

Arboricultural Method Statement- Site Preparation & Demolition Phases



**Tyler
Grange**

Chorlton Precinct
25th November 2024

TG Report No. 16173_R03_BV

Project No:	Report No.	Date	Revision
16173	R03	25th November 2024	-
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Section 1: Overview

- 1.1. This Arboricultural Method Statement (AMS) has been prepared by Tyler Grange Group Limited (TG) on behalf of PJ Livesey.
- 1.2. The purpose of this AMS is to detail the procedures for tree protection during the site-preparation and demolition phases of the development in accordance with industry best practice. This report has been guided by the recommendations of the British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction – Recommendations' (BS5837).
- 1.3. This report is to be submitted to Manchester City Council (MCC) as part of a Demolition Notice Submission, prior to the main development planning application which is being prepared alongside this simultaneously. This report may need to be read in conjunction with the Arboricultural Impact Assessment (AIA), which is being prepared separately (at the same time as this AMS) to support the main planning submission.
- 1.4. This AMS only specifies tree removals to facilitate the demolition phases, whilst the AIA specifies tree removals relating to the construction phases and will include adequate compensation accounting for removals required for both the demolition and construction phases.
- 1.5. A construction-phase AMS is expected to be required post application submission and can be secured by planning condition should consent be granted.
- 1.6. The limitations to the tree survey and this report are set-out at Appendix 1 of this report.
- 1.7. A site inspection meeting was held by the project Arboriculturist (from Tyler Grange) and a project manager from PJ Livesey on the 13th November 2024, to discuss the site-preparation works completed to date, and to understand the site preparation work intentions with respect to tree protection before the Demolition Notice is submitted. This report includes details on the site hoarding installed prior to this day.

Tree Survey History

- 1.8. A pre-development tree survey of the site has been completed in accordance with BS5837, in September 2024. Findings for each of the trees surveyed are detailed in the AIA report to be submitted in support of the planning application. The same Tree Constraints Plan is included in this report.

Statutory Designations Relating to Arboriculture

- 1.9. No trees at the site are protected by any Tree Preservation Orders (TPO) nor are located within a Conservation Area.



Section 2: Arboricultural Method Statement

AMS 1: Site Preparation and Hoarding Works

- 2.1. As part of the site preparation stage, suitable site hoarding will be installed. At the time of writing this report, the hoarding had only been installed as per the blue line shown in Figure 1 below. The eventual enclosed hoarding arrangement for the most part will follow the green line as illustrated in Figure 1 below, unless suggested otherwise as per the recommendations this report, whereby the retention of hoarding already installed can serve as suitable tree protection throughout the demolition phases.

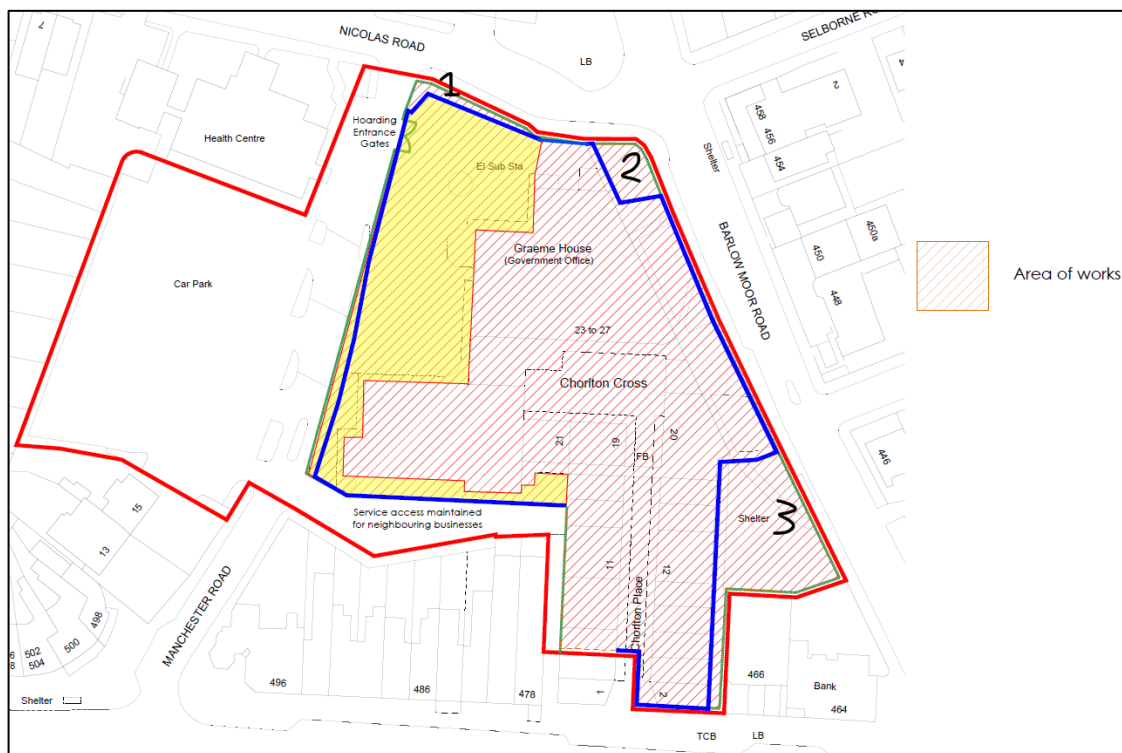


Figure 1: Site hoarding installation progress (blue line) and intended eventual hoarding alignment (green line) following the necessary methodologies and works detailed within this report. Number labels correspond with the AMS sections below.

- 2.2. On-site evidence of the hoarding and kentledge specifications are illustrated in Appendix 5, which matches hoarding installed according to the blue line in the weeks prior to the 13th November 2024.

AMS- Remaining Site Hoarding Installation- Area 1

- 2.3. The current site hoarding follows the blue line leading north of the entrance gates and then heads east along Nicolas Rd on the southern side of T22-T25 which are located in a raised wall planting strip, as shown in Figure 2 below.
- 2.4. For safety reasons, it is proposed that the wall segment closest to the hoarding (south of T25), is removed to prevent unwanted public access over the hoarding. The hoarding in this location is recommended to remain in situ with no further adjustments required due to offering adequate protection for demolition access and works to occur inside the hoarded area.



Figure 2: Site hoarding already installed aligned suitably to ensure T22-T25 are protected during the demolition works. Broken wall section of the raised planting strip shown (right image) is proposed for removal.

- 2.5. If additional site hoarding is required to follow the intended green line alignment in this region, the same installed hoarding must remain in place to protect the southern aspect of trees T22-T25 during the demolition operations.

AMS- Remaining Site Hoarding Installation- Area 2

- 2.6. The current site hoarding alignment excludes the area of soft landscaping which contains T26 and T27, as shown in Figure 3 below.



Figure 3: Site hoarding already installed (blue line) excluding the soft landscaping containing T26 and T27.

- 2.7. As per the AIA being prepared for the planning submission, T26 is expected to be proposed for removal to facilitate the development and pre-emptively could be considered exempt from consideration and necessary protection as part of this AMS. However, since the AIA is yet to receive planning approval, the following AMS and recommendations must apply to both trees to

ensure appropriate protection is applied alongside the hoarding being setout correctly as per demolition requirements.

- 2.8. Suitably-rated ground protection matting (eg: DuraMatt® Medium Duty Access Mats by Trakmats) must be laid upon the exposed soft-landscaping area within the RPAs, as shown on the TRPP. This will prevent soil compaction when tracking the forklift (~1.2 tonne) in order to place the kentledges (concrete blocks of approx. 750kg) behind the final hoarding location which will be positioned on the edge of the existing pavement interface within the RPAs.
- 2.9. The existing shrubs and vegetation located around T26 and T27 will be trimmed and any remaining woody stems of shrubs cut to ground level to mitigate regrowth. The ground matting will be placed above the flush-cut stumps within the area of cleared vegetation and left in situ for placing the kentledge blocks upon to mitigate soil compaction as the hoarding will remain in this location throughout the demolition phases.
- 2.10. If additional site hoarding is required to follow the intended green line alignment in this region, it is recommended that the hoarding already installed is kept in place to protect the western side of trees T26 and T27 during the demolition operations, as shown in Figure 3.

AMS- Remaining Site Hoarding Installation- Area 3

- 2.11. The current site hoarding alignment excludes the area of soft landscaping which contains trees T28-T36 and G5, as shown in Figure 4 below.



Figure 4: Site hoarding already installed excluding the landscaping areas containing T28-T36 & G5.

- 2.12. As per the AIA being prepared alongside for the planning submission, trees T30-T32 and G5 are expected to be proposed for removal to facilitate the development and pre-emptively could be considered exempt from consideration and necessary protection as part of this AMS. Since the AIA is yet to receive planning approval, the following AMS and recommendations must apply to

both trees to ensure appropriate protection is applied alongside the hoarding being setout correctly as per demolition requirements.

- 2.13. If site hoarding is required to follow the green line (as per Figure 1) along the pavement edge, the aforementioned ground matting must be laid where the forklift is to be tracked inside RPAs upon the grassed area to prevent undue soil compaction. Likewise, where inside RPAs, the ground matting must remain to place the kentledges on when the hoarding is in its ultimate position, as illustrated on the TRPP.
- 2.14. It is recommended that the existing hoarding installed (blue line) remains in-situ since it is currently optimally placed to ensure all trees in proximity to the east of the buildings are adequately protected throughout the demolition phases.

Final Site Hoarding Arrangement

- 2.15. Following successful installation as per the requirements setout above for the 3 sections, Figure 5 below illustrates the eventual optimum site hoarding alignments. The landscaping areas are fully enclosed and protected from both the public (roadside) and demolition operations (internally).

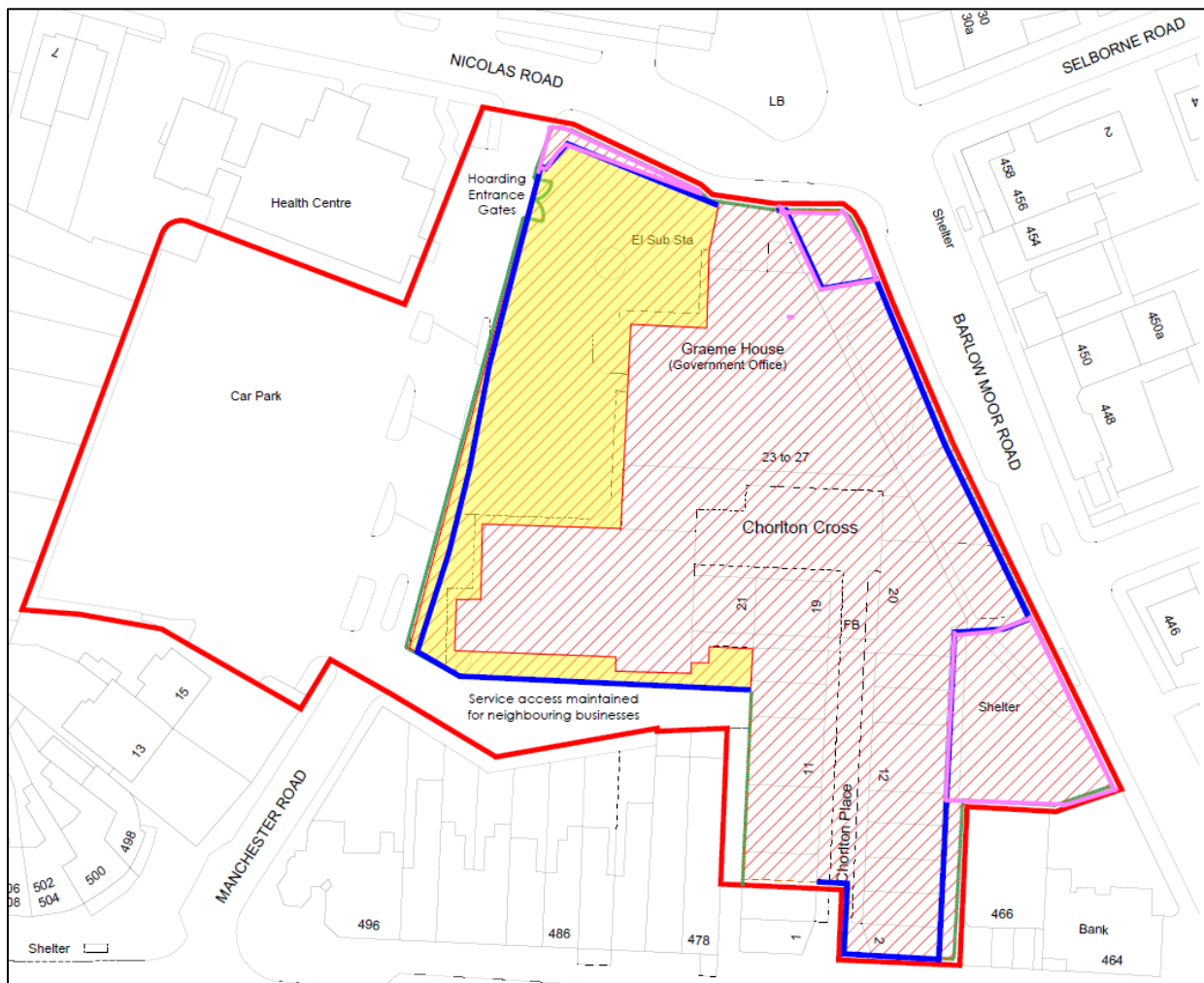


Figure 5: Illustration of the ideal, fully enclosed hoarding arrangement (pink lines) ensuring adequate protection of all existing trees.

AMS 2: Demolition Phases

2.16. The Plans and Appendices contained within this report must be read in conjunction with the following section. These include:

- Tree Constraints Plan (TCP) – illustrates the existing tree population as per the BS5837 survey data captured in September 2024.
- Tree Removal & Protection Plan (TRPP) – details trees to be removed to facilitate the demolition phases of the development as well as site hoarding (tree protection fencing), and ground protection measures for remaining trees.
- Site Management Plan – details the location of the site compound, parking areas and temporary fencing with respect to retained trees and buildings to be removed.
- Proposed Demolition Phasing Plan – details on how the demolition works will proceed with respect to buildings to be removed.

2.17. This AMS details the following key areas of work relation to trees during the site preparation and demolition phases:

AMS01 - Timing of Works .

AMS02 – Tree Removals (demo-phase only).

AMS03 - Tree Protection Fencing/ Hoarding.

AMS04 - Works within RPAs.

AMS05 - General Site Precautions.

AMS06 - Procedures for Incidents.

2.18. The TCP (See Plan 1) shows the Root Protection Areas (RPAs) and canopy spreads of all existing trees. The RPA signifies the area that must be protected during the construction works to avoid harm to their rooting environments. 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

Timing of Works

- 2.19. 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 works.
 - 2) Tree protection fencing/ hoarding installation as per AMS 1 section above.
 - 3) Site accessible to plant and demolition machinery.
 - 4) Demolition phases.
- 2.20. 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 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 Works

- 2.21. Trees to be removed to faciliate the demolition phases will be clearly identified on-site (via spray marking or similar) to avoid erroneous works. The appointed Arboricultural Consultant will be contacted if there is any uncertainty on trees to be removed or pruned.
- 2.22. Tree removal works will be carried out prior/ during demolition providing consent is given.
- 2.23. A geocoordinate AutoCAD file of the TRP is available upon request which can be used by a surveyor to mark out the extent of tree group and hedgerow removals.
- 2.24. Tree removal works must not be undertaken within bird nesting season which spans between the 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.
- 2.25. 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.
- 2.26. No trees shall be used for anchorage or winching purposes.

Tree Removals

- 2.27. The TRPP (See Plan 2) identifies trees to be removed to facilitate the demolition phases. The trees that require removal at this stage are:

- 2.28. G4; trees located internally amongst the existing car parking, comprising a semi-mature, poor quality sycamore tree (clear evidence of canopy decline and completely dead branches), and low-lying bay laurel and variegated holly shrubs, as illustrated in Figure 6 below.
- 2.29. These trees are rooted within a raised planting circle in the centre of the car parking area adjacent to the Graeme building to be demolished. They are of low arboricultural value due to their unideal positioning within a small volume of soil, and currently exhibit an obvious state of physiological decline. These trees offer negligible arboricultural merit to the site and have a remaining functional lifespan of <10 years.
- 2.30. Individual trees T6, T7, T9-T14, comprising predominantly horse chestnut and a norway maple of relative low quality and value (Category C) located in narrow, unideal planting beds amongst the hard surfacing of the car parking area, as illustrated in Figure 7 below.
- 2.31. These trees are of relatively low arboricultural value due to their unideal positioning within small volumes of contaminated soil, and are in an existing state of physiological suppression. These trees offer reduced arboricultural merits to the site owing to their expected remaining functional lifespans being <10 years.
- 2.32. All tree stumps and roots should be removed as part of the demolition phases with all arising taken off site.



Figure 6: Single sycamore tree and underlying shrubs (collectively of low value), rooted in a small raised planting circle to be removed during the demolition phases. Photo taken during the site visit on 13th November 2024.



Figure 7: T6, T7, and T9-T14 trees to be removed to facilitate the demolition phase of the development. Photo taken during the site visit on 13th November 2024.

- 2.33. As per the AIA report being prepared alongside this Demolition Notice submission, these trees are expected to require removal anyway to facilitate the proposed development layout, with adequate replacement planting to be included within the landscaping proposals detailed as part of this upcoming application and planning stage.

AMS 03 – Tree Protection

- 2.34. The final site hoarding arrangement detailed earlier in this report is also denoted on the TRPP and is considered to provide adequate tree protection to ensure all remaining trees are unaffected during the demolition phases.
- 2.35. The site hoarding will be fully installed, as per Figure 5, before the arrival of any plant or demolition activity on site. The barriers will serve to prohibit any access into RPAs and deter against tree canopy collisions, and will remain in place for the duration of the demolition works until deemed completed.
- 2.36. Any alterations to the tree protection fence must only be completed under the guidance of a suitably qualified arboricultural consultant.

AMS 04 – Demolition Works within RPAs

- 2.37. The TRPP shows the RPAs of remaining trees. This signifies the area that must be protected during the demolition works to avoid harm to their rooting environments. Where demolition works occur in these areas, there are mitigative measures and protocols to adhere to as detailed below.

Removal of Hard Surfacing within RPAs

- 2.38. The TRPP identifies areas of existing hard surfacing within RPAs that require removal as part of the demolition works. This includes the removal of tarmac and concrete surfacing (car parking and pedestrianised areas) within the RPAs of T22, T23, T24, T25, T26, T28, T30, and T31.
- 2.39. Although many of these trees are proposed for removed as part of the AIA being prepared, until consent for their removal is granted, the following precautions and measures shall be adopted.
- 2.40. The removal of surfaces from RPAs will adopt the following protective measures:
- 1) Protection hoarding/ fencing will be temporarily removed or repositioned to provide access;
 - 2) The works should be completed under the supervision of a qualified arboricultural consultant if removal of the sub-base material inside RPAs is to be removed;
 - 3) Surface material will be sensitivity removed, breaking-up the top layer using hand-held breakers or a small excavator and avoiding any excavation into the sub-bases or soil layers where roots may be present;
 - 4) Paved / slab surfaces will be lifted carefully by hand;
 - 5) Where possible, any existing sub-base will be left in situ;
 - 6) 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;
 - 7) 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;
 - 8) 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; and
 - 9) Tree protection fencing/ site hoarding to be reinstated in final (post demolition position as shown on the TRPP as per the blue and pink lines).

AMS 05- General Site Precautions

- 2.41. 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 06 - Procedures for Incidents

2.42. 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: Report Limitations

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.



Appendix 2: Tree Survey Schedule



Tree Number	Common Species Name	Scientific Name	Height (m)	Trunk Diameter	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	Sycamore	Acer pseudoplatanus	15m	400	6.00	6.00	6.00	6.00	4.00	Early-mature	Good	Fair	B1, 2	Early mature specimen located on the southern boundary of the site. Located in raised, narrow planting bed. Single stem. Dense vegetation at base limiting a detailed assessment. Lower canopy previously raised. Good radial canopy. Provides screening from residential properties south.	4.8	shown on TCP
T2	Sycamore	Acer pseudoplatanus	6m	171	2.00	4.50	2.00	4.50	0.00	Young	Good	Fair	C1, 2	Young specimen located on the southern boundary of the site. Located in raised, narrow planting bed. Multi stemmed. Of limited arboricultural merit but does add to the boundary screen.	2.1	shown on TCP
T3	Small-leaved lime	Tilia cordata	20m	707	8.00	8.00	8.00	8.00	2.00	Mature	Good	Fair	A1, 2	Mature specimen located offsite to the southwest. Forms 2no stems from ground level. Good radial canopy. Small diameter deadwood associated with the canopy east. Prominent specimen on the boundary.	8.5	shown on TCP
T4	Norway maple	Acer platanoides	13m	480	4.50	7.50	7.50	7.50	2.00	Early-mature	Good	Fair	B1, 2	Early mature specimen located in the southwestern corner of the site. Located beyond boundary wall limiting a detailed assessment. Dense ivy throughout. Stem bifurcates at c.3m. Good radial canopy. Forms a boundary screen from residential properties west.	5.8	shown on TCP
T5	Norway maple	Acer platanoides	13m	390	6.50	6.50	4.00	6.50	2.00	Early-mature	Good	Fair	B1, 2	Early mature specimen located in the southwestern corner of the site. Located beyond boundary wall limiting a detailed assessment. Good radial canopy. Forms a boundary screen from residential properties west.	4.7	shown on TCP
T6	Norway maple	Acer platanoides	6m	220	4.00	4.00	4.00	4.00	4.00	Semi-mature	Poor	Fair	C1, 2	Semi mature specimen located within carpark area. Located within narrow planting bed. Surrounded by hardstanding. Single stem. Significant decline associated with the canopy. Unlikely to be of long-term retention value.	2.6	shown on TCP
T7	Horse chestnut	Aesculus hippocastanum	5m	180	3.00	3.00	3.00	3.00	4.00	Semi-mature	Fair	Fair	C1, 2	Semi mature specimen located within carpark area. Located within narrow planting bed. Surrounded by hardstanding. Single stem. Moderate decline associated with the canopy.	2.2	shown on TCP
T8	Horse chestnut	Aesculus hippocastanum	5m	180	3.00	3.00	3.00	3.00	4.00	Semi-mature	Fair	Fair	C1, 2	Semi mature specimen located within carpark area. Located within narrow planting bed. Surrounded by hardstanding. Single stem. Moderate decline associated with the canopy.	2.2	shown on TCP

Tree Number	Common Species Name	Scientific Name	Height (m)	Trunk Diameter	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								
T9	Horse chestnut	Aesculus hippocastanum	5m	180	3.00	3.00	3.00	3.00	4.00	Semi-mature	Fair	Fair	C1, 2	Semi mature specimen located within carpark area. Located within narrow planting bed. Surrounded by hardstanding. Single stem. Moderate decline associated with the canopy.	2.2	shown on TCP
T10	Horse chestnut	Aesculus hippocastanum	5m	180	3.00	3.00	3.00	3.00	4.00	Semi-mature	Fair	Fair	C1, 2	Semi mature specimen located within carpark area. Located within narrow planting bed. Surrounded by hardstanding. Single stem. Basal bark wound southeast. Moderate decline associated with the canopy.	2.2	shown on TCP
T11	Horse chestnut	Aesculus hippocastanum	5m	190	3.00	3.00	3.00	3.00	4.00	Semi-mature	Fair	Fair	C1, 2	Semi mature specimen located within carpark area. Located within narrow planting bed. Surrounded by hardstanding. Single stem. Moderate decline associated with the canopy.	2.3	shown on TCP
T12	Horse chestnut	Aesculus hippocastanum	5m	210	3.00	3.00	3.00	3.00	4.00	Semi-mature	Fair	Fair	C1, 2	Semi mature specimen located within carpark area. Located within narrow planting bed. Surrounded by hardstanding. Single stem. Moderate decline associated with the canopy.	2.5	shown on TCP
T13	Horse chestnut	Aesculus hippocastanum	8m	370	3.50	3.50	4.00	4.00	4.00	Early-mature	Fair	Fair	C1, 2	Early mature specimen located within carpark area. Located within narrow planting bed. Surrounded by hardstanding. Single stem trifurcates at c.2m. Epicormic growth associated with the union. Good radial canopy, slightly biased southwest.	4.4	shown on TCP
T14	Horse chestnut	Aesculus hippocastanum	6m	260	4.00	4.00	4.00	4.00	4.00	Semi-mature	Fair	Fair	C1, 2	Semi mature specimen located within carpark area. Located within narrow planting bed. Surrounded by hardstanding. Single stem. Moderate decline associated with the canopy. Unlikely to be of long-term retention value.	3.1	shown on TCP
T15	Horse chestnut	Aesculus hippocastanum	15m	740	9.00	9.00	9.00	9.00	4.00	Early-mature	Fair	Fair	B1, 2	Early mature specimen located on the southern boundary of the site. Single stem. Lower canopy previously raised with large diameter pruning wounds, moderate occlusion. Forms a common cohesive canopy with the adjacent specimen. Moderate decline associated with the canopy, small diameter deadwood associated.	8.9	shown on TCP

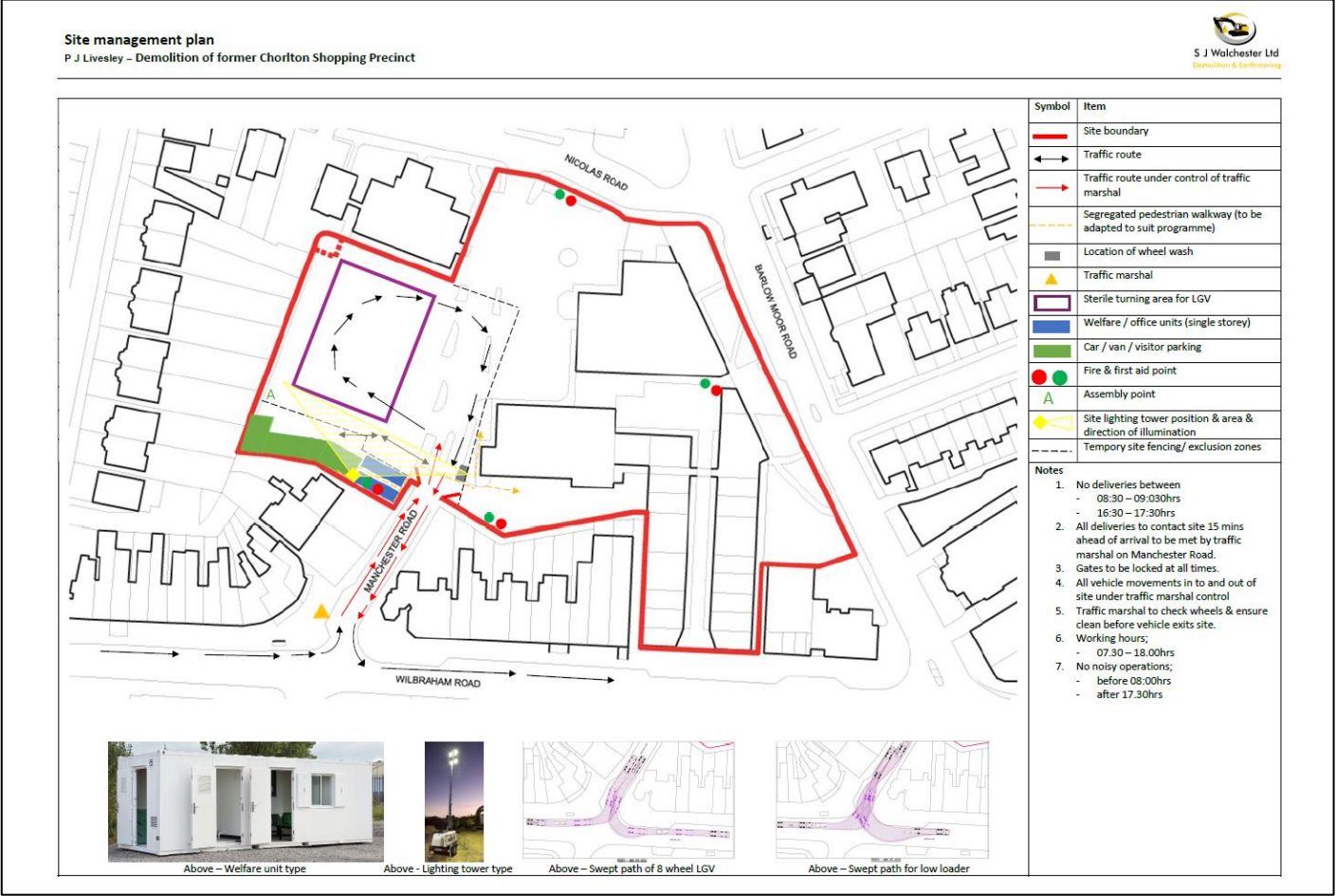
Tree Number	Common Species Name	Scientific Name	Height (m)	Trunk Diameter	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
					N	E	S	W								
T16	Hornbeam	Carpinus betulus	15m	410	6.50	6.50	6.50	3.00	4.00	Early-mature	Fair	Fair	B1, 2	Early mature specimen located on the southern boundary of the site. Single stem. Lower canopy previously raised with large diameter pruning wounds, moderate occlusion. Forms a common cohesive canopy with the adjacent specimen. Moderate decline associated with the canopy, small diameter deadwood associated.	4.9	shown on TCP
T17	Sycamore	Acer pseudoplatanus	6m	87	3.00	3.00	3.00	3.00	1.00	Young	Fair	Fair	C1, 2	Young specimen located on the southern boundary of the site. Located in raised, narrow planting bed. Multi stemmed. Of limited arboricultural merit but does add to the boundary screen.	1.0	shown on TCP
T18	English elm	Ulmus procera	8m	120	3.00	3.00	3.00	3.00	1.00	Young	Dead	Poor	U	Young specimen located on the southern boundary of the site. Single stem. Standing dead specimen. No future potential.	1.4	shown on TCP
T19	Silver birch	Betula pendula	9m	297	5.50	5.50	5.50	4.00	3.00	Semi-mature	Good	Fair	C1, 2	Semi mature specimen located on the northern boundary of the site. Forms 2no stems from ground level. Epicormic growth associated with the base east. Located in narrow planting bed. Canopy encroaching into street lamp south. Forms a common cohesive canopy with the adjacent specimens. Adds to the boundary screen.	3.6	shown on TCP
T20	Silver birch	Betula pendula	6m	145	3.00	3.00	3.00	3.00	2.00	Semi-mature	Good	Fair	C1, 2	Semi mature specimen located on the northern boundary of the site. Single stem. Suppressed by the adjacent specimen. Adds to the boundary screen.	1.7	shown on TCP
T21	Silver birch	Betula pendula	6m	190	5.00	3.00	1.00	3.00	2.00	Semi-mature	Good	Fair	C1, 2	Semi mature specimen located on the northern boundary of the site. Single stem. Suppressed by the adjacent specimen. Adds to the boundary screen.	2.3	shown on TCP
T22	Sycamore	Acer pseudoplatanus	16m	640	9.75	7.00	6.00	5.00	8.00	Mature	Fair	Good	B1, 2	Mature specimen located on the northern boundary of the site. Located in raised narrow planting bed. Single stem bifurcates at c.4m. Canopy biased northeast. Slightly sparse canopy. Prominent specimen on the boundary. Visible east/west along Nicolas Road.	7.7	shown on TCP

Tree Number	Common Species Name	Scientific Name	Height (m)	Trunk Diameter	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								
T23	Sycamore	Acer pseudoplatanus	14m	460	5.00	5.00	5.00	5.00	3.00	Early-mature	Fair	Fair	B1, 2	Early mature specimen located on the northern boundary of the site. Located in raised narrow planting bed. Single stem. Forms a common cohesive canopy with the adjacent specimens. Mutually suppressed. Adds to the boundary screen. Visible east/west along Nicolas Road.	5.5	shown on TCP
T24	Horse chestnut	Aesculus hippocastanum	12m	475	4.00	4.00	6.00	4.00	3.00	Early-mature	Fair	Fair	B1, 2	Early mature specimen located on the northern boundary of the site. Located in raised narrow planting bed. Dense epicormic growth associated with the base. Single stem. Forms a common cohesive canopy with the adjacent specimens. Mutually suppressed. Adds to the boundary screen. Visible east/west along Nicolas Road.	5.7	shown on TCP
T25	Sycamore	Acer pseudoplatanus	14m	470	6.00	6.25	6.00	5.00	3.00	Early-mature	Fair	Fair	B1, 2	Early mature specimen located on the northern boundary of the site. Located in raised narrow planting bed. Single stem bifurcates at c.4m. Forms a common cohesive canopy with the adjacent specimens. Mutually suppressed. Adds to the boundary screen. Visible east/west along Nicolas Road.	5.6	shown on TCP
T26	Horse chestnut	Aesculus hippocastanum	14m	655	6.50	6.50	6.50	6.50	5.00	Mature	Fair	Good	A2	Mature specimen located on the eastern boundary of the site. Single stem. Structural canopy forms at c.3.5m. Good radial canopy. Canopy encroaching into the built form west and extending over the roof line. Slightly sparse canopy. Prominent specimen north/south along Barlow Moor Road.	7.9	shown on TCP
T27	Horse chestnut	Aesculus hippocastanum	14m	630	4.00	6.00	8.00	6.00	3.50	Mature	Fair	Good	A2	Mature specimen located on the eastern boundary of the site. Single stem. Epicormic growth associated with the scaffold. Torn out limb east in recent past. Structural canopy forms at c.3.5m. Suppressed by the adjacent specimen. Slightly sparse canopy. Prominent specimen north/south along Barlow Moor Road.	7.6	shown on TCP
T28	Copper beech	Fagus sylvatica f. purpurea	17m	695	7.00	6.50	7.50	6.50	5.00	Mature	Good	Good	A1, 2	Mature specimen located on the eastern boundary of the site. Single stem. Structural canopy forms at c.3.5m. Good radial canopy. Prominent specimen north/south along Barlow Moor Road. Good future potential.	8.3	shown on TCP

Tree Number	Common Species Name	Scientific Name	Height (m)	Trunk Diameter	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								
T29	Wild cherry	Prunus avium	4m	280	3.00	2.50	4.00	4.00	1.50	Semi-mature	Fair	Fair	C1, 2	Semi mature specimen located on the eastern boundary of the site. Single stem. Canopy biased to the southwest. Canopy encroaching into bus shelter east. Pollarded in the past. Visible north/south along Barlow Moor Road.	3.4	shown on TCP
T30	Common ash	Fraxinus excelsior	12m	240	4.00	4.00	4.00	4.00	2.00	Semi-mature	Fair	Fair	C1, 2	Semi mature specimen located on the eastern boundary of the site. Single stem. Epicormic growth associated with the stem. Slightly suppressed by the adjacent group. Of limited arboricultural merit.	2.9	shown on TCP
T31	Sycamore	Acer pseudoplatanus	15m	610	6.50	5.00	6.50	5.50	4.00	Early-mature	Good	Fair	B1, 2	Early mature specimen located on the eastern boundary of the site. Single stem trifurcates at c.2m. Forms a common cohesive canopy with the adjacent specimens. Canopy encroaching into the built form west.	7.3	shown on TCP
T32	Small-leaved lime	Tilia cordata	14m	320	7.00	7.00	5.00	5.00	3.00	Semi-mature	Good	Good	B1, 2	Semi mature specimen located on the eastern boundary of the site. Single stem. Forms a common cohesive canopy with the adjacent specimens. Of good future potential.	3.8	shown on TCP
T33	Sycamore	Acer pseudoplatanus	15m	660	6.00	6.50	6.50	6.50	6.00	Early-mature	Good	Fair	B1, 2	Early mature specimen located on the eastern boundary of the site. Single stem bifurcates at c.2.5m. Forms a common cohesive canopy with the adjacent specimens. Canopy encroaching into the built form south.	7.9	shown on TCP
T34	Small-leaved lime	Tilia cordata	14m	330	5.00	5.00	6.00	7.00	4.00	Semi-mature	Good	Fair	B1, 2	Semi mature specimen located on the eastern boundary of the site. Single stem. Forms a common cohesive canopy with the adjacent specimens.	4.0	shown on TCP
T35	Common beech	Fagus sylvatica	15m	680	9.00	8.00	7.00	6.50	2.50	Mature	Good	Fair	A1, 2	Mature specimen located on the eastern boundary of the site. Single stem bifurcates at c.2.5m. Forms a common cohesive canopy with the adjacent specimens. Prominent specimen north/south along Barlow Moor Road.	8.2	shown on TCP
T36	Rowan	Sorbus aucuparia	5m	125	1.00	2.00	3.00	1.00	2.00	Semi-mature	Fair	Fair	C2	Semi mature specimen located offsite on the northern boundary of the site. Single stem. Dense ivy throughout. Of limited arboricultural merit.	1.5	shown on TCP

Tree Number	Common Species Name	Scientific Name	Height (m)	Trunk Diameter	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								
T37	Small-leaved lime	<i>Tilia cordata</i>	8m	280	5.50	5.50	5.50	5.50	4.00	Semi-mature	Good	Fair	B1, 2	Semi mature specimen located on the southern boundary of the site. Single stem. Surrounded by hardstanding on all sides. Dense epicormic growth associated with the base. Good radial canopy. Prominent specimen east/west along the A6010.	3.4	shown on TCP
T38	False acacia	<i>Robinia pseudoacacia</i>	12m	280	6.25	6.25	6.25	6.25	1.50	Semi-mature	Good	Fair	B1, 2	Semi mature specimen located on the southern boundary of the site. Single stem. Surrounded by hardstanding on all sides. Good radial canopy. Pendulus form. Prominent specimen east/west along the A6010.	3.4	shown on TCP
T39	False acacia	<i>Robinia pseudoacacia</i>	6m	50	1.00	1.00	1.00	1.00	2.00	Young	Good	Fair	C1, 2	New planting located on the southern boundary of the site. Single stem. Surrounded by hardstanding on all sides. Readily replaceable.	.6	shown on TCP
G1	Lawson cypress	<i>Chamaecyparis lawsoniana</i>	10-12	250-350	3.00	3.00	3.00	3.00	3.00	Semi-mature	Good	Fair	C1, 2	Semi mature group located on the boundary of the site. Forms a dense boundary screen.	4.2 max	shown on TCP
G2	Norway maple, Lawson cypress, Common ash, Common holly, Golden weeping willow	<i>Acer platanoides</i> , <i>Chamaecyparis lawsoniana</i> , <i>Fraxinus excelsior</i> , <i>Ilex aquifolium</i> , <i>Salix sepulcralis</i> 'Erythroflexuosa'	11-16	75-720	6.00	6.00	6.00	6.00	2.00	Early-mature	Fair	Fair	B2	Semi mature to mature group located on the western boundary of the site. Single stems. Forms a common cohesive canopy. Ash specimens within the group showing signs of decline. Provides screening from the residential properties west.	8.64 max	shown on TCP
G3	Silver birch	<i>Betula pendula</i>	8-12	75-225	3.00	3.00	3.00	3.00	2.00	Semi-mature	Fair	Fair	C2	Semi mature linear group located on the western boundary of the site. Single stems. Located in narrow planting bed. Several heavily suppressed specimens. Readily replaceable.	2.7 max	shown on TCP
G4	Sycamore, Common hawthorn, Highclere holly, Bay laurel	<i>Acer pseudoplatanus</i> , <i>Crataegus monogyna</i> , <i>Ilex x altaclarensis</i> , <i>Laurus nobilis</i>	3-7	70-165	6.00	6.00	6.00	6.00	0.00	Semi-mature	Fair	Fair	C2	Semi mature group located in raised planting bed towards the northern boundary of the site. Significant decline associated with the central sycamore specimen. Of limited arboricultural merit.	1.98 max	shown on TCP
G5	Sycamore, Silver birch, Common ash, Elder	<i>Acer pseudoplatanus</i> , <i>Betula pendula</i> , <i>Fraxinus excelsior</i> , <i>Sambucus nigra</i>	2.5-4	30-60	2.50	2.50	2.50	2.50	0.00	Young	Fair	Fair	C2	Dense untidy group of limited arboricultural merit.	0.72 max	shown on TCP

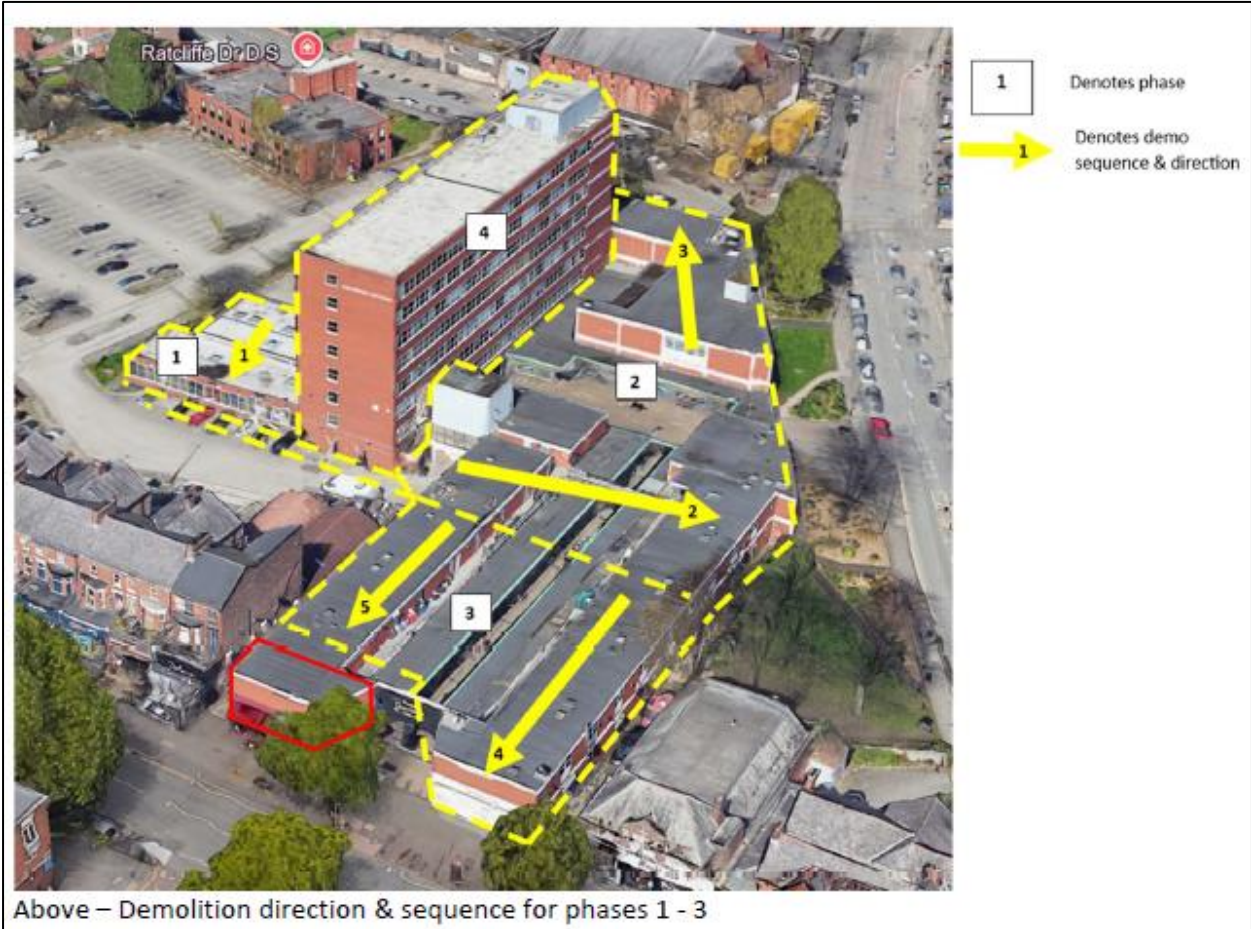
Appendix 3: Site Management Plan



Site management plan indicating site compound region located within the western regions of the site, enclosed by temporary site fencing (black dotted line), which ensures retained trees are sufficiently protected throughout the demolition phases in combination with the perimeter site hoarding detailed in this report.



Appendix 4: Demolition Phasing Plan



Intended demolition sequencing and direction with yellow lines representing all buildings to be demolished and red line indicating the retained Costa building.



Appendix 5: Hoarding and Kentledges Specifications



View of existing hoarding and kentledges placed as support according to the blue line arrangement (Figure 1) along the northern border of the site (facing east). Trees in G4 shown in the right side of image.



View of existing hoarding and kentledges placed as support according to the blue line arrangement (Figure 1) in the north-western corner (facing north). Gate to the left side of image represents main access point into the demolition area (positioned north-west relative to G4).

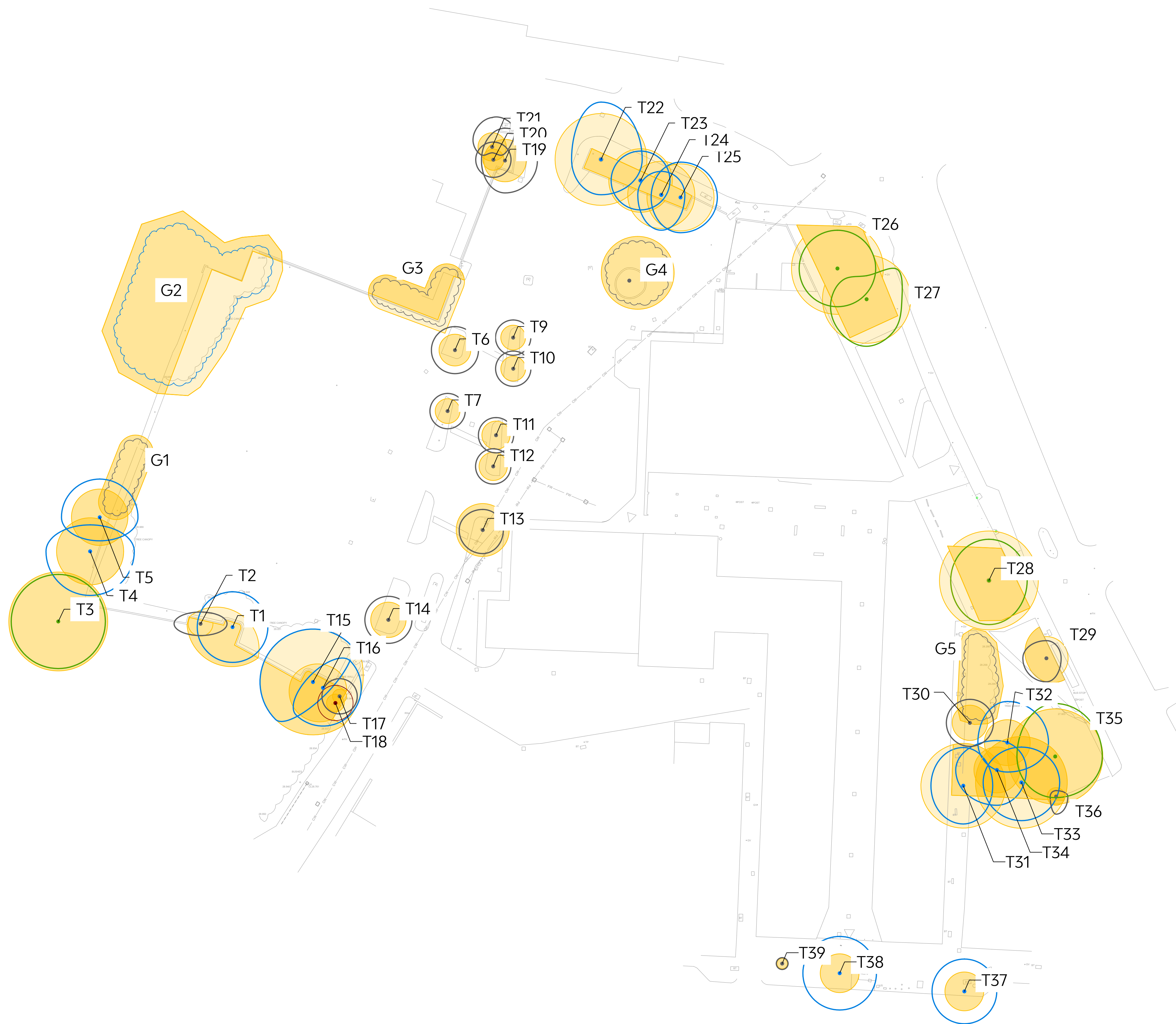


Plans:

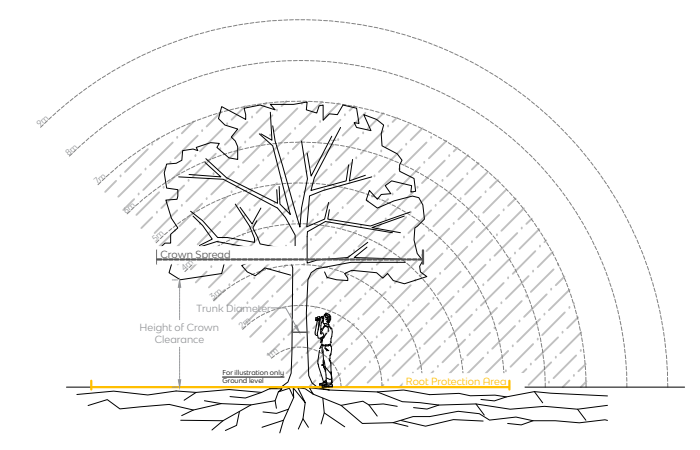
Plan 1: Tree Constraints Plan (TCP), (16173/P02a)

Plan 2: Tree Removal & Protection Plan (TRPP), (16173/P04)

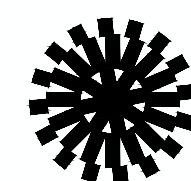




- Category A - Trees of High Quality and Value
 - Category B - Trees of Moderate Quality and Value
 - Category C - Trees of Low Quality and Value
 - Category U - Trees in Poor Condition
 - Root Protection Areas
 - Areas of Influenced RPA (Reduced Root Density due to Existing Infrastructures)
 - Tree Shading Constraints
- *Denotes trees and groups not identified on topographical survey. Locations approximated using measurements taken on site.*

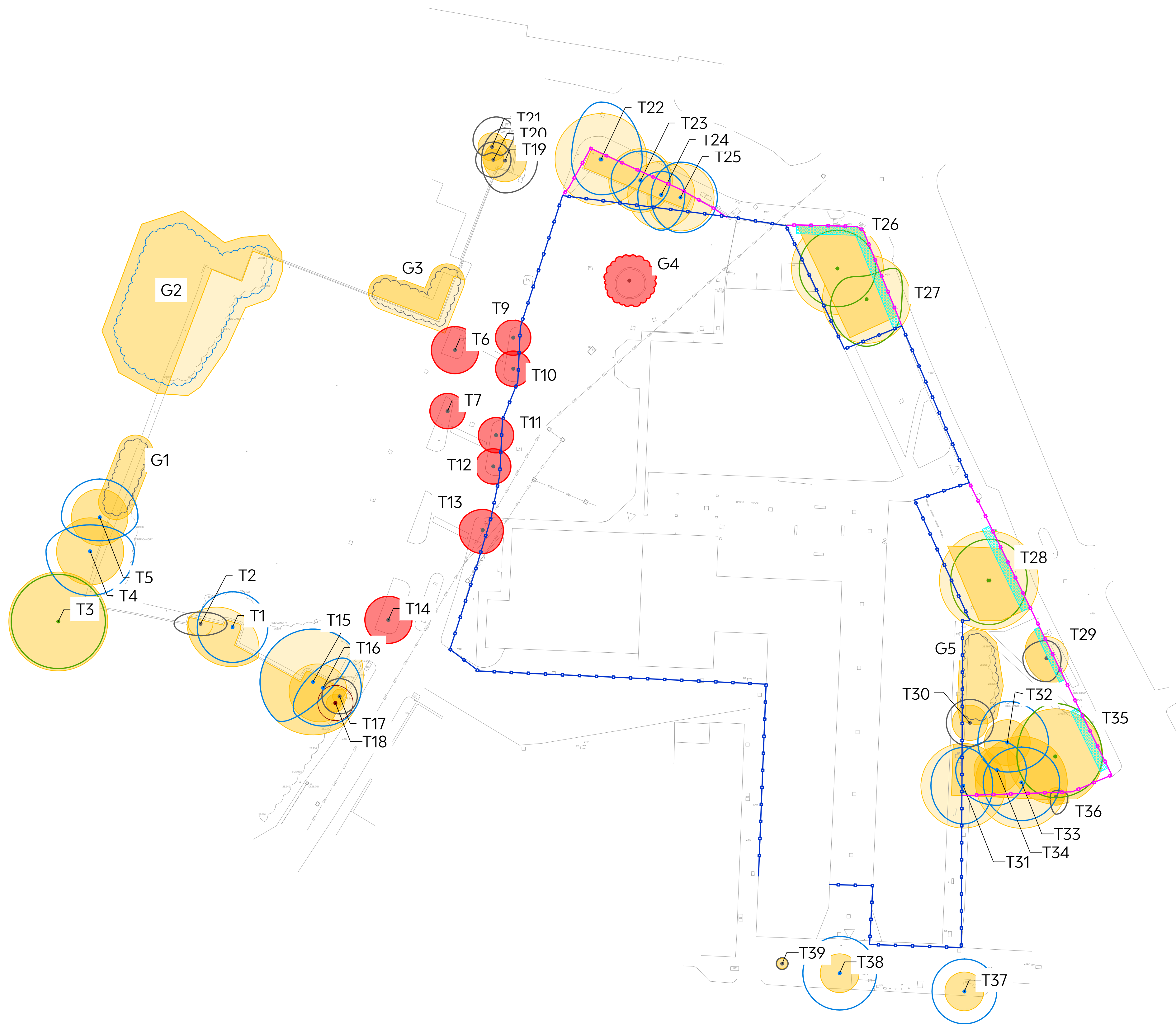


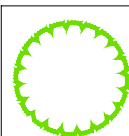
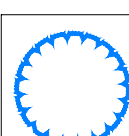
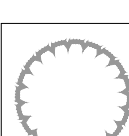
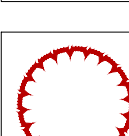
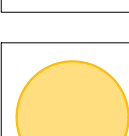
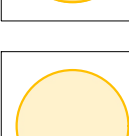
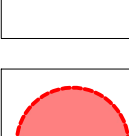
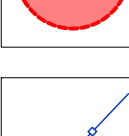
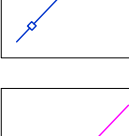
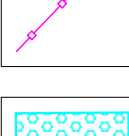
A Rev	RPA Adjustments Description	21.10.2024 Date
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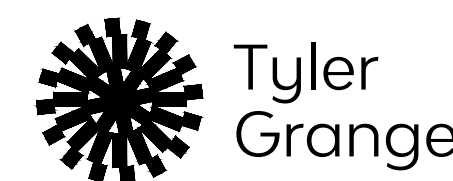
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Project title Chorlton Precinct			
Drawing title Tree Constraints Plan			
Scale Date	1:400 @ A1 21.10.2024	Drawn Checked	JB BV
Drawing number	16173_P02	Revision	A



-  Category A - Trees of High Quality and Value
-  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
-  Areas of Influenced RPA (Reduced Root Density due to Existing Infrastructures)
-  Tree Shading Constraints
-  Trees to be Removed to Facilitate the Demolition Phases
-  Site Hoarding Installed Prior to 14th Nov 2024
-  Fully Enclosed Eventual Site Hoarding Routes
-  Ground Protection Matting Laid Beneath Kentledges

Rev	Description	Date
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Project title
Chorlton Precinct

Drawing title
Tree Removal & Protection Plan- Demolition

Scale	1:400 @ A1	Drawn	BV
Date	20.11.2024	Checked	WS

Drawing number	Revision
16173_P04	-

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