

Arboricultural Impact Assessment (AIA)

DECEMBER 2020

Land Off Cob Kiln Lane

Urmston

Manchester

M41 9JT

**U R B A N
G R E E N**



QUALITY MANAGEMENT

Project No.:	UG810			
Project:	Land off Cob Kiln Lane, Urmston			
Location:	Cob Kiln Lane, Urmston, Manchester, M41 9JT			
Title:	Arboricultural Impact Assessment			
Document Type:	BS 5837			
Date:	23/11/2020			
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Revision Status:				
Rev:	Date:	Issue/Purpose/ Comment:	Prepared:	Checked:

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1. Executive Summary

- 1.1.1. Urban Green has been instructed by EBR Designs Limited to carry out an Arboricultural Survey to British Standard 5837:2012 guidelines at land off Cob Kiln Lane, Urmston and produce our findings in a report.
- 1.1.2. On the western side of the site, it is proposed to develop a children's nursery to the north and an outdoor riding area to the south. The eastern side of the site will be paddocks. Full details of the proposed site layout can be seen on the plans included in Appendix 4.
- 1.1.3. The proposed development necessitates the removal of one low quality tree. It is recommended that this tree loss is mitigated for by replacement tree planting and the production of a robust soft landscaping scheme.
- 1.1.4. Before any tree works are carried out trees should first be assessed for their suitability for protected species by a suitably qualified and experienced ecologist.
- 1.1.5. Tree protection fencing, and ground protection will need to be installed at the alignment shown on the Tree Protection Plan in Appendix 4 before any construction activity takes place.
- 1.1.6. Information regarding the layout of any new utilities and drainage and final site levels should be submitted to the Arboricultural Consultant so that the impact of these on the retained trees can be assessed.

2. Introduction

2.1. Instructions and references

- 2.1.1. We have been instructed by EBR Designs Limited to carry out a Arboricultural Impact Assessment (AIA) in accordance with BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations at the site location and produce our findings in a report to be submitted with a detailed planning application.
- 2.1.2. All trees, regardless of their statutory status, are a material consideration in a planning application. BS 5837 recognises the potential conflict between trees and development. The standard sets out to assist those concerned with trees in relation to construction and aid with decision making. This is achieved by providing impartial and balanced information on trees and their potential impacts.
- 2.1.3. Due to the size and nature of the site, it was decided that the survey methodology would include broadly grouping trees that share very similar characteristics. This method is in line with point 4.4.2.3 of BS 5837:2012 that states ‘Trees forming groups...should be identified and considered as groups where the arboriculturist determines that this is appropriate... It may be appropriate to assess the quality and value of trees as a whole, rather than individuals.’
- 2.1.4. The site is located in the area shown in Figure 1.



Figure 1 – Site Location Plan

2.2. Scope

- 2.2.1. The AIA takes into account any potential impacts on existing trees including the effect of any tree loss required to implement the design and recommendation for the establishment of new trees.

2.2.2. The AIA will also assess any potentially damaging activities proposed in the vicinity of retained trees and the effect that the retained trees may have on the development such as potential nuisance caused by excessive leaf/fruit litter, lighting levels and potential damage to structures.

2.3. Documents provided

2.3.1. An OS plan has been provided with a few tree positions already plotted, we are unsure if this is a correct scaled plan or the locations are accurate. All trees are therefore estimated and have been plotted according to measurements taken on site and/or using aerial photography. The exact locations of these trees must be verified, and any discrepancies discussed with the Arboricultural Consultant before starting works on site.

2.3.2. A plan outlining the development proposals has been overlaid with the Tree Constraints Plan in order to assess the potential impacts.

2.4. Limitations

2.4.1. The report is based upon a visual inspection. The consultant shall not be responsible for events that happen after the date of the report due to factors that were not apparent at the time, and the acceptance of this report constitutes an agreement with the guidelines and the terms listed in this report.

2.4.2. The consultant accepts no liability in respect of the trees unless the recommendations of this report are carried out under his supervision.

2.4.3. Assessing the potential influence of trees upon load bearing soils, beneath existing and proposed structures resulting from water abstraction by trees or rehydration of shrinkable soils was not included in the contract brief and is therefore not considered in the report. The consultant cannot be held responsible for damage arising from such action.

2.4.4. Trees are living organisms whose health, condition and structure can change over time. The contents of this report are valid for a period of one year from the date of the report.

2.4.5. Potentially hazardous trees are highlighted, and appropriate recommendations are made. However, this report is not a substitute for a full tree risk assessment or management plan which are specifically designed to minimise risk and liability associated with responsibility for trees.

3. Legislation

3.1. Tree protection status

- 3.1.1. A Tree Preservation Order (TPO) is an order made by a Local Authority to protect specific trees, groups of trees or woodlands in the interests of amenity. A TPO prohibits the cutting down, topping, lopping, uprooting and wilful damage or destruction of trees without the Local Authority's written consent.
- 3.1.2. Email confirmation from Trafford Council on 19th November 2020 confirmed that no trees are protected by a Tree Preservation Order and the site is not within a Conservation Area.
- 3.1.3. It is recommended that the Local Authority is consulted before any tree works are undertaken, as new TPOs may have been created since the time of enquiry, and heavy fines exist for unauthorised works to protected trees.
- 3.1.4. All works to trees covered by a TPO require permission from the Local Authority, including any pruning. However, this does not include trees that are dead or have become dangerous. The removal of dead branches is also excluded from a TPO. Although the above exceptions exist, it is advisable to give the Local Authority five days' notice in writing of any intended removal. Permission is not needed where tree work is required to implement an approved planning application.
- 3.1.5. It is an offence to remove more than 5m³ of timber in any one calendar quarter without having first obtained a felling licence from the Forestry Commission. It must be noted, however, that this excludes sites where planning permission has already been granted.

3.2. Wildlife

- 3.2.1. Prior to the commencement of any tree works, the trees should be assessed for the presence of protected species, some of which are subject to the *Wildlife and Countryside Act 1981* (as amended) and the *Conservation of Habitats and Species Regulations 2017*.
- 3.2.2. Where there is evidence that bats, birds or other protected species are present, the advice of a suitably qualified ecologist should be sought.
- 3.2.3. If tree works are carried out during the bird nesting season (March to August inclusive), trees would need to be inspected by a qualified ecologist within the 24-hour period prior to the commencement works.

4. Arboricultural Impact Assessment (AIA)

4.1. Summary of the development

- 4.1.1. On the western side of the site, it is proposed to develop a children's nursery to the north and an outdoor riding area to the south. It is proposed to construct paddocks on the eastern side of the site.. Full details of the proposed site layout can be seen on the plans included in Appendix 4.

4.2. Tree constraints

- 4.2.1. BS 5837:2012 recognises that conflicting requirements of the planning system for development means that trees are only one factor which need to be taken into consideration. Although there may be certain specimens that can pose significant constraints to development due to their importance, it is essential that inappropriate tree retention is avoided.
- 4.2.2. Trees can be adversely affected on development sites if their protection is not factored into the wider project management of onsite operations. We have transposed the tree survey plan over plans detailing current proposals in order to assess the impact on surveyed trees.
- 4.2.3. It is essential that roots are protected from construction works including physical damage from excavation and changes in soil structure from compaction and changes in ground levels.

4.3. Root Protection Areas (RPAs) explained

- 4.3.1. The RPA is an area of ground around the base of a retained tree, which is calculated in relation to the stem diameter, where disturbance should be kept to a minimum and avoided if at all possible.
- 4.3.2. The majority of tree roots grow within the upper 600mm of the soil profile where most nutrients are available as the result of the decomposition of organic matter close to the surface. Rooting conditions become less favourable at depth as the soil density increases, creating anaerobic conditions.

4.4. Impacts of development

- 4.4.1. 14 trees and 10 groups were surveyed. All the surveyed trees except T10 are situated within or on the site boundary.
- 4.4.2. 1 tree in G2 will require removal to construct parking spaces. T10 is 'unsuitable' U category and will require removal as appropriate arboricultural management. This tree also requires removal to facilitate the nursery.
- 4.4.3. Canopy pruning to T3 has been specified to provide clearance during construction works and from the car parking area.
- 4.4.4. Trees in G2 to T7 all have disturbed soil to the south and the creation of a hand dug trench to the south of T4 has led to some root severance. These trees should be monitored to make sure this severance doesn't cause them to decline.

4.4.5. The ground around trees T15 to G21 is to become an outdoor riding area as detailed on the Tree Protection plan. To avoid any damage to roots, in particular to T18, no excavation in the ground within the rooting areas shown is permitted other than a surface scrape to remove the grass and lay the sand base. It is also advised that this area is moved away from under the canopy of tree T18 as the canopy hangs low into the site due to the presence of large low hanging lateral branches. Normal crown lifting would require the removal of this branch which would be detrimental to the tree and not something we would specify. A small amount of canopy reduction could be carried out if necessary.

4.5. Tree surgery works

4.5.1. Tree works that are recommended within the Tree Works Schedule (Appendix 4) are works required to facilitate development and also include details or remedial works. Tree works stated in the Tree Data Schedule (Appendix 1) are of a general maintenance nature and can be carried out at any time as per recommendations.

4.5.2. Tree works required to facilitate the development will be carried out prior to the commencement of any onsite operations. This should allow sufficient space for approved construction to be carried out.

4.5.3. Any unforeseen tree works that become apparent during the construction process will require written consent from the Local Authority Tree Officer.

4.6. Protective fencing

4.6.1. Temporary protective fencing will need to be installed at the alignment indicated on the Tree Protection Plan in Appendix 4, prior to the commencement of any construction activities on site including the delivery of materials and site facilities.

4.6.2. Any fencing that is damaged so that it is no longer able to protect retained trees must be replaced/repared immediately with appropriate fencing.

4.6.3. The required specification for protective fencing is illustrated in the Tree Protection Plan (Insert 1).

4.6.4. The 'in-ground' system involves driving vertical scaffold poles approximately 0.6m into the ground onto which are affixed horizontal scaffold poles and bracing struts. 2m high anti-climb weldmesh panels are then wired to the scaffold framework. The vertical scaffold poles should be at a maximum of 3m apart.

4.6.5. No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to the tree roots when locating uprights.

4.6.6. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" shall be fixed to every 10m of protective fencing, as illustrated on the Tree Protection Plan (Insert 2).

4.7. Ground protection for pedestrians or light vehicles

4.7.1. The primary method of ground protection is the installation of a compressible layer (e.g. woodchip) over a geotextile fabric with side butting scaffold boards.

4.7.2. Ground protection measures whilst working the RPA must be capable of supporting the expected loads and avoid compaction of the soil.

- 4.7.3. The boarding will be left in place until the construction works are finished.
- 4.7.4. Scaffolding may first be erected with the uprights on spreader boards and the ground protection installed around the uprights.

4.8. Boundary treatments

- 4.8.1. Where fencing is to be installed within RPAs of retained trees, post holes will be excavated by hand and kept as narrow as possible. Trial holes will be dug using a manually operated soil augur in order to position post holes to avoid major roots.
- 4.8.2. Exploratory post holes will be dug before committing to positions. If any roots in excess of 25mm are encountered they are to remain intact and the post hole will be relocated to avoid them. The fencing system must permit such flexibility (i.e. where fixed panel widths are used, all post holes must be excavated before committing to the final location)
- 4.8.3. All post holes will be excavated by hand and kept as narrow as possible (maximum diameter 300mm).

4.9. Demolition and removal of surfaces in the RPA

- 4.9.1. During demolition, the following restrictions will apply:
- Where direct damage by falling masonry is likely, the tree should be protected by exterior grade plywood sheets constructed around the main stem.
 - The main body of any mechanical excavator will operate outside the RPA.
 - Masonry will be pulled away from trees where possible.
 - When breaking masonry, a fine water spray will be used to minimise dust particles.
 - Excessive dust particles on trees will be removed each day by spraying with water.
 - Hard surfaces should be kept in place for as long as possible during construction works in order to prevent soil compaction in the RPA.
 - During surface removal, the following restrictions will apply:
 - Only hand operated tools will be used to lift existing surfaces and sub-base. No mechanical excavators are to be used.
 - No excavation below the existing sub-base will occur.
 - All surface removal within the RPA will be supervised by the Arboricultural Consultant or the Local Authority Tree Officer.

4.10. Temporary site cabins

- 4.10.1. All storage facilities and deliveries will make use of existing hard surfaces to avoid unnecessary compaction within RPAs. The locations will be agreed in writing with the LPA prior to delivery and will remain in the agreed locations unless approved by the LPA.

- 4.10.2. If storage facilities require siting within RPAs, every effort will be made to ensure that any damage to aerial parts of retained trees is avoided and that appropriate footings are used to avoid root damage or compaction of the soil.

4.11. Utilities

- 4.11.1. At the time of writing Urban Green have not been made aware of any new utilities or service runs that will be associated with the development. Information regarding the layout of new utilities and drainage and final site levels should be submitted to the Arboricultural Consultant so that the impact of these on the retained trees can be assessed.

4.12. Recommendations

- 4.12.1. All operations that could affect trees on and adjacent to the site must be considered as part of the project management of the Proposed Development. It is therefore recommended that an Arboricultural Consultant is appointed as part of the design and management team to advise on pre-development issues and supervise on-site operations.
- 4.12.2. The Arboricultural Consultant may also have an advisory role in the preparation of site including tree surgery works and the protection of trees during demolition processes.
- 4.12.3. The Arboricultural Consultant shall be responsible for inspecting all protective fencing prior to the commencement of all onsite activity.

Appendix 1 - Tree Data Schedule

The following pages contain information gathered during the site survey. The reader should refer to Appendices 2 and 3 in order to correctly interpret the tree data.

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species	Height (m)	Crown Ht (m)	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
							Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
G1	Young Holly Ilex aquifolium	av 8	av 0.1	av 100	av 1 1 each	1: Group of holly on other side of ditch, one elder.	No action required.	Fair	20-40	C	1.20
	n/a	3	Good								
G2	Semi-Mature Ash Fraxinus excelsior	av 10	av 2	av 200	av 3 3 each	1: 4 trees on site side of ditch. 2: Many bark wounds. 3: Tight unions.	No action required.	Good	20-40	C	2.40
	n/a	3	Fair								
T3	Semi-Mature Ash Fraxinus excelsior	11	4	320	5 3 4.5 5	1: Twin stemmed at base. 2: Growing on top of ditch on site side.	No action required.	Good	40+	B	3.84
	n/a	3	Good								
T4	Semi-Mature Ash Fraxinus excelsior	12	2	350	5 2 5 5	1: Growing on top of bank on site site. 2: Some root severance to south side from excavated ditch. 3: Wound on stem to south, occluded.	Monitor.	Fair	40+	B	4.20
	n/a	1.5	Good								
G5	Semi-Mature Leyland Cypress x Cupressocyparis leylandii	av 9	av 3	av 200	av 4 4 each	1: Row of trees along boundary. 2: Ivy on stems.	No action required.	Good	20-40	C	2.40
	n/a	3	Good								
T6	Semi-Mature Ash Fraxinus excelsior	13	3	400	4 4 4 4	1: Growing within G5. 2: Restricted access to survey. 3: Canopy above conifers and growing through conifer canopies.	No action required.	Good	40+	B	4.80
	n/a	3	Good								

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species	Height (m)	Crown Ht (m)	DBH (mm)	Crown Spread (m)			Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius (m)
					W	N	E		Priority	Inspect Freq (yrs)			
T7	Semi-Mature Ash <i>Fraxinus excelsior</i>	11	4	300	3.5	3.5	3.5	1: Growing behind stables, restricted access to survey. 2: Multi stemmed at base. 3: Dense ivy covering one stem.	No action required.	Good	40+	3.60	
	n/a	3	Good	C									
G8	Young Willow <i>Salix sp</i>	av 9	av 2	av 80	av 2	av 2	av 2	1: Young willows growing behind stables. 2: Restricted access to survey.	No action required.	Good	20-40	0.96	
	n/a	3	Fair	C									
G9	Young Ash <i>Fraxinus excelsior</i>	av 11	av 3	av 120	av 2	av 2	av 2	1: Young self set trees behind building.	No action required.	Good	20-40	1.44	
	n/a	3	Fair	C									
T10	Young Ash <i>Fraxinus excelsior</i>	8	4	140	0.5	2	2	1: Growing to side of building. 2: Roots severed to south by excavated ditch. 3: Many wounds on stem.	No action required.	Fair	10-20	1.68	
	n/a	3	Fair	U									
T11	Mature Ash <i>Fraxinus excelsior</i>	8	4	800	2.5	2.5	2.5	1: Tree in decline and dying back. 2: Very small canopy remains. 3: Restricted access to survey, stem diameter estimated. 4: Ditch to west.	No action required.	Poor	<10	9.60	
	n/a	3	Fair	C									
T12	Mature Ash <i>Fraxinus excelsior</i>	12	4	1000	5	5	7	1: Restricted access to survey, stem diameter estimated. 2: Ditch to west. 3: Large wound from failed branches. 4: Cavities. 5: Large deadwood, early signs of decline.	Monitor.	Fair	20-40	12.00	
	Moderate	1	Fair	B									

Reference T= Tree G = Group H = Hedge W = Woodland	Age & Species	Height (m)	Crown Ht (m)	DBH (mm)	Crown Spread (m)			Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius (m)
					W	N	E		Priority	Inspect Freq (yrs)			
T13	Semi-Mature Hawthorn <i>Crataegus monogyna</i>	7	3	250	2.5	2.5	2.5	1: Restricted access to survey, stem diameter estimated. 2: Multi stemmed at base. 3: Ditch to east. 4: Twisted stems typical of species.	No action required.	3	Good	20-40 C	3.00
								n/a	3	Good			
T14	Early-Mature Ash <i>Fraxinus excelsior</i>	11	7	500	4	4	4	1: Dead tree.	No action required.	3	Dead	Dead U	6.00
									n/a	3	Dead		
T15	Early-Mature Oak <i>Quercus petraea</i>	12	3	720	6.5	5	5	1: Wire fence embedded into trunk to west side. 2: Small wound at base.	No action required.	3	Good	40+ B	8.64
									n/a	3	Good		
T16	Semi-Mature Hawthorn <i>Crataegus monogyna</i>	7	1.5	180	3	3	3	1: Twin stemmed at base. 2: Typical of species.	No action required.	3	Good	20-40 C	2.16
									n/a	3	Fair		
G17	Semi-Mature Goat Willow <i>Salix caprea</i>	av 9	av 2	av 200	av 5	av 2	av 3.5	1: Possibly third party trees. 2: Multi stemmed at base. 3: Canopies overhang into site.	No action required.	3	Good	20-40 C	2.40
									n/a	3	Fair		
T18	Mature Oak <i>Quercus petraea</i>	16	2	830	8	8	7	1: Low growing large branches and spreading canopy. 2: Small wound on trunk to north side. 3: Barbed wire embedded into stem on south side. 4: Good specimen tree	No action required.	3	Good	40+ A	9.96
									n/a	3	Good		

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species	Height (m)	Crown Ht (m)	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
							Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T19	Semi-Mature Ash Fraxinus excelsior	9	2	330	4 4 4	1: Wound to stem on west side. 2: Decaying younger branches on either side of main stem.	No action required.		Good	40+	3.96
	n/a						3	Fair	B		
T20	Young Ash Fraxinus excelsior	6	5	100	0.5 0.5 1.5	1: Twin stemmed at base. 2: Wounds on stems.	No action required.		Good	20-40	1.20
	n/a						3	Fair	U		
G21	Semi-Mature Hawthorn Crataegus monogyna	av 8	av 2	av 270	av 4 4 each	1: Possibly 4 trees, all multi stemmed at base. 2: One young ash. 3: Many bark wounds and some decaying branches.	No action required.		Good	20-40	3.24
	n/a						3	Fair	C		
G22	Semi-Mature Elder Sambucus nigra	av 6	av 1.5	av 250	av 2 2 each	1: Decaying stems. 2: Elder and hawthorn.	No action required.		Fair	10-20	3.00
	n/a						3	Fair	C		
G23	Semi-Mature Willow Salix sp	av 14	av 5	av 460	av 5 4 each	1: Large group of predominantly multi stemmed willow. 2: Tall slender form. 3: Canopies overhanging into site	No action required.		Good	40+	5.52
	n/a						3	Good	B		
G24	Semi-Mature Mixed Species	av 6	av 0.5	av 120	av 3 3 each	1: Mixed of multi stemmed hawthorn and elder. 2: Dense ivy on one hawthorn. 3: Some elder decaying.	No action required.		Fair	20-40	1.44
	n/a						3	Fair	C		

Appendix 2 - Tree Schedule Definition of Terms

Tree Referencing	Individual Trees T (+number) Grouped Trees G (+number) Hedgerows H (+number) Woodlands W(+number)
Age Category	Young Usually <15 years Semi-mature Significant growth expected, approximately one third of life expectancy complete Early-Mature Full height achieved with further significant growth possible, up to two thirds of life expectancy complete Mature Full height has been achieved with possible spreading of the canopy, usually past two thirds of overall life expectancy Veteran Usually a tree of significant age with characteristics that give additional cultural, landscape and conservation benefits, Over-mature A tree declining due to age as indicated by deterioration in the health and condition of its crown and trunk.
Species	Botanical Name conforming to the International Code of Nomenclature for algae, fungi, and plants (ICN). For universal plant recognition. Common Name commonly used names usually on a local and national scale.
Tree Height	The vertical distance between the base of the tree (where soil and buttress meet) and the tip of the highest branch on the tree.
Crown Height	Measured from ground level to the height at which the main crown begins.
Stem Diameter (DBH)	Stem diameter is measured at 1.5 m above ground level
Crown	Measurements taken from all four cardinal points in metres.
Notes	Notes are made to inform of any possible defects, peculiarities or points of interest that may relate to the trees position, physiology, safety and possible effects on developments.
Recommendations	Recommendations are made in accordance to good arboricultural practice. Recommendations are made regardless to the end usage of the site.
Priority Scale	Priority is given dependant on the perceived threat and the likelihood of failure given to a possible hazard. The priority of work is given regardless of the end usage of the site. Urgent To be carried out as soon as possible. Very High To be carried out within 1 month. High To be carried out within 3 months. Moderate To be carried out within 1 year. Low To be carried out within 3 years.
Physiological Condition:	Good Usually healthy with no symptoms of poor health or disease. Fair Exhibiting signs of poor health or minor disease infections that are not considered to be hazardous. Poor Disease present in considerable quantities or with very poor physiological vigour. Very Poor Tree is in a moribund state in extremely poor condition, usually with little chance of recovery.
Structural Condition:	Good A tree with no significant structural defects. Fair Minor defects may have been observed but are not considered to be immediately hazardous. Poor Significant defects found. Tree requires monitoring or remedial works. Very Poor Major defects that require immediate remedial work or the removal of the tree.
Life Expectancy:	The estimated number of years before the tree may require removal should no unexpected mechanical or environmental impacts occur to the tree.
Retention Category:	Please refer to Tree retention categorisation table on the next page.

Appendix 3 - Tree Retention Category

The following table provides an explanation of retention categories used.

Trees to be removed		Colour on Plan
Category U Includes trees of very low quality that offer little or no amenity value.	Trees that are in such a condition that they should be removed as a matter of good arboricultural practice regardless of given proposals.	RED
Trees to be considered for retention		
Category A Trees of a high quality, with an estimated life of expectancy of at least 40 years	Trees that are excellent examples of their species, usually mature, especially if rare or unusual including veteran trees. Category A trees are likely to enhance a development and should be retained wherever possible.	GREEN
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.	Trees that are good examples of their species. B category trees are usually mature or younger trees with the potential to reach A category in the future. Although the retention of these trees is desirable, some losses may be acceptable.	BLUE
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	GREY

NOTE: Trees that are viewed as borderline and do not fit neatly into either of the categories are given a plus or minus rating (+/-) in the tree data schedule. Therefore, C+ would denote a tree being borderline C/B although C is deemed to be the most appropriate category. Similarly, B- would denote a tree being borderline B/C with B seen as the most appropriate category.

Appendix 4 - Site Plans

The site plans referred to in the report follow this page which include the following:

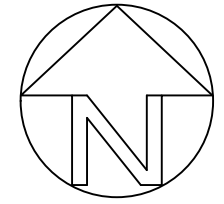
- Tree Constraints Plan
- Tree Removal Plan
- Tree Works Schedule
- Tree Protection Plan
- Tree Protection Inserts


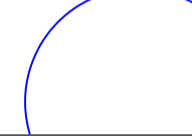

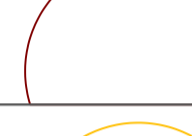



Although included plans are usually to scale, they are only intended to indicate positions of surveyed trees and dimensions should not be taken from these drawings.



Do not scale this drawing (printed or electronic version).
 Contractors must check all dimensions from site.
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Notes:-



-  Category A tree, group or hedge
-  Category B tree, group or hedge
-  Category C tree, group or hedge
-  Category U tree, group or hedge
-  Root Protection Area (RPA)
-  Position estimated on site
-  Site boundary

REV.	DATE	DESCRIPTION	DRAWN	CHKD



A: Ground Floor, The Tower,
 Deva City Office Park, Trinity Way,
 Manchester M3 7BF
 T: +44 (0) 161 312 3131
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Client: **EBR DESIGN LIMITED**

Project: **LAND OFF COB KILN LANE, URMSTON**

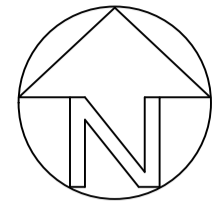
Title: **TREE CONSTRAINTS PLAN**

Issue: **PLANNING**

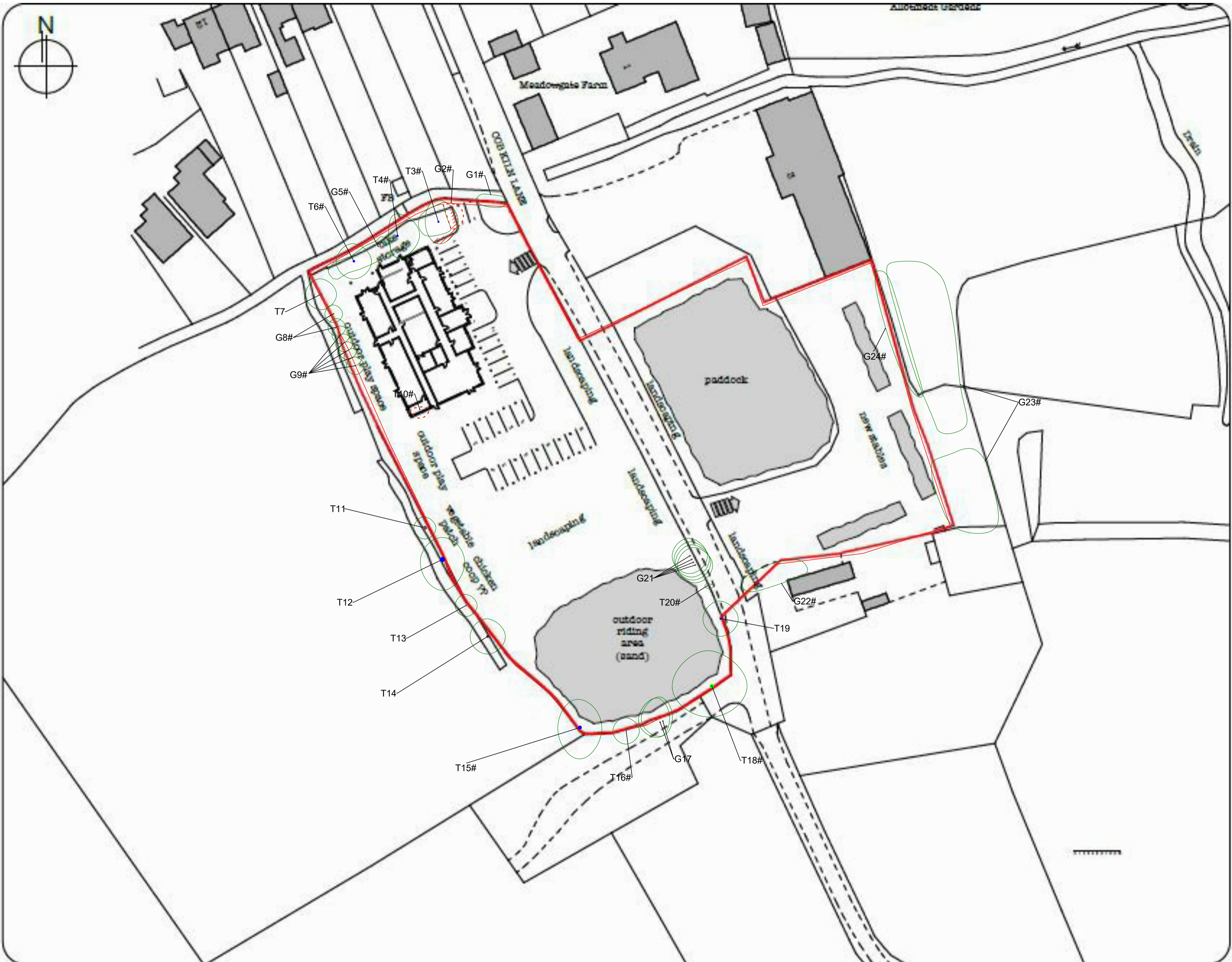
Drawn: KO	Checked: AB	Approved: KO
Project: UG810	Scale @ A1: 1:500	Date: 20/11/20
Dwg No: UG_810_ARB_TCP_01	Revision: 00	

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Notes:-



- Category A tree, group or hedge
- Category B tree, group or hedge
- Category C tree, group or hedge
- Category U tree, group or hedge
- Retained tree
- Removed tree
- Extents of pruning
- # Position estimated on site



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Client: **EBR DESIGN LIMITED**

Project: **LAND OFF COB KILN LANE, URMSTON**

Title: **TREE REMOVAL PLAN**

Issue: **PLANNING**

Drawn: KO	Checked: AB	Approved: KO
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Project: UG810	Scale @ A1: 1:500	Date: 20/11/20
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Dwg No: UG_810_ARB_TRP_01	Revision: 00
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Tree Works Schedule

Tree Number	Species	Works Required	Reason
G2 x 1 tree	Ash	Remove	For Development
T3	Ash	Prune back lateral branches to the east and south by 1.5m	For Development
T10	Ash	Remove	For Arboricultural Reasons

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Project:
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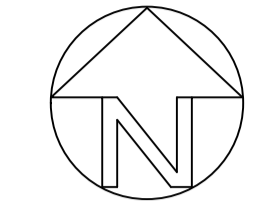
Title:
TREE WORKS SCHEDULE

Issue:
PLANNING

Drawn: KO	Checked: AB	Approved: KO
Project: UG810	Scale @ A1: NTS	Date: 20/11/20
Dwg No: UG_810_ARB_TWS_01	Revision: 00	

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Notes:-



- Category A tree, group or hedge
- Category B tree, group or hedge
- Category C tree, group or hedge
- Category U tree, group or hedge
- Retained tree
- Root Protection Area (RPA)
- # Position estimated on site
- Protective fencing (See Insert 1 & Insert 2)
- Ground protection (See Insert 3)

REV.	DATE	DESCRIPTION	DRAWN	CHKD



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Project: **LAND OFF COB KILN LANE, URMSTON**

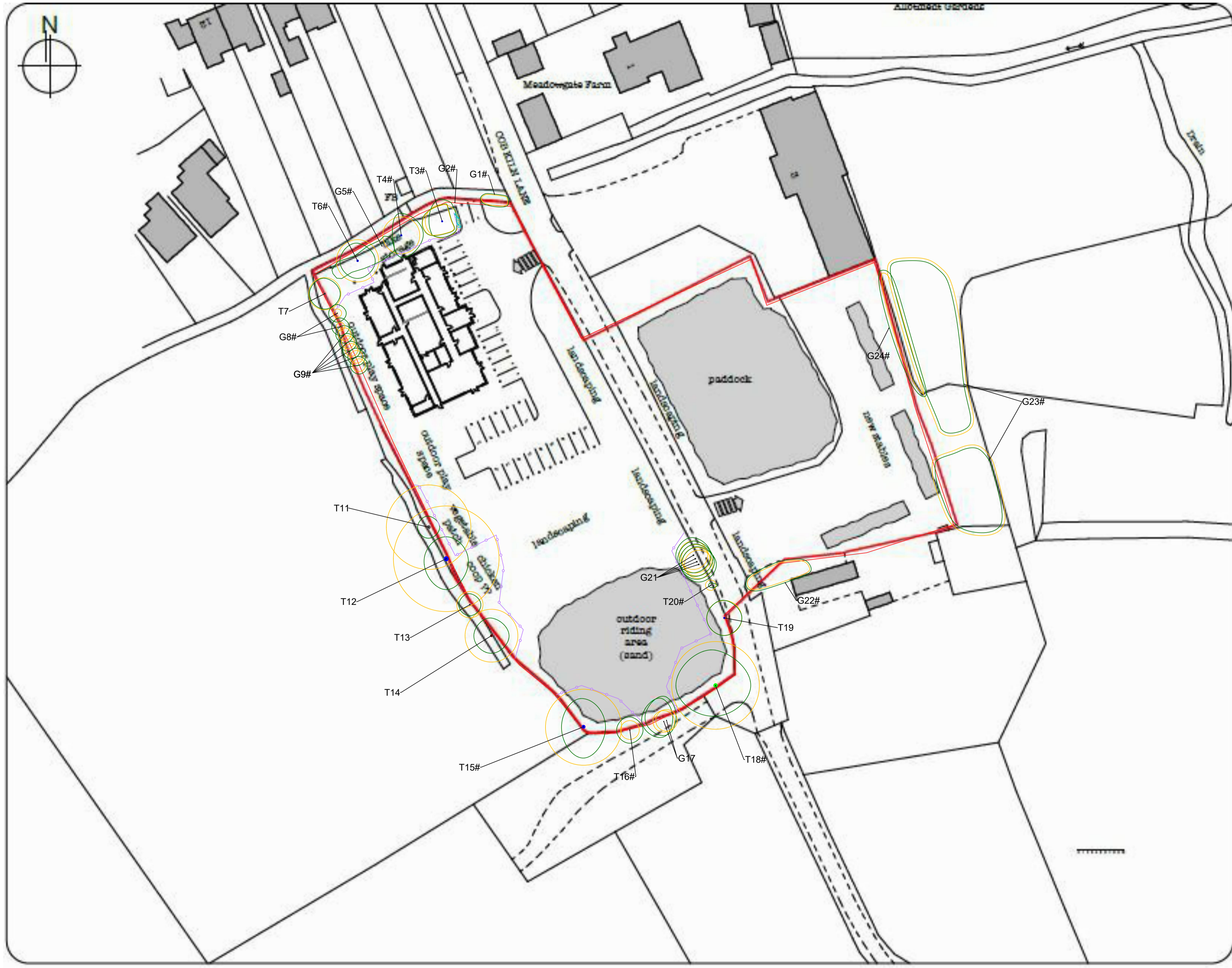
Title: **TREE PROTECTION PLAN**

Issue: **PLANNING**

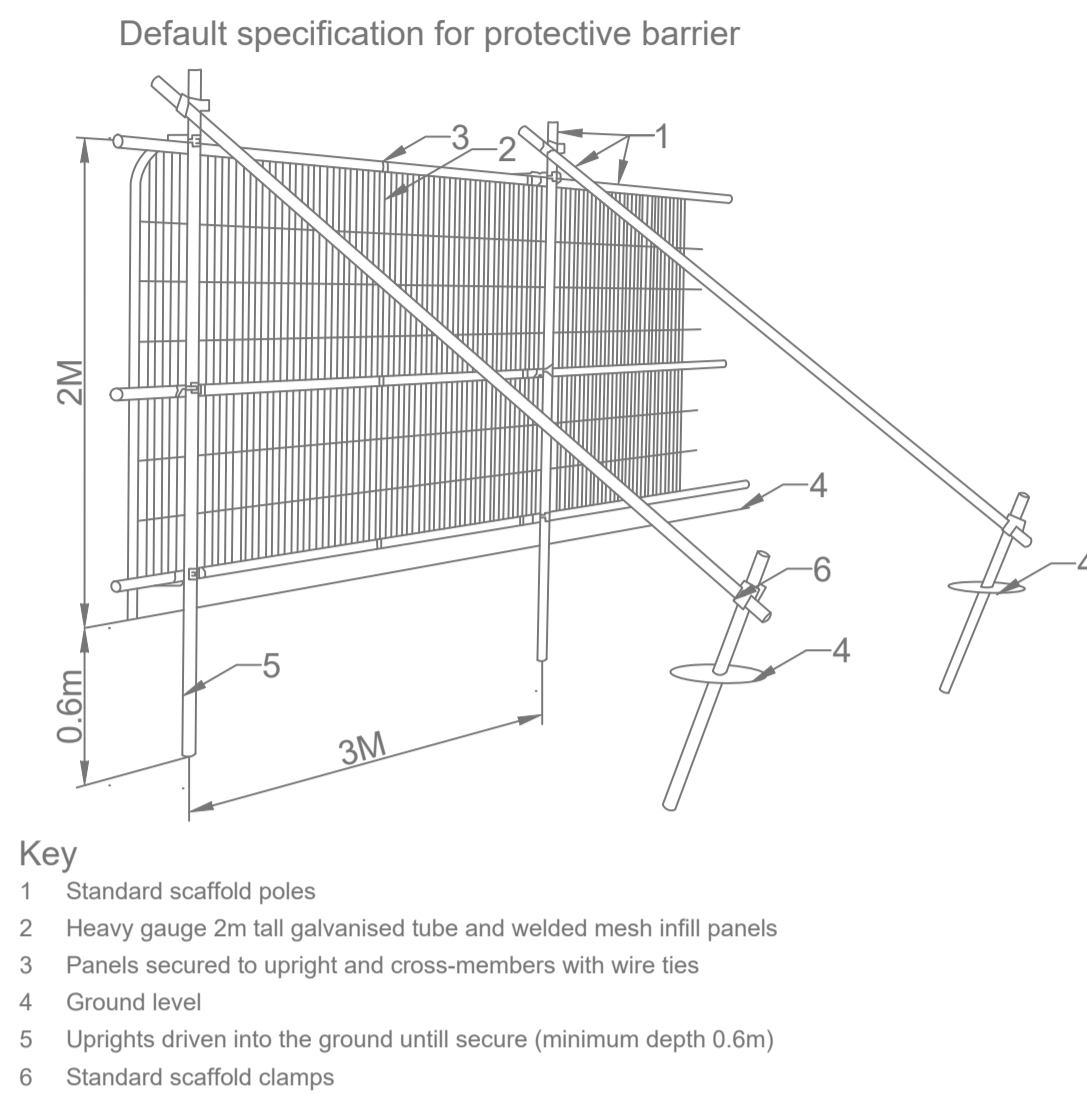
Drawn: KO	Checked: AB	Approved: KO
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Project: UG810	Scale @ A1: 1:500	Date: 20/11/20
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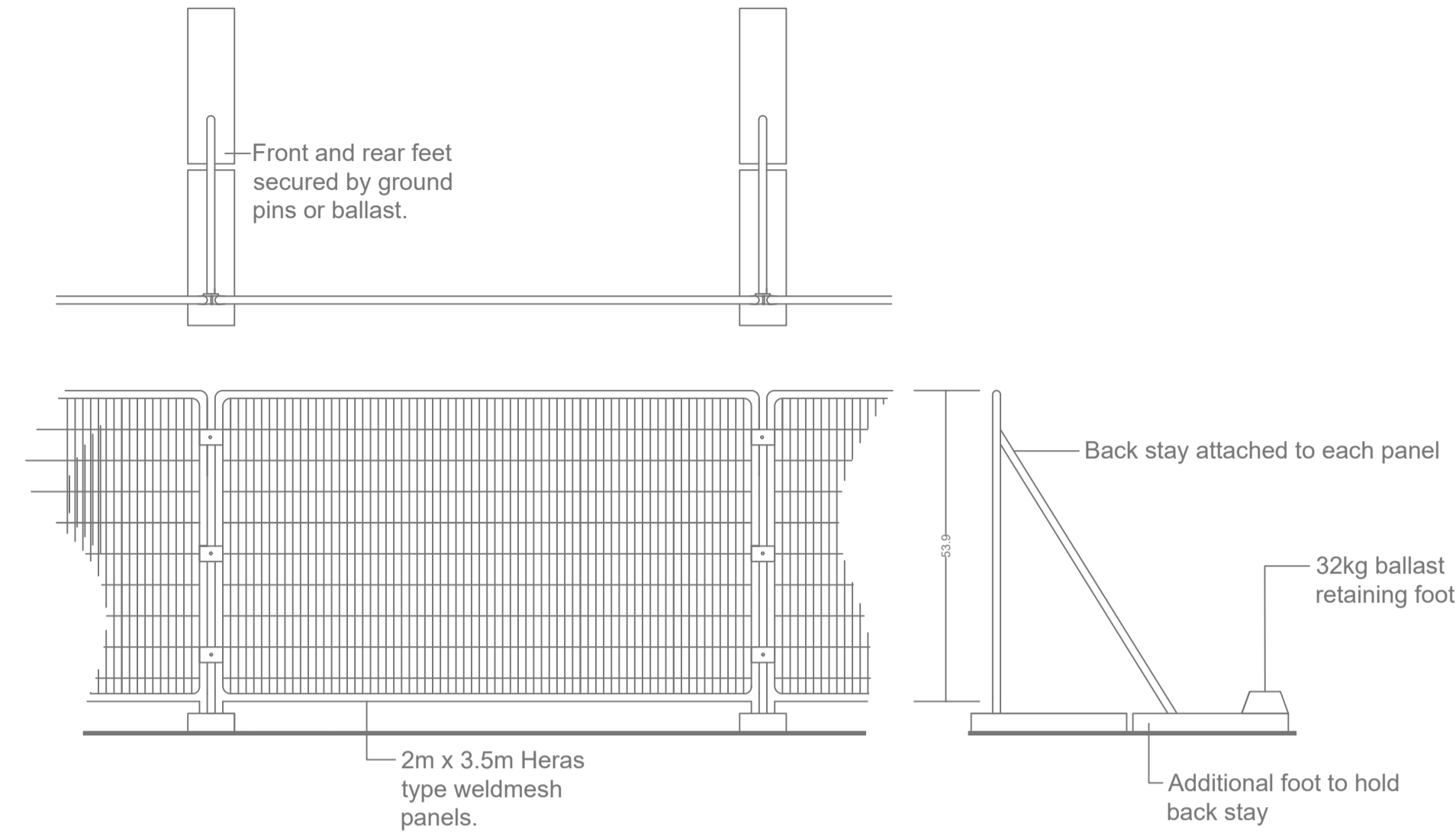
Dwg No: UG_810_ARB_TPP_01	Revision: 00
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Insert 1: Tree protective fencing specification



Back-stay support



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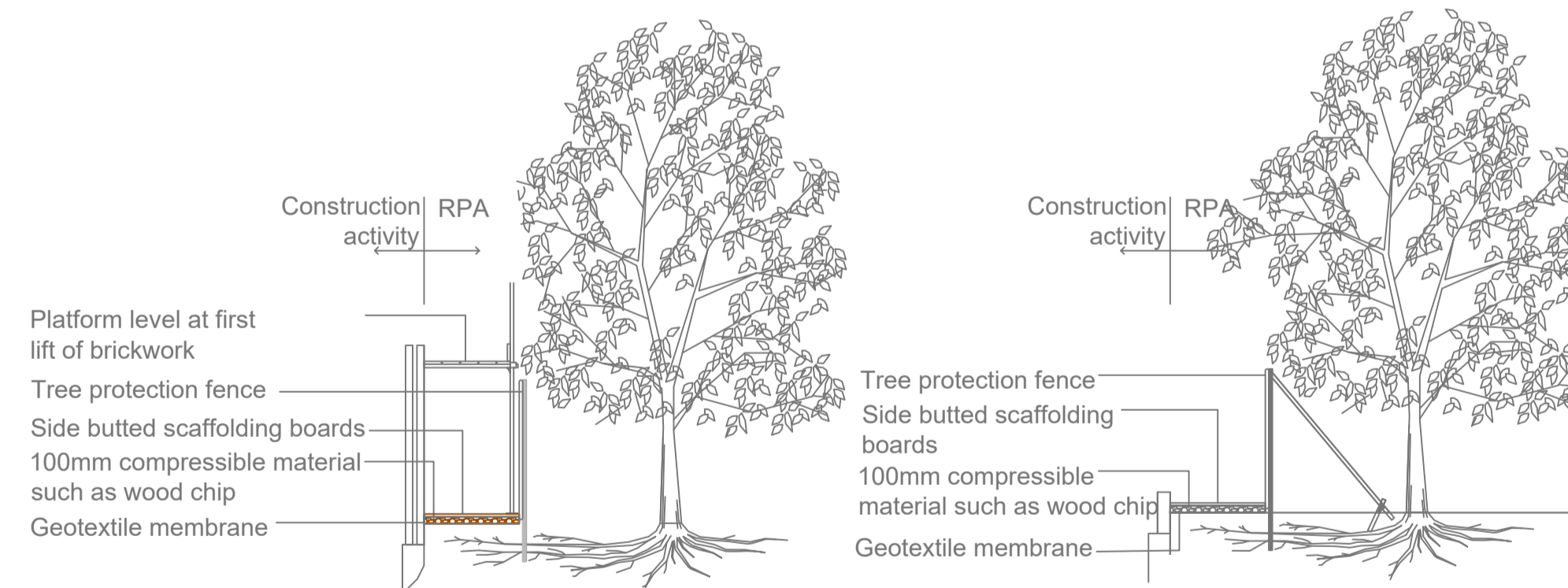


Notes:-

Insert 2: Tree protection notice



Insert 3: Ground protection specification



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Project:	LAND OFF COB KILN LANE, URMSTON		
Title:	TREE PROTECTION INDEX		
Issue:	PLANNING		
Drawn:	KO	Checked:	AB
Approved:	KO		
Project:	UG810	Scale @ A1:	NTS
Date:	20/11/20		
Dwg No:	UG_810_ARB_TPI_01	Revision:	00