

Arboricultural Impact Assessment (AIA)

May 2022

JD Campus

Bury

BL9 8RT

U R B A N
G R E E N

QUALITY MANAGEMENT

Project No.:	UG1466			
Project:	JD Campus, Bury			
Location:	JD Campus, Bury, Bl9 8RT			
Title:	Arboricultural Impact Assessment			
Document Type:	BS 5837			
Date:	31/05/22			
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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 JD Sports Fashion Plc to carry out an Arboricultural Survey to British Standard 5837:2012 guidelines at JD Campus, Bury, BL9 8RT and produce our findings in a report.
- 1.1.2. Trees on and within influencing distance to the site have been assessed and the effect of the development proposal on trees evaluated in accordance with current best practice.
- 1.1.3. It is proposed to develop the site into a pre-school with associated footpaths and picnic benches alongside landscape improvements such as parking and soft landscaping. Full details of the proposed site layout can be seen on the plans included in Appendix 4.
- 1.1.4. This development requires the removal of several high and moderate quality trees and groups, the loss of which will have high impacts on the visual amenity of the localised area. It is recommended that this tree loss is mitigated for by replacement tree planting and the production of a robust soft landscaping scheme.
- 1.1.5. High quality boundary trees to the north of the site (T6, T7 and T10) will be retained and can be protected during the development.
- 1.1.6. Several trees within the site boundary require crown raising allow for suitable clearance for the proposed footpaths and parking bays.
- 1.1.7. New parking bays, roads, and boundary walls within the predicted RPAs of retained trees will need to be constructed using above ground methods, such as cellular confinement, as detailed in BS5837: 2012 section 7.4.
- 1.1.8. An Ecology survey has been carried out (UG_1466_ECO_PEA), which should be read and followed should any tree work be required.
- 1.1.9. Four on-site trees require removal as appropriate arboricultural management irrespective of the proposed development.
- 1.1.10. 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.
- 1.1.11. 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.

2. Introduction

2.1. Instructions and references

- 2.1.1. Urban Green have been instructed by JD Sports Fashion Plc to carry out an 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 aide 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. The OS Grid Reference is SD 81496 08674.



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. A scaled plan has been provided with tree positions already plotted. 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 Tree Protection Plan in Appendix 4. 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 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.

2.5. The Site

- 2.5.1. The site, which is generally level, comprises of an area of hardstanding with vegetation along the boundaries. The site was formerly industrial buildings which have since been demolished. The site is bounded by public highway to the north (Pilsworth Road), residential properties to the west, industrial site to the east and Hollins Vale Local Nature Reserve to the south.

2.6. Geology

- 2.6.1. Reference to the Cranfield Soil and AgriFood Institute Soilscales viewer (www.landis.org.uk) suggests that the soil present within the site is likely to have a sandy and loamy texture and a very acidic pH. Soils are further described as naturally wet and with very low fertility. The Cranfield Soil and AgriFood Institute Soilscales viewer also suggests that immediately adjacent to the site a loamy and clayey soil be present.
- 2.6.2. The Soil on site should be tested to check for the presence of a clay element within the soil. As this is significant in terms of both tree protection and foundation design. Clay soils can experience substantial volume changes when vegetation extracts moisture from the ground and they are also prone to compaction when wet. On this basis it is essential that all recommended tree protection measures are implemented in full and are not relaxed at any point throughout the course of the development. Any foundations should also be designed in accordance with the recommendations contained within NHBC chapter 4.2 (National House Building Council, 2010) and should account for the possibility of both subsidence and heave.

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. A check was made with Bury Council interactive map which shows there are no TPOs on site, nor is the site within a conservation area. There are several TPO trees to the west of the site, of these T21 is the only TPO protected tree within influencing distance of the site.
- 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. 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. Urban Green have been appointed to complete a Preliminary Ecological Appraisal of the site (UG1466_ECO_PEA), which should be read and followed should any tree work be required. The objectives of the assessment are to identify habitats on site and determine the suitability for any 'protected and/or notable' species, with consideration of any potential impacts on nearby designated sites. This report should be read in conjunction with this report should any tree work be required.
- 3.2.3. If tree works are carried out during the bird nesting season (March to September inclusive), trees would need to be inspected by a qualified ecologist no more than 48 hours prior to the commencement of works.

4. Arboricultural Impact Assessment (AIA)

4.1. Summary of the development

- 4.1.1. It is proposed to develop the site into a pre-school with associated footpaths and picnic benches alongside landscape improvements such as parking and soft landscaping. 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, thus 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. Surveyed Trees

- 4.4.1. The survey assessed thirty-five individual trees, eight groups and three hedges, the quality and value of which are summarised below.
- 4.4.2. Seven trees and four groups were assessed as BS 5837: 2012 'High-Quality' retention category A, ten trees and three groups were assessed as 'Moderate Quality' retention category B, eleven trees, one group and three hedges were assessed as 'Low Quality' retention category C and seven trees were assessed as 'Unsuitable' category U. As detailed in the survey schedule at appendix 1.
- 4.4.3. T21, G23, H31, T32 and G35 reside outside of the provided red line boundary and are understood to be under third party ownership. Unless stated otherwise, all remaining trees reside within the ownership boundaries.

4.5. Impacts of development

- 4.5.1. 'High Quality' A category trees T14, T15 and group G29, 'Moderate Quality' B category trees T12, T30, T39, T40, T41 and groups G16, G42 and G46, 'Low Quality' C category trees T13, T18, T25, T27, T28, T35, T45 a section of group G4 and hedge H22 will require removal to facilitate the development.
- 4.5.2. 'Unsuitable' U category trees T2, T33, T34 and T36 also require removal to facilitate the development and to reduce the risk associated with these trees now the proposed use has changed.
- 4.5.3. The loss of these trees will have high, localised impacts on public views from the outside of the site, this tree loss will be partially mitigated by the retention of 'High Quality' trees along Pilsworth Road along with the provision of new trees and extensive landscaping.
- 4.5.4. T9, T20, T43 and T44 are in poor condition and should be removed irrespective of any planned development
- 4.5.5. Sections of the proposed new car parking bays and sections of the new access road incorporate existing hard surfaces. It is preferable to utilise the existing hard surface and sub-base augmenting it where required rather than removal, when constructing the new car parking bays and footpaths within the RPAs of surveyed trees. Retention of the areas of existing hardstanding - identified by blue line hatching on the Tree Protection Plan - as 'temporary ground protection' during construction, will limit the risk of damage to the underlying soils and roots within the RPAs of T7, T10, H17, T21 and T26.
- 4.5.6. Guidance for permanent hard surfacing within the RPAs of retained trees is detailed at section 7.4 of BS5837: 2012 and will need to be utilised within the root protection area of one tree within G4, T1, T6, T7, T8, T10, T11, H17, T19, T21, G23, T24, T26, T32, G35 and G38. An engineered hard surface such as Cellular confinement will avoid damage to roots.

- 4.5.7. Section 7.4.2.3 of BS5837 states that ‘new permanent hard surfacing should not exceed 20% of any existing unsurfaced ground within the RPA.’ Whilst this is achievable for most of the trees, it will be exceeded for T7, T8, T10, T11, T14, T15 and G37, although it should be noted that the suggested 20% maximum is an arbitrary limit apparently with no evidence base or technical justification. As an added precaution the works should be supervised by the project Arboriculturalist.
- 4.5.8. Temporary ground protection should be installed adjacent to several trees within the site boundary as detailed at section 4.8 of this report and on the Tree protection Plan at appendix 4 prior to work starting on site.
- 4.5.9. On-site trees T6, T7, T8, T11, two trees within G4 and H17 will require pruning (crown lifting) to provide clearance for the proposed new car parking spaces and footpaths. The pruning works are detailed in the Tree works schedule and on the Tree removal plan at appendix 4.

4.6. Tree surgery works

- 4.6.1. 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.
- 4.6.2. 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.

4.7. Protective fencing

- 4.7.1. 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.
- 4.7.2. Any fencing that is damaged so that it is no longer able to protect retained trees must be replaced/repared immediately with appropriate fencing.
- 4.7.3. The required specification for protective fencing is illustrated in the Tree Protection Plan (Insert 1).
- 4.7.4. 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.
- 4.7.5. 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.
- 4.7.6. 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).

4.8. Ground protection for pedestrians or light vehicles

- 4.8.1. 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.
- 4.8.2. Ground protection measures whilst working the RPA must be capable of supporting the expected loads and avoid compaction of the soil.
- 4.8.3. The boarding will be left in place until the construction works are finished.
- 4.8.4. Scaffolding may first be erected with the uprights on spreader boards and the ground protection installed around the uprights.

4.9. Temporary tree guard

- 4.9.1. A temporary tree guard is required for T26 and for two trees within G37.
- 4.9.2. Where space is limited, it is sometimes necessary to construct a temporary tree guard to physically protect the main stem of the tree.
- 4.9.3. This should be made by joining together 4 X 25mm Exterior Grade pieces of plywood to 47mm X 47mm treated timber posts to create a box shaped frame which is attached to the ground or adjacent structures. No fixings are to be made to the tree and suitable ground protection should be employed within the RPA of the tree.

4.10. Demolition and removal of surfaces in the RPA

- 4.10.1. 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.

4.11. Temporary site cabins

- 4.11.1. 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.
- 4.11.2. 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.

4.12. Utilities

- 4.12.1. 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.
- 4.12.2. Where utilities need to be brought onto the site, these should be routed away from the RPAs of retained trees. Where this is not possible, methodologies on the installation of underground services without damaging the tree roots should be considered.

4.13. Recommendations

- 4.13.1. 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.
- 4.13.2. 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.
- 4.13.3. 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.
- 4.13.4. 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) W N E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
							Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T1	Semi-Mature Wild Cherry Prunus avium	3.5	1.8	140	1.8 1.8 1.8	1: Currently poses no significant risk. 2: Has been previously reduced. 3: Acceptable condition at present. 4: Surrounding vegetation prevents a detailed inspection.	No action required.		Fair	20-40	1.68
							n/a	3	Fair	C1	
T2	Semi-Mature Hornbeam Carpinus betulus	1.7	2	170	o o o	1: Little live growth remaining, almost completely dead. 2: Has been reduced to a standing stump 1.7m. 3: Poses no risk.	No action required.		Very Poor	<10	2.04
							n/a	3	Poor	U1	
T3	Semi-Mature Hawthorn Crataegus monogyna	5.5	2	130	2.5 3 3	1: Growing through fence. 2: Acceptable condition at present. 3: Currently poses no significant risk. 4: No major visible defects. 5: Stubs present due to past pruning.	No action required.		Fair	20-40	1.56
							n/a	3	Good	C1	
G4	Semi-Mature Mixed Species	av 6	av 1	av 200	av 3 3 3 each	1: Appears to be in acceptable condition at present. 2: Hawthorn, elder, willow with dogwood understory. 3: Deadwood noted overhanging site. 4: Elder and dogwood growing through boundary fence.	No action required.		Good	40+	2.40
							n/a	3	Fair	C1.2	
T5	Semi-Mature Hawthorn Crataegus monogyna	5	2.5	180	1.7 2 1.8 2.5	1: Acceptable condition at present. 2: Twin stemmed at base. 3: Slightly shaded by adjacent trees.	No action required.		Fair	20-40	2.16
							n/a	3	Good	C1.2	
T6	Early-Mature Hornbeam Carpinus betulus	12	2	430	7 2 4 8	1: In overall good condition. 2: No major visible defects. 3: Pruning wounds noted. 4: Poses no significant risk.	No action required.		Good	40+	5.16
							n/a	3	Good	A1.2	

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)
T7	Early-Mature Hornbeam Carpinus betulus	12	0.5	650	4 7 2.5	1: In overall good condition. 2: Poses no significant risk. 3: No major visible defects. 4: Twin stemmed at base, stems bifurcates at 1.5. 5: Deadwood noted.	No action required.		Good	40+	7.80
							n/a	3	Good	A1.2	
T8	Early-Mature Hornbeam Carpinus betulus	10.5	1	440	4 6 6	1: In overall good condition. 2: Tear wounds noted from previous branch attachments. 3: No major visible defects. 4: Poses no significant risk at present.	No action required.		Good	40+	5.28
							n/a	3	Good	B1.2	
T9	Semi-Mature Whitebeam Sorbus aria	3	0.3	230	3 2 5	1: Partially collapsed tree. 2: Stem failure at 2m, stem being held up by fence and epicormic growth. 3: Epicormic growth at base. 4: Decay cavity forming at base.	Remove.		Poor	<10	2.76
							Moderate	1	Very Poor	U2	
T10	Mature Beech Fagus sylvatica	14	5	730	7.2 7.5 6.5	1: In overall good condition. 2: Small amount of an unidentifiable fungi noted on stem. 3: Significant deadwood noted from previous branch failure, overhanging into site. 4: Currently poses no significant risk. 5: Bark wounds noted, occluding well.	No action required.		Good	40+	8.76
							n/a	3	Good	A1.2	
T11	Early-Mature Hornbeam Carpinus betulus	10.5	3.5	320	4 6.5 5	1: Epicormic growth on stem. 2: Pruning wounds noted on stem. 3: Acceptable condition at present. 4: Currently poses no significant risk. 5: Unbalanced crown due to adjacent tree.	No action required.		Good	40+	3.84
							n/a	3	Fair	B1.2	
T12	Semi-Mature Lime Tilia sp	12	4.5	320	4 2 5 4.5	1: Acceptable condition at present. 2: No major visible defects. 3: Acceptable condition at present. 4: Epicormic growth on stem. 5: Pruning wounds noted on stem.	No action required.		Fair	40+	3.84
							n/a	3	Good	B1.2	

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species	Height (m)	Crown Ht (m)	DBH (mm)	Crown Spread (m) W N E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
							Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T13	Early-Mature Lime Tilia sp	14	4	470	6 2 6.5 5	1: Deadwood noted. 2: Tree appears to be in decline. 3: Pruning wounds noted on stem. 4: Epicormic growth present t. 5: Bleeds noted on stem nw side.	Monitor.		Fair	<10	5.64
							Moderate	1	Poor	C2	
T14	Mature Beech Fagus sylvatica	14.5	4	780	8 6 7 9.5	1: In overall good condition. 2: Stubs present due to past pruning. 3: Decay pocket forming in old pruning wound at 2.5m. 4: Deadwood noted.	Aerial inspection required.		Good	40+	9.36
							High	3	Good	A1.2	
T15	Mature Beech Fagus sylvatica	14.5	3	780	8.5 8 6 8.5	1: In overall good condition. 2: No major visible defects. 3: Currently poses no significant risk. 4: Pruning wounds noted on stem occluding well. 5: Deadwood noted.	No action required.		Good	40+	9.36
							n/a	3	Good	A1.2	
G16	Early-Mature Leyland Cypress x Cupressocyparis leylandii	av 10	av 0.3	av 300	av 3.5 3.5 each	1: Several trees in group are heavily shaded by adjacent trees. 2: Poses no significant risk. 3: Boundary group.	No action required.		Fair	40+	3.60
							n/a	3	Good	B2	
H17	Semi-Mature Leyland Cypress x Cupressocyparis leylandii	av 5	0.1	200	2 2 2 2	1: Has been previously topped. 2: Currently poses no significant risk. 3: Dense boundary hedge.	No action required.		Fair	40+	2.40
							n/a	3	Good	C2	
T18	Semi-Mature Whitebeam Sorbus aria	7	1.8	290	7 3 4 3	1: Large bark wound at base to 1.6m. 2: Deadwood noted. 3: Stem appears structurally sound when struck with nylon hammer. 4: Epicormic growth at base.	Monitor for signs of decline.		Fair	10-20	3.48
							Moderate	1	Fair	C1	

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species	Height (m)	Crown Ht (m)	DBH (mm)	Crown Spread (m) W N E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
							Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T19	Early-Mature Goat Willow Salix caprea	12	4	370	6 6 4 6	1: Acceptable condition at present. 2: No major visible defects. 3: Acceptable condition at present.	No action required.		Good	40+	4.44
							n/a	3	Good	B1.2	
T20	Semi-Mature Goat Willow Salix caprea	9	4	250	3 3 3 3	1: Tree is in decline. 2: Deadwood noted. 3: Tree leaning towards road. 4: Little live growth remaining.	Remove.		Poor	<10	3.00
							Moderate	1	Poor	U1	
T21	Mature Beech Fagus sylvatica	18	9	750	8 8 8 8	1: Off site tree prevents a detailed inspection. 2: Appears to be in good condition at present. 3: Pruning wounds noted on stem.	No action required.		Good	40+	9.00
							n/a	3	Good	A1.2	
H22	Semi-Mature Lawson Cypress Chamaecyparis lawsoniana	av 7	0.1	120	2 2 2 2	1: Acceptable condition at present. 2: Currently poses no significant risk. 3: No major visible defects. 4: Slightly shaded by adjacent trees. 5: Boundary hedge.	No action required.		Fair	40+	1.44
							n/a	3	Good	C2	
G23	Mature Oak Quercus petraea	av 16.5	av 7	av 800	av 7 7 7 each	1: Off site group prevents a detailed inspection. 2: Appears to be in acceptable condition at present. 3: Deadwood noted.	No action required.		Good	40+	9.60
							n/a	3	Good	A1.2	
T24	Early-Mature Hornbeam Carpinus betulus	13	5.5	340	7 5 8.5 4	1: Acceptable condition at present. 2: Minor deadwood noted. 3: No major visible defects. 4: Currently poses no significant risk.	No action required.		Good	40+	4.08
							n/a	3	Good	B1	

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)
T25	Early-Mature Norway Maple Acer platanoides	12.5	2	370	4.5 4 6	1: Stem cracking at lateral branch. 2: Poses no significant risk at present but will require remedial work should current land use change. 3: Acceptable condition at present. 4: Bark wounds on branches.	No action required.		Good	20-40	4.44
							n/a	3	Fair	C1	
T26	Early-Mature Norway Maple Acer platanoides	14	4	490	6 6 7.5	1: Acceptable condition at present. 2: Stubs present due to past pruning. 3: Deadwood noted. 4: Rubbing branches. 5: Epicormic growth on stem.	No action required.		Good	40+	5.88
							n/a	3	Good	B1	
T27	Semi-Mature Pedunculate Oak Quercus robur	11	5.5	230	3 3 3	1: Acceptable condition at present. 2: Currently poses no significant risk. 3: No major visible defects. 4: Stubs present due to past pruning. 5: Slightly shaded by adjacent tree.	No action required.		Fair	40+	2.76
							n/a	3	Good	C1	
T28	Early-Mature Lawson Cypress Chamaecyparis lawsoniana	11	3	410	2 2 2	1: Acceptable condition at present. 2: Currently poses no significant risk. 3: Has been previously topped. 4: Co-dominant stems at 2m.	No action required.		Fair	20-40	4.92
							n/a	3	Fair	C1	
G29	Early-Mature Norway Maple Acer platanoides	av 12.5	av 5	av 470	av 6 6 each	1: Good condition at present. 2: No major visible defects. 3: Currently poses no significant risk. 4: Stubs present due to past pruning. 5: 3 trees in group.	No action required.		Good	40+	5.64
							n/a	3	Good	A1.2	
T30	Early-Mature Ash Fraxinus excelsior	12	6.5	340	5 5 3.5	1: Acceptable condition at present. 2: Stubs present due to past pruning. 3: Possible early symptoms of ash dieback. 4: Minor deadwood noted.	Monitor.		Fair	20-40	4.08
							Low	1.5	Good	B1	

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
					W	N	E		Priority	Inspect Freq (yrs)			
H31	Semi-Mature Lawson Cypress Chamaecyparis lawsoniana	av 2	0.1	150	1.5	1.5	1.5	1: Acceptable condition at present. 2: Boundary hedge. 3: No major visible defects. 4: Slightly shaded by adjacent trees.	No action required.		Fair	40+	1.80
								n/a	3	Good	C2		
T32	Mature Beech Fagus sylvatica	14	6	650	7	7	7	1: Off site tree prevents a detailed inspection. 2: Appears to be in acceptable condition at present. 3: No major visible defects. 4: Pruning wounds noted on stem, occluding well.	No action required.		Good	40+	7.80
								n/a	3	Good	A1.2		
T33	Dead Beech Fagus sylvatica	14	7.5	740	6	12.5	6	1: Dead specimen. 2: Multiple fungi growing throughout tree. 3: Canopy leaning into site. 4: Manageable risk at present, may require removal should current land use change.	Monitor.		Dead	Dead	8.88
								Moderate	1	Dead	U1.2		
T34	Dead Beech Fagus sylvatica	10	5	830	1.5	1.5	1.5	1: Woodpecker holes noted in stem. 2: Dead specimen. 3: Currently poses no significant risk.	Monitor.		Dead	Dead	9.96
								Moderate	1	Dead	U1		
T35	Mature Beech Fagus sylvatica	17	5	770	8	7	7.5	1: Large decay cavity at base. 2: Bleeds noted on stem, possibly phytophthora. 3: Deadwood noted. 4: Unidentified fungi on stem.	Monitor.		Fair	10-20	9.24
								Moderate	1	Poor	C1.2		
T36	Mature Beech Fagus sylvatica	16	6	670	5	5.5	5	1: Little live growth remaining, almost completely dead. 2: Significant deadwood noted. 3: Multiple fungal fruiting bodies throughout tree. 4: Manageable risk at present, may require removal should current land use changes.	Monitor.		Very Poor	<10	8.04
								Moderate	1	Very Poor	U1		

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)
G37	Early-Mature Beech Fagus sylvatica	av 16	av 7	av 500	av 6 6 6 each	1: Acceptable condition at present. 2: No major visible defects. 3: Currently poses no significant risk. 4: 3 trees in group.	No action required.		Good	40+	6.00
							n/a	3	Good	A1.2	
G38	Early-Mature Beech Fagus sylvatica	av 17	av 4.5	av 600	av 8 8 8 each	1: Off site group prevents a detailed inspection. 2: Appears to be in good condition at present. 3: No major visible defects. 4: 5 trees in group.	No action required.		Good	40+	7.20
							n/a	3	Good	A1.2	
T39	Mature Ash Fraxinus excelsior	17	6	460	7 3.5 4	1: Acceptable condition at present. 2: Currently poses no significant risk. 3: Symptoms indicative of ash die back noted. 4: Bark wounds noted, generally occluding well.	Monitor.		Fair	10-20	5.52
							Moderate	1	Good	B1	
T40	Early-Mature Alder (common) Alnus glutinosa	14	8	340	5 2.5 5	1: Acceptable condition at present. 2: Slightly shaded by adjacent trees. 3: Basal bark wounds noted. 4: Minor deadwood noted.	No action required.		Good	20-40	4.08
							n/a	3	Good	B1	
T41	Mature Ash Fraxinus excelsior	14.5	5	410	7 6 7	1: Symptoms indicative of ash die back noted. 2: Deadwood noted. 3: Epicormic growth at base. 4: Bark wounds noted. 5: Currently poses no significant risk.	Monitor.		Fair	10-20	4.92
							Moderate	1	Fair	B1.2	
G42	Mature Goat Willow Salix caprea	av 15	av 6.5	av 570	av 5 7 each	1: 3 trees in group growing in close proximity. 2: No major visible defects. 3: Deadwood noted overhanging parking bays. 4: Currently poses no significant risk, may require deadwooding should land use change.	No action required.		Good	20-40	6.84
							n/a	3	Good	B1.2	

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)			
T43	Early-Mature Poplar Populus sp	13	3.5	400	3 4 6 3	1: Tree is in decline. 2: Decay cavity forming on stem. 3: Off site tree prevents a detailed inspection. 4: Main stem has previously failed.	Remove.		Poor	<10	4.80
	Moderate						N/A	Poor	U1		
T44	Early-Mature Poplar Populus sp	10	2	330	5 5 4	1: Tremetia fungi (Turkey tail fungus) noted on stem. 2: Epicormic growth present. 3: Stubs present due to past pruning.	Remove.		Fair	<10	3.96
	Moderate						N/A	Poor	C1		
T45	Mature Goat Willow Salix caprea	15	2	400	5 8 5	1: Off site tree prevents a detailed inspection. 2: Multiple stemmed at base. 3: Significant deadwood overhanging parking bays.	Deadwood.		Fair	10-20	4.80
	High						1	Fair	C1.2		
G46	Mature Goat Willow Salix caprea	av 16.5	av 1.5	av 400	6 6 each	1: Off site group prevents a detailed inspection. 2: Deadwood noted. 3: No major visible defects. 4: Understory of cherry laurel.	No action required.		Good	40+	4.80
	n/a						3	Good	B1.2		

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

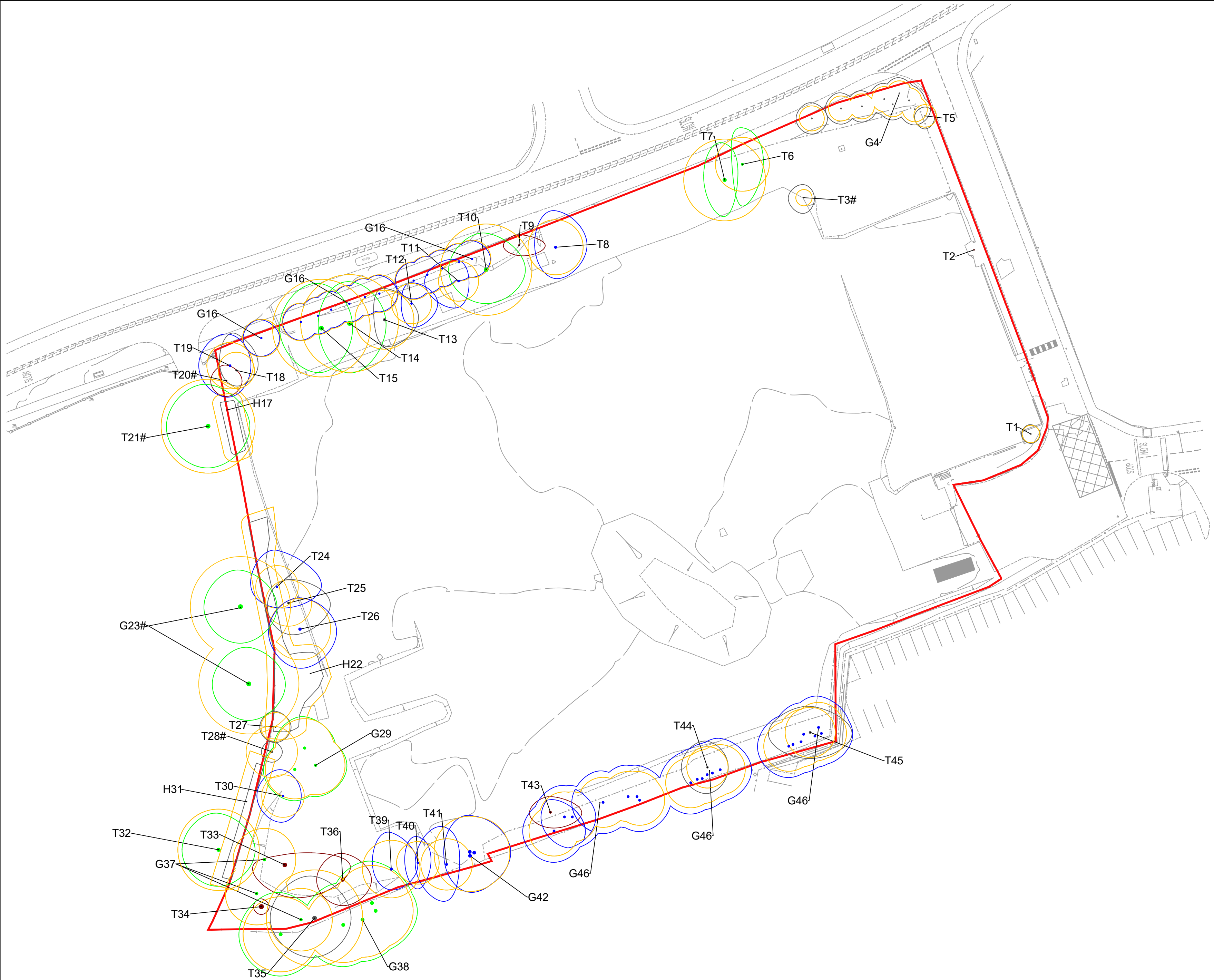
The following table provides an explanation of retention categories used.		
Dead/dying trees which may require removal		Colour on Plan
Category U Includes trees of very low quality that offer little or no amenity value.	Trees that are dead or are showing signs of significant, immediate, and irreversible decline. Category U trees can have existing or potential conservation value which it might be desirable to preserve.	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.



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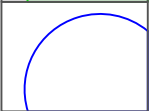
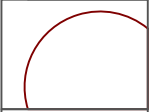
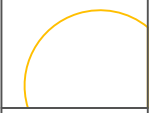
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Notes:-



-  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
-  Red Line Boundary

01	23/05/22	Updated Topographical Survey	RH	RH
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Issue:	PLANNING		
Drawn:	RH	Checked:	AB
Project:	UG1466	Scale @ A2:	1:500
Dwg No:	UG_1466_ARB_TCP_01	Approved:	AB
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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
-  Red Line Boundary

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Project:	UG1466	Scale @ A2:	1:500
Dwg No:	UG_1466_ARB_TRP_01	Approved:	AB
		Date:	31/05/22
		Revision:	00

Tree Works Schedule

Tree Number	Species	Works Required	Reason
T2	Hornbeam	Fell to ground level and grind out stumps	To facilitate the development
T3	Hawthorn		
G4	Mixed Species		
G4	Mixed Species	Crown raise to 2.5m above footpath	
T6	Hornbeam	Crown raise to 2.5m above footpath and 3.5m above parking bays	
T7	Hornbeam		
T8	Hornbeam		
T9	Whitebeam	Fell to ground level and grind out stumps	Arboricultural best practice
T11	Hornbeam	Crown lift to 2.5m above footpath, 3.5m over parking bays and 5.5m over road	To facilitate the development
T12	Lime	Fell to ground level and grind out stumps	
T13	Lime		
T14	Beech		
T15	Beech		
G16	Leyland Cypress		
H17	Leyland Cypress	Prune to provide clearance from proposed footpath	
T18	Whitebeam	Fell to ground level and grind out stumps	Arboricultural best practice
T20	Goat Willow		To facilitate the development
H22	Lawson Cypress		
T25	Norway Maple		
T27	Pedunculate Oak		
T28	Lawson Cypress		
G29	Norway Maple		
T30	Ash		
T33	Beech		

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Project:
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Title:
TREE WORKS SCHEDULE

Issue:
PLANNING

Drawn: RH	Checked: AB	Approved: AB
Project: UG1466	Scale @ A2: NTS	Date: 31/05/22
Dwg No: UG_1466_ARB_TWS_01	Revision: 00	

Tree Works Schedule			
Tree Number	Species	Works Required	Reason
T34	Beech	Fell to ground level and grind out stumps	To facilitate the development
T35	Beech		
T36	Beech		
T39	Ash		
T40	Common Alder		
T41	Ash		Arboricultural best practice
G42	Goat Willow		
T43	Poplar		
T44	Poplar		To facilitate the development
T45	Goat Willow		
G46	Goat Willow		

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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)
	Cellular Confinement System
	Ground protection (See Insert 3)
	Ground protection (Existing Hard Standing)
	Red Line Boundary

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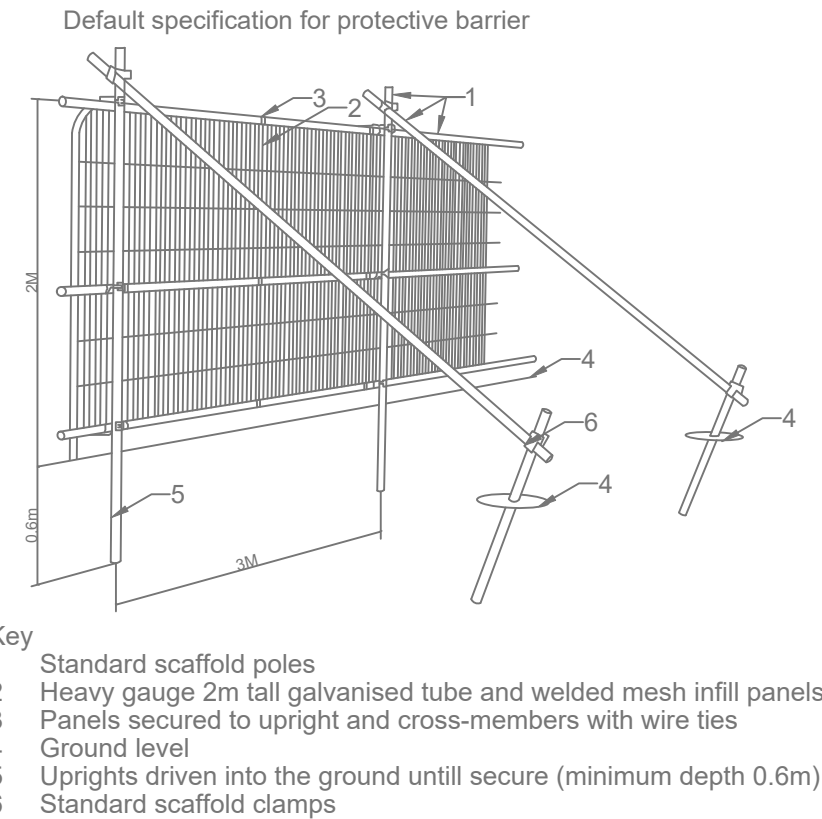
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Project:
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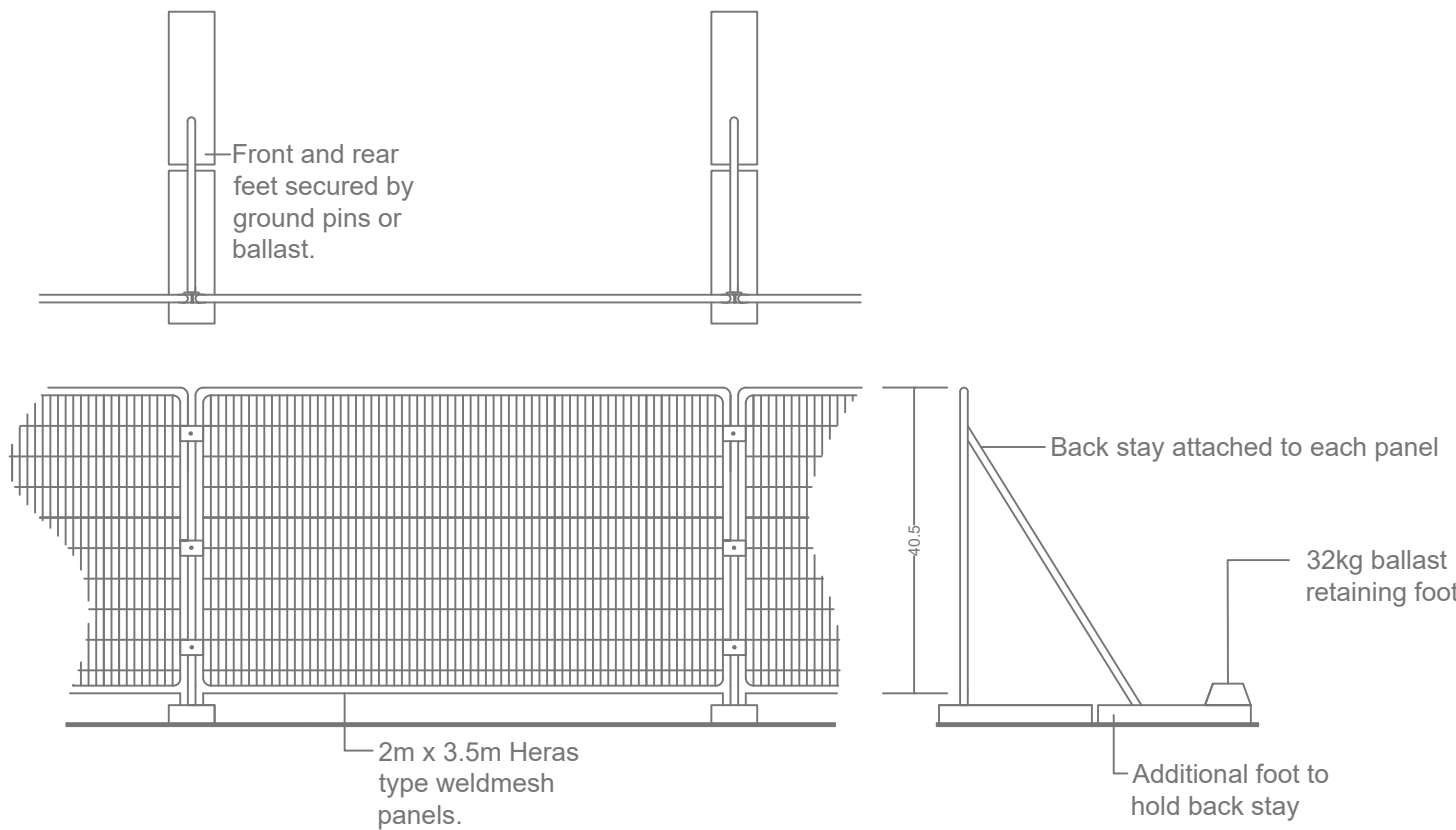
Title:
TREE PROTECTION PLAN

Issue: PLANNING		
Drawn: RH	Checked: AB	Approved: AB
Project: UG1466	Scale @ A2: 1:500	Date: 31/05/22
Dwg No: UG_1466_ARB_TPP_01	Revision: 00	

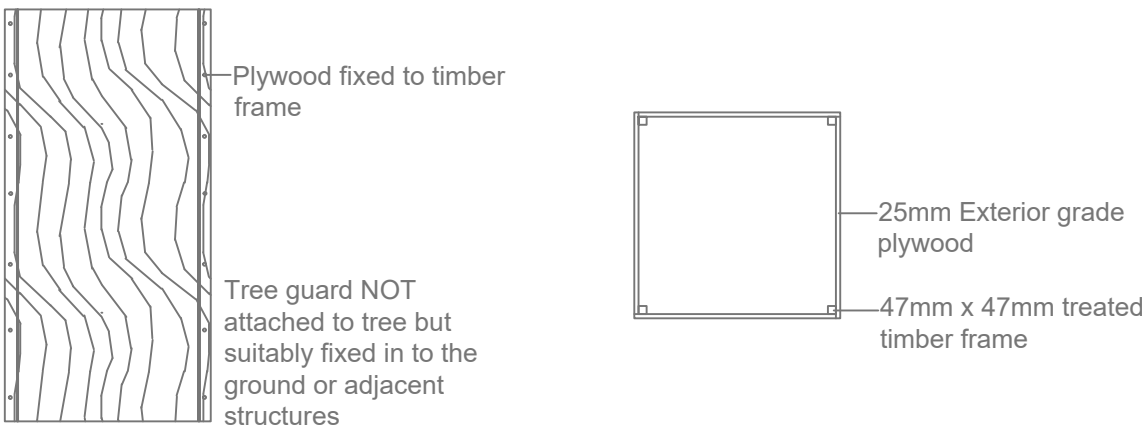
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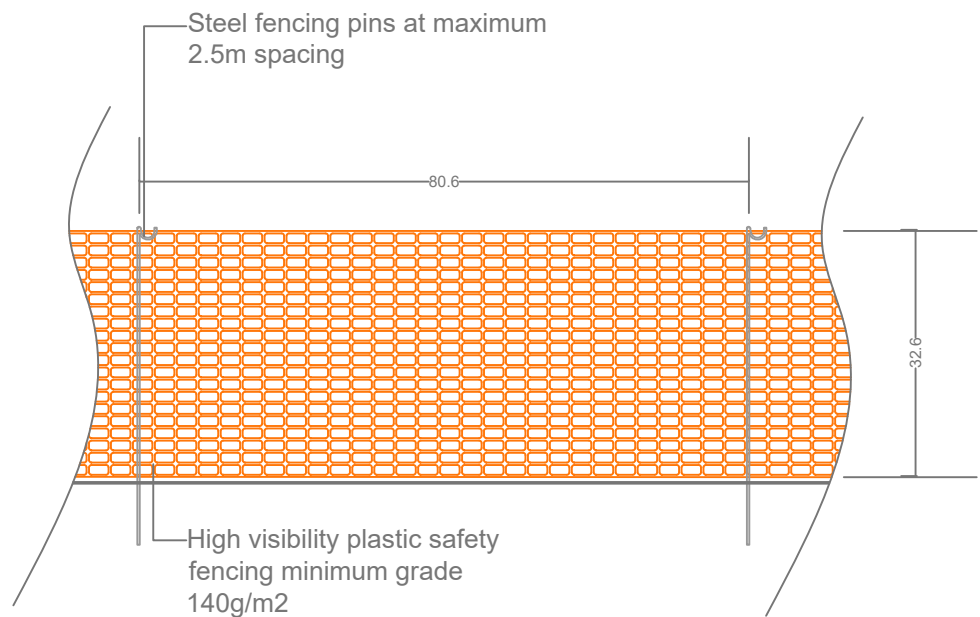
Back-stay support



Temporary tree guard specification



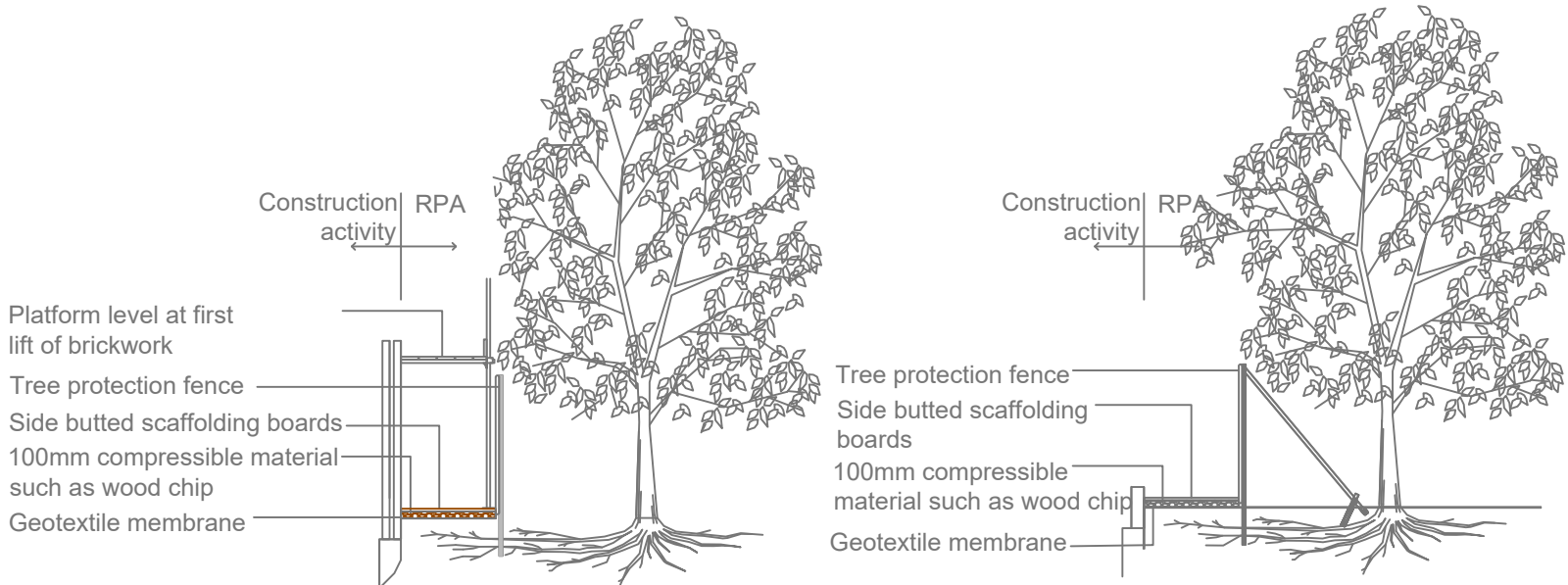
Barrier mesh specification



Insert 2: Tree protection notice



Insert 3: Ground protection specification



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Drawn:	RH	Checked:	AB
Project:	UG1466	Scale @ A2:	NTS
Dwg No:	UG_1466_ARB_TPI_01	Approved:	AB
		Date:	31/05/22
		Revision:	00