



e3p

Arboricultural Impact Assessment
and Method Statement

Manchester Maccabi Community & Sports Club

Reference: 81-667-R1-2

Date: March 2024



ARBORICULTURAL IMPACT ASSESSMENT AND METHOD STATEMENT

Manchester Maccabi Community & Sports Club

Prepared for:
Pure Padel Clubs Ltd

Report Ref: 81-667-R1-2
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E3P

Taylor Road
Trafford Park
Urmston
Manchester
M41 7JQ

+ 44 (0) 161 707 9612
<https://e3p.co.uk/>

Registered in England
CRN: 08725262

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PREPARED BY	Martin Dilworth	Martin Dilworth	
QUALIFICATIONS	FdSc MArborA	FdSc MArborA	
CHECKED BY	C. Barlow	C. Barlow	
QUALIFICATIONS	BSc (Hons), MSc, MEnvSc, CEnv, MCIEEM	BSc (Hons), MSc, MEnvSc, CEnv, MCIEEM	
AUTHORISED BY	C. Barlow	C. Barlow	
QUALIFICATIONS	BSc (Hons), MSc, MEnvSc, CEnv, MCIEEM	BSc (Hons), MSc, MEnvSc, CEnv, MCIEEM	



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EXECUTIVE SUMMARY

Site Location	Manchester Maccabi Community & Sports Club
OS Grid Reference	SD 82760 02926
Site Area	Approximately 1.5 ha
Results	The site survey identified a total of 41 individual trees, three groups of trees and one woodland on and adjacent the site. These included two individual trees graded Category A (trees of high value), 29 individual trees, one group of trees and one woodland graded Category B (trees of moderate value). Eight individual trees and two groups of trees graded Category C (trees of low value). Two individual trees have been graded Category U (trees unsuitable for retention).
Recommendations	An appraisal of the documentation provided to date identified that construction of the development as proposed will require part removal of two individual trees graded 'B' category, three individual trees and part of one group of trees graded 'C' category. Specific details regarding replacement tree planting should be prepared by a suitably qualified and experienced landscape architect as part of a landscape scheme. The appraisal identified various elements of the development that are proposed within and close to the RPAs and canopy spreads of several retained trees. As such, various special working and protection methods and materials have subsequently been proposed in accordance with current government guidance. New Car Park and hard surfaces within RPA of trees to be constructed using a three-dimensional cellular confinement system in order to avoid root loss and damage due to ground excavation and/or compaction. Remaining soft surfaces of tree RPA to be afforded adequate protection using temporary fencing and/or ground plates. Adequate protective fencing as outlined in the Arboricultural Method Statement should be installed around all retained trees, where practical, before any materials and machinery are brought on site. Site operations involving plant with booms, jibs and counterweights should be planned in advance to prevent contact with retained trees. All operations involving such plant in close proximity to trees should be conducted under the supervision of a banksman to ensure that adequate clearance from the retained trees is maintained. All site storage areas, cement mixing and washing points for equipment and vehicles and fuel storage areas should be outside RPAs. No discharge of potential contaminants should occur within the RPA of a retained tree stem or where there is a risk of run off into RPA. All tree works should be carried out by a competent arborist in accordance with BS 3998:2010, Tree Work Recommendations. This document encloses a Preliminary Arboricultural Method Statement, which provides guidance on tree protection measures and mitigation.



1. BACKGROUND

1.1. PURPOSE OF THE REPORT

E3P Ltd have been instructed by Pure Padel Clubs Ltd to produce an Arboricultural Impact Assessment (AIA) and Method Statement relating to a proposed construction works to the eastern end of Manchester Maccabi Community & Sports Club, hereafter referred to as 'the site'.

The purpose of the report is to:

- ✿ Assess the quality of the trees on and immediately adjacent to the site, in accordance with British Standards (2012)¹, hereafter referred to as 'BS5837: 2012'.
- ✿ Identify trees suitable for retention and for removal due to the proposed development.
- ✿ Prescribe tree protection measures to ensure that retained trees survive the proposed development and thrive after its completion.
- ✿ Prescribe arboricultural recommendations for the long-term management of trees on the site.
- ✿ If necessary, to assess the site for its suitability for mitigation planting, and to specify planting requirements.

1.2. SITE DETAILS

The site is located at Manchester Maccabi Community & Sports Club, Bury Old Road, Prestwich, M25 0EG and is within the administrative boundaries of Bury Metropolitan Borough Council. The site comprises of car park, hard standing playing fields and sports courts and with a variety of trees of varying age and quality throughout the site. A number of memorial trees are planted Trees T3 – T16 are part of the Memorial Forest (life for a life Charity).

Cranfield (2023)² identified the soil type of the site and the surrounding area as Freely draining slightly acid sandy soils. No further detailed soil analysis was undertaken.

1.3. LEGISLATION

A search on Bury Metropolitan Borough Council website on the 20th February 2024 has established the Site is not located a Conservation Area. **However, trees T28, is subject to a Tree Preservation Orders (TPO) (TPO reference numbers (118).**

Regarding the above it is emphasised that the scheduling or carrying out of any works to trees covered by TPO protection at the site, that are not directly related to the implementation of a detailed (i.e. full) planning permission, must be authorised.

The Town and Country Planning (Tree Preservation) (England) Regulations 2012 make provision for, amongst other things, the form of Tree Preservation Orders (TPOs) and for applications for consent to

¹ British Standards (2012). *BS5837: 2012 - Trees in Relation to Design, Demolition and Construction: Recommendations*. British Standards Institute, London

² Cranfield (2023). *Soilscapes* [online]. Available at: >www.landis.org.uk< [accessed 20th February 2024]



carry out work on trees subject to an order. The order makes it an offence to cut down, uproot, prune, lop or damage the tree (including the roots) in question without first obtaining the Council's consent. A TPO can apply to a single tree, a group of trees or woodland. Anyone who wishes to fell or carry out work to a tree protected by a TPO must apply to the Council to obtain permission.

There are exemptions for statutory undertakers under the Town and Country Planning Regulations which include where the land on which the tree is situated is operational land of the statutory undertaker and the work is necessary; and in the interests of the safe operation of the undertaking;

-  In connection with the inspection, repair or renewal of any sewers, mains, pipes, cables or other apparatus of the statutory undertaker.
-  To enable the statutory undertaker to carry out development permitted by or under the Town and Country Planning (General Permitted Development) Order 1995. This is only where works are within an operational site and does not include works outside of operational sites.

Where works are granted planning permission no additional specific permission in regard to works to TPOs is required.

1.4. TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

Conservation Areas are protected under the Town and Country Planning Act 1990 (as amended). Where trees within a Conservation Area are not a TPO permission must also be obtained by the Local Planning Authority (LPA) under a Section 211 notice, which gives the LPA the opportunity to consider protecting a tree. The exception is when a tree is less than 7.5 cm in diameter, measures 1.5 m above ground or 10 cm if thinning to help the growth of other trees.

1.5. THE PLANNING PROCESS

The National Planning Policy Framework (NPPF 2023) seeks to ensure that new development is sustainable and underlines the importance of green infrastructure, of which trees form an integral part. This includes recognition of the importance of trees in relation to the management of air, soil and water quality along with other associated ecosystem services and climate change adaption. The NPPF also seeks to achieve the protection and enhancement of landscapes and a net gain in biodiversity. Finally, it specifically identifies veteran and ancient trees and woodland as a highly valuable and irreplaceable habitat.

Local Planning Authorities (LPA) in the UK have a statutory duty to consider both the protection and planting of trees when considering planning applications. The potential impact of development on all trees (including those not protected by a Tree Preservation Order (TPO) or other statutory designation) is a material consideration in determining a planning application.

BS 5837 provides a framework which sets out how trees should be considered in the planning process and also explicitly applies to development where planning consent is not required.

BS 5837 recommends that a tree survey is undertaken to identify the quality and benefits of trees and the spatial constraints associated with them. This information is then used to produce a Tree Constraints Plan (TCP) illustrating the above and below ground constraints associated with trees (the Root Protection Area (RPA)). The TCP is intended to be used to inform the design process and to identify those trees considered to be a constraint to development due to the quality and value (in a non-fiscal sense).

Following the production of the final scheme design, an Arboricultural Impact Assessment (AIA) is produced to identify the likely direct and indirect impacts of the proposed development, along with a Tree Protection Plan (TPP) to identify trees to be removed and retained and to illustrate the protection



of retained trees. An Arboricultural Method Statement (AMS) is also often required as a condition of planning consent to detail how sensitive operations are to be undertaken in close proximity to retained trees.

These documents and plans are considered the minimum requirement for arboricultural matters within a planning application and are intended to ensure both a long term sustainable and harmonious relationship between existing trees and the proposed development.

1.5.1. NATIONAL PLANNING POLICY FRAMEWORK 2023

At the heart of the National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development, and specifically states that for decision making, the LPA should be approving development proposals that accord with the development plan without delay.

Section 15 of the NPPF recognises the importance of conserving and enhancing the natural environment, and specifically acknowledges the role of trees and woodland in the provision of natural capital and ecosystem services.

It further acknowledges the importance of ancient woodlands and veteran trees for habitats and biodiversity and requires that planning consent should be refused where development schemes require the removal of such features unless there are wholly exceptional reasons, stating that:

It was confirmed that there are no designated ancient woodlands within the survey area.



2. METHODS

2.1. SITE SURVEY

The site survey was carried out by Martin Dilworth 14th February 2024. All trees on site were inspected from ground level, using the Visual Tree Assessment (VTA) method. Any notable defects of trees were recorded, although the site survey did not constitute a full tree safety assessment.

Tree heights and crown clearances were measured to the nearest 0.5 m with a clinometer. Crown spreads of trees were measured on their north, east, south and west aspects to the nearest 0.5 m. The Diameter at Breast Height (DBH) of trees was measured to the nearest 1 cm, and was used to calculate the Root Protection Area (RPA) of trees using methods prescribed in BS 5837:2012.

In accordance with BS 5837:2012, trees were classified as either A, B, C or U using the criteria shown in Table 2.1. Trees were further classified by the subcategories 1, 2 and 3, depending upon whether they had mainly arboricultural, landscape, or cultural qualities. The additional subcategory does not affect the retention value of the tree, e.g. a Category A2 tree does not have a higher retention value than a Category A1 tree.

TABLE 2.1 BS 5837 CASCADE CHART (ADAPTED FROM BRITISH STANDARDS, 2012)

CATEGORY	DEFINITION	RETENTION	COLOUR CODE
CATEGORY A	Trees of high quality with an estimated remaining life expectancy of at least 40 years; trees that are particularly good examples of their species, especially if rare or unusual.	Highly desirable	Light green
CATEGORY B	Trees of moderate quality with an estimated remaining life expectancy of at least 20 years; trees lacking the special quality to merit Category A designation.	Desirable	Dark blue
CATEGORY C	Trees of low quality with an estimated remaining contribution of at least 10 years, or 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.	Feasible, but should be removed if posing a constraint to development	Grey
CATEGORY U	Trees that have serious, irremediable, structural and/or physiological defects, including those that will become unviable after removal of other Category U trees.	Unfeasible	Dark red

2.2. CONSTRAINTS

Only trees with a stem diameter greater than 75mm, (measured at 1.5m above ground level), have been included within the survey; however, it should be noted that a number of individual trees and shrubs with a stem diameter of less than 75mm were present within the study area.

Only trees within the likely influence of the proposed development have been included within this report. Any additional trees in the vicinity of the site have been deemed to not be affected by the proposals and have not been included.



Trees are living organisms and as such their health and condition are naturally subject to change over time. Unforeseen future circumstances such as neglect, wilful damage or severe/extreme weather conditions may affect the future health and condition of the trees included in this report.

2.3. QUALIFICATIONS OF THE AUTHOR

Martin Dilworth is a suitably qualified arboricultural consultant, who is a Professional member of the Arboricultural Association, and holds an FdSc in Arboriculture, and the LANTRA Professional Tree Inspection Certificate.



3. TREE SURVEY ASSESSMENT

3.1. TREE POPULATION ASSESSMENT

The site survey identified a total of 41 individual trees, three groups of trees and one woodland on and adjacent the site. These included two individual trees graded Category A (trees of high value), 29 individual trees, one group of trees and one woodland graded Category B (trees of moderate value). Eight individual trees and two groups of trees graded Category C (trees of low value). Two individual trees have been graded Category U (trees unsuitable for retention).

TABLE 3.1 TREE CATEGORIES RECORDED

TREE CATEGORY	NO. OF INDIVIDUAL TREES	NO. OF GROUPS OF TREES	NO. OF HEDGEROWS	NO. OF WOODLANDS
CATEGORY A (TREES OF HIGH QUALITY)	2	0	0	0
CATEGORY B (TREES OF MODERATE QUALITY)	29	1	0	1
CATEGORY C (TREES OF LOW QUALITY)	8	2	0	0
CATEGORY U (TREES OF POOR QUALITY UNSUITABLE FOR RETENTION)	2	0	0	0
TOTALS	41	3	0	1

3.2. TREE SPECIES DIVERSITY

A variety of species were recorded as individual trees and groups of trees during the survey and are represented throughout the study area. Species of trees recorded includes Beech (*Fagus sylvatica*), Elm sp. (*Ulmus* sp.), Goat willow (*Salix caprea*), Hawthorn (*Crataegus monogyna*), Holly (*Ilex aquifolium*), Horse chestnut (*Aesculus hippocastanum*), Lime (*Tilia x europaea*), Oak (*Quercus robur*), Poplar sp. (*Populus* sp.), Rhododendron, Silver birch (*Betula pendula*), Sycamore (*Acer pseudoplatanus*), willow sp. (*Salix* sp.) and Whitebeam (*Sorbus aria*).

Tree data can be viewed in **Appendix I: Tree Survey Schedule**. A selection of photographs of trees can be viewed in **Appendix II: Photographs**. Tree locations can be viewed in **Appendix III: Tree Constraints Plan**.



4. IMPACT ASSESSMENT

4.1. TREE REMOVALS DUE TO DEVELOPMENT

From the information provided to date it is projected that, as detailed in Table 4.1, construction of the development as proposed will require part removal of two individual trees graded 'B' category, three individual trees and part of one group of trees graded 'C' category.

TABLE 4.1 TREE REMOVALS REQUIRED TO ACCOMMODATE DEVELOPMENT PROPOSALS

CATEGORY	REMOVALS NECESSARY TO IMPLEMENT DEVELOPMENT	TOTAL NO. OF REMOVALS
CATEGORY A	-	0 trees
CATEGORY B	T7, T8	2 trees
CATEGORY C	T4, T5, T6 G1 (partial)	3 trees 1 group (partial)
CATEGORY U	-	0 trees

4.2. MITIGATION FOR TREE LOSS

As detailed on the Tree Impact and Protection Plan, and in Table 4.1, five individual trees and part of one groups of trees are proposed for removal in order to facilitate the proposals. Consequently, specific details regarding replacement tree planting should be prepared by a suitably qualified and experienced landscape architect as part of a landscape scheme.

All new tree planting should be in accordance with British Standard 8545: Trees: From Nursery to Independence in the Landscape – Recommendations, 2014³ and all tree works must be carried out by a qualified contractor in accordance with BS3998:2010⁴: Tree Work – Recommendations.

Adequate protection of the Root Protection Areas (RPAs) of retained trees during construction is essential if their long-term viability is to be assured. RPAs, which are calculated through a method provided in BS5837:2012, are ground areas that should be protected by temporary protective fencing as Construction Exclusion Zones (CEZs) throughout the development process, or by temporary ground protection measures thereby keeping the trees' root zones free from disturbance.

4.3. WORKS WITHIN RPAS

The current design proposal shows a RPA incursion on trees T1, T18, T20, T21, T29 and G2 for the construction of new permanent hard surface. The calculated RPAs of the incursion is presented in Table 4.2.

³ British Standards Institution (2014) BS 8545: Trees: From nursery to Independence in the Landscape – Recommendations.

⁴ British Standards Institution (2010) BS 3998:2010, Tree Work Recommendations.



TABLE 4.2 ROOT PROTECTION AREA INCURSIONS

Item no.	Species	Incursion type and likely significance	RPA m2	RPA incursion m2	RPA incursion %	Grade
T1	Sycamore (<i>Acer pseudoplatanus</i>)	Footprint of proposed car park encroaches 7.6% of the calculated RPA and is subsequently not projected to cause significant root damage.	62	116	18.7	B1
T18	Sycamore (<i>Acer pseudoplatanus</i>)	Footprint of proposed car park encroaches 14.8% of the calculated RPA and is subsequently not projected to cause significant root damage.	178	2.7	1.5	B1
T20	Sycamore (<i>Acer pseudoplatanus</i>)	Footprint of proposed car park encroaches 7.6% of the calculated RPA and is subsequently not projected to cause significant root damage.	391	88.1	22.5	B1
T21	Sycamore (<i>Acer pseudoplatanus</i>)	Footprint of proposed car park encroaches 7.6% of the calculated RPA and is subsequently not projected to cause significant root damage.	310	62.8	20.2	B1
T29	Sycamore (<i>Acer pseudoplatanus</i>)	Footprint of proposed car park encroaches 4.9% of the calculated RPA and is subsequently not projected to cause significant root damage.	49	2.4	4.9	B1
G2	Sycamore (<i>Acer pseudoplatanus</i>) x 8	Footprint of proposed car park encroaches 7.6% of the calculated RPA and is subsequently not projected to cause significant root damage.	55	4.4	7.6	B2

New Car Park and hard surfaces within RPA of trees to be constructed using a three-dimensional cellular confinement system in order to avoid root loss and damage due to ground excavation and/or compaction.

Remaining soft surfaces of tree RPA to be afforded adequate protection using temporary fencing and/or ground plates.



Any excavation within the RPA of a tree must be supervised by an Arboricultural Clerk of Works (ACoW).

All fence post excavations are to be carried out manually, using hand held tools only, and in accordance with the guidelines set out in section 7.2.1 of BS5837:2012.

4.4. GENERAL CONSTRUCTION PRECAUTIONARY MEASURES

Adequate protective fencing as outlined in the Arboricultural Method Statement should be installed around all retained trees, where practical, before any materials and machinery are brought on site.

Site operations involving plant with booms, jibs and counterweights should be planned in advance to prevent contact with retained trees. All operations involving such plant in close proximity to trees should be conducted under the supervision of a banksman to ensure that adequate clearance from the retained trees is maintained.

All site storage areas, cement mixing and washing points for equipment and vehicles and fuel storage areas should be outside RPAs. No discharge of potential contaminants should occur within the RPA of a retained tree stem or where there is a risk of run off into RPA.

Any fence post excavations Within a trees RPA are to be carried out manually, using handheld tools only, and in accordance with the guidelines set out in section 7.2.1 of BS5837:2012.

All proposed landscaping to be carried out within and close to retained trees' RPAs should be carried out in strict accordance with the guidance detailed in section 8 of BS5837:2012.

4.5. FACILITATION PRUNING

Based on the information currently available, it is not possible to predict the requirement for access facilitation pruning. Any requirements for access facilitation pruning should be discussed at a pre-commencement meeting with the project arboriculturalist.

All tree works should be completed prior to the commencement of any development or construction vehicles/plant entering either site. It is recommended that all tree works are carried out in accordance with BS3998:2010: Tree Work - Recommendations.

4.6. UNDERGROUND UTILITIES AND DRAINAGE

The installation of underground utilities in close proximity to trees can cause serious damage to their roots. As such, it is essential that utilities be routed outside RPAs unless there is no other available option. Where RPAs cannot be avoided then guidelines set out in the National Joint Utilities Group publication 'Volume 4: NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Issue 2) – Operatives Handbook' should be followed (e.g. trenches of a very limited width to be hand dug or the use of directional drilling).

To date, there are no proposed works to service and/or drainage in respect of the development under consideration. In order to ensure that utilities and services are either routed outside RPAs where possible or special working methods are used, where required to install services within RPAs, the provision of a bespoke method statement can be conditioned to a planning approval.



5. SUMMARY AND CONCLUSIONS

The site survey identified a total of 41 individual trees, three groups of trees and one woodland on and adjacent the site. These included two individual trees graded Category A (trees of high value), 29 individual trees, one group of trees and one woodland graded Category B (trees of moderate value). Eight individual trees and two groups of trees graded Category C (trees of low value). Two individual trees have been graded Category U (trees unsuitable for retention).

An appraisal of the documentation provided to date identified that construction of the development as proposed will require part removal of two individual trees graded 'B' category, three individual trees and part of one group of trees graded 'C' category.

Specific details regarding replacement tree planting should be prepared by a suitably qualified and experienced landscape architect as part of a landscape scheme.

The appraisal identified various elements of the development that are proposed within and close to the RPAs and canopy spreads of several retained trees. As such, various special working and protection methods and materials have subsequently been proposed in accordance with current government guidance.

New Padel Car Park and hard surfaces within RPA of trees to be constructed using a three-dimensional cellular confinement system in order to avoid root loss and damage due to ground excavation and/or compaction. Remaining soft surfaces of tree RPA to be afforded adequate protection using temporary fencing and/or ground plates.

Adequate protective fencing as outlined in the Arboricultural Method Statement should be installed around all retained trees, where practical, before any materials and machinery are brought on site.

Site operations involving plant with booms, jibs and counterweights should be planned in advance to prevent contact with retained trees. All operations involving such plant in close proximity to trees should be conducted under the supervision of a banksman to ensure that adequate clearance from the retained trees is maintained.

All site storage areas, cement mixing and washing points for equipment and vehicles and fuel storage areas should be outside RPAs. No discharge of potential contaminants should occur within the RPA of a retained tree stem or where there is a risk of run off into RPA.

All tree works should be carried out by a competent arborist in accordance with BS 3998:2010, Tree Work Recommendations.

This document encloses a Preliminary Arboricultural Method Statement, which provides guidance on tree protection measures and mitigation.



6. ARBORICULTURAL METHOD STATEMENT

6.1. TIMING OF WORKS

The phasing of works must be carried out in accordance with Table 6.1.

TABLE 6.1 TIMING OF WORKS

STAGE	WORKS
1	Site induction
2	Install temporary tree protection fencing
3	Inspection by arboriculturist
4	Carry out construction works, subject to precautionary measures
5	Remove tree protection fencing once works complete
6	Final inspection by arboricultural consultant

6.2. SITE INDUCTION

Prior to works commencing, all contractors must attend a site induction. All contractors will be briefed on arboricultural concerns arising from the development proposals, including tree Root Protection Areas (RPAs). This method statement must be made available to all contractors working on the site.

6.3. TREE PROTECTION FENCING

Prior to machinery entering the site, it will be necessary to ensure that all trees are adequately protected. This will require the installation of temporary of tree protection fencing.

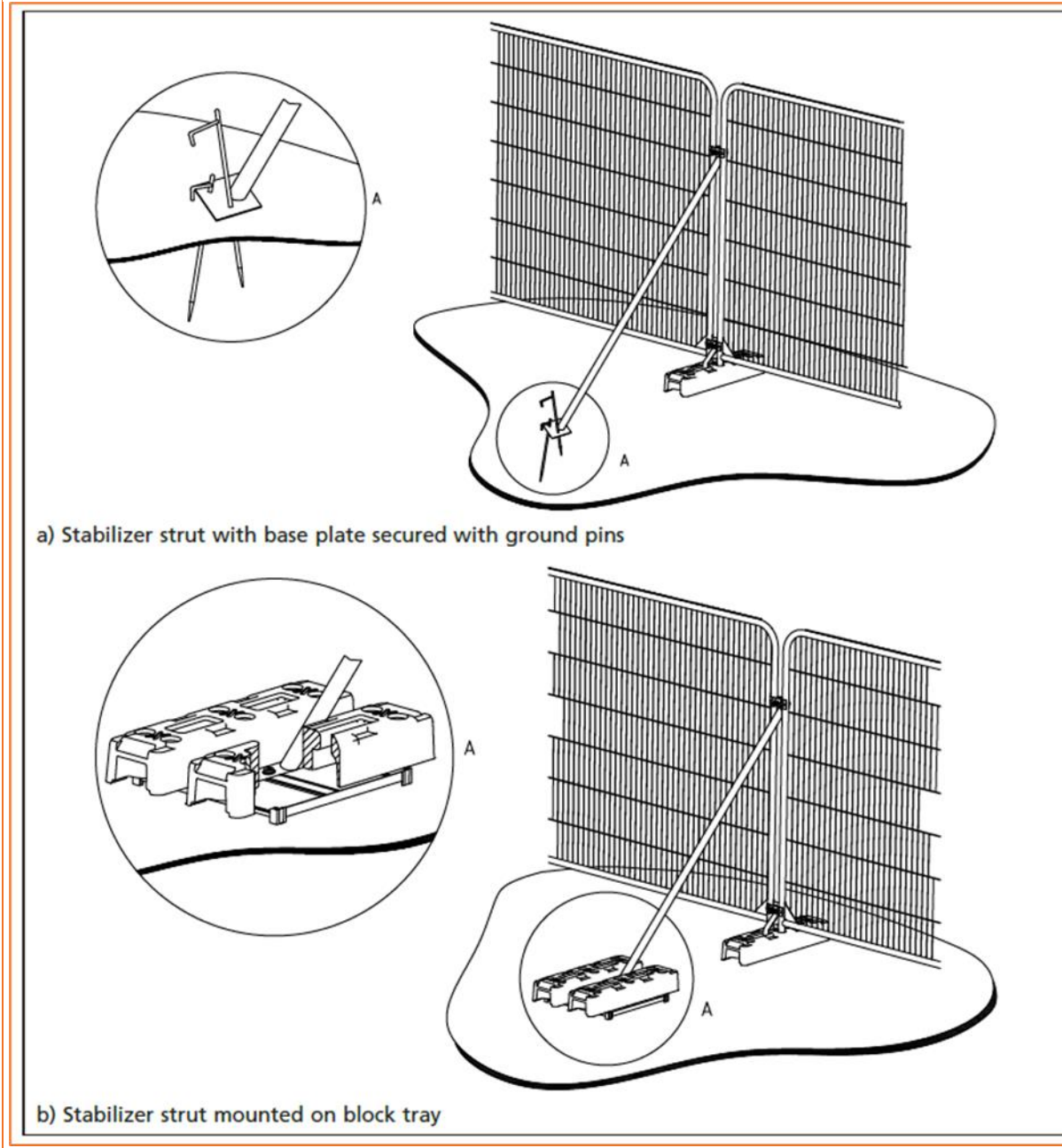
Tree protection fencing will consist of Heras fencing panels well braced to resist impacts. (see Figure 6.1).

Laminated waterproof A3 signs will be fixed securely to fencing panels on each enclosure at 9 m intervals. The signs must clearly read: 'Protected Tree Zone, no storage or operations within fenced off areas'.

Once the construction works have been completed, the tree protection fencing may be removed. This must be done with care to ensure that no damage to trees is caused.



FIGURE 6.1 TREE PROTECTION FENCING SPECIFICATION



6.4. GENERAL PRECAUTIONARY MEASURES

Prior to works commencing, a site storage area will be designated, which must be outside of the RPAs of trees. No materials hazardous to tree health, such as oil, bitumen or cement will be stored within RPAs of trees. Where possible this area should be extended to 10 m away from the tree protection fencing.



Where there is a risk of polluted water runoff into RPAs, heavy duty plastic sheeting and sandbags will be used to contain any spillages and prevent contamination. No fires will be lit within 20 m of the protective fencing. If any breach in the tree protection measures occurs it is the site manager's responsibility to report this to an arboricultural consultant so the appropriate measures may be taken.



7. ARBORICULTURIST CONTACT DETAILS

If at any point during construction works, works are required within RPAs, if there is a breach within the tree protection fencing, and/or if the proposals change from those detailed within the Tree Protection Plan, the project arboriculturist must be consulted immediately. The project arboriculturist's details are below:

Martin Dilworth

E3P
Taylor Road
Trafford Park
Urmston
Manchester
M41 7JQ

trees@e3p.co.uk

Office: 01617079612

END OF REPORT



APPENDIX I TREE SURVEY SCHEDULE

A plan showing tree locations can be viewed in **Appendix III: Tree Constraints Plan**.

TABLE A.1 KEY FOR TREE TABLES

KEY	
SPECIES	Common name and scientific name
HEIGHT	Measured to nearest 0.5 m
C.C	Height of crown clearance, measured to nearest 0.5 m
DBH	Diameter at breast height (1.5 m), in centimetres
CROWN SPREAD	Measured to nearest 0.5 m
AGE	Y - sapling/newly planted tree
	SM - semi-mature; tree in 1/3 of estimated lifespan
	EM - early-mature; tree in 2/3 of estimated lifespan
	M - mature; tree in 3/3 of estimated lifespan
	V - Veteran tree
ERC	Safe useful life expectancy of tree, in years
CATEGORY	See cascade chart (Table 1.1)
#	Estimated value



TABLE A.2 TREE DATA

TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	CROWN SPREAD				HEIGHT OF C.C	AGE	COMMENTS	ERC	CATEGORY	RPA (M ²)	RPA RADIUS (M)
				N	E	S	W							
T1	Sycamore (<i>Acer pseudoplatanus</i>)	12	370	3	2	4	4	2	EM	Natural sweep in stem at base. Stem bifurcated at approximately 3m.	20+	B1	62	4.4
T2	Oak (<i>Quercus robur</i>)	2.5	75	0.5	1	0.5	0.5	1	Y	Significant lean towards east.	10+	C1	3	0.9
T3	Oak (<i>Quercus robur</i>)	4	120	2	2	1	2	1	Y	Memorial tree.	10+	C1	7	1.4
T4	Silver birch (<i>Betula pendula</i>)	5	80	1	1.5	1	1	1	Y	Memorial tree.	10+	C1	3	1.0
T5	Silver birch (<i>Betula pendula</i>)	5	130	2	2	1	1.5	2	Y	Memorial tre.	10+	C1	8	1.6
T6	Oak (<i>Quercus robur</i>)	3	75	1.5	1.5	1.5	1.5	0.5	Y	Memorial tree. Tree staked and tied.	10+	C1	3	0.9
T7	Silver birch (<i>Betula pendula</i>)	6	160	1	1.5	1.5	1	1	Y	Memorial tree.	20+	B1	12	1.9
T8	Silver birch (<i>Betula pendula</i>)	12	210	2	2	2	1	2	SM	Memorial tree.	20+	B1	20	2.5
T9	Whitebeam (<i>Sorbus aria</i>)	3	100	1	0.5	1	0.5	1	Y	Memorial tree. Slight lean towards west. Small patch of bark damage on stem at 0.5m.	10+	C1	5	1.2
T10	Silver birch (<i>Betula pendula</i>)	12	250	2.5	3	2	3	0	SM	Memorial tree.	20+	B1	28	3.0
T11	Silver birch (<i>Betula pendula</i>)	12	250	2	3	3	2	1	SM	Memorial tree.	20+	B1	28	3.0
T12	Silver birch (<i>Betula pendula</i>)	10	260	4	3	3	4	0	SM	Memorial tree.	20+	B1	31	3.1
T13	Hawthorn (<i>Crataegus monogyna</i>)	4	130	2	2	2	2	1	SM	Sweep on stem at base. Multiple stems from 1.5m.	10+	C1	8	1.6



TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	CROWN SPREAD				HEIGHT OF C.C	AGE	COMMENTS	ERC	CATEGORY	RPA (M²)	RPA RADIUS (M)
				N	E	S	W							
T14	Oak (<i>Quercus robur</i>)	7	200	4	4	3	4	1	SM	Memorial tree.	20+	B1	18	2.4
T15	Oak (<i>Quercus robur</i>)	10	200	3	5	4	0.5	0	SM	Memorial tree. Crown bias towards east.	20+	B1	18	2.4
T16	Sycamore (<i>Acer pseudoplatanus</i>)	10	370 360 360	5	6	7	6	2	M	Multiple stems. At ground level.	20+	B1	179	7.6
T17	Sycamore (<i>Acer pseudoplatanus</i>)	12	410 400 380	6	6	5	5	0	M	Multiple stems at ground level. Approximately 50% crown dieback on south side. Dense undergrowth preventing full visual inspection.	<10	U	214	8.3
T18	Sycamore (<i>Acer pseudoplatanus</i>)	12	300 290 280 280 250	5	5	4	5	0	M	Multiple stems at ground level. Ivy and dense undergrowth preventing full visual inspection.	20+	B1	178	7.5
T19	Oak (<i>Quercus robur</i>)	13	420	3	5	5	4	4	EM	Dense undergrowth preventing full visual inspection.	20+	B1	80	5.0
T20	Sycamore (<i>Acer pseudoplatanus</i>)	15	930	7	7	6	6	2	M	Dense ivy and undergrowth preventing full visual inspection.	20+	B1	391	11.2
T21	Sycamore (<i>Acer pseudoplatanus</i>)	14	590 580	5	4	6	5	4	M	Dense ivy on stems.	20+	B1	310	9.9



TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	CROWN SPREAD				HEIGHT OF C.C	AGE	COMMENTS	ERC	CATEGORY	RPA (M²)	RPA RADIUS (M)
				N	E	S	W							
T22	Sycamore (<i>Acer pseudoplatanus</i>)	8	200 180 100	3	3	3	3	2	EM	Approximately 40% crown dieback. Dense ivy on stems.	<10	U	37	3.5
T23	Sycamore (<i>Acer pseudoplatanus</i>)	13	510	3	3	3	3	5	EM	Dense ivy on stem	20+	B1	118	6.1
T24	Sycamore (<i>Acer pseudoplatanus</i>)	14	590	5	4	4	4	5	M	Slight lean in stem towards east.	20+	B1	157	7.1
T25	Lime (<i>Tilia x europaea</i>)	15	590	4	6	4	4	3	M	Light ivy cover on stem. Stem bifurcated at 2m.	20+	B1	157	7.1
T26	Sycamore (<i>Acer pseudoplatanus</i>)	15	600	5	5	4	5	4	M	Dense undergrowth preventing full visual inspection.	20+	B1	163	7.2
T27	Sycamore (<i>Acer pseudoplatanus</i>)	14	660	6	7	7	6	3	M	Dense undergrowth preventing full visual inspection.	20+	B1	197	7.9
T28	Beech (<i>Fagus sylvatica</i>)	16	1070	6	6	8	7	5	M	Dense undergrowth preventing full visual inspection.	40+	A1	518	12.8
T29	Sycamore (<i>Acer pseudoplatanus</i>)	11	330	3	3	3	2	2	EM	Slight lean towards east.	20+	B1	49	4.0
T30	Sycamore (<i>Acer pseudoplatanus</i>)	10	360	3	3	2	1	2	EM	Crown bias towards north.	20+	B1	59	4.3
T31	Lime (<i>Tilia x europaea</i>)	18	940	7	6	7	7	0	M	Stem boat 3m. Deadwood throughout crown. Epiphytic or mic shoots at base.	20+	B1	400	11.3



TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	CROWN SPREAD				HEIGHT OF C.C	AGE	COMMENTS	ERC	CATEGORY	RPA (M ²)	RPA RADIUS (M)
				N	E	S	W							
T32	Sycamore (<i>Acer pseudoplatanus</i>)	9	220	1	1	1	2	2	SM		20+	B1	22	2.6
T33	Sycamore (<i>Acer pseudoplatanus</i>)	9	220	2	1	2	1	2	SM		20+	B1	22	2.6
T34	Sycamore (<i>Acer pseudoplatanus</i>)	8	210	2	1	2	1	2	SM		20+	B1	20	2.5
T35	Holly (<i>Ilex aquifolium</i>)	6	270	3	3	2	2	0	SM	Acute lean in stem.	10+	C1	33	3.2
T36	Horse chestnut (<i>Aesculus hippocastanum</i>)	17	1270	10	8	8	11	2	M	Decay cavity at base on east side hazard. Beam split in limb on west side. At approximately 7m.	40+	A1	707	15.0
T37	Beech (<i>Fagus sylvatica</i>)	16	1110	6	7	8	5	2	M	Moderate lean towards east. Torn out limb. On. North side.	20+	B1	557	13.3
T38	Sycamore (<i>Acer pseudoplatanus</i>)	15	590	2	3	5	3	1	EM	Crown bias towards south.	20+	B1	157	7.1
T39	Poplar sp. (<i>Populus</i> sp.)	18	960	7	7	7	8	6	M	Moderate lean towards east.	20+	B1	417	11.5
T40	Elm sp. (<i>Ulmus</i> sp.)	14	650	2	5	7	6	3	M	Crown bias towards south.	20+	B1	191	7.8
T41	Sycamore (<i>Acer pseudoplatanus</i>)	15	590	5	4	4	4	0	EM	Fended off, unable to full inspect.	20+	B1	157	7.1
G1	Sycamore (<i>Acer pseudoplatanus</i>), Silver birch (<i>Betula pendula</i>), Goat willow (<i>Salix caprea</i>)	7	200	2	2	2	2	0	SM	Dense undergrowth of Rhododendron.	10+	C2	18	2.4



TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	CROWN SPREAD				HEIGHT OF C.C	AGE	COMMENTS	ERC	CATEGORY	RPA (M ²)	RPA RADIUS (M)
				N	E	S	W							
G2	Sycamore (<i>Acer pseudoplatanus</i>) X 8	13	350	4	4	4	4	2	EM	Dense undergrowth	20+	B2	55	4.2
G3	Sycamore (<i>Acer pseudoplatanus</i>), Holly (<i>Ilex aquifolium</i>), Goat willow (<i>Salix caprea</i>), Rhododendron	6	150	2	2	2	2	0	SM	Dense undergrowth.	10+	C2	10	1.8
W1	Sycamore (<i>Acer pseudoplatanus</i>) willow sp. (<i>Salix</i> sp.)	16	550	5	5	5	5	0	EM	Predominantly sycamore with occasional willow. Dense undergrowth.	20+	B2	137	6.6



APPENDIX II

PHOTOGRAPHS

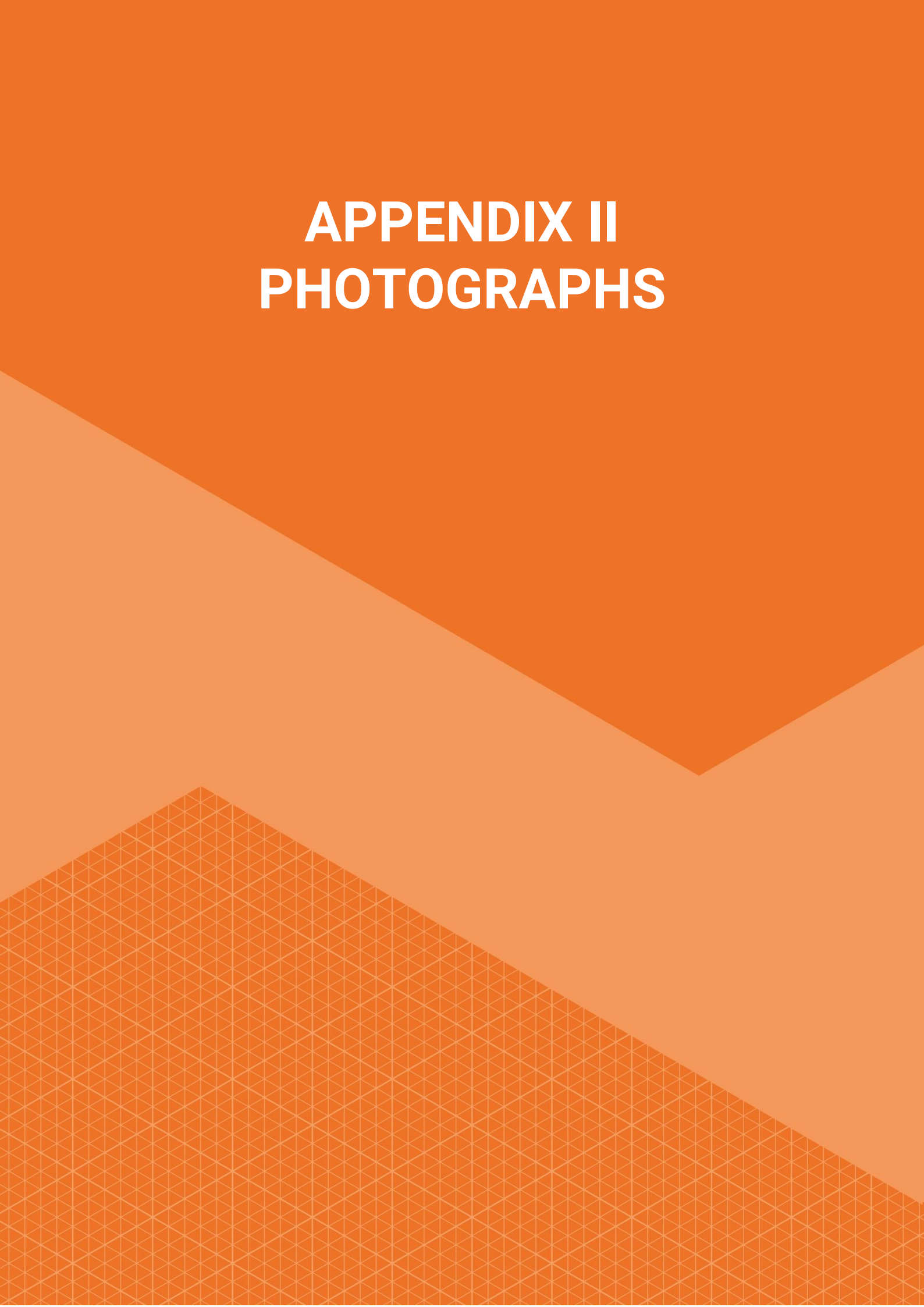
The background of the page is composed of several geometric shapes in shades of orange. A large, dark orange shape occupies the top right. A lighter orange shape is on the left, meeting the dark one at a diagonal line. The bottom left corner features a light orange shape with a fine, repeating grid pattern. The overall design is modern and minimalist.

PLATE 1 TREE T1



PLATE 2 TREE T2



PLATE 3 TREE T5



PLATE 4 TREE T12



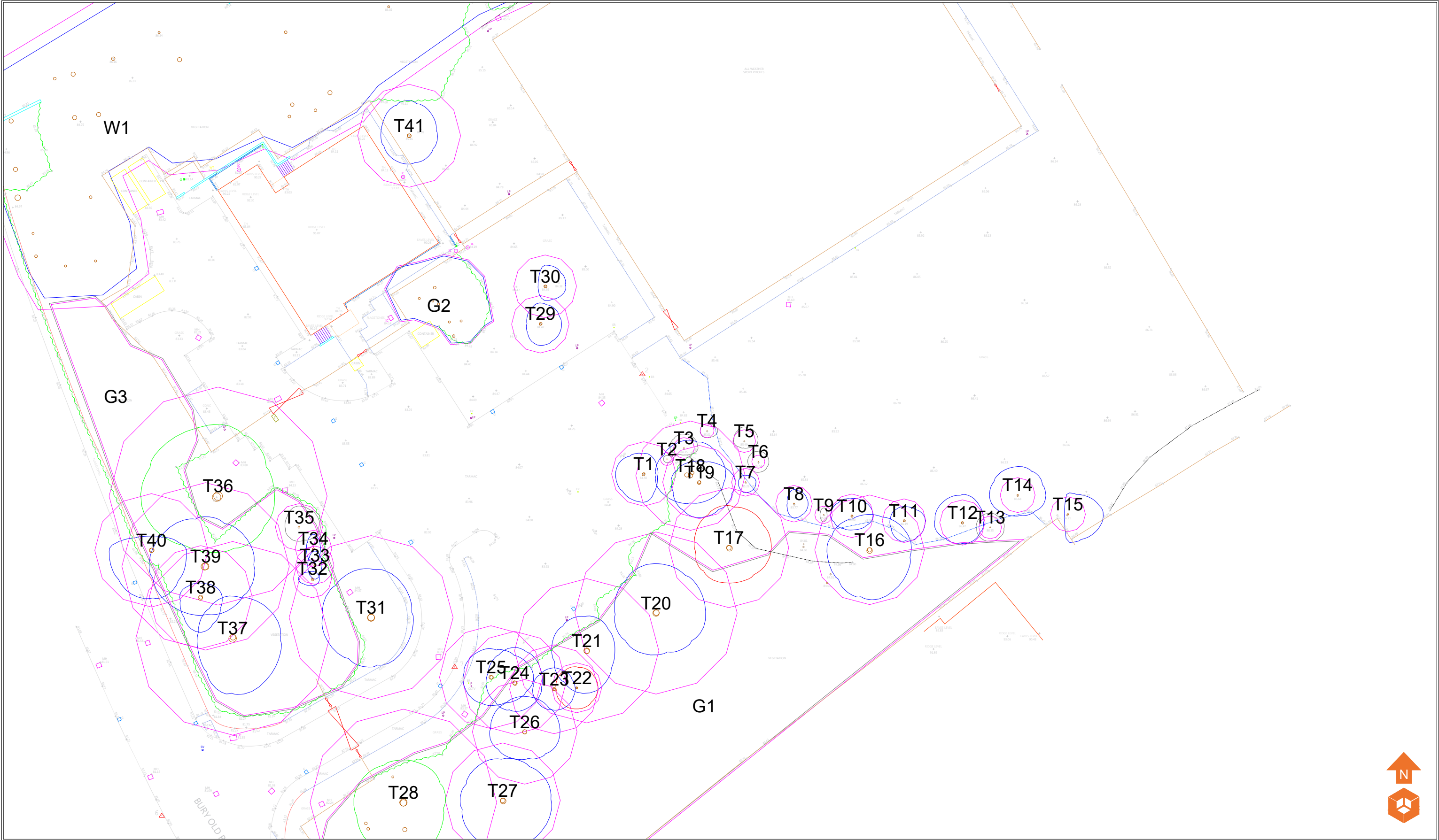
PLATE 5 TREE T28



PLATE 6 TREE T41



APPENDIX III TREE CONSTRAINTS PLAN



Tree Categorisations:

Those to be Considered for Retention:



Category 'A' Tree/Group/Hedge
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years



Category 'B' Tree/Group/Hedge
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years



Category 'C' Tree/Group/Hedge
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees



Category 'U' Tree/Group/Hedge
Those in Such a Condition that they Cannot Realistically be Retained as Living Trees in the Context of the Current Land Use for Longer Than 10 Years

Those Unsuitable for Retention:

Root Protection Areas (RPAs):



RPAs
Area(s) of Ground Around Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see Appended Temporary Protective Fencing Specification

Notes:

P1	REVA	20.02.2024	MD	MD
Phase	Issue	Date	Drawn	Checked

Client:

ILEX Project Management Ltd

Job Title:

Manchester Maccabi Community & Sports Club

Job No:	81-667	Date:	20.02.2024
Drawing No:	001	Scale:	1:500 @ A3

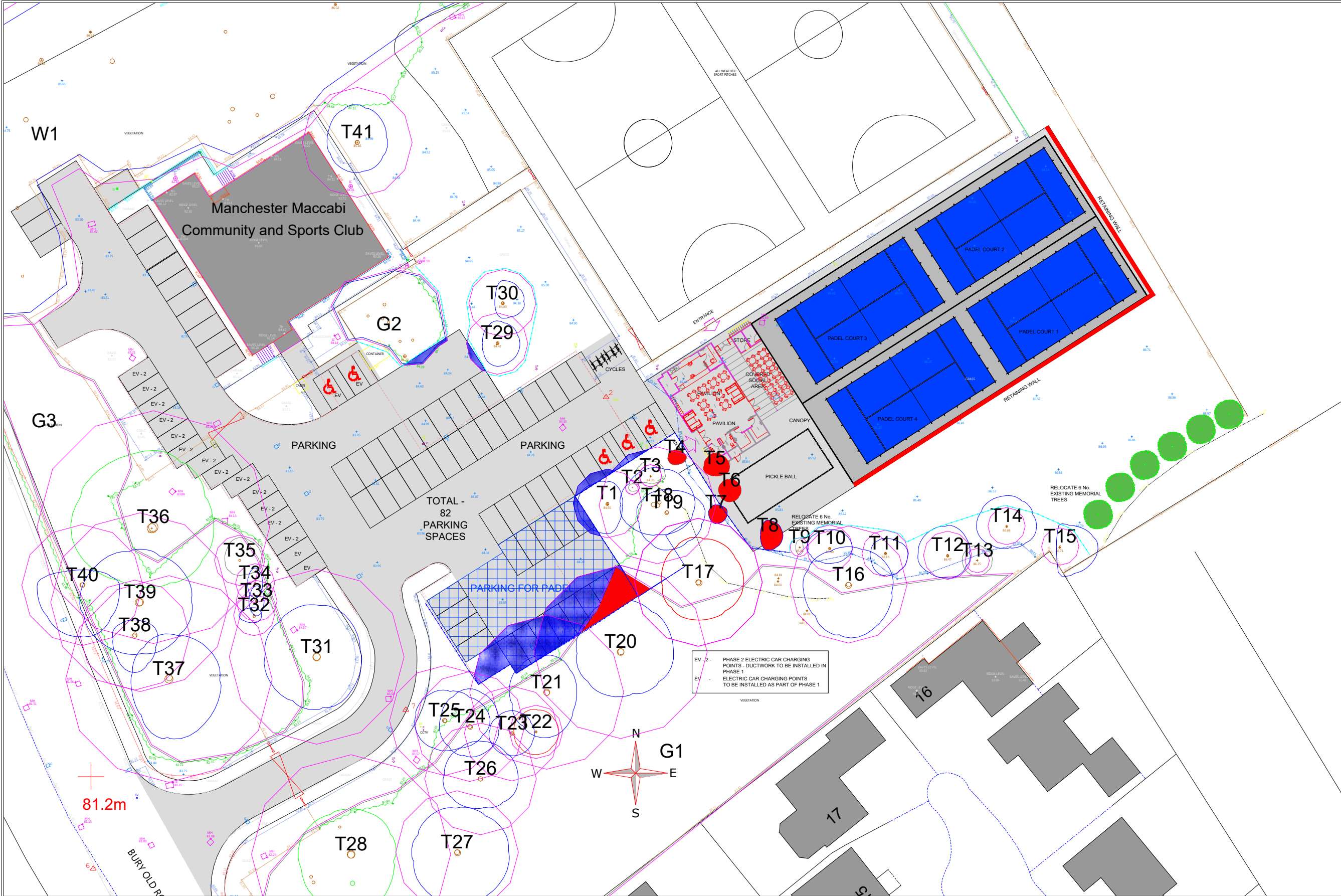


Environmental Engineering Partnership Ltd
Taylor Road, Trafford Park
Urmston, Manchester, M41 7JQ
Tel: 0161 707 9612
E-mail: info@e3p.co.uk
Website: www.e3p.co.uk

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Tree Constraints Plan

APPENDIX IV TREE IMPACTS & PROTECTION PLAN



402900



Tree Categorisations:

Those to be Considered for Retention:

Category 'A' Tree/Group/Hedge
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years

Category 'B' Tree/Group/Hedge
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years

Category 'C' Tree/Group/Hedge
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees

Those Unsuitable for Retention:

Category 'U' Tree/Group/Hedge
Those in Such a Condition that they Cannot Realistically be Retained as Living Trees in the Context of the Current Land Use for Longer Than 10 Years

Root Protection Areas (RPAs):

RPAs
Area(s) of Ground Around Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see Appended Temporary Protective Fencing Specification

Tree Removals:

Tree removals
Proposed tree removals in the context of the development proposals

Root Protection Area Encroachment:



Tree Protective Fencing:



Notes:

EV - 2 - PHASE 2 ELECTRIC CAR CHARGING POINTS - DUCTWORK TO BE INSTALLED IN PHASE 1
EV - ELECTRIC CAR CHARGING POINTS TO BE INSTALLED AS PART OF PHASE 1

P1	REVA	05.03.2024	MD	MD
Phase	Issue	Date	Drawn	Checked

Client:

ILEX Project Management Ltd

Job Title:

Manchester Maccabi Community & Sports Club

Job No:

81-667

Drawing No:

001

Date:

05.03.2024

Scale:

1:500 @ A3



Environmental Engineering Partnership Ltd
Taylor Road, Trafford Park
Urmston, Manchester, M41 7JQ
Tel: 0161 707 9612
E-mail: info@e3p.co.uk
Website: www.e3p.co.uk

Tree Impacts & Protection Plan

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