



Part 3: BS: 5837 Arboricultural Method Statement & 'Final' Tree Protection Plan Report

Site:

The Whitworth
The University of Manchester
Oxford Road
Manchester
M15 6ER

Prepared for:

The University of Manchester

Prepared by:

Mr G Davies *FdSc Arb MArborA*
Arboricultural Consultant
ISA Tree Risk Assessment Qualified
Professional Tree Inspector Qualified

Bartlett Project Reference:

GD/230038/R3



Consultancy Office
Unit 22-25 Cross Lane Farm
Cross Lanes, Pill
Bristol,
BS20 0JJ

T: +44 (0)1275 371 000 Option 2
E: consultancy@bartlett.com

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Unit 22-25, Cross Lane Farm, Cross Lanes, Pill, Bristol, BS20 0JJ
 Tel: 01275 371000 (Option 2) consultancy@bartlett.com

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1.0 EXECUTIVE SUMMARY:

- 1.0.1 The following report has been created in response to the approval of application Ref 138495/FO/2023 detailed as: *"Rebuilding of retaining wall including erection of three brick support piers to west wall section and the rebuilding of the remaining wall section"* and seeks to satisfy the following planning conditions:
- 1.0.2 *"Prior to the commencement of the development, a finalised tree protection plan report shall be submitted to and approved in writing by the City Council as local planning authority. The measures within the approved report shall be fully implemented in accordance with the approved details before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site." "Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made"*
- 1.0.3 *"In this condition "'retained tree'" means an existing tree, shrub or hedge which is to be as shown as retained within the Assessment & Draft Tree Protection Plan Report prepared by Bartlett Consulting received by the City Council as local planning authority on 6 November 2023; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.*
- 1.0.4 *"No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)"*
"If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority."
"The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority."
- 1.0.5 *"All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "'Recommendations for Tree Work'"*.

1.0 SCOPE OF REPORT

1.1 Instruction

- 1.1.0 Bartlett Consulting has previously been instructed to undertake a Part 1 - Tree Survey and compose a Tree Constraints Plan (TCP), and a Part 2 - Arboricultural Implications Assessment and 'Draft' Tree Protection Plan, following the guidance contained within British Standard 5837: 2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*, gathering data on trees and vegetation within the boundary of the proposed works site as well as those on neighbouring properties considered to be within influencing distance. Data pertaining to a total of twenty-one (21) trees were obtained. The Arboricultural Method Statement (AMS) is a methodology for the implementation of any aspect of development that has the potential to result in loss of or damage to a tree identified as suitable for retention.
- 1.1.1 The AMS takes into consideration construction operations undertaken in the vicinity of the trees. It will deal with such issues as site access, intensity of construction activity, space required for works, location of designated material storage areas and positioning of service runs.
- 1.1.2 This AMS is accompanied by a Tree Protection Plan (TPP). The TPP outlines tree to be retained and removed, types of tree protection to be installed and the preliminary location of the said tree protection. This method statement also contains a timetable indicating when and the method of specific works adjacent to tree should be conducted and discuss mitigation should any damage occur.
- 1.1.3 This report takes the previously gathered tree data and constraints and overlays that information with the proposed site plan and proposed site layout, allowing for an evaluation of how the proposed restoration and repair works will be carried out alongside the existing tree population.

1.2 Documents & Supporting Information

- 1.2.0 Bartlett Consulting was provided with the following documentation and plans prior to the composition of this report. They were sent via email in both PDF and DWG file format:
- Proposed Retaining Wall Drawing No: 078255-CUR-XX-XX-SK-40001 Rev P02
- 1.2.1 Bartlett Consulting has previously composed the following reports and plans:
- GD/230038 - BS: 5837 Tree Survey & Tree Constraints Plan
 - GD/230038R2 Rev 1 - Arboricultural Implications Assessment & 'draft' Tree Protection Plan

1.3 Aspects Excluded from Report

- 1.3.0 The contents of this report do not include discussions regarding subsidence and/or heave as a result of retention or tree removal, nor does this report consider the water demands of trees present to determine foundation design and depth. If required, this can be provided on request.
- 1.3.1 Current or proposed structures in relation to the indirect influence of trees are not considered within the report unless directly instructed. It is considered that such considerations are best dealt with in a different report having liaised with the structural engineer.

2.0 BACKGROUND INFORMATION

2.1 Table 1: Names and Contacts numbers of parties concerned

2.1.0 Table to be completed prior to commencement of construction activities.

Contact Name	Company / Organisation	Role	Telephone Numbers
Mr G Davies	Bartlett Tree Experts Ltd.	Arboricultural Consultant/ Supervisor	07850 649263
Mrs J Wavish	Manchester University	Project lead	
Mr D Cheetham	Cutins	Principal Engineer	0161 236 2394
TBC	TBC	Site Manager	TBC
-	Manchester City Council	Planning Officer	-
-	Manchester City Council	Tree Officer	-

2.2 Availability of this Arboricultural Method Statement

2.2.0 Copies of this document shall be made available for all site visits. The appointed Site Manager and Main Contractor shall each hold a copy of this document, including the supporting Tree Protection Plan.

3.0 SUPERVISION AND MONITORING

3.1 Monitoring and Supervision

- 3.1.0 All required arboricultural supervisory works and monitoring visits must be confirmed by formal correspondence and circulated to all relevant parties, including the local planning authority. These detailed records of site visits will provide proof of compliance.

3.2 Phasing of Arboricultural Involvement throughout the Development

- 3.2.0 Section 5.0 below lists and details the events in relation to trees that require arboricultural involvement.

3.3 Recommendations for Site Monitoring and Supervision

- 3.3.0 A pre-commencement meeting should be held on site before any of the tree work, demolition and construction works begin. This should be attended by the appointed Site Manager and the Arboricultural Consultant.
- 3.3.1 The Arboricultural Consultant will inform the local planning authority (Manchester City Council) in writing of the details of meetings held. All tree protection measures detailed in this document must be discussed so that they are fully understood by all the parties.
- 3.3.2 Clarification or modifications to the consented details must be recorded and circulated to all parties in writing. These documents should then form the basis of any supervision arrangements between the Arboricultural Consultant and the proposer, as agreed with the local planning authority where applicable.
- 3.3.3 The Arboricultural Consultant will visit during the phases as set out in section 5.0 below. The Consultant's role is to advise on the development in relation to the trees, as well as liaise between the Site Manager and the local planning authority to ensure that appropriate protection measures are in place.
- 3.3.4 The role will involve monitoring compliance with any/all arboricultural conditions (where applied) and advising on any tree problems as they arise. A development site monitoring form (please see Appendix 6 for example), will be completed by the Supervising Arboriculturist during each site visit, to include the following:
1. Date of visit.
 2. List of those in attendance on site.
 3. Findings in relation to trees.
 4. Details of any non-compliance.
 5. Recommendations to be actioned so that the non-compliance is addressed and remedied.
 6. List of the parties concerned to whom the monitoring sheet has been sent.
 7. Date that Monitoring sheet emailed/ posted to the recipients.

3.0 SUPERVISION AND MONITORING

3.4 Site Management

3.4.0 It is the Site Manager's responsibility to ensure that the requirements set out within the Arboricultural Method Statement are known and understood by all site personnel. Copies of pertinent documents should be kept on site at all times.

3.4.1 The site manager will brief all personnel who may have an impact on any trees and relay specific tree protection requirements. This methodology should be a part of all site induction procedures and written into appropriate site management documents.

3.4.2 The following pertinent points should be explained to all personnel who could have an impact on trees:

1. The specification of the Protective Barriers around retained trees.
2. The requirement for Protective Barriers to be sufficiently robust to prevent incursion by construction activity.
3. Why it is essential that the Protective Barriers remain throughout the works.
4. The importance of the 'exclusion zones' around retained trees.
5. The potential damage caused to trees by compaction of soils.

3.5 Variations

3.5.0 Any variations to the tree protection measures will need to be agreed in writing by the local planning authority before implementation. The variation will be set out in writing, detailing the reasons leading to the change and the modifications required.

4.0 SCHEDULE OF TREE WORK

4.1 Table 2: Tree works to be carried out prior to commencement of construction

Tree Ref	Species	Category	Schedule of works prior to erection of tree protection barriers
T9	London Plane <i>Platanus x hispanica</i>	A2	• Crown lift western crown to provide minimum 5.0m clearance above ground level
T12	London Plane <i>Platanus x hispanica</i>	A2	• Crown lift northern crown to provide minimum 5.0m clearance above ground level
T13	London Plane <i>Platanus x hispanica</i>	A2	• Crown lift northern crown to provide minimum 5.0m clearance above ground level
T16	London Plane <i>Platanus x hispanica</i>	A2	• Crown lift northern crown to provide minimum 5.0m clearance above ground level
T17	London Plane <i>Platanus x hispanica</i>	A2	• Crown lift northern crown to provide minimum 5.0m clearance above ground level

5.0 SEQUENCE OF EVENTS

5.1 Table 3: Sequence of events

Sequence	Description	Arboricultural Input
1	Pre-commencement site visit	On site meeting to be held with main contractor
2	Approved facilitation works as detailed within (table 2 – section 4)	Carry out tree works in line with BS3998
3	Installation of Tree Protective Barriers and non-compacting ground protection as shown on the approved Tree Protection Plan (TPP).	Site visit – to check adequacy and location of Tree Protection Barriers and non-compacting ground protection
4	Monthly site visits to be carried out during the construction process to oversee works progress and ensure retention of tree protection measures	Carry out site visit on monthly basis during construction
5	On completion of construction works on site a prior to removal of tree protection barriers and non-compacting ground protection	site visit – acknowledge completion on site and authorise removal of protection measures
6	Re-inspection of all retained trees	Site visit – to carry out the inspection of all retained trees within one month following completion of construction works.

APPENDIX 1: LIMITATIONS OF REPORT

Limitations of the Arboricultural Method Statement

- Please also refer to sections 1.2 and 1.3 at the beginning of this report.
- The report is based on information provided by third parties and the specifications and recommendations is dependent upon information provided therein.
- This report does not consider the possible implications to any present or future built structures other than those considered within the report.

Findings of the Survey and the Report

- Validity, accuracy and findings of the report are directed by the accuracy of information provided to Bartlett Consulting at the time of conducting the tree survey and during report writing.
- Checking of independent data/information will not be undertaken, with particular reference given to scaled maps and drawings provided to Bartlett Consulting

Timing of the Survey and the Report

- The considerations/ findings in this method statement are valid for one year.
- Such considerations/ findings will become invalid if any building works are undertaken, soil levels are altered or tree work undertaken outside of the scope of works as detailed and presented at the time of compiling this report.
- If there are any alterations to either the property or soil levels, or if tree works are carried out, it is recommended that a new tree report is undertaken.

Trees in relation to other Properties:

- This report/survey only considers the trees in relation to the site as identified.
- It does not comment on possible effects of trees on neighbouring properties, including in relation to subsidence or heave, or with regard to possible hazards presented by trees surveyed.
- Neighbouring owners of trees that are identified as posing a possible risk to the property/site in question should seek their own advice as to possible effects of the recommendations given within this report.
- Damage to, or possibility of damage to, any other structure that is not referred to within the report is not considered unless otherwise specified. This includes both neighbouring structures and any other structure on the property.

Trees in Relation to Subsidence, Heave and Direct damage

- This report does not deal with issues relating to subsidence or heave in relation to any built structures and surrounding vegetation whether the structure or vegetation falls within the boundaries as considered or lies beyond the boundaries.
- The report does not consider issues relating to subsidence or heave in relation to any proposed built structures or future vegetation whether within the boundaries as considered or beyond the boundaries
- It is prudent to consider the effects of heave on any property if trees are removed.
- Similarly, the issue of direct damage (when the roots of a tree have physical contact with a structure) is not considered within this report.

Trees subject to statutory controls:

- Whilst Bartlett Consulting has made attempts to ascertain if any of the trees subject to this report are 'protected', their status is always subject to change. Therefore the final responsibility for checking statutory protection for trees rests with the employed contractor and not with Bartlett Consulting
- Any prescribed tree works to a protected tree are provided due to perceived hazard and risk, and should be considered acceptable by the Local Planning Authority (LPA). However appropriate notification must still be provided to the LPA as they may take an alternative point of view.

Trees are subject to environmental factors:

- The statements, findings and preliminary recommendations made within this report do not take into account any effects of extreme climate and weather incidences, vandalism, changes in the natural and built environment around the tree(s) after the date of this report, nor any damage whether physical, chemical or otherwise.

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APPENDIX 2: REPORT REFERENCES

As a progressive company, we keep abreast of research data relating to Arboriculture. All observations, recommendations and works are based on current industry standard reference material and a selection of pertinent items is shown below.

This survey and report have evolved from industry material including the following:

- BS 5837: (2012) *Trees in Relation to Design, Demolition and Construction – Recommendations*
- BS 3998: (2010) *Tree Works - Recommendations*
- Town & Country Planning Act (Tree Preservation) (England) Regulations 2012
- Town & Country Planning Act (As amended) 1990
- Mattheck, C, Bethge K, Weber K. (2015) *The Body Language of Trees – Encyclopaedia of Visual Tree Assessment*, Karlsruhe Institute of Technology Campus North.
- National Joint Utilities Group (2007) *Publication Volume 4: Issue 2 Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees.*
- National House Building Council Standard, Part 4.2 – *Building Near Trees*

Bartlett Consulting's arboricultural expertise has been used to interpret these references for practical application to the site and the trees which are the subject of this report, and to provide the most appropriate advice and guidance at this stage of project planning.

APPENDIX 3: TREE PROTECTION PLANNING

The 'Final' Tree Protection Plan (TPP) referenced GD/230038/TPP can be found as an appendix at the end of this report. The TPP has been prepared in accordance with Section 7.1 of British Standard 5837:2012.

Before the commencement of any works on site (other than those set out in the schedule of tree works, contained in this document), protective vertical barriers must be erected. The location of the barriers is illustrated on the 'Final' Tree Protection Plan. However, it must be noted that these locations are now final, construction methodologies have been considered and the barrier locations should not require amendment or supplementing.

The barriers will remain in place until completion of the main construction phase and then only removed with the agreement with the consulting Project Arboriculturist.

Other than works detailed within this method statement or approved in writing by the local planning authority, no works shall take place within the exclusion zones defined by the protective fencing.

The vertical barriers shall completely exclude access during all phases of site operations. The protected areas shall not be used for the storage of materials or spoil, nor for the mixing of substances or the disposal of any residues. Materials, equipment and arising debris will not be stacked against the vertical barrier, even temporarily. A4 sized Notice Signs must be laminated and attached to the vertical barrier at regular intervals so all visitors and operatives are aware of the tree protection requirements.

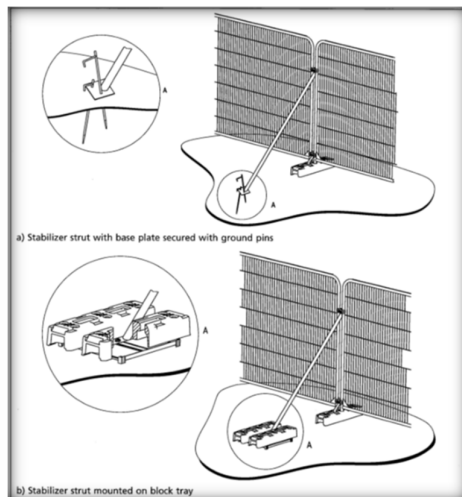


Figure 1: Illustration of Vertical Tree Protection Barrier



Figure 2: Showing appropriate on site Notices to apply to Tree Protection Barriers.

APPENDIX 3: TREE PROTECTION PLANNING (Continued...)

Ground Protection: non-compacting ground protection will be required where the vertical barriers have been off-set to allow for the 'working zone' and site traffic during demolition and construction. Ground protection will be in way of a 3-dimensional cellular confinement material such as Cellweb Tree Root Protection System supplied by Geosynthetic Technologies Ltd, or similar product is to be laid on top of the geotextile membrane. The product specification must comply with manufactures guidance with regards to load bearing capacity.

The installation of the non-compacting ground protection shall be carried out in the following manner, subject to the manufacturers and engineers instructions.

If required to level the surface the sharp sand is to be imported and spread over the area by hand equipment (wheelbarrows, shovels and rakes only) to bring the surface to an even level.

Once the system is in place the cells are to be filled with a no-fines aggregate commencing at the leading edge of the works and progressing forwards. Material can be imported to, and spread within, the working area by small excavators not exceeding 2 tonne capacity providing they work only off the filled cells area.

The system must be retained on site until there is no risk of any damage from demolition and construction works.

No mixing of cement or other chemicals must take place atop the ground protection, nor should any storage of oils, fuels, chemicals or cement take place atop the ground protection.

If required edging supports of railway sleepers or other treated timber can be laid and pinned to the ground preferably through the cell confinement material.

The cells are to be filled with a no-fines aggregate commencing at the leading edge of the works and progressing forwards. Material can be imported to, and spread within, the working area by small excavators not exceeding 2 tonne capacity providing they work only off the filled cells area.

Typical details of construction are shown within Figure 5.

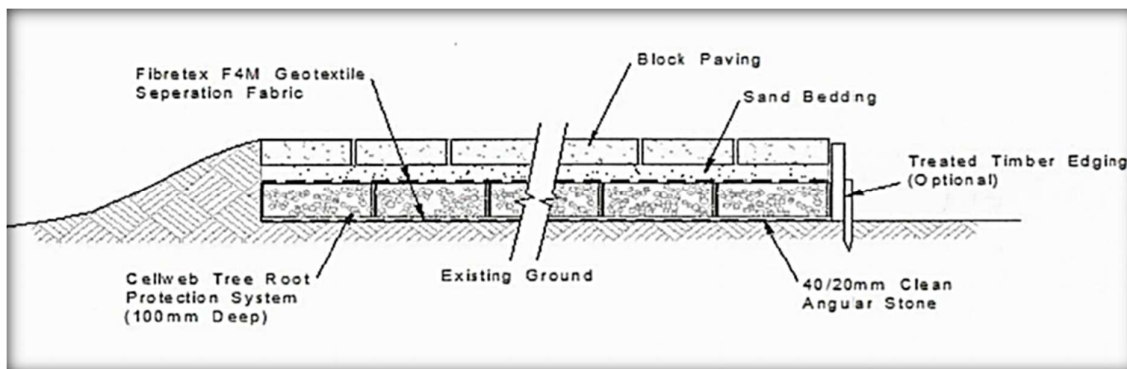


Figure 3: Showing an example of 3D cellular confinement system when applied to support block paving.

Once erected, both barriers and types of tree protection will be sacrosanct, and must not be moved or adjusted during any stage of site operations without the prior written consent of Manchester City Council and Bartlett Consultancy.

APPENDIX 4: REMEDIAL WORKS

There are many ways in which tree can be damaged both directly and indirectly including compaction of the soils, severance of roots, mechanical damage to trees and also contamination of soils.

Measure recommended within this report should help mitigate for damage to existing tree stock however should any damage occur during the construction, then the project arboriculturalist should be informed and the following mitigation works may be required:

1. The soils within the RPA will be de-compacted, utilising air-fracturing and vertical mulching techniques with the use a VOGT Geo-injector system or Air spade. The area to be treated would depend on the degree on compaction.
2. Any excess soils within the RPA of existing trees should be removed by hand. Utilising air-spade equipment and techniques buried root collars to be excavated exposing the buttress to root interfaces,
3. Following and mechanical damaged trees will receive an application of potassium phosphites to aid recovery. To further improve the soils and aid recovery from any root damage we recommend that BioChar be incorporated into the soils during the process.

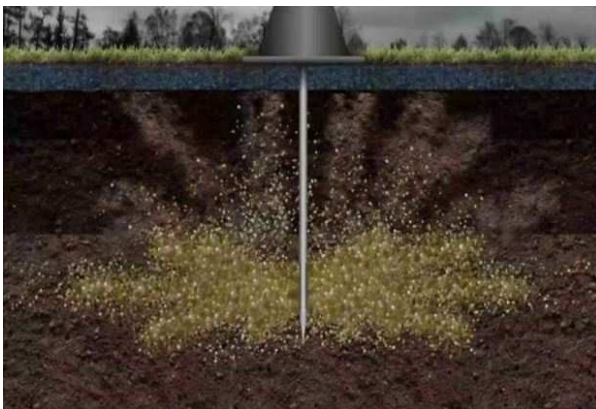


Figure 4: Illustration of VOGT Geo-Injector Soil Fracturing



Figure 5: Showing Air-Spade Soil Tilling.

To avoid causing further physical damage to any tree roots no heavy machinery is to be used within the mitigation process. Handheld tools such as the air-spade must be utilised to carry out de-compaction and tilling of soils.

No machinery is to access the de-compacted areas during any such process, this includes delivery/storage of any materials.

Once the remedial works are completed, if desired the area can be re-seeded to grass.

APPENDIX 5: GENERAL SITE CONDITIONS AND TREE PROTECTION MEASURES

Storage of Materials

Designated areas for storage of materials and site office will be decided by the Site Manager before any works can commence. Suggested suitable areas are marked out on the Tree Protection Plan (TPP). It is advisable to consult with the Arboriculturist if the storage areas or site office deviates from that area as outlined by the TPP.

Discharge of Contaminants

No materials that are likely to have an adverse effect on tree health, such as oil, bitumen or cement will be discharged within the RPA of any of the trees to be retained. It is advised that the disposal of all waste materials is carried out in an appropriately sustainable fashion.

Contingency Plans

Should there be any contamination of soils either within or adjacent to the RPA these should be dealt with as quickly as possible with a proprietary emergency clean up kit. The situation should then be assessed as to whether it is appropriate to remove soils. An Arboriculturist should be consulted before a decision is made. The protection barriers erected should be able to be removed relatively easily to access the area in event of an emergency.

Changes in Ground Levels and Soft Surface Ground changes within the RPA's of trees

It is considered certain operations may require ground level changes but these changes should be limited to a minimum. Landscaping operations within the RPA of trees to be retained should be carried out with minimum disruption to the existing landscape avoiding removal of topsoil and re-introduction of foreign soils.

Where there are areas to be re-turfed within the RPA of trees to be retained, existing turf should be removed with minimum disruption to the soils, removing no more than 25 to 50mm of topsoil. Similarly, in new amenity grass areas that encroach RPAs, the ground levels should not be raised in excess of 50mm above existing. Soils used should be from the site or clean imported topsoil.

Access to the area of proposed works

Main access to the site for renovation of the Barn is understood to be from the adjacent farm area. Access to the swimming pool, car port and driveway construction will be from the site of Park Hall. It is considered that these would be the only access points into the site for the purposes of carrying out the development as proposed. If there are any other proposed access points into the site, this should be agreed prior to use with the Arboriculturist.

Cranes and Lifting Equipment

All lifting equipment, including cranes if utilised, should be so positioned that they operate without contact with the retained trees. Care must be taken so that the arc of the boom fitted to the lifting equipment is sufficiently clear of the retained trees.

Boundaries/ Scope of the Site

The appointed Arboricultural Supervisor must be consulted if the site boundaries of the site are extended or if excavations/ storage/ construction related to this development is to be carried out on other parts of the site, outside of the development site as indicated on the Tree Protection Plan.

APPENDIX 6: BARTLETT TREE EXPERTS LTD SITE MONITORING FORM

Arboricultural Consultant's Details	
Consultant's Name:	
Tel:	
Mobile:	
Development Site Details	
Address:	
Planning Application Ref:	
Local Authority Details (LPA):	
LPA:	
LPA Tree Officer:	
LPA Planning Case Officer/ Contact:	
Developer's Details	
Developer name:	
Address:	
Contractor Details:	
Contractor name:	
Contact name:	
Date	
Stage of Development	
Purpose of visit	
Protective Barriers	
Ground Protection	
Compaction	
Damage to retained trees	
Other notes	
Photos attached	
Further action required:	
Date of next site visit:	

Date issued to LPA: Signed:

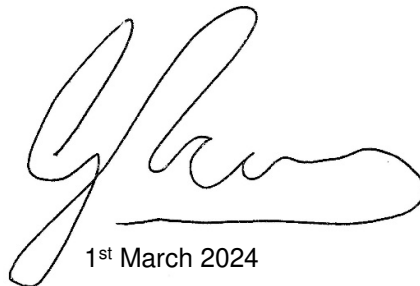
We trust that the contents and recommendations contained within this report were informative, easy to understand and helpful to you, with regards to managing your tree. Should you have any further questions or concerns, please do not hesitate to contact us again.

REPORT CLASSIFICATION: BS: 5837 Arboricultural Method Statement & Tree Protection Plan

REPORT STATUS: Final

REPORT COMPLETED BY: Mr G Davies *FdSc Arb MArbora*
Senior Arboricultural Consultant

SIGNATURE:



DATE:

1st March 2024

REPORT REVIEWED BY:

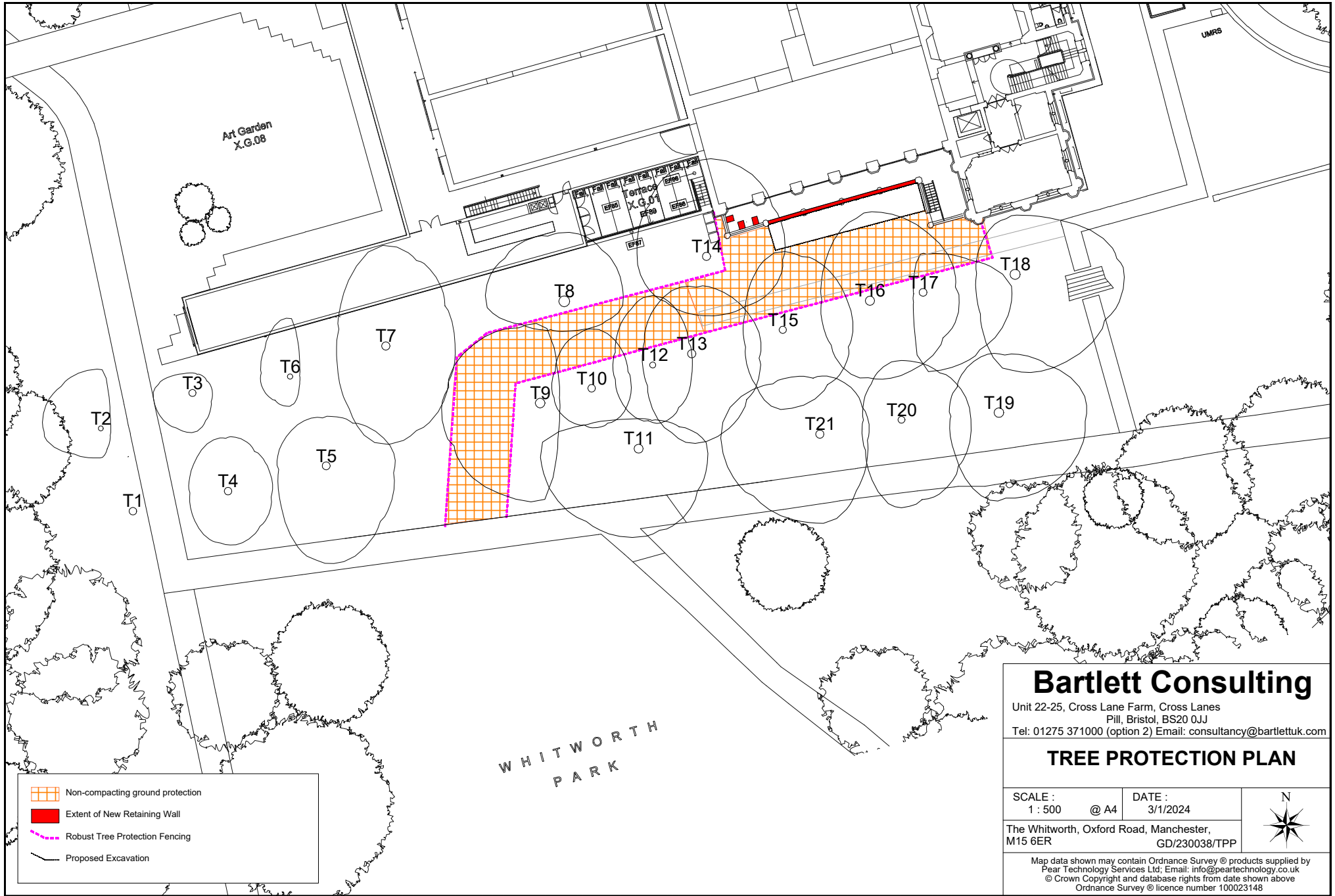
Ruth Le Poidevin
Bartlett Tree Experts Administrator- Consultancy

SIGNATURE:



DATE:

4th March 2024



Bartlett Consulting

Unit 22-25, Cross Lane Farm, Cross Lanes
Pill, Bristol, BS20 0JJ
Tel: 01275 371000 (option 2) Email: consultancy@bartlettuk.com

TREE PROTECTION PLAN

SCALE :
1 : 500 @ A4

DATE :
3/1/2024

The Whitworth, Oxford Road, Manchester,
M15 6ER

GD/230038/TPP



Map data shown may contain Ordnance Survey © products supplied by
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