



ASHTON ARBOR

ARBORICULTURAL REPORT

ARBORICULTURAL IMPACT ASSESSMENT & METHOD STATEMENT

Proposal: Construct modular building for use as
student bar

Address: The Armitage Sports Centre - University of
Manchester
Moseley Rd., Fallowfield, Manchester
M14 6PA

Client: Beaverfit UK/ UoM

Date: 3rd May 2025

Ref: 308V1



Joel Ashton
T: 07817473707
E: AshtonArbor@Gmail.com

BSc. (Hons) Arboriculture
M.Arbor.A



Table of Contents

1	Introduction	3
1.1	Plans provided:	3
1.2	Site Inspection.....	3
1.3	Site Description	3
1.4	Proposal.....	3
2	Arboricultural impact assessment.....	4
2.1	Trees affected by this development.....	4
2.1.1	Table 1: summary of trees that will be affected and protected:	4
2.2	Trees to be removed for development	4
2.3	Trees to be pruned to facilitate the development or management reasons	4
2.4	Foundation type	4
2.5	Underground services	4
2.6	Proposals to mitigate any impact	5
2.7	Protection of retained trees	5
2.8	New tree planting	5
2.9	Summary of the impact on visual amenity.....	5
2.10	Post development considerations	5
3	Method Statement	7
3.1	General Method Statement for Effective Tree Protection	7
3.2	Specification for Tree Protection Fencing	7
3.3	Specification for Ground Protection	10
3.4	Tree Schedule (Simplified).....	11
4	Appendix	14
4.1	Report Limitations.....	14
4.2	REPORT AUTHOR.....	14
4.3	CAVEATS & LIMITATIONS.....	15
4.4	TREE SURVEY PROCESS.....	16

1 INTRODUCTION

This Arboricultural Impact Assessment report describes the trees on and near the development area, what the impact of the development proposal on those trees will be and how any adverse impact will be mitigated. The Tree Protection Plan includes an Arboricultural Method Statement describing how trees will be protected and managed during the development.

Ashton Arbor has been contracted to review the condition of the trees at this site regarding the requirements of British Standard 5837:2012 and with consideration for the proposed development.

1.1 PLANS PROVIDED:

Plan Title	Plan Ref	Date
Proposed Site Plan	03	24 th April 2025
Proposed Elevations	0 06	24 th April 2025

1.2 SITE INSPECTION

The site was visited on the 29th of April 2025. Weather conditions were dry and calm with good visibility.

1.3 SITE DESCRIPTION

The site is a tarmacked area for the Armitage Sports Centre. The significant trees are at the north-east of the property along a grass area.

1.4 PROPOSAL

It is proposed to construct a modular building for use as a student bar.

2 ARBORICULTURAL IMPACT ASSESSMENT

2.1 TREES AFFECTED BY THIS DEVELOPMENT

My assessment of the trees that will be affected by this proposal and those that need to be protected by special precautions is summarised below:

2.1.1 Table 1: summary of trees that will be affected and protected:

	British Standard 5837 Category			
	A (high quality)	B (moderate quality)	C (Low quality)	U (Trees to be removed, irrespective of development)
Trees to be removed			T10 T11	
Trees to be pruned				
Trees to be protected		T12 T16	T1 T2 T3 T4 T5 T6 T7 T8 T9 T13 T14 T15	

Abbreviation: T = Tree No G = group

2.2 TREES TO BE REMOVED FOR DEVELOPMENT

Two cat. C (low quality) trees require removal to facilitate the development. This is considered acceptable due to the recent new tree planting on the site and the needs of the University.

2.3 TREES TO BE PRUNED TO FACILITATE THE DEVELOPMENT OR MANAGEMENT REASONS

No trees require pruning.

2.4 FOUNDATION TYPE

A conventional slab foundation may be used for this site as the building sits outside any RPAs.

2.5 UNDERGROUND SERVICES

All services will be located outside of the Root Protection Areas. To ensure this, the new fiber cable shall be located 5.5m south of the pathway (Fatty Avenue) that runs parallel to T12 – T16.

2.6 PROPOSALS TO MITIGATE ANY IMPACT

No mitigation is proposed as the impact from the development is minimal and 9 trees have already been planted recently at the site.

2.7 PROTECTION OF RETAINED TREES

Trees will be protected by a mixture of existing mesh guards, protective fencing and ground mats.

2.8 NEW TREE PLANTING

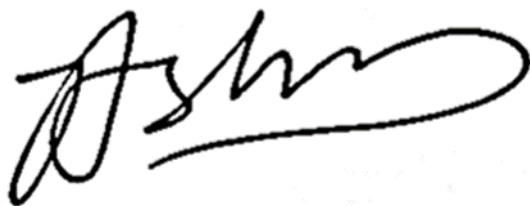
No new tree planting is required as 9 trees have recently been planted on site.

2.9 SUMMARY OF THE IMPACT ON VISUAL AMENITY

There will be little negative impact on the visual amenity of this site.

2.10 POST DEVELOPMENT CONSIDERATIONS

My evaluation is that there will be minimal adverse impacts on retained trees once the site is completed or in the future, from this development. Managing the encroachment of trees towards the property will be the only ongoing management.



Arboricultural Consultant
Joel Ashton
BSc. (Hons) Arb.
M.Arbor.A
QTRA LIC USER No. 3103



3 METHOD STATEMENT

3.1 GENERAL METHOD STATEMENT FOR EFFECTIVE TREE PROTECTION

Retained trees are an important factor on construction sites, whether on or near the working areas. Guidance for the protection of trees during development projects is provided in BS5837:2012 Trees in relation to design, demolition and construction - Recommendations.

Trees are vulnerable to root damage caused by ground disturbance, direct injury of the trunk or branches, environmental change, pests, and diseases. Construction work often exerts pressures on existing trees, and a tree that has taken many decades to reach maturity can be damaged irreparably in a few minutes by unwitting or negligent actions.

For this project temporary fencing will be used during construction to protect the retained trees at the site. The fenced off area will be a construction exclusion zone.

Soil compaction quickly occurs if vehicles pass over an area of soil. Compaction may cause reduced infiltration rates of water, poor drainage, reduced availability of water, and reduced air and oxygen supply to roots. This leads to reduced root growth and as a result the health of the tree is impacted. Therefore, to ensure that soil compaction is avoided, it is very important that no vehicles enter the fenced-off areas during construction operations.

All construction staff should be made aware of the following restrictions that apply to the construction exclusion zones and root protection areas:

No excavations	No excavations (including utility trenches) or raising of soil levels is permitted within the construction exclusion zones without written permission from the project arboriculturist.
No storage or mixing of materials	No materials of any kind are to be stored dumped or discharged within the construction exclusion zones or root protection areas. Contaminants such as diesel oil, cement and bitumen must be stored at least 10m from any trees, with provision made for any spillage or run off to be contained away from the protected area. Mixing of cement and concrete must also take place at least 10m from any trees, and over a suitable hard surface, to prevent soil contamination from spillage or washing out.
No offices or welfare facilities	Site offices and staff welfare facilities must be located outside of the construction exclusion zones unless agreed with the local authority's arboricultural officer.
Avoid fires	Fires should be avoided, however if permitted by the site manager, they must not be lit in a position where heat could affect foliage or branches, (At least 15m from the base of a tree would normally be sufficient).
Tie branches back to prevent harm	Care must be taken when planning site operations to ensure that wide or tall loads, or plant with booms, jibs and counterweights can operate without coming into contact with retained trees. Branches may be tied back so that they are out of the way if necessary.

3.2 SPECIFICATION FOR TREE PROTECTION FENCING

Fencing will be installed to protect trees during the development process. Fencing should:

- Exclude construction activity
- Be appropriate to the degree and proximity of work taking place around the retained tree(s)
- Be installed in a fashion that makes it difficult to move easily
- Be maintained to ensure that they remain rigid and complete
- Be installed in the positions agreed with the Local Planning Authority and shown as a black dashed line in the Tree Protection Plan.

Installation: The tree protection fencing must be installed before any heavy plant machinery is used on the site and remain in place until the construction works have been completed.

The fencing should not be removed or altered without prior consultation with the project arboriculturist and, where necessary, approval from the local planning authority.

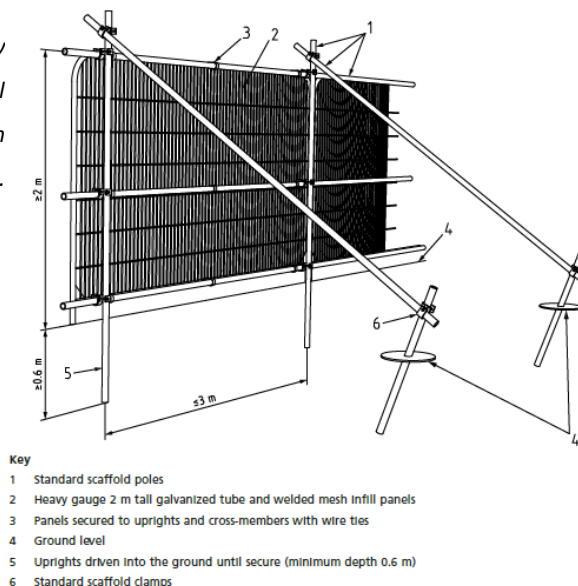
All-weather notices should be attached to the fencing with words such as: 'Construction Exclusion Zone - No Access'. Throughout the construction period attention should be paid to ensure that barriers remain rigid and complete.

Removal: The tree protection fencing may only be removed once construction activity is completed.

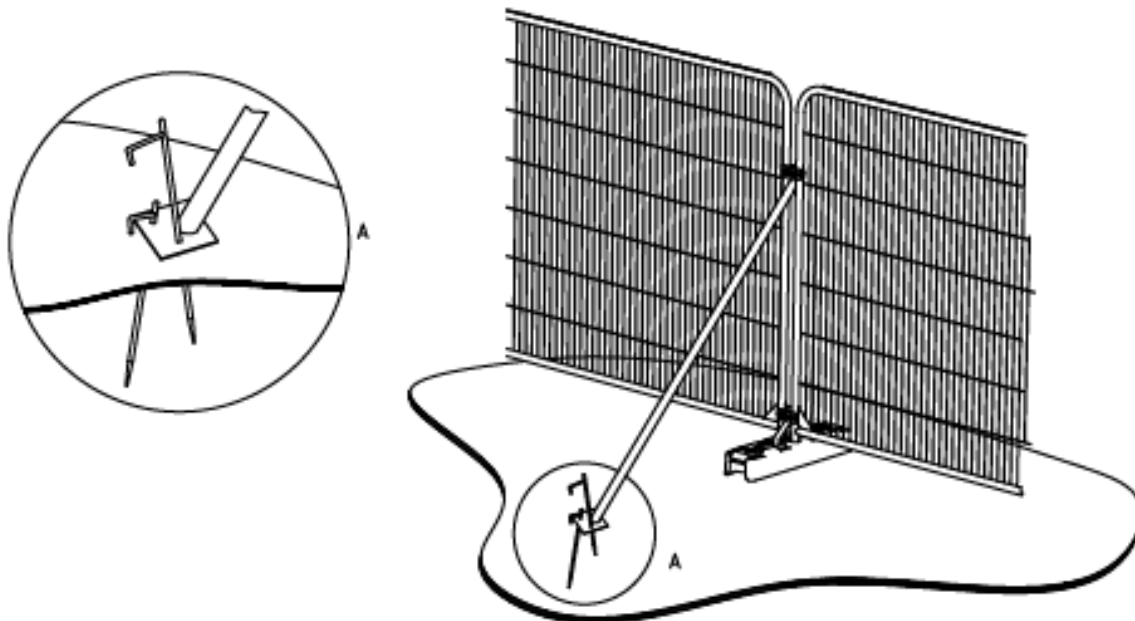
Some landscaping works may be necessary at this stage but it is crucial that root damage does not occur so vehicles must stick to designated transit routes and any digging near trees should be carried out with the use of hand tools only.

Works inside a construction exclusion zone: Arboricultural supervision will be required whenever construction and development activity is to take place within a construction exclusion zone. This supervision must be carried out by a suitably qualified arboriculturist.

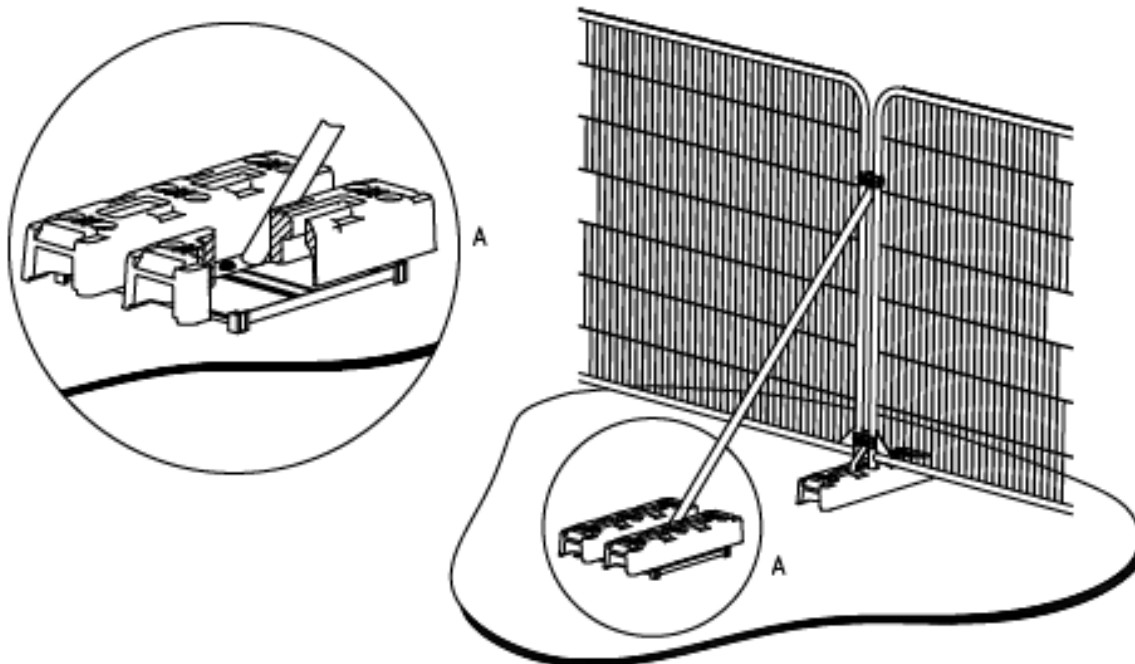
Specification: fencing should satisfy the above criteria. A typical construction is indicated in bs5837:2012 and illustrated (right).



Examples of Above-Ground Stabilizing Systems



a) Stabilizer strut with base plate secured with ground pins

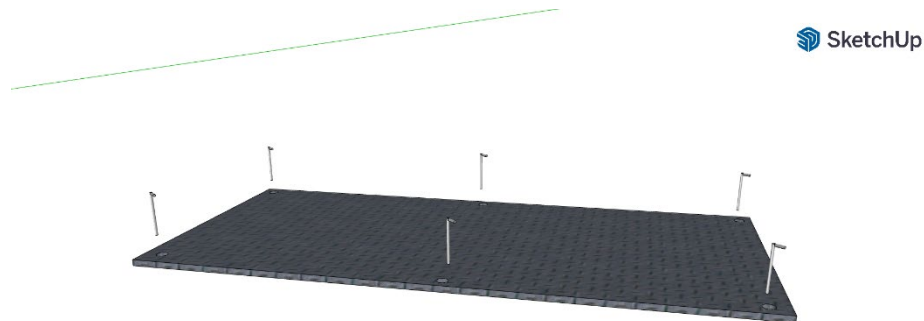


b) Stabilizer strut mounted on block tray

3.3 SPECIFICATION FOR GROUND PROTECTION

Ground protection will be required to minimise ground disturbance during the construction works. The information below specifies suitable ground protection requirements for this project.

Location	The temporary ground protection will be required <u>whenever repeat pedestrian activities is used within the root protection area of T6 – T9.</u>
Specification	The ground protection will be comprised of heavy duty load spreading boards ('TuffTrak' or similar), this is illustrated in the picture below.
Installation	The ground protection must be installed before any heavy plant machinery is used on the site and remain in place until the construction works have been completed. The ground protection should not be removed or altered without prior consultation with the project arboriculturist.
Removal	The ground protection measures may only be removed once construction activity has been completed.
Construction exclusion zone	The restrictions for this area are the same as those for the construction exclusion zone.



3.4 TREE SCHEDULE (SIMPLIFIED)

See next page...

No.	Species	Comments	Category	RPA Radius	Works
T1	Sweet gum	Newly planted tree.	C (2)	1.8m	
T2	Sweet gum	Newly planted tree.	C (2)	1.8m	
T3	Sweet gum	Newly planted tree.	C (2)	1.8m	
T4	Sweet gum	Newly planted tree.	C (2)	1.8m	
T5	Sweet gum	Newly planted tree.	C (2)	1.8m	
T6	Sweet gum	Newly planted tree.	C (2)	1.8m	
T7	Sweet gum	Newly planted tree.	C (2)	1.8m	
T8	Sweet gum	Newly planted tree.	C (2)	1.8m	
T9	Tulip tree	Newly planted tree.	C (2)	1.8m	
T10	Flowering cherry	May conflict with proposed development.	C (2)	3.6m	Remove tree

T11	Flowering cherry	May conflict with proposed development; historic hard pruning.	C (2)	2.4m	Remove tree
T12	Flowering cherry		B (2)	4.2m	
T13	Flowering cherry		C (2)	3.4m	
T14	Flowering cherry		C (2)	2.9m	
T15	Flowering cherry		C (2)	3.2m	
T16	Flowering cherry		B (2)	4.2m	

4 APPENDIX

4.1 REPORT LIMITATIONS

The categories for measurements used to determine the Retention Category for each tree have been taken from British Standard 5837:2012. Additional information has been provided to facilitate a greater understanding of the trees in relation to construction.

The assessment of trees has been based upon their appearance and condition at the time of inspection and does not consider any alteration in site conditions that may entail from future site development. Whilst this report is designed to provide the necessary information for planning decisions to be made in relation to trees, this report is not intended for use as an arboricultural health and safety report.

The purpose of this report is to describe how to protect the trees on site during the construction processes.

Whilst every attempt has been made to survey and record all arboricultural information accurately, it may have been necessary to estimate the recording of some information where trees have been either obscured or are not easily accessible. This circumstance may arise with Ivy covered trees, on uneven terrain, where trees are in dense groups, access is impaired, or trees are located on private property etc. in such circumstances responsibility lies with the landowner or client to ensure free access and clear lines of visibility to all trees and tree parts to be included within the survey.

4.2 REPORT AUTHOR

I studied Arboriculture for three years at the University of Central Lancashire (Myerscough College) in 2011. I received a Bachelor of Science Degree with honors in Arboriculture (BSc. (Hons) Arboriculture (Level 6 Arb)). During this time, I worked for Future Arbor Ltd in Shropshire where I gained good experience in surveying over 7,000 trees for Hereford Council, Powis County Council and Telford and Wrekin Housing Trust. I have also worked as a climbing arborist in Perth, Western Australia for 12 months and continued here in the UK for 15 years. I am a professional member of Arboricultural Association and am qualified to carry out Quantified Risk Assessments (QTRA) and Visual Tree Inspections. I stay up to date with current theories and procedures through reading and attending conferences.

4.3 CAVEATS & LIMITATIONS

- Alteration to soil conditions within the root area of the tree, including soil level, may invalidate the content and reliability of the Report.
- Tree risk inspections are based on reasonably practicable assessment methods. Every condition that could possibly lead to stem or tree failure cannot expect to be detected. Trees may fail from a range of singular or cumulative reasons, some of which are not yet fully understood. Recommendations following inspections may or may not be accepted by clients.
- Assessment tools are variable and unless otherwise stated inspections are undertaken at ground level based on the permissible access granted. There were no samples of soil or wood for further analysis taken from the tree during the inspection.
- Underground services were inspected visually from the surface only. Underground utility information was not obtained for further analysis. Root area was inspected visually from the surface only.
- No aerial inspection was carried out on the day.
- Any work/vandalism to the tree since the inspection may invalidate the Report and determine it unreliable.
- There is no guarantee or warranty, expressed or implied, that problems or deficiencies of the subject tree(s) may not arise in the future as trees are dynamic living organisms. All trees should be routinely inspected at frequencies determined by their condition, health and target area (site use) as per the Occupiers Liability Act.
- It is not possible to make a tree “safe” rather they can be managed to reduce the potential risk of harm to acceptable levels, should the consultant feel this is necessary. Recommendations in this report are based on qualifications, experience, knowledge and the use of assessment tools deemed necessary for the individual inspection.
- This report is confidential to the client(s) and their professional advisers and no liability is accepted to any other parties. No liability is accepted for the contents of the report, other than to that of the client(s).
- Any act of *Force Majeure* affecting the tree(s) may invalidate the report and determine it unreliable.

4.4 TREE SURVEY PROCESS

This report contains the data for all the trees located on site. All information recorded has been tabulated within this report. The positions of trees, their retention categories and their root protection areas are detailed within the location and survey plans provided.

For the purposes of this development, particular consideration is given to:

- a. The individual species, its age, height and condition. The diameter at 1.5m (DBH) and the crown spread have also been measured in accordance with BS 5837:2012.
- b. Identified structural defects have been recorded for trees to facilitate the determination of each tree's "safe usable life expectancy" (SULE). Comments and specific notes regarding the condition of each tree are appended to the tables.
- c. The location of each tree relative to existing site features, *e.g* its value as a screen or as a skyline feature. The tree's relative suitability, within the context of the proposed site development.
- d. The suitability of a tree's retention within the context of the proposed development.

Wherever a tree has been recorded with a retention category of either "A" or "B", roots protection areas (RPAs) have been calculated with reference to BS 5837:2012, section 4.6. The RPA is defined as "a layout design tool indicating the minimum area around the tree deemed to contain sufficient rooting volume to maintain a tree's viability and where the protection of the roots and soil area is treated as priority." For general design, demolition and construction purposes, the RPAs identified within this report should remain undisturbed.

TERMS USED WITHIN THE TREE SCHEDULE

NUMBERING: Each tree (or close growing group) has been given a tree number, to enable it to be identified through reference to the appended tree plans.

DIAMETER AT 1.5m: The diameter is calculated after measuring the circumference at approximately 1.5m above ground level is recorded in millimeters. Small diameter, multi-stemmed trees and those in close growing groups may be given as ranges of this measurement.

HEIGHT has been estimated and is recorded in meters.

CROWN SPREAD has been measured in meters at the four cardinal points.

CROWN START refers to the height at which the crown starts to develop, estimated in meters.

AGE classifications are based on life expectancies of the various species, as follows:

Y	Young	Newly planted or self-establishing trees
EM	Early/Mature	Trees of up to one third of their expected lifespans
M	Mature	Trees between one and two thirds of their expected life expectancy
OM	Over Mature	Trees in the last third of their expected lives

These classifications are estimated by reference to the appearance and stem girth of each tree, subjectivity has been reduced through the provision of these age ranges. The life expectancy of the various species has been adapted from Helliwell & Coombes, *Amenity Valuation of Trees and Woodlands*. Arboricultural Association, 1994.

CONDITION provides an overall assessment of the health of the tree and is based, subjectively, on practical experience. **BS5837:2012** suggests consideration of both structural and physiological condition and within this report, these have been combined. The condition value may be downgraded where it is recognised that the tree may have a reduced life expectancy due to its location, disposition or where local knowledge may have imparted historical information specific to the tree. The following descriptions provide some interpretation for each category:

GOOD: No attention required (Special features may be noted)

FAIR: Generally in good health but attention is advised on grounds of health, safety and significant nuisance concerning general amenity.

MODERATE: Notable hazards, notable nuisance or low amenity value.

POOR: Trees with faults that represent a significant hazard, or a serious threat to general amenity.

VERY POOR: Trees with serious faults where work is essential to remove or ameliorate a hazard.

SAFE USEFUL LIFE EXPECTANCY (SULE) has been determined through reference to "SULE Data collection," Barrel, J; (updated 01/04/2001) and "Tree AZ," Barrel, J; (updated 08/08/2003). These documents allow for the estimation of a tree's life expectancy based upon consideration, principally, for location and condition, to reflect the number of years remaining that a tree could be perceived to have and therefore provide guidance as to whether the tree could feasibly be retained through the course of development.

RETENTION CATEGORY ("Category") is allocated as **A, B, C** or **R**. These categories are intended to indicate the relative importance given to the retention of each tree and are defined, based upon BS5837:2012, as provided overleaf.

ROOT PROTECTION AREA (RPA): In order to avoid damage to roots or rooting area of retained trees, the RPA has been recorded for all Category A & B trees. This is a minimum area in m² which should be left undisturbed around each retained tree. For the purposes of the location and survey plans at the end of this document, the approximate extent of the RPA has been sketched as a dashed circle and the radii of these circles is recorded within the Tree Schedule.