Draft Arboricultural Method Statement

in Relation to Proposed Installation of
2.4m Tall Weld-Mesh Security Fence at



Withington Girls School, 100 Wellington Road, Fallowfield, Manchester, M14 6BL

Prepared by:

Bowland
Tree Consultancy Ltd

October 2021

CONTENTS

1. TREE SURVEY SCHEDULE & BS5837: 2012 TABLE 1
2. DRAFT ARBORICULTURAL METHOD STATEMENT
3. TREE IMPACT PLAN

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DRAFT ARBORICULTURAL METHOD STATEMENT
WITHINGTON GIRLS SCHOOL, FALLOWFIELD

PROJECT DETAILS

Project No.: BTC2318

Site: Withington Girls School, Wellington Road, Fallowfield, M14 6BL

Agent for Client: Cassidy & Ashton

Council: Manchester City Council

Survey Date: 24 September 2021

Surveyed by: Joseph Lambert BSc(Hons) FdSc MArborA

Prepared by: Joseph Lambert BSc(Hons) FdSc MArborA

Checked by: Phill Harris MSc BSc(Hons) HND MArborA CEnv MICFor

Date of Issue: 12 October 2021

Version No: 1

DISCLAIMER

Survey Limitations: Unless otherwise stated all trees are surveyed from ground level using non-invasive techniques. The disclosure of hidden crown and stem defects, in particular where they may be above a reachable height or where trees are ivy clad or in areas of ground vegetation, cannot therefore be expected. All obvious defects, however, are reported. Detailed tree safety appraisals are only carried out under specific written instructions. Comments upon evident tree safety relate to the condition of said tree at the time of the survey only.

Unless otherwise stated all trees should be re-inspected annually in order to appraise their on-going mechanical integrity and physiological condition. It should, however, be recognised that tree condition is subject to change, for example due to the effects of disease, decay, high winds, development works, etc. Changes in land use or site conditions (e.g. development that increases access frequency) and the occurrence of severe weather incidents are also significant considerations with regards tree structural integrity and trees should therefore be re-assessed in the context of such changes and/or incidents and inspected at intervals relative to identified and varying site conditions and associated risks.

Where trees are located wholly or partially on neighbouring private third-party land then said land is not accessed and our inspection is therefore restricted to what can reasonably be seen from within the site. Stem diameters of trees located on such land are estimated. Any subsequent comments and judgments made in respect of such trees are based on these restrictions and are our preliminary opinion only. Recommendations for works to neighbouring third-party trees are only made where a potentially unacceptable risk to persons and/or property has been identified during our survey. Where significant structural defects of third-party trees are identified and associated management works are considered essential to negate any risk of harm and/or damage then we will first attempt to inform the site occupier of the issues and, if not possible, then inform the relevant Council. Where a more detailed assessment is considered necessary then appropriate recommendations are set out in the Tree Survey Schedule.

Where tree stem locations are not included on the plan(s) provided then they are plotted at the time of the survey using, where appropriate and/or practicable, a combination of measurement triangulation and GPS co-ordination. Where this is not possible then locations are estimated. Restrictions in these respects are detailed in the report.

The tree survey and any report information provided is intended as a guide to identify key tree related constraints to site development only. As such, the potential influence of trees upon existing or proposed buildings or other structures resulting from the effects of their roots abstracting water from shrinkable load-bearing soils is not considered herein. The tree survey information in its current form should not therefore be considered sufficient to determine appropriate foundation depths for new buildings. Accordingly, an updated survey, with reference to the current NHBC Standards Chapter 4.2 - Building Near Trees, must therefore be prepared for the specific purpose of informing suitable foundation depths subsequent to planning approval being granted. The advice of a structural engineer must also be sought with regard to appropriate foundation depths for new buildings.

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Statutory Tree Protection: It is the client's responsibility to check for the presence of any statutory tree protection measures, such as the site's location within a Conservation Area and/or the presence of any Tree Preservation Orders, directly with the applicable Council's planning department prior to scheduling or carrying out any tree works. In turn, it is also the client's responsibility to check for the need for a felling licence with the Forestry Commission prior to scheduling or carrying out any tree works. Bowland Tree Consultancy Ltd cannot be held responsible for any decisions made by the client to prune or remove trees where any such statutory protection exists.

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT APPRAISAL					
Site:	Withington Girls School, 100 Wellington Road, Fallowfield, Manchester, M14 6BL	**Surveyor:**	Joseph Lambert BSc(Hons) FdSc MArborA	**Page:** 1 of 5	
Agent for Client:	Cassidy and Ashton	**Survey Date:**	24 September 2021		
		Job Reference:	BTC2318		

No.	Species	Height	Stem Diam.	Branch Spread		Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
T1	Common Ash	14	370	N E S W	4 5 6 6.5	2.5-S 2.5	SM	M	▪ Ground to south regraded and levelled within rooting area up to stem with evident ground level changes. ▪ Multiple stems from ground level with tight unions and included bark. ▪ Three stems up to 280mm diameter have been removed between 500mm and 1.5m height with resultant stubs likely to be colonised by wood decay fungi upon desiccation of wood. ▪ Stem base and one stub in contact with 1.6m high boundary brick wall and projected to displace through future incremental growth ▪ Moderately biased canopy to south-west in contact with roof of neighbouring single storey outbuilding. ▪ Canopy showing very minor twig dieback, evidently due to colonisation by Ash Dieback Disease (ADD).	▪ Remove tree due to projected conflict with boundary structure and projected structural and physiological deterioration as a result of pruning works and ground works.	<10	U	62	4.44
T2	Copper Beech	16	610	N E S W	6 6 7 6	2 4	M	G	▪ Soil/rubble deposited to south-east and ground level possibly raised on east side with top soil. ▪ Stem bifurcates at approximately 2m height. ▪ Multiple occluded and part occluded pruning wounds from 2m to 4m height and up to 100mm diameter.	▪ Retain tree in context of proposed development. ▪ Protect tree's Root Protection Area (RPA) from damage by undertaking all fence replacement works in strict accordance with Arboricultural Method Statement (AMS). ▪ Monitor tree's canopy vitality due to recent ground level changes.	20+	B1	168	7.32
T3	Damson	9	350#	N E S W	2 3 3 3	N/A 2	EM	G	▪ Located in neighbouring garden west brick wall and not viewed or accessed in detail. ▪ Evidently previously topped at approximately 6m height. ▪ Not projected to be impacted by proposed works.	▪	10+	C1	55	4.2

Headings and Abbreviations:

No. Allocated sequential reference number - Tree ('T'), Group ('G'), Woodland ('W') or Hedge ('H') reference number - refer to plan and to numbered tags where applicable
Species: Common name
Height: In metres, to half nearest metre – where possible approximately 80% are measured using an electronic clinometer and the remainder estimated against the measured trees. In the case of Groups and Woodlands the measurement listed is that of the highest tree
Stem Diam.: Stem diameter in millimetres, to nearest 10mm - measured and calculated as per Annex C of BS5837:2012. MS = multi-stemmed, TS = twin-stemmed
Branch Spread: Crown radius measured (or estimated where considered appropriate) from the four cardinal points (north, east, south and west) to give an accurate visual representation of the crown
Branch & Canopy Clearances: Existing height above ground level, in metres, of first significant branch and direction of growth (e.g. 2.5-N) and of canopy at lowest point – to inform on crown to height ratio, potential for shading, etc.
Life Stage: Estimated age class - Y = young, SM = semi-mature, EM = early-mature, M = mature, PM = post-mature
PC: Physiological Condition - a measure of the tree'(s)' overall vitality, i.e. D = Dead, MD = Moribund, P = Poor, M = Moderate, G = Good
General Observations and Comments: Comments relating to the tree'(s)' overall condition and any other pertinent factors including structural defects, current and potential direct structural damage, physiological decline, poor form, etc.
Management Recommendations: Either Preliminary or In Consideration of the Proposal - In the case of Arboricultural Constraints Surveys the recommended management works only take exiting site and tree circumstances and conditions into account and not proposed developments. Arboricultural Impact Assessment and Method Statement related Surveys take the proposed development into consideration with recommendations made accordingly. More than one option may be given if considered appropriate
ERC: Estimated Remaining Contribution - in years as per BS5837:2012 (i.e. <10, 10+, 20+, 40+)
Cat. Grade: Category Grading - tree retention value listed as U, A, B or C - in accordance with BS5837:2012 Table 1
RPA m²: Root Protection Area in m² - calculated area around the tree that must be appropriately protected throughout the development process in order avoid root damage
RPA Radius (m): Root Protection Area Radius - in metres measured from the centre of the stem to the line of tree protection
 # (Estimated Dimensions): Where trees are located off-site, or are inaccessible for any other reason, and accurate measurements or other information cannot be taken then the information provided is estimated and is duly suffixed with a "#" symbol

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT APPRAISAL		Surveyor:	Joseph Lambert BSc(Hons) FdSc MArborA	Page: 2 of 5
Site:	Withington Girls School, 100 Wellington Road, Fallowfield, Manchester, M14 6BL	Survey Date:	24 September 2021	
Agent for Client:	Cassidy and Ashton	Job Reference:	BTC2318	

No.	Species	Height	Stem Diam.	Branch Spread		Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
T4	Norway Maple	10	410	N E S W	6.5 4 4 5	4 5	EM	M	▪ Significant stem curvature to north at approximately 1.8m height. ▪ Stem arising to south at 1.8m height evidently previously removed with partially occluded wound of approximately 200mm diameter with decay pocket. ▪ Broken glass bottle in wound and therefore not probed ▪ Tree evidently previously topped at approximately 5m height.	▪ Monitor condition of stem wound as component of cyclical inspections. ▪ Retain tree in context of proposed development. ▪ Protect tree's RPA from damage by undertaking all fence replacement works in strict accordance with AMS.	10+	C1	76	4.92
T5	Common Ash	16	590	N E S W	7 7 7 7	6.00	M		▪ Severe reduction in vitality with severely sparse canopy and evidently progressive and extensive decline. ▪ Primary branch arising to south of approximately 300mm diameter at 4m height has a small fungal bracket of white rot decay causing *Inonotus hispidus* on underside approximately 300mm distance from stem union. ▪ Multiple part occluded wounds up to 150mm diameter from 2m height from past pruning works. ▪ Wall to west has evidently been rebuilt at some stage adjacent to stem.	▪ Remove tree due to evident poor structural and physiological condition and subsequent increased risk of structural failure.	<10	U	157	7.08
T6	Common Lime	8	250#	N E S W	2 2 2 2	N/A 1.5	SM		▪ Brambles around base, which restricted access. ▪ Canopy largely devoid of foliage and heavily colonised by climbing Wisteria from neighbouring garden.	▪ Remove tree due to evident poor condition.	<10	U	28	3
T7	Common Ash	23	850	N E S W	8 10 10 9	5 8	M	M/G	▪ Moderately dense ivy, which restricted visibility of stem on north and west side from ground level to a height of approximately 4m. ▪ Stem bifurcates at approximately 5m height with wide union. ▪ Multiple occluded pruning wounds up to 120mm diameter throughout.	▪ Sever and remove ivy in order to facilitate future detailed inspections. ▪ Retain tree in context of proposed development. ▪ Protect tree's RPA from damage by undertaking all fence replacement works in strict accordance with AMS.	20+	B1	327	10.2
T8	Common Ash	23	920	N E S W	10.5 10.5 10.5 8	3-N 5	M	G	▪ Multiple occluded pruning wounds up to 120mm diameter throughout ▪ Moderate amount of deadwood up to approximately 70mm diameter. ▪ One hanging dead branch at approximately 7m height over playing field to east and one at approximately 9m height to west over garden both up to approximately 90mm diameter.	▪ Prune to remove dead hanging branches from tree's canopy. ▪ Retain tree in context of proposed development. ▪ Protect tree's RPA from damage by undertaking all fence replacement works in strict accordance with AMS.	20+	B1	383	11.04

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Agent for Client:	Cassidy and Ashton	Job Reference:	BTC2318	

No.	Species	Height	Stem Diam.	Branch Spread		Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
T9	Copper Beech	12.5	410	N E S W	5 4 4 4	4 2	EM	G	▪ No significant visible defects at time of survey.	▪ Prune canopy to attain approximately 3m ground clearance on east side to allow installation of fence. ▪ Retain tree in context of proposed development. ▪ Protect tree's RPA from damage by undertaking all fence replacement works in strict accordance with AMS.	20+	B1	76	4.92
T10	Common Ash	14	610	N E S W	4.5 4.5 4.5 4.5	N/A 3	M	M	▪ Part of wider moderate quality group extending east along road frontage comprising of Ash, Norway Maple and Lime. ▪ Canopy showing a moderate reduction in vitality and progressive twig dieback at tips, but not symptomatic of ADD ▪ Prolific epicormic growth from 2m height restricted visibility of stem and main union. ▪ Not projected to be impacted by proposed works.	▪ Retain tree in context of proposed development.	10+	C1/2	168	7.32
G1	1no. Ash, 1no. Weeping Willow	≤ 16	≤ 650#	N E S W	≤ 5.5 ≤ 5.5 ≤ 5.5 ≤ 5.5	N/A ≥ 3	EM	G	▪ Located in neighbouring garden behind brick wall and subsequently not accessed or viewed in detail. ▪ Stem of Willow immediately adjacent to brick wall and Ash to east of outbuilding in garden. ▪ Stem of willow 450mm diameter previously removed at approximately 1.75m height on west side with resultant large wound. ▪ Longitudinal adaptive growth rib on underside of remaining stem at point of curvature at approximately 4m height. ▪ Upper canopy dense restricting visibility and indicating possible previous pruning work to upper canopy. ▪ Not projected to be impacted by proposed fencing installation.	▪	10+	C1	≤ 191	≤ 7.8
G2	approx. 8no. Birch, 7no. Wild Cherry, 5no. Rowan	≤ 10	≤ 170	N E S W	≤ 2 ≤ 2 ≤ 2 ≤ 2	N/A ≥ 0	Y-SM	G	▪ Closely spaced group of predominantly young trees evidently planted ▪ Area of top soil deposited adjacent to north-east of group. ▪ Not projected to be impacted by proposed fencing installation.	▪ Retain group in context of proposed works.	20+	C2	≤ 13	≤ 2.04
G3	approx. 5no. Lawsons Cypress, 3no. Ash	≤ 14.5	≤ 1x300 2x150 (ms)	N E S W	≤ 5.5 ≤ 5.5 ≤ 5.5 ≤ 5.5	N/A ≥ 0	EM	M-P	▪ Area of top soil built up immediately north off stems within rooting area. ▪ Lawsons Cypress to north showing poor vitality. ▪ Ash have minor twig dieback due to effects of colonisation by (ADD) Ash Dieback Disease *(Hymenoscyphus fraxineus)*. ▪ Not projected to be impacted by proposed fencing installation.	▪ Retain group in context of proposed works.	10+	C1	≤ 61	≤ 4.41

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No.	Species	Height	Stem Diam.	Branch Spread		Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
G4	Common Ash	≤ 5	≤ 4x60 (ms)	N E S W	≤ 0.5 ≤ 0.5 ≤ 0.5 ≤ 0.5	N/A N/A	Y	P	▪ Located between chain link fence and wooden panel and concrete post fences with ownership unclear. ▪ Both canopies showing up to 50% dieback due to colonisation by ADD. ▪ Projected to displace boundary fencing on future incremental growth. ▪ Not projected to be impacted by proposed fencing installation.	▪ Client to establish ownership of group. ▪ If within boundaries then remove group due to evident poor condition and projected displacement of boundary fencing.	<10	U	≤ 7	≤ 1.44
G5	1no. Hall's Crab Apple, 1no. Copper Beech, 1no. Ash	≤ 8	≤ 370	N E S W	≤ 5 ≤ 4 ≤ 3.5 ≤ 3.5	N/A ≥ 3	SM-EM	P	▪ Soil deposited to north of group within rooting area. ▪ Apple to north has decay pocket at approximately 1m height on south side up to 120mm diameter with hollowing visibly extending up stem above. ▪ Stem bifurcates at 2m height with tight union and dead ivy within canopy above, and canopy largely defoliated with a significant reduction in vitality. ▪ Beech has dried fungal fruiting body on north side at base, likely to be of white rot decay causing *(Meriplus giganteus)*., and its canopy is showing severe and extensive dieback. ▪ Ash canopy showing up to 50% dieback due to colonisation by ADD and stem growing in contact with brick wall.	▪ Remove group due to poor structural and physiological condition and subsequent increased risk of structural failure.	<10	U	≤ 62	≤ 4.44
G6	1no. Birch, 1no. Crab Apple, 1no. Red Norway Maple, 1no. Sargent Cherry, 1no. Whitebeam	≤ 11.5	≤ 450	N E S W	≤ 4.5 ≤ 4.5 ≤ 4.5 ≤ 4.5	N/A ≥ 2	SM	M-G	▪ Closely to loosely spaced group. ▪ Climbing Wisteria from neighbouring garden becoming dominant in canopy of Birch and Norway Maple to north of group. ▪ Multiple pruning wounds up to 100mm diameter in Cherry from 2m height. ▪ Whitebeam and Damson have dense ivy to main stems which impeded detailed inspection.	▪ Retain group in context of proposed development. ▪ Sever climbing Wisteria at boundary to prevent dominance and suppression of Birch and Maple canopies. ▪ Sever and remove ivy from Whitebeam and Damson to enable detailed inspection of stems. ▪ Prune canopy to attain approximately 3m ground clearance on east side to allow installation of fence. ▪ Protect group's RPAs from damage by undertaking all fence replacement works in strict accordance with AMS.	20+	C1/2	≤ 92	≤ 5.4

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT APPRAISAL	
Site:	Withington Girls School, 100 Wellington Road, Fallowfield, Manchester, M14 6BL
Agent for Client:	Cassidy and Ashton

Surveyor:	Joseph Lambert BSc(Hons) FdSc MArborA
Survey Date:	24 September 2021
Job Reference:	BTC2318

No.	Species	Height	Stem Diam.	Branch Spread		Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m^2)	RPA Radius (m)
G7	1no. Norway Maple, 1no. Whitebeam	≤ 15.5	≤ 490	N E S W	≤ 4 ≤ 7.5 ≤ 7.5 ≤ 8.5	N/A ≥ 3	M	M	▪ Moderately closely spaced pair. ▪ Both stems have moderately severe leans to south-west from ground level. ▪ Whitebeam located to north has multiple part occluded stem wounds between ground level and approximately 2m height and up to 150mm width and 700mm length. ▪ Norway Maple to south has previously had multiple branches removed at approximately 2m height on north-west side of stem with wounds largely obscured by moderately dense regrowth ▪ Both trees form single canopy.	▪ Retain group in context of proposed development. ▪ Protect group's RPAs from damage by undertaking all fence replacement works in strict accordance with AMS.	20+	C1/2	≤ 109	≤ 5.88
G8	2no. Norway Maple, 1no. Lime	≤ 17	≤ 750	N E S W	≤ 8 ≤ 8 ≤ 8 ≤ 8	2 ≥ 3	M	G	▪ Lime to north bifurcates at approximately 1.8m height. ▪ Ivy has evidently been severed on Lime to north and Norway Maple to south but is still partly obscuring unions and basal areas. ▪ Norway Maple to centre has multiple branches from approximately 2m height with substantial burr formation around union. ▪ Norway Maple to south has multiple branches from approximately 1.8m height with moderately tight union on west side. ▪ Multiple part occluded pruning wounds throughout group up to approximately 150mm diameter.	▪ Retain group in context of proposed development. ▪ Sever and remove ivy from applicable trees from ground level up to approximately 3m height in order to allow detailed inspection of unions. ▪ Protect group's RPAs from damage by undertaking all fence replacement works in strict accordance with AMS.	20+	B1/2	≤ 254	≤ 9

BS5837:2012 Table 1 – Cascade Chart for Tree Quality Assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
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 other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) ▪ 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; see BS5837:2012 paragraph 4.5.7.*			Red
	1. Mainly arboricultural qualities	**2. Mainly landscape qualities**	**3. Mainly cultural values, including conservation**	
Trees to be considered for retention				
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)	Green
Category B Those of moderate quality and value: those in such a condition as to make a significant contribution. A minimum of 20 years is suggested.	Trees that might be included in the high category, but are downgraded because of impaired condition. Examples include the presence of remediable defects including unsympathetic past management and minor storm damage	Trees present in numbers, usually as groups or woodlands, so they form distinct landscape features which attract a higher collective rating than they might as individuals. But which are not, individually, essential components of formal or semi-formal arboricultural features. For example, trees of moderate quality within an avenue that includes better, A category specimens. Or trees which are internal to the site, therefore individually having little visual impact on the wider locality	Trees with clearly identifiable conservation or other cultural benefits	Blue
Category C Those trees of low quality and value: currently in adequate condition to remain until new planting could be established - a minimum of 10 years is suggested - or young trees with a stem diameter below 150 mm	Trees not qualifying in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit	Trees with very limited conservation or other cultural benefits	Grey
	Note – Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation			

DRAFT ARBORICULTURAL METHOD STATEMENT

Proposed Development:	Installation of 2.4m Tall Weld-Mesh Fence Along Western Boundary
Site:	Withington Girls School, 100 Wellington Road, Fallowfield, Manchester, M14 6BL
Agent for Client:	Cassidy & Ashton

Prepared by:	Joseph Lambert BSc(Hons) FdSc MArborA
Report Date:	11 October 2021
Job Ref:	BTC2318

Scope of Arboricultural Method Statement

- This Arboricultural Method Statement (AMS) relates specifically to the proposed ground works at the above site, as detailed on the appended Tree Impact Plan (TIP), reference BTC2318-TIP.
- The purpose of the AMS is to consider the potential effects of the proposed ground works on the retained trees, and set to out how any identified adverse impacts are, as far as is practicable, be avoided.
- From commencement of the development, and throughout the site works until completion, the methodology shall be implemented in the sequence and manner detailed in the Sequence of Works.
- As part of the tendering process, the client/client's agent shall provide the contractor(s) with the AMS and the TIP.
- In turn, the appointed contractor shall be required to review the documents in detail, and shall take the requirements of the AMS into consideration when pricing for the works.
- It shall be the contractor's responsibility to ensure that the works are carried out in strict accordance with the obligations and responsibilities of the AMS and, in turn, they will be accountable for any breaches of the obligations and responsibilities.
- Immediately following the appointment of a contractor, the specifics of the AMS and TIP shall be reviewed by the contractor and the Project Arboriculturist. In turn, the AMS and TIP shall be updated, by the Project Arboriculturist, in accordance with any changes in the development design that may have occurred subsequent to this draft AMS and TIP being issued, or any issues that may have arisen as a result of the review, with the amended documents issued to the LPA as soon as is practicable for review – note: it shall be the client's/client's agent's responsibility to arrange this review with the Project Arboriculturist immediately following the granting of planning permission.

Site Inspections & Reporting by Project Arboriculturist

- Prior to the commencement of the development, all personnel who might be charged with overseeing development related works shall be provided with the contact details of the Project Arboriculturist.
- In turn, it is the responsibility of the contractor/site manager to report any tree related issues, including deviations from the AMS, directly to the Project Arboriculturist, who will then visit the site and make recommendations to the contractor/site manager on how best to rectify the situation.
- The Project Arboriculturist shall be engaged to carry out site inspections for the duration of the works, at intervals agreed with the client (note: no more than 31 days shall elapse between site inspections), in order to ensure compliance with the AMS and any planning conditions pertaining to tree issues.
- Subsequent to each site inspection the Project Arboriculturist shall complete a monitoring report detailing any problems encountered and breaches of the agreed working methods or tree related planning conditions, and any measures required to rectify such problems or breaches.
- The report shall be forwarded to the contractor/site manager, and the client, by email.
- The Project Arboriculturist shall report any tree related issues and/or breaches of the AMS that they consider to be significant in relation to retained tree health and/or structural stability directly to the client.
- In the event that the Project Arboriculturist's site monitoring contract is terminated, then the client shall issue a written notice to all relevant parties to this effect, inclusive of the project engineer and the contractor/site manager.

Site Personnel

- All personnel engaged in the execution of the development works shall be provided with a copy of the AMS and TIP, and instructed in the protection of trees, as set out in this AMS prior to commencing work on site.

Sequence of Works & Revisions

- The development works shall be carried out in strict accordance with the 'Sequence of Works' detailed in the table overleaf.
- Any proposed deviations from the 'Sequence of Works' shall be reported to the Project Arboriculturist, who will then review and comment on the modifications accordingly.
- Where the amendments are considered acceptable in relation to retained trees, then the Project Arboriculturist shall prepare and issue a revised version of the client comment.
- Should the client consider the revised AMS to be acceptable, then the Project Arboriculturist shall issue the report to all pertinent persons, inclusive of the contractor/site manager, the client/client's agent, the project engineer, and the contractor/site manager.

Acknowledgment of Obligations and Responsibilities of Arboricultural Method Statement

- The contractor's representative, shall provide a written acknowledgement, to the client and the Project Arboriculturist, that they shall abide by the obligations and responsibilities of the AMS, and that they will be accountable for any breaches of the obligations and responsibilities.

Proposed Development:	Installation of 2.4m Tall Weld-Mesh Fence Along Western Boundary
Site:	Withington Girls School, 100 Wellington Road, Fallowfield, Manchester, M14 6BL
Agent for Client:	Cassidy & Ashton

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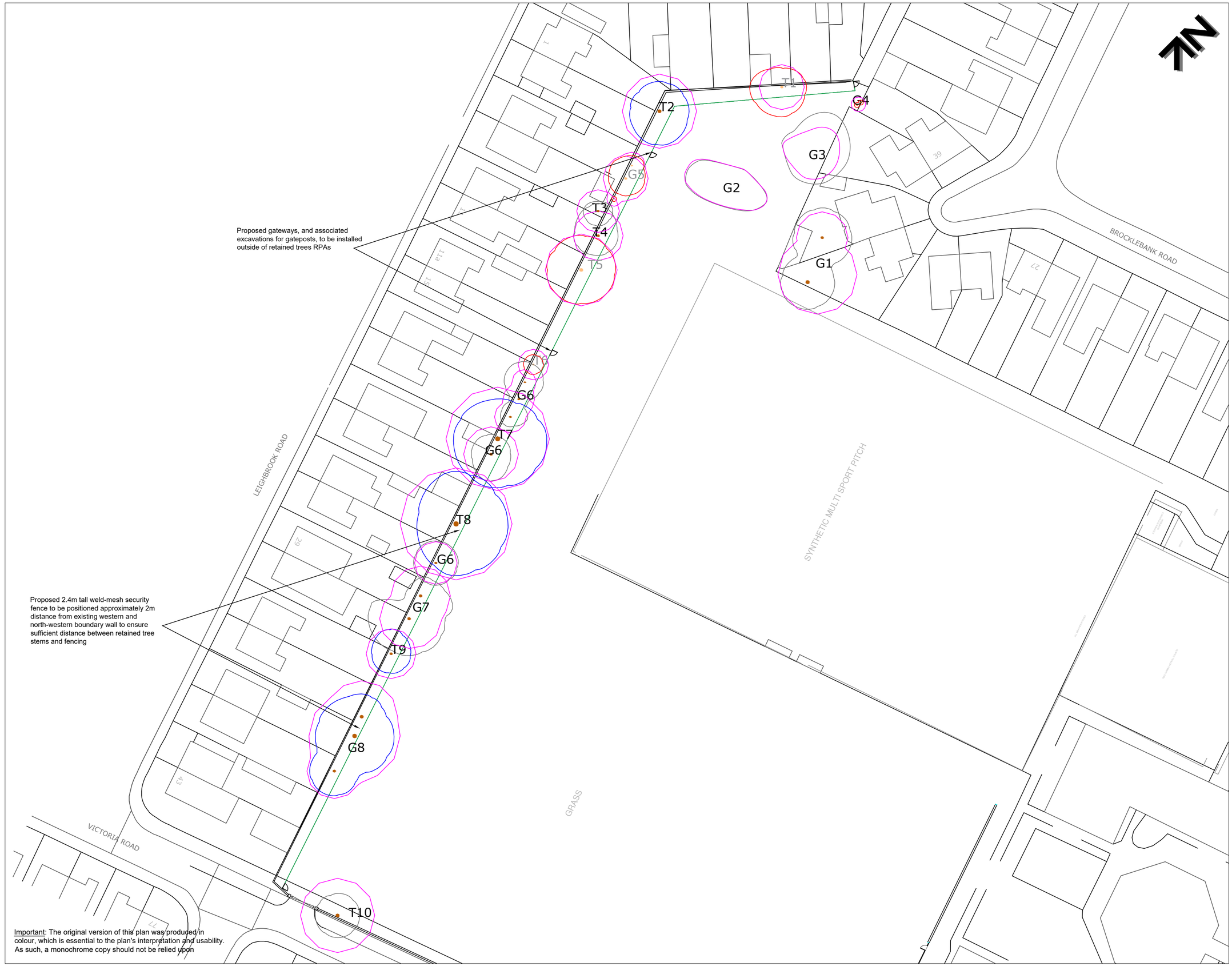
Table of Sequence of Works:

No.	Operation*	Timing	Responsible Professional(s)	Arboricultural Supervision	Specific Tree Protection Measures During Operation#
i	Carry out approved tree works (i.e. pruning) accordance with written permission from Local Planning Office (LPA)	To commence, and be completed, prior to any other works, including deliveries of material, plant, etc.	Tree Contractor overseen by Site Manager	Project Arboriculturist to verbally advise Tree Contractor with regard to tree works where necessary	No vehicular or plant access within retained trees' RPAs under soft surfaces
ii	Pre-contract meeting between the following: ▪ Fencing Contractor's Site Agent; and ▪ Project Arboriculturist	Only to commence on completion of Item i	Fencing Contractor overseen by Project Manager	N/A	None However, specific methods of tree protection shall be discussed in detail between the parties present
iii	Using appropriate hand-held tools carry out the following works: 1. excavate fence post holes to the necessary depth and diameter to accommodate the fence-posts; 2. install posts in holes and affix in place with concrete (see note with ° asterisk in 'Specific Tree Protection Measures During Operation' column for more detail re affixing posts in concrete); and 3. affix fence panels to newly installed fence-posts	To commence on completion of Item ii	Fencing Contractor overseen by Project Manager	Project Arboriculturist to verbally brief Fencing Contractor prior to commencement of works (i.e. at Operation ii, above)	No vehicular or plant access within retained trees' RPAs under soft surfaces All work within retained tree RPAs to be undertaken using appropriate hand held tools in strict accordance with sections 7.2 & 7.3 BS5837:2012 Roots over 20mm diameter encountered during this operation to be pruned by hand, only on advice from Project Arboriculturist Where fibrous roots are encountered then they will be retained and repositioned accordingly to accommodate post, on advice of Project Arboriculturist Due to the highly alkaline leachate produced during the curing of wet concrete, which can have a detrimental effect on tree health, an impermeable liner is to be installed in gate post hole that is located within tree RPA, in accordance with section 7.4.4.5 of BS5837:2012.
iv	Complete fencing installation works and remove all associated operational materials	To commence on completion of Item iii	Fencing Contractor overseen by Project Manager	None	No vehicular or plant access within retained trees' RPAs under soft surfaces

*Note 1: All operations to be subject to risk assessments and method statements to be provided by applicable contractor(s)
#Note 2: The General Recommendations in Respect of Works, detailed at page 3, shall also be adhered to by all site operatives during all work operations

General Recommendations in Respect of Works:

- All tree works shall be implemented by suitably qualified and experienced arboricultural contractors in accordance with the tree works detailed in the Tree Survey Schedule prior to the commencement of the fence installation works.
- All tree works shall conform to British Standard BS3998:2010 Tree Work - Recommendations.
- Performance of all arboricultural operations and use of equipment shall be in accordance with current directives of the Health and Safety Executive (HSE) and industry codes of practice.
- All operatives shall be equipped with and use Personal Protective Equipment (PPE) in accordance with current directives of the HSE and industry codes of practice.
- All tree stumps scheduled for removal that are located within a distance of 6.0 metres of any retained tree shall be removed by mechanical stump grinder and not by mechanical excavator.
- All possible efforts shall be made by the tree contractor and any other site operatives to prevent damage to retained trees.
- There shall be no vehicular or plant (e.g. wood chipper) access within the RPAs of retained trees that are not under hard surfaced areas, as detailed on the TIP.
- All tree works arising shall be removed from the site.
- No services are to be installed below ground level within RPAs.
- No construction related operations shall occur within RPAs, unless specifically detailed in the Arboricultural Method Statement.
- No concrete shall be mixed within RPAs.
- No excavation or any other operations shall occur within the RPAs, other than as detailed in the Arboricultural Method Statement.
- All construction equipment and materials shall be stored outside RPAs.
- No fires shall be lit within 15.0m of any tree crown.
- Deliveries by crane shall be supervised by the Site Agent, positioning the vehicle in such a manner that retained trees are not put at risk of damage.
- No substances with potential to contaminate the soil (e.g. chemicals, concrete washings, diesel, vehicle washings, etc.) shall be discharged within 10.0m of any tree crown. This shall take into consideration the topography of the site in order to avoid materials running towards trees.
- No notice boards, phone cables or services shall be attached to any part of any tree.
- A log shall be kept of any activity or incident with an impact or potential impact on protected trees and made available at all times for review by the Project Arboriculturist and the client.



KEY

T = Individual Tree
G = Group of Trees

Please refer to associated Tree Survey Schedule and appendices for specific details in respect of items below:

Tree Categorisations:

Those to be Considered for Retention:

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

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

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

Those Considered Unsuitable for Retention:

Category 'U' Tree/Group
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

Note 1: The stem location of the trees and groups were not plotted on the topographical survey based site plan provided, and their locations were subsequently plotted by the arboricultural surveyor using GPS siting and estimation at the time of the survey. As such, the plotted location of the tree cannot therefore be considered to be wholly accurate
Note 2: No trees are proposed for removal in order to install the proposed security fence. However, the removal of several trees and groups of trees, the numbers of which are detailed in grey on the TIP, is advised in accordance with prudent arboricultural management practice and/or for risk management reasons prior to erection of the fencing

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 Temporary Protective Fencing Specification

Proposed Fence:

Green Line Denotes Route and Positioning of Proposed 2.4m Tall Weld Mesh Security Fence

Project:
WITHINGTON GIRLS SCHOOL
100 WELLINGTON ROAD
FALLOWFIELD
MANCHESTER
M14 6BL

Client:
CASSIDY AND ASHTON

Title:
TREE IMPACT PLAN
in Relation to Proposed Installation of 2.4m Tall Weld-Mesh Security Fence

Scale:	1:500@A2
Date:	October 2021
Drawn by:	JL
Checked by:	PH

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