

ARBORICULTURAL IMPACT ASSESSMENT (AIA)

NOVEMBER 2024

North Manchester Golf Club

Manchester Old Road

Middleton

Rochdale

M24 4PE

U R B A N
G R E E N

QUALITY MANAGEMENT

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1. Executive Summary

- 1.1.1. Urban Green have been instructed by Duchy Homes to carry out an Arboricultural Survey to British Standard 5837: 2012 guidelines at North Manchester Golf Club, Manchester Old Road, Middleton, Rochdale, M24 4PE and produce our findings in a report.
- 1.1.2. It is proposed to demolish the existing club house and develop the site into fifty-six residential dwellings alongside landscape improvements such as parking and soft landscaping. It is also proposed to develop an additional driving range to the golf course to the north of the site. Full details of the proposed site layout can be seen on the plans included in Appendix 4.
- 1.1.3. Access to the Greater Manchester Combined Local Authority Mapping GM online mapping software on 24/11/2024 indicates that there are currently no TPOs in effect onsite or immediately adjacent to the site boundary, and that the site is not within a Conservation Area.
- 1.1.4. The proposed development necessitates the removal of thirty-one individual trees, fifteen groups and sections from a further five tree groups within the site boundary. It is recommended that this tree loss is mitigated against through onsite replacement tree planting and the production of a robust soft landscaping scheme.
- 1.1.5. Seven further trees will require removal due to their poor condition and location, in accordance with Arboricultural best practice.
- 1.1.6. 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.
- 1.1.7. Arboricultural supervised excavation with possible root pruning will be required within the Root Protection Areas (RPAs) of several retained trees and tree groups to facilitate the proposed development, as indicated on the Tree Protection Plan.
- 1.1.8. Removal and replacement of existing hard surfaces within the RPAs of several retained trees will also need to be carried out under Arboricultural supervision, as indicated on the Tree Protection Plan.
- 1.1.9. New hard surfaces proposed within the RPAs of retained trees will need to be constructed using a Cellular Confinement system, or similar, to avoid damaging the rooting environment.
- 1.1.10. 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.
- 1.1.11. An Arboricultural Method Statement (AMS) will be required, detailing works within the RPAs of trees to be retained.

2. Introduction

2.1. Instructions and References

- 2.1.1. Urban Green have been instructed by Duchy Homes to carry out an Arboricultural Impact Assessment (AIA) in accordance with BS 5837: 2012 '*Trees in relation to design, demolition and construction – Recommendations*' at Manchester Golf Club, Manchester Old Road, Middleton, Rochdale, M24 4PE 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: 2012 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 the Site Context plan below. The Ordnance Survey (OS) Grid Reference is SD 85788 05629.



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Legend: Red Line Boundary		0.85 Kilometers		U R B A N G R E E N A: Ground Floor, The Tower, Deva City Office Park, Trinity Way, Manchester M3 7BF T: +44 (0) 161 312 3131 weareurbangreen.co.uk		
Client:	North Manchester Golf Club	Issue:	01			
Project:	North Manchester Golf Club	Scale @ A4	1:10,000			
Title:	Site Context	Approved by:	SB		Checked by:	TM
Drawing Ref:	UG_284_SITE_CONTEXT	Author:	CL		Date:	05/06/2024

2.2. Scope

- 2.2.1. The AIA considers 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.

2.3. Documents Provided

- 2.3.1. A scaled topographical plan which satisfies BS 5837: 2012 has been provided with tree positions already plotted (SEP Ltd. Drawing Ref. S11993-T). Any extra trees found on site that were not included on the original plan have been plotted according to measurements taken on site and/or using aerial photography.
- 2.3.2. Tree locations which have been estimated are illustrated on the plans included in Appendix 4, by their identifying number with a “#” suffix. The exact locations of these trees must be verified, and any discrepancies discussed with the Arboricultural Consultant before starting works on site.
- 2.3.3. A plan outlining the development proposals has been overlaid with the Tree Constraints Plan to assess the potential impacts.

2.4. Limitations

- 2.4.1. This report is based upon a visual inspection carried out from ground level only. 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 their 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 to reduce the associated risks to an acceptable level.

2.5. The Site

- 2.5.1. The site is located at the existing North Manchester Golf Club, featuring several existing buildings, areas of existing permanent hardstanding, and several ornamental and screening trees and tree groups. The site is bounded by the club's golf course to the north, residential property to the east, Alkrington Woods Nature Reserve to the south and further residential property to the west.

2.6. Soil Profile

- 2.6.1. Reference to the Cranfield Soil and Agrifood Institute's Soilscales Viewer suggests there are two distinct soil types within the site. The first type covers the southern portion of the site and is a freely draining, slightly acidic sandy soil, low in fertility, typical of arable environments. The second soil type, which dominates the northern portion of the site, is a loamy, clayey, slowly permeable, and seasonally wet acidic soil, low in fertility, typical of grassland and some arable or forestry environments.

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. Access to the Greater Manchester Combined Local Authority Mapping GM online mapping software on 24/11/2024 indicates that there are currently no TPOs in effect onsite or immediately adjacent to the site boundary, and that 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 five cubic metres 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. Ecological Considerations

- 3.2.1. Prior to the commencement of any tree works, the trees should be assessed for the presence of protected species, many of which are protected under the *Wildlife and Countryside Act 1981* (as amended) and/or the *Conservation of Habitats and Species Regulations 2017* (as amended).
- 3.2.2. Where there is evidence that roosting bats, nesting birds, or other protected species are present, works in these areas should pause and the advice of a suitably qualified ecologist should be sought about how best to proceed.
- 3.2.3. If tree works are carried out during the bird nesting season (March to September, inclusive), trees should be inspected by a qualified ecologist to confirm likely absence, no more than forty-eight hours prior to the commencement of works.
- 3.2.4. Urban Green has also been appointed to complete a Preliminary Ecological Appraisal (PEA) of the site (UG_284_ECO_PEA_04), which should be read and adhered to should any tree work be required. The objectives of the PEA are to identify habitats on site and determine the suitability for any 'protected and/or notable' species, including proximate designated sites, in the context of the development proposals. This report should be read and adhered to in conjunction with the PEA report.

4. Arboricultural Impact Assessment (AIA)

4.1. Summary of the Development

- 4.1.1. It is proposed to demolish the existing club house and construct fifty-six residential dwellings alongside landscape improvements such as parking and soft landscaping. It is also proposed to develop an additional driving range to the golf course to the north 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. The tree survey plan has been transposed over plans detailing current proposals 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.
- 4.2.4. Potential land use and future living conditions can be significantly affected by accessibility to daylight and sunlight, which can be directly affected by trees. While shading can be desirable to provide relief during hot weather or reduce solar glare, unreasonable obstruction of light should be avoided. An indication of potential direct obstruction of sunlight through the main part of the day can be viewed on the Tree Shading Plan in Appendix 4.

4.3. Root Protection Areas (RPAs) Explained

- 4.3.1. The Root Protection Area (RPA) is an area of ground around the base of a tree indicated on the plans included in Appendix 4 as an ochre yellow circle centred around the stem which is calculated in relation to the stem diameter.
- 4.3.2. Most 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.
- 4.3.3. BS 5837: 2012 states that the default position for proposed structures should always be outside the RPA. It is recognised that this may not always be possible, yet tree retention would be desirable. In this instance, technical solutions might be available that prevent damage to the retained tree(s).

4.4. Surveyed Trees

- 4.4.1. The survey assessed forty-four individual trees and thirty-one tree groups, the quality and value of which are summarised below. Full details of the surveyed trees and tree groups can be viewed in the Tree Data Schedule in Appendix 1.
- 4.4.2. Three individual trees were assessed as BS 5837: 2012 'High Quality' Retention Category 'A'; twenty individual trees and seventeen tree groups were assessed as BS 5837: 2012 'Moderate Quality' Retention Category 'B'; fourteen individual trees and fourteen tree groups were assessed as BS 5837: 2012 'Low Quality' Retention Category 'C'; and seven individual trees were assessed as BS 5837: 2012 'Unsuitable' Category 'U'.
- 4.4.3. All the surveyed trees and tree groups are within the site or on the boundaries.
- 4.4.4. The tree cover comprises mainly of moderate quality ornamental planting.
- 4.4.5. The trees and tree groups to the south of the site are visually important in terms of their contribution to the character and appearance of the area. Trees internal/central to the site are of secondary importance in visual terms.

4.5. Impacts of Development

The proposed development would necessitate the removal of two individual trees (T36 and T37) assessed as BS 5837: 2012 'High Quality' Retention Category 'A'; eighteen individual trees (T1, T2, T3, T4, T5, T6, T7, T9, T10, T11, T26, T28, T29, T32, T34, T35, T56 and T66), eight tree groups (G8, G11, G16, G20, G41, G46, G57 and G73) and sections of a further three tree groups (G49, G55 and G59) assessed as BS 5837: 2012 'Moderate Quality' Retention Category 'B'; and eleven individual trees (T15, T21, T22, T23, T24, T27, T30, T42, T43, T52 and T61) seven tree groups (G15, G19, G33, G38, G39, G44 and G70) and sections of further two tree groups (G47 and G74) assessed as BS 5837: 2012 'Low Quality' Retention Category 'C'. Full details can be found within the Tree Data Schedule and in the Tree Removal Plan and Tree Works Schedule in Appendix 4.

- 4.5.1. Seven additional trees (T18, T25, T40, T50, T51, T69 and T71) assessed as BS 5837: 2012 'Unsuitable' Category 'U' will also require removal due to their poor condition, location, and lack of long-term suitability alongside the proposed development, in accordance with Arboricultural best practice.
- 4.5.2. The removal of these trees, tree groups and sections of tree groups would have a largely localised, albeit long-term impact on the visual amenity of the site. It is recommended that the removal of these trees be mitigated against through onsite replacement tree planting and the production of a robust soft landscaping scheme.
- 4.5.3. The remaining trees and tree groups are to be retained and can be protected throughout the proposed development in accordance with the standards and practices detailed in BS 5837: 2012 and in this report.
- 4.5.4. Temporary ground protection would also need to be installed at the alignment indicated on the Tree Protection Plan in Appendix 4 prior to the commencement of the proposed development. A specification for temporary ground protection can be viewed in the Tree Protection Index in Appendix 4 and in section 4.7. of this report.

- 4.5.5. Tree protective fencing would need to be installed at the alignment indicated in the Tree Protection Plan prior to the commencement of the proposed development. A specification for protective fencing can be viewed in the Tree Protection Index in Appendix 4 and in section 4.8. of this report.
- 4.5.6. Arboricultural supervised excavation with possible root pruning would be required within the RPAs of retained tree group G63 to facilitate the proposed development, as indicated on the Tree Protection Plan. These excavations would need to be undertaken using hand-operated tools only, under Arboricultural supervision, in accordance with an Arboricultural Method Statement (AMS).
- 4.5.7. New permanent hard surfacing is proposed within the RPAs of retained trees and tree groups T13, G63 and G68, as indicated on the Tree Protection Plan. These new surfaces will need to be constructed using an above-ground, no-dig method, such as the use of a Cellular Confinement system, or similar, to avoid damaging the rooting environment. These new surfaces will need to be constructed in accordance with the manufacturer's specification and an AMS.
- 4.5.8. The proposed removal and replacement of hard surfacing within the RPAs of retained trees and tree groups G12, T13, G16, G54 and G55 should be carried out under Arboricultural supervision. These works should also be carried out in accordance with an AMS and sections 6.2.3 and 7.3.6 of BS 5837: 2012.

4.6. Tree Surgery Works

- 4.6.1. Tree works that are recommended within the Tree Works Schedule in Appendix 4 are works required to facilitate development and include details of remedial works. Tree works stated in the Tree Data Schedule are of a general maintenance nature and can be carried out at any time as per recommendations.
- 4.6.2. 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.
- 4.6.3. Any unforeseen tree works that become apparent during the construction process will require written consent from the Local Authority Tree Officer.
- 4.6.4. All specified tree work is to be carried out in accordance with the standards and practices detailed in BS 3998: 2010 '*Tree work – Recommendations*'.

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. Protective Fencing

- 4.8.1. Temporary protective fencing will need to be installed at the alignment indicated on the Tree Protection Index in Appendix 4, prior to the commencement of any construction activities on site including the delivery of materials and site facilities.
- 4.8.2. Any fencing that is damaged so that it is no longer able to protect retained trees must be replaced/repared immediately with appropriate fencing.
- 4.8.3. The required specification for protective fencing is illustrated in the Tree Protection Index (Insert 1).
- 4.8.4. 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.
- 4.8.5. 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.
- 4.8.6. 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 Index (Insert 2).

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 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 Local Planning Authority (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. An Arboricultural Method Statement (AMS) will be required to provide solutions and working methods so that the impacts identified do not have a detrimental effect on retained trees.
- 4.12.2. 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.
- 4.12.3. 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.

Appendix 1 - Tree Data Schedule

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

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (Botanical Name)	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)
T1	Semi-Mature Sycamore <i>Acer pseudoplatanus</i>	7	3	340	5 5 5	1: Lower branches and epicormic growth removed previously. 2: Damage to south basal area with sound wood around wound.	Remove to facilitate the development (See TRP).		Good	40+	4.08
							n/a	n/a	Good	B	
T2	Early-Mature Sycamore <i>Acer pseudoplatanus</i>	12	3	340	2 2 4	1: Small amount of deadwood in canopy. 2: No defects. 3: Bifurcated stem arising from 3m above ground level.	Remove to facilitate the development (See TRP).		Good	40+	4.08
							n/a	n/a	Good	B	
T3	Mature Sycamore <i>Acer pseudoplatanus</i>	15	3	580	5 5 5	1: Stem bifurcates at 0.5m with then one stem splits again at 2m. 2: Natural brace between two stems.	Remove to facilitate the development (See TRP).		Good	40+	6.96
							n/a	n/a	Fair	B	
T4	Mature Beech <i>Fagus sylvatica</i>	17	3	880	9 9 9	1: Small amount of die back within crown. 2: Tarmac to base of tree. 3: Tree caused bulging to surface around base. 4: Branches over buildings by 4m. 5: Cars parked under tree.	Remove to facilitate the development (See TRP).		Good	40+	10.56
							n/a	n/a	Good	B	
T5	Early-Mature Horse Chestnut <i>Aesculus hippocastanum</i>	15	3	780	5 5 7	1: Epicormic growth at base with stem lean to west. 2: Leaning against wall starting to displace top of the wall. 3: Previous removal of secondary stem and lateral limb. 4: Affected by horse chestnut leaf minor. 5: Tarmac to base and cars parked beneath.	Remove to facilitate the development (See TRP).		Good	40+	9.36
							n/a	n/a	Fair	B	
T6	Mature Sycamore <i>Acer pseudoplatanus</i>	17	4	660	6 3 7	1: Epicormic growth at base. 2: Lack of canopy to west due to previous tree now removed.	Remove to facilitate the development (See TRP).		Good	40+	7.92
							n/a	n/a	Good	B	

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (Botanical Name)	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)
T7	Early-Mature Horse Chestnut Aesculus hippocastanum	17	7	550	3 3 3	1: Epicormic growth covering lower stem. 2: Affected by horse chestnut leaf minor. 3: Stem leaning to the south.	Remove to facilitate the development (See TRP).		Fair	40+	6.60
							n/a	n/a	Good	B	
G8	Mature Mixed Species	av 17	av 4	av 560	av 1 5 6 each	1: Stem lean to south. 2: Shrubs at base. 3: Small amount of deadwood.	Remove to facilitate the development (See TRP).		Good	40+	6.72
							n/a	n/a	Fair	B	
T9	Mature Poplar Populus sp.	20	4	980	9 9 9	1: Trench to south of tree, 4m from stem and 1m deep. 2: Bifurcates at 2m. 3: Deadwood within canopy. 4: Monitor due to trench. 5: Small diameter deadwood noted.	Remove to facilitate the development (See TRP).		Good	20-40	11.76
							n/a	n/a	Fair	B	
T10	Mature Poplar Populus sp.	20	4	790	5 5 3	1: Trench to north, 2m from stem and 1m deep. 2: Significant deadwood. 3: Hanging branches to east of canopy.	Remove to facilitate the development (See TRP).		Good	20-40	9.48
							n/a	n/a	Fair	B	
G11	Mature Poplar Populus sp.	av 20	av 5	av 680	av 2 7 2 each	1: Significant deadwood above road.	Remove to facilitate the development (See TRP).		Good	20-40	8.16
							n/a	n/a	Fair	B	
G12	Early-Mature Lime Tilia sp.	av 14	av 4	av 450	av 2 2 2 each	1: Dense epicormic growth at base restricting inspection. 2: Closely spaced crowns suppressed.	No action required.		Fair	20-40	5.40
							n/a	3	Poor	C	

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (Botanical Name)	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)
T13	Mature Sycamore <i>Acer pseudoplatanus</i>	18	5	920	7 9 10 8	1: Growing on mound along the road. 2: Bifurcates at 3m. 3: Deadwood within canopy.	Remove to facilitate the development (See TRP).		Good	40+	11.04
	n/a	n/a	Good	B							
T14	Semi-Mature Sycamore <i>Acer pseudoplatanus</i>	13	4	320	0 6 2 1	1: Suppressed by T13. 2: Deadwood within canopy. 3: Growing out of raised verge.	Remove to facilitate the development (See TRP).		Fair	20-40	3.84
	n/a	n/a	Poor	C							
G15	Semi-Mature Sycamore <i>Acer pseudoplatanus</i>	av 14	av 4	av 450	av 2 3 2 each	1: Deadwood within canopy.	Remove to facilitate the development (See TRP).		Fair	20-40	5.40
	n/a	n/a	Fair	C							
G16	Mature Beech <i>Fagus sylvatica</i>	av 16	av 4	av 840	av 10 10 8 each	1: Deadwood within canopy. 2: No significant defects.	Remove to facilitate the development (See TRP).		Good	40+	10.08
	n/a	n/a	Good	B							
T17	Semi-Mature Beech <i>Fagus sylvatica</i>	10	0.1	370	4 4 4 4	1: Fastigate form causing multiple natural braces. 2: Small crack at base of union and natural brace above.	No action required.		Good	40+	4.44
	n/a	3	Fair	B							

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (Botanical Name)	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)
T18	Semi-Mature Ash <i>Fraxinus excelsior</i>	10	2	380	3 3 5	1: Infection with ash dieback. 2: Significant deadwood.	Remove for arboricultural best practice.		Poor	<10	n/a
							n/a	n/a	Poor	U	
G19	Semi-Mature Ash <i>Fraxinus excelsior</i>	av 10	av 2	av 340	av 5 2 5 each	1: Ash dieback. 2: Deadwood over road and path.	Remove to facilitate the development (See TRP).		Fair	10-20	4.08
							n/a	n/a	Poor	C	
G20	Semi-Mature Beech <i>Fagus sylvatica</i>	av 12	av 2	av 290	av 5 1 5 each	1: Very closely spaced group, crowns all merging.	Remove to facilitate the development (See TRP).		Good	40+	3.48
							n/a	n/a	Fair	B	
T21	Early-Mature Ash <i>Fraxinus excelsior</i>	14	3	560	7 3 7	1: Slight dieback within canopy. 2: Small amount of deadwood.	Remove to facilitate the development (See TRP).		Fair	20-40	6.72
							n/a	n/a	Fair	C	
T22	Mature Beech <i>Fagus sylvatica</i>	14	3	800	7 5 7	1: Fastigate stems all merging. 2: Hung up branches within crown.	Remove to facilitate the development (See TRP).		Good	40+	9.60
							n/a	n/a	Poor	C	

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (Botanical Name)	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)
T23	Young Ash <i>Fraxinus excelsior</i>	7	0.1	190	2 2 2 2	1: Stems regenerated from felled stump.	Remove to facilitate the development (See TRP).		Good	40+	2.28
	n/a						n/a	Fair	C		
T24	Early-Mature Hawthorn <i>Crataegus monogyna</i>	5	0.1	360	2 2 2 2	1: Multi stemmed. 2: No defects.	Remove to facilitate the development (See TRP).		Good	40+	4.32
	n/a						n/a	Good	C		
T25	Semi-Mature Ash <i>Fraxinus excelsior</i>	5	0.1	250	3 3 1 0	1: Affected by ash dieback. 2: Large amount of deadwood in canopy.	Remove for arboricultural best practice.		Poor	<10	n/a
	n/a						n/a	Poor	U		
T26	Early-Mature Sycamore <i>Acer pseudoplatanus</i>	10	2	450	5 6 7 5	1: Branches over path and road by 5m. 2: Canopy over neighbouring garden. 3: Branches rubbing against lamppost.	No action required.		Good	40+	5.40
	n/a						3	Good	B		
T27	Young Ash <i>Fraxinus excelsior</i>	6	2	200	3 3 3 3	1: Early symptoms of ash dieback noted.	Remove to facilitate the development (See TRP).		Good	40+	2.40
	n/a						n/a	Good	C		
T28	Mature Sycamore <i>Acer pseudoplatanus</i>	14	1	370	0 7 7 7	1: Crown merges with T29. 2: No defects.	Remove to facilitate the development (See TRP).		Good	40+	4.44
	n/a						n/a	Good	B		

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (Botanical Name)	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)
T29	Mature Sycamore <i>Acer pseudoplatanus</i>	14	1	740	7 7 7 3	1: Crown merges with T28. 2: Duel stemmed from base.	Remove to facilitate the development (See TRP).		Good	40+	8.88
							n/a	n/a	Good	B	
T30	Over-Mature Goat Willow <i>Salix caprea</i>	5	0.1	120	0 2 2 3	1: Regenerated from fallen stem. 2: Fire damage to old stem.	Remove to facilitate the development (See TRP).		Fair	10-20	1.44
							n/a	n/a	Fair	C	
G31	Semi-Mature Mixed Species	av 7	av 0.1	av 200	av 3 3 3 each	1: Mix group of sycamore, oak, hawthorn, elderberry, cherry. 2: No access not fully inspected.	No action required.		Good	40+	2.40
							n/a	3	Good	C	
T32	Young Sessile Oak <i>Quercus petraea</i>	6	0.5	300	2.5 2.5 2.5 2.5	1: Growing out of side of embankment. 2: Small amount of deadwood.	Remove to facilitate the development (See TRP).		Good	40+	3.60
							n/a	n/a	Good	B	
G33	Young Mixed Species	av 5	av 0.1	av 110	av 2 2 2 each	1: Mix of 3 oak and 1 horse chestnut.	Remove to facilitate the development (See TRP).		Good	40+	1.32
							n/a	n/a	Good	C	

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (Botanical Name)	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)
T34	Young Birch <i>Betula</i> sp.	9	1	280	3 3 3 2	1: Duel stemmed from base. 2: Small amount of deadwood in canopy.	Remove to facilitate the development (See TRP).		Good	40+	3.36
							n/a	n/a	Good	B	
T35	Mature Sycamore <i>Acer pseudoplatanus</i>	15	3	830	7 7 7 7	1: Stem is duel from 1.5m. 2: Stub cuts from previous pruning. 3: Growing out of side of embankment. 4: Hanging deadwood.	Remove to facilitate the development (See TRP).		Good	40+	9.96
							n/a	n/a	Fair	B	
T36	Mature Sycamore <i>Acer pseudoplatanus</i>	12	2	510	4 4 4 4	1: No defects.	Remove to facilitate the development (See TRP).		Good	40+	6.12
							n/a	n/a	Good	A	
T37	Mature Sycamore <i>Acer pseudoplatanus</i>	13	3	830	7 7 7 7	1: Small amount of deadwood in canopy.	Remove to facilitate the development (See TRP).		Good	40+	9.96
							n/a	n/a	Good	A	
G38	Semi-Mature Cherry <i>Prunus</i> sp.	av 7	av 1	av 120	av 2 2 2 each	1: Multi stemmed group.	Remove to facilitate the development (See TRP).		Good	40+	1.44
							n/a	n/a	Good	C	

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (Botanical Name)	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)
G39	Mature Sycamore <i>Acer pseudoplatanus</i>	av 16	av 6	av 450	4 4 4 each	1: Restricted inspection due to stems covered in ivy. 2: Small amount of deadwood in canopy. 3: Tree adjacent to carpark	Remove to facilitate the development (See TRP).		Good	20-40	5.40
							n/a	n/a	Fair	C	
T40	Over-Mature Weeping Ash <i>Fraxinus pendula</i>	13	8	570	2 2 2	1: A completely dead specimen. 2: Restricted inspection due to Ivy covered stem. 3: Adjacent to carpark.	Remove for arboricultural best practice.		Dead	Dead	n/a
							n/a	n/a	Dead	U	
G41	Mature Mixed Species	av 15	av 6	av 560	6 6 6 each	1: Tarmac to bases of tres and cars parked beneath. 2: Mix group of 2 horse chestnut, 2 lime, 1 beech and 1 sycamore. 3: Pruning wounds from crown-lifting notedthroughout, generally ocluding well.	Remove to facilitate the development (See TRP).		Good	40+	6.72
							n/a	n/a	Good	B	
T42	Mature Lime <i>Tilia</i> sp.	13	5	700	4 8 8	1: Epicormic growth at base. 2: Canopy previously reduced over carpark 3: Historically crown-lifted	Remove to facilitate the development (See TRP).		Fair	20-40	8.40
							n/a	n/a	Fair	C	
T43	Mature Horse Chestnut <i>Aesculus hippocastanum</i>	15	4	820	7 7 7	1: Metal bars nailed into trunk. 2: Previous removal of limb has left wound with decay column above and below. 3: Mixed spoil piled over RPA burying root collar, likely to detrimentally effect the long-term viability of the tree.	Remove to facilitate the development (See TRP).		Fair	20-40	9.84
							n/a	n/a	Poor	C	

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (Botanical Name)	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)
G44	Mature Goat Willow <i>Salix caprea</i>	av 9	av 0.1	av 250	av 4 4 4 each	1: Multi stemmed group. 2: Section of group has failed but tree still alive.	Remove to facilitate the development (See TRP).		Fair	20-40	3.00
							n/a	n/a	Fair	C	
G45	Young Mixed Species	av 4	av 0.1	av 90	av 2 2 2 each	1: No access, not fully inspected.	No action required.		Good	40+	1.08
							n/a	3	Fair	C	
G46	Mature Mixed Species	av 16	av 3	av 1200	av 7 5 7 each	1: Lime and sycamore, both bifurcated at between 2.5-3m. 2: Epicormic growth at base. 3: Branches over hanging car park.	Remove to facilitate the development (See TRP).		Good	40+	14.40
							n/a	n/a	Good	B	
G47	Early-Mature Mixed Species	av 15	av 8	av 320	av 3.5 3.5 3.5 each	1: Elongated stems. 2: Thinning canopy. 3: Large amounts of deadwood. 4: Mix of sycamore and ash. 5: Not fully accessed.	Remove section to failitate the development (see TRP).		Poor	10-20	3.84
							n/a	n/a	Poor	C	
G48	Early-Mature Mixed Species	av 16	av 7	av 400	av 5 5 5 each	1: Mixed group of sycamore, beech and ash. 2: Under story of himalayan balsam,elder and horse chestnut. 3: Extensive ivy growth throughout. 4: Not fully accessed.	No action required.		Good	40+	4.80
							n/a	3	Good	B	

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (Botanical Name)	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)
G49	Mature Mixed Species	av 16	av 6	av 500	av 6 6 each	1: Mix of sycamore, lime, horse chestnut. 2: Understorey of hawthorn and holly. 3: Extensive ivy throughout. 4: Not fully accessed.	Remove section to failitate the development (see TRP).		Good	40+	6.00
							n/a	n/a	Good	B	
T50	Dead Sycamore <i>Acer pseudoplatanus</i>	15	6	250	2 2 2	1: Dead specimen.	Remove for arboricultural best practice.		Dead	Dead	n/a
							n/a	n/a	Dead	U	
T51	Dead Sycamore <i>Acer pseudoplatanus</i>	17	6	300	4 4 4	1: Dead specimen. 2: No access.	Remove for arboricultural best practice.		Dead	Dead	n/a
							n/a	n/a	Dead	U	
T52	Mature Horse Chestnut <i>Aesculus hippocastanum</i>	14	5	1020	5 5 8	1: Ivy-clad stem preventing thorough inspection.. 2: Affected by horse chestnut leaf minor. 3: Large amount of damage to lateral branches. 4: Mixed spoil piled over RPA burying root collar, likely to detrimentally effect the long-term viability of the tree.	Remove to facilitate the development (See TRP).		Fair	20-40	12.24
							n/a	n/a	Fair	C	
T53	Mature Sycamore <i>Acer pseudoplatanus</i>	13	4	450	7 5 7	1: Deadwood in canopy and over car park. 2: Growing at edge of retaining wall. 3: Previously crown-lifted.	Deadwood.		Good	40+	5.40
							Low	3	Fair	B	

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (Botanical Name)	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)
T54	Mature Lawson Cypress Chamaecyparis lawsoniana	7	2	170	1 1 3	1: Tight group of conifers along edge of wall. 2: Canopy lifted to approximately 3m to allow clearance for carpark to south.	Crown lift over path if further clearance required.		Good	40+	2.04
							n/a	3	Fair	C	
G55	Mature Mixed Species	av 12	av 5	av 400	6 6 6 each	1: Mix group on bank of sycamore and beech. 2: Under storey of rhododendron and hawthorn. 3: Not fully accessed.	Remove northern section and prune back southern section to facilitate the development (see TRP).		Fair	20-40	4.80
							n/a	3	Good	B	
T56	Mature Sycamore Acer pseudoplatanus	12	4	420	5 5 5	1: Utility wire running through outer-edge of canopy, currently adequate clearance. 2: Epicormic growth at base. 3: Deadwood in canopy.	Remove to facilitate the development (See TRP).		Good	40+	5.04
							n/a	n/a	Good	B	
G57	Semi-Mature Sycamore Acer pseudoplatanus	av 12	av 4	av 350	4 4 4 each	1: No access fenced area. 2: Dense group with understorey of smaller self-set trees. 3: Trees exhibiting long narrow stems and restricted canopies. 4: The group appears to be in in an acceptable condition at present.	Remove to facilitate the development (See TRP).		Good	20-40	4.20
							n/a	n/a	Fair	B	
G58	Mature Sycamore Acer pseudoplatanus	av 13	av 4	av 450	5 5 5 each	1: On third party land no access.	No action required.		Good	40+	5.40
							n/a	3	Good	B	

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (Botanical Name)	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)
G59	Mature Sycamore <i>Acer pseudoplatanus</i>	av 14	av 5	av 400	av 6 1 6 6 each	1: Suppressed to the west by G60. 2: Southernmost stem bifurcted at base, growing through fence with dense ivy-cladding preventing a thorough inspection. 3: Soil heaped over RPA of southernmost stem with other possible ground-level changes noted; may lead to future decline of the tree.	Remove two trees to facilitate the development (see TRP).		Good	20-40	4.80
							n/a	3	Fair	B	
G60	Mature Lawson Cypress <i>Chamaecyparis lawsoniana</i>	av 13	av 1	av 300	av 2 2 2 2 each	1: On third party land no access.	No action required.		Fair	20-40	3.60
							n/a	3	Fair	C	
T61	Early-Mature Goat Willow <i>Salix caprea</i>	13	4	450	5 5 3 5	1: Growing on boundary through fence. 2: Growing on third party land no access. 3: Multi-stemmed from 1.5m 4: Epicormic growth noted throughout canopy.	Remove to facilitate the development (See TRP).		Good	20-40	5.40
							n/a	n/a	Fair	C	
T62	Mature Mixed Species	11	4	460	5 5 5 5	1: Mixed group of willow, sycamore, hawthorn. 2: Large amount of deadwood. 3: Dense unmanaged group. 4: Covered in ivy.	No action required.		Fair	10-20	5.52
							n/a	3	Poor	C	
G63	Mature Beech <i>Fagus sylvatica</i>	av 15	av 5	av 790	av 5 5 5 each	1: Growing out of side of embankment. 2: Poorly-executed past pruning leading to some failed occlusions.	No action required.		Good	40+	9.48
							n/a	3	Good	B	
T64	Mature Goat Willow <i>Salix caprea</i>	13	8	650	4 4 4 4	1: Covered in ivy at base not able to fully inspect. 2: Large hazard beam on lateral dead branch. 3: Multiple stems. 4: Large diameter deadwood noted.	Remove ivy, re-inspect for defects and deadwood.		Fair	10-20	7.80
							Moderate	1	Poor	C	

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (Botanical Name)	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)
G65	Mature Sycamore <i>Acer pseudoplatanus</i>	av 12	av 4	av 400	av 6 6 each	1: Previous pruning wounds evident. 2: Cables running through canopies.	No action required.		Good	40+	4.80
							n/a	3	Fair	B	
T66	Mature Beech <i>Fagus sylvatica</i>	13	4	950	7 7 7	1: Previous stub cuts visible, including large wounds from removal of lower lateral limbs. 2: Canker wounds to stem. 3: Poorly-executed past pruning leading to some failed occlusions.	Remove to facilitate the development (See TRP).		Good	20-40	11.40
							n/a	n/a	Fair	B	
T67	Semi-Mature Beech <i>Fagus sylvatica</i>	12	4	340	4 4 4	1: Growing out of banking with retaining wall beneath. 2: Attractive specimen with even, upright form.	No action required.		Good	40+	4.08
							n/a	3	Good	A	
G68	Mature Scots Pine <i>Pinus sylvestris</i>	av 17	av 8	av 510	av 4 4 each	1: Shaded out lower canopies.	No action required.		Fair	20-40	4.20
							n/a	3	Fair	C	
T69	Dead Scots Pine <i>Pinus sylvestris</i>	12	8	250	1.5 1.5 1.5	1: Dead specimen 2: Tree has fallen and is currently lying on the woodland floor, causing no obstruction due to location. 3: Knotweed noted of western edge of group.	Remove for arboricultural best practice.		Dead	Dead	n/a
							n/a	n/a	Dead	U	

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (Botanical Name)	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)
G70	Semi-Mature Mixed Species	av 12	av 6	av 230	av 1.5 1.5 1.5 each	1: Mix group of silver birch , goat willow, scots pine, oak. 2: Under story of bramble and ferns, rhododendron.	Remove to facilitate the development (See TRP).		Fair	20-40	2.76
							n/a	n/a	Fair	C	
T71	Dead Silver Birch <i>Betula pendula</i>	7	3	250	2 2 2	1: Dead specimen-acceptable for location.	Remove for arboricultural best practice.		Dead	Dead	n/a
							n/a	n/a	Dead	U	
G72	Semi-Mature Mixed species	av 12	av 2	av 280	av 3 3 3 each	1: Mix of oak, sycamore, bird cherry, rowan and hazel.	No action required.		Good	40+	3.36
							n/a	3	Good	B	
G73	Early-Mature Mixed Species	av 14	av 6	av 220	av 3 3 3 each	1: Mix of oak and birch.	Remove to facilitate the development (See TRP).		Good	40+	2.64
							n/a	n/a	Good	B	
G74	Mature Poplar <i>Populus sp.</i>	av 17	av 10	av 500	av 3 3 3 each	1: Canopies retrenching. 2: Damage to base of stems.	Remove section to failitate the development (see TRP).		Fair	10-20	6.00
							n/a	n/a	Poor	C	

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (Botanical Name)	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)
G75	Mature	av 13	av 3	av 400	av	1: Mix of willow, sycamore, oak and poplar. 2: Acceptable condition at present. 3: Birch at edge of group with large limb loss and extensive decay. 4: Willow to west of group with crack within stem.	Remove damaged trees of group.		Good	40+	4.80
	Mixed				4 4				Good	B	
	Species				4 each		Moderate	3			

Appendix 2 - Tree Data 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 Spread:	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 Categories

The following table provides an explanation of retention categories used.

Trees to be removed		Colour on Plan
BS 5837: 2012 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		
BS 5837: 2012 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
BS 5837: 2012 Retention 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
BS 5837: 2012 Retention 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:

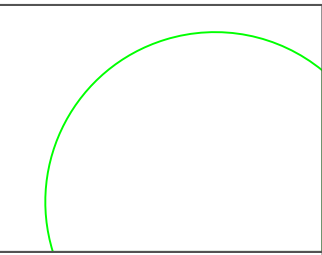
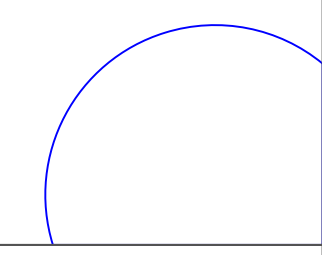
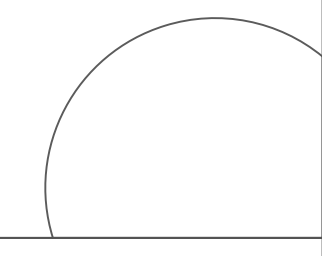
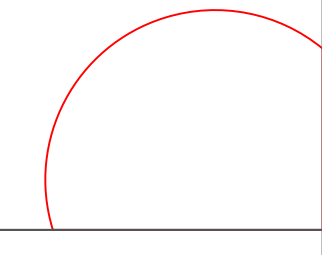
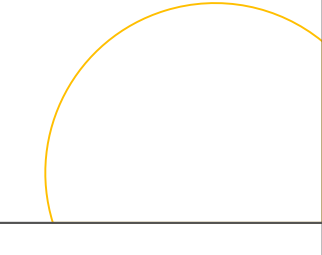
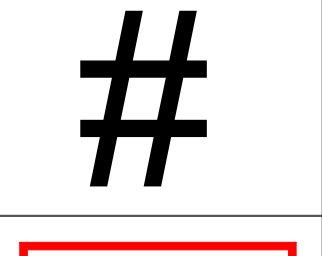
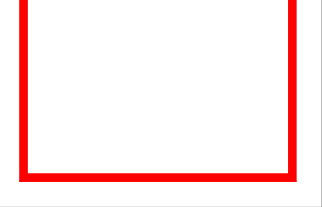
- Tree Constraints Plan
- Tree Removal Plan
- Tree Works Schedule
- Tree Shading Plan
- Tree Protection Plan
- Tree Protection Inserts

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.



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-  BS 5837: 2012 Category U Tree, Group or Hedge
-  Root Protection Area (RPA)
-  Position Estimated on Site
-  Redline Site Boundary

02	08/05/24	UPDATED TREE SURVEY	AM	HM
01	21/02/23	PROPOSAL UPDATE	AH	AB
REV.	DATE	DESCRIPTION	DRAWN	CHK'D

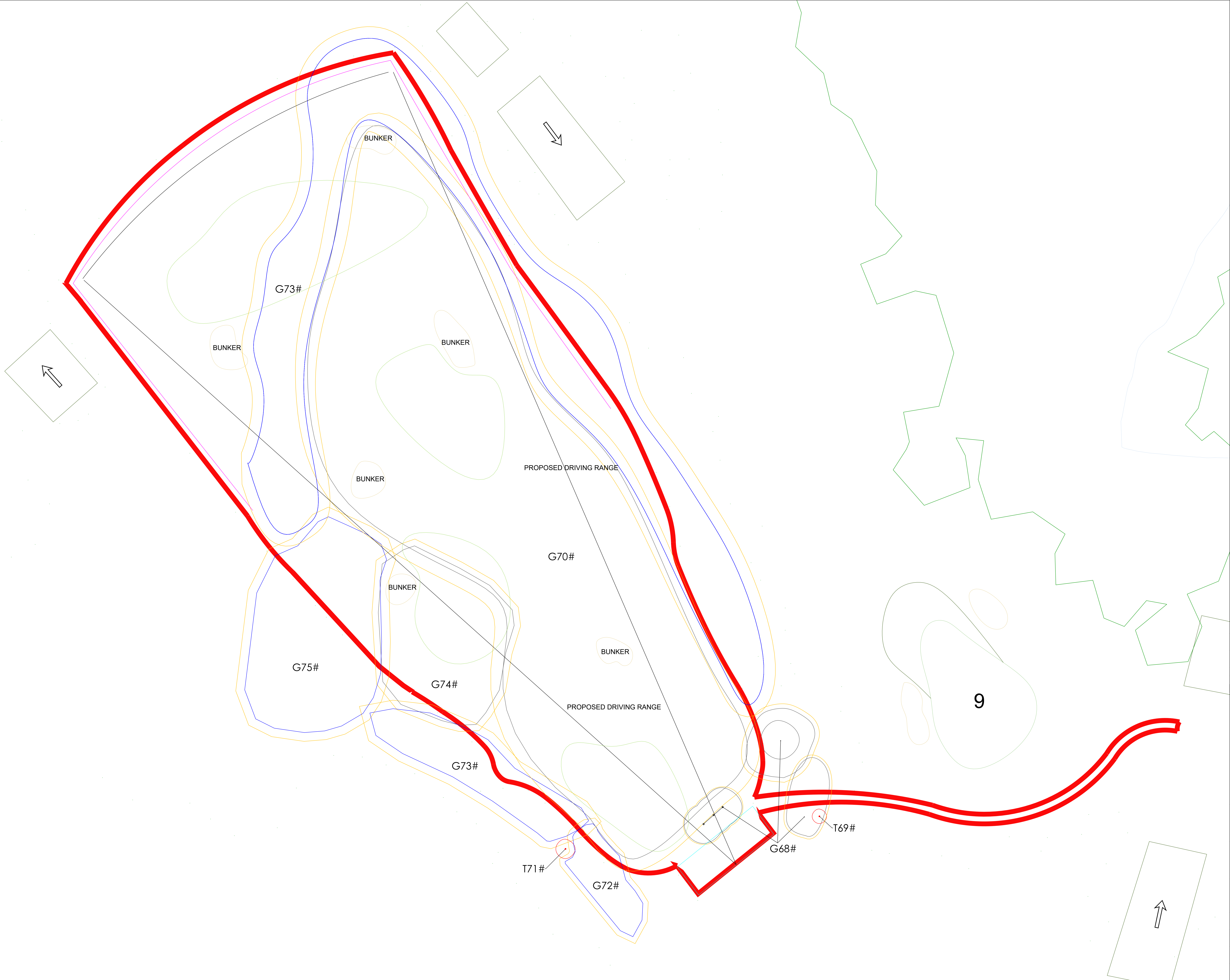
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Client:	DUCHY HOMES		
Project:	NORTH MANCHESTER GOLF CLUB		
Title:	TREE CONSTRAINTS PLAN		
Issue:	PLANNING		
Drawn:	EA	Checked:	AB
Project:	UG284	Scale @ A0:	1:500
Dwg No:	UG_284_ARB_TCP_01	Date:	18/09/20
		Revision:	02



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BS 5837: 2012 Category U Tree, Group or Hedge

Root Protection Area (RPA)

Position Estimated on Site

Redline Site Boundary

02	08/05/24	UPDATED TREE SURVEY	AM	HM
01	21/02/23	PROPOSAL UPDATE	AH	AB
REV.	DATE	DESCRIPTION	DRAWN	CHK'D

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Client:

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Project:

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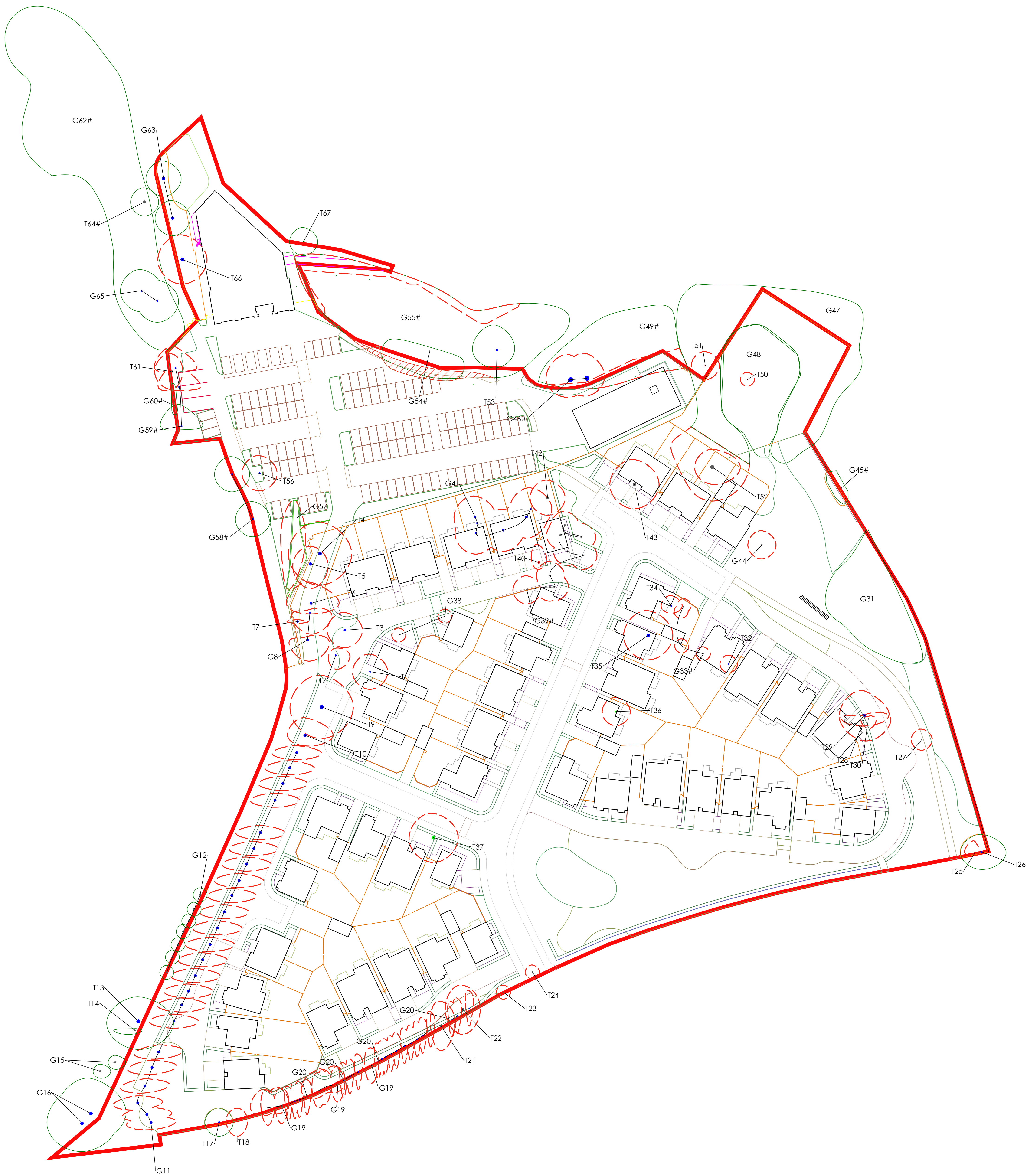
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TREE CONSTRAINTS PLAN

Issue:

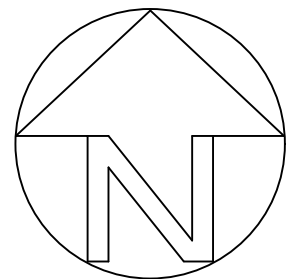
PLANNING

Drawn:	Checked:	Approved:
EA	AB	KO
Project:	Scale @ A0:	Date:
UG284	1:250	18/09/20
Dwg No:	Revision:	
UG_284_ARB_TCP_02	02	



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	BS 5837: 2012 Retention Category C Tree, Group or Hedge
	BS 5837: 2012 Category U Tree, Group or Hedge
	Retained Tree
	Removed Tree
	Extents of Pruning
	Position Estimated on Site
	Redline Site Boundary

04	28/11/24	PROPOSAL UPDATE	HL	AH
03	08/05/24	UPDATED TREE SURVEY	AM	HM
02	21/02/23	PROPOSAL UPDATE	AH	AB
01	17/12/21	UPDATED PROPOSAL	EA	AB
REV.	DATE	DESCRIPTION	DRAWN	CHK'D



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Client: **DUCHY HOMES**

Project: **NORTH MANCHESTER GOLF CLUB**

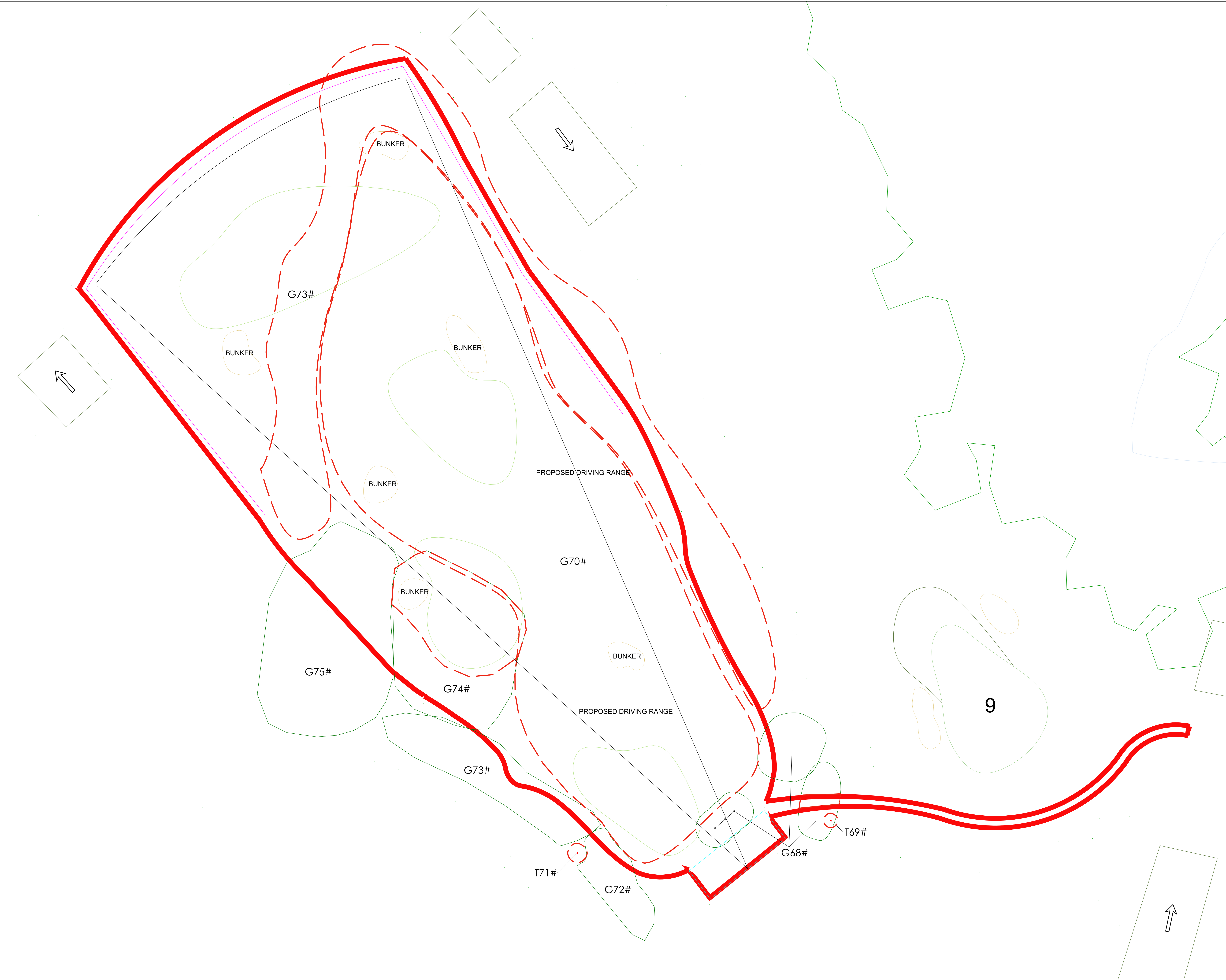
Title: **TREE REMOVAL PLAN**

Issue: **PLANNING**

Drawn:	EA	Checked:	RH	Approved:	AB
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Project:	UG284	Scale @ A0:	1:500	Date:	29/11/21
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Dwg No:	UG_284_ARB_TRP_01	Revision:	04
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BS 5837: 2012 Retention Category C Tree, Group or Hedge

BS 5837: 2012 Category U Tree, Group or Hedge

Retained Tree

Removed Tree

Extents of Pruning

#

Position Estimated on Site

Redline Site Boundary

04	28/11/24	PROPOSAL UPDATE	HL	AH
03	08/05/24	UPDATED TREE SURVEY	AM	HM
02	21/02/23	PROPOSAL UPDATE	AH	AB
01	17/12/21	UPDATED PROPOSAL	EA	AB
REV.	DATE	DESCRIPTION	DRAWN	CHK'D

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Client:
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Project:
NORTH MANCHESTER GOLF CLUB

Title:
TREE REMOVAL PLAN

Issue:
PLANNING

Drawn: EA	Checked: RH	Approved: AB
Project: UG284	Scale @ A0: 1:250	Date: 01/12/21
Dwg No: UG_284_ARB_TRP_02	Revision: 04	

Tree Works Schedule						
Tree Number	Species	Retention Category	Works Required	Reason		
T1	Sycamore	B	Fell to ground level and grind or grub out stumps	To facilitate the proposed development		
T2						
T3						
T4	Beech					
T5	Horse Chestnut					
T6	Sycamore					
T7	Horse Chestnut					
G8	Mixed Species					
T9	Poplar sp.					
T10						
G11						
T13	Sycamore	C			To facilitate the proposed development	
T14						
G15						
G16	Beech	B				Arboricultural best practice
T18	Ash	U				To facilitate the proposed development
G19		C				
G20	Beech	B				
T21	Ash	C				
T22	Beech					
T23	Ash					
T24	Hawthorn					
T25	Ash	U		To facilitate the proposed development		
T26	Sycamore	B				
T27	Ash	C				
T28	Sycamore	B				To facilitate the proposed development
T29						
T30	Goat Willow	C				
T32	Sessile Oak	B				
G33	Mixed	C				
T34	Birch	B				
T35	Sycamore					
T36		A				
T37						
G38	Cherry	C			To facilitate the proposed development	
G39	Sycamore					
T40	Weeping Ash	U				
G41	Mixed	B				
T42	Lime	C				
T43	Horse Chestnut					

04	28/11/24	PROPOSAL UPDATE	HL	AH
03	08/05/24	UPDATED TREE SURVEY	AM	HM
02	21/02/23	PROPOSAL UPDATE	AH	AB
01	17/12/21	UPDATED PROPOSAL	EA	AB
REV.	DATE	DESCRIPTION	DRAWN	CHK'D

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Project:

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Title:

TREE WORKS SCHEDULE

Issue:

PLANNING

Drawn: EA

Checked: RH

Approved: AB

Project: UG284

Scale @ A0: N/A

Date: 01/12/21

Dwg No: UG_284_ARB_TWS_01

Revision: 04

Tree Works Schedule				
Tree Number	Species	Retention Category	Works Required	Reason
G44	Goat Willow	C	Fell to ground level and grind or grub out stumps	To facilitate the proposed development
G46	Mixed	B		
G47		C	Remove section (see alignment in the TRP of this report)	
G49		B		
T50	Sycamore	U	Fell to ground level and grind or grub out stumps	Arboricultural best practice
T51				
T52	Horse Chestnut	C		To facilitate the proposed development
G55	Mixed	B	Remove northern section and prune back southern section (see alignment in the TRP of this report)	
T56	Sycamore	B	Fell to ground level and grind or grub out stumps	
G57	Sycamore	B		
G59	Sycamore	B	Remove two trees of(see alignment in the TRP of this report)	
T61	Goat Willow	C	Fell to ground level and grind or grub out stumps	
T66	Beech	B		
G68	Scots Pine	C	Remove section (see alignment in the TRP of this report)	
T69		U	Fell to ground level	
G70	Mixed Species	C	Fell to ground level and grind or grub out the stumps	To facilitate the proposed development
T71	Silver Birch	U	Fell to ground level	Arboricultural best practice
G73	Mixed Species	B	Fell to ground level and grind or grub out the stumps	To facilitate the proposed development
G74	Poplar	C	Remove section (see alignment in the TRP of this report)	

04	28/11/24	PROPOSAL UPDATE	HL	AH
03	08/05/24	UPDATED TREE SURVEY	AM	HM
02	21/02/23	PROPOSAL UPDATE	AH	AB
01	17/12/21	UPDATED PROPOSAL	EA	AB
REV.	DATE	DESCRIPTION	DRAWN	CHK'D

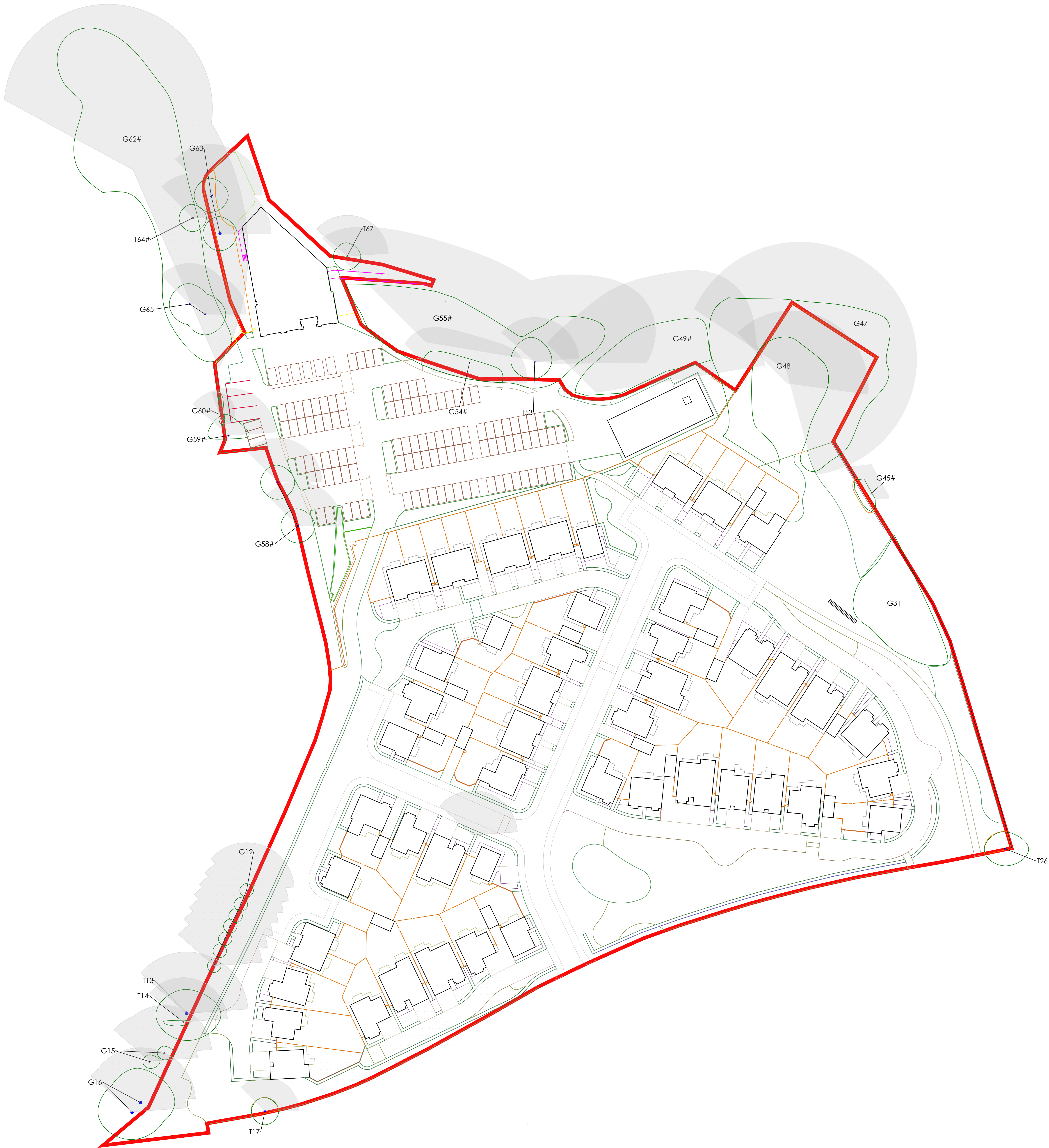


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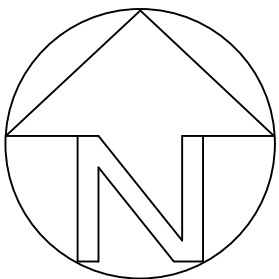
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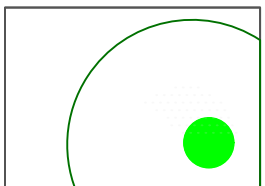
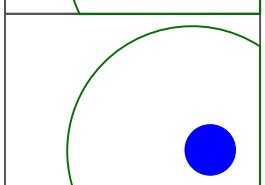
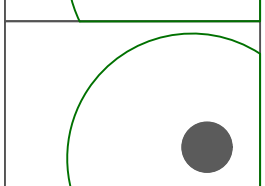
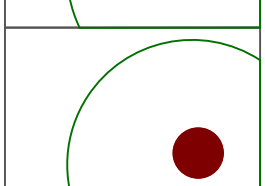
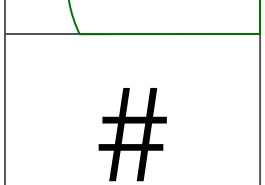
Client:	DUTCHY HOMES		
Project:	NORTH MANCHESTER GOLF CLUB		
Title:	TREE WORKS SCHEDULE		
Issue:	PLANNING		
Drawn:	EA	Checked:	RH
		Approved:	AB
Project:	UG284	Scale @ A0:	N/A
		Date:	01/12/21
Dwg No:	UG_284_ARB_TWS_02		Revision:
			04



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-  BS 5837: 2012 Category U Tree, Group or Hedge
-  # Position Estimated on Site
-  Redline Site Boundary
-  Tree Canopy Shading Pattern

02	28/11/24	PROPOSAL UPDATE	HL	AH
01	08/05/24	Updated Tree Survey	AM	HM
REV.	DATE	DESCRIPTION	DRAWN	CHK'D



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Client:	DUCHY HOMES		
Project:	NORTH MANCHESTER GOLF CLUB		
Title:	TREE SHADING PLAN		
Issue:	PLANNING		
Drawn:	AH	Checked: AB	Approved: AB
Project:	UG284	Scale @ A0: 1:500	Date: 13/03/23
Dwg No:	UG_284_ARB_TSP_01		Revision: 02



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Position Estimated on Site

Redline Site Boundary

Tree Canopy Shading Pattern

02	28/11/24	PROPOSAL UPDATE	HL	AH
01	08/05/24	UPDATED TREE SURVEY	AM	HM
REV.	DATE	DESCRIPTION	DRAWN	CHK'D

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Client:

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Project:

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Title:

TREE SHADING PLAN

Issue:

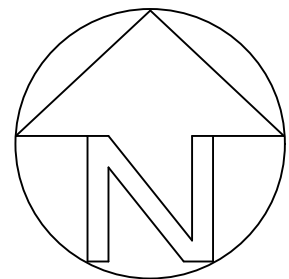
PLANNING

Drawn:	Checked:	Approved:
AH	AB	AB
Project:	Scale @ A0:	Date:
UG284	1:250	13/03/23
Dwg No:	Revision:	
UG_284_ARB_TSP_02	02	



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	Retained Tree
	Root Protection Area (RPA)
	Position Estimated on Site
	Redline Site Boundary
	Protective Fencing (See Insert 1 & Insert 2)
	Arboricultural Supervised Excavation
	Cellular Confinement System
	Arboricultural Supervised Removal of Hard Surfacing

04	28/11/24	PROPOSAL UPDATE	HL	AH
03	08/05/24	UPDATED TREE SURVEY	AM	HM
02	21/02/23	PROPOSAL UPDATE	AH	AB
01	17/12/21	UPDATED PROPOSAL	EA	AB
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Project: **NORTH MANCHESTER
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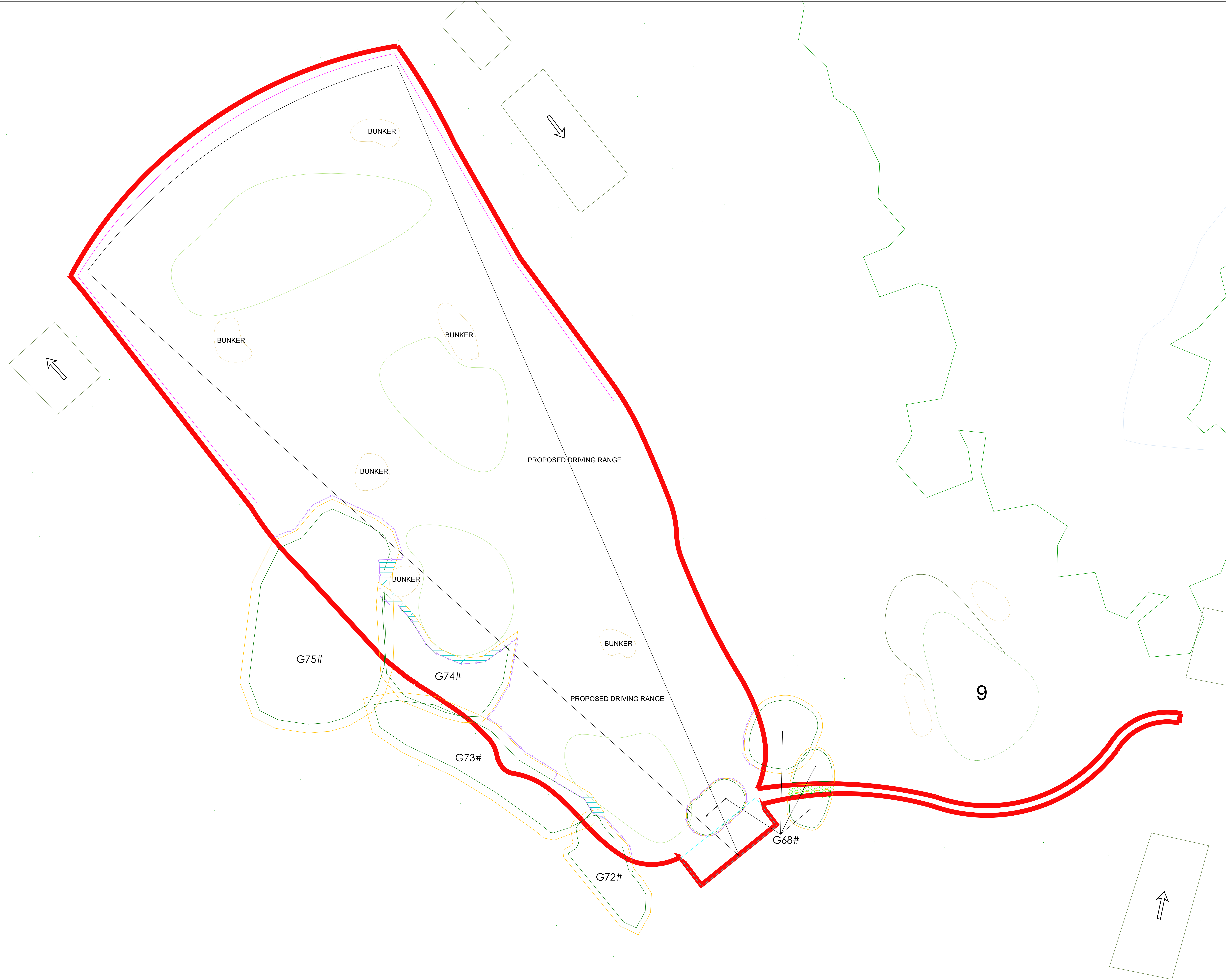
Title: **TREE PROTECTION PLAN**

Issue: **PLANNING**

Drawn:	EA	Checked:	RH	Approved:	AB
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Project:	UG284	Scale @ A0:	1:500	Date:	29/11/21
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Dwg No:	UG_284_ARB_TPP_01	Revision:	04
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Retained Tree

Root Protection Area (RPA)

#

Position Estimated on Site

Redline Site Boundary

Protective Fencing (See Insert 1 & Insert 2)

Arboricultural Supervised Excavations

Ground Protection (See Insert 3)

Cellular Confinement System

04	28/11/24	PROPOSAL UPDATE	HL	AH
03	08/05/24	UPADATED TREE SURVEY	AM	HM
02	21/02/23	PROPOSAL UPDATE	AH	AB
01	17/12/21	UPDATED PROPOSAL	EA	AB
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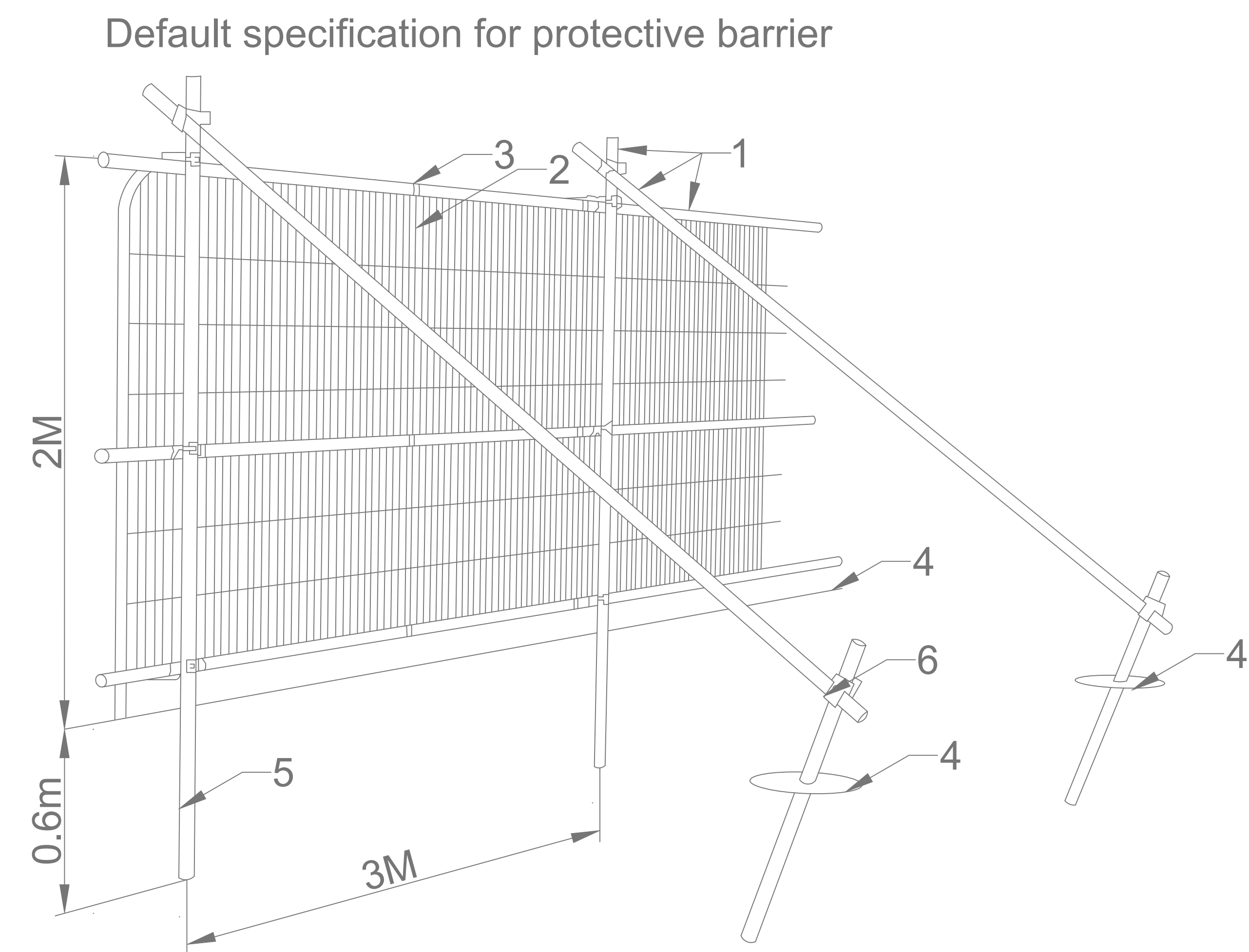
Project:
NORTH MANCHESTER GOLF CLUB

Title:
TREE PROTECTION PLAN

Issue:
PLANNING

Drawn:	EA	Checked:	RH	Approved:	AB
Project:	UG284	Scale @ A0:	1:250	Date:	29/11/21
Dwg No:	UG_284_ARB_TPP_02			Revision:	04

Insert 1: Tree Protective Fencing Specification

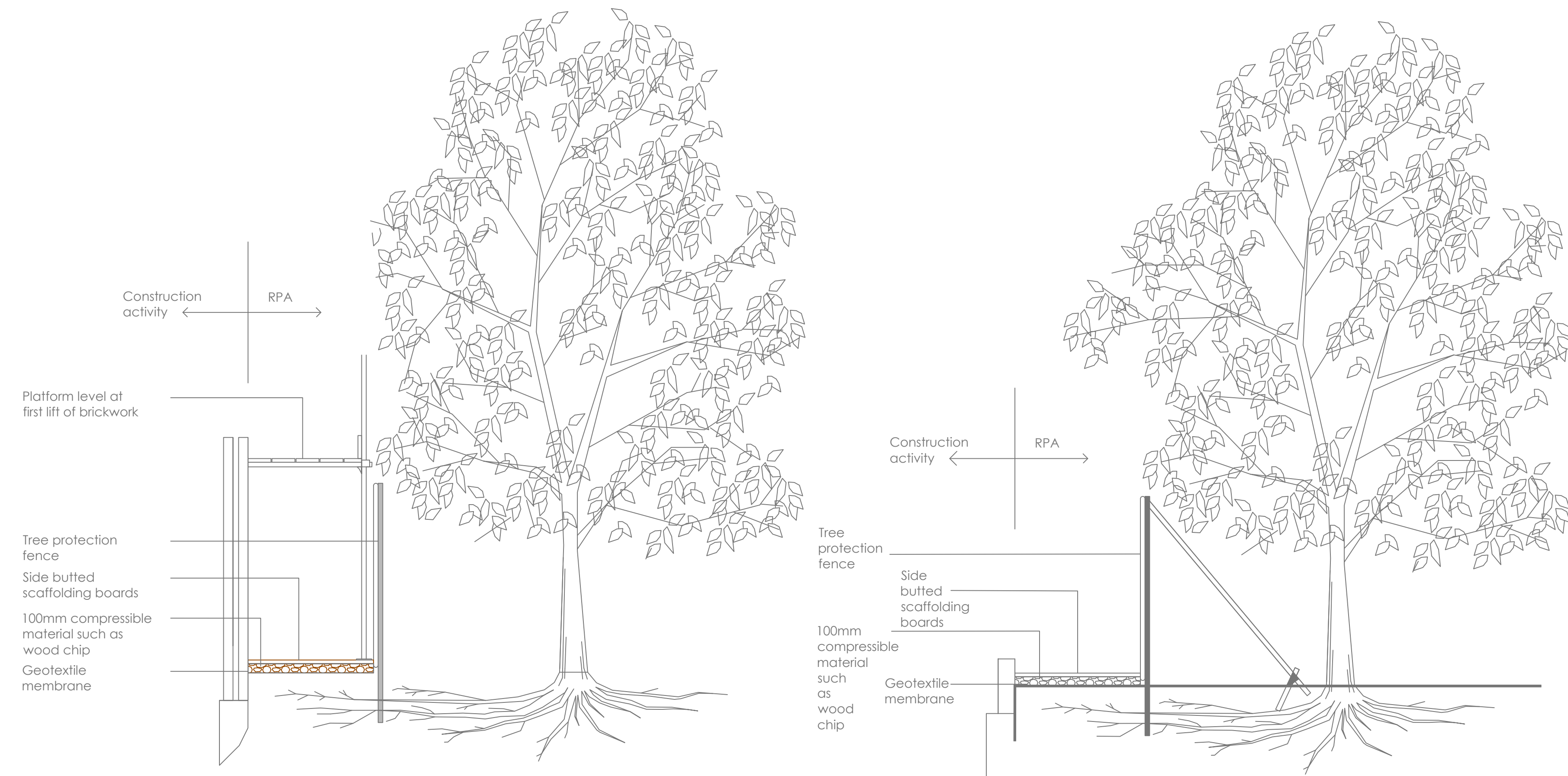


- Key
- 1 Standard scaffold poles
 - 2 Heavy gauge 2m tall galvanised tube and welded mesh infill panels
 - 3 Panels secured to upright and cross-members with wire ties
 - 4 Ground level
 - 5 Uprights driven into the ground untill secure (minimum depth 0.6m)
 - 6 Standard scaffold clamps

Insert 2: Tree Protection Notice



Insert 3: Ground Protection Specification



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Notes:-

02	28/11/24	PROPOSAL UPDATE	HL	AH
01	21/02/23	PROPOSAL UPDATE	AH	AB
REV.	DATE	DESCRIPTION	DRAWN	CHK'D

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Title:			TREE PROTECTION INDEX	
Issue:			PLANNING	
Drawn:	EA	Checked:	RH	Approved: AB
Project:	UG284	Scale @ A0:	N/A	Date: 18/11/21
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