Arboricultural Impact Assessment

Tyler Grange

Prestwich Village
30th January 2024

TG Report No. 15807_R02c_BV_JJ

Project No:	Report No.	Date	Revision
15807	R02	30th January 2024	C

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Section 1: Introduction

Table 1: Overview and Summary

Purpose of report:	This AIA has been prepared by Tyler Grange on behalf of The Prestwich Regeneration LLP, a Joint Venture ('JV') between Bury Council and Muse Places, and is submitted in support of an application for hybrid planning permission at "Prestwich Village". Following the recommendations of the British Standard[1], this report includes the necessary arboricultural information to support the planning application. It demonstrates that the impact, both direct and indirect, of the proposal, has been assessed and where appropriate, mitigation and tree protection may be required.
Site description:	The application site as existing is 2.48 hectares and comprises a mixture of surface level car parking bound by Rectory Lane to the south and east and existing buildings including; the Longfield Centre, Prestwich Library and Prestwich Health Centre. The application site also incorporates an existing surface level car park north of Fairfax Road. The site is irregular in shape and bound by Rectory Lane to the east and south; existing retail units and Bury New Road to the west; with retail units and residential dwellings, including The Radius building to the north. In addition, the Prestwich Metrolink stop is located adjacent to the site's eastern boundary. See Figure 1 overleaf.
Application type and description:	Hybrid application comprising: Full planning application proposing demolition of existing buildings and structures and the erection of a phased mixed use development including a Community Hub comprising flexible uses including library, offices, medical or health services (Use Classes F1 (a-f), F2(b), E(c), E(e), E(g)) and retail uses (Use Classes E(a), E(b)F2(a)) and Sui Generis (hot food takeaway and bar),a new Market Hall(Use Classes E(a), E(b) and Sui Generis (hot food takeaway and bar)),a Commercial Building comprising flexible uses including retail, offices, gymnasium (Use Classes E(a), E(b), E(c), E(d), E(g), F2(a), a Travel Hub comprising car parking and cycle parking (Sui Generis), a public square and public realm and associated landscaping, car parking provision, cycle storage and other associated works; and part Outline planning application (with all matters reserved) proposing a phased residential led mixed use development comprising residential (Use Class C3), flexible commercial, business, service, local community and learning uses (Use Classes E, F) and Sui Generis (hot food takeaway and bar),engineering works to Rectory Lane, new public realm, associated landscaping, car parking provision, cycle storage and other associated works.
Report prepared on behalf of:	The Prestwich Regeneration LLP.
Local Planning Authority (LPA):	Bury Council

[1] BS5837:2012 Trees in relation to design, demolition and construction- Recommendations, London: British Standards Institute

Planning policies relating to arboricultural features:	Policy EN8 of Bury UDP. Planning policy is further detailed at Appendix 1.
Report Summary:	A total of 60no. trees are proposed for removal (27 individuals and 33 situated in groups), comprising 19no. Category B tree and 41no. Category C trees. None of the trees to be removed are Category A, subject to a TPO, or of veteran status. The removals are considered unavoidable and compensatory tree planting is proposed on site. The removals will result in a temporary reduction in canopy cover. However, it is anticipated that the canopy cover and green infrastructure connectivity will be fully re-established, with improvements in overall tree quality as the replacement planting matures and provides greater multi-functional benefits. The retention of some of the existing trees is viable, and the replacement of those removed allows for the proposed development to be set within a densely tree-populated environment. A positive balance of tree replacement planting is proposed within the soft landscaping strategy to sufficiently account for the tree losses. Specifically, 118no. new individual trees will be incorporated into the landscape internally and along the boundaries of the site, offering a net-gain in tree numbers. This ensures the development is consistent with local planning policies EN4 and EN8. The protection of the retained trees during the construction stage will require a detailed Arboricultural Method Statement (AMS). This report provides recommendations for protection to demonstrate how this can be achieved. An AMS is therefore recommended to be secured by planning conditions should consent be granted.

Figure 1: Site Location with Indicative Application Boundary (Google Earth ©).

Section 2: Arboricultural Baseline

Table 2: Survey Summary

Survey approach:	The tree survey was completed by a suitably qualified Arboricultural Surveyor of Tyler Grange on the 27th June 2023. The survey was completed in accordance with BS5837. A measured topographical survey was used to identify the location of trees and their surrounding context.
Survey findings:	Findings for each of the trees surveyed are detailed in the Tree Survey Schedule (See Appendix 3). This provides a tabulated record of the trees surveyed, including reference numbers, species composition, tree dimensions, life stage, physiological and structural condition, and the arboricultural value of each survey entry. Tree quality category gradings are assigned as detailed in Appendix 2.
Survey mapping:	The distribution of the trees surveyed is illustrated on the Tree Constraints Plan (see Plan 1) together details of their constraints to new development in accordance with BS5837, including, tree quality gradings[2], Root Protection Areas (RPAs)[3], tree canopy spreads[4] and tree shading[5].

Table 3: Tree related Designations

Designation Type	TG Tree Reference Number(s)
Tree Preservation Order[6]	None
Conservation Area[7]	None
Ancient Woodland [8]	None
Other Woodland Habitat [9]	None

[2] The arboricultural value of surveyed features under the criteria shown at Appendix 1. Allowing informed decisions to be made concerning which trees should be removed or retained in the event of development occurring.

[3] a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority.

[4] Dimensions of the trees crown spread and clearance from ground level.

[5] Shade cast by existing trees which may affect the availability of sunlight and daylight within a new development.

[6] A Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity. An Order prohibits the any works and damage to trees (with some exceptions) without the local planning authority's written consent. More information can be found online https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#tree-preservation-orders--general.

[7] Trees in a conservation area that are not protected by an Order are protected by the provisions in section 211 of the Town and Country Planning Act 1990. These provisions require people to notify the local planning authority, using a 'section 211 notice', 6 weeks before carrying out certain work on such trees, unless an exception applies. More information can be found online https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#tree-preservation-orders--general.

[8] Ancient woods are areas of woodland that have persisted since 1600 in England and Wales, and 1750 in Scotland. The Magic Maps website https://magic.defra.gov.uk/MagicMap.aspx has been used to search for ancient woodland on or adjacent to a site.

[9] Spatial data of woodlands identified under the Priority Habitat Inventory (England) Published by Natural England. The Magic Maps website https://magic.defra.gov.uk/MagicMap.aspx has been used to search for woodland on or adjacent to a site.

Section 3: Arboricultural Impact Assessment

Tree Retention and Removal

3.1. Trees to be retained and removed are shown on the TRRP. Table 4 below describes the tree losses required to facilitate the development and provides recommendations for compensation.

Table 4: Trees to be Removed to Facilitate Development as per their BS5837 Category Gradings.

Reference Number	BS5837 Category (as labelled on the TCP)	Description of Loss	Compensatory Measures
T11, T13, T23, T24, T32, T40, T41, T50, T51, T53	B	Removal of 10.no trees of mixed species lime, maple, birch and cherry) and age-classifications, ranging from semi-mature to mature, to accommodate the various development components.	Sufficient new planting is proposed to be incorporated into the landscape scattered across the entirety of the site, as shown on the Landscape Masterplan- Phase 1 & 2 (3107-PLA-XX-XX-DR-L-0002-Rev P12), which is attached to this report as Plan 4.
G54	B	Partial group removal of 9no. individual cherry trees to improve the growing conditions for the remaining 7 retained trees within the linear group. Removals can be selected choosing those of lesser quality and vigour ensuring the healthier portion of trees are retained.	
T3, T7, T8, T9, T12, T14, T16, T17, T18, T34, T35, T42, T43, T44, T48, T49, T52	C	Removal of 17no. trees of mixed species (hornbeam, pear, lime, rowan, birch, maple) and age-classifications, ranging from semi-mature to mature, to accommodate the various development components.	
G1, G5, G6, G15, G19, G20, G21	C	Removal of 7no. tree groups in their entirety, comprising 24no individual trees of mixed species (hornbeam, pear, lime, sycamore) and age-classifications ranging from semi-mature to mature, to accommodate the various development components.	

New Tree Planting

3.2. A proposed soft-landscaping scheme, as shown on the Landscape Masterplan (Ref 3107-PLA-XX-XX-DR-L-0002, revision P12), has been prepared and submitted separately as part of the application. The proposal includes for 118no. new individual trees to be incorporated into the landscape internally and along the boundaries of the site, supplemented by 'ornamental planting' and 'rain garden' species mixes. The Travel Hub Landscape plan (3107-PLA-XX-XX-DR-L-0005), details where 18 semi-mature trees are proposed along the northern, north-western, and southern boundaries. Despite the proposed tree losses, a positive balance of compensatory planting will be incorporated.

Works within Root Protection Areas

3.3. Works required within the RPAs of trees to facilitate the construction stages of the development are detailed in the table below. Recommendations to mitigate the working activities with respect to minimising impacts to roots and their environment is provided.

3.4. Adoption of the recommended protective measures is subject to the approval of a detailed Arboricultural Method Statement (AMS) which will be provided by condition should consent be granted.

Table 5: Works within RPAs

Tree Number	Description of works	Protective measures
Proposed Re-Surfacing		
W45	Car park re-surfacing works within the outer periphery of RPAs of trees located in the linear woodland group (off-site).	Surface material down to the sub-base to be removed. Machinery to be located on top of existing hard surfaces outside of RPAs during surface material removal. Retain existing sub-base material in situ to avoid displacing soil or disturbing the sensitive rooting environment beneath. Removal of existing sub-base material completed manually using hand held tools to avoid exposed soil compaction. Utilise non-invasive edge supports for new curbing within RPAs. New soft landscaping installed within RPAs to be incorporated manually using hand tools where appropriate.
T30, T31, T36, G37, G54	Resurfacing works of hard landscaping areas and new soft landscaping troughs adjacent to retained trees.	

Long-term Tree Management and Social Proximity

3.5. The proximity associated with retained trees has been recognised in relation to the potential impacts of future canopy growth towards new structures, public spaces, and other landscaping features.

3.6. The TRP (see Plan 3) illustrates the distance between new built structures and the canopies of retained trees. There are no undue canopy encroachment issues anticipated. This has been achieved by considering suitable development buffers from retained trees; T30 T31, T36, G37, and G54, which allows for future canopy development.

Construction Mitigation

3.7. Trees to be retained will remain unaffected by the proposed development subject to the adoption of tree protection measures during the demolition and construction phase.

3.8. It is recommended that a full Arboricultural Method Statement (AMS) is prepared as part of the Technical design stage as recommended by BS5837. Should consent be granted, this can be secured by way of a reserved matters application or to discharge suitably worded planning Conditions.

3.9. The AMS will set out a practical methodology to the protection of retained trees based on detailed construction plans . The AMS will typically include the following key items:

- A schedule and specification of tree removal and pruning works;
- Specifications for tree protection barriers and ground protection;
- Procedures for any specialist construction techniques / any supervised excavations within RPAs;
- Phasing of work;
- Site monitoring (where required); and
- A Tree Protection Plan.

Appendix 1: Planning Policy Relating to Trees

Table 6: National and Local Planning Policy Relating to Trees

Policy Document	Policy References	Policy Wording / Description
National Planning Policy Framework (NPPF)	Section 12, paragraph 136	"Trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users."
	Section 15, paragraph 180	"Planning policies and decisions should contribute to and enhance the natural and local environment by:" This includes "recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland."
	Section 15, paragraph 186	"When determining planning applications, local planning authorities should apply the following principles:" Subsection C; "that development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists."
Bury UDP (current adopted plan)	Part 2: Chapter 6 : Environnent	Policy EN8- Woodland And Trees The Council will support the retention of trees, woods, copses and hedgerows and encourage natural regeneration and new and replacement tree planting throughout the Borough. In pursuing this policy it will be important to encourage new tree planting, to incorporate trees in new developments and to protect and improve existing woodland areas and trees. In particular the Council will be keen to encourage the retention and planting of locally native species of trees, though in certain circumstances it may be more appropriate to encourage natural regeneration. The Council will formulate appropriate strategies and programmes to this end.
Supplementary Planning Guidance	Development Control Policy Guidance	Section 1a. "New development should be informed by a detailed understanding of the site. This is best achieved through a site appraisal which should consider:

	Note 16:"Design &Layout of New Development in Bury"	1. Whether there are any natural habitats such as ponds, hedgerows and trees on site 2. The identification of protected species." There are multiple other considerations but only the ones pertinent to arboriculture are included above with evidence of how these were satisfied below: 1. Hedgerow and trees were fully considered in the development due to the necessary surveys that were completed; 2. This survey did not identify any trees species that are critically protected or are onerous in statutory designations.
Bury Local Plan- Publication Core Strategy (emerging local plan not fully adopted yet).	DM Policy EN4	"Protecting and Enhancing the Green Infrastructure Network": The Council will seek to protect and enhance multi-functional green infrastructure and will support proposals to improve the connectivity and quality of the network where these accord with other Local Plan policies and proposals. In order to maintain the positive role and function of the green infrastructure network, the Council will resist proposals for new built development and the change of use of land and existing buildings that could result in negative impacts, unless it satisfies the following criteria: a) Where that part of the network is designated as Green Belt, that the proposal is able to satisfy established national policy on green belt; or b) Where that part of the network is not designated as Green Belt that, subject to other Local Plan policies and proposals, the development would fall into one of the following categories: i) it is of strategic importance with respect to one or more particular green infrastructure functions at the overall expense of the multifunctionality of the network; ii) it is limited and will form part of, and be essential to, the provision and improvement of public services and utilities; iii) it is any other development that would be appropriate in the Green Belt; or iv) it is essential to meet broader sustainability objectives. Where a proposal is able to satisfy the above criteria, applicants will be expected to further demonstrate that the proposal: c) would have positive benefits in terms of the network's integrity, connectivity, role and function; and d) incorporates sufficient mitigation and/or compensation measures to offset any loss or damage to the network that would arise from the development; and e) is in accordance with other Local Plan policies and proposals. Opportunities for new green infrastructure that exist outside or adjacent to the Strategic Green Infrastructure network which could form key gateways or improve linkages in areas of poor connectivity will be encouraged, where appropriate.

Appendix 2: BS 5837:2012 Cascade Chart for Tree Quality Assessment

TREES FOR REMOVAL				
Category and Definition	Criteria			Identification on Plan
Category U 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	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline. • Trees infected with pathogens of significance to the health and/or safety of other trees nearby or very low-quality trees suppressing adjacent trees of better quality. (NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve)			DARK RED
TREES TO BE CONSIDERED FOR RETENTION				
Category and Definition	Criteria - Subcategories			Identification on Plan
	1. Mainly Arboricultural Values	2. Mainly Landscape Values	3. Mainly Cultural Values, including Conservation	
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; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	LIGHT GREEN
Category B *Trees of moderate quality with an estimated remaining life expectancy of at least 20 years*	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remedial defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural benefits.	MID 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 150mm*	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or temporary/transient landscape benefit.	Trees with no material conservation or other cultural value.	GREY

Appendix 3: Tree Survey Schedule (15807/TSS01)

Tree Number	Common Species Name	Height (m) and Crown Clearance (m)	Trunk Diameter (mm) and stem count	Crown Spread (m)				Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W							
G1	Hornbeam (Carpinus betulus)	6(1)	150(1)	1.50	1.50	1.50	1.50	Semi Mature	Good	Good	C2	Moderate quality and value. Kerb close to stem base. Tree located within hard surface area. Dieback in crown.	1.8	10
T2	Norway Maple (Acer platanoides)	11(2)	420(1)	4.00	3.00	4.00	4.00	Mature	Good	Good	B2	Moderate quality and value. Scattered deadwood. Dieback in crown.	5.0	80
T3	Hornbeam (Carpinus betulus)	6(1)	170(1)	1.80	1.50	1.80	1.50	Semi Mature	Good	Good	C2	Moderate quality and value. Kerb close to stem base. Tree located within hard surface area.	2.0	13
G4	Sycamore (Acer pseudoplatanus)	5(2.5)	100(1)	2.00	2.00	2.00	2.00	Semi Mature	Poor	Fair	U	Declining in health and condition. Low quality and value. Kerb close to stem base. Tree located within hard surface area. Sparse foliage. Dieback in crown.	1.2	5
G5	Callery Pear (Pyrus calleryana)	6.5(2.5)	140(1)	2.00	2.00	2.00	2.00	Semi Mature	Fair	Good	C2	Declining in health and condition. Moderate quality, but of reduced value due to small size. Kerb close to stem base. Roots restricted by hard surface. Dieback in crown.	1.7	9
G6	Callery Pear (Pyrus calleryana)	6.5(2.5)	150(1)	2.20	2.20	2.20	2.20	Semi Mature	Good	Good	C2	Declining in health and condition. Moderate quality, but of reduced value due to small size. Kerb close to stem base. Roots restricted by hard surface. Dieback in crown. Tree guards close to stems	1.8	10
T7	Callery Pear (Pyrus calleryana)	8(2)	200(1)	2.50	2.50	2.50	2.50	Early Mature	Good	Good	C2	Moderate quality, but of reduced value due to small size. Kerb close to stem base. Roots restricted by hard surface. Dieback in crown. Tree guards close to stems	2.4	18
T8	Callery Pear (Pyrus calleryana)	8(2)	200(1)	2.50	2.50	3.00	3.00	Early Mature	Good	Good	C2	Moderate quality, but of reduced value due to small size. Kerb close to stem base. Roots restricted by hard surface. Dieback in crown. Tree guards close to stems	2.4	18
T9	Lime (Tilia sp.)	4.5(1)	100(1)	1.50	2.00	1.50	1.30	Semi Mature	Good	Good	C2	Moderate quality, but of reduced value due to small size. Kerb close to stem base. Roots restricted by hard surface.	1.2	5
T10	Rowan (Sorbus aucuparia)	4(2)	80(1)	1.00	1.00	1.00	1.00	Semi Mature	Poor	Fair	U	Declining in health and condition. Low quality and value. Kerb close to stem base. Roots restricted by hard surface. Low vitality. Sparse foliage. Induced decline, poor quality.	1.0	3

Tree Number	Common Species Name	Height (m) and Crown Clearance (m)	Trunk Diameter (mm) and stem count	Crown Spread (m)				Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W							
T11	Lime (Tilia sp.)	7(2)	220(1)	3.00	3.00	3.00	3.00	Early Mature	Good	Fair	B2	Moderate quality and value. Kerb close to stem base. Roots restricted by hard surface. Major bark wounding on stem. Major stem wound bark tear with exposed heartwood. Semi occluded.	2.6	22
T12	Lime (Tilia sp.)	5(1.5)	110(1)	1.50	2.00	2.00	2.00	Semi Mature	Good	Good	C2	Moderate quality, but of reduced value due to small size. Kerb close to stem base. Roots restricted by hard surface.	1.3	5
T13	Lime (Tilia sp.)	9(1.7)	190(1)	3.00	3.00	3.00	3.00	Early Mature	Good	Good	B2	Moderate quality and value. Kerb close to stem base. Roots restricted by hard surface.	2.3	16
T14	Rowan (Sorbus aucuparia)	6(2.5)	80(1)	1.50	1.50	1.50	1.50	Semi Mature	Fair	Fair	C2	Declining in health and condition. Low quality and value. Kerb close to stem base. Roots restricted by hard surface. Sparse foliage. Induced decline, poor quality.	1.0	3
G15	Lime (Tilia sp.)	4(1.8)	170(1)	2.00	2.00	2.00	2.00	Semi Mature	Good	Good	C2	Moderate quality, but of reduced value due to small size. Kerb close to stem base. Roots restricted by hard surface.	2.0	13
T16	Rowan (Sorbus aucuparia)	6.5(3)	90(1)	1.20	1.50	1.20	1.30	Semi Mature	Fair	Fair	C2	Low quality and value. Kerb close to stem base. Roots restricted by hard surface. Dieback in crown.	1.1	4
T17	Lime (Tilia sp.)	5(2)	170(1)	2.50	2.50	2.50	2.50	Semi Mature	Good	Good	C2	Moderate quality, but of reduced value due to small size. Kerb close to stem base. Roots restricted by hard surface.	2.0	13
T18	Rowan (Sorbus aucuparia)	7(3)	140(1)	1.50	1.50	1.50	1.50	Semi Mature	Good	Good	C2	Moderate quality, but of reduced value due to small size. Kerb close to stem base. Roots restricted by hard surface.	1.7	9
G19	Sycamore (Acer pseudoplatanus)	6(2.3)	140(1)	2.00	2.00	2.00	2.00	Semi Mature	Fair	Fair	C2	Declining in health and condition. Low quality and value. Kerb close to stem base. Roots restricted by hard surface.	1.7	9
G20	Sycamore (Acer pseudoplatanus)	5(2.5)	150(1)	2.00	2.00	2.00	2.00	Semi Mature	Fair	Fair	C2	Declining in health and condition. Low quality and value. Kerb close to stem base. Roots restricted by hard surface. Linear row. Planted in small tree pit	1.8	10
G21	Callery Pear (Pyrus calleryana)	5(2)	100(1)	1.70	1.70	1.70	1.70	Semi Mature	Good	Good	C2	Moderate quality, but of reduced value due to small size. Kerb close to stem base. Roots restricted by hard surface.	1.2	5
G22	Callery Pear (Pyrus calleryana)	5(2)	90(1)	1.50	1.50	1.50	1.50	Semi Mature	Poor	Good	U	Declining in health and condition. Low quality and value. Kerb close to stem base. Roots restricted by hard surface. Scattered deadwood. Low vitality. Sparse foliage.	1.1	4

Tree Number	Common Species Name	Height (m) and Crown Clearance (m)	Trunk Diameter (mm) and stem count	Crown Spread (m)				Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W							
T23	Norway Maple (Acer platanoides)	10(2)	420(1)	4.00	5.50	5.00	3.00	Mature	Good	Good	B2	Moderate quality and value. Roadside tree: of value in the streetscene. Rooted on far side of bank. Stream restricts RPA. Kerb close to stem base. Scattered deadwood. Crown distorted due to group pressure.	5.0	80
T24	Norway Maple (Acer platanoides)	12(3)	380(1)	4.50	3.00	5.00	4.50	Mature	Good	Good	B2	Moderate quality and value. Roadside tree: of value in the streetscene. Rooted on far side of bank. Stream restricts RPA. Kerb close to stem base. Scattered deadwood. Crown distorted due to group pressure.	4.6	65
T25	Sycamore (Acer pseudoplatanus)	6.5(3)	130(1)	3.00	2.50	1.00	2.00	Semi Mature	Good	Fair	C2	Low quality and value. Kerb close to stem base. Roots restricted by hard surface.	1.6	8
T26	Sycamore (Acer pseudoplatanus)	11(4.5)	250(1)	3.50	4.50	2.50	4.00	Early Mature	Good	Fair	C2	Moderate quality and value. Kerb close to stem base. Roots restricted by hard surface. Scattered deadwood.	3.0	28
T27	Sycamore (Acer pseudoplatanus)	13(4)	600(1)	3.00	4.50	4.50	4.50	Mature	Good	Fair	B2	Moderate quality and value. Kerb close to stem base. Roots restricted by hard surface. Ivy on stem. Ivy in crown. Scattered deadwood.	7.2	163
T28	Sycamore (Acer pseudoplatanus)	9(3)	220(1)	3.00	1.50	3.00	1.50	Semi Mature	Fair	Fair	C2	Low quality and value. Kerb close to stem base. Roots restricted by hard surface. Ivy on stem. Ivy in crown. Scattered deadwood.	2.6	22
G29	Field Maple (Acer campestre)	4.5(1.8)	80(1)	1.50	1.50	1.50	1.50	Semi Mature	Good	Good	C1	Moderate quality, but of reduced value due to small size. Kerb close to stem base. Roots restricted by hard surface.	1.0	3
T30	Downy Birch (Betula pubescens)	10(1.5)	270(1)	3.00	3.00	3.00	3.00	Early Mature	Good	Good	B2	Moderate quality and value. Roadside tree: of value in the streetscene. Kerb close to stem base. Roots restricted by hard surface. Crown proximity to buildings touching	3.2	33
T31	Downy Birch (Betula pubescens)	7.5(1.5)	230(1)	2.50	2.50	2.50	2.50	Early Mature	Good	Good	B2	Moderate quality and value. Roadside tree: of value in the streetscene. Kerb close to stem base. Roots restricted by hard surface. Crown proximity to buildings almost touching	2.8	24
T32	Silver Birch (Betula pendula)	11.5(1.5)	270(1)	3.70	3.70	3.70	3.70	Early Mature	Good	Good	B2	Moderate quality and value. Kerb close to stem base. Roots restricted by hard surface.	3.2	33

Tree Number	Common Species Name	Height (m) and Crown Clearance (m)	Trunk Diameter (mm) and stem count	Crown Spread (m)				Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W							
T33	Downy Birch (Betula pubescens)	6.5(2.5)	80(1)	1.70	1.70	1.20	1.20	Semi Mature	Fair	Fair	U	Declining in health and condition. Low quality and value. Kerb close to stem base. Roots restricted by hard surface. Major bark wounding on stem. Low vitality. Sparse foliage.	1.0	3
T34	Downy Birch (Betula pubescens)	6.5(1.5)	160(1)	2.50	3.00	3.00	2.50	Semi Mature	Good	Good	C1	Moderate quality, but of reduced value due to small size. Kerb close to stem base. Roots restricted by hard surface.	1.9	12
T35	Rowan (Sorbus aucuparia)	6(3)	150(1)	2.00	2.00	1.50	1.50	Semi Mature	Good	Good	C2	Moderate quality, but of reduced value due to small size. Kerb close to stem base. Roots restricted by hard surface.	1.8	10
T36	Sycamore (Acer pseudoplatanus)	8.5(3)	170(1)	2.00	2.00	2.00	2.00	Semi Mature	Good	Good	B2	Moderate quality and value. Moderate quality, but of reduced value due to small size. Kerb close to stem base. Roots restricted by hard surface. Growing in planting pit	2.0	13
G37	Cappadocian Maple (Acer cappadocicum)	7.5(2)	260(1)	3.00	3.00	3.00	3.00	Early Mature	Good	Good	B2	Moderate quality and value. Kerb close to stem base. Roots restricted by hard surface. Growing in planting pit	3.1	31
G38	Sweet Gum (Liquidambar styraciflua)	5(2)	80(1)	2.00	2.00	2.00	2.00	Semi Mature	Good	Good	C1	Moderate quality, but of reduced value due to small size. Roadside tree: of value in the streetscene. Kerb close to stem base. Roots restricted by hard surface.	1.0	3
T39	Rowan (Sorbus aucuparia)	5(2)	90(1)	1.70	1.70	1.70	1.70	Semi Mature	Good	Good	C1	Moderate quality, but of reduced value due to small size. Kerb close to stem base. Roots restricted by hard surface.	1.1	4
T40	Himalayan Birch (Betula utilis var. jacquemontii)	8.5(1)	180(1)	3.00	3.00	3.00	3.00	Semi Mature	Good	Good	B2	No obvious significant defects. Moderate quality and value.	2.2	15
T41	Lime (Tilia sp.)	10.5(4)	400(1)	4.50	4.50	4.50	4.50	Mature	Good	Good	B2	Good quality with high landscape value. Roadside tree: of value in the streetscene. Basal epicormic growths.	4.8	72
T42	Rowan (Sorbus aucuparia)	4.5(2)	75(1)	1.50	1.50	1.50	1.50	Semi Mature	Fair	Fair	C2	Declining in health and condition. Low quality and value. Kerb close to stem base. Roots restricted by hard surface.	.9	3
T43	Rowan (Sorbus aucuparia)	5(2)	120(1)	1.50	1.50	1.50	1.50	Semi Mature	Good	Fair	C2	Declining in health and condition. Low quality and value. Kerb close to stem base. Roots restricted by hard surface.	1.4	7
T44	Rowan (Sorbus aucuparia)	6(2)	160(1)	2.00	2.00	2.00	2.00	Semi Mature	Good	Fair	C2	Moderate quality, but of reduced value due to small size. Kerb close to stem base. Roots restricted by hard surface.	1.9	12

Tree Number	Common Species Name	Height (m) and Crown Clearance (m)	Trunk Diameter (mm) and stem count	Crown Spread (m)				Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W							
W45	Sycamore (Acer pseudoplatanus), Silver Birch (Betula pendula),Goat Willow (Salix caprea),Ash (Fraxinus excelsior)	14(3)	400(1)	3.50	3.50	3.50	3.50	Early Mature	Good	Fair	B2	Moderate quality and value. Inaccessible. Woodland edge tree that overhangs the site. Self-seeded. Part of linear group. Decay present on stem. Scattered deadwood. Dieback in crown. Mixed group alongside railway embankment between car park. Some higher quality trees majority moderate given defects. Inaccessible stems due to fences. Overhanging car parking spaces. Minor deadwood Diameter is estimated average.	4.8	72
T46	Ash (Fraxinus excelsior)	6(1.5)	150(1)	2.00	2.00	2.00	2.50	Semi Mature	Fair	Good	C2	Low quality and value. Inaccessible. Self-seeded.	1.8	10
G47	Beech (Fagus sylvatica)	13(0)	350(1)	4.00	4.00	4.00	4.00	Early Mature	Good	Good	B2	Good quality with high landscape value. Roadside tree: of value in the streetscene. Part of linear group. Low branches over road/footpath. Scattered deadwood. Broken branches in crown. Crown distorted due to group pressure. Linear group of beech of various size ranging semi nature to mature from 180mm to 450mm DBH. Crown overhanging Road and pavement Cohesive canopy group formed due to close stems.	4.2	55
T48	Norway Maple (Acer platanoides)	7(3)	120(1)	2.50	2.50	2.50	2.50	Semi Mature	Good	Good	C1	Moderate quality and value.	1.4	7
T49	Silver Birch (Betula pendula)	3(0.5)	110(1)	3.00	2.50	1.00	1.50	Young	Good	Good	C2	Low quality and value. Poor shape and form.	1.3	5
T50	Wild Cherry (Prunus avium)	10(2)	270,290(2)	5.00	5.50	5.00	5.50	Mature	Good	Good	B2	Good quality with high landscape value. Roadside tree: of value in the streetscene. Multiple stems at ground level. Scattered deadwood.	4.8	71
T51	Apple (Malus)	4.5(1.5)	190(1)	3.80	3.50	3.00	4.00	Early Mature	Good	Good	B2	Moderate quality and value.	2.3	16
T52	Rowan (Sorbus aucuparia)	3.7(1)	75(1)	1.50	1.50	1.50	2.00	Semi Mature	Good	Good	C2	Low quality and value. Leaning East.	.9	3
T53	Silver Birch (Betula pendula)	4(1.8)	180(1)	3.50	3.00	3.00	3.00	Semi Mature	Good	Good	B2	Moderate quality and value.	2.2	15

Tree Number	Common Species Name	Height (m) and Crown Clearance (m)	Trunk Diameter (mm) and stem count	Crown Spread (m)				Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W							
G54	Wild Cherry (Prunus avium),Pink Cherry (Prunus 'Kanzan'), (Prunus serrulata)	7(2.5)	200(1)	2.00	2.00	2.00	2.00	Semi Mature	Good	Good	B2	Moderate quality and value. Kerb close to stem base. Roots restricted by hard surface. Part of linear group. Mixed prunus species with some larger early mature mixed amongst generally semi mature trees. Curbs close to stem, planted in strip of soft landscaping. Crown overhanging pathway and influenced by adj buildings north of group. Diameter is estimated average.	2.4	18
T55	Ash (Fraxinus excelsior)	6(1.5)	150(1)	2.00	2.50	1.00	2.00	Semi Mature	Fair	Good	C2	Low quality and value. Inaccessible. Self-seeded.	1.8	10
G56	Ash (Fraxinus excelsior),Wild Cherry (Prunus avium)	5(1)	130(1)	2.00	2.00	2.00	2.00	Semi Mature	Fair	Good	C2	Low quality and value. Self-seeded group of stems. Part of linear group.	1.6	8
T57	Wild Cherry (Prunus avium)	9(1.5)	300(1)	5.00	1.00	3.00	5.00	Early Mature	Fair	Fair	C2	Low quality and value. Tree located within hard surface area. Located on bank. Decay present on stem. Cavity on stem. One sided crown: supressed by adjacent specimen.	3.6	41
T58	Wild Cherry (Prunus avium)	9.5(1.5)	320(1)	5.00	1.00	3.50	5.50	Early Mature	Fair	Fair	C2	Low quality and value. Tree located within hard surface area. Located on bank. Cavity on stem. Pruning wounds on stems. One sided crown: supressed by adjacent specimen.	3.8	46
T59	Wild Cherry (Prunus avium)	10(2)	340(1)	4.00	1.50	3.00	4.50	Early Mature	Fair	Fair	C2	Low quality and value. Tree located within hard surface area. Located on bank. Ivy on stem. Ivy in crown. One sided crown: supressed by adjacent specimen.	4.1	52
T60	Wild Cherry (Prunus avium)	10(2)	310(1)	4.00	1.00	3.00	4.00	Early Mature	Fair	Fair	C2	Low quality and value. Tree located within hard surface area. Located on bank. Ivy on stem. Ivy in crown. One sided crown: supressed by adjacent specimen.	3.7	43

Appendix 4: Report Limitations

Limitations

A4.1. The comments made are based on observable factors present at the time of inspection. Although the health and stability of trees in their current context is an integral part of their suitability for retention, it must be understood that this report is not a tree risk assessment and should not be construed as such. While every attempt has been made to provide a realistic and accurate assessment of the trees' condition at the time of inspection, it may have not been appropriate, or possible, to view all parts or all sides of every tree to fulfil the assessment criteria of a risk assessment.

A4.2. No tree can be considered entirely safe, given the possibility that exceptionally strong winds could damage or uproot even a mechanically 'perfect' specimen. It is therefore usually accepted that hazards are only recognisable from distinct defects or from other failure-prone characteristics of the tree or the site. An assessment of the potential influence of trees upon existing buildings or other structures resulting from the effects of trees upon shrinkable load-bearing soils or the effects of incremental root or branch growth, are specifically excluded from this report.

Un-assessable Risks

A4.3. Any alteration to the application site or development proposals could change the current circumstances and may invalidate this report and any recommendations made.

A4.4. The Wildlife and Countryside Act (WCA) 1981 (as amended) makes it an offence to disturb nesting birds or recklessly endanger a bat or its roost. Bats are also a European protected species and are additionally protected under the Conservation (Habitats & c) Regulations 1994 and 2010 (as amended). The survey findings, constraints, opportunities and design or mitigation recommendations included within that report must be read alongside this document.

A lack of recommended work does not imply that a tree does not pose an unacceptable level of risk and likewise, it should not be implied that a tree will present an acceptable level of risk following the completion of any recommended work.

Plans:

Plan 1: Tree Constraints Plan (TCP), (15807/P01)
Plan 2: Tree Retention and Removal Plan (TRRP), (15807/P02b)
Plan 3: Tree Retention Plan (TRP), (15807/P05)
Plan 4: Landscape Masterplan - Phase 1 & 2

Category A - Trees of High Quality and Value

Category B - Trees of Moderate Quality and Value

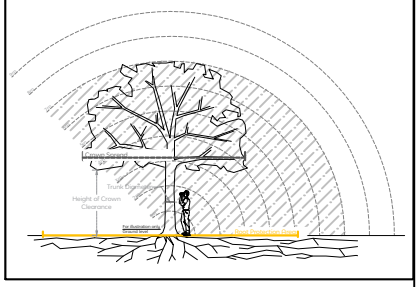
Category C - Trees of Low Quality and Value

Category U - Trees Recommended for Removal

Root Protection Areas

Tree Shading Constraints

*Denotes trees and groups not identified on topographical survey. Locations are these trees are approximate.



*W45 - B2
Sycamore, Silver Birch, Goat Willow, Ash

*T55 - C2
Ash

*T46 - C2
Ash

G56 - C2
Ash, Wild Cherry

*W45 - B2
Sycamore, Silver Birch, Goat Willow, Ash

T44 - C2
Rowan

T43 - C2
Rowan

T42 - C2
Rowan

G47 - B2
Beech

T57 - C2
Wild Cherry

T40 - B2
Himalayan Birch

T41 - B2
Lime

T58 - C2
Wild Cherry

T59 - C2
Wild Cherry

T60 - C2
Wild Cherry

G47 - B2
Beech

T48 - C1
Norway Maple

T49 - C2
Silver Birch

0 20m

North

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Project title
Prestwich Village

Drawing title
Tree Constraints Plan - Sheet 1 of 3

Scale 1:500 @ A3
Date 28.06.2023
Drawn BV
Checked WS

Drawing number
15807_P01_TCP

Category A - Trees of High Quality and Value

Category B - Trees of Moderate Quality and Value

Category C - Trees of Low Quality and Value

Category U - Trees Recommended for Removal

Root Protection Areas

Tree Shading Constraints

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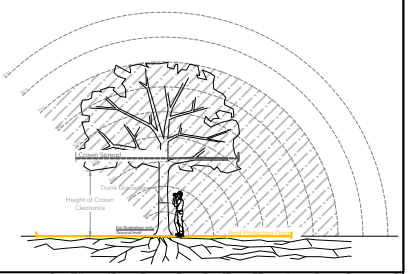

T44 - C2 Rowan
T43 - C2 Rowan
T42 - C2 Rowan
G47 - B2 Beech
T57 - C2 Wild Cherry
T58 - C2 Wild Cherry
T59 - C2 Wild Cherry
T60 - C2 Wild Cherry
G47 - B2 Beech
T40 - B2 Himalayan Birch
T41 - B2 Lime
T48 - C1 Norway Maple
T49 - C2 Silver Birch
T50 - B2 Wild Cherry
T51 - B2 Apple
T52 - C2 Rowan
G54 - B2 Wild Cherry, Pink Cherry, Japanese Cherry
T53 - B2 Silver Birch
G20 - C2 Sycamore
G20 - C2 Sycamore
G20 - C2 Sycamore
G20 - C2 Sycamore
T18 - C2 Rowan
G19 - C2 Sycamore
T17 - C2 Lime
T16 - C2 Rowan
G14 - C2 Rowan
G15 - C2 Lime
G14 - C2 Rowan
T13 - B2 Lime
T12 - C2 Lime
T11 - B2 Lime
T10 - U Rowan
T9 - C2 Lime
G22 - U Callery Pear
G22 - U Callery Pear
G21 - C2 Callery Pear
T7 - C2 Callery Pear
G6 - C2 Callery Pear
G5 - C2 Callery Pear
G6 - C2 Callery Pear
T8 - C2 Callery Pear
G4 - U Sycamore
G4 - U Sycamore
G4 - U Sycamore
G4 - U Sycamore
T3 - C2 Hornbeam
G1 - C2 Hornbeam
G1 - C2 Hornbeam
G1 - C2 Hornbeam
T2 - B2 Norway Maple
0
20m
North

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Project title
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Drawing title
Tree Constraints Plan - Sheet 2 of 3

Scale 1:500 @ A3
Date 28.06.2023
Drawn BV
Checked WS

Drawing number
15807_P01_TCP

Category A - Trees of High Quality and Value

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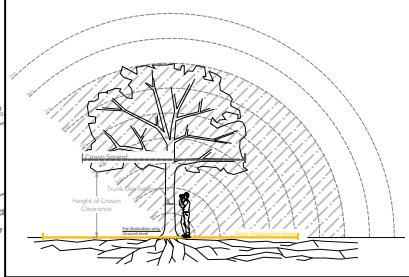
Category C - Trees of Low Quality and Value

Category U - Trees Recommended for Removal

Root Protection Areas

Tree Shading Constraints

**Denotes trees and groups not identified on topographical survey. Locations are these trees are approximate.*



G54 - B2
Wild Cherry, Pink Cherry, Japanese Cherry

T39 - C1
Rowan

G38 - C1
Sweet Gum

G37 - B2
Cappadocian Maple

T36 - B2
Sycamore

T35 - C2
Rowan

T32 - B2
Silver Birch

T34 - C1
Downy Birch

T33 - U
Downy Birch

T13 - B2
Lime

T12
Lime

T7 - C2
Callery Pear

T8 -
Call

T31 - B2
Downy Birch

T30 - B2
Downy Birch

T24 - B2
Norway Maple

T23 - B2
Norway Maple

T25 - C2
Sycamore

T26 - C2
Sycamore

T27 - B2
Sycamore

T28 - C2
Sycamore

0 20m

North

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Project title
Prestwich Village

Drawing title
Tree Constraints Plan - Sheet 3 of 3

Scale 1:500 @ A3
Date 28.06.2023

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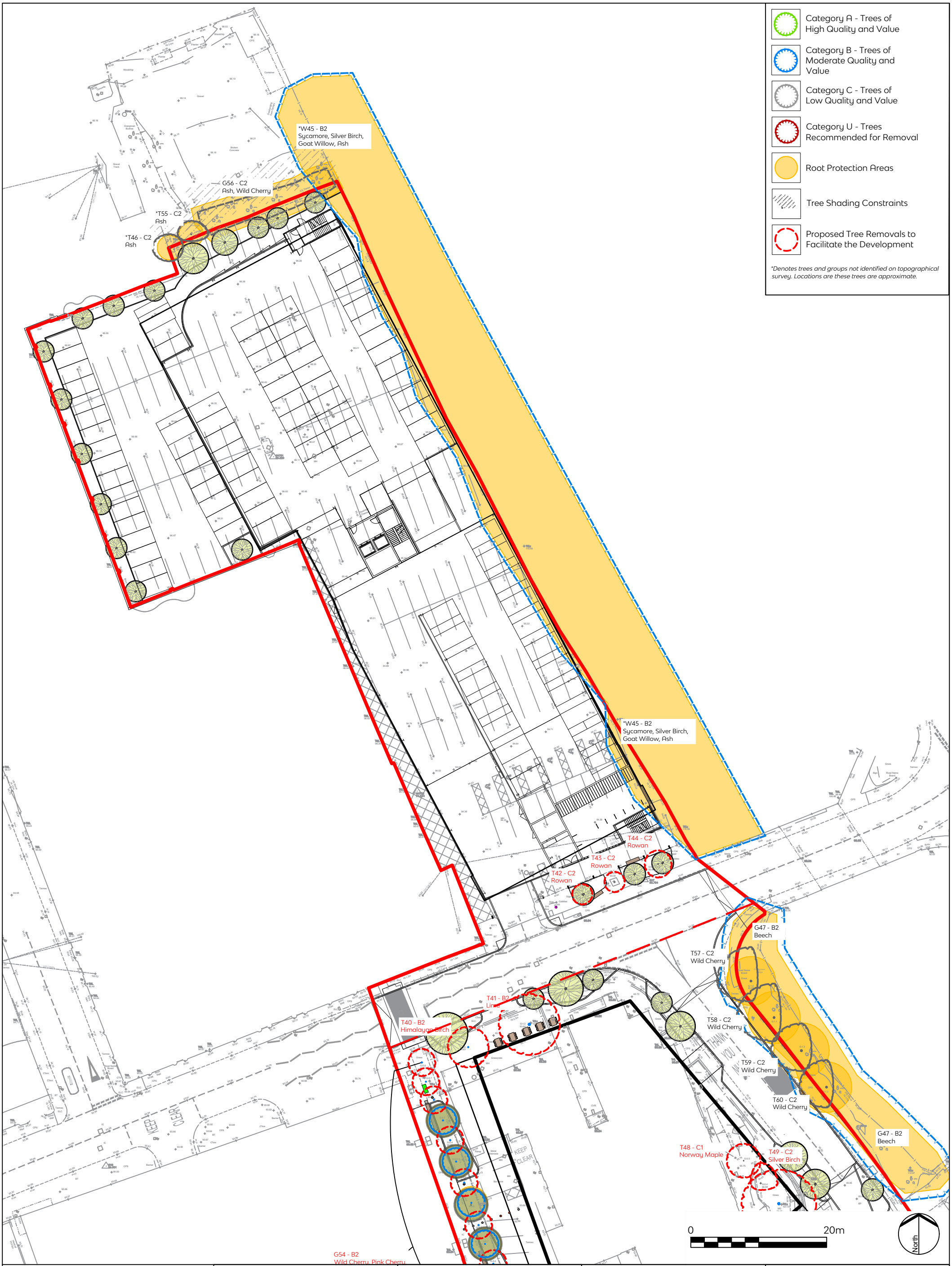
Drawing number
15807_P01_TCP



Category A - Trees of High Quality and Value

Category B - Trees of Moderate Quality and Value

Category C - Trees of Low Quality and Value

Category U - Trees Recommended for Removal

Root Protection Areas

Tree Shading Constraints

Proposed Tree Removals to Facilitate the Development

**Denotes trees and groups not identified on topographical survey. Locations are these trees are approximate.*

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Rev	Description	Date
B	Red Line Boundary Updates	16.01.2024
A	Layout Fixed (P09)	09.11.2023

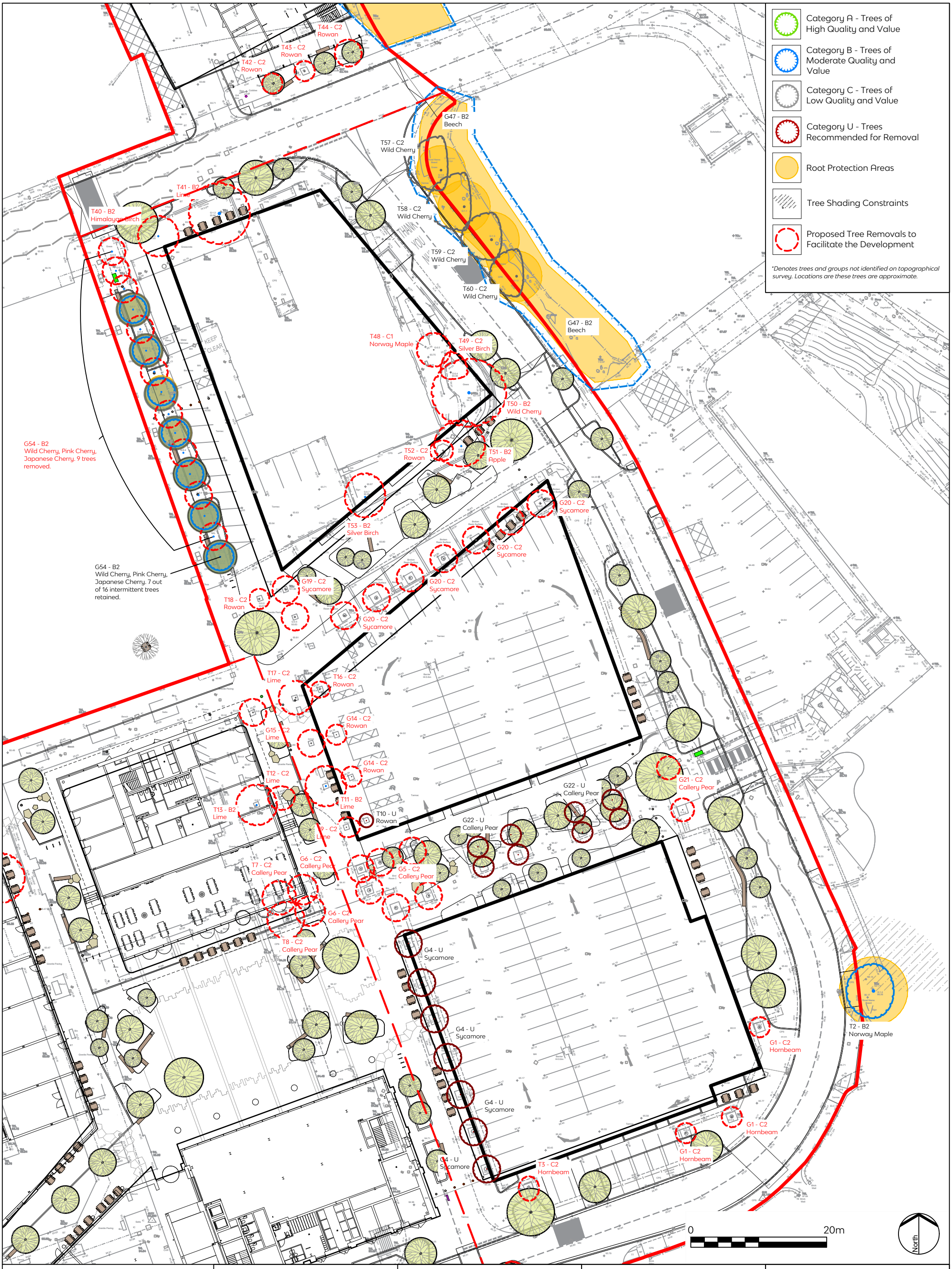
Project title
Prestwich Village

Drawing title
Tree Retention & Removal Plan
- Sheet 1 of 3

Scale 1:500 @ A3
Date 17.01.2024
Drawn BV
Checked WS

Drawing number
15807_P02_TRRP

Revision
B



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Rev	Description	Date
B	Red Line Boundary Updates	16.01.2024
A	Layout Fixed (P09)	09.11.2023

Project title
Prestwich Village

Drawing title
Tree Retention & Removal Plan
- Sheet 2 of 3

Scale 1:500 @ A3
Date 17.01.2024
Drawn BV
Checked WS

Drawing number
15807_P02_TRRP

Revision
B

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Rev	Description	Date
B	Red Line Boundary Updates	16.01.2024
A	Layout Fixed (P09)	09.11.2023

Project title
Prestwich Village

Drawing title
Tree Retention & Removal Plan
- Sheet 3 of 3

Scale 1:500 @ A3
Date 17.01.2024
Drawn BV
Checked WS

Drawing number
15807_P02_TRRP

Revision
B

Category B - Retained Trees of Moderate Quality and Value

Category C - Retained Trees of Low Quality and Value

Root Protection Areas of Retained Trees

Tree Shading Extents of Retained Trees

Denotes trees and groups not identified on topographical survey. Locations are these trees are approximate.

*W45 - B2
Sycamore, Silver Birch, Goat Willow, Ash

G56 - C2
Ash, Wild Cherry

*T55 - C2
Ash

*T46 - C2
Ash

*W45 - B2
Sycamore, Silver Birch, Goat Willow, Ash

G47 - B2
Beech

T57 - C2
Wild Cherry

T58 - C2
Wild Cherry

T59 - C2
Wild Cherry

T60 - C2
Wild Cherry

G47 - B2
Beech

G54 - B2
Wild Cherry, Pink Cherry

0 20m

North

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Rev Description Date

Project title
Prestwich Village

Drawing title
Tree Retention Plan - Sheet 1 of 3

Scale 1:500 @ A3
Date 30.01.2024
Drawn BV
Checked WS

Drawing number
15807_P05_TRP

Revision

Category B - Retained Trees of Moderate Quality and Value

Category C - Retained Trees of Low Quality and Value

Root Protection Areas of Retained Trees

Tree Shading Extents of Retained Trees

Denotes trees and groups not identified on topographical survey. Locations are these trees are approximate.

G47 - B2
Beech

T57 - C2
Wild Cherry

T58 - C2
Wild Cherry

T59 - C2
Wild Cherry

T60 - C2
Wild Cherry

G47 - B2
Beech

G54 - B2
Wild Cherry, Pink Cherry, Japanese Cherry. 7 out of 16 intermittent trees retained.

T2 - B2
Norway Maple

0 20m

North

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Rev	Description	Date
-	-	-

Project title
Prestwich Village

Drawing title
Tree Retention Plan- Sheet 2 of 3

Scale 1:500 @ A3
Date 30.01.2024
Drawn BV
Checked WS

Drawing number
15807_P05_TRP

Revision

Category B - Retained Trees of Moderate Quality and Value

Category C - Retained Trees of Low Quality and Value

Root Protection Areas of Retained Trees

Tree Shading Extents of Retained Trees

*Denotes trees and groups not identified on topographical survey. Locations are these trees are approximate.

G54 - B2
Wild Cherry, Pink Cherry, Japanese Cherry. 7 out of 16 intermittent trees retained.

T39 - C1
Rowan

G37 - B2
Cappadocian Maple

T36 - B2
Sycamore

T31 - B2
Downy Birch

T30 - B2
Downy Birch

T25 - C2
Sycamore

T26 - C2
Sycamore

T27 - B2
Sycamore

T28 - C2
Sycamore

0 20m

North

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-	-	-

Project title
Prestwich Village

Drawing title
Tree Retention Plan - Sheet 3 of 3

Scale 1:500 @ A3
Date 30.01.2024
Drawn BV
Checked WS

Drawing number
15807_P05_TRP

Revision

KEY

REDLINE BOUNDARY

PHASE 1

OUTLINE AREA
(indicative only)

PHASE 1

RECTORY LANE

RECTORY LANE

Revision	Date	Description	Drawn	Apprvd.
P12	16/01/24	PLANNING	SAB	

Client	Prestwich Regeneration LLP
Project	Prestwich Village
Drg Title	Landscape Masterplan Phase 1 & Outline Area

Created on	Created by	Approved by
10-05-23	SAB	LH

Scale	Size	Workstage	Status
1:500	A1	Stage 3	

Drg No.	Suitability	Revision
3107-PLA-XX-XX-DR-L-0002	S4	P12

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NOTES:
1. Do not scale from this drawing.
2. Always work to noted dimensions.
3. All dimensions are in millimetres unless otherwise stated.
4. All setting out, levels and dimensions to be agreed on site.
5. The dimensions of all materials must be checked on site before being laid out.
6. This drawing must be read with the relevant specification clauses and detail drawings.
7. Order of construction and setting out to be agreed on site.

Tyler Grange

Landscape | Ecology | Arboriculture