

Arboricultural Impact Assessment and Method Statement



**Tyler
Grange**

UoM Kilburn IT Project
23rd July 2025

TG Report No. 18166_R01_BV

Project No:	Report No.	Date	Revision
18166	R01	23rd July 2025	-
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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 Avison Young on behalf of the University of Manchester (UoM), to accompany a full planning submission for the Prospect House Refurbishment Project (part of the Kilburn IT Project) including long-term maintenance (LTM) works to the external envelope of the building, comprising the following external works (EW's):
 - Roof replacement and installation of new gravity drainage system.
 - Installation of roof access hatch and guardrail for access and maintenance.
 - Localised render repairs.
 - Curtain walling/ glazing replacement.
- 1.2. The purpose of this report is to detail the findings of a tree survey of the site, assess the impact of the development up on the trees surveyed, and provide procedures for tree pruning and tree protection during all phases of the proposed 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 84604 96856 and sits in the centre of the UoM campus. It comprises the existing Prospect House building with adjacent mature tree canopy cover in a cohesive cluster with understory shrubs and ornamental planting, with wider open grassed space which is currently landscaped and used as community garden. See Figure 1 below.



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

- 1.7. No trees present at or in influential proximity to the site are protected by a Tree Preservation Order (TPO), nor is the site within a Conservation Area, which is confirmed following a desk-based search of designations according to Manchester City Council (MCC) online interactive mapping.

Section 2: Arboricultural Impact Assessment

- 2.1. The proposed development involves external works only therefore no changes to the existing Prospect House building nor any new foundations, ground works or existing pathway widening or resurfacing works are required. The development is expected to require scaffolding to facilitate access to the building exterior up to the existing roof height. The extent of anticipated scaffolding (external works access) is illustrated by a 1.5m wide strip around the building (only drawn where in proximity to trees), shown on the Tree Retention & Protection Plan (TRPP) appended to this report.
- 2.2. The impact of the development has been assessed based on the scaffolding requirements overlaid onto the captured tree survey information (Tree Constraints Plan to the rear of this report).
- 2.3. All surveyed trees in proximity to Prospect House can be retained to facilitate the external works.
- 2.4. No works are expected to be required inside the RPAs of retained trees subject to the installation of tree protection fencing in the correct locations and ensuring no material or equipment storage is within RPAs during the works.
- 2.5. Relatively minor tree canopy pruning works are expected to be required to facilitate the scaffolding required within the canopy volumes of two trees (T1 and T2), as illustrated on the TRPP and detailed in the AMS section of this report.
- 2.6. Due to the tree retention and protection of all trees on site (subject to the AMS section of this report), the proposal is considered compliant with Policy EN-9 of MCC's Core Strategy DPD (2012) and Policy JP-G7 (paragraph 12) of the Places for Everyone Joint Development Plan Document (2024), as the existing green infrastructure and treescape at the site can be suitably maintained.

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 Protection Plan (TRPP) (See Plan 2) – details the trees to be retained, pruned and the protection measures for retained trees,
 - 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 external works:
- AMS01 - Timing of Works and Site Monitoring Requirements
- AMS02 - Tree Pruning Works
- AMS03 - Tree Protection Fencing
- AMS04 - General Site Precautions
- AMS05 - 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 pruning works.
 - 2) Tree protection fencing installed.
 - 3) Scaffolding Installation.
 - 4) External works completed.
 - 5) Removal of tree protection fence.

Arboricultural Site Monitoring

- 3.5. Site monitoring by an appropriately qualified Arboriculturist should be undertaken as set-out within the AWA (See Appendix 3). This includes the following key work stages:
- Tree pruning
 - Installation of tree protection barriers
- 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 Pruning Works

- 3.7. Trees to be pruned will be clearly identified on-site (via spray marking / taping / tagging as required) to avoid erroneous tree works. Contractors should be briefed on-site by the appointed Arboricultural Consultant prior to works commencing, especially if there are any concerns or doubts on the requirements for pruning to facilitate the external works access.
- 3.8. Tree pruning works should be carried out prior to the installation of tree protection barrier, yet could be done during the installation of the scaffolding if the use of this in place for the development prevents climbing the trees and potential associated damages with accessing the branches to be pruned. Hence the use of a long-reach pole chainsaw or pruning equipment may be best suited to prune lower branches to achieve the required clearance. The scaffolding should therefore be built-up incrementally and tree pruning works undertaken at a suitable stage where the height of the scaffolding will not cause impact damages to retained tree branches.
- 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 Pruning

- 3.11. 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 1. Tree Pruning Works

Tree Number	Pruning Procedures
T1 (Lime)	Northern and Eastern canopy aspects (lower sections of crown volume) to be crown lifted to achieve sufficient height clearance for scaffolding installation. The existing average canopy clearance is approximately 5m and the height of the tree is 16m. Crown height clearance of up to approximately 10m is considered necessary.
T2 (Lime)	Northern canopy (lower section of crown volume) to be crown lifted to achieve sufficient height clearance for scaffolding installation. The existing average canopy clearance is approximately 6m and the height of the tree is 15m. Crown height clearance of up to approximately 10m is considered necessary.

AMS 03 – Tree Protection Fencing

- 3.12. Tree protection fencing must be installed to protect the roots, stems and lower branches of retained trees from damage during the external works.
- 3.13. 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 works until deemed completed.
- 3.14. The TRPP (See Plan 2) identifies the location of the tree protective fencing. To ensure accurate positioning and to avoid costly adjustments, the tree protection fence may need to be set out by a surveyor with all node points being marked clearly on site for the fencing contractor to work to. A geocoordinate AutoCAD file of the TRPP is available upon request. The fencing locations serves to enclose the four Lime trees on the outside edge of their RPAs to ensure no compaction or damages are caused during the works.
- 3.15. Owing to the relatively innocuous nature of the works (anticipated to not require heavy equipment or excavators etc), a reduced-specification style fencing is recommended to be utilised to prohibit access and material storage inside RPAs. The fencing will comprise heras panels supported by suitable stabilisers (or tied to the vertical poles forming the scaffolding to the exterior of the building), with concrete or rubber blocks, as illustrated in Figure 2 below.

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

- 1) Setting out of fencing node points or spray marked by an appointed arboricultural consultant;
- 2) Fence is installed with signs;
- 3) Appointed Arboricultural Consultant attends site to inspect protection fence on-site; and
- 4) Site accessible to construction works.

3.17. Special attention is essential in maintaining the protective barriers during the external works, ensuring that it remains rigid and complete as well as fit for the purpose intended. Protective barriers should be inspected frequently by the site manager and repairs shall be made immediately where required.

3.18. All-weather notices will be attached to the barriers with words such as 'Construction Exclusion Zone – No Access' (See signage example at Appendix 2).

3.19. 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.

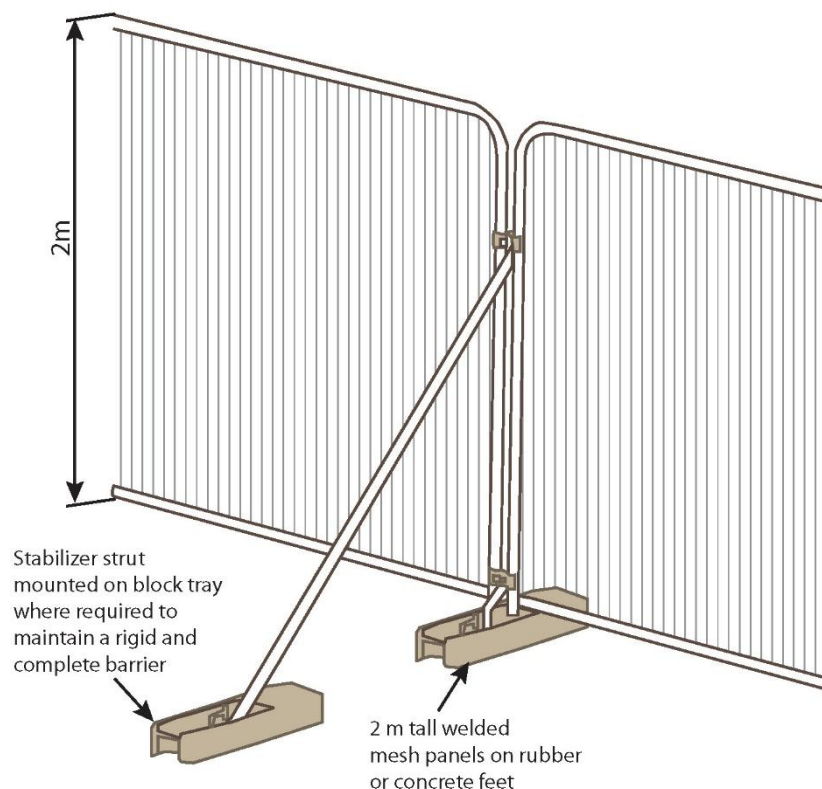


Figure 2: Tree Protection Barrier Specification.

AMS 04- General Site Precautions

3.20. 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 the external works, 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 the works 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 05 - Procedures for Incidents

3.21. 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 (DBH) (mm)	Crown Spread (m)				Average Crown Clearance Height (m)	~Height of Lowest Branch	Direction of Lowest Branch	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W										
T1	Tilia sp. (Lime)	16m	450mm	4.50	5.30	3.50	4.00	5.00	4.50	North	Early Mature	Good	Good	B12	Good quality for some landscape value. Situated in cohesive cluster of 4 trees with greater collective arboricultural and landscape merits as a group over that of individuals due to compound merit. Canopy unbalanced due to adjacent specimens. Canopy encroachment towards buildings with apex twigs touching building externals. Rooted on slightly raised grassed mound with minor infrastructure (believed to be a air-conditioning fan/ unit) inside the RPA to the southeast, approx. 2m from stem edge. no obvious significant defects. Co-dominant stem leaders at approx. 6m height.	5.40	91.62
T2	Tilia sp. (Lime)	15m	300mm	4.00	2.30	2.70	2.70	6.00	5.50	North	Semi Mature	Good	Good	B2	Moderate quality, but of reduced value due to small size. Moderate quality with some landscape value. Smaller and therefore slightly lesser value due to other 3 larger specimens. Situated in cohesive cluster of 4 trees with greater collective arboricultural and landscape merits as a group over that of individuals due to compound merit. Canopy unbalanced due to adjacent specimens. Canopy encroachment towards buildings but not touching. Rooted on slightly raised grassed mound. No obvious significant defects. Ivy on stem creeping up to lower canopy.	3.60	40.72
T3	Tilia sp. (Lime)	14m	380mm	4.50	3.00	5.00	4.20	4.50	3.50	South	Early Mature	Good	Good	B12	Good quality for some landscape value. Situated in cohesive cluster of 4 trees with greater collective arboricultural and landscape merits as a group over that of individuals due to compound merit. Canopy unbalanced due to adjacent specimens. Hard surfacing closest path edge approximately 2.3m from stem on southwestern aspect. No obvious significant defects.	4.56	65.33
T4	Tilia sp. (Lime)	15m	420mm	3.00	6.00	5.00	4.00	4.50	4.00	Southeast	Early Mature	Good	Good	B12	Good quality for some landscape value. Situated in cohesive cluster of 4 trees with greater collective arboricultural and landscape merits as a group over that of individuals due to compound merit. Canopy unbalanced due to adjacent specimens. No obvious significant defects. Canopy growth towards building to west but far from touching (2m offset proximity remaining). Minor infrastructure (believed to be a air-conditioning fan/ unit) inside the RPA to the NE but is >5m away from stem.	5.04	79.81

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 pruning works in line with Tree Retention and Protection Plan and detailed within the Arboricultural Method Statement.	
Inspection of tree barrier positions 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.
- A4.4 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.
- A4.5 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.

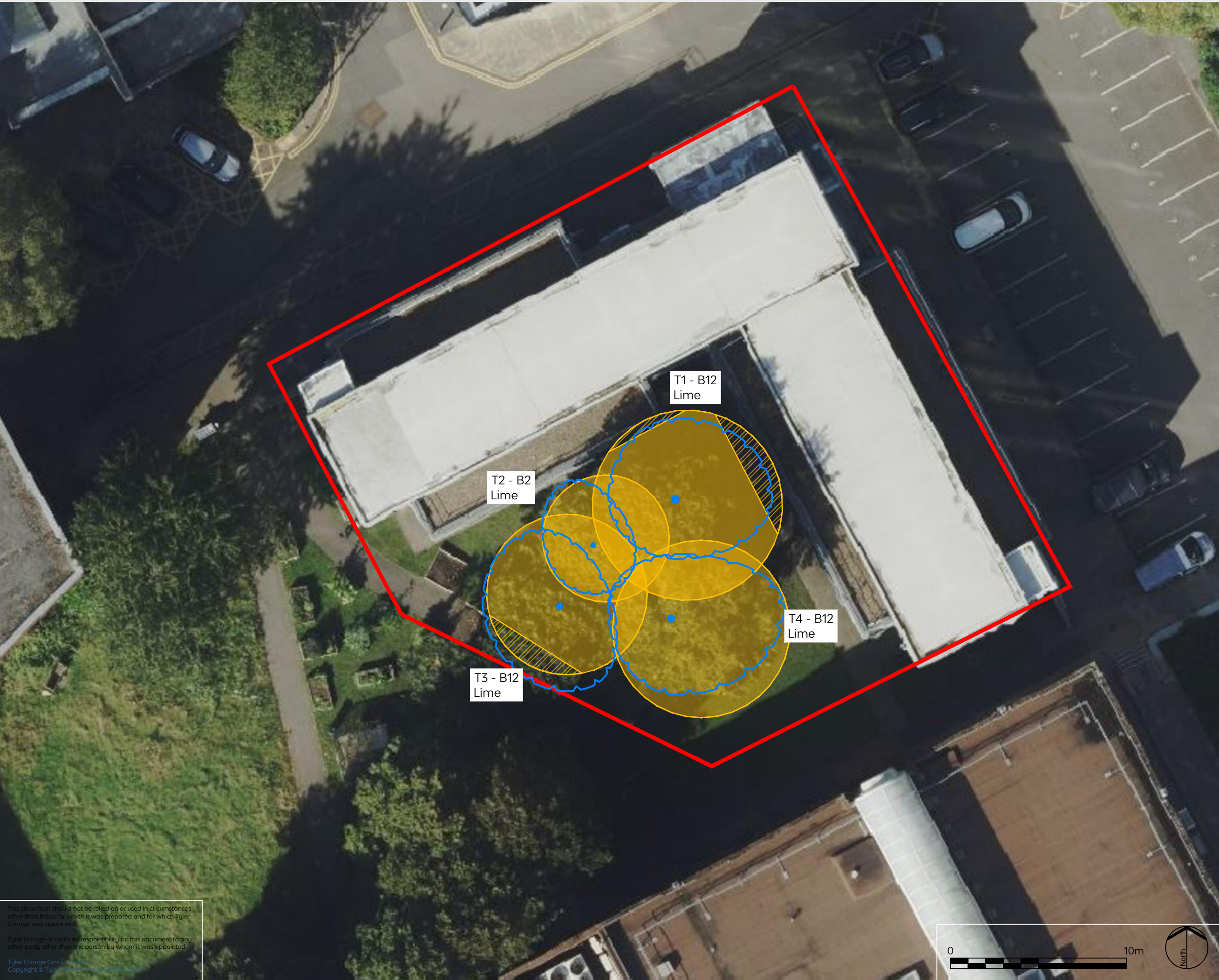


Plans:

Plan 1: Tree Constraints Plan (TCP)

Plan 2: Tree Retention and Protection Plan (TRPP)





-  Survey Boundary
-  Category B - Trees of Moderate Quality and Value
-  Root Protection Areas (RPAs)
-  Extent of RPA Influenced by Existing Hard Surfacing (Area of Likely Reduced Root Density)

**All four trees captured as part of this survey have been plotted without the use of a topographical survey. Therefore, their locations are approximated using measurements taken on site.*

Rev	Description	Date
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Project title
UoM - Kilburn IT Project

Drawing title
Tree Constraints Plan

Scale	1:200 @ A3	Drawn	BV
Date	17.07.2025	Checked	JJ
Drawing number	18166_P01	Revision	-

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- Survey Boundary
- Category B - Trees of Moderate Quality and Value
- Root Protection Areas (RPAs)
- Extent of RPA Influenced by Existing Hard Surfacing (Area of Likely Reduced Root Density)
- Extent of Tree Canopy Pruning Works to Facilitate the External Works
- Tree Protection Fence Locations
- Anticipated Extent of External Works Scaffolding (1.5m width)

NOTE: All four trees captured as part of this survey have been plotted without the use of a topographical survey. Therefore, their locations are approximated using measurements taken on site.

Rev	Description	Date
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Project title
UoM - Kilburn IT Project

Drawing title
Tree Retention & Protection Plan

Scale	1:200 @ A3	Drawn	BV
Date	21.07.2025	Checked	JJ
Drawing number	18166_P02	Revision	-

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