring removal or other works are as follows:

	Tree Category. Trees Requiring Works			
Tree Work Type	**Category A**	**Category B**	**Category C**	**Category U**
Tree Removal	0	0	0	0
Pruning Works	0	2 Trees 1 Group	0	0
Supervised Root Pruning & Excavation	0	1 Tree	0	0

No trees require removal, which aligns with the NPPF and local policies (Places for Everyone and Manchester Core Strategy) regarding the protection of green infrastructure and biodiversity. Mitigation measures, including supervised excavation and root pruning in accordance with BS 5837:2012 and BS 3998:2010, will ensure the health of retained trees is maintained during construction.

All trees will be retained and adequately protected if the works are undertaken in line with the accompanying Arboricultural Method Statement Reference 2980_AMS.01

1. INTRODUCTION

1.1. Author Information

1.1.1. My name is Matthew Lally and I have been working with trees since 2005. I have experience in both practical elements of arboriculture and in consulting. I so far hold the following Arboricultural qualifications and technical memberships:

- BSc (Hons) Arboriculture and Urban Forestry
- LANTRA Professional Tree Inspection Certificate
- VALID – Validator
- QTRA Registered User
- Professional member of the Arboricultural Association
- Associate Member of the Institute of Chartered Foresters.

1.1.2. I am the author of this report and as a Professional Member of the Arboricultural Association, the Consulting Arborist Society and an Associate Member of the Institute of Chartered Foresters, I am required to uphold ethical standards laid out by these institutions and therefore I have written this report in good faith and as objectively as possible.

1.2. Scope and Purpose of the Reports

1.2.1. An Arboricultural Impact Assessment is used to detail reasonably foreseeable conflicts that a development may have with regards to trees on a given site and is intended to assist the Local Planning Authority (LPA), in this case Manchester City Council, in their assessment of the proposed development. I therefore recommend that this report along with the associated Method Statement is supplied to LPA in support of the planning application to which it pertains.

1.2.2. I have aspired in this report to provide an analysis of the impacts that the proposed development is projected to have on trees located within the site based on the information that I have available to me at the time of writing. Where practicable I have included trees on land immediately adjacent to the site that may also be impacted. I also offer guidance on suitable retained tree management and mitigation recommendations for losses or other foreseen issues.

1.3. Instructions & Brief

1.3.1. I was commissioned to write this Arboricultural Impact Assessment in relation to the proposed development at Hulme Hall, Oxford Place, Manchester, M14 5RR.

1.3.2. Table 1 provides a summary of documents which have been made available for use in this report.

Table 1 Documents made available by client.

Document Type	Reference No.	Author	Date
General Arrangement Site Plan	CPU-WMA-XX-ST-DR-A-00-001 SO P01	Wilson Mason Architects	11/05/2026
Proposed Site Plan	CPU-WMA-XX-ST-DR-A-00-0003 S3 P04	Wilson Mason Architects	12/08/2026

1.3.3. I attach below an outline overhead photograph of the area that I assessed on the 28/05/2026. (This is not necessarily the site boundary but includes trees that I deem could be impacted by the development regardless of ownership)

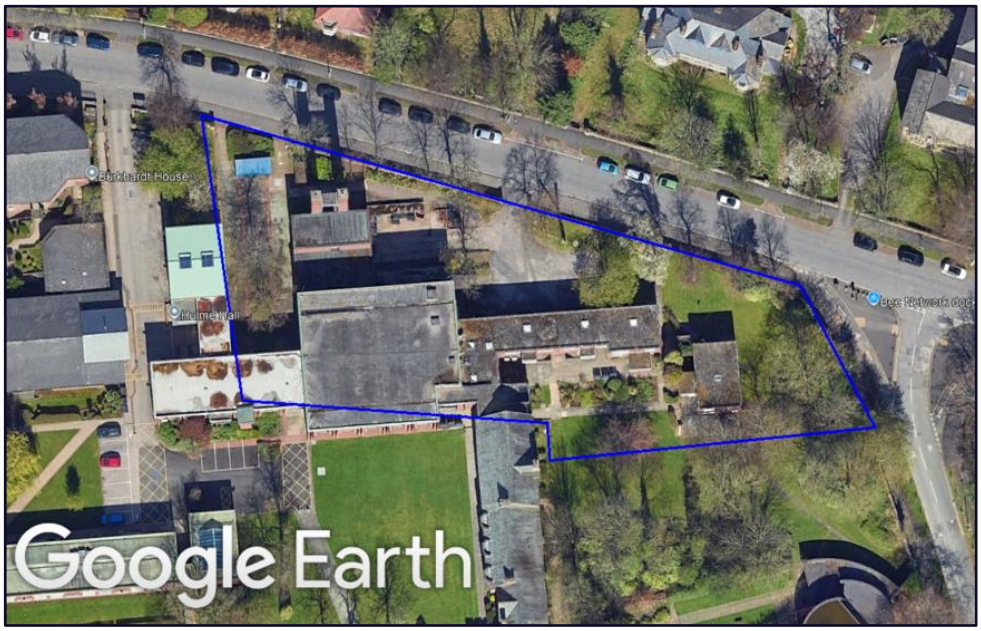


Figure 1. Assessment boundary plan.

2. SITE VISIT & SURVEY METHODOLOGY

2.1. Survey Details

2.1.1. I visited the site and surveyed the trees in accordance with Chapter 4 of BS5837:2012. I have recorded all the recommended tree metrics in the tree schedule which can be found in appendix I.

2.1.2. British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendations' includes guidance for considering the relationship between existing trees and how to integrate their needs into a successful development. A harmonious and sustainable relationship between any retained trees and new structure and/or hard surfaces is at the heart of the guidance.

2.1.3. When recording the trees as individual trees, groups of trees, woodlands or hedge groups I have included a prefix on the tree number. Explained as follows: Individual trees (T), groups of trees (G), hedgerows (H) or woodland groups (W).

2.1.4. I have used the term 'group' where trees form cohesive arboricultural features either aerodynamically, visually or culturally.

2.1.5. I have used the term 'hedgerow' for lines of trees or shrubs less than 5m wide at the base and which are managed or have been managed under an obvious regular pruning regime.

2.1.6. I have used the term 'woodland' where there are at least 10 trees and the individual tree canopies generally overlap and interlink, often forming a more or less continuous canopy and trees are the dominant plant form in this area.

2.1.7. I carried out the survey on the 28 May 2026 by means of inspection from ground level. If the inspection was restricted for any reason such as lack of access or dense climbing plants etc., then I have noted this in the site notes in appendix I. I have included pictures of the significant trees in appendix V.

2.1.8. The weather conditions during the survey were dry and still meaning that the quality of the inspection was not adversely affected.

2.1.9. In some cases, I may decide to group trees that share very similar characteristics. This method is in line with point 4.2.4 of BS 5837:2012 and I quote 'Trees forming groups should be identified and considered as groups where the arboriculturist determines that this is appropriate. It may be appropriate to assess the quality and value of trees as a whole, rather than individuals.'

2.1.10. I assessed all the trees using: a grading A to C (A being of high quality and C being of the lowest quality) and U (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). I attach in appendix III the British Standard 5837:2012 cascade chart for further details.

2.1.11. I have where appropriate recorded the canopy spread for each tree at four cardinal points in order to reproduce an accurate representation of the crown shape of the tree, this was generally not possible for tree groups, woodlands and hedges and therefore these were averaged and are represented by simplified representations on the plans. These representations can be seen in the plans that I have attached in appendix IV.

2.1.12. Assessing the potential influence of trees upon load bearing soils and the potential impact to existing and proposed structures was not included in the contract brief and I have therefore not considered this in the report. I cannot be held responsible for damage arising from such action. I recommend that you consult the relevant professional with regards to soil and structures before planning any development.

2.1.13. During the site visits I have inspected the trees in line with the British Standard recommendations for potentially hazardous trees and I have made appropriate recommendations where required. I note, however, that this report is not a substitute for a full tree risk assessment or management plan which are specifically designed to minimise risk and liability associated with responsibility for trees.

2.2. Creation of the Tree Constraints Plan

2.2.1. British Standard 5837:2012 recommends the assessment of trees is made as objectively as possible, but I note that although I do my utmost to be as objective as possible, the findings and recommendations in this report will always be my opinion. The tree categorisation method identified in the British Standard is a tool I use on every Preliminary and Arboricultural Impact

Assessment as this guidance helps to make an objective judgment of the tree quality and value of the existing tree stock and keep the judgment as consistent and fair as possible.

2.2.2. The Tree Constraints Plan was created using computer aided design software and the provided General Arrangement Site Plan reference: CPU-WMA-XX-ST-DR-A-00-001 SO P01. The plan shows the tree crowns, tree stems and the root protection areas in relation to the surrounding buildings and other site features.

2.2.3. I note that the supplied existing site plans did include tree positions, however, some trees were not located on the plan. I have plotted the trees not represented on the plans using overhead photography and marked any tree plotted like this with the suffix "#". I note that the positions plotted on the plan by myself are estimated and therefore any dimensions should be checked on site. I do not accept any liability for inaccurately plotted trees.

2.2.4. The Root Protection Area is the minimum amount of root and soil around the tree that we need to retain unmolested if we want to retain these trees successfully. The Root Protection Area or RPA is calculated by a function of the size of the main stem (12x the stem diameter at 1.5m from ground level gives the radius of the RPA's circle).

2.2.5. I have shown the Root Protection Area (RPA) on the plans in appendix IV for each individual tree as a circle centred on the base of the stem which is based on the recommendation of the British Standard. In some cases, I will have noted onsite that there will be a root barrier likely to exist, such as roads/hard surfaces, building structures, and retaining walls that will have clearly impacted the tree roots actual morphology and disposition. In these circumstances I have amended the shape of the RPA to reflect this, without a reduction in its area.

3. PLANNING POLICY

3.1. National Planning Policy Framework (NPPF)

3.1.1. The National Planning Policy Framework (NPPF) outlines the government's policies for preparing plans and determining planning applications and development proposals in England. Implications for trees and the wider environment should be taken into consideration with relevant policies found in section 19 (pg. 88) Conserving and Enhancing the Natural Environment. For further information the full document can be found at: https://www.gov.uk/guidance/national-planning-policy-framework

3.2. Local Planning Policy

3.2.1. The NPPF sets out Government planning policies for England and how they should be applied. The Local Planning Authorities each use this information to guide Local Planning Policies which are used as the basis for determining planning applications. The local authority in this case, LPA name, refers to many different policies and guidance when considering the trees and development including:

3.2.2. Places For Everyone Joint Development Plan Document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 To 2039 - Adopted 21 March 2024

Policy JP-G7: Trees and Woodland (pg.176)

Sections of note from this policy include:-

12. **Where development would result in the loss of existing trees, requiring replacement on the basis of two new trees for each tree lost, or other measures that would also result in a net enhancement in the character and quality of the treescape and biodiversity value in the local area, with a preference for on-site provision**; and

13. Protecting trees and woodland during the construction phase of development.

3.2.3.

3.2.4. Manchester's Local Development Framework
Core Strategy Development Plan Document-Adopted 11th July 2012

Policy EN 9 - Green Infrastructure (pg.188)

New development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. Where the opportunity arises and in accordance with current Green Infrastructure Strategies the Council will encourage developers to enhance the quality and quantity of green infrastructure, improve the performance of its functions and create and improve linkages to and between areas of green infrastructure. Where the benefits of a proposed development are considered to outweigh the

loss of an existing element of green infrastructure, the developer will be required to demonstrate how this loss will be mitigated in terms of quantity, quality, function and future management.

3.2.5. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance - Adopted April 2007

Biodiversity (pg. 23 Paragraph 4.15)

UDP Part 1 Policies E2.3 and E2.4 require the protection of wildlife, wildlife habitats, and where possible, the creation of new nature reserves and features which will sustain wildlife. Part 1 Policy E2.6 states that the City Council wishes to prevent the loss of existing trees. Developers will need to contribute to Manchester's Biodiversity Strategy by demonstrating in their Environment Standards Statement how they have taken full account of the effect of their proposed development on biodiversity. This should highlight how existing species and habitats would be protected and how the proposed development would enhance the ecological value of the site. Mature trees and hedges should be retained on site wherever possible. Where this is not possible, developers will be expected to agree an appropriate scheme for replanting with the Development Control case officers. Developments should result in no net loss in overall biodiversity value and maximise opportunities to meet and exceed our target to achieve a 10% net increase in tree cover across new developments. In exceptional cases, where planting is unachievable on site, permission may be granted to plant elsewhere in the City to ensure no overall net loss in tree resources. Existing green links across the site should be maintained and the opportunity taken to create new links as appropriate. Landscaping and new planting should include species appropriate for the proposed development that will encourage wildlife. Full plans should be included in the report showing retained, enhanced and new ecological features, the number of on-site trees pre and post development, and a 5 year management plan. Wood and wood products should come from Forest Stewardship Council sources. Tropical hardwoods should be avoided

4. LEGISLATION

4.1. Statutory Considerations

4.1.1. The Town and Country Planning Act (1990) (the Act) and associated Regulations empower Local Planning Authorities (LPAs) to protect trees in the interests of amenity by making Tree Preservation Orders (TPOs). The Act also affords protection for trees with a diameter at breast height over 75 mm diameter that stand within the curtilage of a Conservation Area. An application must be made to the LPA in question to carry out works upon or to remove trees that are subject to a TPO, whilst six weeks' notice of intention must be given to carry out works upon or to remove trees within a Conservation Area that are not protected by a TPO.

4.1.2. A Tree Preservation Order (TPO) is an order made by a local planning authority to protect specific trees, groups of trees or woodlands in the interests of amenity. A TPO prohibits the:

- cutting down
- topping
- lopping
- uprooting
- wilful damage
- wilful destruction

of trees without the LPA's written consent. If consent is given, it can be subject to conditions which have to be followed. In the Secretary of State's view, cutting roots is also a prohibited activity and requires the authority's consent. Anyone found guilty of such an offence is liable and in serious cases, may result in prosecution and incur an unlimited fine.

4.1.3. I have not confirmed the presence of any Tree Preservation Orders or Conservation Area designations that may affect the site. Please note that before any tree works are undertaken confirmation of the presence of any statutory constraints should be sought from the Local Authority.

4.2. Felling Licence

4.2.1. Tree felling is a restricted act under the Forestry Act 1967 and the Forestry Commission controls felling by issuing felling licences. Not every tree felling project requires a felling licence, with exemptions based on location, the type of tree work, the volume and diameter of the tree, other permissions already in place, and legal and statutory undertakings. The requirement of

a felling licence is not necessary where "Felling trees immediately required for the purpose of carrying out development authorised by planning permission (granted under the Town and Country Planning Act 1990) ..."

4.2.2. If full planning permission is granted, then any trees which require felling to implement the approved plans are exempt from this statutory protection. Outline planning permission does not provide an exemption to the regulations that control tree felling in the Forestry Act 1967.

4.3. Protected Species

4.3.1. Nesting birds are afforded statutory protection under the Wildlife & Countryside Act (1981) (as amended) and their potential presence should therefore be considered when clipping hedges, removing climbing plants and pruning and removing trees. The breeding period for woodlands runs from March to August inclusive. Hedges provide valuable nesting sites for many birds and clipping should therefore be avoided during March to July. Trees, hedges and ivy should be inspected for nests prior to pruning or removal and any work likely to destroy or disturb active nests should be avoided until the young have fledged.

4.3.2. All bat species and their roosts are protected under Schedule 5 of the Wildlife & Countryside Act (1981) (as amended) and under Schedule 2 of the Conservation of Habitats & Species Regulations 2010 (as amended). In this respect it should be noted that it is possible that unidentified bat habitat features may be located high up in tree crowns and all personnel carrying out tree works at the site should therefore be vigilant and mindful of the possibility that roosting bats may be present in trees with such features. If any bat roosts are subsequently identified, then it is essential that works are halted immediately and that a suitably qualified and experienced ecologist investigates and advises on appropriate action prior to works continuing.

4.3.3. In turn, any subsequent works carried out in relation to any protected species must be carried out under guidance from a suitably qualified and experienced ecologist and in strict accordance with the guidance provided in BS42020:2013 - Biodiversity – Code of Practice for Planning and Development and, with regard to bats, in strict accordance with BS8596:2015 - Surveying for Bats in Trees and Woodlands.

5. THE SITE, ITS SURROUNDINGS & THE TREE POPULATION

5.1. Site & Surroundings

5.1.1. The site under consideration is located within the Victoria Park Campus of the University of Manchester. The site currently consists of the Hulme Hall building with tarmac car parking areas.

5.1.2. It is bordered to the north by Oxford Place, and the east, south and west by further campus buildings and green spaces.

5.2. Tree Population

5.2.1. As noted previously, a total of twenty-two individual trees, and three groups of trees were surveyed for the purpose of this appraisal. They range from semi-mature to over mature in age, with heights up to approximately 18 metres, maximum diametrical crown spreads up to approximately 16 metres, and stem diameters up to approximately 750 millimetres. Detailed tree dimensions and other pertinent information, such as structural defects and physiological deficiencies, are included in the Tree Schedule in Appendix I.

5.2.2. Under the UK's planning system trees are a material consideration in the planning and development process. Nonetheless, only trees of a suitable quality and value should be considered a material constraint to development. In this respect the Tree Schedule includes a column ('Cat. Grade') listing the trees' respective retention values, where they are rated either 'A', 'B', 'C' or 'U', as per BS5837:2012 Table 1 (appendix III). 'A' category trees are those considered to be of 'high quality' and, accordingly, the most suitable for retention, whilst 'B' category trees are those considered to be of 'moderate quality', and 'C' category trees are those considered to be of 'low quality' with a correlated low retention value. In turn, 'U' category trees are those that are considered to be 'unsuitable for retention'. In respect of the survey, it should be noted that tree quality is categorised within the existing context without taking any site development proposals into account.

5.2.3. As detailed in the Tree Schedule in appendix I, one tree was categorised as high quality (i.e. 'A' category), fifteen trees and two groups were categorised as moderate quality (i.e. 'B' category), and six trees, and one group were categorised as low quality (i.e. 'C' category).

6. ARBORICULTURAL IMPACT ASSESSMENT

6.1. Proposed Development

6.1.1. It is proposed to locate the new ENWL substation within the existing paved forecourt. This proposal includes the construction of a new boundary wall, a dropped kerb, and appropriate hardstanding. Below-ground services in the footpath may require diversion or lowering to accommodate these works. The lower yard is to be fully resurfaced, extending to the boundary of the previously resurfaced upper yard. A modular, off-site manufactured unit will serve as the CPU dispatch accommodation. Gated food waste stores will be located in the lower yard and courtyard. New stairs are to be constructed on an existing building. These proposals are encapsulated in the Proposed Site Plan reference: CPU-WMA-XX-ST-DR-A-00-0003 S3 P04.

6.2. Impacts

6.2.1. I have overlayed the proposed site plan onto the existing site plan using computer aided design software and found locations in which there are conflicts with existing trees. I have made this plan available in appendix IV titled Arboricultural Implications plan.

6.2.2. In order to fully assess the impact of the proposals, I have created an Impact Table below (Table 2) in which I detail each tree, indicate which tree/s can be retained and which need to be removed, outline any mitigation needed and give a justification for any actions outlined.

6.2.3. I used the aforementioned Impact Table and Arboricultural Implications Plan in my analysis to determine whether the development will have an impact on the health of each tree. Where I have determined there is an impact, I have then decided upon any mitigation measures that could be implemented to reduce the impact the proposals will have on the treescape.

Table 2. Impact Table

Tree No.	Retention Category	Can the Tree/s be Successfully Retained	Explanatory Notes & Justification
T1	A1	Yes, with mitigation	The construction of the new bin store structure will need to be undertaken with great care and controlled as outlined in section 7.1.

Tree No.	Retention Category	Can the Tree/s be Successfully Retained	Explanatory Notes & Justification
T2	B2	Yes, with mitigation	The construction of the new stairs will require supervised excavation and root pruning for the installation of any support pillars as outlined in section 7.2.
T3	C2	Yes	-
T4#	B2	Yes, with mitigation	The crown of this tree will require pruning as outlined in section 7.3.
G5#	B2	Yes, with mitigation	The crown of this group will require pruning as outlined in section 7.3.
T6#	B2	Yes	-
T7#	C1	Yes	-
T8	B1	Yes	-
T9	B2	Yes	-
T10	B2	Yes	-
T11	B3	Yes, with mitigation	The repairs to the retaining wall adjacent to the RPA of this tree will need to be undertaken with great care as outlined in section 7.4.
T12	B2	Yes, with mitigation	The repairs to the retaining wall adjacent to the RPA of this tree will need to be undertaken with great care as outlined in section 7.4.
T13	B2	Yes	-
T14	B2	Yes, with mitigation	The repairs to the retaining wall adjacent to the RPA of this tree will need to be undertaken with great care as outlined in section 7.4.
T15	B2	Yes, with mitigation	The crown of this tree will require pruning to allow for the access and egress of high sided vehicles as outlined in section 7.3.
T16	B2	Yes	-
T17	B2	Yes	-
T18	C2	Yes	-
T19	B2	Yes	-
T20	C1	Yes	-
G21	B2	Yes	-
T22	C1	Yes	-
T23	B2	Yes	-

Tree No.	Retention Category	Can the Tree/s be Successfully Retained	Explanatory Notes & Justification
G24	C2	Yes	-
T25	C1	Yes	-

6.2.4. I have created an Assessment Table (Table 3) to help visualise the number of trees that will or will not be impacted by the proposed development. To assess the implications of the Impact Table each tree can be categorised in the following way: -

Table 3. Assessment Table

	Trees to be Retained		Trees to be Removed	
	With No Impact	With detailed construction	Due to Condition	Due to Development
Category A	-	T1,	-	-
Category B	T6#, T8, T9, T10, T13, T16, T17, T19, G21, T23,	T2, T4#, G5#, T11, T12, T14, T15,	-	-
Category C	T3, T7#, T18, T20, T22, G24, T25,	-	-	-
Category U	-	-	-	-
TOTAL	**17**	**8**	**0**	**0**

6.2.5. As can be seen in table 3, no trees require removal to facilitate this development.

7. MITIGATION PROPOSALS

7.1. Construction of Bin Store

7.1.1. It is my opinion that the construction of the bin store within the RPA of T1 will have very limited impact if the following points are adhered to:

- All posts for the construction of the bin store are hand dug.
- If large roots are encountered the post hole will be moved 30cm and re-dug until a suitable location is found free of major roots.
- The existing hardstanding will be used for the base of the store. No excavation beyond the existing hardstanding layer will be permitted other than for the installation of the aforementioned posts.

7.2. Root Pruning

7.2.1. The proposed construction of the new stairs encroaches into the RPA of T2 by a very small amount. I would recommend that to facilitate the development and prevent damage to any tree roots within the RPAs of these trees, all excavation should be supervised by an arboricultural consultant and any root pruning that is required should be undertaken by the arboricultural consultant.

7.2.2. It is my opinion that if the following points are adhered to then the long-term health and retention of T2 will not be adversely affected.

- Excavation must be carried out using hand tools to avoid direct damage to the bark of the roots. It may be possible in some instances to use specialised equipment such as high air pressure machinery to excavate the soil with minimal disturbance to roots.
- Exposed roots will be wrapped in moist, clean hessian to prevent the roots from drying out in hot or dry weather. The hessian must be removed before backfilling.
- Roots less than 25mm diameter may be pruned back, preferably to a growing point. A sharp cutting tool such as bypass secateurs or a handsaw should be used to leave the smallest wound possible. Roots greater than 25mm in diameter should be retained wherever possible, however, due to the very limited amount of excavation and the distance from the main stem it is my opinion that larger roots can be pruned.
- Root pruning should be carried out by the Arboricultural Consultant.

- Backfilling of any excavation must be carried out by hand to avoid direct root damage or compaction, where possible. Builder sand must not be used in the backfill material.

7.3. Access Facilitation Pruning

7.3.1. I note that the proposals will require the pruning of T4# on the eastern side by 3m to aid the construction of the substation.

7.3.2. The crown of G5# will require pruning on the eastern side by 2.5m to aid the construction of the new substation.

7.3.3. To aid access and egress to the parking area T15 will require crown lifting to a height of 4.5m over the internal access driveway.

7.3.4. I believe that if all pruning works are undertaken in line with British Standard 3998:2010 Tree Work – Recommendations then the safe useful life expectancy of the trees will not be adversely affected.

7.4. Repairs to Retaining Wall

7.4.1. The repairs to the internal retaining walls adjacent to T11, T12 and T14 could have adverse effects on the safe useful life expectancy of the trees if not mitigated against

7.4.2. Although the proposed retaining wall repair is located immediately adjacent to, but outside the RPA, the proximity to the critical root zone necessitates strict control measures to prevent structural and physiological damage to the tree. The following conditions shall apply to all groundworks:

- The dismantling of the wall will be undertaken using hand tools, no excavation beyond the wall into the retained ground will take place.
- If the wall repair requires trenching near the RPA, excavation will be undertaken using and air spade and will be supervised by an arboricultural consultant. No root severance will be permitted.

7.5. Installation of Utilities

7.5.1. I have not been informed about the locations of any new utilities; however, it is expected that utilities will be installed and therefore the excavation for

the installation of new utilities could have negative implications for the retained trees on this site.

7.5.2. It is my opinion that if the excavation for the installation of the utilities is undertaken in line with NJUG Volume 4. 'Guidelines for the planning, installation, and maintenance of utility apparatus in proximity to trees' the safe useful life expectancy of these trees will not be adversely affected.

8. ARBORICULTURAL METHOD STATEMENT REQUIREMENT

8.1. Method Statement

8.1.1. To help ensure that the trees are protected onsite during the construction phase a separate Arboricultural Method Statement (ref: 2980.AMS.01) has been produced to accompany this document.

9. CAVEATS AND LIMITATIONS

9.1.1. The report is for the sole use of the client and its reproduction or use by anyone else is forbidden unless written consent is given by myself (Matthew Lally).

9.1.2. This is an arboricultural report and as such no reliance should be given to comments relating to buildings, engineering, soils, ecological or archaeological data. If either is commented upon within the report further professional advice should be sought.

9.1.3. This is not a Tree Risk Assessment. As such this report should not be taken to mean or imply that any of the inspected trees should be considered safe. A Tree Risk Assessment can be provided but would be subject to additional survey requirement and further fees.

9.1.4. Trees are growing dynamic structures. Whilst all reasonable effort has been made to identify defects within the trees inspected, no guarantee can be given as to the absolute safety or otherwise of any individual tree. No tree is ever absolutely safe due to the unpredictable laws and forces of nature. As a result of this, natural failure of intact trees will occur; extreme climatic conditions can cause damage to even apparently healthy trees.

9.1.5. For the purposes of this survey all dimensions of trees and their associated parts are based on estimation unless otherwise stated.

9.1.6. Trees are living organisms whose health, condition and structure can change quickly and without warning. Therefore, the contents of this report are valid for a period of one year from the date of this survey.

Appendix I

Tree Survey Data & Site Notes

***The recommendations in this section are based on the site survey only and are NOT recommendations to facilitate the development plans. See the Arboricultural METHOD STATEMENT for tree works required to facilitate the development.**

BS5837:2012
TREE SCHEDULE

DATE OF SURVEY: 28/05/2026 **JOB REFERENCE:** 2980_AIA.01 SITE ADDRESS: Hulme Hall, Oxford Place, Manchester, M14 5RR.

Tree No.	Species	Stem Dia (mm)	RPA (m^2)	RPA Radius (m)	Height (m)	Age Class	Crown Spread (m) N	E	S	W	Crown Clearance (m)	Condition	Comments	Recommendations	Remaining Contribution	BS5837 Retention Category
T1	Lime	590	157	7.08	18	EM	5	6.5	6	5	4S	A	Good form and vitality. No significant risk features observed. Branches in close proximity to building.	**No action**	40+	**A1**
T2	Beech	540	132	6.48	18	EM	4	5.5	5	5	3.5W	A	Good form. Minor reduction in vitality with some minor dieback in upper crown. Tree appears stable. No evidence of decay fungi, splits, cracks or imminent instability.	**No action**	20+	**B2**
T3	Cypress	150	10	1.8	4	SM	1.5	1.5	1.5	1.5	0N	A	Good form and vitality. No significant risk features observed.	**No action**	40+	**C2**
T4#	Cherry	240	26	2.88	5	SM	5	5.5	4	3	3E	A	Asymmetrical crown and stem lean but of little concern. Vitality appears normal and the tree appears stable.	**No action**	40+	**B2**
G5#	Plum x 2	310	43	3.72	7	EM	7	7	5	5	2.5E	A	A group of two plum trees located in formal planting area. Included primary unions. Vitality appears normal and the trees appear stable.	**No action**	20+	**B2**
T6#	Lime	460	96	5.52	15	EM	3.5	3.5	3.5	4.5	4N	A	Good form and vitality. No significant risk features observed.	**No action**	40+	**B2**
T7#	Cotoneaster	130	8	1.56	3	SM	1	2	1.5	0.5	2E	A	Asymmetrical crown and stem lean. Vitality appears normal and the tree appears stable.	**No action**	40+	**C1**
T8	Sycamore	480	104	5.76	14	EM	5	4	3.5	4	4N	B	Codominant form and asymmetrical crown. Minor reduction in vitality. Tree appears stable at this time.	**No action**	20+	**B1**
T9	Lime	230	24	2.76	9	SM	3	3	2.5	2.5	2.5N	A	Good form and vitality. No significant risk features observed.	**No action**	40+	**B2**

* = Average measurement ~ = Estimated measurement # = Position estimated on site

BS5837:2012
TREE SCHEDULE

DATE OF SURVEY: 28/05/2026 **JOB REFERENCE:** 2980_AIA.01 SITE ADDRESS: Hulme Hall, Oxford Place, Manchester, M14 5RR.

Tree No.	Species	Stem Dia (mm)	RPA (m^2)	RPA Radius (m)	Height (m)	Age Class	Crown Spread (m) N	E	S	W	Crown Clearance (m)	Condition	Comments	Recommendations	Remaining Contribution	BS5837 Retention Category
T10	Red Oak	310	43	3.72	10	SM	5.5	4.5	3	4.5	4N	B	Asymmetrical crown due to adjacent trees. Minor dieback in upper and mid crown with deadwood present. No evidence of splits, cracks, decay fungi or imminent instability.	**No action**	20+	**B2**
T11	Sycamore	310	43	3.72	11	SM	4	2	3.5	3.5	3W	A	Asymmetrical crown. Codominant form. Minor stem lean. Vitality appears normal. Tree appears stable.	**No action**	20+	**B3**
T12	Sycamore	520	122	6.24	12	SM	5	4	3.5	3	5N	B	Asymmetrical crown due to adjacent trees. Lack of stem taper at base suggests historical ground level changes. Cavity in main stem at 3.5m, unable to fully assess.	**No action**	20+	**B2**
T13	Lime	210	20	2.52	9	SM	3.5	3.5	2	2	2.5N	A	Good form and vitality. No significant risk features observed.	**No action**	40+	**B2**
T14	Sycamore	420	80	5.04	14	EM	5	4	4	5	3E	B	Codominant form located in brick planting area. Minor reduction in vitality, some minor deadwood. Tree appears stable.	**No action**	20+	**B2**
T15	Beech	460	96	5.52	12	EM	5.5	3.5	5	6	3N	A	Asymmetrical crown due to adjacent trees. Appears to have been historically topped but has responded well. Some deadwood in the mid crown.	**No action**	40+	**B2**
T16	Ash	620	174	7.44	10	EM	2	2	2	2	5N	B	A topped ash tree located in grassed area adjacent to car park. Good response to topping works. Vitality appears normal and the tree appears stable. No evidence of splits, cracks, decay fungi or imminent instability.	**No action**	40+	**B2**

* = Average measurement ~ = Estimated measurement # = Position estimated on site

BS5837:2012
TREE SCHEDULE

DATE OF SURVEY: 28/05/2026 **JOB REFERENCE:** 2980_AIA.01 SITE ADDRESS: Hulme Hall, Oxford Place, Manchester, M14 5RR.

Tree No.	Species	Stem Dia (mm)	RPA (m^2)	RPA Radius (m)	Height (m)	Age Class	Crown Spread (m) N	E	S	W	Crown Clearance (m)	Condition	Comments	Recommendations	Remaining Contribution	BS5837 Retention Category
T17	Horse Chestnut	500	113	6	16	EM	4	5	7	6	4S	A	Codominant form with asymmetrical crown. Vitality appears normal and the tree appears stable. Branches in close proximity to building.	**No action**	40+	**B2**
T18	Pear	650	191	7.8	14	OM	5	2	6	6	4W	B	Asymmetrical crown and codominant form. Dieback in the upper, mid and lower crown with some significant dead branches present. Sounding hammer used on main stem suggests no evidence of significant decay. No evidence of fungal fruiting bodies.	**Remove dead branches as part of a separate tree work application. Monitor vitality annually**	10+	**C2**
T19	Lime	600	163	7.2	15	EM	4	4	4	4.5	3W	B	An early mature lime located in garden area. Cavity present at 1.8m, sounding hammer suggests it is extensive but good levels of sound wood are present. No evidence of splits, cracks or imminent instability noted.	**Monitor cavity and stability annually**	20+	**B2**
T20	Holly	120	7	1.44	8	EM	2	2	2	2	2.5N	A	A multi-stemmed holly located on site boundary. Vitality appears normal and the tree appears stable.	**No action**	40+	**C1**
G21	Lime x 2	370	62	4.44	12	SM	3.5	3.5	3.5	3.5	2W	A	Good form and vitality. No significant risk features observed.	**No action**	40+	**B2**
T22	Holly	120	7	1.44	8	EM	2	2	2	2	2.5N	A	A multi-stemmed holly located on site boundary. Vitality appears normal and the tree appears stable.	**No action**	40+	**C1**
T23	Sycamore	750	255	9	16	M	9	8	5	8	2W	C	Codominant form with included primary union. Vitality is within the normal range and the tree appears stable.	**No action**	40+	**B2**

* = Average measurement ~ = Estimated measurement # = Position estimated on site

BS5837:2012
TREE SCHEDULE

DATE OF SURVEY: 28/05/2026 **JOB REFERENCE:** 2980_AIA.01 SITE ADDRESS: Hulme Hall, Oxford Place, Manchester, M14 5RR.

Tree No.	Species	Stem Dia (mm)	RPA (m^2)	RPA Radius (m)	Height (m)	Age Class	Crown Spread (m) N	E	S	W	Crown Clearance (m)	Condition	Comments	Recommendations	Remaining Contribution	BS5837 Retention Category
G24	Cypress x 2	250	28	3	6	EM	1	1	1	1	1N	C	A multi-stemmed group located in garden area. Multiple stems have been cut off with resulting stubs. Vitality appears normal. Acute primary unions but trees appear stable.	**No action**	10+	**C2**
T25	Palm	140	9	1.68	3.5	SM	0.5	0.5	0.5	0.5	3N	B	Palm located in garden area. Vitality appears normal. Tree appears stable.	**No action**	10+	**C1**

* = Average measurement ~ = Estimated measurement # = Position estimated on site



Appendix II

Glossary of Terms

The following terms are concurrent with best Arboricultural practice and within the guidelines set by the International Society of Arboriculture (ISA), the Arboricultural Association (AA) and the British Standards Institute (BSI).

Age Range:

Age is site specific and categorised:

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

Height: Height is estimated and recorded in metres.

DBH: Diameter of the mains stem at 1.5m from ground level and recorded in millimeters. For single stem trees, the RPA should be calculated as an area equivalent to a circle with a radius 12 times the stem diameter. For trees with more than one stem, one of the two calculation methods below should be used:

For trees with two to five stems, the combined stem diameter should be calculated as follows:

Square Root (stem diameter 1)2 + (stem diameter 2)2 ... + (stem diameter 5)2

For trees with more than five stems the combined stem diameter should be calculated as follows:

Square root (mean stem diameter)2 × number of stems

Condition: Assessment of current physiological condition and structural morphology incorporating vigour and vitality and categorised:

A - Tree needing little, if any attention
B - Tree with minor, but rectifiable defects, or in the early stages of physiological stress
C - Tree with significant structural and physiological flaws and/or extremely stressed
D - Tree that is dead, biologically/physically moribund or dangerous.

Desirability to Retain – As Outlined in Table 1 of BS 5837:2012 See Appendix III.

Definition of Physiological & Morphological Terms

Adaptive Growth - The process whereby wood formation is influenced both in quantity and in quality by the action of gravitational force and mechanical stresses on the cambial zone.

Bifurcation – Forked or divided union.

Brown Rot - Form of decay where cellulose is degraded, while lignin is only modified.

Cankers- A localised area of dead bark and cambium on a stem or branch, caused by fungal or bacterial organisms, characterised by wound wood development on the periphery. This may be annual or perennial.

Cavity - An open wound, characterised by the presence of extensive decay and resulting in a hollow.

Chlorotic Leaf - Lacking in chlorophyll, typically yellow in colour.

Compartmentalisation - The physiological process that creates the chemical and mechanical boundaries that act to limit the spread of disease and decay organisms.

Crack - Longitudinal spilt in stem or branch, involving bark and/or underlying wood. These may be vertically and horizontally orientated.

Decay - Process of degradation of woody tissues by fungi and bacteria through decomposition of cellulose and lignin.

Deadwood - Deadwood is often present within the crown or on the stems of trees. In some instances, is may be an indication of ill health, however, it may also indicate natural growth processes. If a target is present beneath the tree, deadwood may fall and cause injury or damage and should be removed, otherwise deadwood can remain intact for conservation purposes (insects, fungi, birds etc.).

End Weight - The concentration of foliage at the distal ends of stems and deficient in secondary branches.

Girdling Root - Root which circles and constricts the stem or roots causing death of phloem and/or cambial tissue.

Hazard Beam - An upwardly curved branch in which strong internal stresses may occur without the compensatory formation of extra wood (longitudinal splitting may occur in some cases).

Included Bark Union - Pattern of development at branch junctions where bark is turned inward rather than pushed out. Potential weakness due to a lack of a woody union.

Ivy Growth - Ivy growth may ascend into the tree's crown, increasing wind resistance, concealing potential defects and reducing the tree's photosynthetic capacity. Ivy growth is often acceptable in woodland areas as a conservation benefit.

Live Crown Ratio - The relative proportion of photosynthetic mass (leaf area) to overall tree height.

Reaction Wood - Specialised secondary xylem, which develops in response to a lean or similar mechanical stress, attempting to restore the stem to the vertical.

Root Plate Lift - The physical movement of the rooting plate causing soils to shift and crack. May occur during adverse weather conditions. Trees may become unstable.

Root Protection Area - Layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority. This area should be considered a no go area for development unless very careful mitigation measures are implemented and agreed with the LPA.

Structural Defect - Internal or external points of weakness, which reduce the stability of the tree.

Suppressed - Trees which are dominated by surrounding vegetation and whose crown development is restricted from above.

Topping - A highly disfiguring practice, likely to cause severe xylem dysfunction and decay in major structural parts of the wood.

White Rot - Form of decay where both cellulose and lignin are degraded.

Wound - Any injury, which induces a compartmentalisation response.

Wound wood - Wood with atypical anatomical features, formed in the vicinity of a wound and a term to describe the occluding tissues around a wound as opposed to the ambiguous term "callus."

Note: The definitions described above, may not necessarily be included within the Arboricultural Survey Data.

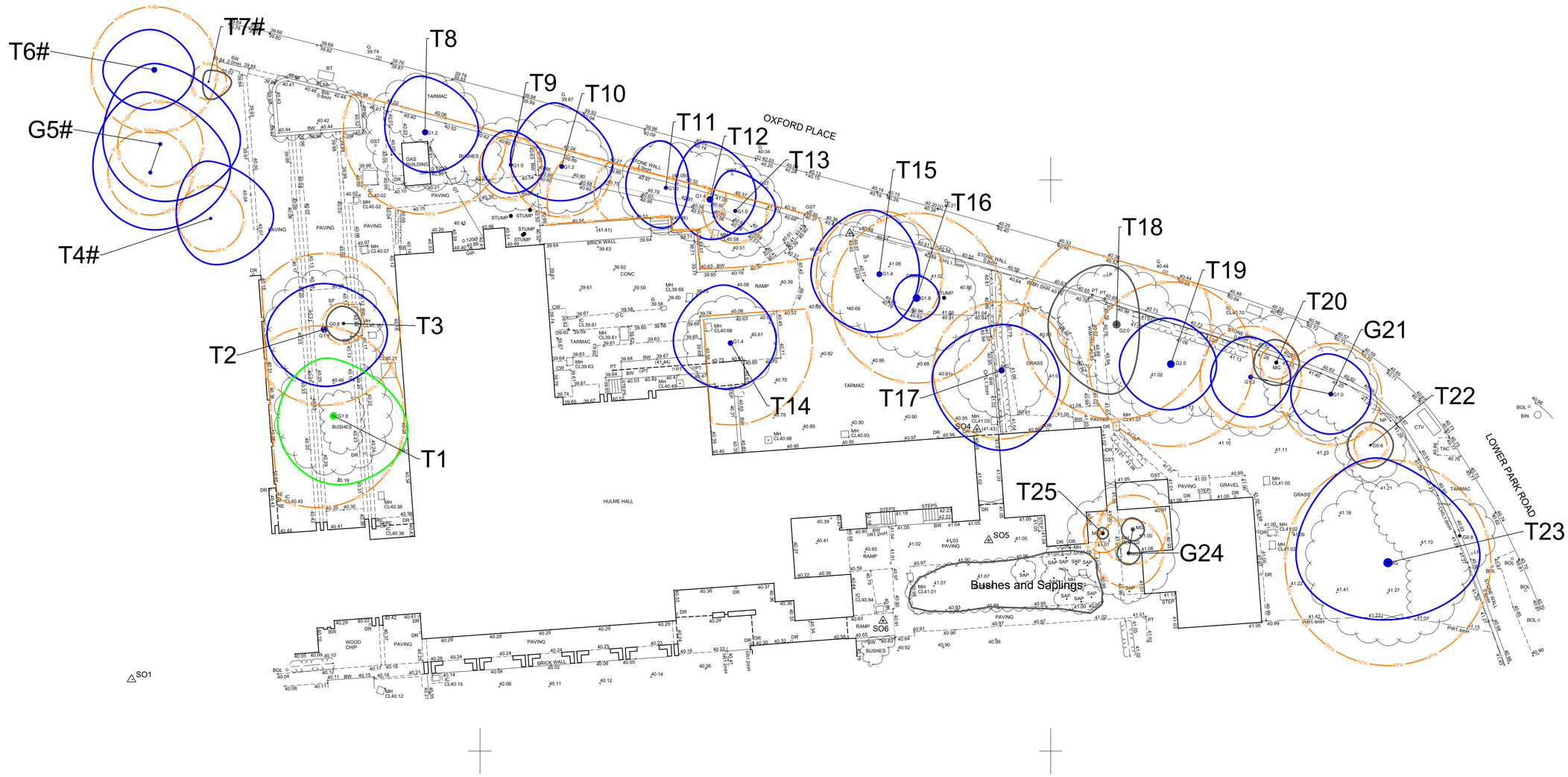
Appendix III

Cascade Chart for Tree Quality Assessment

Trees for removal			
Category and definition	**Criteria**		
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 U Category trees (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) ○ Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline. ○ Trees infected with pathogens of significance to the health and/or safety of other trees nearby) e.g. Dutch elm disease), or very low-quality trees suppressing adjacent trees of better quality. NOTE: *Category U trees can have existing or potential conservation value which might be desirable to preserve; see section 4.7.5*		
Trees to be considered for retention			
Category and definition	**Criteria and sub-categories**		
	1) Mainly arboricultural values	**2) Mainly landscape values**	**3) Mainly cultural values (including conservation)**
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 essential components of groups, or of 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-pastures)
Category B **Those 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 area	Trees with clearly identifiable conservation or other cultural benefits
Category C **Those of low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in the higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit.	Trees with no material conservation or other cultural value

Appendix IV

Tree Constraints Plan & Arboricultural Implications Plan



Do not scale this drawing (printed or electronic version).

Contractors must check all dimensions from site

This drawing is for use on this site only and should be used in conjunction with all relevant consultants drawings..

LEGEND

- Category A
- Category B
- Category C
- Category U
- Root Protection Area (RPA)
- # Position estimated on site

PENNINE ecological

Scale: 1:200 @ A1	Date: 29/05/2026

Job: 2980_AIA.01

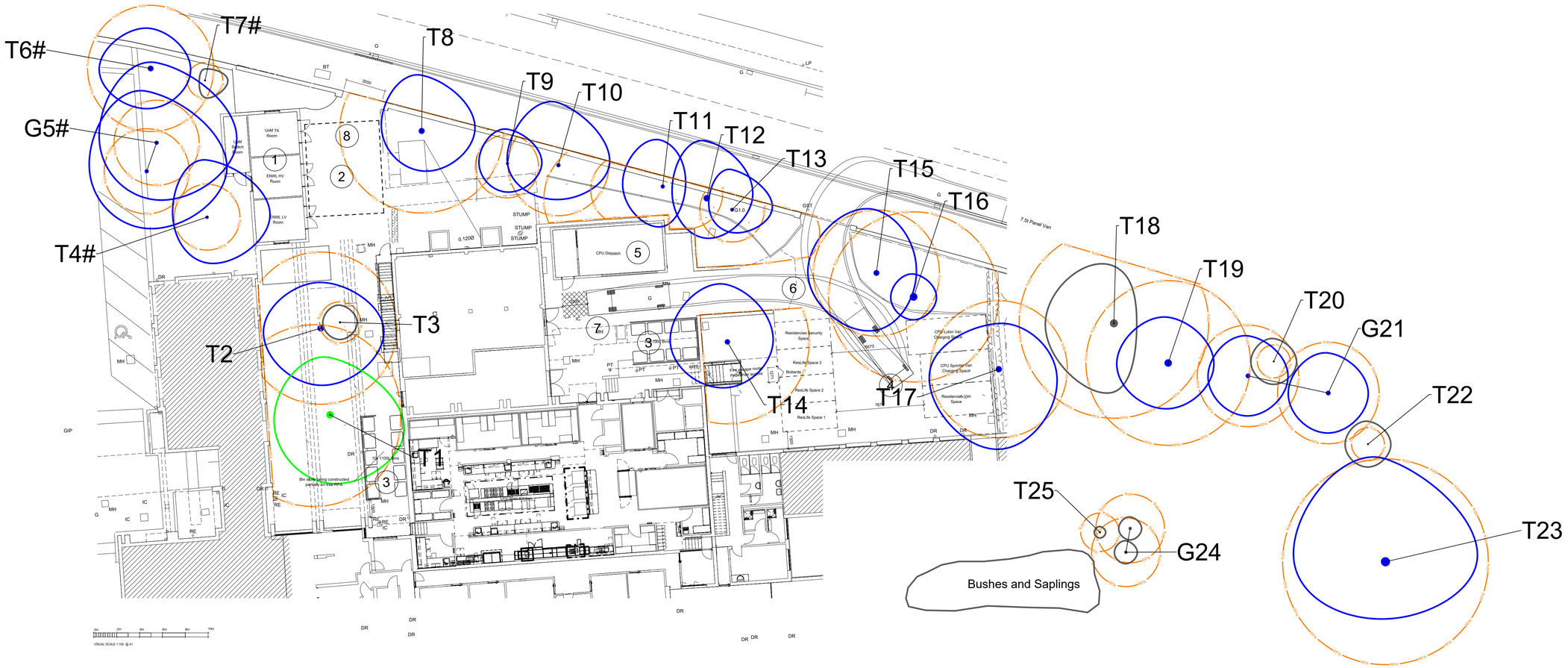
Address: Hulme Hall, Oxford Place, Manchester, M14 5RR.

Client:

Drawing Number: 2980_TCP.01

Drawn by: Matthew Lally

TREE CONSTRAINTS PLAN



Do not scale this drawing (printed or electronic version).

Contractors must check all dimensions from site

This drawing is for use on this site only and should be used in conjunction with all relevant consultants drawings..

LEGEND

- Category A
- Category B
- Category C
- Category U
- Root Protection Area (RPA)
- # Position estimated on site

PENNINE ecological

Scale: 1:200 @ A1	Date: 20/08/2026

Job: 2980_AIA.01

Address: Hulme Hall, Oxford Place, Manchester, M14 5RR.

Client:

Drawing Number: 2980_AIP.01

Drawn by: Matthew Lally

ARBORICULTURAL IMPLICATIONS PLAN

Appendix V

Pictorial Evidence



Picture 1. T1, T2, T3



Picture 2. T4#, G5#, T6#



Picture 3. T8 to T13.



Picture 4. T14



Picture 5. T15, T16



Picture 6. T17