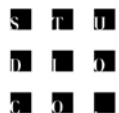


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Aboricultural Method Statement

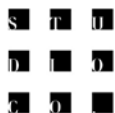
61, High Lane, Chorlton, Greater Manchester, M219EE

Project Reference: 1000/AMS
Date: 13/09/2021
Revision: A



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1 Introduction

The purpose of the report is to detail the method in which the retained trees will be adequately protected during the construction activities. The report was prepared in accordance with the requirements set out in BS5837:2012 Trees in relation to Design, Demolition and Construction – Recommendations.

A Tree Protection Scheme, (1000-TPS), in accordance with BS5837; 2012 is included as an accompanying document and sets out the following:

- Trees to be retained
- Alignment and design of protective fencing.
- Protection area of retained trees

Site Location

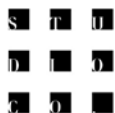
The site is situated on the junction between High Lane and Stockton Road in the Wilbraham Road/ Edge Lane conservation area. The existing dwelling, measuring 8.8m from High Lane, dates to the Victorian period. Featuring Flemish Bond, Red Brick elevations; bay windows with stone mullions; heads and jambs; and arched windows with stone detailing. Other materials include a slate roof with bespoke timber painted barge boards to the front and rear. To the north of the dwelling sits an unused area of the site including; a lawn with planters; shrubs and mature trees; a stone flagged pedestrian access; and a damaged 800mm high stone wall, stretching from the north boundary of the site around to the north-east where the material changes to red brick. To the east of the dwelling sits a 2400mm high red brick boundary wall, sloping down to 800mm high providing access to a paved driveway off of Stockton Road. This includes parking for 1no. vehicle with an electric vehicle charging dock.

The sites context is predominantly made up of residential dwellings, with the exception of St. Clements Parish Church to the West and the Islamic High School for Girls to the East. The neighbouring properties are of similar vernacular built around the same period, all having variations. The dwelling are set far back from the pavement and carriageway and typically comprise stone and brick boundary walls; paved/ hard surface driveways; metal railings; shrubs and large gardens; lined with hedges and mature trees.

The rear garden is approximately 288m² and includes Indian stone paving adjacent to the dwelling and orangery; a lawn with planters, shrubs and trees; a single storey timber garage a shed; surrounded by a 1900mm high red brick boundary wall. The second parking bay for the property



is located at the southernmost point of the site, providing accommodation for 1 vehicle, thus family members and visitors must park along the public carriageway of Stockton Road or High Lane.



2 Appraisal

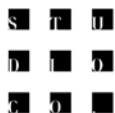
The most significant trees are on the line of the site curtilage to the north-east boundary. These will be required to be protected from damage, both above and below, during the construction phase of the development, in accordance with the Tree Protection Scheme.

This scheme (subject to approval from the Local Planning Authority) provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site. No development or other operations shall take place except in complete accordance with the approved works.

No operations shall commence on site in connection with the development including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and/or widening or any operations involving the use of motorised vehicles or construction machinery) until the protection works described within this scheme are in place.

No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within any area designated as being fenced off or otherwise protected within the approved scheme.

The fencing or other works which are part of this protection scheme (subject to approval) shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials have been removed from the site, unless prior approval from the Local Planning Authority has first been sought or obtained.



3 Recommendations

It is recommended that retained trees are inspected on a regular basis to monitor their health and to identify any health or safety issues.

No activities that result in excavations, changes in level or soil comp action should take place within the root protection area. This includes the storage of materials, any construction work, trafficking by vehicle or excessive trafficking by pedestrians.

The total exclusion zone during construction works is provided in the accompanying document, '1000-TPS- Tree Protection Scheme'. Areas highlighted in the accompanying document are to be fenced-off and protected in accordance with BS5837:2012.

Tree canopies are susceptible to damage during construction works and require similar protection. As such, any remedial or facilitative pruning should be undertaken in advance of any construction works. Any such works shall be completed with authorisation by the local authority Planning Department and arboricultural officer. All tree works should be undertaken by an appropriately qualified tree surgeon in accordance with BS3998:2010 Tree Work – Recommendations.

A pre-commencement meeting shall be arranged prior to starting any works on site to discuss the scope of works and alignment of protective fencing. Attendees to include the LPA Tree Officer, client representative, site manager and arboriculturist.



4 Addendum

Further to the revised proposals at 61 High Lane, (revision a), the layout of the driveway and landscaping has been assessed in accordance with the British Standard for ground protection during demolition and construction and ground protection within root protection areas. The revised Tree Protection Scheme (1000-TPS- (rev a), demonstrates the minimum required zone surrounding the TPO trees and semi-mature tree to the front of the site to be followed during construction. It is deemed that the revised site layout and landscaping falls within suitable development in relation to the retained trees subject to the following:

- Root protection zones, tree canopies and the full length of the trees are to be fenced off in accordance with the accompanying Tree Protection Scheme.
- The new driveway surface is to be permeable preventing ground compaction in and around the roots of the trees.