

Arboricultural Impact Assessment and Method Statement



**Tyler
Grange**

Northern Pathology Development

TG Report No. 16986__JP

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Section 1: Overview

- 1.1. This Arboricultural Impact Assessment (AIA) and Method Statement (AMS) has been prepared by Tyler Grange Group Limited (TG) on behalf of Northern Pathology Developments Limited to accompany their planning submission for the redevelopment of the Derek Crowther building at the Christie Hospital.
- 1.2. The purpose of this report is to detail the findings of a tree survey of the site, assess the impacts of the development upon the trees surveyed, and provide procedures for tree removal and tree protection during the demolition and construction phases of the development.
- 1.3. This report has been guided by the recommendations of the British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction – Recommendations' (BS5837).
- 1.4. The limitations to the tree survey and this report are set out at Appendix 4.

Site and Tree Survey

- 1.5. A pre-development tree survey of the site has been completed in accordance with BS5837. Findings for each of the trees surveyed are detailed in the Tree Survey Schedule (See Appendix 1) and the accompanying Tree Constraints Plan (See Plan 1). The Tree Survey Schedule provides a record of each survey entry, including tree reference numbers, species, tree and root protection area (RPA) dimensions, life stage, physiological and structural condition, and arboricultural value.
- 1.6. The site is located at Grid Reference SJ 84874 92661 and sits to the north of the main hospital development. It comprises the existing Derek Crowther building and a strip of vegetated land to the west which is understood to fall within the Trust's ownership (See Figure 1 below).



Figure 1. Site Location with Approximate Boundary (Google Maps ©)

Statutory Designations Relating to Arboriculture

- 1.7. The trees surveyed are located within the Withington Conservation Area (See Figure 2 below). Trees located within a Conservation Area are legally protected. Further details of the legislation are provided at Appendix 4.



Figure 2. Extract of Conservation Area Map showing boundary of Withington Conservation Area (provided by MCC Interactive Maps).

- 1.8. No Tree Preservation Orders were identified following a desk-based search.



Section 2: Arboricultural Impact Assessment

- 2.1. The proposed development involves the development of a new three-storey building with additional essential plant equipment centrally located on the roof, appropriately screened, a link bridge at the first floor connecting into the existing Christie Hospital and a bin store and VIE tank store. The footprint of the proposed building will be contained to the existing on its western side (in proximity to the trees), however the proposed bin and tank store will extend development towards the area of existing trees. A new layby is also proposed on the northern side of the road, which extends into the area of trees and vegetation.
- 2.2. The impact of the development has been assessed via an overlay of the proposed site layout and the tree survey. The following trees are proposed for removal to facilitate the development:
- Tree T6 (Norway maple) – removal of this tree is required to facilitate the proposed bin/tank store. The extent of incursion within the RPA suggests that the tree will be heavily impacted in so far as the tree cannot be retained. The tree is sheltered and is outcompeted by adjacent specimens being retained. This tree is of low arboricultural quality and value (Category C).
 - Tree T8 (Norway maple), T9 (silver maple), T10 (sycamore) and T11 (sycamore) – these are self-seeded trees which have good vitality but lack arboricultural value due to their scale and limited contribution to visual amenity. These trees require removal to facilitate the proposed layby. They are of low arboricultural quality and value (Category C).
 - Group G7 (privet) – sections of this hedge/densely vegetated group will require removal to facilitate the proposed bin/tank store, and the proposed layby. The total length of removal measures 33m. This group is of low arboricultural quality and value (Category C).
- 2.3. Tree T1 is a large ash tree located off-site and is in reduced condition as a result of ash die back (characterised as Category C). The removal of the tree is recommended due to its condition and unsuitable location, irrespective of the proposed development. The tree is shown as retained as it falls outside the applicant's control. The southern side of the tree canopy will require crown lift pruning work to facilitate the development as detailed within the AMS section below. Pruning works would not be required if the tree is removed by the owners prior to the commencement of the development.
- 2.4. Tree T2 (sycamore) is located off-site within a residential garden. The tree is in poor condition however it is not shown for removal as it falls outside the applicant's control.
- 2.5. Trees T4 and T5 are mature Norway maple trees which will be retained. They are the dominant trees amongst those surveyed and are of moderate arboricultural value. These trees will require pruning work and new development will be constructed within their RPAs. The extent of impact towards the trees has been assessed alongside options for mitigation. To retain the trees, the procedures for protection (as set out within the AMS) must be adopted during demolition and construction stages.
- 2.6. A proposed tank store will be located within the RPA of trees T5 (Norway maple). Tyler Grange have advised on the position of the tank store as part of the interdisciplinary design process and this has been located as far away from the tree as a possible. The tank store amounts to a 3% incursion within the RPA and this will occur at the periphery of the RPA. The store will require up



to approximately 500mm excavation depth inside the RPA. The AMS sets out procedures to mitigate the impact of the excavation work. The location and extent of the incursion suggests that potential impacts to tree roots would be minor, in so far as the tree can be retained in its current condition.

- 2.7. There are no trees to be removed that would have a material impact towards the character and visual amenity of the area. The trees function as a component of green infrastructure, however, the individual trees lack value and provide no material linkage function to other areas of green infrastructure. On this basis, the proposal is not considered contrary to policy EN-9 as it relates to trees. This is provided that new tree planting is delivered, either on-site or within the locality, and the retained trees are suitably protected in line with the AMS (See Section 3 of this report).
- 2.8. Policy JP-G7 (paragraph 12) of the Places for Everyone Joint Development Plan Document (2024) of the Greater Manchester Combined Authority (GMCA) requires that where new development would result in the loss of existing trees, replacement planting is required on the basis of two new trees for each tree lost. Where there is not possible, the policy considers other measures, provided that this would result in a net enhancement in the character and quality of the treescape and biodiversity value.
- 2.9. The proposed development includes an indicative landscaping scheme which is shown on the proposed External Landscaping Works Plan prepared by Day Architectural Limited. This includes the planting of 10 new trees, areas of mixed native understorey and hedgerow planting. Seven new trees will be planted in the vicinity of those lost and three new street trees will be planted in the pavement along Wilmslow Road. The trees along Wilmslow Road will be planted in street tree pits as opposed to planters above ground. New tree planting on the site has been maximised and suitably balances the space required for the future growth of the trees and the constrained nature of the site.
- 2.10. The new tree planting meets the requirements GMCA's tree replacement ration of 2:1, and includes additional components (hedgerow and understory) that will contribute positively to the treescape and improve the overall species and structural diversity of green infrastructure in this location. The planting along Wilmslow Road also offer enhancement to the street scene where tree cover is currently lacking. The current strategy is considered suitable to compensate for the tree loss proposed.
- 2.11. It is recommended that the full details of new tree planting are secured by a suitably worded planning condition. Due to the constrained nature of the site it is recommended that fastigate formed trees are used as they have upright, columnar canopy shapes. Their narrow profile will make them suitable for this particular scheme and allow for the natural development of tree canopy volumes. Species such as fastigate oak (*Quercus robur* 'Fastigiata'), field maple 'Lienco' (*Acer campestre* 'Lienco'), astigate hornbeam (*Carpinus betulus*) and *Ginkgo biloba* 'Fastigiata Blagon' are workable examples that could be used for this scheme. Such planting would offer betterment to the current site in terms of long-term canopy cover and visual interest.



Section 3: Arboricultural Method Statement

- 3.1. The Plans and Appendices contained within must be read in conjunction with this report. These include:
- **Tree Retention and Removal Plan (TRRP) (See Plan 2)** – details the trees to be retained, removed or pruned.
 - **Tree Protection Plan (TPP) (See Plan 3)** – details the protection measures for retained trees, including working within the RPAs.
 - **Arboricultural Work Audit (AWA) (See Appendix 3)** – details a schedule of specific site events requiring input or supervision from a qualified arboricultural consultant.
- 3.2. This AMS details the following key areas of work relation to trees during the site preparation demolition and / or construction phase:
- AMS01** - Timing of Works and Site Monitoring Requirements
- AMS02** - Tree Removal and Pruning Works
- AMS03** - Tree Protection Fencing
- AMS04** - Ground Protection
- AMS05** - Works within Root Protection Areas (RPAs)
- AMS06** - General Site Precautions
- AMS07** - Procedures for Incidents
- 3.3. The **TPP (See Plan 3)** shows the Root Protection Areas (RPAs) and branches spread of retained trees. The RPA signifies the area that must be protected during the construction works to avoid harm to the rooting environments of trees. Where development and site works occur within RPAs or close the tree branches, there are mitigative measures and protocols that must be adhered to as detailed within this document. Unless otherwise stated within this document, within the areas protected by tree protection barriers the following shall apply:
- No excavation
 - No lowering of levels
 - No storage of plant or materials
 - No vehicular access
 - No fire lighting
 - No parking
 - No welfare facilities

- No substances harmful to the environment or trees health shall be stored adjacent to or allow to flow into tree protection areas. This includes all fuels, oils, bitumen, cement storage towers and washing arear, building sand, salt or any other chemicals.
- No fires shall be lit in within 15m of the trees canopy.

AMS 01 – Timing of Works and Site Monitoring Requirements

Timing of Works

- 3.4. The development must be carried out in the following order unless otherwise agreed in writing with the LPA. Each step must be completed in accordance with this document and before moving onto the next:
- 1) Tree removals and pruning works.
 - 2) Tree protection fencing installed.
 - 3) Site accessible to plant and construction traffic.
 - 4) Demolition, site clearance and groundworks (cut and fill)
 - 5) Construction
 - 6) Removal of tree protection fence
 - 7) Soft landscape operations

Arboricultural Site Monitoring

- 3.5. Site monitoring by an appropriately qualified Arboriculturist will be undertaken as set-out within the **AWA (See Appendix 3)**. This includes the following key work stages:
- Pre-commencement meeting
 - Tree removals and pruning
 - Installation of tree protection barriers
 - Works within RPAs
- 3.6. It is the responsibility of the Site Manager to request (with sufficient notice) the attendance of an Arboricultural Consultant to oversee the work as detailed above. It is not the responsibility of Tyler Grange to enforce site monitoring works throughout the course of the development. A copy of the Works Audit and supporting photographic evidence will be completed by the appointed Arboricultural Consultant and issued to the client. Reporting to the LPA's Arboricultural Department will be the responsibility of the client following the completion of each task.

AMS 02 – Tree Removal and Pruning Works

- 3.7. Trees to be removed and pruned will be clearly identified on-site (via spray marking / taping / tagging as required) to avoid erroneous tree works. Contractors must be briefed on-site by the appointed Arboricultural Consultant prior to works commencing.

- 3.8. Tree removals and pruning works will be carried out prior to the installation of tree protection barriers. Guidance will be sought from the appointed arboricultural consultant where tree removal works are to be phased and / or completed after the installation of tree protection fencing.
- 3.9. Tree works must be undertaken in accordance with BS3998:2010 by a competent tree contractor and should avoid the main nesting season for birds between 1st March and 31st August each year. If such timescales are unachievable, the advice of an ecologist will need to be sought to determine any further necessary protective and precautionary working measures to avoid disturbance to nesting birds and other wildlife.
- 3.10. The tree surgery contractor is responsible for carrying out any relevant health and safety risk assessment, and insurance, prior to any tree work being carried out. No trees to be retained shall be used for anchorage or winching purposes.

Tree Removals

- 3.11. The TRRP (See Plan 2) identifies trees to be retained and removed. Trees to be removed are shown with a dashed tree canopy outline and red identification number. The removals will be restricted to and must follow the procedures as listed in Table 1 below.

Table 1. Tree Removals and Procedures

Tree Number	Removal Procedures
T6	Fell to ground level and grind out stump. Stump must not be removed by excavator.
T8	Fell to ground level and remove stump. Stump can be ground out or removed using an excavator.
T9	
T10	
T11	
G7	Partial removal by a total of approximately 33m as shown on the TRRP.

- 3.12. Particular care is required when removing the trees established within cohesive groups to avoid damage to the retained tree cover.
- 3.13. The remaining stump from felled tree T6 must be carefully cut flush to ground level and ground out as opposed to pulled out with a machine. This is required to avoid up-rooting and disturbance within the rooting environment of adjacent retained trees.
- 3.14. Following the proposed tree removals, it will be necessary to review retained tree canopies that form a new edge to groups of trees. Remedial pruning of over-extended and poorly formed branches should be undertaken to achieve a wind-firm edge along the tree group.

Tree Pruning

- 3.15. The **TRRP** (See Plan 2) identifies trees to be pruned with a pink hatch. The pruning works will be restricted to and must follow the procedures as listed in Table 2 below.

Table 2. Tree Pruning Works

Tree Number	Pruning Procedures
T1 (ash)	Southern canopy (middle section of crown volume) to be crown lifted to achieve a total of approximately 12m clearance from ground level. This is to achieve suitable clearance from the proposed building and working space for construction. The existing canopy clearance is approximately 6.5m and the height of the tree is 17m.
T3 (Norway maple)	Eastern canopy (middle section of crown volume) to be reduced by approximately 3.5m to provide clearance from proposed building and working space for construction. The existing canopy clearance is approximately 4.5m and the height of the tree is 17m.
T5 (Norway maple)	Eastern canopy (middle section of crown volume) to be reduced by approximately 3.5m to provide clearance from proposed building and working space for construction. Southwestern edge of canopy to receive targeted crown lifting works to achieve 10m clearance over proposed storage tank. The existing canopy clearance is approximately 4m and the height of the tree is 16m.

AMS 03 – Tree Protection Fencing

- 3.16. Tree protection fencing must be installed to protect the roots, trunks and branches of retained trees from damage.
- 3.17. Tree protection barriers will be fully installed before the arrival of any plant or construction activity on-site. The barriers will serve to prohibit any access into the RPAs, and unless otherwise stated in this AMS, tree protection barriers will remain in place for the duration of the demolition and construction works until the construction work is deemed completed.
- 3.18. The **TPP (See Plan 3)** identifies the location of the tree protective fencing. The fencing will comprise a scaffold framework, well braced to resist impacts, with vertical tubes spaced at a maximum of 3m to add further stability. Onto this, weldmesh panels will be securely fixed with wire or scaffold clamps (**See Figure 3 overleaf**). The TPP also shows where existing features will be retained to serve as tree protection barriers. This includes an existing wall to the south / east of tree T5, and a concrete panel fence at the eastern side of trees T2, T3 and T4.



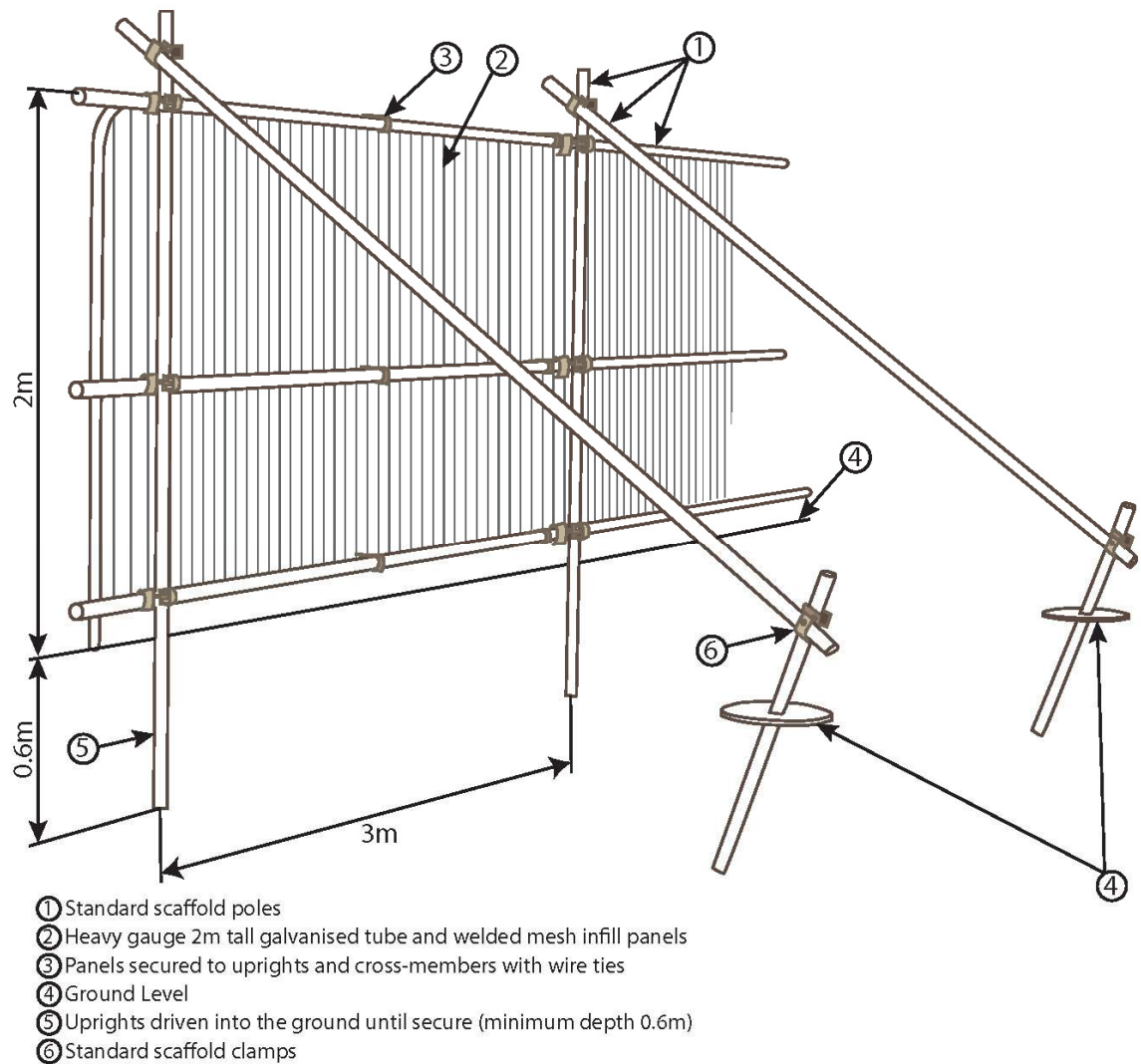


Figure 3. Tree Protection Barrier Specification.

3.19. Stages for installing Tree Protection Fence are as follows:

- 1) Clearance of vegetation (where required) to allow working access to install the protection fence;
- 2) Setting out of fencing node points or spray marked by an appointed arboricultural consultant;
- 3) Fence is installed and signs installed;
- 4) Appointed Arboricultural Consultant attends site to inspect protection fence on-site; and
- 5) Site accessible to construction traffic.

3.20. Special attention is essential in maintaining the protective barriers during the demolition and construction phases, ensuring that it remains rigid and complete as well as fit for the purpose intended. Protective barriers will be inspected frequently and repairs shall be made immediately where required.

- 3.21. All-weather notices will be attached to the barriers with words such as 'Construction Exclusion Zone – No Access' (See signage example at **Appendix 2**).
- 3.22. Any alterations to the tree protection fence otherwise as stated within this AMS must only be completed under the guidance of a suitably qualified arboricultural consultant.

AMS 04 - Ground Protection

- 3.23. The **TPP (See Plan 3)** identifies the location of existing hard surfacing which is to be retained and remedied between the proposed building and trees T4 and T5. Should the hard surfacing be replaced, ground protection will be required to avoid compaction within the RPAs.
- 3.24. Ground protection will be capable of supporting any traffic entering or using the site without being distorted or causing compaction of underlying soil. The ground protection might comprise one of the following:
- Where feasible, retain existing hard standing to act as ground protection;
 - for pedestrian movements only, a single thickness of scaffold boards placed either on top of a driven scaffold frame, so as to form a suspended walkway, or on top of a compression-resistant layer (e.g. 100 mm depth of woodchip), laid onto a geotextile membrane;
 - for pedestrian-operated plant up to a gross weight of 2 t, proprietary, inter-linked ground protection boards placed on top of a compression-resistant layer (e.g. 150 mm depth of woodchip), laid onto a geotextile membrane; and
 - for wheeled or tracked construction traffic exceeding 2 t gross weight, an alternative system (e.g. proprietary systems or pre-cast reinforced concrete slabs) to an engineering specification designed in conjunction with arboricultural advice, to accommodate the likely loading to which it will be subjected.

AMS 05 - Works within Root Protection Areas (RPAs)

- 3.25. The **TPP (See Plan 3)** shows the RPAs of retained trees. This signifies the area that must be protected during the demolition and constructions works to avoid harm to the rooting environments of trees. Where development and site works occur in these areas, there are mitigative measures and protocols to adhere to as detailed within the document.
- 3.26. RPAs for trees T1, T4 and T5 have been reshaped to reflect the presence of the existing building foundation which is considered to act as a barrier towards root growth. The RPA of tree T5 has also been reshaped to reflect the presence of a retained wall to the south of the tree. Where the shape of an RPA has been altered, the extent of the RPA has not been reduced but compensated to include areas that are considered to be more advantageous to root development.

Removal of Hard Surfacing within RPAs (where required)

- 3.27. The TPP identifies an area of existing hard surfacing within RPAs of T4 and T5 that is to be retained and remedied. Should the surface require removal due to its condition, the following protective measures will be adopted:
- 1) The works will be completed under the supervision of a qualified arboricultural consultant;

- 2) Protection fencing will be temporarily removed / repositioned to provide access;
- 3) Ground boarding will be placed over parts of the RPA that are not surfaced and where access is required. Any machine use must be operated on hard surfaced ground or as a last resort on soft ground which is protected by ground protection boards as detailed within this document;
- 4) Any machine should work backwards over the area to prevent damage to any exposed RPA;
- 5) The surface will be sensitivity removed, breaking-up the top layer using hand-held breakers or small excavator and avoiding any excavation into the sub-bases or soil layers where roots may be present;
- 6) Paved / slab surfaces will be lifted carefully by hand;
- 7) Where possible, any existing sub-base will be left in situ / made good if new surfacing is to be laid;
- 8) Kerbs and haunching will be retained and utilised for re-surfacing where applicable. Kerbs and haunching to be removed must be 'peeled back' from their position away from the tree with a small machine. Any lodged haunching will be broken up and removed by hand. No excavation will occur behind the kerb line (towards the tree) where tree roots may be present;
- 9) If the removal sub-base material is required, this will be undertaken by hand to avoid any damage to tree roots. Any tree roots identified will be retained where possible. Small roots measured under 25mm in diameter may be cleanly pruned back if required. Roots measured over 25mm must be retained and the appointed arboricultural consultant will review the significance of the root(s) to the tree's health and stability;
- 10) The newly exposed soil and any exposed roots will be covered with up to 100mm of topsoil extract from elsewhere on the site or imported (to BS3882:2015). Soil may be placed in the area by plant sited outside the RPA and spread by hand.

Removal of Buildings and Foundations (where) Contiguous to RPAs

- 3.28. It is understood that the demolition of the Site has been covered via Condition Discharge application pursuant to permission 123630/FO/2019, however, for completeness, the following section considers the measures that will be adopted during the removal of the building.
- 3.29. The removal of the existing building and its foundations will be required at the edge of the RPA for trees T1, T4 and T5. Tree roots are likely to be contiguous to the footings and therefore a sensitive approach to its removal is necessary. The following measures will be adopted during the removal of the existing footings adjacent to tree T1, T4 and T5:
 - 1) Tree protection fencing must be installed as shown on the **TPP**. The ground between the fencing and the footing to be removed must be protected by either the existing hard surfacing or ground protection (should the hard surfacing be removed prior to removal of the building footing).
 - 2) Any machine use must be operated outside from the RPA on the eastern side of the building footing;



- 3) Buildings will be folded in on themselves using a 'top-down pull back' approach away from the trees;
- 4) Spoil and debris will be placed within the RPA of trees;
- 5) Trench foundations on the eastern and northern side of the building (where contiguous to the RPAs of trees T1, T4 and T5) will be carefully pulled in on themselves, peeling the structure away from the tree and rooting area. These works will be completed under the supervision of a qualified arboricultural consultant;
- 6) The newly exposed soil and any exposed roots will be covered with up to 100mm of topsoil extract from elsewhere on the site or imported (to BS3882:2015). Soil may be placed in the area by plant sited outside the RPA and spread by hand.

Removal of below ground Services within RPAs

- 3.30. It is understood that a pipeline from the proposed nitrogen tank will be installed above ground connecting the tank storage to the building. No services are understood to be required below ground within the RPAs.
- 3.31. It is preferable to leave redundant below ground services in RPAs to avoid damage to tree roots. Services within RPAs that require removal must be completed sensitively and by hand. The project Arboricultural Consultant will be informed where this is required, and a specific methodology will set out before commencement.

Excavation within RPAs

- 3.32. The **TPP (See Plan 3)** identifies where excavation is required within the RPAs of tree T5 to construct a new tank store.
- 3.33. The excavation works will be carried out in accordance with the following tree protection measures:
 - 1) The works will be completed under the supervision of a qualified arboricultural consultant;
 - 2) Protection fencing will be temporarily removed / repositioned to provide access;
 - 3) Identify area for excavation, mark out with pegs or spray paint;
 - 4) Remove hard surface if necessary (see relevant section of this report);
 - 5) Excavation within the RPAs will be carried out using hand-held tools or by air-spading or air-vacating;
 - 6) A light-weight machine will only be used as a last resort and at the discretion of the supervising Arboriculturist (typically for the removal of hard surfacing and imbedded rocks/rumble. The machine will be operated outside the RPA and where this is not possible ground protection must be laid in accordance with this document;
 - 7) For service trench excavations, roots will be retained where possible by spanning the trench with services fed beneath;



- 8) Single roots smaller than 25mm will be cleanly pruned back using a suitable sharp hand tool. Cleanly sever roots with bypass secateurs, loppers or pull cut saw at right angles to root. Avoid tearing or ripping the root;
- 9) Roots found over 25mm and where occurring as clumps will not be immediately pruned back, the appointed supervising Arboriculturist will record the size and nature of the root, determine its significance to tree health, and specify proceedings accordingly;
- 10) Exposed roots will be covered with topsoil or a hessian sack to avoid root desiccation;
- 11) Due to the highly alkaline leachate produced during the curing of wet concrete, concrete should not be poured within the RPA unless an impermeable liner has been installed. Excavated holes must therefore be sheathed to reduce the risk of contamination where concrete is to be implemented; and
- 12) Backfill as soon as possible to cover cut root ends.

Installing of fencing within RPAs

- 3.34. The existing post and wooden fence located between trees T4 and T5 will be replaced by a more durable specification. This will require localised excavation of fence post holes within the RPAs. Installing fence posts within the RPAs of trees will adopt the following tree protection measures / stages:
 - 1) Temporarily remove Tree Protection Fence to allow access to area;
 - 2) Carefully dismantle existing fence by hand and leave any post hole footings in-situ.
 - 3) Dig new post holes using hand tools, avoiding damage to the bark covering larger roots. Roots smaller than 25mm diameter may be pruned back using either secateurs or a hand saw, leaving a clean cut;
 - 4) Damage or severance of roots above 25mm diameter must be avoided. If roots of this size are discovered, the hole should be relocated. If there are a large number of such roots it may be necessary to relocate the hole by half a fence panels length and adjust the fence panels accordingly;
 - 5) Line holes with non-porous membrane to prevent concrete leaching into soil;
 - 6) Insert posts and fill post hole with concrete to ground level;
 - 7) Install upper components of fence.
 - 8) Reinstate tree protection fencing to original location.

Soft landscaping within RPAs

- 3.35. All landscaping and associated ground preparation within RPAs will be carried out sensitively to ensure root damage is mitigated as much as is practicable. At no time is any heavy plant to be used within any protected area.

- 3.36. Removal of existing vegetation will be carried out by hand; turf may be removed using a mechanical turf stripper or by hand.
- 3.37. Soft Landscaping operations within RPAs will be conducted when no plant machinery is to be working on the site for the remainder of the build.
- 3.38. No Rotovators are to be used within the RPAs of retained trees.

Planting within RPAs

- 3.39. Should the existing soil be compacted or have a poor structure which may hinder the development of any new planting, soil decompaction techniques may be used upon consultation with the project arboriculturist.
- 3.40. Planting operations within the RPAs of trees will adopt the following tree protection measures / stages:
- 1) Remove Tree Protection fence to allow access to area;
 - 2) Remove existing vegetation by hand;
 - 3) Do not reduce any high spots or excavate in any way;
 - 4) With the use of a wheelbarrow Import good quality topsoil into the area. level to a depth no more than 100mm with hand tools;
 - 5) Dig individual planting pits for each plant by hand (including hedging which must not be trench planted); and
 - 6) Any mulch should also be imported and spread by hand.

AMS 06- General Site Precautions

- 3.41. The following points must be observed during both advanced works and the construction process:
- The site compound area must be established outside of the unprotected RPAs prior to undertaking demolition and or construction works on-site, inclusive of any areas for materials storage, contractor parking and mixing must also be established outside of the RPAs;
 - No fires will be lit on-site;
 - Cutting down, uprooting, damaging or otherwise destroying any retained tree is prohibited;
 - No access will be permitted inside RPAs unless under the guidance of a suitably qualified arboricultural consultant or otherwise stated within this AMS;
 - No materials, equipment or debris will be stored within the RPA at any time unless otherwise stated within this AMS;
 - If during demolition or construction, there are any excessive levels of dust build-up on retained trees then trees must be hosed down immediately with a clean water supply;

- Notice boards, telephone wires or other services must not be attached to any part of retained trees;
- Materials which will contaminate the soil (e.g. concrete, cement, chemical toilets, diesel oil, vehicle washings etc.) must not be permitted within, or close to RPAs of retained trees. Consideration must be given to any sloping ground on-site to ensure that contamination of soil in the RPA would not occur if there were spillage, see page or displacement elsewhere on-site. To avoid any associated damage or injury occurring to the trees as a direct result of contact with contaminants, works including cement mixing, re-fuelling and tool or machine washing will not be permitted within 20m uphill of any retained tree and
- Contamination of the soil by fuel and lubricant leaks must be avoided at all costs. If such a situation arises the project arboriculturist must be notified to assess the situation and prescribe remedial measures.

AMS 07 - Procedures for Incidents

3.42. If any breach of the approved tree protection measures occurs:

- The site manager must be informed immediately;
- The Local Planning Authority Tree officer (or other Planning Officer) must be informed, as well as the appointed project Arboriculturist at the earliest opportunity;
- Swift action must be taken to halt the breach and prevent any further breaches; and
- All preventative action and details of agreed remedial works must be recorded and reported to the LPA.

Appendix 1: Tree Survey Schedule



Tree Number	Common Species Name	Height (m)	Stem Diameter (mm)	Stem Count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
					N	E	S	W								
T1*	Ash (<i>Fraxinus excelsior</i>)	17m	750	1	7.00	6.50	6.00	6.00	6.50	Mature	Fair	Fair	C2	Tree located in an area of existing hardstanding off site beyond fence boundary, which is likely impacting root growth to the north and the west. Very mature and dense ivy covering stem restricting access for detailed inspection with stem diameter subsequently estimated due to restricted access. Ivy continues up into canopy of tree to a height of approximately 13m. Canopy exhibiting symptoms attributed to a likely colonisation of Ash dieback disease. Moderate quality tree, however downgraded due to limited potential future life expectancy. Canopy overhanging current building footprint and roof. Not on topo, plotted by eye on plan.	9.0	254
T2*	Sycamore (<i>Acer pseudoplatanus</i>)	12m	530	1	1.00	1.00	4.00	3.00	8.00	Early Mature	Poor	Fair	U	Hard standing located to the northern side of the stem which is likely restricting root growth. Cavity at base of stem on northern side up to a height of approximately 2.5m which has an occluded. remnants of severed Ivy present on the stem. Very little canopy remaining. Poor vitality and very little live canopy remaining at upper crown. Not on topo, plotted by eye on plan.	6.4	127
T3*	Western Red Cedar (<i>Thuja plicata</i>)	6m	150	1	1.50	1.50	1.50	1.50	2.00	Young	Good	Good	C2	Situated under canopy of adjacent tree. Not on topo, plotted by eye on plan.	1.2	5
T4	Norway Maple (<i>Acer platanoides</i>)	17m	770	1	8.00	8.00	5.00	6.00	4.50	Mature	Good	Good	B12	Stem curvature at the base to the north which gradually corrects upright. Canopy encroaching onto building to the east. Minor deadwood present throughout the canopy more focused towards the northern side of the crown. Historic pruning on eastern side of canopy to remediate canopy encroachment towards building. Current canopy largely overhangs existing building and access steps between retaining wall and building.	9.2	268
T5	Norway Maple (<i>Acer platanoides</i>)	16m	640	1	4.00	8.00	8.00	7.00	4.00	Mature	Good	Good	B12	Dense ivy covering stem base up to a height of approximately 12m restricting access to detailed inspection. Stem diameter subsequently estimated over ivy. Canopy encroaching onto adjacent building with Northern canopy reduced due to competition with neighbouring tree. Inaccessible: diameter estimated.	7.7	185
T6*	Norway Maple (<i>Acer platanoides</i>)	11m	270, 230	2	1.00	1.00	6.00	5.00	4.00	Semi Mature	Good	Good	C12	Twin stemmed from ground level with Ivy covering the most northern stem up to a height of approximately 8m. Eastern canopy significantly reduced due to competition from neighbouring tree. Not on topo, plotted by eye on plan.	4.3	57

Tree Number	Common Species Name	Height (m)	Stem Diameter (mm)	Stem Count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
					N	E	S	W								
G7	Privet (Ligustrum vulgaris), Elm (Ulmus glabra)	4m	75	1	1.00	1.00	1.00	1.00	1.00	Semi Mature	Good	Good	C2	Strip of unmanaged vegetation located on northern side of retaining wall. Southern RPA likely restricted due to presence of retaining wall.	0.9	2.5
T8*	Norway Maple (Acer platanoides)	9m	170	1	1.00	3.00	3.00	3.00	4.00	Semi Mature	Good	Good	C12	Self-seeded tree situated within strip of unmanaged vegetation. Northern canopy reduced due to competition from neighbouring trees. Southern RPA likely restricted due to presence of retaining wall. Not on topo, plotted by eye on plan.	2.0	13
T9	Silver Maple (Acer saccharinum)	10m	270	1	2.50	3.50	3.00	2.00	4.00	Semi Mature	Good	Good	C12	Self-seeded tree situated within strip of unmanaged vegetation. Western canopy reduced due to competition from neighbouring trees. Southern RPA likely restricted due to presence of retaining wall.	3.2	33
T10	Sycamore (Acer pseudoplatanus)	12m	320	1	3.50	3.50	3.00	3.00	4.00	Semi Mature	Good	Good	C12	Self-seeded tree situated within strip of unmanaged vegetation. Southern RPA likely restricted due to presence of retaining wall.	3.8	46
T11	Sycamore (Acer pseudoplatanus)	10m	220	1	3.00	1.80	3.00	2.20	3.00	Semi Mature	Fair	Good	C2	Self-seeded tree situated within strip of unmanaged vegetation. Southern RPA likely restricted due to presence of retaining wall.	2.64	21.9

Appendix 2: Signage Example



Note: Digital A4 copies can be obtained via contacting Tyler Grange.



Appendix 3: Arboricultural Works Audit

Works Requiring Arboricultural Supervision	Date Completed and Report to LPA
Tree Contractor briefing prior to tree removal and pruning works in line with Tree Retention and Removal Plan and detailed within the Arboricultural Method Statement prior to occupation of site for demolition / construction purposes.	
Inspection barrier position as identified on the Tree Protection Plan and detailed within the Arboricultural Method Statement prior to occupation of site for demolition / construction purposes.	
Supervised removals of built structures within or adjacent to RPAs (trees T1, T4 and T5) as identified on the Tree Protection Plan and detailed within the Arboricultural Method Statement.	
Supervision of excavation works within RPAs of tree T5 as identified on the Tree Protection Plan and detailed within the Arboricultural Method Statement.	
NOTES:	



Appendix 4: Report Limitations and Tree Legislation

Limitations of Survey

- A4.1 The comments made are based on observable factors present at the time of inspection. Although the health and stability of trees in their current context is an integral part of their suitability for retention, it must be understood that this report is not a tree risk assessment and should not be construed as such. While every attempt has been made to provide a realistic and accurate assessment of the trees' condition at the time of inspection, it may have not been appropriate, or possible, to view all parts or all sides of every tree to fulfil the assessment criteria of a risk assessment.
- A4.2 No tree can be considered entirely safe, given the possibility that exceptionally strong winds could damage or uproot even a mechanically 'perfect' specimen. It is therefore usually accepted that hazards are only recognisable from distinct defects or from other failure-prone characteristics of the tree or the site. An assessment of the potential influence of trees upon existing buildings or other structures resulting from the effects of trees upon shrinkable load-bearing soils or the effects of incremental root or branch growth, are specifically excluded from this report.

Un-assessable Risks

- A4.3 Any alteration to the application site or development proposals could change the current circumstances and may invalidate this report and any recommendations made. Detail of the site's logistical issues (e.g. site storage and the construction programme) may not be finalised until after consented development. As this report has been prepared in advance of consent, some of its contents may need to be updated as more specific information becomes available once the post-consent project management commences. Although this document will remain the primary legal reference in the event of any disputes, some of its content may be superseded by authorised post-consent amendments. The Wildlife and Countryside Act (WCA) 1981 (as amended) makes it an offence to disturb nesting birds or recklessly endanger a bat or its roost. Bats are also a European protected species and are additionally protected under the Conservation (Habitats & c) Regulations 1994 and 2010 (as amended). The survey findings, constraints, opportunities and design or mitigation recommendations included within that report must be read alongside this document.
- A4.4 A lack of recommended work does not imply that a tree does not pose an unacceptable level of risk and likewise, it should not be implied that a tree will present an acceptable level of risk following the completion of any recommended work.

Statutory Designations Relating to Arboriculture

- A4.5 Trees in a conservation area that are not protected by an Order are protected by the provisions in section 211 of the Town and Country Planning Act 1990. These provisions require people to notify the local planning authority, using a 'section 211 notice', six weeks before carrying out certain work on such trees, unless an exception applies. The work may go ahead before the end of the six-week period if the local planning authority gives consent. This notice period gives the authority an opportunity to consider whether to make an Order on the tree.



Plans:

Plan 1: Tree Constraints Plan (TCP)

Plan 2: Tree Retention and Removal Plan (TRRP)

Plan 3: Tree Protection Plan (TPP)







Category B - Trees of Moderate Quality and Value



Category C - Trees of Low Quality and Value



Category U - Trees in Poor Condition

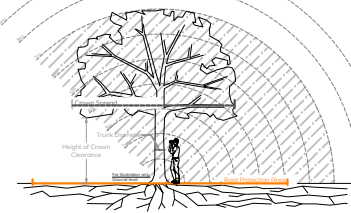


Root Protection Areas



Tree Shading Constraints

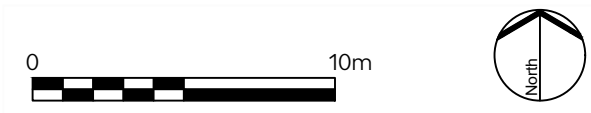
**Denotes trees and groups not identified on topographical survey. Locations approximated using professional judgement/ measurements taken on site.*



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B

A

Rev

T11 Added using topo stem position

Updated survey with topo

Description

19.06.2025

28.05.2025

Date



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Project title

Northern Pathology Development

Drawing title

Tree Constraints Plan

Scale

Date

1:250 @ A3

19.06.2025

Drawn

Checked

BV

JP

Drawing number

16986_P01

Revision

B



- Category B - Trees of Moderate Quality and Value
- Category C - Trees of Low Quality and Value
- Category U - Trees in Poor Condition
- Root Protection Areas
- Tree Removals to Facilitate the Proposed Development
- Extent of Tree Canopy Reduction Pruning to Facilitate the Proposed Development
- Extent of Tree Crown Lift Pruning to Facilitate the Proposed Development
- Extent of Excavation Works Inside RPA's

*Denotes trees and groups not identified on topographical survey. Locations approximated using professional judgement/ measurements taken on site.

Rev	Description	Date
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Project title
Northern Pathology Development

Drawing title
Tree Retention & Removal Plan

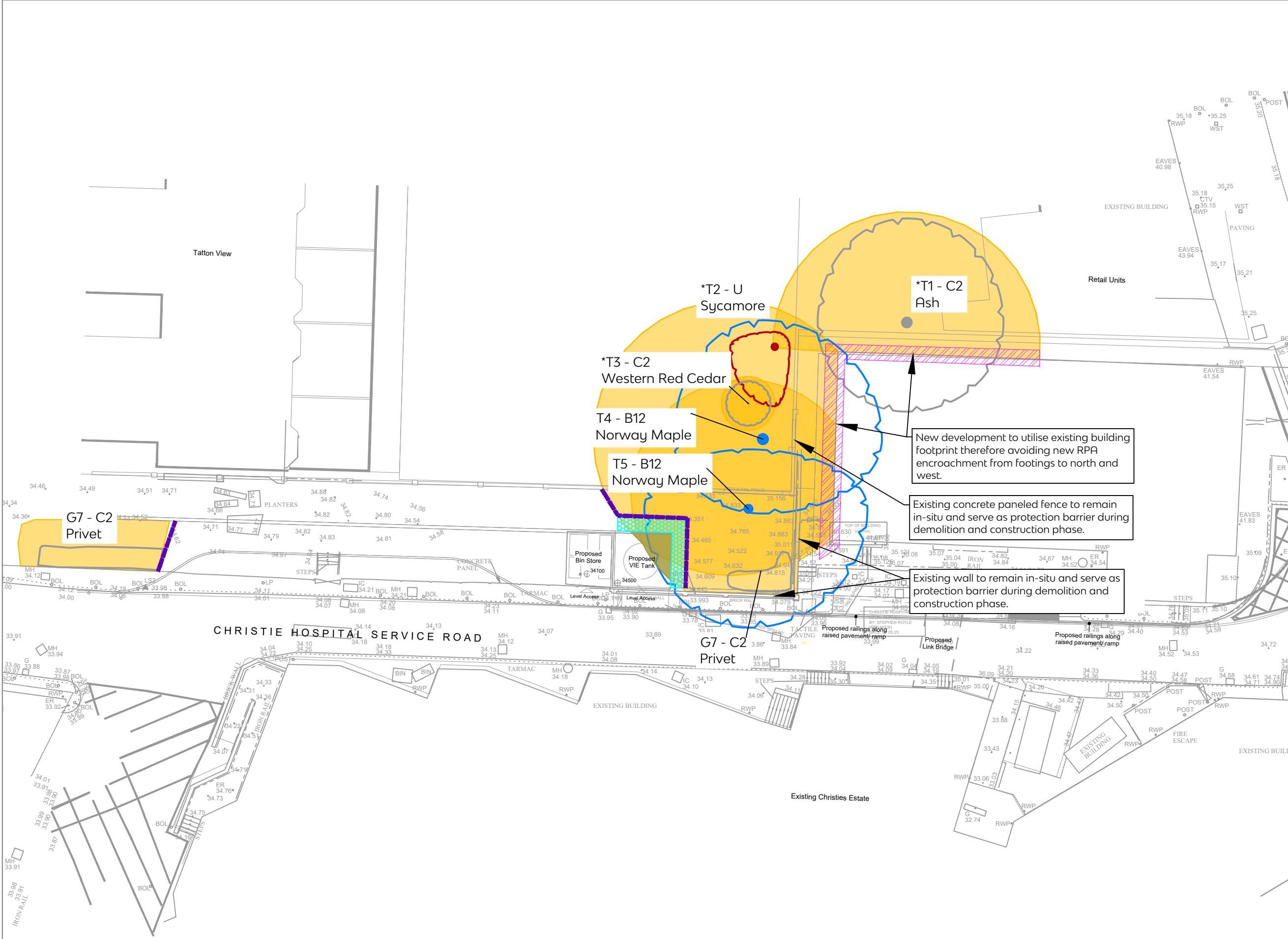
Scale	1:250 @ A3	Drawn	BV
Date	16.07.2025	Checked	JP
Drawing number	16986_P02	Revision	-

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- Category B - Trees of Moderate Quality and Value
 - Category C - Trees of Low Quality and Value
 - Category U - Trees in Poor Condition
 - Root Protection Areas
 - Extent of Ground Protection Matting Inside RPAs
 - Extent of Sensitive Removal of Existing Building Adjacent to Trees
 - Extent of Excavation Works Inside RPAs
 - Tree Protection Fencing Locations
- *Denotes trees and groups not identified on topographical survey. Locations approximated using professional judgement/ measurements taken on site.*

New development to utilise existing building footprint therefore avoiding new RPA encroachment from footings to north and west.

Existing concrete paneled fence to remain in-situ and serve as protection barrier during demolition and construction phase.

Existing wall to remain in-situ and serve as protection barrier during demolition and construction phase.

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A	Update following client comments	24/07/2025
Rev	Description	Date

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Drawing title
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A



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