



## **Inkerman Street, Manchester M40 7TR**

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### **Arboricultural Report**

*March 2025*

# Contents

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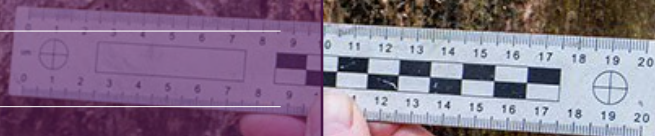
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**Figure 1** Google Earth Image of the Site.

**Figure 2** Survey Trees



ACS Consulting is a UK industry leader in arboriculture.

We offer a range of services involving trees, woodlands and forestry in the built and rural environment:

**Planning**

**TPO**

**Hazard Evaluation**

**Management**

**Law**

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## Chapter 1 Introduction

### 1.01

ACS Consulting is instructed by Clarke Telecom Ltd to report on trees and the implications for the proposed development at Inkerman Street, Manchester M40 7TR. The assessment and report was undertaken by Ian Murat, Registered Consultant of the Arboricultural Association.

### 1.02

In accordance with guidance on information requirements and validation for planning applications, this report fulfils the recommended national list criteria for tree survey/arboricultural information. More specifically, it contains the following:

- A full tree survey to the requirements of BS5837 (2012) Trees In Relation To Design, Demolition and Construction – Recommendations.
- A plan showing tree survey information, retention categorisation and root protection areas,
- An assessment of the arboricultural implications of development detailing trees to be retained/removed and appropriate protection measures (BS5837:2012 - 5.3.4),
- An Arboricultural Method Statement detailing a set of agreed principles for tree protection, implementation and phasing of works. (BS5837:2012 section 6).

### 1.03

The site was visited during during March 2025. A survey of the trees was completed recording; *species type, age, height, crown spread, diameter-at-breast-height and, condition.*

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## Chapter 2 Background

### 2.01 The Location

The site is located in Monsall, a suburb of Manchester. (Figure 1).

### 2.02 Site

The site comprises an area of hard standing used for car parking off Inkerman Street, Manchester.

### 2.03 Statutory Protection

None.

### 2.04 Policy - Trees

In terms of trees, the application will be subject to The Places for Everyone Development Plan Document, a joint plan covering 9 out of 10 of the Greater Manchester local authority areas. The Development Plan includes objectives and planning policies that will be used in the determination of planning applications, and which will shape the quality of new development. The policy of most relevance to the arboreal aspects of the application is: G7. Also of relevance are policies 136 and 187 National Planning Policy Framework, December 2024.

### 2.05 Soils

BS 5837 – 2012 requires requires a basic assessment of the soils on site. An examination of the British Geological Survey notes the superficial deposits. Till, Devensian - Diamicton. Sedimentary superficial deposit formed between 116 and 11.8 thousand years ago during the Quaternary period.

### 2.06

The Cranfield Soil and Agrifood Institute Soilscales viewer shows soils at the site to be: Slowly permeable seasonally wet acid loamy and clayey soils.



## Chapter 3 Tree Survey

### 3.01

The tree data can be found at Appendix A. There is no requirement in BS 5837 to repeat the details of the constraints information save for confirming that the trees were surveyed for species type, age, height, crown spread, diameter-at-breast-height, condition, and their suitability for retention from ground level. Each tree or group was assigned to one of the four retention categories [A,B,C,U] specified by BS5837. The individual descriptions and other relevant information are contained in the attached schedule and they are shown on the attached plans, based on the original topographical survey. Only trees with a stem diameter of 75 millimetres measured at 1.5 metres above the ground are required to be recorded.

### 3.02

The heights were measured with a digital Hypsometer and the diameters were taken with a diameter tape to give an average stem measurement. Canopy spreads have been measured at the cardinal points or where they significantly extend in other directions.



**Figure 2**

## Chapter 4 Development Implications

### 4.01 Application

The application for: *PROPOSED VM02/VF 22.5m HIGH PHOSCO PHASE 4.5 MONOPOLE WITH 4.51 HEADFRAME ON 3.90x3.90x1.1 DEEP CONCRETE FOUNDATION with associated cabinets on concrete foundations*. [sic]

### 4.02 Summary Development Implications

The proposed application does not require the removal of trees. The location of the apparatus overall, is not considered to be harmful to the trees.

### 4.03 Development Implications

The methodology for assessment is based on BS5837 – 2012 Trees in relation to design, demolition and construction – Recommendations. The guidance recommends that impacts on arboricultural assets should be assessed by considering:

1. Which arboreal assets are affected by the proposed development;
2. Understand what contribution the arboreal assets make to the significance of the site and location;
3. Identify what impact the loss of arboreal assets of the site might have on that significance;
4. Consider maximising enhancements and avoiding harm.

### 4.04

The proposal is located in an area of extensive highway standard construction hard standing. The trees are early-mature specimens. Their root extension profile, in view of their genera and age, is unlikely to have extended significantly beneath the road. However, even if it is the case that there are significant volumes of roots beneath the road, the structure is located outside the Root Protection Area (RPA) of the trees.

### 4.05

The proposed development is part of a wider scheme to upgrade the UK network to provide improved coverage and capacity in relation to 5G services. It would expand the 5G telecommunications network across the area and would enhance 5G coverage levels and network capacity within the local area. The site has been the subject of detailed assessment that has concluded there are no other viable sites.

### 4.06 Pruning

To assist during the construction, phase the canopy of the birch and a sycamore will be crown reduced. The crown reduction has no implications for tree physiology or visual amenity.

## Chapter 5 Conclusions

### 5.01

The application site is described in detail in the design and access statement.

### 5.02

The impacts to the trees, through the location of the development, is considered to be low. Proposals are appropriately sited and utilise building methods, to help protect and effectively integrate existing trees into a scheme; retaining existing canopy coverage and the associated landscape character of the site.

# Appendix A

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## Contents

Key

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BS 5837 2012

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Tree data

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## KEY

|                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Age                     | <p>Y – Young: Out-planted trees that have not yet established</p> <p>SM – Semi-mature: Established trees up to 1/3 of expected height and crown</p> <p>EM – Early mature: Between 1/3 and 2/3 of expected height and crown</p> <p>M – Mature: Between 2/3 and full expected height and crown</p> <p>FM – Fully mature: Full expected height and crown</p> <p>OM – Over mature: Crown beginning to break-up and decrease in size</p> <p>S – Senescent: Crown in advanced stage of break-up</p> |
| Physiological Condition | <p>Good – Very few defects a reasonable long life expectancy depending on age class</p> <p>Fair – Some defects giving the tree a shortened life expectancy</p> <p>Poor – Limited life with major problems</p>                                                                                                                                                                                                                                                                                 |
| Structural Condition    | <p>Good – Very few defects</p> <p>Fair – Some defects rectifiable with minor tree surgery</p> <p>Poor – Significant defects rectifiable with major tree surgery or felling</p>                                                                                                                                                                                                                                                                                                                |
| #                       | Estimated dimensions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| (a)                     | Average stem diameter across a group of trees.                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| *                       | Tree subject to TPO.                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

Table 1 – Cascade chart for tree quality assessment

| Category and definition                                                                                                                                                        | Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                    |                                                                                                                                       | Identification on Plan |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| <b>Category U</b><br><br>Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years. | <ul style="list-style-type: none"> <li>Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other U category trees (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning).</li> <li>Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.</li> <li>Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality.</li> </ul> <p><i>NOTE Category U trees can have existing or potential conservation value which might be desirable to preserve; see 4.5.7</i></p> |                                                                                                                                                                                                                                                                    |                                                                                                                                       | RED                    |
|                                                                                                                                                                                | <b>1 Mainly arboricultural qualities</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>2 Mainly landscape qualities</b>                                                                                                                                                                                                                                | <b>3 Mainly cultural values, including conservation.</b>                                                                              |                        |
| <b>Trees To Be Considered For Retention</b>                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                    |                                                                                                                                       |                        |
| <b>Category A</b><br><br><b>Trees of high quality</b> with an estimated remaining life expectancy of at least 40 years                                                         | Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dormant and/or principal trees within an avenue)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.                                                                                                                                                            | Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture) | GREEN                  |
| <b>Category B</b><br><br><b>Trees of moderate quality</b> with an estimated remaining life expectancy of at least 20 years.                                                    | Trees that might be included in category A, but are downgraded because of impaired condition ( e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation.                                                                                                                                                                                                                                                                                                                                                                                                             | Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality. | Trees with material conservation or other cultural value.                                                                             | BLUE                   |
| <b>Category C</b><br><br><b>Trees of low quality</b> with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.       | Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value, and/or trees offering low or only temporary/transient landscape benefits.                                                              | Trees with no material conservation or other cultural benefits                                                                        | GREY                   |

| Tree Ref No. | Species            | Height | Stem Diameter | Branch Spread M |   |   |   | Height of Crown Clearance | Clear Branch Height | Age Class | Physiological Condition | Structural Condition | Comments/Preliminary Management Recommendations                                                                                                                                                                                                                                                                     | Estimated Remaining Contribution Years | Category Grading | RPA Radius | RPA Area |
|--------------|--------------------|--------|---------------|-----------------|---|---|---|---------------------------|---------------------|-----------|-------------------------|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|------------------|------------|----------|
|              |                    | M      | MM            | N               | E | S | W | M                         | M                   |           |                         |                      |                                                                                                                                                                                                                                                                                                                     |                                        |                  | (M)        | (M²)     |
| G1           | Broad-leaved Group | <16    | 330           | 5               | 5 | 4 | 4 | 5                         | 5                   | EM        | Good                    | Good                 | 3 sycamores and 1 birch.<br>A group of moderate quality and value in the landscape.<br><br><b>Work</b><br>Crown reduce the sycamore and birch on the northern canopies by up to 3m to leave a canopy of 2m to the north cutting back to suitable lateral branches creating wounds of no more than 60mm in diameter. | 20+                                    | B1/2             | 4.0        | 49       |

# Appendix B

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## Contents

Method Statement

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## Arboricultural Method Statement

### Arboricultural Supervision

The general purpose is to ensure compliance with planning conditions. It is anticipated that arboricultural input is likely to be needed for the following operations:

- Pre-commencement meeting;
- Tree Works;
- Tree Protection measures;
- Foundation excavation.

All supervisory visits will be logged and a copy of the minutes circulated to all team members including the LPA. A number of the operations named above can be undertaken in a single visit.

The pre-commencement site meeting is to be held before any work is undertaken. All tree protection measures, haul routes, site storage, contractor parking, deliveries, working methods are to be freely discussed and agreed in writing. Initial site visits may be intense to ensure measures are implemented.

General site visits will be undertaken once the site is 'live' at intervals agreed with the team. Our role will be to initially to act in a compliance capacity to ensure the protective measures are fit for purpose and meet or exceed the council's requirements and the tree works are undertaken to the required standard. Once this has been completed, our role will be one of monitoring and 'troubleshooting'.

### Targets

- Pre-commencement site meeting to agree roles, responsibilities and duties in relation to tree protection. Details to be minuted and distributed.
- Appointment of an Arboricultural Consultant to oversee works.

## Arboricultural Method Statement

### Construction Methods and Sequence

A Construction Method Statement and Timetable is to be drafted on the appointment of a construction firm. As noted in BS5837 – 2012 5.5.6 it is sufficient to list a heads of terms summary of the issues requiring more detailed consideration once consent is issued. On this site, those issues are likely to include:

- site construction access;
- the intensity and nature of the construction activity;
- phasing of construction works;
- the space needed for foundation excavations and construction works;
- the location and space needed for all temporary and permanent apparatus and service runs, including, electricity or other communication cables;
- working space for cranes, plant, scaffolding and access during works;
- space for storing (whether temporary or long-term) materials, spoil and fuel and the mixing of cement and concrete;
- the effects of slope on the movement of potentially harmful liquid spillages towards or into protected areas.

## Arboricultural Method Statement

### Tree Felling/Stump Removal/Tree Pruning

The following precautions are to be taken.

#### Targets

- Trees to be removed shall be felled so as to fall away from tree protection zones and to avoid pulling and breaking of roots of trees to remain. Brush can be chipped into the tree protection zone to a depth of 150 mm.
  - The roots shall be removed by severing the major woody root mass before extraction. This may be accomplished by Hydro Vacuum & Suction Excavation or Compressed Air Displacement and then, cutting through the roots by hand, with a vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment.
  - Trees to be removed within the tree protection zone shall be removed by qualified tree contractors.
  - All felled brush and trees shall be removed from the tree protection zone either by hand or with equipment sitting outside the tree protection zone. Extraction shall occur by lifting the material out or by 'skidding' it across the ground.
  - Exposed roots to be kept moist with hessian sacking.
- Site inspections to be reported to the development team and the LPA.
  - Tree pruning to BS3998 – 2010. No deviation from the specification.

## Arboricultural Method Statement

| Tree Ref No. | Species | Work                                                                                                                                                                                            |
|--------------|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| G1           | Group   | Crown reduce the sycamore and birch on the northern canopies by up to 3m to leave a canopy of 2m to the north cutting back to suitable lateral branches creating wounds of no more than 60mm Ø. |

## Arboricultural Method Statement

### Construction Exclusion Zone Root Protection

Due to the nature of the works, standard BS 5837 fencing will be used. The Construction Exclusion Zone fence will be heras fence panels fixed to a scaffold framework. Alternatively, heras panels fixed to timber posts. The location will be marked on site by the Arboricultural Consultant and are also shown on the

**Drawing No. – ARB/5276/Y/100**

### Targets

- Heras fencing fixed to a scaffold framework or timber posts as illustrated.
- Fencing installed at locations shown on the plan (ARB/5276/Y/200) and marked on site.
- Location and adequacy signed off by Arboricultural Consultant and LPA advised.
- Tool Box Talk – make construction staff aware of the importance of areas by site manager.
- Signs to be erected advising of the area's importance.
- Fence to be adjusted as noted in the Construction Timetable



Tree Protection Notice to be attached to the ground, facing out of the Construction Exclusion Zone, located at regular intervals along the fence.

The notice must be at least A4 in size.



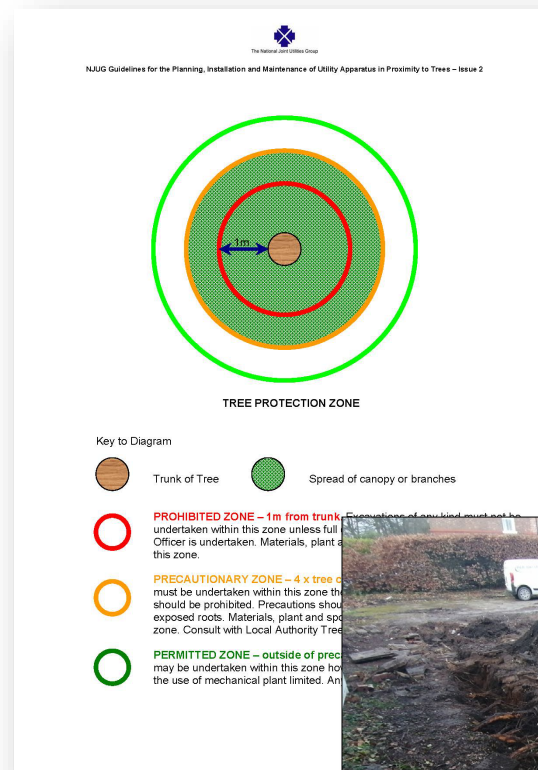
# Arboricultural Method Statement

## Services - NJUG 4.2

Work area to be marked out in accordance with NJUG 4.2.

## Targets

- The precautionary area is to be identified.
- Suitable method of service installation to be identified this may include Hydro Vacuum & Suction Excavation or Compressed Air Displacement.
- Location and adequacy signed off by the ACoW and the LPA advised.
- Works to be monitored by ACoW.



## Arboricultural Method Statement

### **Vertical Mulching for unauthorised access to Root Protection Areas/Construction Exclusion Zones:**

Work area to be marked out.

#### **Targets**

- Use an air spade or hand-held auger to create holes that are between 50 and 75 millimetres in diameter and drilled at around 600-millimetre centres. The holes should be arranged in a grid pattern up to 1 – 1.5 x the RPA. They should be drilled to a depth of around 300/350 millimetres.
- Dispose of the soil dislodged by the air spade/auger and fill each hole with a diluted liquid fertiliser.
- The liquid fertiliser used and dilution rate (1:100 or 1:50) will depend on the results of a soil nutrient analysis.
- Once the liquid fertiliser has drained away refill each hole with the following blend of fresh soil:
- Biochar (5%):John Innes Soil No 2 or 3 (50%):Multi-Purpose Compost (40%): Slow release (6-12 month) inorganic or organic fertiliser (5%).

## Arboricultural Method Statement

### General Precautions

The retention of trees requires a number of general precautions to be taken. Compliance is to be maintained on site by the Arboricultural Consultant. The site visits are detailed at criterion 1 – Timing of Works.

### Targets

- Spoil from the foundation pits or other excavations shall not be placed within the Construction Exclusion Zone.
- No materials, equipment, spoil or washout water may be deposited, stored or parked within the Root Protection Area/ Construction Exclusion Zone.
- On-site inspections to be undertaken by the Arboricultural Clerk of Works with the Arboricultural Consultant visiting during critical operations. The aim of the visits is to maintain on-going liaison with all personnel involved in the site development, Local Planning Authority and its Tree Officer.
- Any defects requiring rectification shall be notified to the Contractor/Site Manager/Arboricultural Consultant and the client.
- A site logbook for tree protection measures is kept to record all stages of the development from the erection of the protective fencing, right through to the completion of the project. This will be made available to the Arboricultural Consultant and the Local Planning Authority, if required, to show evidence of continuous site monitoring.

### Protection and Emergency Procedure/Contacts

Adherence to the method statement, appointment of the Arboricultural Consultant and their involvement, at the critical demolition and construction phases, should negate any incident. The contact page details those personnel who should be contacted if an incident involving a retained tree should take place.

### Targets

- Spill kit available.
- On site fuels to be located away from RPA/CEZ and contained in a bunded tank at 110% capacity.
- All incidents involving trees to be reported by telephone and email.
- Bunded storage of oil/fuels.
- Refuelling points for machinery at distance to the watercourse.
- Use of drop trays under plant/machinery overnight.
- Availability of spill kits on site – and training of site staff in their use.
- No excavation during periods of heavy rain.
- Regular maintenance and inspection of plant – engines and hydraulic systems.

## Arboricultural Method Statement

### Contact List

| Title                               | Name | Address | Telephone | Email |
|-------------------------------------|------|---------|-----------|-------|
| Arboricultural Consultant           | TBA  |         |           |       |
| Design                              | TBA  |         |           |       |
| Project Manager                     | TBA  |         |           |       |
| Arboricultural Consultant (Council) | TBA  |         |           |       |

## Head Office

Booths Park, Chelford Road, Knutsford, Cheshire, WA16 8GS

01565 755 422

[www.acsconsulting.co.uk](http://www.acsconsulting.co.uk)

## Scotland Office

272 Bath Street, Glasgow, G2 4JR

0141 354 1633

[glasgow@acsconsulting.co.uk](mailto:glasgow@acsconsulting.co.uk)

[www.acsconsulting.co.uk](http://www.acsconsulting.co.uk)

## Ian Murat

M.Sc, F.Arbor.A, CEnv, MCIEEM, RC. Arbor.A

Registered Consultant of the Arboricultural Association.

[ian.murat@acsconsulting.co.uk](mailto:ian.murat@acsconsulting.co.uk)

