LANDSCAPE ARCHITECTURE

ARBORICULTURAL IMPACT ASSESSMENT

SITE LOCATION
232, 234 & 236 Palatine Road
West Didsbury
Manchester
M20 2WF

ISSUE DATE
4th September 2026

AIA REF
6008-AIA-V1-B

CLIENT
Atzaro Real Estate

DOCUMENT CONTROL

Date	Author	Checked	Revision
10.06.2026	*Wilson Scott BSc (Hons), MArborA*	SO	Rev A
04.09.2026	Sam Selwyn *Dip Arb L4 (abc), TechArborA*	SH	Rev B

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Any alteration to the application site or development proposals could change the current circumstances and may invalidate this report and any recommendations made.

The tree survey was a preliminary assessment from ground level and observations were made solely from visual inspection for the purposes of an assessment relevant to planning and development. This report is not a tree risk assessment and should not be construed as such. While every attempt has been made to provide a realistic and accurate assessment of the trees' condition at the time of inspection, it may have not been appropriate, or possible, to view all parts or all sides of every tree to fulfil the assessment criteria of a tree risk assessment.

This is not an ecological report. The Wildlife and Countryside Act 1981 (as amended) and the Conservation of Species and Habitat Regulations 2017 make it an offence to disturb nesting birds or recklessly endanger a bat or its roost. Where the presence of birds or bats is suspected, a qualified ecologist or Natural England should be contacted for advice.

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Tree Constraints Plan

Ref: 6008-TCP-001-C Revision: C

Arboricultural Impact Plan

Ref: 6008-AIP-002-B Revision: B

Draft Tree Protection Plan

Ref: 6008-TPP-003-B Revision: B

1. Introduction

Background & Instruction

1.1.1. This report has been prepared by Sam Selwyn *Dip Arb L4 (abc), TechArborA,* Arboricultural Consultant at SEED Arboriculture Ltd. Sam is a Technician Member of the Arboricultural Association (AA) and is therefore required to uphold the professional and ethical standards within the AA Code of Conduct. Sam also holds the LANTRA award in Professional Tree Inspection.

1.1.2. This Arboricultural Impact Assessment (AIA) has been prepared by DEP Landscape Architecture Ltd on behalf of Atzaro Real Estate in support of a planning application for "*The demolition of 3 existing buildings, to create a new build 5 storey mixed apartment and townhouse residential scheme. Comprising of 88 units spread between 3 buildings linked with access walkways and associated communal amenity / landscaping area"* at 232, 234 & 236 Palatine Road, Didsbury, Manchester, M20 2WF.

1.1.3. The planning application is to be submitted to Manchester City Council (MCC).

Purpose

1.1.4. The tree survey and AIA have been carried out in accordance with the recommendations outlined within British Standard BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations.'

1.1.5. This AIA report:

- Provides the baseline survey data of existing trees, including a Tree Schedule and Tree Constraints Plan (TCP).
- Evaluates the direct and indirect impacts of the Proposed Development upon the existing trees.
- Where necessary, provides details of mitigation and tree protection, including a Draft Tree Protection Plan.

Reference Documents

1.1.6. **Table 1** provides a summary of documents which provide the basis for this tree survey and AIA.

Table 1 - Reference Documents

Document	Reference Number	Prepared By	Date
Topographical Survey	S25503-3dT	Survey Eng Ltd	October 2024
Ground Level Landscape Proposals	6008 01 Rev D	DEP Landscape Architects	August 2026

2. Planning Policy and Legislation

National Planning Policy Framework (NPPF) 2026

2.1.1. Table 2 reproduces the policies, and where relevant the individual sub-paragraphs, which deal expressly with trees, woodland and hedgerows.

2.1.2. Policies which address the natural environment, biodiversity, green infrastructure and design more widely are not reproduced here. Trees may be relevant to those policies, but they are matters for the application as a whole and are addressed by the relevant disciplines where required. Under paragraph 11 of the NPPF, all sub-paragraphs of a policy apply unless the text indicates otherwise; where a policy is reproduced in part, the omitted sub-paragraphs continue to apply but fall outside the scope of this assessment.

Table 2 – NPPF policies in relation to trees

Policy Document	Relevant Policy	Key Policy Text
National Planning Policy Framework (2026)	N3: Trees in new development	*In recognition of the benefits which trees can provide for biodiversity, climate change mitigation and adaptation, and the character and quality of the built environment, development proposals should:* a) *Make new streets tree-lined (unless there are strong reasons why this would be inappropriate in specific streets), and incorporate trees in other suitable locations, such as in parks and through the provision of community orchards;* b) *Ensure that the selection of species and their placement is compatible with highways and other infrastructure requirements and the needs of different users of public spaces; and will be effective in helping to adapt to the effects of climate change and delivering other environmental benefits. Suitable arboricultural advice should be sought, and proposals discussed with highways and trees officers where necessary, so that the right trees are planted in the right places; and* c) *Make provision for the long-term maintenance of both existing and newly-planted trees which form part of the development.*

	N2 (1)(d): Improving the natural environment	*To contribute positively to the natural environment, and support nature's recovery, development proposals should:* d) *Conserve and enhance existing natural features of visual, historic or nature conservation value (such as established trees and hedgerows) where possible; and use appropriate landscaping to help create a well-designed place and integrate the development into its surroundings;*
	N6 (2): Areas of particular importance for biodiversity and geodiversity	*Irrespective of a site's status in nature conservation terms, development proposals which would entail the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.*

Local Planning Policy

2.1.3. With the adoption of Places for Everyone Joint Development Plan 2022 to 2039, the site is subject to the strategic policies detailed within the plan. Within this plan, Policy JP-G7: Trees and Woodland relates specifically to trees, which states:

Policy JP-G7: Trees and Woodland

We will work to deliver the aims and objectives of the Greater Manchester Tree and Woodland Strategy, aiming to significantly increase tree cover, protect and enhance woodland, and connect people to the trees and woodland around them.

This will be done through local planning and associated activities such as:

Protecting and expanding the mosaic of woodland habitats, linking fragmented areas of woodland, in particular wooded cloughs and pockets of ancient and riverside (riparian) woodland;

Aiming to plant a tree for every resident in the plan area over the next 25 years as part of the City of Trees initiative;

Targeting tree-planting at the areas of greatest need where the green infrastructure benefits can be maximised, whilst avoiding the loss of, or harm to, other priority habitats, including encouraging woodland planting schemes on areas of low-grade agricultural land and land in need of remediation;

Establishing a new City Forest Park in Salford, Bolton and Bury, which will provide a vast urban forest close to the City Centre;

Considerably increasing the provision of street trees within urban areas;

Promoting the provision of community orchards to increase fruit consumption;

Promoting the opportunity for woodland conservation to raise awareness for the sustainable use of timber;

Securing a diversification of broadleaved species, in order to increase biodiversity and disease resilience;

Improving public access to woodland and trees particularly by sustainable travel models to capture the health and wellbeing benefits whilst managing the associated pressures;

Encouraging the positive management of woodland to bring it into a more productive state, improve habitat diversity, and more effectively contribute to important green infrastructure functions such as flood risk management, urban cooling and carbon storage/sequestration;

And through development as follows:

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

Protecting trees and woodland during the construction phase of development.

Statutory Tree Protection & Designations

2.1.4. As MCC does not have any available online mapping software, the presence and/or absence of any Tree Preservation Orders (TPOs) is currently unknown. A request will need to be made to MCC to obtain this information.

2.1.5. The site does not reside within a local Conservation Area.

2.1.6. No Ancient Woodland[1] designations are present upon or adjacent to the Site.

Felling Licence

2.1.7. Tree felling is restricted under the Forestry Act 1967. Under this act, there is an exemption from the need for a felling licence for "Felling trees immediately required for the purpose of carrying out development authorised by planning permission (granted under the Town and Country Planning Act 1990)"

2.1.8. 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 from the regulations that control tree felling in the Forestry Act 1967.

2.1.9. **All statutory controls must be reviewed in detail ahead of undertaking any tree works relevant to this arboricultural report.**

[1] Ancient woods are areas of woodland that have persisted since 1600 in England and Wales, and 1750 in Scotland. The Magic Maps website (https://magic.defra.gov.uk/MagicMap.aspx) has been used to search for ancient woodland on or adjacent to a site.

3. Baseline Tree Survey

3.1.1. The tree survey was undertaken on 22nd April 2026 by Wilson Scott *BSc (Hons), MArborA*. Senior Arboricultural Consultant.

3.1.2. The tree survey was undertaken in accordance with the methodology outlined within BS5837:2012.

3.1.3. The locations of the trees surveyed are illustrated on the Tree Constraints Plan (TCP) (**Appendix 2**) together with details of the constraints to new development in accordance with BS5837, including:

- Tree Retention Category (A, B, C and U)
- Root Protection Areas (RPAs)
- Tree Canopy Spreads

3.1.4. Details for each of the trees surveyed are provided in the Tree Schedule (**Appendix 1**), including; reference numbers, species, tree dimensions, life stage, physiological and structural condition, and retention category.

Tree Survey Summary

Trees

3.1.5. The survey recorded 20no. individual trees, comprising 2no. category A, 2no. category B, 13no. category C, and 3no. category U retention value.

3.1.6. T10 has been omitted from the schedule, and reference numbers have not been reallocated.

Groups

3.1.7. The survey recorded 8no. groups of trees, all of category C retention value.

Hedges

3.1.8. 2no. mixed-species, domestic hedges were recorded; however, these were not assigned a BS5837 retention category.

4. Impact Assessment

4.1.1. The impact of the Proposed Development upon existing trees is illustrated on the Arboricultural Impact Plan (AIP) (**Appendix 2**).

4.1.2. The design has sought to incorporate the existing trees and minimise the requirement for tree removal. However, due to the construction and engineering requirements, there is conflict with trees, which is considered unavoidable.

4.1.3. Consideration has been given to the practical requirements of construction and, where possible, solutions such as above-ground construction can be implemented to reduce the impact upon retained trees. These specific measures will be implemented wherever feasible.

4.1.4. The Proposed Development will necessitate the removal of 1no. category C tree, 5no. category C groups of trees and sections of 1no. domestic hedge. All losses are limited to low-quality, category C trees directly impacted by the proposed site layout and therefore unable to be retained

4.1.5. Any current conflict with trees will be considered and minimised as far as possible during this detailed design. An Arboricultural Method Statement (AMS) will be required following approval to confirm construction and design details, as required by pre-commencement planning conditions, and to set out detailed tree protection measures.

4.1.6. **Tables 3 & 4** detail the tree, group and group part removals required to implement the Proposed Development.

Table 3 – Tree Removal for Proposed Development

Tree Removal for Proposed Development			
Reference Number	**BS5837:2012 Category**	**Reason**	**Notes**
T2 (Holly)	C	Conflict with internal layout	Low value within development context; extensive new tree planting will offset loss of existing canopy cover
G1 (Cherry laurel, Elder, Yew)	C	Conflict with internal layout	Self-set Group – Low value within development context, extensive new tree planting will offset loss of existing canopy cover

G2 (Lawson's cypress, Juniper species, Yew)	**C**	Conflict with internal layout	Outgrown current context – Low value within development context, extensive new tree planting will offset loss of existing canopy cover
G4 (Lawson's cypress, Juniper species, Yew)	**C**	Conflict with internal layout	Outgrown current context – Low value within development context, extensive new tree planting will offset loss of existing canopy cover
G5 (English holly, Common privet, Cherry laurel, Goat willow)	**C**	Conflict with internal layout	Outgrown current context – Low value within development context, extensive new tree planting will offset loss of existing canopy cover

Table 4 – Partial tree group removal for Proposed Development

Partial Group Removal for Proposed Development			
Reference Number	**BS5837:2012 Category**	**Reason**	**Notes**
G3 (Lawson's cypress, Juniper species, Yew)	**C**	Conflict with internal layout	Outgrown current context – Low value within development context; extensive new tree planting will offset loss of existing canopy cover

4.1.7. There will also be an additional part-loss of hedge H1 will be necessary for proposed access alteration.

Root Protection Areas (RPAs)

4.1.8. The RPA is an area equivalent to a circle with a radius 12 times the diameter of the trees measured at 1.5 metres for single stemmed trees. For trees with more than one stem, one of two calculation methods should be used. In all cases, the stem diameter(s) should be measured in accordance with Annex C, and the RPA should be guided from Annex D of BS5837:2012.

4.1.9. The RPA is an area in which no ground works should be undertaken without due care in relation to the retained tree(s), to avoid soil compaction, changes in levels or soil contamination which could alter the trees condition and/or stability. The shape of the RPA and its exact location will depend upon arboricultural considerations and ground conditions.

4.1.10. The RPA for the trees has been calculated as prescribed by BS5837:2012 and is shown in relation to the Proposed Development on the AIP at **Appendix 2**.

4.1.11. The existing hard standing throughout the site is likely influencing the expanse of root growth of several trees on site. The areas of RPA influenced by existing hard standing are shaded in magenta on the AIP at **Appendix 2.**

Existing RPA Incursions

4.1.12. Given the urban context of the site, a number of the surveyed trees are already subject to long-standing constraints to their RPAs as a result of the existing hard surfacing across the site, including areas of bound tarmacadam, paving slabs, concrete hardstanding and adjacent boundary walls and foundations. These surfaces are likely to have shaped the distribution and density of roots over many years, with rooting activity typically concentrated in any adjacent areas of softer ground, planting beds or unsealed verges where moisture and gaseous exchange remain accessible. This is illustrated by a magenta hatch on the plans at **Appendix 2.** Within these areas of existing surfaces and structures, it is reasonable to assume that the volume of viable rooting material is reduced compared to an RPA on open ground, and that the roots present are likely to be adapted to the prevailing site conditions.

4.1.13. The existing root constraints are considered when assessing the likely below-ground impact of the Proposed Development.

New RPA Incursions

4.1.14. The Proposed Development will result in new incursions within the RPA of a limited number of trees situated towards the south-western site boundary.

4.1.15. The impact of these RPA incursions has been considered acceptable subject to mitigation measures being specified in an AMS.

4.1.16. Mitigation measures for these incursions have been suggested below; however, an AMS should be produced following planning approval to provide detail on mitigation measures and detailed working methods, including existing and proposed levels around retained trees.

New RPA Incursions – Permanent Hard-Surfacing

4.1.17. Where new permanent hard surfacing will result in a single new RPA incursion, this is summarised below:

- **T1 (English holly)** - New incursion of 4.5m^2 within the total 48m^2 – 9% new incursion for pedestrian footpath.

  Mitigation - Sensitive excavation under arboricultural supervision. To ensure foreseeable damage does not occur during this process, an example methodology is provided within Section 5 of this AIA.

- **T3 (Sycamore**) - New incursion of 15m^2 within the total 290m^2 RPA - c. 5% new incursion for permeable surfacing.

Mitigation – Install 'no-dig' tree root protection system (Greenfix Geoweb or similar) / supervised working within RPA.

- **Yew tree within G3** - New incursion 11.5m2 within the total 81m2 – c.14% new incursion for new permeable surfacing.

  Mitigation - Install 'no-dig' tree root protection system (Greenfix Geoweb or similar) / supervised working within RPA.

4.1.18. An example methodology for the installation of the 'no-dig' tree root protection system is provided within Section 5 of this AIA.

Working within RPAs – Removal / Replacement of Hard-Surfacing

4.1.19. Several areas of hard surfacing within the RPAs of retained trees may be resurfaced as part of the Proposed Development. If undertaken with due care, then this will not have a detrimental impact upon the retained trees.

4.1.20. A disused access point is located to the east of T3, which has become overgrown through lack of management. The existing sub-base in this location is assumed to be influencing the root orientation of T3. Reference to historic aerial mapping indicates that the access point was in use until c.2009. The proposed reinstatement and widening of this access point is not anticipated to present additional arboricultural impacts, subject to a sensitive working methodology.

4.1.21. An example methodology for the process is provided within Section 5 of this AIA.

4.1.22. Should the Council grant planning permission, an AMS will be required to provide detail on tree protection and mitigation measures. An AMS produced following approval will also consider details of construction and design confirmed by pre-commencement planning conditions.

Working within RPAs – Demolition of Retaining Structures

4.1.23. A small section of existing retaining wall within the RPAs of retained trees is proposed to be demolished as part of the development proposals. If undertaken with due care, then this will not have a detrimental impact upon the retained trees.

4.1.24. An example methodology for the process is provided within Section 5 of this AIA.

Tree Canopies & Shade

4.1.25. The distribution of tree canopy cover on and within influencing distance of the site is illustrated on the TCP (**Appendix 2**). The Tree Schedule lists the vertical clearance from site ground level to significant tree branching of individual trees. This measurement informs the impacts of accessibility and development beneath tree canopies.

4.1.26. If considered appropriate the principal tree shadow constraints can be shown on the TCP and are plotted in accordance with BS5837 using the current height of surveyed trees.

4.1.27. Where shading is unavoidable, the potential adverse impact of shadowing should also be reviewed on balance with the positive aspects of retaining a degree of canopy shade. BS5837:2012 (para. 5.3.4, a) NOTE 1) states that "shading can be desirable to reduce glare or

excessive solar heating, or to provide comfort during hot weather. The combination of shading, wind speed/turbulence reduction and evapotranspiration effects of trees can be utilised in conjunction with the design of buildings and spaces to provide local microclimatic benefits."

4.1.28. The impact of shade upon the Proposed Development is not considered to be significant or negative.

Facilitation Tree Pruning

4.1.29. In order to provide sufficient clearance for construction and future use of the Proposed Development, several trees will require minor pruning work to be carried out.

4.1.30. Required tree pruning is likely to include the following:

- **T5 (Common lime)** - Raise and reduce the southern canopy to facilitate construction of the proposed internal road network.
- **T6 (Common hawthorn)** - Raise and reduce the southern canopy to facilitate construction of the proposed internal road network.

4.1.31. A final specification for facilitation tree pruning should be determined by the Arboricultural Clerk of Works (ACoW[2]), following a pre-commencement site meeting with the appointed contractor.

4.1.32. Further requirements for facilitation pruning may be identified during the course of construction and should be addressed by ongoing liaison with the ACoW.

Future growth

4.1.33. Due to the location of retained trees, future growth of trees is not considered to be an issue to the Proposed Development.

4.1.34. Minor pruning of lateral branches will address any issues where the canopy of trees encroaches towards the proposed buildings.

[2] The ACoW will be a suitably qualified arboriculturist engaged to monitor and oversee the implementation of tree protection measures on site.

5. Tree Protection

5.1.1. An overview of the recommended tree protection measures has been provided within this AIA. A draft Tree Protection Plan (TPP) is provided at **Appendix 2**.

5.1.2. Full details of tree protection measures, including construction methods, schedule of arboricultural supervision and specific forms of tree protection should be provided within a detailed AMS following planning approval.

5.1.3. The majority of trees to the east, south and west of the site are separated from the area of development by the existing boundary walls. If this is retained in-situ it will act as Tree Protection Fencing for the duration of the construction.

5.1.4. To ensure all tree protection measures are implemented, arboricultural supervision should be undertaken by an appointed ACoW. The ACoW will be a suitably qualified arboriculturist appointed by the client / contractor / other party responsible for implementation of tree protection measures.

Tree Protection Fencing

5.1.5. The principal protection for the retained trees is provided by Tree Protection Fencing (TPF) positioned to form a Construction Exclusion Zone (CEZ) around retained trees. No access should be allowed other than for operations specified in the approved documents or those agreed with the LPA later.

5.1.6. The indicative location of Tree Protection Fencing (TPF) is illustrated on the Draft Tree Protection Plan at **Appendix 2**. Where appropriate, secondary locations for TPF are also included. Secondary tree protection fencing locations are pre-agreed positions to which fencing can be temporarily relocated, allowing approved construction activities to take place within defined areas of the RPA whilst maintaining an appropriate level of tree protection throughout those works.

5.1.7. The CEZ must be in place before the commencement of construction work on site. The TPF must not be moved or relocated without approval from the ACoW and, where necessary, approval from the Local Planning Authority.

5.1.8. The TPF specification should be fit for the purpose of excluding construction activity and appropriate to the degree and proximity of work taking place around the retained trees.

5.1.9. The most common specification, as illustrated in BS5837:2012 Figure 3b (**Appendix 3**) comprises welded mesh panels (Heras Fencing) on rubber or concrete feet; the panels should be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from within the fence. The distance between fence couplers should be at least 1m and should be uniform throughout the fence. The panels should be supported on the inner side by stabiliser struts, which should normally be attached to a base plate secured with ground pins. Where the fencing is to be erected on retained hard surfacing, or it is otherwise unfeasible to use ground pins, e.g. due to the presence of underground services, the stabiliser struts should be mounted on a block tray.

5.1.10. Weatherproof signage will be attached to the fencing with words such as 'Construction Exclusion Zone – No Access' (signage example at **Appendix 3**).

5.1.11. At the end of the project, the fence will be removed only after confirmation by the ACoW.

Removal / Replacement of Hard-Surfacing

5.1.12. Several areas of extensive hard surfacing within the RPAs of retained trees will be resurfaced as part of the development proposals. If undertaken with due care, then this will not have a detrimental impact upon the retained trees. The incursions are illustrated by a dashed magenta hatch on the TPP at **Appendix 2.**

5.1.13. The removal of existing surfacing within the RPAs of retained trees should be carried out with arboricultural supervision.

5.1.14. The removal of existing surfacing should be carried out beginning closest to the trees and working backwards, away from the trees, so no machinery stands on the exposed ground. The use of large plant machinery should be avoided where possible.

5.1.15. Tree Protection Fencing should be in place during the removal of the existing surfacing and moved accordingly to protect the exposed ground as the removal progresses.

5.1.16. Where new surfacing is to be laid, the existing sub-base should be retained and augmented as required.

Excavation within the RPAs

5.1.17. In order to install the pedestrian path, there will be a requirement for excavation within the RPA of T1. To minimise the impact on the retained tree, the following methodology should be followed.

5.1.18. All ground excavations will be carried out under the supervision of the ACoW, when within tree RPAs.

5.1.19. Paragraph 7.2.1 of BS5837:2012 recognises that although existing ground levels should be retained within the RPA, limited manual excavation within the RPA might be acceptable, subject to justification.

5.1.20. The operations should be carried out using hand-held tools where possible and preferably by compressed air soil displacement. Limited mechanical excavation may be acceptable, subject to the agreement of the ACoW.

5.1.21. Roots exposed by the compressed air excavation may be loosened and relocated / diverted to minimise any requirement for root pruning.

5.1.22. Roots smaller than 25 mm in diameter may be pruned back, making a clean cut with a suitable sharp tool (e.g. bypass secateurs or handsaw), except where they occur in clumps. Roots occurring in clumps or of 25 mm diameter and over should be severed only following consultation with the ACoW.

Tree Root Protection (Cellular)

5.1.23. To facilitate the installation of new permeable hard surfacing for internal road network within the RPA of several retained trees, a cellular confinement tree root protection system will be used. The location of this Tree Root Protection is shown on the Draft Tree Protection Plan at **Appendix 3**.

5.1.24. For the purposes of this AIA, Greenfix Geoweb has been recommended. Should a comparable alternative system be used, an updated installation method statement should be submitted to the LPA and approved in writing before the installation commences.

5.1.25. For this application, the depth of system to be used is:

- 100mm – Suitable for light vehicle traffic (up to 6t gross weight).

5.1.26. The top surface for all areas will be of a permeable specification.

5.1.27. The manufacturers recommended method statement for installation of the system can be found at **Appendix 4**.

5.1.28. The appointed ACoW will be on site throughout the installation of the Tree Root Protection system.

6. References

6.1.1. British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendation'

6.1.2. British Standard 3998:2010 ‘Tree work – Recommendations’

6.1.3. BS8545:2014+A1:2026 Trees: from nursery to independence in the landscape – Code of Practice.

6.1.4. National Planning Policy Framework (NPPF) 2026

6.1.5. The Forestry Act 1967

6.1.6. The Town and Country Planning Act 1990

6.1.7. The Town and Country Planning (Tree Preservation) (England) Regulations 2012.

Appendix 1 – Tree Schedule

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LANDSCAPE ARCHITECTURE

BS5837:2012 TREE SCHEDULE

SURVEY DATE: 22nd April 2026
CLIENT: Atzaro Real Estate
SITE: 232-236 Palatine Road, West Didsury
REFERENCE: 6008-TS-V1-B

Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia Ø (mm)	Crown Spread (m) N	E	S	W	Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	Estimated Remaining Contribution	BS5837 Retention Category	RPA (m^2)	RPA Radius (m)
T1	English holly	*Ilex aquifolium*	11	320	4	3	4	3	1	S/Mat	Fair	Fair	Part of ornamental planting aligning site frontage. Retaining wall to south of stem likely impeding root growth. Central leader topped at 6m.	No works required.	20 to 40 years	C2	48	3.90
T2	English holly	*Ilex aquifolium*	5	200	1	1	1	1	2	S/Mat	Fair	Fair	Located within car parking area. Hard surfacing around stem base like impeding root growth. Limited remaining future contribution.	No works required.	10 to 20 years	C2	18	2.40
T3	Sycamore	*Acer pseudoplatanus*	17	810	8	9	8	8	5	Mat	Good	Good	Located at site frontage. Retaining wall to south likely impeding root growth. Good basal flare observed. Visually dominant specimen, with high value in street scene.	No works required.	40+ years	A2	290	9.60
T4	Common lime	*Tilia x europaea*	17	675	7	5	7	6	5	Mat	Good	Good	Located at site frontage. Retaining wall to south likely impeding root growth. Dense basal epicormic growth restricted view of stem. Visually dominant specimen, with high value in street scene.	No works required.	20 to 40 years	B2	206	8.10
T5	Common lime	*Tilia x europaea*	12	490	6	6	7	6	6	E/Mat	Good	Fair	Mult stemmed specimen situated at site boundary. Dense basal epicormic growth. Diameter estimated. Some wider visual contribution. Retaining wall likely impeding root growth into site.	No works required.	20 to 40 years	C2	113	6.00

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T6	Common hawthorn	*Crataegus monogyna*	10	250	2	2	2	2	3	S/Mat	Good	Fair	Situated behind dilapidated boundary wall. Provides some screening value.	No works required.	20 to 40 years	C2	28	3.00
T7	Scots pine	*Pinus sylvestris*	15	630	9	6	3	9	4	E/Mat	Good	Fair	Located off site and subsequently not accessed to inspect in detail. One sided canopy due to suppression from neighbouring specimens. Visually dominant.	No works required.	20 to 40 years	C2	177	7.50
T8	Common ash	*Fraxinus excelsior*	13	600	8	6	6	7	7	E/Mat	Fair	Fair	Growing out of dilapidated wall. Not accessed to inspect in detail. Ivy clad stem. Canopy exhibiting a minor reduction in vigour and vitality likely attributed to a colonisation of ash dieback disease. Limited remaining future contribution	No works required.	10 to 20 years	C2	163	7.20
T9	Lawson's cypress	*Chamaecyparis lawsoniana*	15	435	3	3	3	4	1	E/Mat	Good	Good	Situated within an area of hard surfacing, likely impeding root growth. Ownership unclear. Visually dominant specimen.	No works required.	20 to 40 years	C2	82	5.10
T11	Copper beech	*Fagus sylvatica 'Purpurea'*	15	830	8	10	8	8	1	Mat	Good	Good	Located offsite. Situated on slightly raised bund. Hard standing to east of stem likely impeding root growth. Visually dominant specimen, with high value in street scene.	No works required.	40+ years	A1, 2	308	9.90

dep LANDSCAPE ARCHITECTURE

BS5837:2012 TREE SCHEDULE

SURVEY DATE: 22nd April 2026
CLIENT: Atzaro Real Estate
SITE: 232-236 Palatine Road, West Didsury
REFERENCE: 6008-TS-V1-B

Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia Ø (mm)	Crown Spread (m) N	E	S	W	Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	Estimated Remaining Contribution	BS5837 Retention Category	RPA (m^2)	RPA Radius (m)
T12	Lawson's cypress	*Chamaecyparis lawsoniana*	13	430	4	4	4	4	6	E/Mat	Good	Good	Located off site and subsequently not accessed to inspect in detail.	No works required.	20 to 40 years	C2	82	5.10
T13	Lawson's cypress	*Chamaecyparis lawsoniana*	13	430	4	4	4	4	6	E/Mat	Good	Good	Located off site and subsequently not accessed to inspect in detail.	No works required.	20 to 40 years	C2	82	5.10
T14#	Scots pine	*Pinus sylvestris*	17	880	7	3	11	11	4	E/Mat	Good	Fair	Located off site and subsequently not accessed to inspect in detail. One sided canopy due to suppression from neighbouring specimens. Visually dominant. Not plotted on topographical survey therefore location estimated.	No works required.	20 to 40 years	B2	346	10.50
T15	Silver birch	*Betula pendula*	10	250	4	4	4	4	3	S/Mat	Fair	Fair	Located offsite and subsequently not accessed to inspect in detail.	No works required.	10 to 20 years	C2	28	3.00

LANDSCAPE ARCHITECTURE

BS5837:2012 TREE SCHEDULE

SURVEY DATE: 22nd April 2026
CLIENT: Atzaro Real Estate
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REFERENCE: 6008-TS-V1-B

Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia Ø (mm)	Crown Spread (m) N	E	S	W	Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	Estimated Remaining Contribution	BS5837 Retention Category	RPA (m^2)	RPA Radius (m)
T16#	Goat willow	*Salix caprea*	4	220	1	2	3	3	1	S/Mat	Fair	Fair	Partially removed willow located in an area of hard surfacing. Canopy scaffold comprising of subsequent regrowth. Not plotted on topographical survey therefore location estimated.	No works required.	10 to 20 years	C2	23	2.70
T17	Common apple	*Malus domestica*	8	270	3	3	3	3	3	S/Mat	Good	Fair	Located offsite and subsequently not accessed to inspect in detail.	No works required.	20 to 40 years	C2	34	3.30
T18	Common ash	*Fraxinus excelsior*	6	100	1	1	1	1	5	S/Mat	Declining	Declining	Located offsite and subsequently not accessed to inspect in detail. Canopy exhibiting an extensive reduction in vigour and vitality likely attributed to a colonisation of ash dieback disease. No remaining future contribution.	No works required.	<10 years	U	5	1.20
T19	Common ash	*Fraxinus excelsior*	6	75	1	1	1	1	5	S/Mat	Declining	Declining	Located offsite and subsequently not accessed to inspect in detail. Canopy exhibiting an extensive reduction in vigour and vitality likely attributed to a colonisation of ash dieback disease. No remaining future contribution.	No works required	<10 years	U	3	0.90
T20	Sycamore	*Acer pseudoplatanus*	7	140	2	2	3	2	3	S/Mat	Fair	Fair	Located offsite and subsequently not accessed to inspect in detail.	No works required.	20 to 40 years	C2	10	1.80

dep LANDSCAPE ARCHITECTURE

BS5837:2012 TREE SCHEDULE

SURVEY DATE: 22nd April 2026
CLIENT: Atzaro Real Estate
SITE: 232-236 Palatine Road, West Didsury
REFERENCE: 6008-TS-V1-B

Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia Ø (mm)	Crown Spread (m) N	E	S	W	Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	Estimated Remaining Contribution	BS5837 Retention Category	RPA (m^2)	RPA Radius (m)
T21#	Common ash	*Fraxinus excelsior*	7	80	1	1	1	1	5	S/Mat	Declining	Declining	Located offsite and subsequently not accessed to inspect in detail. Canopy exhibiting an extensive reduction in vigour and vitality likely attributed to a colonisation of ash dieback disease. No remaining future contribution.	No works required	<10 years	U	3	0.90
G1	Cherry laurel, Elder, Yew		Min 6 - Max 8	Min 150 - Max 185	See associated plans				2	S/Mat	Fair	Fair	Dense cluster of trees located adjacent to parking area. Hard surfacing to the south likely impeding root growth. Dense understory vegetation restricted view of lower stems.	No works required.	20 to 40 years	C2	See associated plans	
G2	Lawson's cypress, Juniper species, Yew		Min 8 - Max 14	Min 300 - Max 600	See associated plans				3	E/Mat	Fair	Fair	Ornamental planting aligning site frontage. Comprises predominantly lawson cypress specimens. Hard standing to the west of stems associated with parking area likely impeding on root growth. Visually dominant trees. Of moderate quality, however downgraded due to varying degrees of decline.	No works required.	20 to 40 years	C2	See associated plans	
G3	Lawson's cypress, Juniper species, Yew		Min 8 - Max 14	Min 300 - Max 600	See associated plans				3	E/Mat	Fair	Fair	Extension of Ornamental planting aligning site frontage, situated on site side of group. Comprises predominantly lawson cypress specimens. Hard standing to the west of stems associated with parking area likely impeding on root growth. Visually dominant trees. Of moderate quality, however downgraded due to varying degrees of decline.	No works required.	20 to 40 years	C2	See associated plans	
G4	Lawson's cypress, Juniper species, Yew		Min 8 - Max 14	Min 300 - Max 600	See associated plans				3	E/Mat	Fair	Fair	Extension of Ornamental planting aligning site frontage, situated on site side of group. Comprises predominantly lawson cypress specimens. Hard standing to the west of stems associated with parking area likely impeding on root growth. Visually dominant trees. Of moderate quality, however downgraded due to varying degrees of decline.	No works required.	20 to 40 years	C2	See associated plans	

dep LANDSCAPE ARCHITECTURE

BS5837:2012 TREE SCHEDULE

SURVEY DATE: 22nd April 2026
CLIENT: Atzaro Real Estate
SITE: 232-236 Palatine Road, West Didsury
REFERENCE: 6008-TS-V1-B

Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia Ø (mm)	Crown Spread (m) N	E	S	W	Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	Estimated Remaining Contribution	BS5837 Retention Category	RPA (m^2)	RPA Radius (m)
G5	English holly, Common privet, Cherry laurel, Goat willow		Min 6 - Max 8	Min 150 - Max 185	See associated plans				2	S/Mat	Good	Fair	Dense cluster of trees located adjacent to parking area. Hard surfacing to the north likely impeding root growth. Dense understory vegetation restricted view of lower stems.	No works required.	20 to 40 years	C2	See associated plans	
G6	Common ash, Sycamore, English Holly		Min 6 - Max 14	Min 245 - Max 500	See associated plans				4	E/Mat	Fair	Fair	Located off site and subsequently not accessed to inspect in detail. Predominantly comprises ash trees in varying degrees of decline. Boundary retaining wall to west of likely acting as a root barrier. Limited reamining future contribuition.	No works required.	20 to 40 years	C2	See associated plans	
G7	Goat willow		Min 12 - Max 14	Min 250 - Max 300	See associated plans				4	E/Mat	Good	Fair	Cluster of willow specimens located offsite and subsequently not accessed to inspect in detail. Moderate quality landscape feature.	No works required.	20 to 40 years	C1, 2	See associated plans	
G8	Sycamore, Common hawthorn, Cherry laurel		Min 5 - Max 7	Min 100 - Max 200	See associated plans				1	S/Mat	Fair	Fair	Linear group framing the northern site boundary. Hard standing to the south likely impeding root growth. Provides some screen.	No works required.	20 to 40 years	C2	See associated plans	
G9	Sycamore, Common privet, Elder		Min 4 - Max 5	Min 75 - Max 100	See associated plans				0	S/Mat	Fair	Fair	Section of outgrown hedge. Predominantly privet. Dense bramble towards southern extent.	No works required.	20 to 40 years	C1	See associated plans	

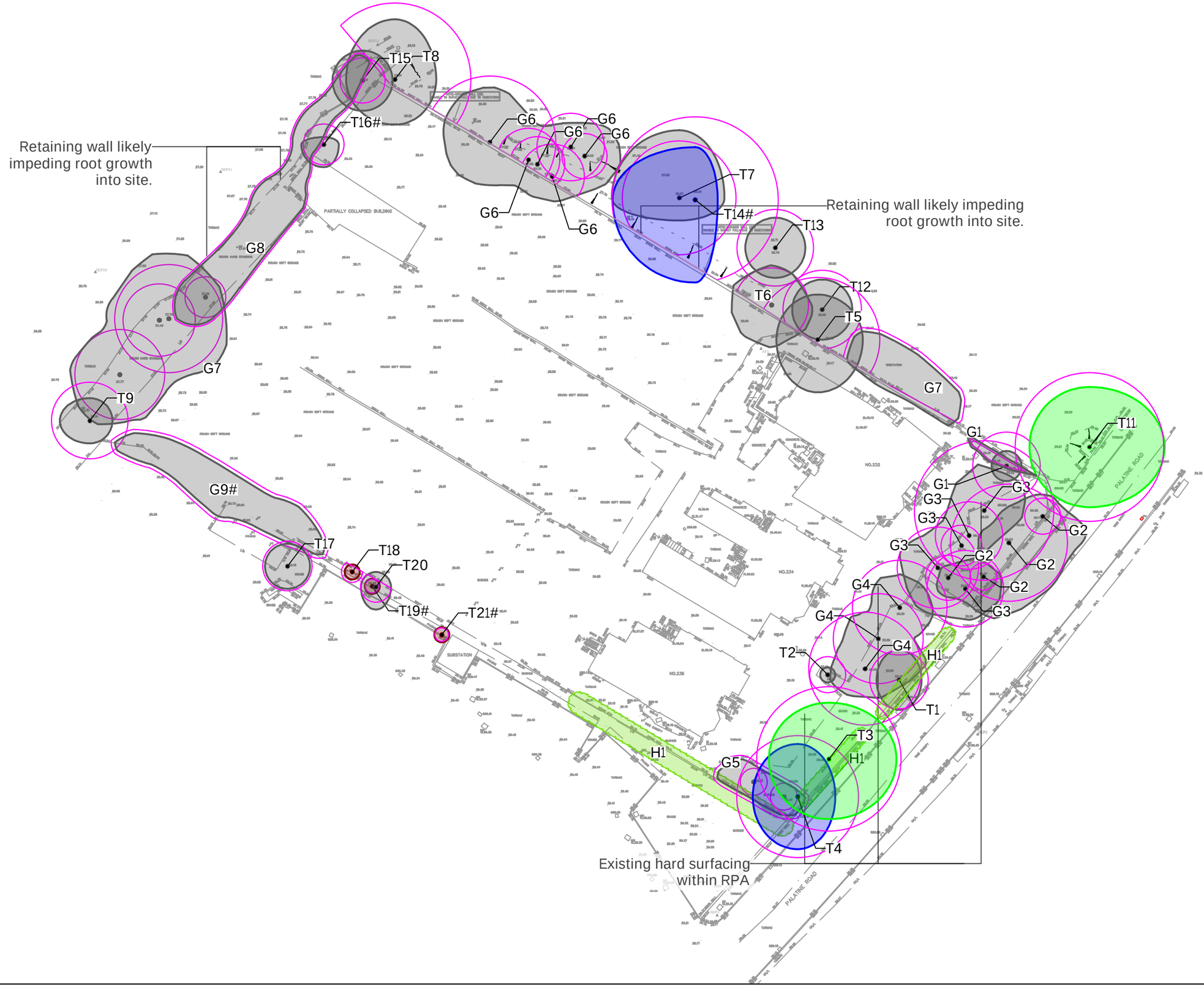
LANDSCAPE ARCHITECTURE

BS5837:2012 TREE SCHEDULE

SURVEY DATE: 22nd April 2026
CLIENT: Atzaro Real Estate
SITE: 232-236 Palatine Road, West Didsury
REFERENCE: 6008-TS-V1-B

Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia Ø (mm)	Crown Spread (m) N	E	S	W	Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	Estimated Remaining Contribution	BS5837 Retention Category	RPA (m^2)	RPA Radius (m)
G10	Butterfly bush species, Goat willow, Elder, Elm species		Min 6 - Max 7	Ave 150	See associated plans				2	S/Mat	Fair	Fair	Linear group situated off site behind partially dilapidated stone wall. Provides some screen.	No works required.	20 to 40 years	C2	See associated plans	
H1	Common privet		Min 2 - Max 3	Ave 75	See associated plans				0	S/Mat	Fair	Fair	Managed hedge framing site frontage. Situated on top of retaining wall.	No works required.	10 to 20 years	-	See associated plans	
H2	Common privet, Cotoneaster species, Norway maple, Sycamore		Ave 3	Min 75 - Max 85	See associated plans				2	S/Mat	Fair	Fair	Section of planted hedge located offsite. Situated approximately 1m above site level.	No works required.	10 to 20 years	-	See associated plans	

Appendix 2 – Plans



KEY.

Trees / Groups
- Canopy Spread
- Tree Stem
- Root Protection Area

- A Category Tree (High quality / retention value)
- B Category Tree (Moderate quality / retention value)
- C Category Tree (Low quality / retention value)
- U Category Tree (No remaining retention value)
- Hedgerows (Not assigned BS5837:2012 category)

NOTES:
(#) Denotes tree locations which are estimated from measurements on-site. No topographical survey available at the time of tree survey.

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Client
Atzaro Real Estate

Project
232-236 Palatine Road, West Didsbury

Description
Tree Constraints Plan

Status
PLANNING

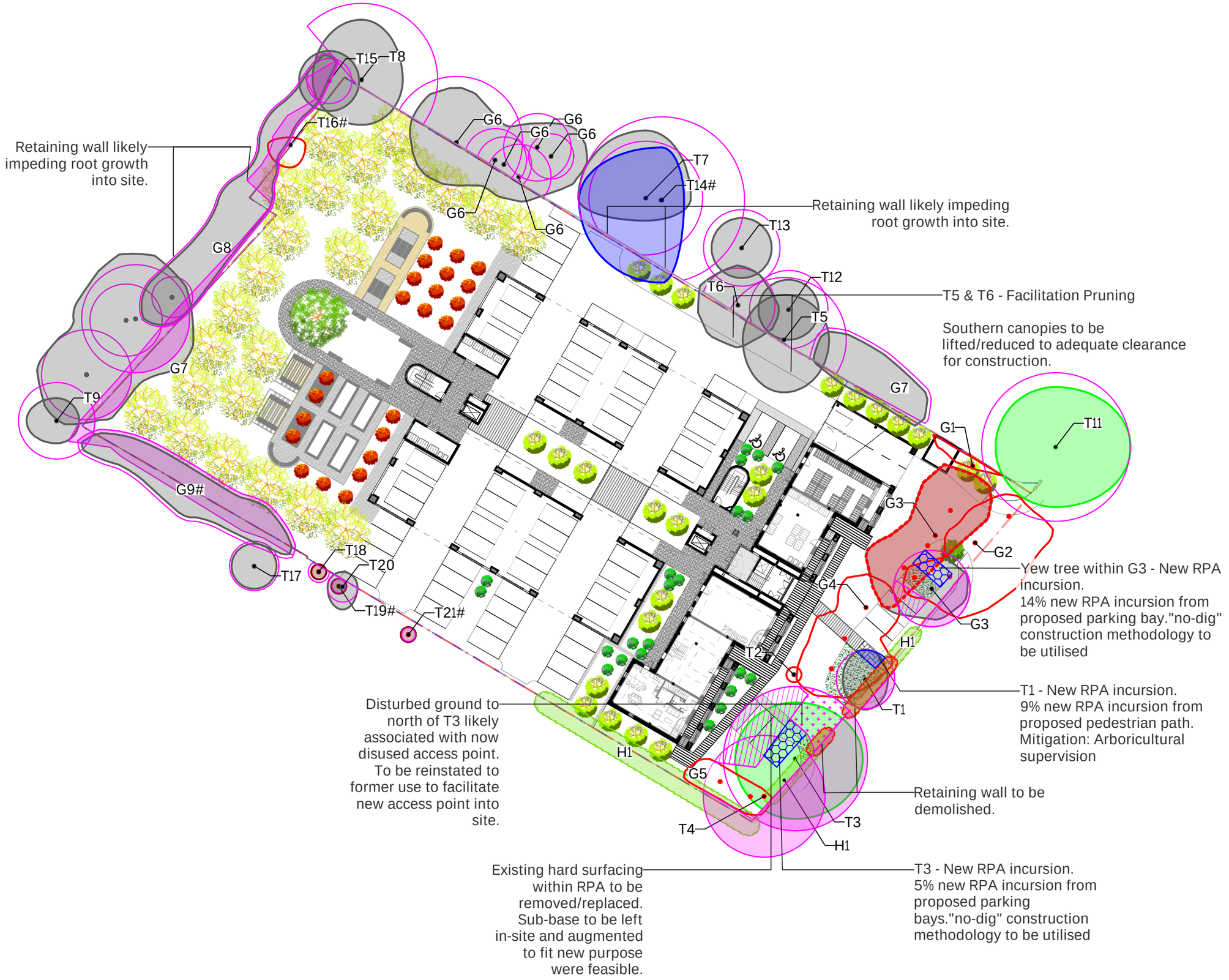
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Job number	Drawing number	Date	Revision
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KEY.

Trees / Groups
- Canopy Spread
- Tree Stem
- Root Protection Area

- A Category Tree (High quality / retention value)
- B Category Tree (Moderate quality / retention value)
- C Category Tree (Low quality / retention value)
- U Category Tree (No remaining retention value)
- Hedgerows (Not assigned BS5837:2012 category)

ARBORICULTURAL IMPACT
- Tree / Group to be REMOVED
- Tree / Group/ Hedge to be PART REMOVED
- Existing RPA Incursion
- Existing Hard Surfacing within RPA to be REMOVED/REPLACED
- Disturbed Ground within RPA
- New RPA incursion
- 'No-Dig' Construction Methodology

NOTES:
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Client
Atzaro Real Estate

Project
232-236 Palatine Road, West Didsbury

Description
Arboricultural Impact Plan

Status
PLANNING

Scale	Drawn		
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Job number	**Drawing number**	**Date**	**Revision**
6008	02	04.09.26	B

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Tree Protection Fencing

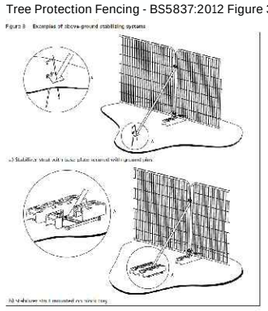
The principal protection for the retained trees (above and below ground) and associated soils within the Site is through the erection of Tree Protection Fencing (TPF) to create a Construction Exclusion Zone (CEZ).

Prior to any on-site demolition or construction, tree protective measures and the CEZ must be in place. TPF Specification is show in Figure 3 (BS5837:2012) - pictured above.

The following points are critical to the function of the CEZ:

- The protective tree fencing shall be maintained throughout the development phase
- No materials, machinery, temporary structures, chemicals or fuel shall be stored within the CEZ
- No excavations or increases in soil level within the CEZ are permitted without prior written approval from the LPA
- Care should be taken to ensure that wide or tall loads or plant with booms, jibs and counterweights do not come into contact with retained trees. Any transit or traverse of plant in close proximity to trees should be conducted under the supervision of a banks person to ensure that adequate clearance from trees is maintained at all times
- Material which will contaminate the soil such as concrete mixing, diesel oil and vehicle washing must not be discharged within 10m of the tree stems. In the event of an accident or spillage the PA must be notified
- Fires must not be lit in a position where their flames can extend to within 5m of foliage, branches or trunk. This will depend on the size of the fire and the wind direction
- Any landscaping within the CEZ must avoid soil disturbance. Therefore, re-grading and rotavators are not permitted. Any agreed soil re-profiling to facilitate final agreed levels must be carried out by hand with topsoil.

Tree Protection Fencing - BS5837:2012 Figure 3



KEY.

Trees / Groups
- Canopy Spread
- Tree Stem
- Root Protection Area

- A Category Tree (High quality / retention value)
- B Category Tree (Moderate quality / retention value)
- C Category Tree (Low quality / retention value)
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- Hedgerows (Not assigned BS5837:2012 category)

ARBORICULTURAL IMPACT
- Existing RPA Incursion
- Existing Hard Surfacing within RPA to be REMOVED/REPLACED
- Disturbed Ground within RPA
- New RPA incursion
- 'No-Dig' Construction Methodology

TREE PROTECTION
- Tree Protection Fencing
- Tree Protection Fencing Secondary Positions

NOTES:
(#) Denotes tree locations which are estimated from measurements on-site. No topographical survey available at the time of tree survey.

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Client
Atzaro Real Estate

Project
232-236 Palatine Road, West Didsbury

Description
Draft Tree Protection Plan

Status
PLANNING

Scale	Drawn		
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Job number	Drawing number	Date	Revision
6008	03	04.09.26	B

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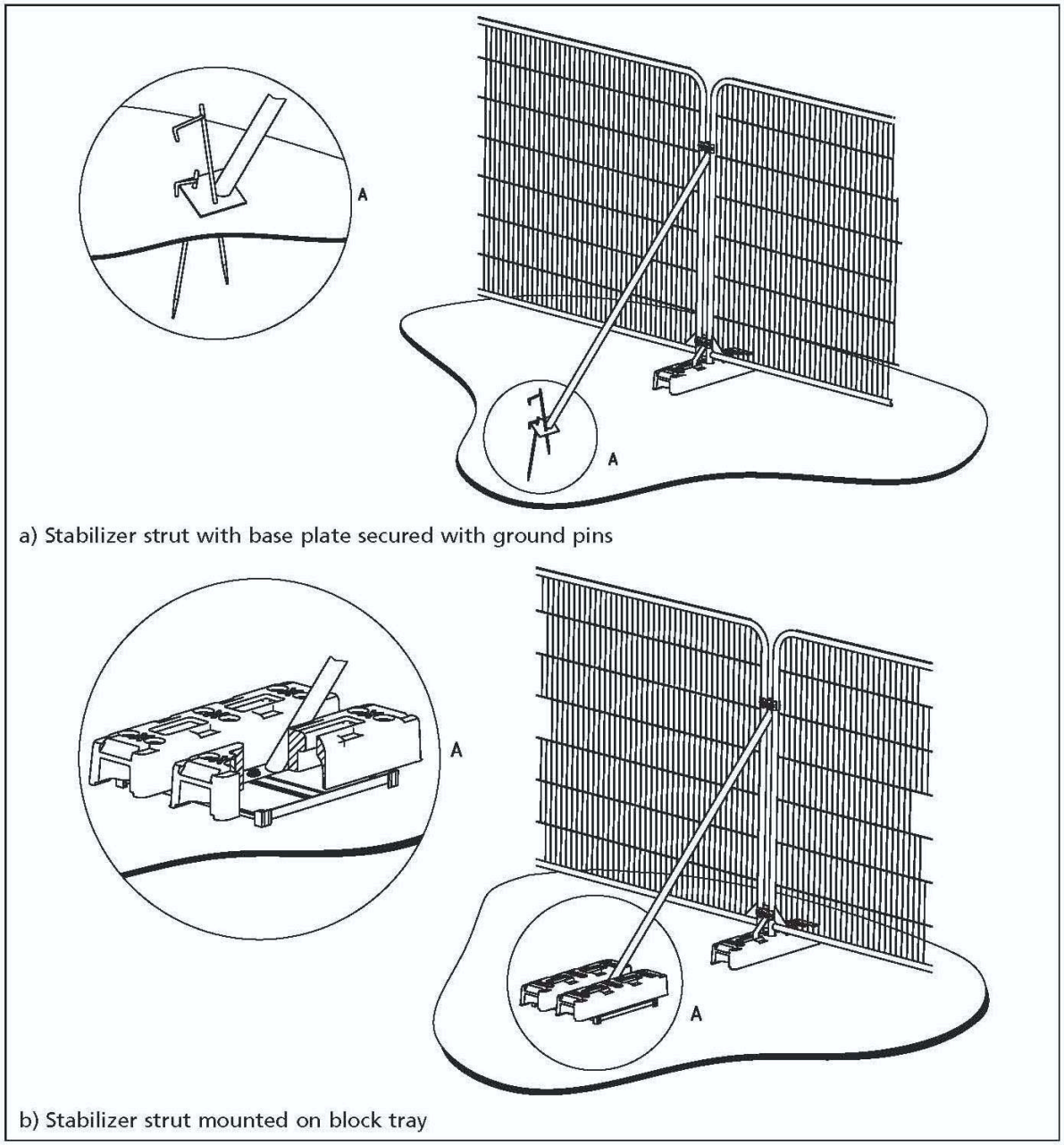
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Appendix 3 – Tree Protective Fencing

BS5837:2012 – Figure 3

Figure 3 **Examples of above-ground stabilizing systems**



a) Stabilizer strut with base plate secured with ground pins

b) Stabilizer strut mounted on block tray

Appendix 4 – Tree Root Protection Cellular

GEOSYSTEMS®



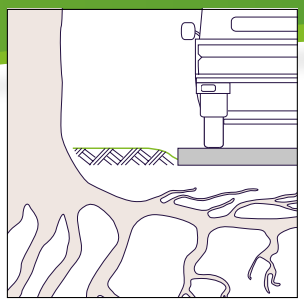
GEOWEB®

TREE ROOT PROTECTION (TRP) SYSTEM

Powered by GEOSYSTEMS® technology.







defining **green** in cellular confinement

Greenfix™
SOIL STABILISATION AND EROSION CONTROL LTD

THE PROBLEM

CONSTRUCTION-RELATED TREE DAMAGE





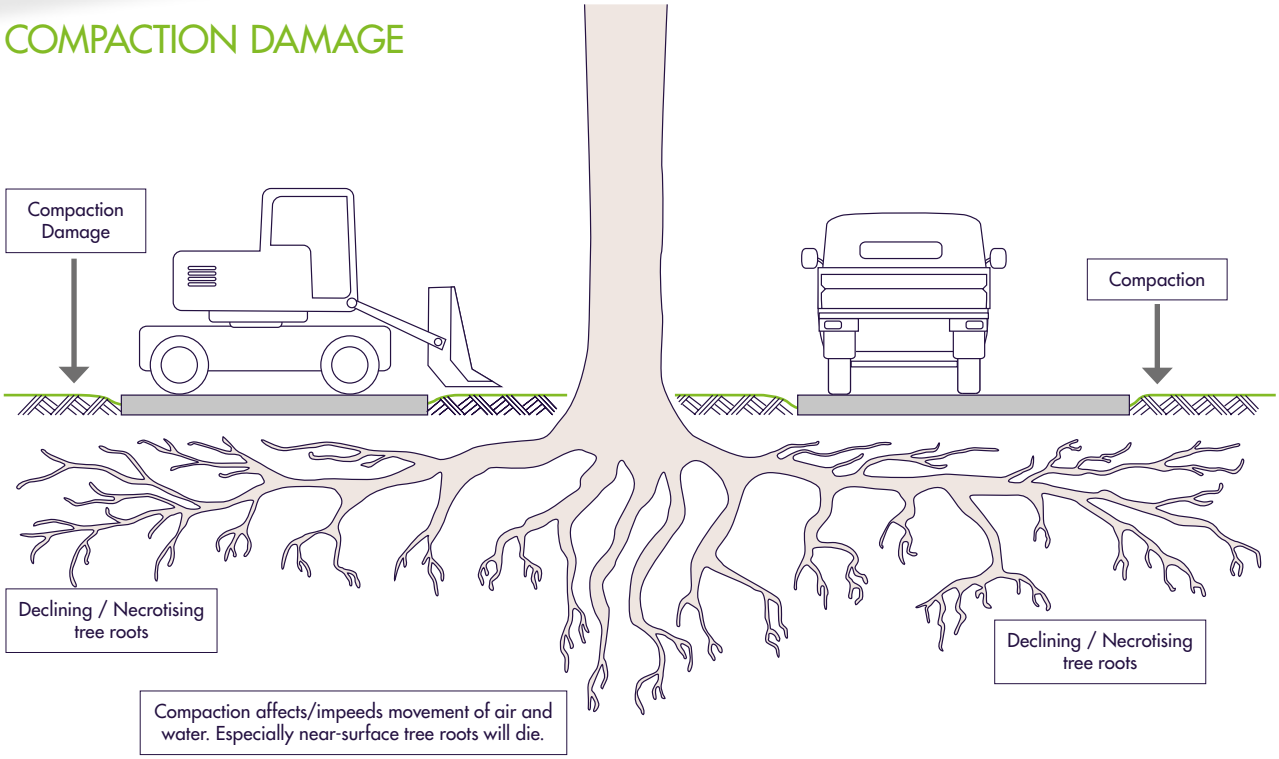
Critical Root Zone/Tree Protection Zone is the minimum area beneath a tree that must remain undisturbed to preserve a sufficient amount of root mass in order to give a tree a chance of survival.

When construction equipment and vehicles intrude a tree's Critical Root Zone, they can cause negative impacts to the soil environment including compaction of the soil, damage to near-surface roots and ultimately endanger the structural integrity of the tree. The majority of a tree's root system is contained within the top three feet of the surface, and construction excavation and compaction can damage or even destroy roots to the point where trees may not survive.

Tree Root Protection (TRP) systems should be eco-friendly as well as comply with local standards and regulations.*

*Compliance with Standards:
In the United Kingdom, Tree Root Protection systems must comply with the Arboricultural Method Statement as outlined in BS5837:2005 and may require supervision by an Arboriculturist.

COMPACTION DAMAGE



THE GEOWEB® SOLUTION

TREE ROOT PROTECTION (TRP) SYSTEM

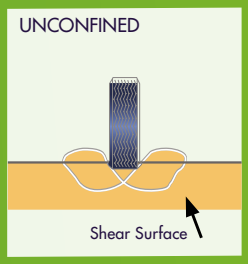


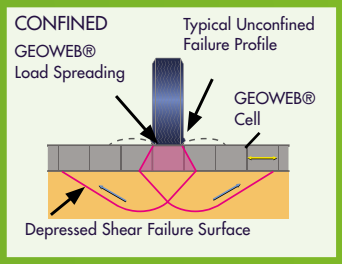
Used extensively in civil engineering construction for over 30 years, the GEOWEB® system is a three-dimensional structure that:

- provides strength to confined soils
- distributes loads laterally, not vertically
- reduces point loads
- reduces compaction of the subsoil

Manufactured from high quality, high-strength polyethylene with a textured surface and perforated walls, GEOWEB® cells with selected infill control shearing, lateral and vertical movement, and reduce subbase depth requirements.

The GEOWEB® system is a low impact development (LID) solution with exceptional load-bearing capabilities and environmental benefits. The system has a long history of solving heavy load support problems for roadways, road base support, parking lots, road shoulders, ports, trucking/intermodal terminals and railroads.

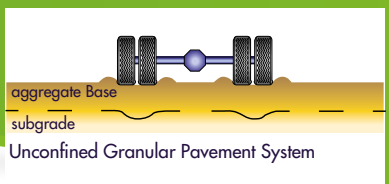




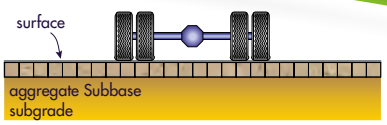
LOAD DISTRIBUTION

By distributing and bridging applied loads, the GEOWEB® TRP system reduces vertical stresses that are typically applied to the underlying soil and root zone.

The GEOWEB® system is ideally suited for tree root protection applications where weak subsoil or no-dig restrictions exist.



Unconfined Granular Pavement System



the GEOWEB® Granular Pavement System

COST BENEFITS

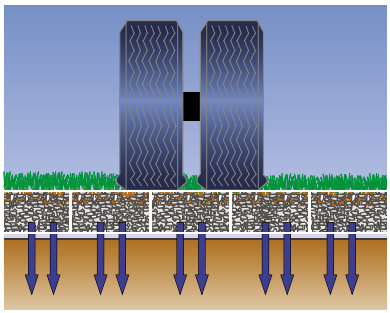
The GEOWEB® TRP system is an economical solution for reducing construction vehicle impact to the tree root zone compared with other methods. Once installed, the system has minimal-to-no visibility.

ENVIRONMENTAL BENEFITS

With permeable infill (topsoil/vegetation, aggregate, sand), perforated GEOWEB® cell walls offer environmental benefits:

- water infiltration
- lateral movement of air and water
- water and nutrient migration
- promotes root development

The tree root protection system can be a temporary or permanent solution.



SOILTEC GEOSYSTEMS

GEOWEB®

TRP SYSTEM INSTALLATION

Step 1: Remove the upper grass and soft soils by hand or by machine if acceptable.

Step 2: Install a high-strength woven geotextile allowing adequate drainage as a separation layer between soft subgrade and GEOWEB® infill material.

Step 3: Expand GEOWEB® sections over the area to be protected and use temporary stakes or weights to hold sections open to prevent movement during infilling.

Step 4: Connect adjacent sections using ATRA® Keys. Position the sections so the slots are aligned, insert the key and turn 90 degrees locking the panels together. ATRA® Keys provide a long-term connection that is safer, quicker and stronger than staples or cable ties. In environmentally protected areas (SSSI in United Kingdom), ATRA® Keys can be used without the requirement for diesel-fueled compressors.

Step 5: For permeability, infill the fully connected GEOWEB® system with a well graded, crushed, angular stone such as MOT Type 1X (also known as MOT Type3). Over fill the cells by up to 30mm to allow for compaction.

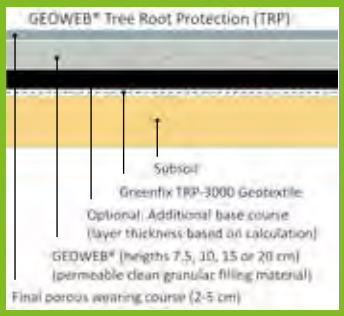
Step 6: Compact the fill material with conventional plant or non-vibratory plant when required. Fill should be maintained above the GEOWEB® system by a minimum of 10mm at all times or a permanent wearing course of blocks, porous asphalt or gravel installed.



DESIGN CONSIDERATIONS

It is important to ensure the correct GEOWEB® cell size and cell depth are specified and installed based on the anticipated pavement loads. These are calculated based on the following criteria:

- traffic type and loading
- frequency of traffic
- subgrade strength (typically CBR, Ev2, Cu or SPT values)
- infill type
- allowable settlement of the pavement



To assist you in determining the correct GEOWEB® solution for your application, Presto GEOSYSTEMS® or their network of distributors/representatives can assist with the calculation for your project. You can be confident that you will receive the most suitable and economical solution for your project.

PRESTO GEOSYSTEMS® COMMITMENT — To provide the highest quality products and solutions.

Presto GEOSYSTEMS® is committed to helping you apply the best solutions for your tree root protection needs. Our solutions-focused approach to solving problems adds value to every project. Rely on the leaders in the industry when you need a solution that is right for your application. Contact Presto GEOSYSTEMS® or our worldwide network of knowledgeable distributors/representatives for assistance.

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