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ARBORICULTURAL STATEMENT

ON

A PROPOSED DEVELOPMENT AT

OAKLEY GARDENS, 188 WILMSLOW ROAD

FALLOWFIELD M14 6LJ

ON BEHALF OF

GREYSLOW LIMITED

Author: Adam Whittingham

Our Ref: CW/11871-AS

Date: 3 September 2026

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1. SUMMARY

1.1. Planning permission is sought for a residential development at Oakley Gardens, 188 Wilmslow Road in Fallowfield. The proposals have been the subject of detailed pre-application discussions with the Council's Tree Officer and the layout has been amended to take account of his comments and suggestions.

1.2. Trees, shrubs and hedges on and adjacent to the site have been surveyed and the arboricultural impacts of the development evaluated in accordance with current good practice.

1.3. Implementing the development will require the removal of several moderate and low quality trees the loss of which will be mitigated by the provision of new trees and landscaping.

1.4. All of the high quality trees, included those protected by a tree preservation order (TPO), will be retained. Details for protection of the retained trees during demolition and construction are included with this report.

1.5. Initial pruning of the retained trees to accommodate the development will be as agreed with the Tree Officer. Ongoing management of the TPO'd trees will be under local planning authority control. Future management of the off-site trees will be a civil matter for future owners/ occupiers of the new properties and the Council.

1.6. The residual arboricultural and landscaping details can either be submitted with the planning application or secured by the imposition of suitably worded planning conditions.

2. TERMS OF REFERENCE

2.1. Instruction

2.1.1. Cheshire Woodlands is instructed by Greyslow Limited to:

- Survey and prepare a schedule of trees to comply with the general requirements of BS5837[1].
- Annotate a topographical survey drawing and produce a tree survey plan.
- Appraise a development proposal in relation to trees and produce an Arboricultural Statement and Tree Protection Plan.

2.2. Limitations

2.2.1. This statement and associated documents are the copyright of Cheshire Woodlands Limited and there should be no transfer of rights to any third party without express written consent.

2.2.2. The purpose of the assessment is to collect data to inform the design of a development proposal in relation to trees.

2.2.3. Trees are assessed in sufficient detail to inform the current project. Appraisal of their structural condition is of a preliminary nature.

2.2.4. Trees are assessed from ground level without invasive investigation and are viewed from within the site or from areas with public access. Assessment may be restricted where site conditions limit access or where trees are wholly or partially off-site or obscured by vegetation. The disclosure of hidden defects cannot be expected.

2.2.5. Whilst the Tree Survey Schedule at Appendix 1 (the Schedule) is not a tree safety inspection record, the surveyor may record obvious defects when they are observed and considered to be potentially significant to safety.

[1] British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations

2.2.6. The potential effects of trees on load-bearing soils beneath existing and proposed structures have not been considered and no soil samples have been taken.

3. INTRODUCTION

3.1. I am Adam Whittingham, Arboricultural Consultant with Cheshire Woodlands Limited and my area of expertise is arboriculture.

3.2. This assessment evaluates the effects of a development proposal on trees. The development comprises partial demolition and refurbishment of existing buildings and a new build development to provide 53 residential dwellings and associated works, as shown on the Tree Protection Plan at Appendix 3 (the Drawing).

3.3. The following documents have been considered in my evaluation:

- Topographical survey drawing S25-0797-1
- Proposed site plan – ground floor - AL(05)010 Lvl 00 P1
- Proposed rear garden sections-01 AL(05)310 to 314 P1
- Proposed site plan – Existing hardstanding overlay - AL(05)701 Hardstanding P1
- Proposed rear garden's sections key - AL(05)300 Rear Sections Key with guides P1
- Proposed site plan – tree retention - AL(05)700 Trees P1
- Tree Survey Plan CW/11871-P-TS
- Preliminary Tree Survey Schedule CW/11871-SS

3.4. The comparative values of trees are considered broadly in line with the guidance of BS5837 and their removal, retention, protection and management are informed by this evaluation.

3.5. Technical terms used in this Statement are included in the Glossary of Terms at Appendix 5.

3.6. This Statement provides sufficient supporting information to enable the local planning authority (LPA) to determine the planning application insofar as it relates to trees.

4. THE SITE

4.1. The site is a rectangular-shaped 0.82 hectare plot comprising existing buildings, hardstanding and hard and soft landscaping bounded by Platt Fields Park to the north and west, and public highway to the south and east.

4.2. The British Geological Survey – *Geology Viewer*[2] identifies the underlying soils as 'Till, Devensian-Diamicton'. 'Till' is a general term referring to any kind of sediment deposited directly from glacier ice; typically unstratified and unsorted and sometimes called boulder-clay.

5. STATUTORY PROTECTION

5.1. An email enquiry with Manchester City Council confirmed that trees within the site are protected by The Manchester City Council (Oakley, 188 Wilmslow Road, Manchester) TPO 2021, which is referenced in the 'comments' column of the Schedule and on the drawings at Appendices 2 and 3. The site is not in a conservation area.

5.2. Trees on the site are subject to the provisions of The Forestry Act[3].

5.3. See Appendix 4 for further guidance on the statutory protection of trees, hedgerows and wildlife.

[2] Geology Viewer
[3] The Forestry Act 1967

6. SURVEY METHODOLOGY

6.1. The trees were surveyed by Glyn Thomas, senior arboricultural consultant with Cheshire Woodlands Limited on 22 October 2025, and his survey data are set out in the appended schedule and drawings.

6.2. Stem diameters and canopy spreads were measured using a tape, and tree heights using a tape and clinometer. Estimated dimensions are identified in the Schedule.

6.3. The trees were assessed for 'visual prominence' and categorised broadly in accordance with Table 1 of BS5837. See Appendix 4 for further guidance.

6.4. During the survey, a brief assessment was carried out for obvious signs of wildlife habitat in trees on the site. Any wildlife habitats of potential significance identified during the survey will be described in the 'comments' column of the Schedule. See Appendix 5 for further guidance.

6.5. The topographical survey drawing overlaid with the proposed site plan is the base for the Drawing.

6.6. Below-ground arboricultural constraints are represented on the Drawing as Root Protection Areas (RPA), calculated in accordance with section 4.6 and Table D.1 of BS5837.

6.7. Potential direct obstruction of sunlight by the retained 'high' and 'moderate quality' trees is represented on the Drawing as illustrative shadow patterns, plotted in accordance with section 5.2.2 (Note 1) of BS5837.

7. THE TREES

7.1. We surveyed eleven individual trees (T1 to T11), seven groups of trees (G1 to G7), one hedge (H1) and two areas of shrubs (S1 and S2).

7.2. T2, G1, G5 and G7 are 'high quality' A category trees. T1, T5 to T10, G2, G3 and G6 are 'moderate quality' B category. T3, T4, T11 and G4 are 'low quality' C category. See Appendix 4 for further guidance.

7.3. T1, T2, T6, T8 to T10, G1, G3 and G7 have 'high visual prominence'. T3, T5, T7, T11, G2, G4, G6, H1 and S1 have 'moderate visual prominence'. T4 and S1 have 'low visual prominence'. See appendix 4 for further guidance.

7.4. T1, T3 and G1 are off-site on land in Council ownership. The rest of the surveyed trees are within the site.

7.5. T2, G5 and G7 are protected by the TPO.

8. ARBORICULTURAL IMPACTS

8.1. BS5837 recommends that trees are evaluated and categorised as set out in Table 1, which also provides a summary of the impact of the development proposal on trees.

8.2. Table 1

	To be retained	**To be removed For development**	**To be removed for other reasons**
Category A High quality with life expectancy of at least 40 years	Tree T2 and groups G1, G5 and G7	None	Tree G5/1
Category B Moderate quality with life expectancy of at least 20 years	Trees T1 and T10	Trees T5 to T9 and groups G2, G3 and G6	None
Category C Low quality with life expectancy of at least 10 years, or small young trees	Tree T3	Trees T4 and T11 and group G4	None
Category U Cannot be retained in the context of the current land-use for longer than 10 years	None	None	None
Hedges and Shrubs	None	Hedge H1 and shrubs S1 and S2	None

8.3. Trees, shrubs and hedges to be removed

8.3.1. Partial removal of tree G5/1 is recommended as appropriate arboricultural and safety management, irrespective of the development.

8.3.2. T5 to T9, G2, G3 and G6 (B category), T4, T11 and G4 (C category), and H1, S1 and S2 will be removed to accommodate the development and provide working space around the site.

8.3.3. The proposed tree removals are as discussed and agreed with the Council's Tree Officer.

8.4. Trees to be retained

8.4.1. T2, G1, G5 and G7 (A category), T1 and T10 (B category) and T3 (C category) will be retained and details for their protection during demolition and construction are included on the Drawing. The proposed protection methodology comprises:

- Erection of tree protection barriers to create construction exclusions zones around the retained trees;
- Supervised hand removal of existing structures and hard surfaces within the RPAs of retained trees;
- Retention of existing hard surfaces as temporary ground protection to provide construction access within the RPAs of trees T1, T2, T10, G5 and G7;
- Construction of new permanent hard surfaces and hard landscaping within the RPAs of trees T10, G1 and G5;
- Resurfacing of existing hardstanding within the RPAs of retained trees; and
- Construction of new boundary walls and fences within the RPAs of retained trees.

8.4.2. The residual engineering and drainage/ underground services installation details can either be submitted with the planning application or secured by the imposition of suitably worded planning conditions.

8.4.3. Design, implementation and supervision of the recommended tree protection methodology are critical to avoiding construction damage to the trees and safeguarding their future health and stability.

8.5. Pruning

8.5.1. T1, T2, T3, G1 and G5 will be pruned, as detailed in the 'management' column of the Schedule, to improve their spatial relationship with the development and enhance the quality of the external amenity spaces.

8.5.2. The off-site tree G1/2 will be assessed and managed by the Council.

8.5.3. The proposed initial pruning works are as discussed and agreed with the Council's Tree Officer.

8.6. Post development impacts

8.6.1. Ongoing management of the retained TPO'd trees will be under LPA control through the normal TPO application and consent procedures.

8.6.2. Long-term management of the off-site trees will be a civil matter for future owners/ occupiers of the new properties and the Council.

8.7. Mitigation

8.7.1. The arboricultural mitigation will comprise the provision of new trees and landscaping, details of which can either be submitted with the planning application or resolved by a standard planning condition.

9. CONCLUSIONS

9.1. The proposals have been the subject of detailed pre-application discussions with the Council's Tree Officer.

9.2. The structurally compromised tree G5/1 will be partially dismantled as appropriate arboricultural and safety management.

9.3. The B and C category trees T4, T5 to T9, T11, G2 to G4, G6 will be removed, together with H1, S1 and S2, in order to accommodate the development and replaced with new trees and landscaping.

9.4. The A, B and C category trees T1 to T3, T10, G1, G5 and G7 will be retained and protected during demolition and construction as detailed on the Drawing.

9.5. Initial pruning of T1, T2, T3, G1 and G5 to accommodate the development is as agreed with the Council's Tree Officer.

9.6. Tree G1/2 will be assessed and managed by the Council.

9.7. Post-development management of the retained trees will either be under LPA control via the TPO, or a civil matter for future owners/ occupiers of the new properties and the Council.

9.8. The residual landscaping, engineering and drainage/ underground services installation detail can either be submitted with the planning application or secured by planning condition.

10. RECOMMENDATIONS

10.1. No tree pruning or removal work should be carried out until the requisite consents have been obtained from the LPA, either in respect of the TPO or as part of a detailed planning permission.

10.2. All tree, shrub and hedge pruning and removal work should be implemented in accordance with the management recommendations in the Schedule.

10.3. Statutory protection of wildlife should be considered in the planning and implementation of the tree, shrub and hedge pruning and removal work.

10.4. All retained trees should be protected during demolition and construction in accordance with the Tree Protection Plan and Arboricultural Method Statement at Appendix 2.

10.5. Tree protection barriers should be erected to create construction exclusion zones as detailed on the Drawing.

10.6. The areas of existing hardstanding identified by blue diagonal-hatching on the Drawing should be assessed by a structural engineer and a competent arboriculturist to ensure they are fit for purpose to be retained as temporary ground protection for the duration of the demolition and construction works. Any temporary covering or reinforcement of the existing hard surfaces should be installed to an engineer-designed specification and method statement to be agreed with the LPA.

10.7. Any existing structures and hard surfaces to be removed within the RPA of any retained tree as part of initial site clearance operations shall be carefully dismantled/ broken out and removed by hand, using hand-tools, under the supervision of the project arboriculturist.

10.8. The areas of new permanent hardstanding and hard landscaping identified by black cross-hatching on the Drawing should be installed to engineer-designed construction specifications and method statements to be agreed with the LPA.

10.9. New underground services should be installed in accordance with a scheme of work to be agreed with the LPA.

10.10. Landscaping should be implemented in accordance with a scheme of work to be agreed with the LPA and in compliance with the Arboricultural Method Statement on the Drawing.

10.11. Foundation design should take into consideration the juxtaposition of existing and proposed trees and the nature of the load-bearing soil.

APPENDIX 1

TREE SURVEY SCHEDULE

PROJECT: 188 WILMSLOW ROAD, FALLOWFIELD
CLIENT: GREYSLOW LIMITED
REF: CW/11871-SS-1
REVISIONS: RE-SURVEYED & UPDATED 22 OCTOBER 2025

SURVEYED BY: G THOMAS
DATE: 19 FEBRUARY 2020
PAGE: 1

No.	Species	Age Range	Height (m)	Crown Spread (m)	Stem Dia. (mm)	Vitality	Comments	Management	Visual	Retention Category Existing	Retention Category Proposed	BS5837 RPA Radius (m)
T1	Sycamore	M	16	16	540	N	• Off-site • Partially suppressed on west side with crown biased to east • Low branch pruning stubs with minor regrowth on east side • 4m ground clearance on east side and could be raised to 6m by removal or shortening of minor low lateral and sub-lateral branches	• Protect during development • Prune on east side to obtain 5m ground clearance over site • Prune on east side to reduce radial crown spread over site by up to 2m	3G	B	B	6.6

The sole purpose of the survey is to collect data to inform the design of the current project in relation to trees
Whilst this is not a tree safety inspection record, the surveyor may record obvious defects when they are observed and considered to be significant to safety
Trees may be subject to legal controls, which should be investigated prior to any felling, pruning, or wilful damage
Unless otherwise agreed data in this schedule are time limited to one year after which they should be reviewed

HEADINGS & ABBREVIATIONS

Age Range Y = young SM = semi-mature EM = early-mature M = mature PM = post-mature V = veteran
Stem Dia Stem diameter (measured in accordance with Figure C.1 of BS5837: 2012) (MS = multi-stemmed EST = estimated)
Crown Spread Maximum crown spread (EST = estimated)
Vitality A measure of physiological condition. N = normal range for the species and age R = reduced, P = poor, MD = moribund, D = dead
Visual (Visual Prominence) Broad indication of prominence in the landscape (1 = low up to 4 = very high) (G = contributes to a wider group)
Retention Category Existing Broadly in accordance with Table 1 of BS5837: 2012 (considers the merits of the tree or group in the context of the existing land-use)
Retention Category Proposed Broadly in accordance with Table 1 of BS5837: 2012 (considers the merits of the tree or group in the context of a development proposal)
BS5837 RPA Radius Calculated in accordance with Table D.1 of BS5837: 2012
Common Plant names Only common names are used in this schedule. For scientific names refer to Mitchell, A. 2001. *Collins Field Guide – Trees of Britain & Northern Europe*. Harper Collins, London. pp. 420.

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No.	Species	Age Range	Height (m)	Crown Spread (m)	Stem Dia. (mm)	Vitality	Comments	Management	Visual	Retention Category Existing	Retention Category Proposed	BS5837 RPA Radius (m)
T2	Sycamore	M	18	17	870	N	• Close to brick boundary wall which is cracked and displaced adjacent to base of stem • Stem trifurcates above 3m • 6m ground clearance on east side • Ivy colonising stem and co-dominant branches • Dense vegetation restricts access • **Tree T12 of The Manchester City Council (Oakley, 188 Wilmslow Road, Manchester) Tree Preservation Order 2021**	• Retain and protect during development • Prune on east side to reduce radial crown spread by up to 2.5m • Monitor vertical alignment of adjacent boundary wall	3	A	A	10.5
T3	Goat willow	EM	12	11	500	N	• Off-site • Close to boundary wall and side elevation of building with crown overhanging roof • Could be hard pruned to boundary	• Prune on south side back to site boundary • Monitor vertical alignment of adjacent boundary wall	2G	C	C	6.0
T4	Purple leaf plum	M	11	11	360	N		• Remove for development • Grind stump to a depth of 0.3m	1	C	U	N/A
T5	Yew	EM	11	11	520	N	• Partially suppressed with stem and crown biased to south • 3m ground clearance over hardstanding	• Remove for development • Grind stump to a depth of 0.3m	2G	B	U	N/A
T6	Sycamore	M	21	11	680	N	• Stem and crown biased to south • Clear stem to 8m • Old branch pruning wounds to upper third of stem • 9m ground clearance over hardstanding	• Remove for development • Grind stump to a depth of 0.3m	3G	B	U	N/A
T7	Yew	EM	11	9	370	N	• Partially suppressed with stem and crown biased to south • 2-3m ground clearance over hardstanding	• Remove for development • Grind stump to a depth of 0.3m	2G	B	U	N/A
T8	Sycamore	EM	20	13	510	N	• Clear stem to 6m save for minor epicormic shoots and branches	• Remove for development • Grind stump to a depth of 0.3m	3G	B	U	N/A
T9	Sycamore	EM/M	19	14	640	N	• Stem and crown biased to south • Clear stem to 7m • 5m ground clearance over hardstanding and could be raised to 8m by removal of one low lateral branch of 150mm diameter • Birds' nest/squirrel drey in upper crown	• Remove for development • Grind stump to a depth of 0.3m	3G	B	U	N/A

TREE SURVEY SCHEDULE

PROJECT: 188 WILMSLOW ROAD, FALLOWFIELD
CLIENT: GREYSLOW LIMITED
REF: CW/11871-SS-1

SURVEYED BY: G THOMAS
DATE: 19 FEBRUARY 2020

No.	Species	Age Range	Height (m)	Crown Spread (m)	Stem Dia. (mm)	Vitality	Comments	Management	Visual	Retention Category Existing	Retention Category Proposed	BS5837 RPA Radius (m)
T10	Lime	M	22	9	540	N	• Partially suppressed on north side • Clear stem to 8m save for minor epicormic shoots • Crown slightly biased to south • Squirrel's drey in main fork	• Retain and protect during development	3G	B	B	6.6
T11	Purple leaf plum	M	6	7	300	N		• Remove for development • Grind stump to a depth of 0.3m	2G	C	U	N/A
G1	Sycamore Horse Chestnut Beech	M	17 - 21	≤20	620 - 1050	N	• Off-site • Signs of past pruning to remove low branches on south side over site • Ground clearance on south side of between 3 and 10m and could be raised to between 5 and 10m by removal of minor low lateral and sub-lateral branches • Contains features which provide potential bird nest/bat roost sites **G1/1 Beech** • Recent branch tear-out wound in lower crown **G1/2 Horse Chestnut** • Branch stub in mid-crown on south side where a large first-order branch recently failed into the site • Signs of past colonisation by horse chestnut bleeding canker	• Protect during development • Formally notify Council of their duty of care in relation to neighbouring land and the need for appropriate management of their trees • Prune crown overhang to site on south side as detailed on Tree Work Plan CW/11871-P-TW **G1/2 Horse Chestnut** • To be assessed and managed by Council **G1/1 Beech** • Monitor for further branch failures	3G	A	B	7.5 – 12.6
G2	Yew Holly Rhododendron	EM	≤12	≤8 (EST)	250 - 500	N	• Closely spaced group • Would benefit from management	• Remove for development • Grind stumps to a depth of 0.3m	2G	B	U	N/A
G3	3 Sycamore	EM	≤19	11	390 - 500	N	• Closely spaced group • Possibly natural colonisation • 5-6m ground clearance and could be raised to around 8m by removal of minor low lateral, sub-lateral and epicormic branches	• Remove for development • Grind stumps to a depth of 0.3m	3G	B	U	N/A
G4	Mixed ornamental trees and shrubs	Y-EM	≤10	≤8	≤400 (MS)	N	• A mix of mainly evergreen ornamental boundary plantings and natural colonisation	• Remove for development • Grind stumps to a depth of 0.3m	2G	C	U	N/A

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PROJECT: 188 WILMSLOW ROAD, FALLOWFIELD
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G5	5 Lime 2 Sycamore 1 Oak	EM-M	≤22	≤15	470 - 730	N	• Closely spaced linear group • Contains features which provide potential bird nest/bat roost sites • 2m ground clearance on west side and could be raised to 8m by removal of low secondary growth **G5/1 Lime** • Decay/ hollowing to lower stem with no external signs of significant cracking **G5/2 Oak** • Branch tear-out stub in lower crown on east side where a large-diameter (400mm) first-order branch failed in recent years • **Trees T4 to T11 of The Manchester City Council (Oakley, 188 Wilmslow Road, Manchester) Tree Preservation Order 2021**	**G5/1 Lime** • Dismantle crown and retain as a 6m high standing stem **Remainder of group** • Retain and protect during development • Prune to remove basal and epicormic growth to a height of 5m • Prune by removal of minor low lateral, sub-lateral and epicormic branches of up to 100mm diameter to obtain between 8m and 9m ground clearance **G5/2 Oak** • Monitor for further branch failures	3	A	A - C	5.7 – 8.7
G6	1 Yew 1Holly	M	≤13	≤11	460 & 580	N	• Closely spaced group • Canopy extends almost to ground level	• Remove for development • Grind stumps to a depth of 0.3m	2	B	U	N/A
G7	2 Beech 1 Ash	M	≤17	≤15	550 - 690	N	• Linear group in small square planting beds surrounded by bitmac hardstanding • General ground clearance of between 3 and 7m • **Trees T1, T2 & T3 of The Manchester City Council (Oakley, 188 Wilmslow Road, Manchester) Tree Preservation Order 2021**	• Retain and protect during development	3	A	A	6.6 – 8.4
H1	Cherry Laurel	-	≤3	-	-	N	• Clipped boundary hedges • Would benefit from clipping to solid form	• Remove for development • Grind stumps and roots to a depth of 0.3m	2	-	-	-
S1	Rhododendron Mixed ornamental shrubs	-	≤8	-	-	N	• Dense ornamental evergreen shrub bed	• Remove for development • Grind stumps and roots to a depth of 0.3m	1	-	-	-
S2	Rhododendron Yew	-	≤3.5	-	-	N	• Dense ornamental evergreen shrub beds	• Remove for development • Grind stumps and roots to a depth of 0.3m	2	-	-	-

APPENDIX 2

TREE MANAGEMENT SCHEDULE		
TREE NO.	**SPECIES**	**OPERATION**
T1	*Sycamore*	Prune on east side to obtain 5m ground clearance and reduce radial crown spread by up to 2m
T2	*Sycamore*	Prune on east side to reduce radial crown spread by up to 2.5m
T3	*Goat willow*	Prune on south side back to site boundary
T4	*Purple leaf plum*	Remove and grind stump to a depth of 0.3m
T5	*Yew*	Remove and grind stump to a depth of 0.3m
T6	*Sycamore*	Remove and grind stump to a depth of 0.3m
T7	*Yew*	Remove and grind stump to a depth of 0.3m
T8	*Sycamore*	Remove and grind stump to a depth of 0.3m
T9	*Sycamore*	Remove and grind stump to a depth of 0.3m
T11	*Purple leaf plum*	Remove and grind stump to a depth of 0.3m
G1	*Sycamore, Horse chestnut, Beech*	G1/1 Beech - Prune on south side to obtain 10m ground clearance and reduce radial crown spread by up to 2.5m G1/2 Horse chestnut - To be assessed and managed by Council G1/3 Sycamore - Prune on south side to remove two lowest sub-lateral branches of 200mm diameter. Prune to remove truncated branches with re-growth on southwest side Prune to reduce radial crown spread on south side by up to 3m G1/4 Sycamore - Prune on south side to remove epicormic shoots and branches of up to 200mm diameter to a height of 5m Prune to reduce radial crown spread on south side by up to 2m
G2	*Yew, Holly, Rhododendron*	Remove and grind stumps to a depth of 0.3m
G3	*3 Sycamore*	Remove and grind stumps to a depth of 0.3m
G4	*Mixed ornamental trees and shrubs*	Remove and grind stumps to a depth of 0.3m
G5	*Lime, Sycamore, Oak*	Prune to remove basal and epicormic growth to a height of 5m Prune by removal of minor low lateral, sub-lateral and epicormic branches of up to 100mm diameter to obtain between 8m and 9m ground clearance G5/1 Lime - Dismantle crown and retain as a 6m high standing stem
G6	*Yew, Holly*	Remove and grind stumps to a depth of 0.3m
H1	*Laurel*	Remove and grind stumps and roots to a depth of 0.3m
S1	*Mixed ornamental shrubs*	Remove and grind stumps and roots to a depth of 0.3m
S2	*Mixed ornamental shrubs*	Remove and grind stumps and roots to a depth of 0.3m



SCALE: 1:250
UNITS: METRES

0 5 10

TREE WORK PLAN

CHESHIRE WOODLANDS

9 LOWE STREET
MACCLESFIELD
CHESHIRE
SK11 7NJ

T. +44(0)1625 669668
E. admin@ cheshire-woodlands.co.uk
W. www. cheshire-woodlands.co.uk

CLIENT	MUDSKIPPER LTD
PROJECT	188 WILMSLOW ROAD FALLOWFIELD
JOB REF	CW/11871-P-TW
DATE	4 MARCH 2026
SCALE	1:250 at A1

- INDIVIDUAL TREE TO BE RETAINED
- GROUP OF TREES TO BE RETAINED
- TREE, GROUP OF TREES, SHRUBS OR HEDGE TO BE REMOVED
- TREE PROTECTED BY TPO
- STEM POSITION APPROXIMATED
- BS 5837 RETENTION CATEGORY
- BS5837 CATEGORY 'A' TREES
- BS5837 CATEGORY 'B' TREES
- BS5837 CATEGORY 'C' TREES

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APPENDIX 3

ARBORICULTURAL METHOD STATEMENT

From commencement of the development, the following methodology shall be implemented in the manner and sequence described below

SEQUENCE OF WORKS

1. Pre-commencement site meeting
2. Tree and hedge removal and pruning
3. Assessment of temporary ground protection
4. Removal of existing structures within RPAs
5. Erection of tree protection barriers
6. Demolition
7. Main construction phase
8. Removal of tree protection barriers
9. Construction of new permanent hard surfaces and hard landscaping within RPAs
10. Re-surfacing of temporary ground protection
11. Removal of temporary ground protection
12. Landscaping works including construction of new boundary walls and fences

1. PRE-COMMENCEMENT SITE MEETING

To outline working methods in relation to trees, a site meeting of the following shall take place prior to commencement of any demolition or construction activity:

- Client
- Structural engineer
- Demolition contractor
- Main contractor
- Site agent
- Project arboriculturist

2. TREE, SHRUB AND HEDGE REMOVAL AND PRUNING

a. All tree, shrub and hedge removal and pruning work shall be implemented in accordance with Tree Survey Schedule CW/11871-SS-1 this drawing
b. All reasonable care shall be taken to avoid damage to retained trees
c. All tree stumps shall be removed by mechanical stump grinder and shall not be excavated in their entirety by mechanical excavator

3. ASSESSMENT OF TEMPORARY GROUND PROTECTION

a. The areas of existing hardstanding identified by blue diagonal-hatching on this drawing shall be assessed by a structural engineer and the project arboriculturist to ensure they are fit for purpose to be retained as temporary ground protection for the duration of the demolition and construction operations
b. Any temporary strengthening, covering or reinforcement of the existing hard surfaces recommended by the structural engineer and project arboriculturist shall be installed to an engineer-designed specification and method statement to be agreed with the Local Planning Authority (LPA)

4. REMOVAL OF EXISTING STRUCTURES WITHIN RPAS

a. Any existing structures to be removed within the RPA of any retained trees part of initial site clearance operations shall be carefully dismantled and removed by hand, using hand-tools, under the supervision of the project arboriculturist
b. Any concrete bases or sub-base aggregate layers to be removed shall be carefully broken up by hand, using hand tools, under the supervision of the project arboriculturist, and with no undue disturbance of the underlying soils
c. Any excavated ground shall be made up to surrounding levels with clean sandy topsoil

5. ERECTION OF TREE PROTECTION BARRIERS

a. The main contractor shall erect tree protection barriers as detailed on this drawing
b. The project arboriculturist shall inspect installation of the tree protection barriers prior to commencement of any demolition or construction works, site preparation, excavation or delivery of plant and materials

6. DEMOLITION

a. Prior to commencing work on site, the demolition contractor shall produce a method statement, which will set out working methods in relation to the protection of retained trees
b. Plant and machinery shall be of a size and design appropriate to operation within the constraints imposed by adjacent trees
c. No fires shall be lit within 20m of any tree
d. Plant and equipment shall be neither stored nor refueled within 10m of any area designated as a tree protection area or otherwise protected on this drawing
e. There shall be no excavation within 300mm of a tree protection barrier
f. The integrity of the tree protection barriers and temporary ground protection shall be maintained for the duration of the demolition operations
g. Any damage to tree protection barriers or temporary ground protection during demolition operations shall be reported to the project arboriculturist and immediately made good by the main contractor

7. MAIN CONSTRUCTION PHASE

a. There shall be no storage of construction equipment, plant or materials within any area designated as a tree protection area or otherwise protected on this drawing
b. No fires shall be lit within 20m of any retained tree
c. The site agent shall supervise all deliveries by self-loading crane, with vehicles positioned in such a manner that retained trees are not at undue risk of damage
d. There shall be no excavation within 300mm of a tree protection barrier
e. Any excavation for the installation, renewal or repair of underground services, within any area designated as a tree protection area or otherwise protected on this drawing, shall be carried out in accordance with the guidance set out in National Joint Utilities Group Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Volume 4 2007)
f. The areas of new hard landscaping (stone patios and wooden decking) identified by black cross-hatching on this drawing shall be constructed without excavation other than the removal, by hand, using hand tools, under the supervision of the project arboriculturist of either (i) surface vegetation and soil down to planning approved final formation levels or (ii) existing hardstanding, sub-base aggregate layer and soil down to planning approved final formation levels
g. The construction shall be to engineer designed specifications and method statements agreed with the LPA. The specifications shall include working engineering drawings and shall include details of existing ground levels, proposed final formation levels and proposed final surface levels, at 1 metre centres across the black cross-hatched areas
h. The integrity of the tree protection barriers and temporary ground protection shall be maintained for the duration of the main construction phase
i. Any damage to tree protection barriers or temporary ground protection during the main construction phase shall be reported to the project arboriculturist and immediately made good by the main contractor
j. Site drainage and washings from concrete and mortar mixings shall be directed away from all tree protection areas
k. The project arboriculturist shall visit the site monthly to assess the integrity of the tree protection
k. The project arboriculturist shall complete a report to be sent to the site owner and main contractor following each visit. In this regard, the site owner will instruct the project arboriculturist prior to any works commencing on site

8. REMOVAL OF TREE PROTECTION BARRIERS

Tree protection barriers shall be removed only on completion of construction works and in compliance with all relevant planning conditions

9. CONSTRUCTION OF NEW PERMANENT HARD SURFACES AND HARD LANDSCAPING WITHIN RPAs

a. The areas of new hard surfacing and hard landscaping identified by black cross-hatching on this drawing shall be constructed without excavation other than the removal, by hand, using hand tools, under the supervision of the project arboriculturist of either (i) surface vegetation and soil down to planning approved final formation levels or (ii) existing hardstanding and sub-base aggregate layer down to planning approved final formation levels
b. The construction shall be to engineer-designed specifications and method statements agreed with the LPA. The specifications shall include details of existing ground levels, proposed final formation levels and proposed final surface levels at 1 metre centres across the black cross-hatched areas

10. RESURFACING OF TEMPORARY GROUND PROTECTION

Any resurfacing of areas of temporary ground protection identified by blue diagonal-hatching on this drawing shall be carried out as either :
(i) Top dressing over the existing surface wearing course; or
(ii) over the existing sub-base aggregate layer following supervised removal of the existing surface wearing course; or
(iii) Over the existing ground, without excavation, other than the removal by hand, using hand-tools under the supervision of the project arboriculturist of existing surface wearing course, sub-base aggregate layer and soil down to planning approved final formation levels, and in accordance with a construction specification and method statement to be agreed with the LPA. The specification shall comprise working engineering drawings and include details of existing ground levels, proposed final formation levels and proposed surface levels at 1 metre centres across the blue diagonal-hatched areas

11. REMOVAL OF TEMPORARY GROUND PROTECTION

a. Any areas of existing hardstanding identified by blue diagonal-hatching on this drawing to be removed shall be carefully broken out and removed by hand, using hand-tools, under the supervision of the project arboriculturist and with no undue disturbance of the underlying soils
b. Excavated ground shall be made up to surrounding levels using clean sandy topsoil

12. LANDSCAPING WORKS INCLUDING THE CONSTRUCTION OF NEW WALLS AND FENCES

Landscaping works shall be implemented in accordance with a scheme approved by the LPA
b. There shall be no rotovation of ground within any area designated as a tree protection area or otherwise protected on this drawing
c. Sandy topsoil may be spread within the tree protection areas to a depth of not more than 200mm. No other addition of soil or other material shall be carried out within any area designated as a tree protection area or otherwise protected on this drawing without prior consultation with the LPA
d. No hard landscaping works or excavation for cables or any other services shall be carried out within the tree protection areas without the prior written consent of the LPA. All such excavations shall be carried out in accordance with the guidance set out in National Joint Utilities Group Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Volume 4 2007)
e. Sections of new boundary wall and fence that extend into the root protection area of any retained tree will be constructed during the landscaping works
f. New boundary walls and fences within the RPA of any retained tree shall be installed to engineer-designed construction specifications and method statements to be agreed with the LPA. The specifications shall comprise working engineering drawings and include details of existing ground levels, proposed final formation levels and propopsed final surface levels at 1 metre centres
c. The alignment of the sections of boundary wall and fence that extend into the root protection area of any retained tree shall be marked out on the ground by the project arboriculturist. New boundary walls and fences shall be located so as to avoid unnecessary removal of trees and minimize pruning of trees and excavation of ground within root protection areas
d. Any pruning needed to accommodate new walls and fences shall be the minimum required to install the new walls and fences and shall be carried out in accordance with British Standard 3998:2010 Tree work - Recommendations
e. In the installation of the new walls and fences there shall be no raising or lowering of existing ground other than to accommodate post-holes and foundations
f. Post-holes and foundations shall be excavated by hand, using hand tools and under the supervisionof the project arboriculturist. All roots greater than 25mm diameter shall be retained with post-holes or foundations re-located if roots greater than 25mm diameter are encountered. Clumps of smaller roots (including fibrous roots) shall also be retained and worked around
g. No fixing shall be made to any retained tree

TREE PROTECTION SPECIFICATION

Tree Protection Areas shall: -

1. Be secured prior to commencement of any demolition or construction works, delivery of site accommodation or materials and shall remain intact for the duration of the demolition and construction works
2. Preclude all demolition and construction activity with the exception of specified arboricultural works and such works as have been agreed by all parties and to be carried out under supervision
3. Be protected by tree protection barriers and other measures as specified on this drawing
4. Preclude the storage or tipping of all materials and substances. Toxic substances such as fuels, oils, additives and cement shall not be stored within 5m of any area designated as a tree protection area or otherwise protected on this drawing
5. Any incursion into tree protection areas must be by prior arrangement, following consultation with the Local Planning Authority

Tree Protection Barriers

1. The tree protection barriers shall comprise 2m high weldmesh 'Heras' type fencing
2. The fencing panels shall butt together and be fixed with 3 no. clamps to each joint
3. Each fence panel shall be supported by a 45° strut of scaffold tube, from the top rail of the panel back into the tree protection area
4. The base of the fence panels shall be supported in a concrete or rubber base (as supplied with the fence panels). The base shall be pinned to the ground by a 700mm length of scaffold tube, driven not less than 450mm into the ground. A 200mm length of scaffold tube shall be fixed to form a 'T' to the top of the vertical tube, preventing the base being moved
5. No fixing shall be made to any tree and all reasonable care shall be taken to avoid damage to tree roots when locating scaffold tubes
6. An A3 warning sign reading as per figure 1 shall be fixed to every 10m of tree protection barrier
7. The project arboriculturist shall direct erection of the tree protection barriers

Temporary Ground Protection

The areas of ground identified for temporary ground protection on this drawing shall be retained to existing hardstanding for the duration of the demolition and construction operations

Fig 1

TREE PROTECTION AREA
KEEP OUT!

ALL TREES ENCLOSED BY THIS FENCE ARE PROTECTED
BY PLANNING CONDITIONS (TOWN AND COUNTRY PLANNING ACT 1990)
AND A TREE PRESERVATION ORDER.
CONTRAVENTION OF A TREE PRESERVATION ORDER MAY LEAD TO CRIMINAL PROSECUTION

THE FOLLOWING MUST BE OBSERVED BY ALL PERSONNEL:

• THE TREE PROTECTION BARRIERS MUST NOT BE MOVED •
• NO PERSON SHALL ENTER THE TREE PROTECTION AREA •
• NO MACHINE OR PLANT SHALL ENTER THE TREE PROTECTION AREA •
• NO MATERIAL SHALL BE STORED IN THE TREE PROTECTION AREA •
• NO SPOIL SHALL BE DEPOSITED IN THE TREE PROTECTION AREA •
• NO EXCAVATION SHALL OCCUR IN THE TREE PROTECTION AREA •

ANY INCURSION INTO THE TREE PROTECTION AREA MUST BE
WITH THE PRIOR WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY



SCALE: 1:200
UNITS: METRES
0 5 10

TREE PROTECTION PLAN

CHESHIRE WOODLANDS
9 LOWE STREET
MACCLESFIELD
CHESHIRE
SK11 7NJ
T. +44(0)1625 669668
E. admin@cheshire-woodlands.co.uk
W. www. cheshire-woodlands.co.uk

CLIENT	GREYSLOW LIMITED
PROJECT	188 WILMSLOW ROAD FALLOWFIELD
JOB REF	CW/11871-P-TP
DATE	3 SEPTEMBER 2026
SCALE	1:200 at A0

- PROPOSED BUILDINGS
- PROPOSED BASEMENT/ SUBTERRANEAN ROOMS
- PROPOSED LANDSCAPING
- INDIVIDUAL TREE TO BE RETAINED
- GROUP OF TREES TO BE RETAINED
- BS5837 ROOT PROTECTION AREA
- BS5837 SHADOW PATTERN (CATEGORY 'A' & 'B' TREES)
- TREE PROTECTED BY TPO
- STEM POSITION APPROXIMATED
- BS 5837 RETENTION CATEGORY
- BS5837 CATEGORY 'A' TREES
- BS5837 CATEGORY 'B' TREES
- BS5837 CATEGORY 'C' TREES
- TEMPORARY GROUND PROTECTION
- NEW HARD SURFACES / HARD LANDSCAPING WITHIN RPA
- TREE PROTECTION AREA
- TREE PROTECTION BARRIER

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APPENDIX 4



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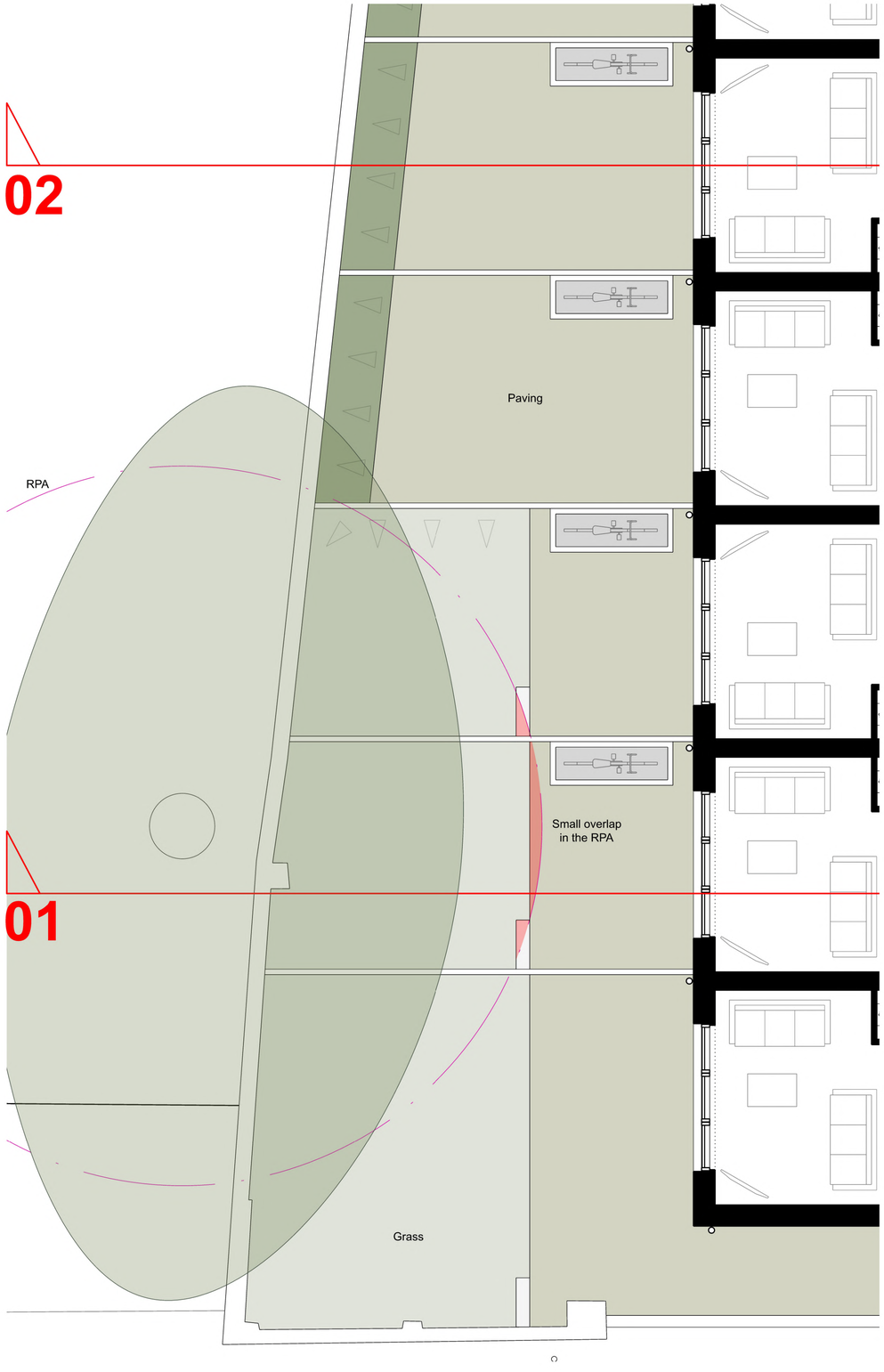
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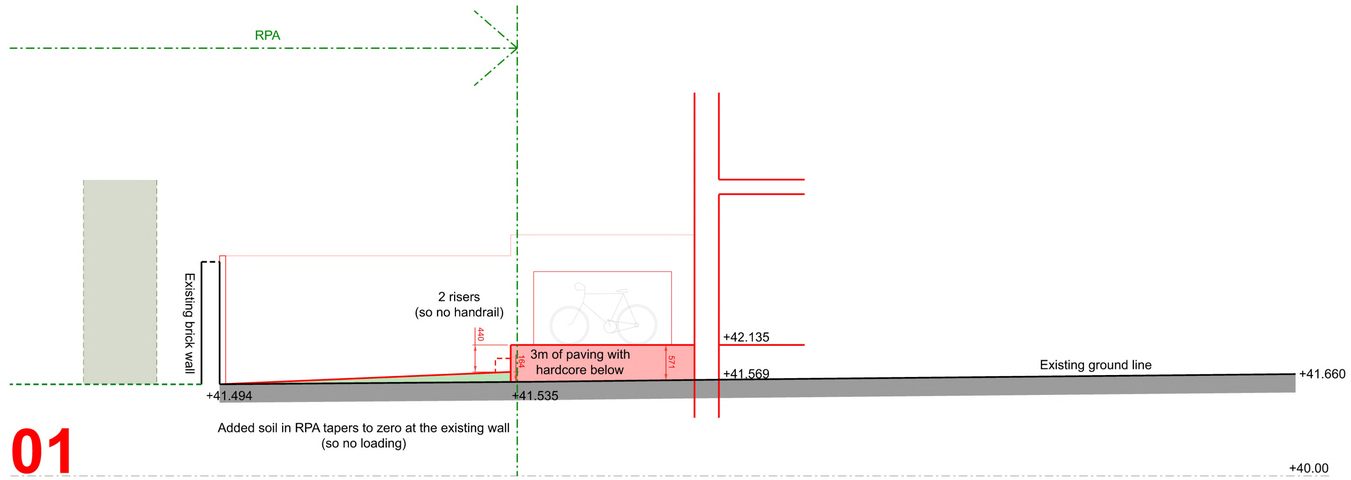
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	TYPE B	9 No.
	TYPE C	12 No.
	TYPE D	2 No.
	TYPE Z	7 No.
	TYPE Y	4 No.
	TOTAL	**53 No.**

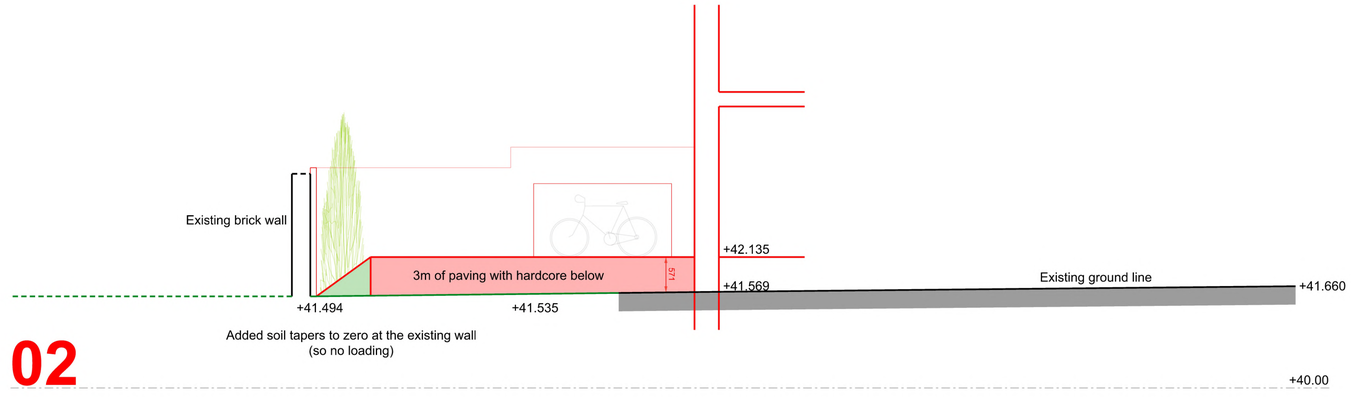
0m 25m 50m

project:
188 WILMSLOW ROAD
job number:
0406
title:
PROPOSED SITE PLAN - GROUND FLOOR
scale:
1:500 @ A3 or 1:250 @ A1
issued for:
PLANNING
drawing number: issue:
AL(05)010 P1

APPENDIX 5







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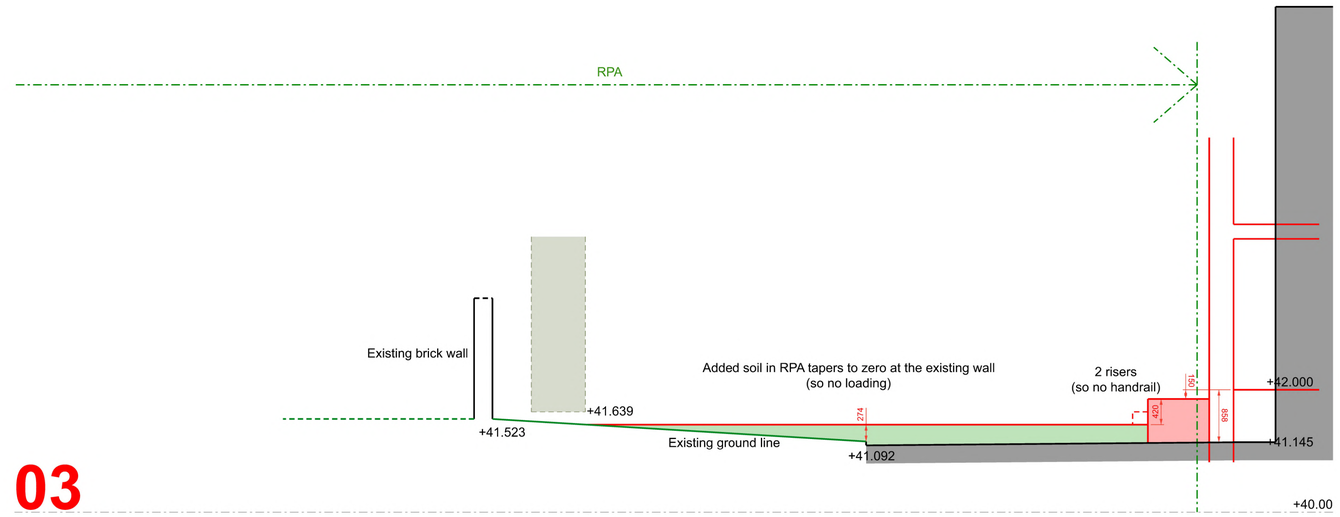
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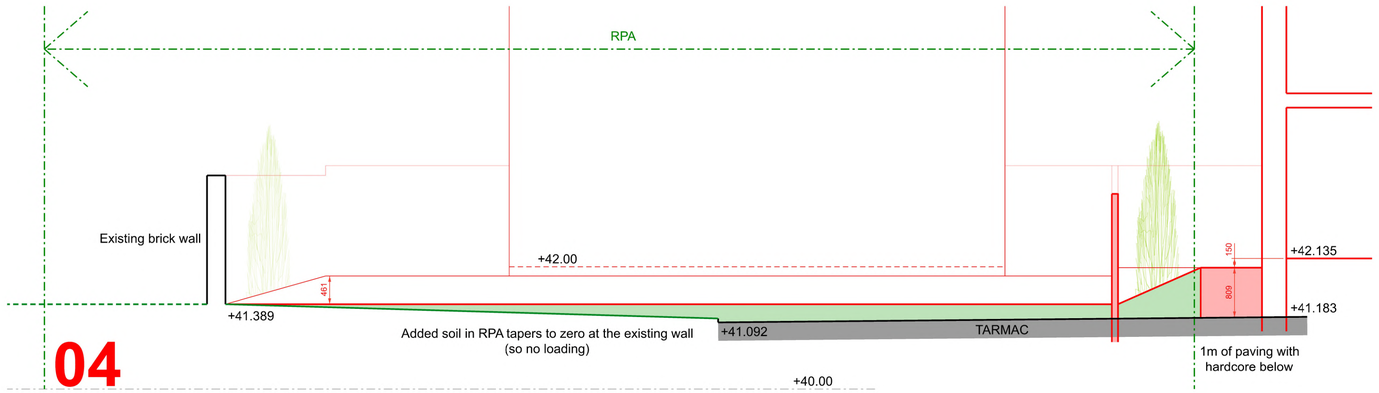
RPA

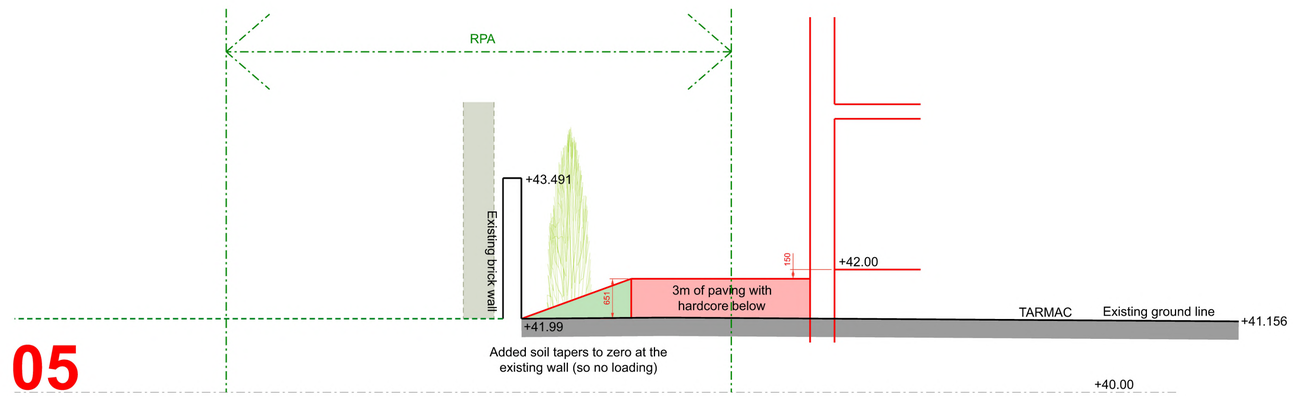
0m 5m 10m

project
188 WILMSLOW ROAD
job number
0406
title
PROPOSED REAR GARDEN SECTIONS 01
scale
1:100 @ A3
issued for
PLANNING
drawing number: issue:
AL(05)310 P1









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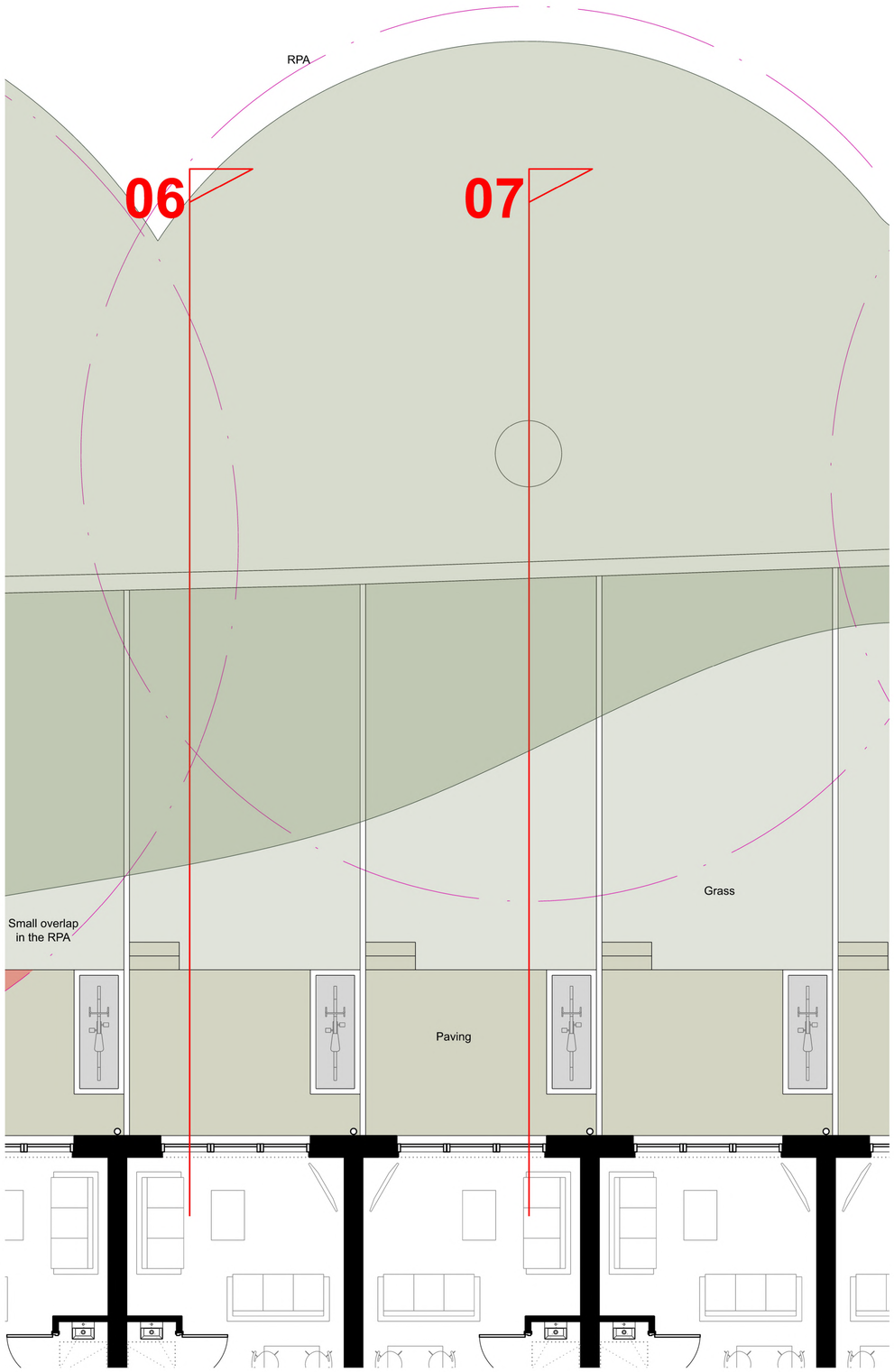
revisions + notes:

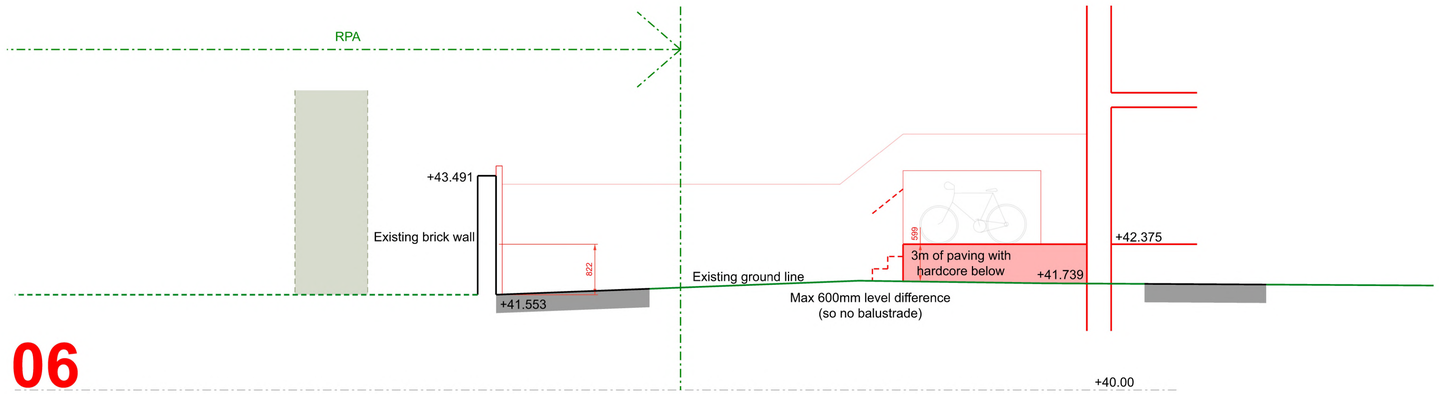
Tree to be retained

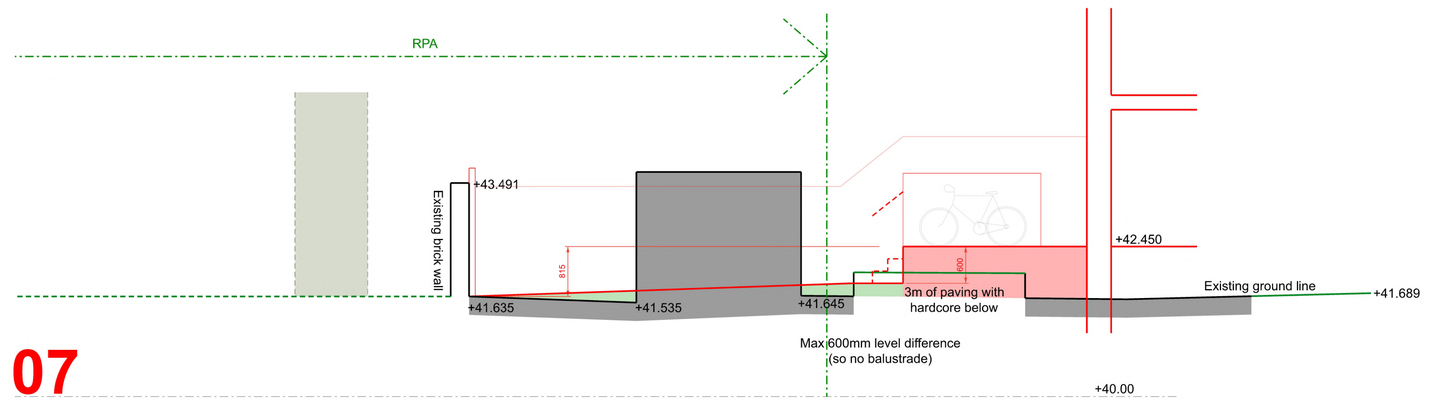
RPA

0m 5m 10m

address:
188 WILMSLOW ROAD
job number:
0406
title:
PROPOSED REAR GARDEN SECTIONS 02
scale:
1:100 @ A3
issued for:
PLANNING
drawing number: issue:
AL(05)311 P1







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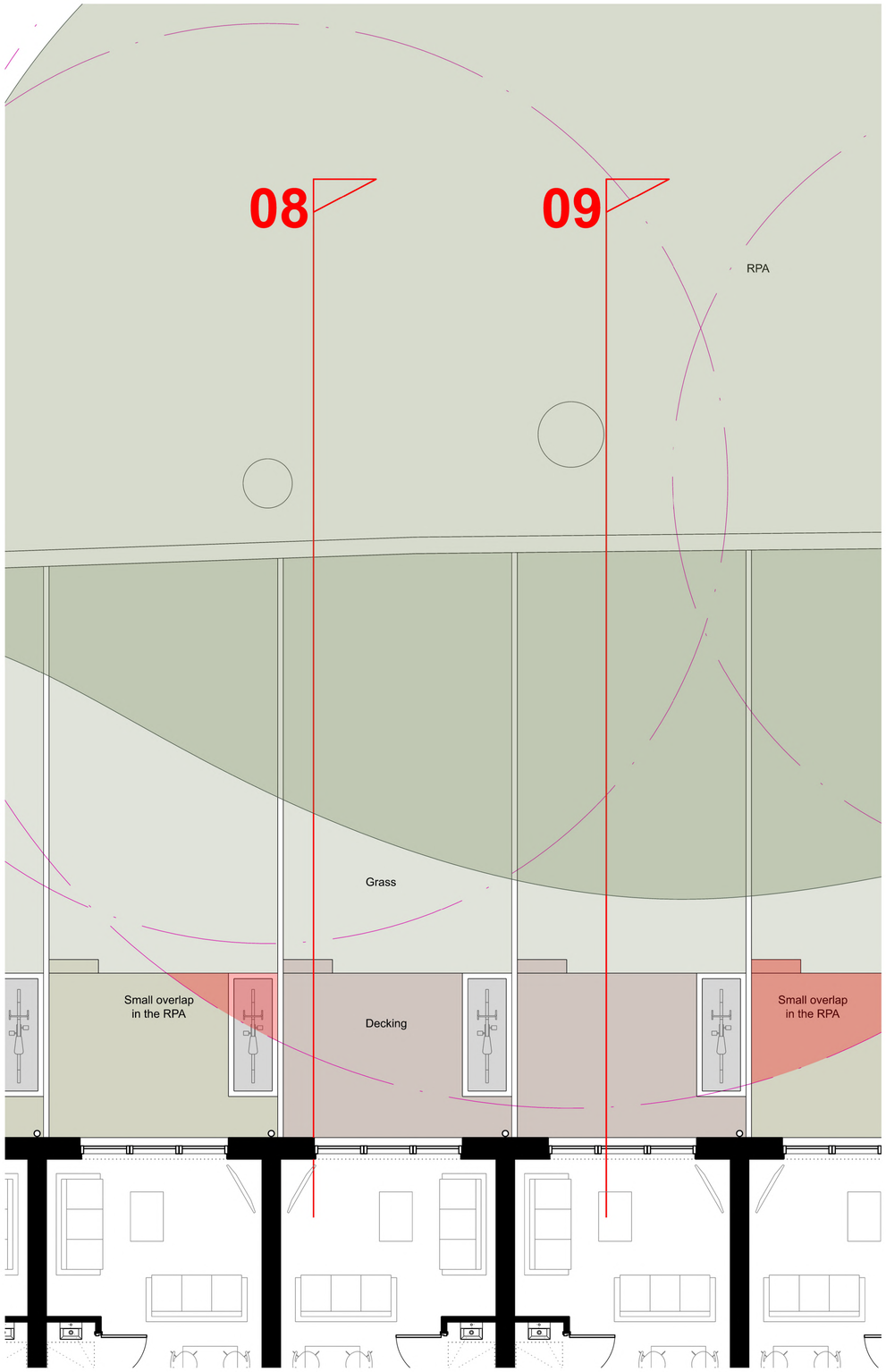
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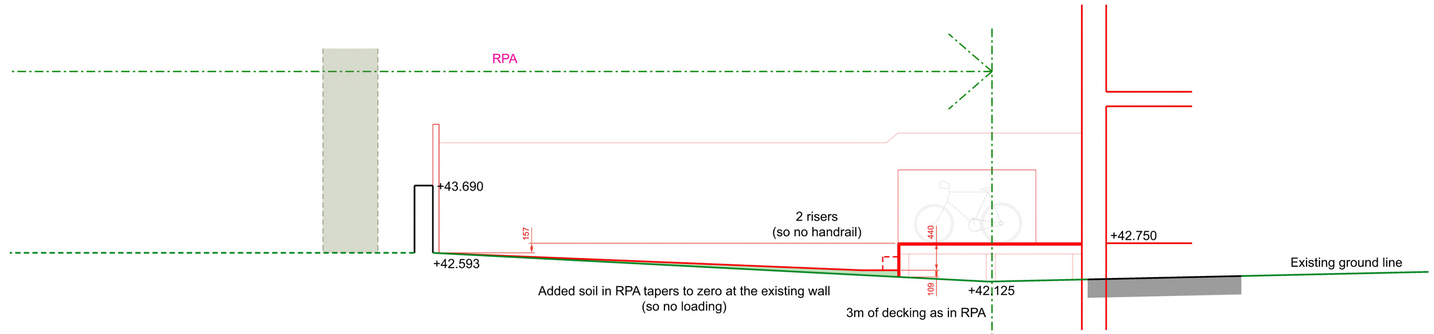
Tree to be retained

RPA

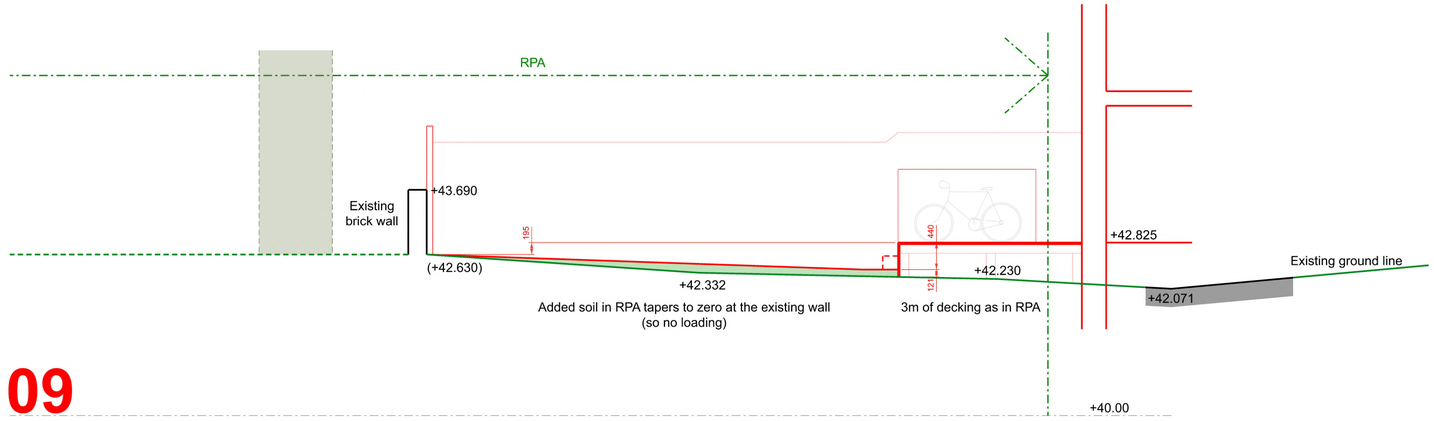
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project:
188 WILMSLOW ROAD
job number:
0406
title:
PROPOSED REAR GARDEN SECTIONS 03
scale:
1:100 @ A3
issued for:
PLANNING
drawing number: issue:
AL(05)312 P1





08



09

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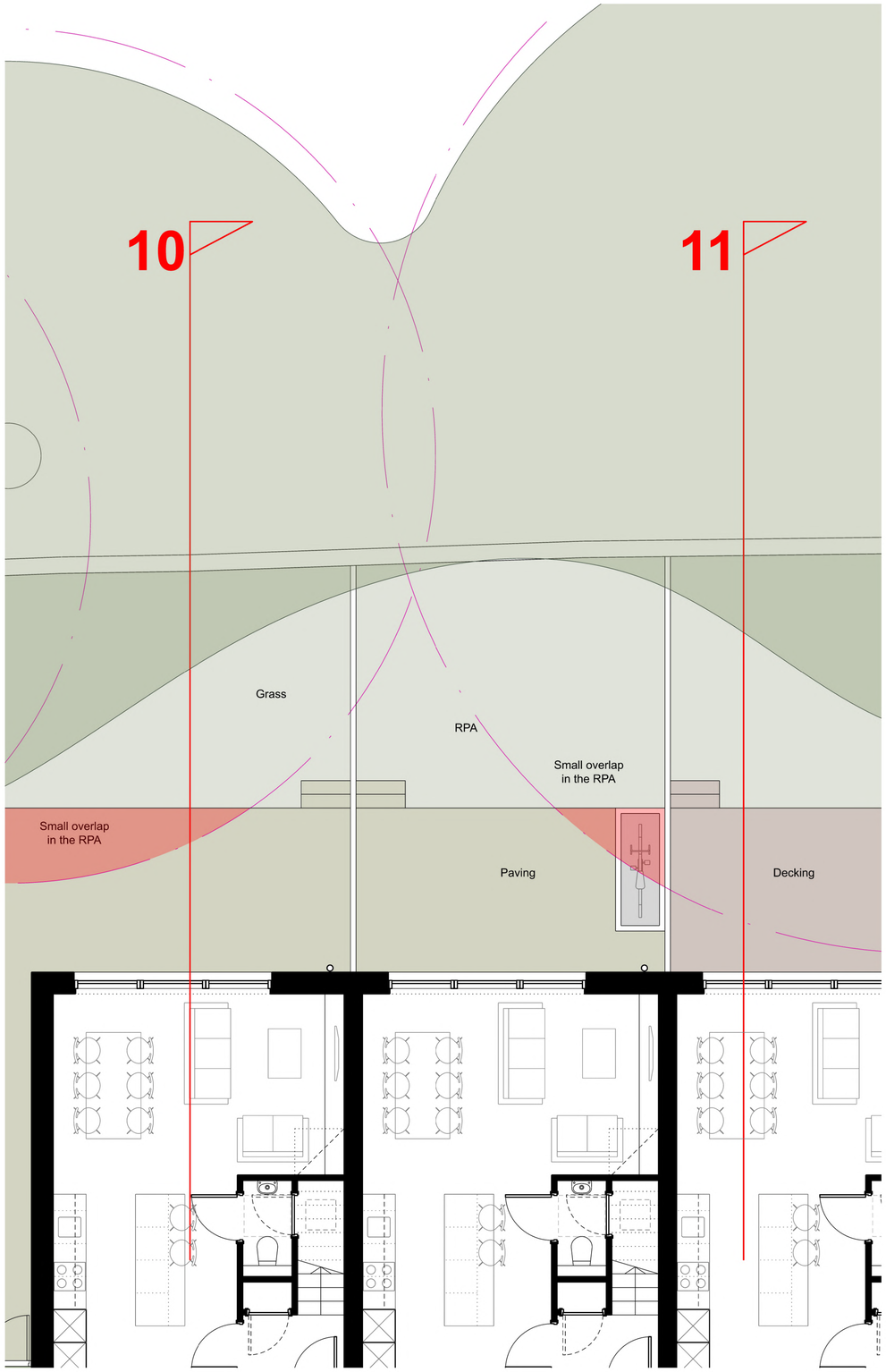
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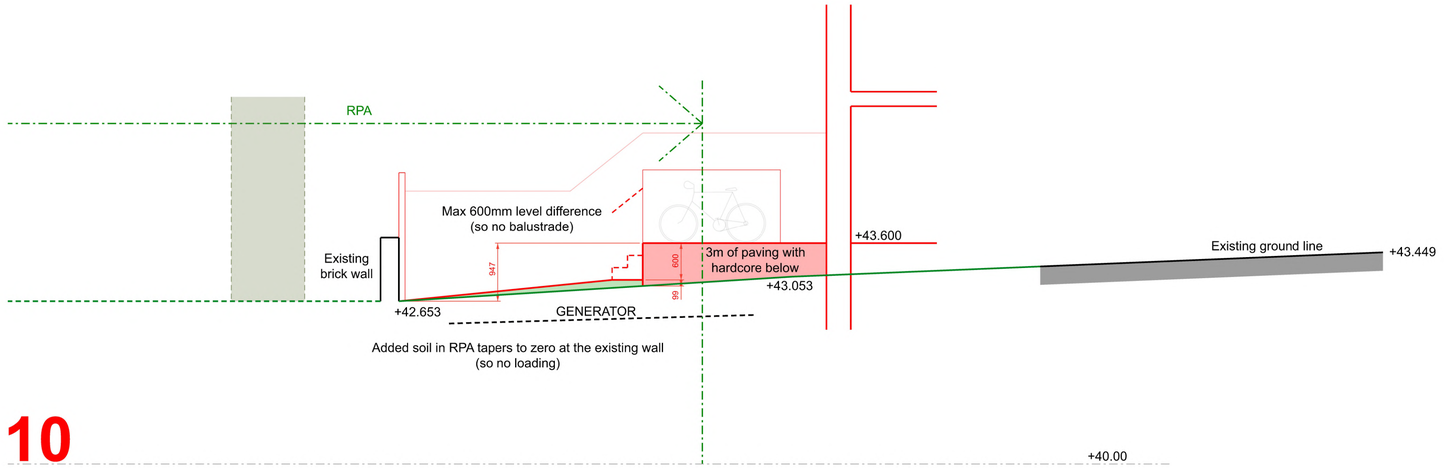
Tree to be retained

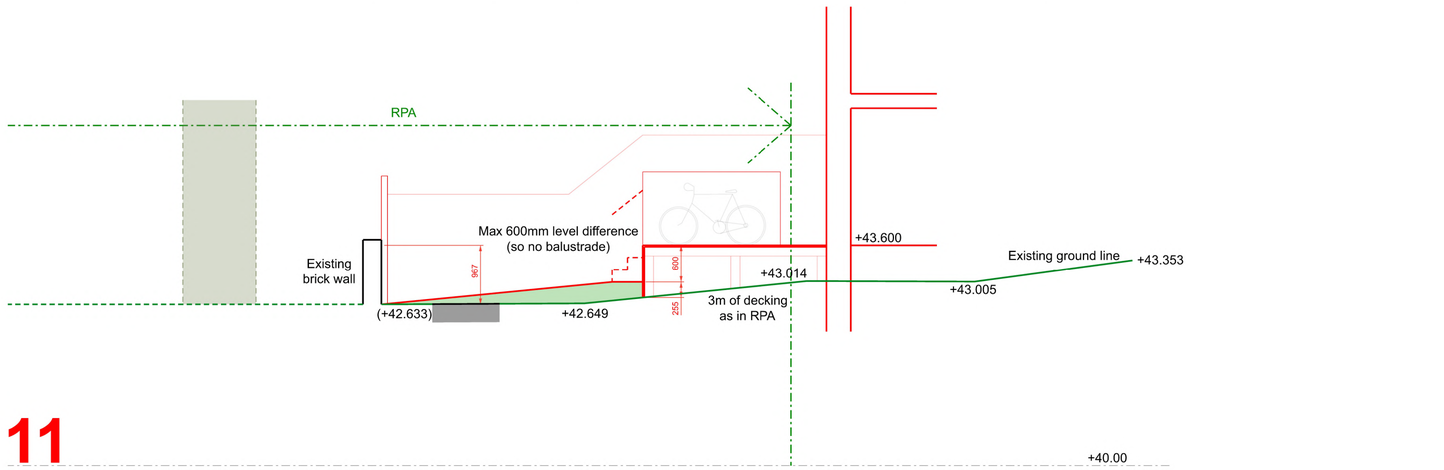
RPA

0m 5m 10m

project:
188 WILMSLOW ROAD
job number:
0406
title:
PROPOSED REAR GARDEN SECTIONS 04
scale:
1:100 @ A3
issued for:
PLANNING
drawing number: issue:
AL(05)313 P1







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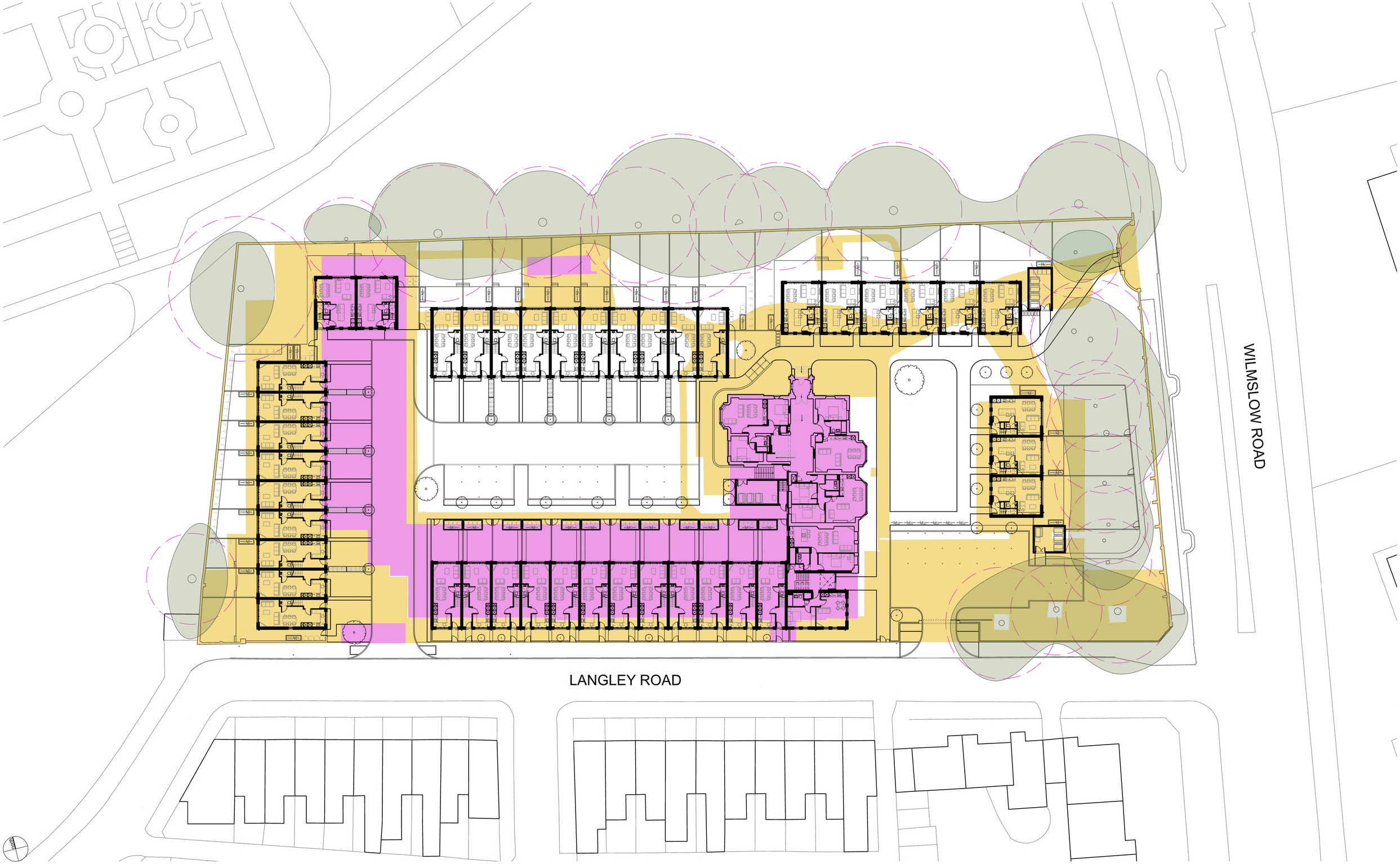
Tree to be retained

RPA

0m 5m 10m

project:
188 WILMSLOW ROAD
job number:
0406
title:
PROPOSED REAR GARDEN SECTIONS 05
scale:
1:100 @ A3
issued for:
PLANNING
drawing number: issue:
AL(05)314 P1

APPENDIX 6



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revisions + notes:

- Existing Building
- Existing hard landscaping

0m 25m 50m

project:
188 WILMSLOW ROAD

job number:
0406

title:
PROPOSED SITE PLAN - EXISTING HARDSTANDING OVERLAY

scale:
1:500 @ A3 or 1:250 @ A1

issued for:
PLANNING

drawing number: issue:
AL(05)701 P1

APPENDIX 7

04
05
06
07
08
09
10
11
03
02
01
WILMSLOW ROAD
LANGLEY ROAD
north

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Manchester
M2 4FW

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revisions + notes:

0m 10m 20m 30m 40m

project:
188 WILMSLOW ROAD
job number:
0406
title:
PROPOSED REAR GARDENS' SECTIONS KEY
scale:
1:400 @ A3 /1:200 @ A1
issued for:
PLANNING
drawing number: issue:
AL(05)300 P1

APPENDIX 8

WILMSLOW ROAD

LANGLEY ROAD

north

revisions + notes:

Tree to be retained

Tree to be removed

Existing tree line cut back

RPA

0m 25m 50m

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project:
188 WILMSLOW ROAD
job number:
0406
title:
PROPOSED SITE PLAN - TREE RETENTION
scale:
1:500 @ A3 or 1:250 @ A1
issued for:
PLANNING
drawing number: issue:
AL(05)700 P1

APPENDIX 9

Tree Consultants
9 Lowe Street, Macclesfield, Cheshire, SK11 7NJ
T. +44 (0) 1625 669668 E. admin@cheshire-woodlands.co.uk

Guidance Note - Visual Prominence and Tree Categorisation

Visual Prominence

A broad indication of visual contribution to the landscape. The evaluation considers:

- location
- public views
- landscape function
- tree size
- growth potential
- useful life expectancy

Visual prominence values are classified as follows:

(1) Low - visual contribution restricted to the site

(2) Moderate - visual contribution to the site and immediate surroundings

(3) High - visual contribution to the site, immediate surroundings and neighbourhood, estate or locale

(4) Very high - visual contribution to a conurbation, or trees of exceptional landscape value

Groups of trees are assessed as a single unit.

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Tree Categorisation

Broadly in accordance with section 4.5 and Table 1 of British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations.

Trees or groups of trees are evaluated twice. Firstly, they are assessed and categorised in the pre-development context to provide a broad valuation of all of their attributes and their contribution to the amenity of the area. Secondly, they are similarly assessed and categorised in the context of a development proposal. The evaluations consider:

- useful life expectancy
- visual prominence (see above)
- landscape function
- numbers of other trees and their maturity (continuity for landscape, amenity, habitat)
- wildlife habitats (including continuity)
- safety
- conflicts with the built environment or other land-use
- cultural, historical or other value

Groups of trees are assessed and categorised as a single unit.

Pre-Development assessment

The tree or group of trees is assessed and placed into one of the following categories (A, B, C or U)

The valuation considers the benefits and disbenefits of retaining the tree or group of trees in the pre-development context

Any specific issues are noted in the tree survey schedule

(A) High quality - Trees the retention of which is most desirable and that have an estimated useful life expectancy of at least 40 years

Wholly appropriate and without significant conflict

(B) Moderate quality - Trees the retention of which is desirable and that have an estimated useful life expectancy of at least 20 years

Appropriate but not of highest value

(C) Low quality - Trees that could be retained and have an estimated useful life expectancy of at least 10 years

Ill-suited but could be retained with moderate conflicts

Trees of no particular merit

(U) Trees unsuitable for retention

Could not reasonably be retained for longer than 10 years

Post-Development assessment

The tree or group of trees is assessed and placed in one of the following categories (A, B, C or U)

The valuation considers the benefits and disbenefits of retaining the tree or group of trees in the context of a development proposal

Any specific issues are noted in the tree survey schedule.

(A) High quality - Trees the retention of which is most desirable and that have an estimated useful life expectancy of at least 40 years

Wholly appropriate and without significant conflict

(B) Moderate quality - Trees the retention of which is desirable and that have an estimated useful life expectancy of at least 20 years

Appropriate but not of highest value and/or having only minor conflicts

(C) Low quality - Trees which could be retained and have an estimated useful life expectancy of at least 10 years

Ill-suited but could be retained with moderate conflicts

Trees of no particular merit

(U) Trees for removal

Would need to be removed to accommodate the development proposal, or could not reasonably be retained for longer than 10 years

APPENDIX 10

CHESHIRE WOODLANDS

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Guidance note - Statutory Controls

Trees and Hedges

Subject to specified exceptions, an application must be made to the local planning authority [LPA] to carry out work on or remove trees that are protected by a tree preservation order [TPO][1]

Six weeks' notice must be given to the LPA of intention to carry out work on or remove trees within a conservation area and not protected by a TPO[1]

LPA consent may be required to carry out work on or remove trees, shrubs and hedges that are affected by planning conditions

LPA consent may be required for the removal of hedgerows[2]

Your Council's planning department will advise whether or not any of the above controls apply to your trees, shrubs and hedges

Subject to specified exemptions, a licence may be required for the felling of growing trees[3]

Your nearest Forestry Commission or Natural Resources Wales office will advise whether you require a felling licence

[1] https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas
[2] https://www.gov.uk/guidance/countryside-hedgerows-regulation-and-management
[3] https://www.gov.uk/guidance/tree-felling-licence-when-you-need-to-apply

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Wildlife

Nesting birds and all species of bat are afforded statutory protection.[4] It is an offence to:

- disturb a nesting bird
- disturb a roosting bat or damage, destroy or block access to a bat roost
- intentionally kill, injure or take a bat
- sell, hire, barter or exchange a bat, dead or alive
- be in possession or control of a bat or anything derived from a bat

Your local Wildlife Trust or your Council's Ecologist will provide guidance on statutory controls relating to wildlife.

[4] https://www.gov.uk/topic/planning-development/protected-sites-species

APPENDIX 11

GLOSSARY OF ARBORICULTURAL TERMS

Abscission. The shedding of a leaf or other short-lived part of a woody plant, involving the formation of a corky layer across its base; in some tree species twigs can be shed in this way

Abiotic. Pertaining to non-living agents; e.g. environmental factors

Absorptive roots. Non-woody, short-lived roots, generally having a diameter of less than one millimetre, the primary function of which is uptake of water and nutrients

Access facilitation pruning. One off tree pruning operation, the nature and effects of which are without significant adverse impact on tree physiology or amenity value, which is directly necessary to provide access for operations on site

Adaptive growth. In tree biomechanics, the process whereby the rate of wood formation in the cambial zone, as well as wood quality, responds to gravity and other forces acting on the cambium. This helps to maintain a uniform distribution of mechanical stress

Adaptive roots. The adaptive growth of existing roots; or the production of new roots in response to damage, decay or altered mechanical loading

Adventitious shoots. Shoots that develop other than from apical, axillary or dormant buds; see also 'epicormic'

As Low As Reasonably Practicable (ALARP). Determining that risks have been reduced to As Low As Reasonably Practicable (HSE 2001) involves an evaluation of both the risk and the sacrifice or cost involved in reducing that risk. If it can be demonstrated that there is gross disproportion between them, the risk being insignificant in relation to the sacrifice or cost, then to reduce the risk further is not 'reasonably practicable'

Anchorage. The system whereby a tree is fixed within the soil, involving cohesion between roots and soil and the development of a branched system of roots which withstands wind and gravitational forces transmitted from the aerial parts of the tree

Ancient tree. A tree that has passed beyond maturity and is old, or aged, in comparison with other trees of the same species. An ancient tree is one that has all or most of the following characteristics: a) biological, aesthetic or cultural interest, because of its great age; b) a growth stage that is described as ancient or post-mature; c) a chronological age that is old relative to others of the same species

Arboricultural Method Statement. Methodology for the implementation of any aspect of development that is within the root protection area, or has the potential to result in loss of or damage to a tree to be retained

Arboriculturist. Person who has, through relevant education, training and experience, gained expertise in the field of trees in relation to construction

Architecture. In a tree, a term describing the pattern of branching of the crown or root system

Axial. Aligned along the axis of the stem, branch or root

Axil. The place where a bud is borne between a leaf and its parent shoot

Bacteria. Microscopic single-celled organisms, many species of which break down dead organic matter, and some of which cause diseases in other organisms

Bark. A term usually applied to all the tissues of a woody plant lying outside the vascular cambium, thus including the phloem, cortex and periderm; occasionally applied only to the periderm or the phellem

Bark expansion crack. The pattern of axial strips of bark on smooth-barked trees that have grown faster than the adjacent bark. A growth response to stretching of the bark by expansion of the underlying xylem

Basidiomycotina (Basidiomycetes). One of the major taxonomic groups of fungi; their spores are borne on microscopic peg-like structures (basidia), which in many types are in turn borne on or within conspicuous fruit bodies, such as brackets or toadstools. Most of the principal decay fungi in standing trees are basidiomycetes

Bolling. A term sometimes used to describe pollard heads

Bottle-butt. A broadening of the stem base and buttresses of a tree, in excess of normal and sometimes denoting a growth response to weakening in that region, especially due to decay involving selective delignification

Bracing. The use of rods or cables to restrain the movement between parts of a tree

Branch:

- **Primary.** A **first order branch** arising from a stem
- **Lateral.** A **second order branch**, subordinate to a primary branch or stem and bearing sub-lateral branches
- **Sub-lateral.** A **third order branch**, subordinate to a lateral or primary branch, or stem and usually bearing only twigs

Branch bark ridge. The raised arc of bark tissues that forms within the acute angle between a branch and its parent stem

Branch-collar. A visible swelling formed at the base of a branch whose diameter growth has been disproportionately slow compared to that of the parent stem; a term sometimes applied also to the pattern of growth of the cells of the parent stem around the branch base

Brown-rot. A type of wood decay in which cellulose is degraded, while lignin is only modified

Buckling. An irreversible deformation of a structure subjected to a bending load

Buttress zone. The region at the base of a tree where the major lateral roots join the stem, with buttress-like formations on the upper side of the junctions

Canker. A persistent lesion formed by the death of bark and cambium due to colonisation by fungi or bacteria

Canopy species. Tree species that mature to form a closed woodland canopy

Cellulose. A carbohydrate consisting of glucose molecules joined end-to-end, so as to form long filaments; a principal constituent of plant cell walls

Chlorosis. The loss of green pigment from plant tissues, caused by mineral deficiency. Chlorotic (adj.)

Compartmentalisation. The confinement of disease, decay or other dysfunction within an anatomically discrete region of plant tissue, due to passive and/or active defences operating at the boundaries of the affected region

Competent person. A person who has training and experience relevant to the matter being addressed and an understanding of the requirements of the task being approached.

Compression fork. An acute angled fork that is mechanically optimised for the growth pressure that two or more adjacent stems exert on each other

Compression strength. The ability of a material or structure to resist failure when subjected to compressive loading; measurable in trees with special drilling devices

Compressive loading. Mechanical loading which exerts a positive pressure; the opposite to tensile loading

Condition. An indication of the physiological condition of the tree. Where the term 'condition' is used in a report, it should not be taken as an indication of the stability of the tree

Construction. Site based operations with the potential to affect existing trees

Construction exclusion zone. Area based on the Root Protection Area from which access is prohibited for the duration of the project

Crown/Canopy. The main foliage bearing section of the tree

Crown lifting. The removal of limbs and small branches to a specified height above ground level

Incorporating extracts from Lonsdale, D. 1999. Principles of Tree Hazard Assessment and Management. Her Majesty's Stationary Office, London

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Crown thinning. The removal of a proportion of secondary branch growth throughout the crown to produce an even density of foliage around a well-balanced branch structure

Crown reduction/shaping. A specified reduction in crown size whilst preserving, as far as possible, the natural tree shape

Crown reduction/thinning. Reduction of the canopy volume by thinning to remove dominant branches whilst preserving, as far as possible the natural tree shape

Deadwood. Dead branch wood

Decurrent. In trees, a system of branching in which the crown is borne on a number of major widely-spreading limbs of similar size (cf. excurrent). In fungi with toadstools as fruit bodies, the description of gills which run some distance down the stem, rather than terminating abruptly

Decay. (of organic tissue) decomposition by fungi or bacteria

Defect. In relation to tree hazards, any feature of a tree which detracts from the uniform distribution of mechanical stress, or which makes the tree mechanically unsuited to its environment

Delamination. The separation of wood layers along their length, visible as longitudinal splitting

Desire-line footpath. A footpath that has been created by regular use rather than by design and construction

Dieback. The death of parts of a woody plant, starting at shoot-tips or root-tips

Disease. A malfunction in or destruction of tissues within a living organism, usually excluding mechanical damage; in trees, usually caused by pathogenic micro-organisms

Distal. In the direction away from the main body of a tree or subject organism (cf. proximal)

Dominance. In trees, the tendency for a leading shoot to grow faster or more vigorously than the lateral shoots; also the tendency of a tree to maintain a taller crown than its neighbours

Dormant bud. An axial bud which does not develop into a shoot until after the formation of two or more annual wood increments; many such buds persist through the life of a tree and develop only if stimulated to do so

Dysfunction. In woody tissues, the loss of physiological function, especially water conduction, in sapwood

DBH (Diameter at Breast Height). Stem diameter measured at a height of 1.5 metres (UK) or the nearest measurable point. Where measurement at a height of 1.5 metres is not possible, another height may be specified

Deadwood. Branch or stem wood bearing no live tissues. Retention of deadwood provides valuable habitat for a wide range of species and seldom represents a threat to the health of the tree. Removal of deadwood can result in the ingress of decay to otherwise sound tissues and climbing operations to access deadwood can cause significant damage to a tree. Removal of deadwood is generally recommended only where it represents an unacceptable level of hazard

Early-wood. The wood laid down around the time of the main flush of shoot growth in the early part of the growing season

Endophytes. Micro-organisms that live inside plant tissues without causing overt disease, but in some cases capable of causing disease if the tissues become physiologically stressed, for example by lack of moisture

Engineer-designed hard surfacing. Hard surfacing constructed within the 'Root protection area' of a tree, which will be designed by a structural or geotechnical; engineer in collaboration with an arboriculturist as set out in clause 7.4 of British Standard BS5837:2012. The purpose being to minimise the effects of the construction on the health of the tree.

Epicormic shoot. A shoot having developed from a dormant or adventitious bud and not having developed from a first year shoot

Excrescence. Any abnormal outgrowth on the surface of tree or other organism

Excurrent. In trees, a system of branching in which there is a well-defined central main stem, bearing branches which are limited in their length, diameter and secondary branching (cf. decurrent)

Fastigiate. Having upright, often clustered branches

Felling licence. In the UK, a permit to fell trees in excess of a stipulated number of stems or volume of timber

Fibre-buckling. The kinking if wood fibres and failure of other xylem elements when exposed to compressive loading

Field layer. Herbs, ferns, grasses and sedges

First-order branch. A high order branch, usually arising from a stem

Flush-cut. A pruning cut which removes part of the branch bark ridge and or branch-collar

Girdling root. A root which circles and constricts the stem or roots possibly causing death of phloem and/or cambial tissue

Ground layer. Mosses, ivy, lichens and fungi

Guying. A form of artificial support with cables for trees with a temporarily inadequate anchorage

Habit. The overall growth characteristics, shape of the tree and branch structure

Haloing. Removing or pruning trees from around the crown of another (usually mature or post-mature) tree to prevent it becoming supressed

Hazard beam. An upwardly curved part of a tree in which strong internal stresses may occur without being reduced by adaptive growth; prone to longitudinal splitting

Heartwood/false-heartwood. The dead central wood that has become dysfunctional as part of the aging processes and being distinct from the sapwood

Heave. A term mainly applicable to a shrinkable clay soil which expands due to re-wetting after the felling of a tree which was previously extracting moisture from the deeper layers; also the lifting of pavements and other structures by root diameter expansion; also the lifting of one side of a wind-rocked root-plate

High canopy tree species. Tree species having potential to contribute to the closed canopy of a mature woodland or forest

Incipient failure. In wood tissues, a mechanical failure which results only in deformation or cracking, and not in the fall or detachment of the affected part

Included bark (ingrown bark). Bark of adjacent parts of a tree (usually forks, acutely joined branches or basal flutes) which is in face-to-face contact

Increment borer. A hollow auger, which can be used for the extraction of wood cores for counting or measuring wood increments or for inspecting the condition of the wood

Infection. The establishment of a parasitic micro-organism in the tissues of a tree or other organism

Internode. The part of a stem between two nodes; not to be confused with a length of stem which bear nodes but no branches

Laser Rangefinder. A device that uses a laser beam to measure distance, angle, and height.

Lateral branch: A side branch

Late-wood. The wood laid down after the time of the first main flush of shoot growth. Usually denser than the early-wood

Lever arm. A mechanical term denoting the length of the lever represented by a structure that is free to move at one end, such as a tree or an individual branch

Lesion. Death or abnormal change in tissues, usually associated with disease or trauma

Lignin. The hard, cement-like constituent of wood cells; deposition of lignin within the matrix of cellulose microfibrils in the cell wall is termed Lignification

Lions tailing. A term applied to a branch of a tree that has few if any side-branches except at its end, and is thus liable to snap due to end-loading

Loading. A mechanical term describing the force acting on a structure from a particular source; e.g. the weight of the structure itself or wind pressure

Loam. A soil with roughly equal proportions of sand, silt, and clay

Longitudinal. Along the length (of a stem, root or branch)

Lopping. A term often used to describe the removal of large branches from a tree, but also used to describe other forms of cutting

Marginal browning of leaves. Death of a tissues to the margin or edge

Incorporating extracts from Lonsdale, D. 1999. Principles of Tree Hazard Assessment and Management. Her Majesty's Stationary Office, London

of the leaf

Mature Heights (approximate)**:**

- **Low maturing** – less than 8 metres high
- **Moderately high maturing** – 8 – 12 metres high
- **High maturing** – greater than 12 metres high

Microdrill. An electronic rotating steel probe, which when inserted into woody tissue provides a measure of tissue density

Minor deadwood. Deadwood of a diameter less than 25mm and or unlikely to cause significant harm or damage upon impact with a target beneath the tree

Mulch. Material laid down over the rooting area of a tree or other plant to help conserve moisture; a mulch may consist of organic matter or a sheet of plastic or other artificial material

Mycelium. The body of a fungus, consisting of branched filaments (hyphae)

Natural Target Pruning. Natural target pruning requires that the final pruning cut when removing a branch or codominant stem is made perpendicular to the axis of the branch being pruned and outside the branch collar, which is the swollen area where the branch meets the stem or parent branch, or at an angle equal but opposite to that of the branch-bark-ridge.

Obvious defects. Defects that are so apparent that most people, whether specialist or not, would recognise them on taking a general, but not necessarily close view of the tree. Whether an 'obvious defect' is significant depends on both a structural assessment, which may be purely visual, and on the land-use context

Occluding tissues. A general term for the roll of wood, cambium and bark that forms around a wound on a woody plant (cf. woundwood)

Occlusion. The process whereby a wound is progressively closed by the formation of new wood and bark around it

Pathogen. A micro-organism which causes disease in another organism

Phloem. Vascular tissue that distributes the products of photosynthesis (sugars) around the plant

Photosynthesis. The process whereby plants use light energy to split hydrogen from water molecules and combine it with carbon dioxide to form carbohydrates that are be basic building block for plant growth. Photosynthetic capacity is the plants ability to produce carbohydrates

Phytotoxic. Toxic to plants

Pollarding. The removal of the tree canopy, back to the stem or primary branches, usually to a point just outside that of the previous cutting. Pollarding may involve the removal of the entire canopy in one operation, or may be phased over several years. The period of safe retention of trees having been pollarded varies with species and individuals. It is usually necessary to re-pollard on a regular basis, annually in the case of some species

Primary branch. A major branch, generally having a basal diameter greater than 0.25 x stem diameter

Primary root zone. The soil volume most likely to contain roots that are critical to the health and stability of the tree and normally defined by reference BS5837 (2012) Trees in Relation to design, demolition and construction

Priority. Works may be prioritised, 1. = high, 5. = low

Probability. A statistical measure of the likelihood that a particular event might occur

Proximal. In the direction towards from the main body of a tree or other living organism (cf. distal)

Pruning. The removal or cutting back of twigs or branches, sometimes applied to twigs or small branches only, but often used to describe most activities involving the cutting of trees or shrubs

Radial. In the plane or direction of the radius of a circular object such as a tree stem

Rams-horn. In connection with wounds on trees, a roll of occluding tissues which has a spiral structure as seen in cross-section

Rays. Strips of radially elongated parenchyma cells within wood and bark. The functions of rays include food storage, radial translocation and contributing to the strength of wood

Reactive Growth/Reaction Wood. Production of woody tissue in response to altered mechanical loading; often in response to internal defect or decay and associated strength loss (cf. adaptive growth)

Removal of deadwood. Unless otherwise specified, this refers to the removal of all accessible dead, dying and diseased branchwood and broken snags

Removal of major deadwood. The removal of, dead, dying and diseased branchwood above a specified size

Respacing. Selective removal of trees from a group or woodland to provide space and resources for the development of retained trees

Residual wall. The wall of non-decayed wood remaining following decay of internal stem, branch or root tissues

Rhizomorph. A root-like aggregation of fungal hyphae

Rib. A ridge of wood that has usually developed because of locally increased mechanical loading. Often associated with internal cracking in the wood of the stem, branch, or root.

Ring-barking (girdling)**.** The removal of a ring of bark and phloem around the circumference of a stem or branch, normally resulting in an inability to transport photosynthetic assimilates below the area of damage. Almost inevitably results in the eventual death of the affected stem or branch above the damage

Ripewood. The older central wood of those tree species in which sapwood gradually ages without being converted to heartwood

Root-buttresses. A buttress-like formation at the transition between roots and stems

Root-collar. The transitional area between the stem/s and roots

Root-collar examination. Excavation of surfacing and soils around the root-collar to assess the structural integrity of roots and/or stem

Root protection area (RPA). Layout design tool indicating a notional 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

Root zone. Area of soils containing absorptive roots of the tree/s described. The **Primary** root zone is that which we consider of primary importance to the physiological well-being of the tree

Saprophytic fungi. Fungi that live on dead or decomposing matter (in the tree) as opposed to functional, living tissues

Sap-run. Liquid running down a stem, branch, or root buttress and providing a food source or other habitat resource. Originating from phloem or xylem death or infections, or water that has accumulated in or run through decaying material.

Sapwood. Living xylem tissues

Safety factor. The ratio of the maximum stress that a structural part of a tree can withstand to the maximum stress experienced under normal conditions All parts of trees grow to be stronger than they need to be to withstand the loads they normally encounter. Most trees, branches and roots will be several times stronger than they need to be to support normal loading.

Screef. To clear surface vegetation (commonly up to a depth of around 20mm)

Secondary branch. A branch, generally having a basal diameter of less than 0.25 x stem diameter

Secondary thickening. Production of a layer of new xylem (wood) over a pre-existing shoot, branch, stem or root.

Selective delignification. A kind of wood decay (white-rot) in which lignin is degraded faster than cellulose

Senescence. The condition or process of deterioration with age.

Service. Any above- or below-ground structure or apparatus required for utility provision e.g. drainage, gas supplies, ground source heat pumps, CCTV and satellite communications

Shedding. In woody plants, the normal abscission, rotting off or sloughing of leaves, floral parts, twigs, fine roots and bark scales

Shoot. The elongating region of a stem or branch

Shrub species. Woody perennial species forming the lowest level of woody plants in a woodland and not normally considered to be trees

Incorporating extracts from Lonsdale, D. 1999. Principles of Tree Hazard Assessment and Management. Her Majesty's Stationary Office, London

Silviculture. The practice of controlling the establishment, growth, composition, health, and quality of forests to meet diverse needs and values

Silvicultural thinning. Removal of selected trees to favour the development of retained specimens to achieve a management objective

Single-up. Removal of stems from a multi-stemmed tree with the aim of developing a tree with a single stem.

Simultaneous white-rot. A kind of wood decay in which lignin and cellulose are degraded at about the same rate

Snag. In woody plants, a portion of a cut or broken stem, branch or root which extends beyond any growing-point or dormant bud; a snag usually tends to die back to the nearest growing point

Soft-rot. A kind of wood decay in which a fungus degrades cellulose within the cell walls, without any general degradation of the wall as a whole

Soil auger. A hand-held steel auger 60mm diameter auger used for extracting soil samples.

Soil horizons. A layer parallel to the soil surface, whose physical characteristics differ from the layers above and beneath:

- **O)** Organic matter - Litter layer of plant residues
- **A)** Surface soil - Layer of mineral soil with accumulation of organic matter
- **B)** Subsoil - This layer accumulates mineral and organic compounds.
- **C)** Parent rock - Layer of large unbroken rocks
- **R)** Bedrock - Partially weathered bedrock at the base of the soil profile

Soil sample. A sample of soil extracted for the purpose of either field or laboratory testing to determine mineral, chemical or structural composition, and or moisture content and shrinkability.

Sounding hammer. A small plastic or nylon hammer used for assessing the audible signs of decay, cracks and other features in trees

Spores. Propagules of fungi and many other life-forms; most spores are microscopic and dispersed in air or water

Sporophore. The spore bearing structure of fungi

Sprouts. Adventitious shoot growth erupting from beneath the bark

Squirrel damage. Stripping of the bark from stems or branches by squirrels. This can result in the death of branches or even entire trees

Stem/s. Principle above-ground structural component(s) of a tree that supports its branches

Stem taper. The downward tapering of a tree stem out into the flare of the root buttresses

Stress. In plant physiology, a condition under which one or more physiological functions are not operating within their optimum range, for example due to lack of water, inadequate nutrition or extremes of temperature

Stress. In mechanics, the application of a force to an object

Strain. In mechanics, the distortion of an object caused by a stress

Stringy white-rot. The kind of wood decay produced by selective delignification

Structural roots. Roots, generally having a diameter greater than ten millimetres, and contributing significantly to the structural support and stability of the tree

Structure. Manufactured object, such as a building, carriageway, path, wall, service run, and built or excavated earthwork

Subsidence. In relation to soil or structures resting in or on soil, a sinking due to shrinkage when certain types of clay soil dry out, sometimes due to extraction of moisture by tree roots

Subsidence. In relation to branches of trees, a term that can be used to describe a progressive downward bending due to increasing weight

Target canker. A kind of perennial canker, containing concentric rings of dead occluding tissues

Targets. In tree risk assessment (with slight misuse of normal meaning) persons or property or other things of value which might be harmed by mechanical failure of the tree or by objects falling from it

Terminal xylem. The last layers of xylem cells produced at the end of the growing season

Topping. In arboriculture, the removal of the crown of a tree, or of a major proportion of it

Torsional stress. Mechanical stress applied by a twisting force

Translocation. In plant physiology, the movement of water and dissolved materials through the body of the plant

Transpiration. The evaporation of moisture from the surface of a plant, especially via the stomata of leaves; it exerts a suction which draws water up from the roots and through the intervening xylem cells

Tree Protection Plan. Scale drawing, informed by descriptive text where necessary, based upon the finalised proposals, showing trees for retention and illustrating the tree and landscape protection measures

Tree Risk Assessment. An assessment and description of the risks and where appropriate the values associated with a tree or trees. The primary risk being considered is that from falling trees. Other risks, such as damage to infrastructure, interruption of service and building subsidence may also be considered

- Walkover – A general view of the tree population considered in the context of the adjacent land-use to identify trees that present significantly elevated risks
- Drive-by - A general view of the tree population from a moving vehicle and considered in the context of the adjacent land-use to identify trees that present significantly elevated risks
- Individual – the assessment of risks from a single tree considered in the context of the adjacent land-use to identify trees that present significantly elevated risks

Understorey. This layer consists of younger individuals of the dominant trees, together with smaller trees and shrubs which are adapted to grow under lower light conditions

Understorey tree species. Tree species not having potential to attain a size at which they can contribute to the closed high canopy of a woodland

Vascular cambium. Sometimes described simply as 'cambium'**.** Layer of dividing cells producing xylem (woody) tissue internally and phloem (bark) tissue externally

Vascular dysfunction. Dysfunction of water conducting cells

Vascular wilt. A type of plant disease in which water-conducting cells become dysfunctional

Vessels. Water-conducting cells in plants, usually wide and long for hydraulic efficiency; generally not present in coniferous trees

Veteran tree. A tree that has the physical characteristics of an ancient tree but is not ancient in years, compared with others of the same species

Vigour. The expression of carbohydrate expenditure to growth (in trees)

Vitality. A measure of physiological condition. N = within normal range for species and age, R = reduced from the normal range for the species and age, P = poor

Volunteer trees. Trees arising from natural colonisation rather than having been planted

Weeping lesion. Exudations from a lesion in plant tissue

Wet flush. Where water from underground flows out onto the surface to create an area of saturated ground, rather than a well-defined channel

White-rot. A range of kinds of wood decay in which lignin, usually together with cellulose and other wood constituents, is degraded

Wind exposure. The degree to which a tree or other object is exposed to wind, both in terms of duration and velocity

Windthrow. The blowing over of a tree at its roots

Wound dressing. A general term for sealants and other materials used to cover wounds in the hope of protecting them against desiccation and infection; only of proven value against fresh wound parasites

Woundwood. Wood with atypical anatomical features, formed in the vicinity of a wound

Xylem. Secondary xylem; the main structurally supporting and water-conducting element of trees (refined definition specific to this case)

Incorporating extracts from Lonsdale, D. 1999. Principles of Tree Hazard Assessment and Management. Her Majesty's Stationary Office, London