



Arboricultural Impact Assessment

at
Sunny Brow Road
Manchester



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1 Purpose and scope of report

This report has been created in accordance with BS5837:2012 to assess the impacts of proposed development as shown in the tree protection plan at Appendix 1 and also incorporates information taken from our tree survey Ref 220721. This impact assessment should be read in conjunction with the tree survey, and as required by BS5837, it includes consideration of:

- The tree survey
- Trees selected for retention
- Trees selected for removal
- Trees to be pruned
- Areas designated for structural landscaping which need soil protection
- Evaluation of impact of tree losses
- Evaluation of tree constraints and tree protection plan
- Issues to be addressed by an arboricultural method statement

2 General information

It is advisable to have trees regularly surveyed by a suitably qualified and experienced arboricultural consultant. In this instance it is recommended that the next survey is undertaken within 12 months of this report. If the site or adjacent areas change use, or if there are significant changes to the condition of the site or adjacent areas, or if there are significant changes to the trees surveyed, it is recommended that professional arboricultural advice is obtained.

The plans included as part of this report are based on those provided by the client or their representatives. Whilst reasonable steps are taken to ensure plans are accurate and correct, the consultant will not be responsible for errors or omissions arising due to information provided by the client or the client's representatives.

All tree works should be carried out to BS 3998:2010 - '*Recommendations for tree work*' unless otherwise specified, and by a suitably qualified, experienced and insured contractor.

3 Trees selected for removal, retention and/or pruning

A number of trees require removal as part of this project. The majority of these are of low value, are in poor condition, and/or are located away from public view.

No trees will require pruning as part of this project.



4 Evaluation of impact of tree losses

The trees which are to be removed as part of this project are trees which are located away from public view - the impact will therefore be minimal.

Additionally, it is noted that several protected trees were found to be insufficient value to warrant the rejection of a similar scheme approved at appeal.

It is also noted that separate permission has been granted to remove one of the protected trees on the grounds that it is in poor condition.

5 Evaluation of tree constraints and tree protection plan

The draft tree protection plan shows all retained trees as being protected during development in accordance with BS5837:2012.

All excavation works are located outside the root protection areas of retained trees.

6 Issues to be addressed by an arboricultural method statement

Trees will be adequately protected throughout this development with the use of tree protection fencing as shown in the draft tree protection plan. It is unlikely that specialist tree protection measures will be required on this site.



7 Consultant's qualifications and experience

This report has been undertaken by James Royston who has over twenty years experience in arboriculture, forestry, and urban forestry, of which the last 12 years have been spent as a full-time consultant specialising in trees and development, tree related hazards, and sustainable tree management.

In addition, this experience has included work as a tree officer in a local authority planning department, expert witness work for the courts, subsidence investigation works for loss adjusters and insurance companies, and undertaking the role of president of the Consulting Arborist Society.

Academic qualifications include:

MSc Arboriculture and Urban Forestry,
BSc (Hons) Forestry.

Recent professional development courses have included:

Tree Preservation Order Workshop *by the Consulting Arborist Society*,
Trees and Mortgage/Insurance Reporting *by the Association of Mortgage Users Insurance Group*,
Professional Tree Inspection *by LANTRA Awards*,
BS5837:2012 Workshops *by the Arboricultural Association*,
The Future of Tree Risk Management part I and II *by the Treeworks Environmental Practice*,
Trees and Subsidence *by OCA Ltd*,
CTLA Tree Valuation Seminar *by the Consulting Arborist Society*,
Expert Witness Training *by Bond Solon*
THREATS training *by Julian Forbes-Laird*.
Homebuyers Tree Reports *by the Consulting Arborist Society*

Professional associations have included:

Professional member of the Arboricultural Association and the Consulting Arborist Society.
Chartered Environmentalist.
Trustmark Approved Consultant – Working to Government Approved Standards.



8 Contact Details

I hope this report provides all the required information. However, if further advice is needed then please contact me and I will be happy to help.

James Royston – Independent Arboricultural Consultant

MSc Arboriculture and Urban Forestry, BSc (Hons) Forestry.

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Updated 3rd February 2025



Tree Number	Common Name	Botanical Name	Pre-development tree works	Reason for works
1	Lawson cypress	<i>Chamaecyparis sp.</i>	Remove	To facilitate development
2	Lawson cypress	<i>Chamaecyparis sp.</i>	None	NA
3	Birch	<i>Betula pendula</i>	Remove	To facilitate development
4	Lawson cypress	<i>Chamaecyparis sp.</i>	Remove	To facilitate development
5	Cappadocian maple	<i>Acer cappadocicum</i>	None	NA
6	Birch	<i>Betula pendula</i>	Remove	Poor quality tree
7	Birch	<i>Betula pendula</i>	Remove	To facilitate development
8	Mix	<i>Mix</i>	Remove	To facilitate development
9	Lime	<i>Tilia sp.</i>	Remove	To facilitate development
10	Weeping willow	<i>Salix chrysocoma sepulcralis</i>	Remove	Poor quality tree
11	Leyland cypress	<i>Chamaecyparis sp.</i>	Remove	To facilitate development
12	Sycamore	<i>Acer pseudoplatanus</i>	None	NA
13	Sycamore	<i>Acer pseudoplatanus</i>	None	NA
14	Lawson cypress	<i>Chamaecyparis sp.</i>	None	NA
15	Pine	<i>Pinus sp.</i>	Remove	To facilitate development
16	Birch	<i>Betula pendula</i>	Remove	To facilitate development
17	Ash	<i>Fraxinus excelsior</i>	Remove	To facilitate development
18	Lawson cypress	<i>Chamaecyparis sp.</i>	Remove	To facilitate development
19	Birch	<i>Betula pendula</i>	Remove	To facilitate development
20	Lawson cypress	<i>Chamaecyparis sp.</i>	Remove	To facilitate development
21	Lawson cypress	<i>Chamaecyparis sp.</i>	Remove	To facilitate development
22	Sycamore	<i>Acer pseudoplatanus</i>	None	NA

Appendix 1: Tree protection plan





Station	Easting	Northing	Level
1	386239.243	405886.317	93.114
2	386239.840	405884.155	95.030
3	386234.135	405901.740	95.325



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Tree Protection Plan to BS5837:2012 at:
Sunny Brow Road, Manchester

1:500		PAPER SIZE A3
Key		
	Tree to be retained	
	Tree to be removed	
	Root Protection Area (RPA) shown as a circle as an approximate guide.	
	Location of tree protective fencing	
	Area of special tree protection measures. See annotations and method statement for further details.	

Note: Plans are for guidance only. These drawings should not be used for scaling.