ARBORICULTURAL METHOD STATEMENT

IMPORTANT

As a requirement of Manchester City Council department of Planning, this arboricultural / tree protection method statement has been prepared to clearly define the actions and measures to be taken in respect of the physical protection of retained trees within and immediately adjacent the proposed development site, in advance of, during and after the completion of the construction phase of the development.

Any deviation from this statement, whether intended or inadvertent, may result in a breach of planning condition(s) and enforcement action may be taken.

All relevant legislation must be taken into consideration prior to the commencement of any works on site, particularly in relation to works to trees. Where statutory controls apply, including Tree Preservation Orders, Conservation Areas, the requirement for a Felling Licence, relevant planning conditions or any statute relating to wildlife protection or protected species, those both instructing and carrying out works that directly or indirectly affect trees must first satisfy themselves that all appropriate consents are in place or that notifications have been served and that statutory timescales have elapsed. Failure to do so is likely to result in enforcement action involving in some cases, criminal prosecution and substantial fines, as well as the potential cessation of all works on site until any and all breaches are fully rectified to the satisfaction of the local planning authority.

The contents of this statement in no way constitutes an instruction to proceed with any works without the full written consent of the relevant local planning authority.

Any queries in relation to this document should be referred in the first instance to Ascerta by telephone on 0845 463 4404 or alternatively by email at info@landscapetreesecology.com

General Notes:

All tree works must be carried out to the agreed schedule subject to the appropriate consent(s) being in place. All works must be carried out to a minimum of the standards contained within BS3998: 2010 ***Tree work - Recommendations*** **or any subsequent revision, by a reputable contractor, insured and qualified to current industry standards. All waste must be disposed of in accordance with current waste transfer regulations.**

Once erected, no access will be permitted beyond the line of the tree protection fence without the prior approval of the project arboriculturist. No storage of materials is permitted within these areas, no dumping of waste or spilling of liquids (including run-off into the exclusion zone or drift from any sprays) and no lighting of fires within 10m of the outer canopy spread of any retained tree within the site.

Protective fencing is to be erected to the specification shown on the method statement drawing and retained in-situ until the project arboriculturist and / or the local planning authority tree officer confirms in writing that it may be moved / removed. Periodic inspections should be made by an appropriately qualified and experienced person (preferably the project arboriculturist) to ensure the fencing is maintained in good order / condition and that it is not being moved / removed without appropriate consent.

All services, whether that be drainage (surface water or foul), gas, electricity, telephone, cable or any other services associated with the construction and occupation of the proposed development are to be located outside of the root protection area of retained trees unless with the prior approval of the project arboriculturist and in accordance with industry standard provisions (for example, but not limited to National Joint Utilities Group guidance).

All access to the site is to be via approved vehicular and pedestrian routes.

The site compound area is to be identified and approved by the project arboriculturist in advance and constructed in a manner to avoid any adverse impact on retained trees, shrubs or hedges.

Parking for site personnel is to take account of fenced off areas and root protection areas.

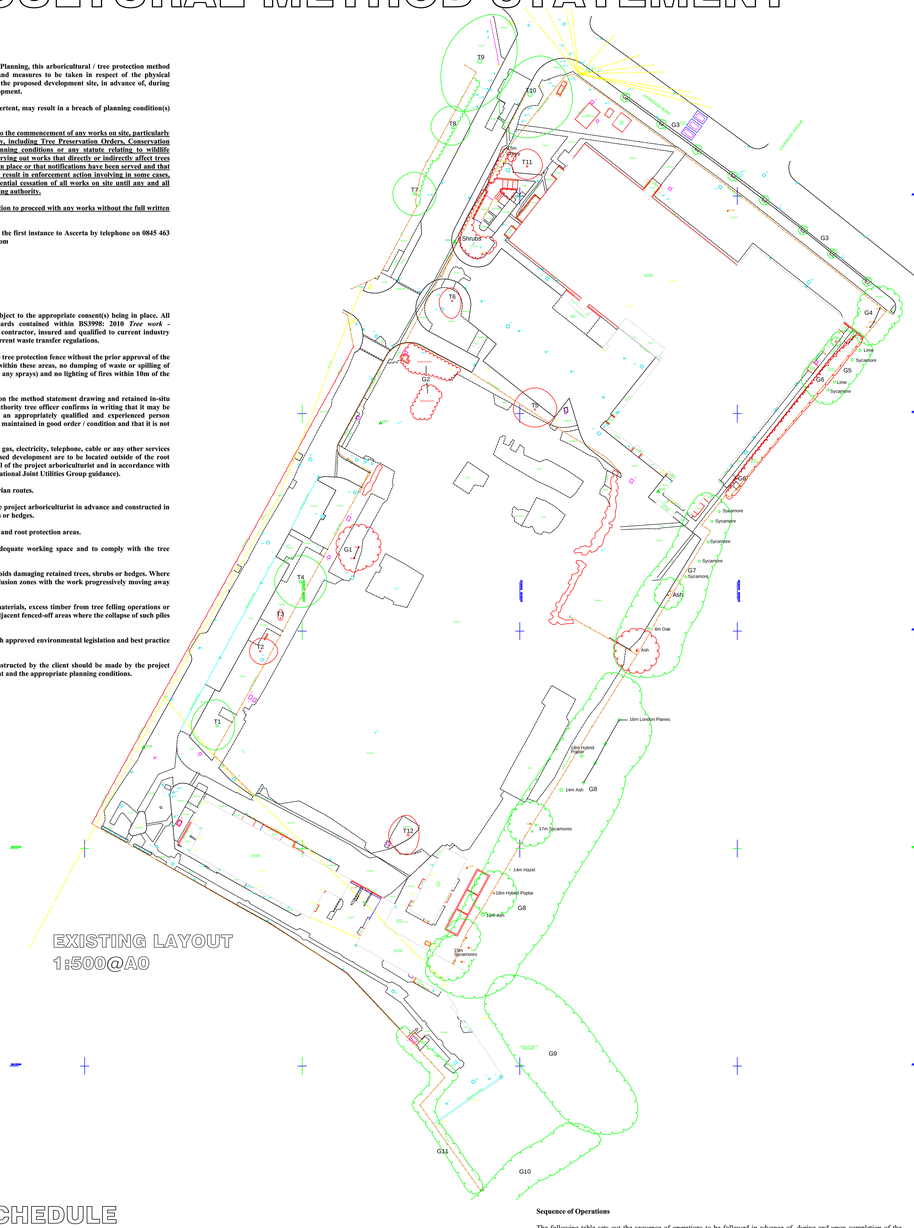
Construction activities are to be phased such as to allow adequate working space and to comply with the tree protection requirements.

All excavation works are to be carried out in a manner that avoids damaging retained trees, shrubs or hedges. Where applicable, excavation machinery is to be sited away from exclusion zones with the work progressively moving away from retained trees, shrubs and hedges.

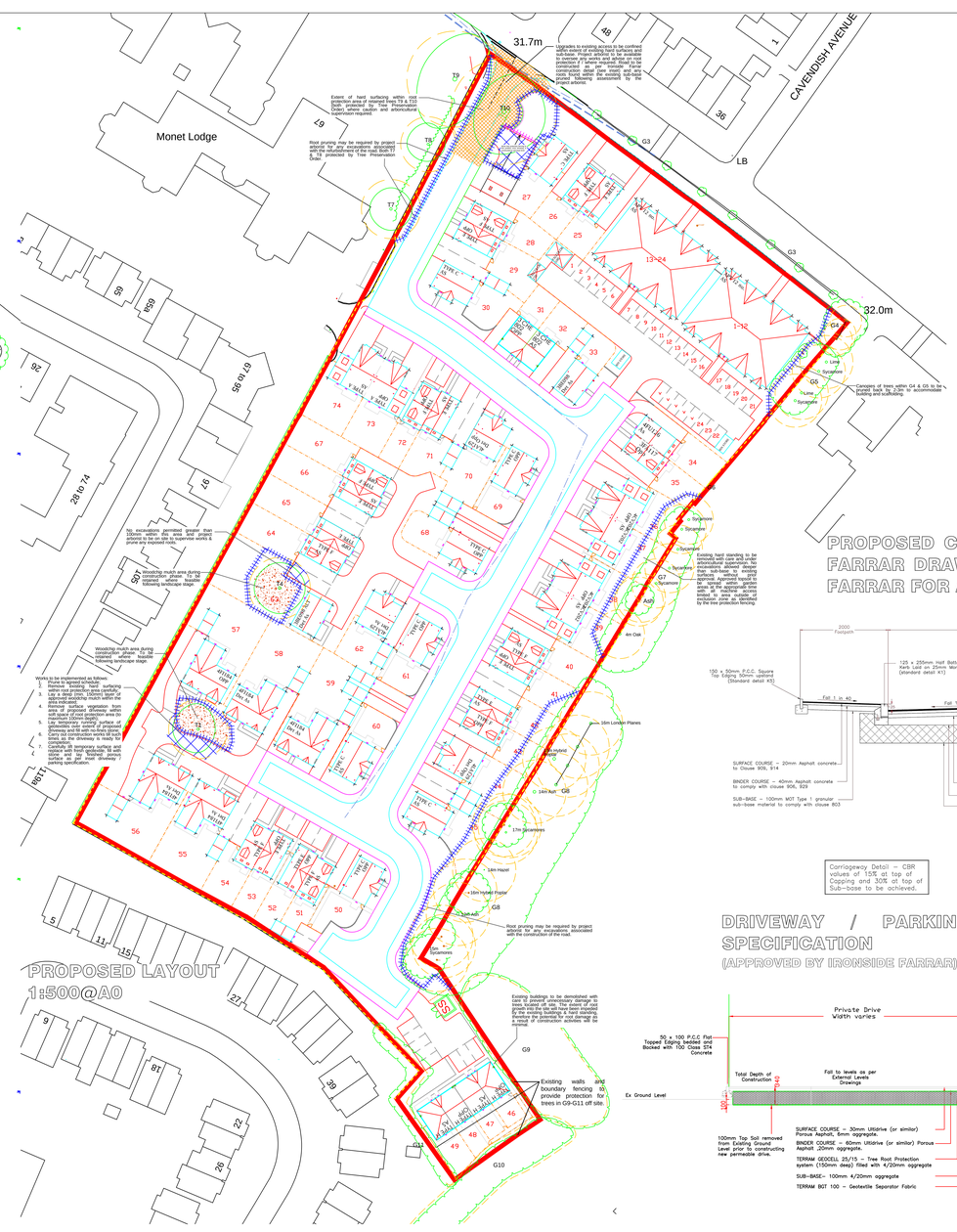
There is strictly no storage of soils, subsoils, stone, building materials, excess timber from tree felling operations or brushwood permitted within exclusion zones or immediately adjacent fenced-off areas where the collapse of such piles could cause damage to protective fencing.

All waste from site works is to be disposed of in accordance with approved environmental legislation and best practice guidance.

Inspections in accordance with the agreed schedule and as instructed by the client should be made by the project arboriculturist to ensure compliance with the Method Statement and the appropriate planning conditions.

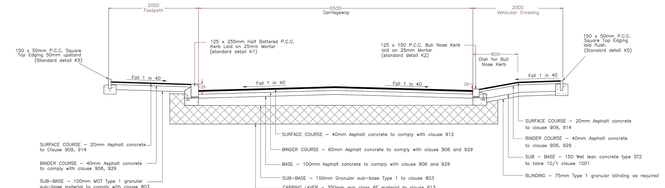


EXISTING LAYOUT
1:500@A0



PROPOSED LAYOUT
1:500@A0

PROPOSED CARRIAGEWAY DETAIL FROM IRONSIDE FARRAR DRAWING 20181/4/1 - REFER TO IRONSIDE FARRAR FOR ALL ROAD CONSTRUCTION DETAILS



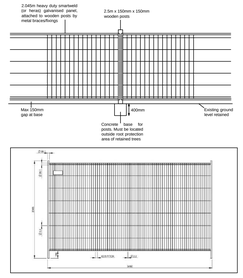
Carriageway Detail
Scale 1:20

Carriageway Detail – CBR values of 15% at top of Capping and 30% at top of Sub–base to be achived.

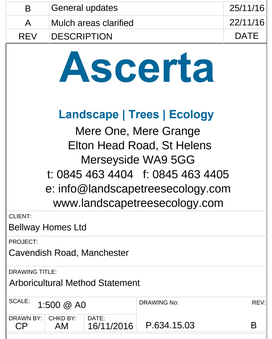
DRIVEWAY / PARKING SPECIFICATION
(APPROVED BY IRONSIDE FARRAR)



TREE PROTECTION FENCING







TREE WORKS SCHEDULE

T. No	Species	Ht (m)	Stem DBH (mm)	RPA Radius (m)	Branch Spread N	S	E	W	Ht Crown Clearance (m)	Age Class	P Condition	Structural Condition & General Comments	Preliminary Recommendations	Est. (yrs)	Cat Grade
T1	Lime (Protected tree)	14	580	6.96	6	5.5	4	6	3.5 S	M	G	Minor Basal growth.	Crown Lift to 4m. Secondary branches only. Remove basal growth.	30+	B2
T2	Hawthorn (Protected tree)	6	340	4.08	3	3	4	2.5	1.7 NW	OM	F/P	Deadwood and dieback in upper canopy. Declining. Manhole 1.5m from base. Basal growth. Not suitable for retention.	Fell to ground level & mechanically remove stump.	10	U
T3	Laburnum	3.5	170	2.04	2	0.5	0.5	0.5	1.3	OM	P	Mostly dead.	Fell to ground level & mechanically remove stump.	≤10	U
T4	Lime (Protected tree)	13	600	7.20	6	6	6	6	2.1 NE	M	G	Basal growth. Included unions at 2.1m.	Remove basal growth. Crown lift to 3.5m - secondary growth only.	30+	B2
G1	Cherry	10	250	3.00	6	6	6	6	1.1	EM/M	F	Low quality group. Included unions.	Fell to ground level & mechanically remove stump.	20+	C2
G2	Sycamore, Goat Willow and Elder	5	150	1.80	4	4	4	4	0	EM	F	Low quality scrub group.	Fell to ground level & mechanically remove stump.	30+	C2
T5	Birch	9	310	3.72	5	4	5	5	2	M	F	Major fork at 2m. Close to edge of tarmac. Location unsustainable.	Fell to ground level & mechanically remove stump.	20	C1
T6	Hawthorn	7	320	3.84	3	4	2	3	1.6 NE	FM	F	Dieback to branch tips. Declining. Close to manhole.	Fell to ground level & mechanically remove stump.	20	C1
T7	Lime (Protected tree)	14	#580	6.96	5	5	5	5	2.5 E	M	G	Low branch. Low branch.	No works.	30+	B2
T8	Lime (Protected tree)	14	#540	6.48	5	4	4	5	2.2 S	M	G	On boundary. Low branch.	No works.	30+	B2
T9	London Plane (Protected tree)	16	940	11.28	11.5	12.5	8	8	3 NE	M	G	Pruned in past. Long limb growing north over footpath. Off site. Tree owner should consider inspection & action if considered appropriate in relation to long limb growing north..	No works.	40+	A2
T10	London Plane (Protected tree)	15	1040	12.48	9.5	10	10	6.5	3 S	M	G	Tarmac around base. Pruned in past.	Prune any low hanging branch tips to ensure 5m clearance over access road and 2m clearance from proposed adjacent plot on eastern side of carriage.	40+	A2
T11	Hawthorn	6	370	4.44	4	3	3.5	3.5	1.7 E	OM	P	Pruned heavily in past. Declining.	Fell to ground level & mechanically remove stump.	≤10	U
G3	Jacquemontii Birch	6	100	1.20	1.5	1.5	1.5	1.5	1.9	SM	F/G	Planted in highway pavement.	No works.	30+	B2
G4	Sycamore and Norway Maple	17	310	3.72	7	7	7	7	0.5	EM	F	Boundary group. Self seeded.	Reduce branch tips back from site by 2-3m.	30+	B2
G5	Lime and Sycamore	18	#520	6.24	6	6	6	6	2	M	F/P	Basal growth to Limes. Sycamores poor condition with northern one severely declining. Off site.	Cut back basal growth into site. Prune back branch tips on site side by 2-3m.	20+	B2/C2
G6	Sycamore, Privet, Horse Chestnut, Norway Maple, Ash and Hawthorn	8	250	3.00	4	4	4	4	0	EM/M	P	Low quality boundary scrub.	Fell to ground level & mechanically remove stump.	20	C2
G7	Sycamore, Ash and Oak	15	480	5.76	See plan	7	7	7	1	EM	F/P	Low quality self seeded trees.	Remove those trees growing within boundary & mechanically remove stumps.	30+	C2
G8	London Plane, Ash, Hybrid Poplar, Sycamore and Hazel	17	#620	7.44	See plan	7	7	7	0.5	EM/M	F	Largely off site. Canopy overhang into site maximum 5m.	Prune canopy overhanging site back by 2-3m. Remove those trees within boundary & mechanically remove the stumps.	30+	B2
T12	Horse Chestnut	11	470	5.64	4.5	4.5	2.5	4.5	2 S	EM	P	Low quality. Bleeding canker. Stem damage. Hard surfaces all round.	Fell to ground level & mechanically remove stump.	20	C1
G9	Hybrid Poplar, Cherry and Hazel	17	#540	6.48	7	7	7	7	-	EM/M	-	Off site. Could not inspect in detail.	No works required at this time.	30+	B2
G10	Cypress and Sycamore	10	300	3.60	3	3	3	3	-	EM	-	Off site. Could not inspect in detail.	Prune back any overhanging canopy to the boundary line.	30+	B2
G11	Eucalyptus, Purple Leaved Plum and mixed shrubs	6	100	1.20	3	3	3	3	-	EM	F	Off site. Could not inspect in detail.	No works required at this time.	30+	B2

Sequence of Operations

The following table sets out the sequence of operations to be followed in advance of, during and upon completion of the construction phase. Details of specific operations listed in the sequence are provided throughout this statement and on the drawings. This sequence of operations must be adopted by the developer and his site agent.

	Action	Notes	Timing	Responsibility
1	Agreement of content of Method Statement	Client to forward copies of this document to the Local Planning Authority (LPA) & request formal approval / discharge of conditions if / where applicable. NO SITE WORKS TO COMMENCE UNTIL ALL TREE PROTECTION DETAILS HAVE BEEN APPROVED.	In advance of any site works.	Client / Local Planning Authority
2	Tree works	Tree works contract to be let and works to be carried out in accordance with the approved schedule to a minimum of the standards as contained within BS3998:2010 *Tree work - Recommendations* or any subsequent revision that may apply at the time of commencement of the works.	Prior to commencement of any construction activities (including most likely the erection of protective fencing), any site demolition or remediation works and prior to the arrival of site cabins, machinery or materials.	Appointed tree works contractor
3	Site agent to be briefed on content of this document and location of protective fencing to be marked out on site using fluorescent paint or similar	Site agent to be fully aware of location and construction specification for protective fencing.	Prior to commencement of any construction activities and prior to the arrival of site cabins, machinery or materials.	Main contractor (Ascerta to advise when appropriate)
4	Erection of protective fencing	Once installed, adequacy of protective fencing to be signed off formally with LPA. "TREE PROTECTION AREA: KEEP OUT" signs to be attached to the outside of protective fencing at 4m intervals such that they are clearly visible to site personnel.	Prior to commencement of any construction activities and prior to the arrival of site cabins, machinery or materials	Main contractor (Ascerta to advise when appropriate)
5	Demolition	All demolition works are to be carried out to an agreed demolition plan that provides for the retention and protection of trees identified as being retained.	Where required, in conjunction with the erection of protective fencing (provided that there is no conflict that may risk damage to retained trees).	Main / demolition contractor
6	Groundworks remediation phase	All exclusion zones as defined by the tree protection fencing are to be respected and no works carried out, including the movement and storage of soils (even on a temporary basis), that could result in damage to or breach of the fencing or buried off areas. Where any hard surfaces, kerb edging or other built form are to be removed that are located within Root Protection Areas of retained trees, this work to be carried out under arboricultural supervision and excavations minimised to avoid damage to retained trees and their root systems. Where protective fencing needs to be removed temporarily, this work to be overseen by the project arboriculturist and the fencing replaced as soon as possible to the agreed standard.	Only after the erection and sign-off of protective fencing.	Main / groundworks contractor
7	Main construction phase	No works to take place within the Root Protection Area(s) as defined by the protective fencing, no storage of materials, no depositing of liquids and no raising or lowering of ground levels without prior consultation with the appointed site arborist and LPA.	Throughout the entire construction phase.	Main contractor
8	Maintenance of protective fencing	Any damage to the protective fencing must be repaired immediately. No alteration to the location and type of fencing is allowed without the prior approval of the project or LPA arboriculturist.	Throughout the entire demolition, groundworks & construction phases	Main contractor
9	Management of retained trees	Periodic inspections should be made of retained trees throughout the construction phase by the project arborist. Any action required in order to maintain condition and health of trees to be taken as directed by the project arborist and as approved by the LPA.	In accordance with a schedule to be agreed with client.	Ascerta
10	Landscaping	Hand / soft landscaping to be completed as per the approved plan. At this stage, and only when construction machinery has left the site, the protective fencing may be dismantled / removed provided it is with the agreement of the project / LPA arboriculturist.	Upon completion of all external / internal construction works, with the exception of landscaping	Main contractor / landscape sub-contractor
11	Site sign off	Written notification to be forwarded to LPA confirming that arrangements for the protection of trees throughout the construction phase as per the above has been fully complied with	Upon satisfactory completion of landscape works	Main contractor

Site Specific / Special Procedures

The following special procedures must be implemented throughout the course of the construction phase in order to comply with Planning Conditions and ensure successful retention of trees within and adjacent the site:

Issue	Procedure
Routine tree works	Tree works are to be completed in accordance with the approved schedule, taking into consideration all statutory limitations and controls, whether they relate to the proposed tree works directly or to wider ecological issues. It is also possible that throughout the course of the development or approaching the end of the construction phase, some remedial works may be required in order to maintain the retained trees in good condition and health. Any such tree works identified by the project arboriculturist are to be carried out to a minimum of the standard as contained within BS3998: 2010 *Tree work* or any such revision that may apply at the time of the works. Contractor to follow all current Health & Safety Legislation and to adopt industry best practise. Acceptable Risk Assessment & Method Statement for tree works required in advance of commencement of works
Erection of Protection Fencing	Fencing to be erected in the locations shown. The specification / construction detail for erection of the fencing is to be followed.
Initial groundworks, including site remediation works & sewer construction	No works permitted beyond the line of protective fencing and any works within 2m of the protective fencing are to be controlled and supervised by the project arboriculturist to ensure there is no damage to the fencing. No bunding of soils permitted close to the protective fencing.
Erection of Scaffolding	Where scaffolding is to be located close to or within the root protection areas of retained trees, the protective fencing is to be attached securely to the scaffolding to prevent pedestrian or machinery access to the exclusion zones. Approval of the fixing mechanism between fencing and scaffolding must be approved in advance by the scaffolding contractor and any adjustments or provision made within Health & Safety management accordingly. In areas where scaffolding is within or adjacent exclusion zones, additional ground protection as indicated on the drawing is to be laid to prevent compaction and protect roots below.
Roads, Driveways and footpaths within the Root Protection Area of retained trees	The approved construction specification as detailed on the approved drawing is to be adhered to and constructed in accordance with product manufacturers' recommendations to the standards that will facilitate sign-off or adoption There must be strictly no excavations beyond or deeper than the agreed / permitted extents in order to preserve as much root zone and live roots as possible. All mitigation and root zone enhancement measures as indicated on the drawing must be implemented in full and in accordance with the project arboriculturist's instructions.
Root zone enhancements	All root zone enhancements as indicated on the drawing must be carried out in accordance with the instructions therein and in accordance with the project arboriculturist's instructions. All materials used for the purposes of enhancing tree root zones must be approved in advance by the project arboriculturist. Any materials or works that could be considered harmful to trees or their root systems, or that are considered to be sub-standard will be rejected.
Excavations for Foundations & lowering of ground levels	No machinery is allowed within the areas excluded from the construction zone by tree protection fencing; therefore foundations will need to be excavated with the machine located away from root protection areas. Any roots exposed within the foundation trenches should be cut cleanly back to the edge of the trench using a sharp hand saw or secateurs under the supervision of the project arboriculturist as and where specified. No roots >25mm are to be severed prior consultation with the project arboriculturist.
Air spade excavations	Where required for the purposes of excavating trenches within or immediately adjacent root protection areas, an appropriate air spade (high pressure compressed air lance) may be used. Appropriate screening and protection of areas outside of the working area is to be provided and the lance operated only by a trained and experienced operator following the submission and approval of appropriate Health & Safety risk assessments and method statements. The project arboriculturist must be on hand during the operation of the air spade to advise on the retention, treatment or otherwise of exposed roots.
General construction activities	No works are allowed within the Root Protection Areas throughout the construction phase without the express consent of the project arboriculturist. There will also be no storage of materials, no access by plant or site personnel, no depositing of waste or liquids and no fires within the Root Protection Areas throughout the entire construction phase.
Landscaping	During the landscaping stage, and with the approval of the appointed site arborist, the protective fencing can be dismantled. No materials are to be heaped within the line of the protective fencing without the prior approval of the project arboriculturist. Suitable topsoil as per the landscape specification will then be applied to the area and the landscape scheme implemented as per the approved plans. Any excavations within the Root Protection Area must be approved by the appointed site arborist prior to commencement.

NOTE: Should any queries arise over the content of this document or there be a need for works within or immediately adjacent the Root Protection Areas, the appointed site arborist MUST be contacted for advice in advance. Failure to follow the measures contained within this document could lead to enforcement action being taken.

NOTE TO LOCAL AUTHORITY: This document does not imply that Ascerta has been retained to oversee, supervise or manage any aspect of the tree protection proposals at any stage of the development.

Schedule of Arboricultural Supervision / Monitoring

During the course of the development, visits to the site should be carried out by the project arboriculturist in accordance with a schedule to be agreed with the client and as required if appropriate by planning condition. The following key stages should be supervised and signed off by the project arboriculturist to limit the potential for adverse impact on retained trees:

Key Stage		Reason for Visit / Supervision	Notify Client / LA when Complete (Y / N)
1	Initial Tree Works	To ensure compliance with the agreed / approved tree work specification.	Y
2	Demolition & remediation stage (including roads & sewers)	To ensure that the demolition contractor is working to an approved plan and is aware of the need for tree protection.	Y
3	Erection of protective fencing	To ensure compliance with the agreed specification and location of the fencing.	Y
4	Install temporary road surfaces	To ensure compliance with the agreed specification and location of the surface.	Y
5	Erection of protective fencing	To ensure compliance with the agreed specification, including the location and specification of fencing.	Y
6	Construction phase	To ensure compliance with agreed specifications and to limit potential for breach of planning conditions and tree / wildlife legislation.	Y
7	Removal of tree protection	To ensure that protective fencing is not removed prematurely and allow proper sign-off with the LPA.	Y
8	Landscape phase	To advise landscape contractors on tree protection issues and ensure that there is no unnecessary damage to retained trees from landscape operations.	Y

List of Key Contacts (details to be added when contacts are known)

Title	Company	Contact	Email	Telephone
Site Agent				
Groundworks contractor				
Demolition contractor				
Project Arboriculturist	Ascerta	Robert Armitage	rob@landscapetreesecology.com	0845 463 4404
LPA Planning Officer				
LPA Tree Officer				



Laminated copies of the above sign (or similar if approved by the project arboriculturist) are to be attached to the outside of the protective fencing at 4m intervals such that they are clearly visible to site personnel.

REV	DESCRIPTION	DATE
B	General updates	25/11/16
A	Mulch areas clarified	22/11/16

Ascerta

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CLIENT: Bellway Homes Ltd

PROJECT: Cavendish Road, Manchester

DRAWING TITLE: Arboricultural Method Statement

SCALE:	DRAWING No:	REV:
1:500 @ A0		
DRAWN BY: CP	CHKD BY: AM	DATE: 16/11/2016
	P.634.15.03	B

DO NOT SCALE
ALL COORDINATES RELATED TO LOCAL GRID
LOCATED TO OS NG BY BEST FIT TO DETAIL.
EXTRACTED FROM OS DIGITAL DATA.
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KEY

- Existing tree to be retained
- Existing tree to be removed
- Extent of Root Protection Area for retained trees in accordance with BS5837: 2012 *Trees in relation to design, demolition and construction - Recommendations*
- Proposed location of protective fencing - see inset for type / construction detail
- Root protection methodology to be agreed in these areas. Geotextiles/ porous surfacing to be agreed / implemented