



Arboricultural
Impact Assessment
with
Arboricultural Method Statement

**Land at Gorton Road
Manchester
M11 2DZ**

Project No. AIA.13884.01

3rd October 2024

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SUMMARY

Five individual trees and four groups of trees/shrubs were recorded. In accordance with *BS5837:2012 Trees in relation to design, demolition and construction* a mixture of five individual trees and two groups of trees/shrubs were recorded as retention category 'C'.

The trees were generally found to be in good to fair condition, however, two groups of self-seeded shrubs (**G8** and **G9**) were classified as retention category 'U' (unsuitable for retention).

In this instance, all the retained trees are located on adjacent land, which is approx. 1.2m higher than the development area. On this basis, it is unlikely that any significant RPAs are located within the development area.

No trees shall require removal to enable the construction of the proposed development.

The retained trees will be protected to British Standard *BS5837:2012 Trees in relation to design, demolition and construction* to ensure that they remain in a healthy condition during and post-development. The *Tree Protection Plan* to the rear of this report highlights the recommended tree protection measures.

Any arboricultural work undertaken should be done so by a competent arborist in line with British Standard *BS3998:2010 Tree Work*, and after permission has been granted to do so by the local planning authority.

It is recommended that a detailed tree risk assessment is undertaken post-development to identify any potential hazards obscured during the initial tree survey and is used to inform an arboricultural management strategy. It is advisable to have trees inspected by a suitably qualified arboriculturist regularly and we would advise that trees are inspected for safety and management on an annual basis as a minimum.

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1. Introduction

1.1. Project outline

- 1.1.1. This report has been produced in accordance with *British Standard BS5837: 2012 Trees in relation to design, demolition and construction* to achieve a harmonious and sustainable relationship where tree retention or planting is proposed in conjunction with nearby construction (site-based operations with the potential to affect existing trees).

1.2. Scope of this report

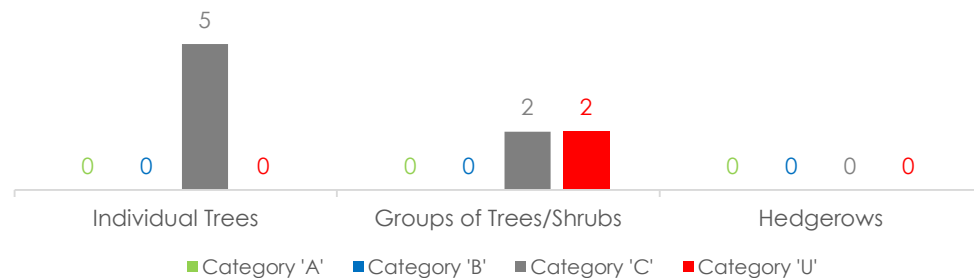
- 1.2.1. This report has been produced to comply with planning requirements where trees are to be considered as part of a proposed development. To achieve this, arboricultural constraints have been identified and a detailed plan (*Tree Constraints Plan*) has been produced showing the location, root protection areas and retention category of trees within the site.
- 1.2.2. In addition, this report provides an *Arboricultural Impact Assessment* that evaluates the direct and indirect effects of the proposed development, and where necessary makes recommendations for mitigation measures. This report also includes *Tree Protection Measures* and a *Tree Protection Plan* as part of an outline *Arboricultural Method Statement*, which demonstrates how the retained trees will be protected during construction, and where tree protection measures are to be implemented.
- 1.2.3. Recommendations for tree works within this report are specific to the construction of the proposed development. This report does not form part of a tree safety inspection or tree management strategy, and general arboricultural management works may be required post-development. To manage the safety and risk from trees it is advised that trees are inspected in detail for this purpose by an arboriculturist using a suitable risk management strategy.

1.3. Data collection

- 1.3.1. A ground-level inspection was undertaken by Godwins on 24th September 2024. As recommended by *BS5837*, the position of all trees within the site with a stem diameter of 75mm or more, measured at 1.5m above the highest adjacent ground level is recorded. The position of trees with an estimated stem diameter of 75mm or more that overhang the site or are located beyond the site boundaries within a distance of up to 12 times their estimated stem diameter was also recorded. For individual trees the crown spread was taken at four cardinal points; for tree groups, the overall extent of the canopy was recorded.
- 1.3.2. Tree positions were plotted using a topographical plan supplied by the client, which is the basis for which the *Tree Constraints Plan* has been prepared.

2. Arboricultural Constraints

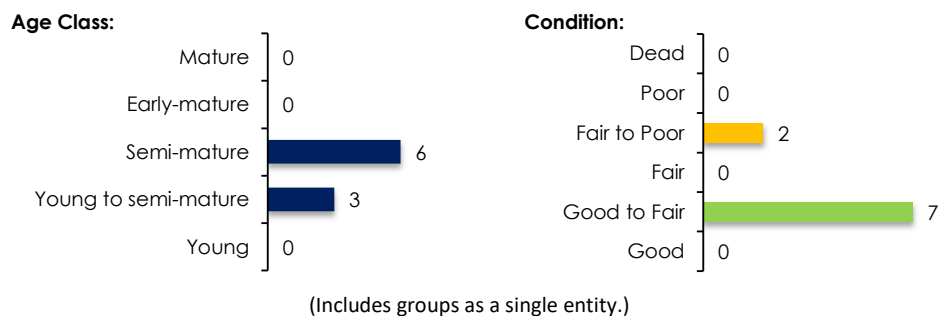
2.1. Tree retention categories



2.1.1. Five individual trees and four groups of trees/shrubs were recorded. In accordance with *BS5837:2012 Trees in relation to design, demolition and construction* a mixture of five individual trees and two groups of trees/shrubs were recorded as retention category 'C'.

2.1.2. The trees were generally found to be in good to fair condition, however, two groups of self-seeded shrubs (**G8** and **G9**) were classified as retention category 'U' (unsuitable for retention).

2.2. Tree age class and condition



2.2.1. Please see *Appendix 1* for the detailed list of existing species, age class, dimensions and condition of trees within the site, and *Appendix 2* for an explanation of retention category criteria. Tree locations can be seen on the *Tree Constraints Plan* at the rear of this report (*Drawing 1*).

2.2.2. The inspection of several trees and groups was restricted as detailed in *Appendix 1*. The inspection of these trees was limited to a cursory observation of the parts of the trees that could be clearly observed, without obstruction, from the available vantage point. However, sufficient tree-related data was collected to fulfil the requirements detailed within the scope of this report.

- 2.2.3. Where inspections are limited by restrictions such as stem ivy, understory vegetation, limited access, epicormic growth or being located on adjacent land, any form of tree condition hazard assessment was restricted. A full assessment of the levels of risk posed by trees can only be informed by considering site use together with assessing any hazards present within a tree. Trees are dynamic structures that continue to develop and decline; in addition, changes in site use are likely to occur during and as a result of the proposed development. On this basis, it is recommended that a suitably timed, detailed tree risk assessment is undertaken post-development to identify any potential hazards obscured during the initial tree survey and is used to inform an arboricultural management strategy.
- 2.2.4. It is advisable to have trees inspected by a suitably qualified arboriculturist regularly and we would advise that trees are inspected for safety and management on an annual basis as a minimum.

2.3. Root Protection Areas

- 2.3.1. The tree Root Protection Area (RPA) is a layout design tool indicating the area around a tree that, along with the tree stem and branches, must be considered during development. The protection of the roots and soil structure within the RPA should be treated as a priority. The RPA of each tree or group is marked on the *Tree Constraints Plan* at the rear of this report.
- 2.3.2. In this instance, all the retained trees are located on adjacent land, which is approx. 1.2m higher than the development area. On this basis, it is unlikely that any significant RPAs are located within the development area.

2.4. Tree protection status

- 2.4.1. A statutory tree protection check was made with Manchester City Council on 3rd October 2024. We are still awaiting the results of the check and will forward them once they are available.
- 2.4.2. **In the meantime, it is essential that no tree works (including works to category 'U' trees), and no construction works that may affect retained trees, are undertaken within the site before consideration and consent of the proposed works under FULL planning approval only by the local planning authority, regardless of whether the trees are currently protected or not.**

3. Arboricultural Impact Assessment

3.1. The proposed development

- 3.1.1. The demolition of the existing structures and the construction of a new commercial development is proposed. The proposed layout drawing can be seen within the *Tree Protection Plan* to the rear of this report. This drawing has been used to assess the potential direct and indirect arboricultural impacts.

3.2. Proposed tree works

- 3.2.1. No trees shall require removal to enable the construction of the proposed development.
- 3.2.2. The formative pruning of trees **T2**, **G6** and **T7** will be required to ensure sufficient clearance between the proposed structure and adjacent branches. The proposed pruning works relate to the crown lifting/pruning of small tertiary branches. In addition, the proposed pruning works will have no adverse impacts on tree health and longevity.
- 3.2.3. Several trees may benefit from general arboricultural works as part of a practical post-development arboricultural management strategy; however, these works are not covered within the scope of this report.
- 3.2.4. Within *Appendix 1* the term 'No action required' relates specifically to those tree works required to enable the proposed development and does not mean that general post-development arboricultural management works are not required.

3.3. Site construction traffic and demolition works

- 3.3.1. Generally, to protect the trees from construction site traffic (including demolition works) the retained trees should be protected by a temporary protective barrier, put in place before any construction activity. However, in this instance, all the retained trees and shrubs are located on adjacent land, beyond existing fencing and retaining walls.

3.4. Hard surfaces within the RPA

- 3.4.1. Minor sections of RPA from trees **T2**, **G6** and **T7** theoretically extend into areas proposed for a hard surface. However, given the significant change in ground level, the concrete retaining wall and the existing hard surface within the development area, the proposed hard surface is not expected to cause any long-term harm to the adjacent trees. However, as a precautionary measure, it is recommended that any proposed hard surfaces within RPAs be constructed using a '*Minimum-Dig*' technique.

3.5. Post development impacts

- 3.5.1. No soil samples were taken during the site visit. It is recommended that soil assessment is undertaken by a competent person to determine whether the soil is shrinkable, and that foundation design is undertaken to consider the soil type.

4. Arboricultural Method Statement

4.1. Tree works prior to development

- 4.1.1. Care should be taken to ensure during tree removal or remedial work that damage to the retained trees and disturbance to the RPA is avoided. All tree works, as described in *Appendix 1*, should be carried out under *BS 3998: 2010 Recommendations for tree work*, and after permission has been granted to do so by the local planning authority. It is essential that those appointed to undertake any tree works carry out adequate checks to ensure that no statutory laws are contravened during tree work operations.

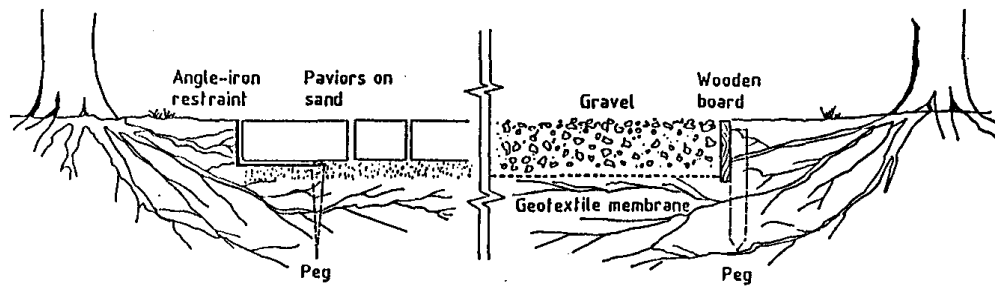
4.2. Removal of existing hard surfaces

- 4.2.1. The removal of the existing hard surface within the RPAs of **T2**, **G6**, **T7** and **G8** must only be undertaken by hand. The underlying existing soil sub-base ground level must be retained, avoiding the use of heavy machinery within the exposed RPA. Sub-soil ground levels within the RPAs must not be raised or lowered during construction unless stated within this report.

4.3. Hard surfaces within the RPA – Minimum-Dig

- 4.3.1. It is recommended that any proposed hard surfaces within the RPAs of **T2**, **G6**, **T7** and **G8** be constructed in a manner that would not cause the adjacent trees any long-term harm. In this instance, it is recommended that a 'Minimum-Dig' method is used.
- 4.3.2. Excavations within the RPA must only be undertaken by hand to establish the presence of roots. Any tree roots exposed within the RPA must be left as intact as careful digging with hand tools will allow, avoiding the use of heavy machinery within the RPA.
- 4.3.3. No more than 100mm of soil should be removed before the ground is inspected for roots. Depending on the presence of roots it may then be acceptable to remove a further 50mm of soil down to the required depth.
- 4.3.4. During excavations roots smaller than 25mm diameter may be pruned back, making a clean cut with a suitable sharp tool (e.g. bypass secateurs or handsaw), except where they occur in clumps. Roots occurring in clumps or of 25mm diameter and over should be severed only following consultation with an arboriculturist; as such roots might be essential to the tree's health and stability.
- 4.3.5. Any roots exposed during excavations should immediately be wrapped or covered in damp hessian to prevent desiccation and to protect them from rapid temperature changes. Any wrapping should be removed before backfilling, which should take place as soon as possible. Before backfilling, retained roots should be surrounded with topsoil or un-compacted sharp sand (builders' sand should not be used because of its high salt content, which is toxic to tree roots),

or other loose inert granular fill, before soil or other suitable material is replaced.



Example of a light-duty drive constructed using the **Minimum Dig Method**.

4.4. Services within the RPA

- 4.4.1. Wherever possible, underground services should be routed outside of the RPA of retained trees, and plans showing the proposed route should be drawn up. Where excavations may be required hand-held tools might be acceptable for shallow service runs, using the hand-dig technique detailed in *Section 4.3 above*.

Client: World Metal Recycling Ltd
Project No: AIA.13884
Issue: 01

Date Issued: 3rd October 2024
Status: FINAL

Signed on behalf of Godwins Arboricultural Limited:

R Godwin

Robert Godwin MSc, MArborA.
Arboriculturist

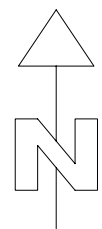
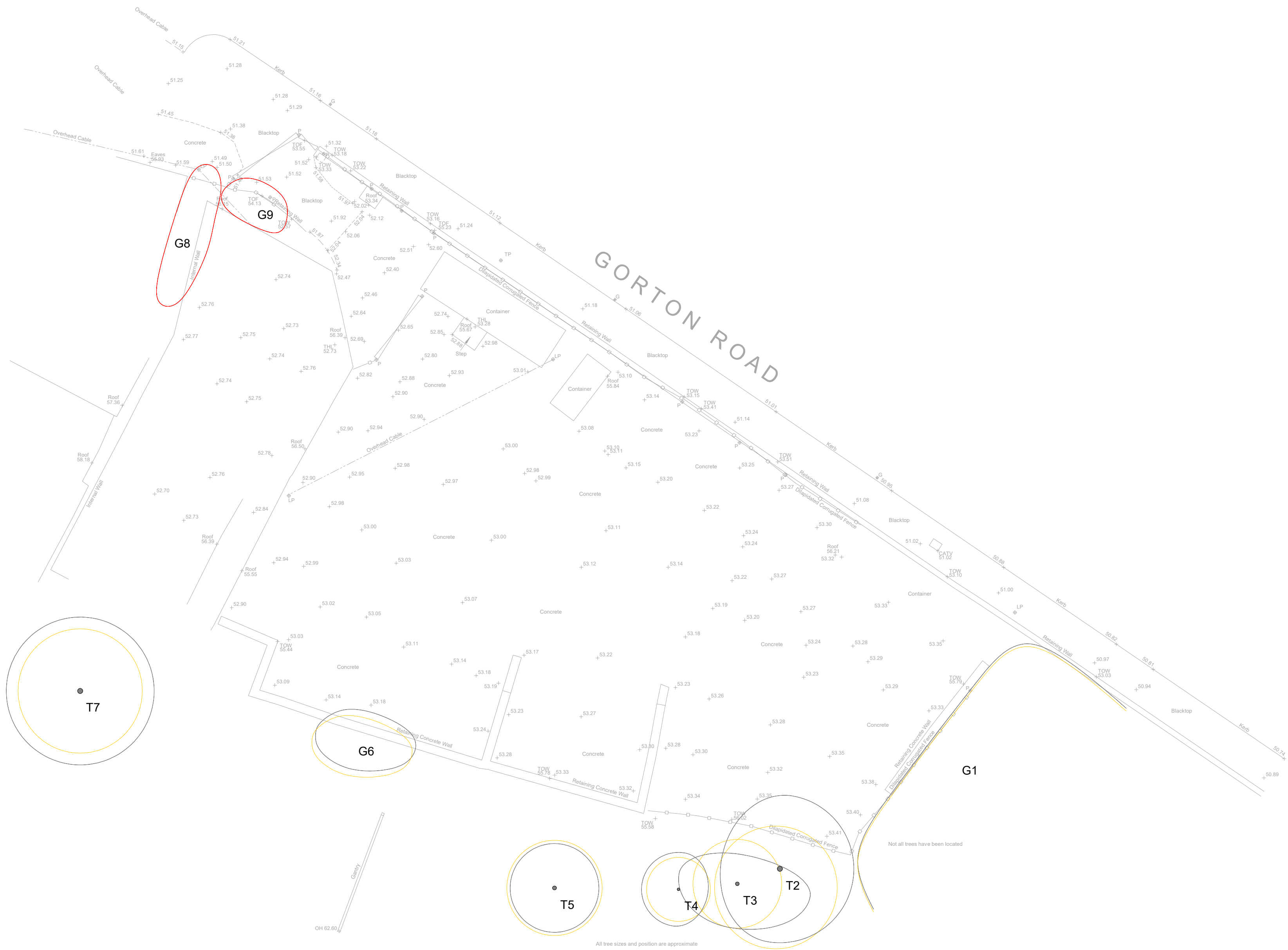


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Drawing 1. Tree Constraints Plan



T	G	H	W	S
INDIVIDUAL TREE	GROUP OF TREES	HEDGEROW	WOODLAND GROUP	SHRUB

	EXISTING LAYOUT
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TREE QUALITY ASSESSMENT CATEGORY	
	CATEGORY 'A' HIGH QUALITY
	CATEGORY 'B' MODERATE QUALITY
	CATEGORY 'C' LOW QUALITY
	CATEGORY 'U' UNSUITABLE FOR RETENTION

Based on British Standard 5837:2012 Table 1.
Please refer to Appendix 2 of the arboricultural report for more detailed category definitions.

	ROOT PROTECTION AREA (RPA)
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The Root Protection Area (RPA) is a layout design tool highlighting the underground tree constraints.
Along with the tree stem and branches the RPA must be considered prior to and during development.

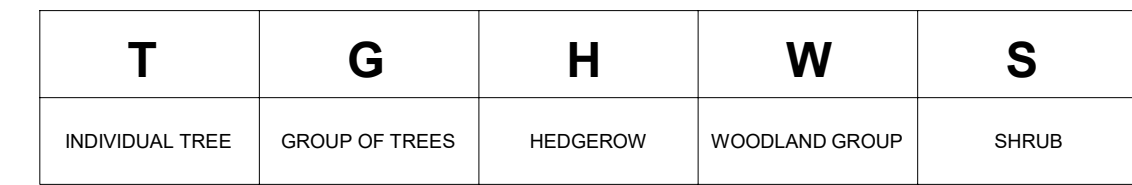
Written consent must be obtained from Godwins Arboricultural Limited before copying or using the data within this drawing other than for the purpose it was originally supplied.
Do not scale from this drawing.

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PROJECT TITLE: Land at Gorton Road, Manchester, M11 2DZ		
DRAWING TITLE: TREE CONSTRAINTS PLAN	SCALE: 1:200 @ A1	ISSUE DATE: 01.10.24
DRAWING NUMBER: TCP.13884	REVISION: .01	DRAWN BY: RG

Drawing 2. Tree Protection Plan



EXISTING LAYOUT

	TREE PROPOSED FOR RETENTION
	TREE PROPOSED FOR PRUNING
	T2, G6 & G7
	TREE PROPOSED FOR REMOVAL (ARBORICULTURAL REASONS)
	G9
	TREE PROPOSED FOR REMOVAL (TO ENABLE DEVELOPMENT)
	None

Please refer to Appendix 1 of the Arboricultural Impact Assessment for details on tree condition and proposed works.

	ROOT PROTECTION AREA (RPA)
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The Root Protection Area (RPA) is a layout design tool highlighting the underground tree constraints. Along with the tree stem and branches the RPA must be considered prior to and during development.

[illegible]

PROJECT TITLE: Land at Gorton Road, Manchester, M11 2DZ		
DRAWING TITLE: TREE PROTECTION PLAN	SCALE: 1:200 @ A1	ISSUE DATE: 03.10.24
DRAWING NUMBER: TPP.13884	REVISION: .01	DRAWN BY: RG

Appendix 1. Tree Schedule

Tree No.	Species	Age	Stems at 1.5m	Stem Dia (mm)	Height (Crown Hgt) (m)	FSB (D) (m)	Branch Spread (m)				Observations	Cond	Life Exp	Tree Works Required to Enable Development	Root Protection Area (RPA)		Retention Category
							N	E	S	W					Radius (m)	Area (m ²)	
G 1	Sambucus nigra (Elder), Buddleia sp. (Buddleia)	Young to semi-mature	5	25	4(0)	0(W)	1.5	1.5	1.5	1.5	Multi-stemmed from ground level. Limited inspection - restricted access, dense undergrowth & situated on adjacent land. Individuals crowns restricted by group. Self-seeded specimens. Tree RPA located within ground level change.	Fair	20+	No action required.	0.7	1.4	C
T 2	Salix caprea (Goat Willow)	Semi-mature	3	200	10(4)	4(N)	5	5	5	4	Asymmetrical crown. Self-seeded specimen. Multi-stemmed from ground level. Limited inspection - restricted access, dense undergrowth & situated on adjacent land. Tree RPA located within ground level change & existing hard surface area.	Fair	40+	Reduce the lateral spread branches that overhang the development area only to ensure a maximum 1m clearance from the proposed structure.	4.2	54.1	C
T 3	Salix caprea (Goat Willow)	Semi-mature	1	250	9.5(5)	5(N)	2	5	3	4	Asymmetrical crown. Self-seeded specimen. Limited inspection - restricted access, dense undergrowth & situated on adjacent land.	Fair	40+	No action required.	3.0	28.3	C
T 4	Fraxinus excelsior (Ash)	Semi-mature	1	180	8(4)	4(N)	2.5	2	2.5	2.5	Asymmetrical crown. Self-seeded specimen. Limited inspection - restricted access, dense undergrowth & situated on adjacent land.	Fair	20+	No action required.	2.2	14.7	C
T 5	Salix caprea (Goat Willow)	Semi-mature	5	120	7(2.5)	2.5(N)	3	3	3	3	Balanced crown. Self-seeded specimen. Multi-stemmed from ground level. Limited inspection - restricted access, dense undergrowth & situated on adjacent land.	Fair	40+	No action required.	3.2	32.6	C
G 6	Sambucus nigra (Elder), Buddleia sp. (Buddleia)	Semi-mature	8	50	4.5(2)	2(N)	1.5	1.5	1.5	1.5	Limited inspection - restricted access, dense undergrowth & situated on adjacent land. Individuals crowns restricted by group. Self-seeded specimens. Tree RPA located within ground level change.	Fair	40+	Reduce the lateral spread branches that overhang the development area only to ensure a maximum 1m clearance from the proposed structure.	1.7	9.0	C
T 7	Salix caprea (Goat Willow)	Semi-mature	1	350	8.5(1.5)	1.5(N)	5	5	5	5	Balanced crown. Self-seeded specimen. Multi-stemmed from ground level. Limited inspection - restricted access, dense undergrowth & situated on adjacent land.	Fair	40+	Reduce the lateral spread branches that overhang the development area only to ensure a maximum 1m clearance from the proposed structure.	4.2	55.4	C
G 8	Buddleia sp. (Buddleia)	Young to semi-mature	5	50	3(1)	1(N)	1.5	1.5	1.5	1.5	Self-seeded specimens. Situated on adjacent land. Unsuitable for retention.	Fair to Poor	10+	No action required.	1.3	5.6	U
G 9	Buddleia sp. (Buddleia)	Young to semi-mature	5	50	3(1)	1(N)	1.5	1.5	1.5	1.5	Self-seeded specimens.	Fair to Poor	10+	Unsuitable for retention - remove prior to development.	1.3	5.6	U

Appendix 2. Explanatory Notes

A2.1. Tree statistics and measurements

Survey record	Description
<i>Tree No.</i>	Unique tree reference number. (T) = Individual tree, (G) = Group of trees or woodland that form cohesive arboricultural features, (H) = Hedgerows and substantial internal or boundary hedges.
<i>Species</i>	Species listed by scientific name, with (common name).
<i>Age</i>	Life stage – Young, Semi-mature, Early-mature, Mature, Over-mature and Veteran.
<i>Stem Count</i>	The number of stems recorded at 1.5m above ground level.
<i>Stem Diameter</i>	Stem diameter recorded in millimetres at 1.5 meters above the ground. Where the tree is multiple-stemmed, each stem has been recorded.
<i>Height (Crown Height)</i>	Height of the tree in metres – to the closest 0.5m. Average canopy height in brackets, e.g. 10(3).
<i>First Significant Branch</i>	Existing height above ground level of first significant branch and direction of growth, e.g. 3(N)
<i>Branch Spread</i>	Branch spread, taken as a minimum at the four cardinal points – North, East, South and West.
<i>Observations</i>	General observations, particularly of structural and/or physiological condition (e.g. the presence of any decay, physical defect or historic pruning).
<i>Cond</i>	Condition of the tree recorded as Good, Good to Fair, Fair, Fair to Poor, Poor or Dead.
<i>Life Exp</i>	Life Expectancy - classed as less than 10 years, 10 plus years, 20 plus years, or more than 40 years.
<i>Tree Works Required to Enable Development</i>	Tree works specifically required to enable the proposed development, or to reduce significant risk of harm. The term 'No action required' does not mean that general post-development arboricultural management works are not required.
<i>RPA Radius</i>	The radius of the root protection area, when plotted as a circle centred on the base of the stem.
<i>RPA Area</i>	The total area of RPA in metres squared, e.g. 100m ² .
<i>Retention Category</i>	See below – A2.2.

A2.2. Tree retention categories

Retention category and definition	Criteria
<i>U (marked in red on the Tree Constraints Plan) = trees for removal.</i>	Trees 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.
<i>A (marked green on the Tree Constraints Plan) = Trees of high quality</i>	Trees of high quality with an estimated remaining life expectancy of at least 40 years.
<i>B (marked in blue on the Tree Constraints Plan) = Trees of moderate quality</i>	Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
<i>C (marked in grey on the Tree Constraints Plan) = Trees of low quality</i>	Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.

Appendix 3. Report Limitations & General Guidelines

- A3.1 Where the inspection of trees was limited (*see Appendix 1*), the ‘Tree statistics and measurements’ (*Appendix 2.1*) are estimated, and observations, condition and life expectancy are based on an inspection from the available vantage point.
- A3.2 It is recommended that qualified and experienced companies are sought when appointing tree work contractors and they should be approved under the Arboricultural Association Approved Contractors scheme. It is essential that all appointed tree work contractors have adequate Public Liability, Products Liability and Employers Liability Insurance. All tree works must conform to the current BS 3998 “*Recommendations for Tree Work*”.
- A3.3 Godwin’s Arboricultural Ltd will not accept liability for works undertaken by third-party companies. All necessary checks must be made by the appointed tree work contractor before undertaking any works to ensure that no statutory tree protection measures or relevant laws are contravened.
- A3.4 The validity, accuracy and findings of this report are directly related to the accuracy of the information made available before and during the inspection process. No checking of independent third-party data will be undertaken. Godwin’s Arboricultural Ltd will not be responsible for the recommendations within this report where essential data are not made available or are inaccurate.
- A3.5 The assessment and works recommendations relate to conditions found at the time of our inspection. Any significant alteration to the site post our site inspection but pre-submission for planning that may affect the trees present, or have a bearing on the planning implications (including level changes, hydrological changes, storms, extreme climatic events or site works) will necessitate a re-assessment of the trees and the site.
- A3.6 This report has been carried out to inform the planning process, and not to assess the potential hazards and risks posed by trees. Where clear and obvious hazards have been observed to accessible trees, these have been addressed in the recommendations of the work. Where inspections were limited by restrictions such as stem ivy, understory vegetation, limited access, epicormic growth or being located on adjacent land, any form of tree condition assessment was restricted. A full assessment of the levels of risk posed by trees can only be informed by considering site use together with assessing any hazards present within a tree.
- A3.7 Trees are dynamic structures that continue to develop and decline; in addition, changes in site use are likely to occur during and as a result of the proposed development. On this basis, regular tree risk assessments are advised.
- A3.8 Godwin’s Arboricultural Ltd plans are to scale whenever possible, but care should be taken when measuring from a plan without first checking the original data.

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