



Arboricultural
Impact Assessment
with
Arboricultural Method Statement

**Land at Sherborne Street
Cheetham Hill
Manchester**

Project No. AIA.13473.01

4th June 2022

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SUMMARY

Two individual trees and three groups of trees were recorded. In accordance with *BS5837:2012 Trees in relation to design, demolition and construction* one individual tree was recorded as retention category 'C'; and one individual tree and three groups of trees were classified as retention category 'U'.

Group **G1** is unsuitable for retention, however, it is located on adjacent land and is not impacted by proposed development. Tree **T2** is also located on adjacent land but is recommended for removal due to its poor condition. This tree is also not impacted by the proposed development, but its removal is recommended for arboricultural reasons. Permission to remove either **G1** or **T2** would need to be granted by the owner of the trees. Groups **G4** and **G5** are also recommended for removal due to their poor condition.

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.

CONTENTS

1. Introduction	1
1.1. Project outline	1
1.2. Scope of this report	1
1.3. Data collection.....	1
2. Arboricultural Constraints	2
2.1. Tree retention categories.....	2
2.2. Tree age class and condition	2
2.3. Root Protection Areas	3
2.4. Tree protection status	3
3. Arboricultural Impact Assessment	4
3.1. The proposed development.....	4
3.2. Proposed tree works	4
3.3. Site construction traffic and demolition works.....	4
3.4. Hard surfaces within the RPA	4
3.5. Post development impacts	4
4. Arboricultural Method Statement.....	6
4.1. Tree works prior to development.....	6
4.2. Services within the RPA	6
4.3. Removal of existing hard surfaces within the RPA	6
4.4. Temporary ground protection	6
4.5. Hard surfaces within the RPA – No-Dig	7
 Drawing 1. Tree Constraints Plan	 9
Drawing 2. Tree Protection Plan.....	10
 Appendix 1. Tree Schedule	 11
Appendix 2. Explanatory Notes.....	12
Appendix 3. Report Limitations & General Guidelines	15

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

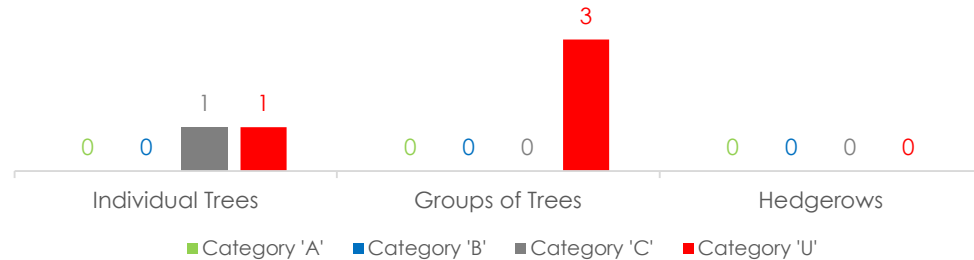
- 1.2.1. This report has been produced to comply with planning requirements where trees are to be considered as part of a proposed development. To achieve this, arboricultural constraints have been identified and a detailed plan (*Tree Constraints Plan*) has been produced showing the location, root protection 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 demonstrate 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 30th May 2022. As recommended by *BS5837*, the position of all trees within the site with a stem diameter of 75 mm or more, measured at 1.5 m above highest adjacent ground level are recorded. The position of trees with an estimated stem diameter of 75 mm 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 were also recorded. For individual trees the crown spread 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 site location plan, aerial photography and on-site measurements, which is the basis for which the *Tree Constraints Plan* has been prepared.

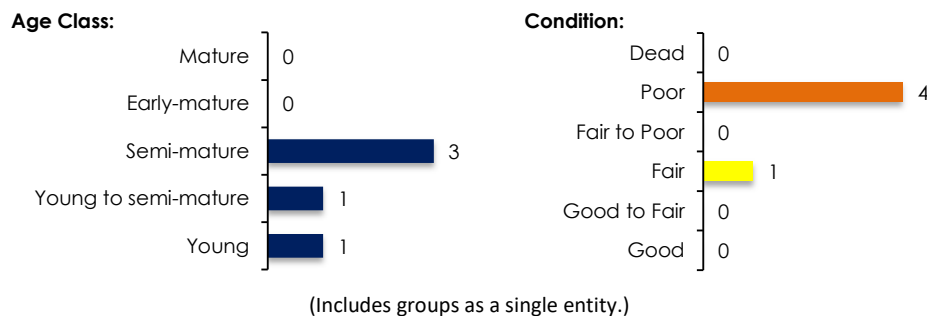
2. Arboricultural Constraints

2.1. Tree retention categories



- 2.1.1. Two individual trees and three groups of trees were recorded. In accordance with *BS5837:2012 Trees in relation to design, demolition and construction* one individual tree was recorded as retention category 'C'; and one individual tree and three groups of trees were classified as retention category 'U'.
- 2.1.2. Group **G1** is unsuitable for retention, however, it is located on adjacent land and is not impacted by proposed development. Tree **T2** is also located on adjacent land but is recommended for removal due to its poor condition. This tree is also not impacted by the proposed development, but its removal is recommended for arboricultural reasons. Permission to remove either **G1** or **T2** would need to be granted by the owner of the trees. Groups **G4** and **G5** are also recommended for removal due to their poor condition.

2.2. Tree age class and condition



- 2.2.1. Please see *Appendix 1* for the detailed list on 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 was restricted as detailed at *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.

2.3. 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.

2.4. Tree protection status

- 2.4.1. A statutory tree protection enquiry was made with Manchester City Council on 4th June 2022. We are still awaiting the results of the enquiry 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 prior to 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. A new industrial warehouse development with associated car parking and access road 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 tree **T3** will be required to ensure sufficient clearance between the proposed building and adjacent branches. The proposed pruning works relate to the crown lifting/pruning of small tertiary branches, and the proposed pruning works will have no adverse impacts on tree health and longevity.

3.3. Site construction traffic and demolition works

- 3.3.1. The retained tree (**T3**) is located beyond an existing boundary fence, and away from the proposed development area. As such, this tree shall not require protection via a temporary protective barrier as it is already provided protection due to its inaccessible location.

3.4. Hard surfaces within the RPA

- 3.4.1. A section of RPA from tree **T3** extends beyond the existing boundary fence and into an area proposed for hard surface. It should be noted that the RPA of **T3** is currently located within an existing hard surface area, and as such the proposed development should not put the tree under any increased pressure during construction. However, as a precautionary measure, it is recommended that the removal of the existing hard surface, and the construction of the proposed hard surface are undertaken using a *No-Dig* technique that is sympathetic to tree roots.

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 in line with detailed guidance given in the National House Building Council (NHBC) publication *Building near trees, Chapter 4.2*.

- 3.5.2. It is essential that consideration is also given by a suitably qualified professional to how the proposed tree removal may affect soil conditions and the stability of any future foundations.

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 in accordance with *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. Services within the RPA

- 4.2.1. Wherever possible, under-ground services should be routed outside of the RPA of retained trees, and plans showing the proposed routeing should be drawn up. Where excavations may be required hand-held tools might be acceptable for shallow service runs.

4.3. Removal of existing hard surfaces within the RPA

- 4.3.1. The removal of the existing hard surface within the RPA of **T3** 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. Once existing ground level has been reached, the exposed ground level must be protected by temporary ground protection until the proposed hard surface has been constructed.

4.4. Temporary ground protection

- 4.4.1. Ground protection in the form of ridged material, suitable to distribute the weight of any potential traffic, should be installed over exposed areas of RPAs from trees that extend beyond the protective barrier. British Standard BS5837 recommends that:

The ground protection might comprise one of the following:

- a) for pedestrian movements only, a single thickness of scaffold boards placed either on top of a driven scaffold frame, so as to form a suspended walkway, or on top of a compression-resistant layer (e.g. 100 mm depth of woodchip), laid onto a geotextile membrane;*
- b) for pedestrian-operated plant up to a gross weight of 2 t, proprietary, inter-linked ground protection boards placed on top of a compression-resistant layer (e.g. 150 mm depth of woodchip), laid onto a geotextile membrane;*
- c) for wheeled or tracked construction traffic exceeding 2 t gross weight, an alternative system (e.g. proprietary systems or pre-cast reinforced concrete slabs) to an engineering specification designed in conjunction with arboricultural advice, to accommodate the likely loading to which it will be subjected.*

4.5. Hard surfaces within the RPA – No-Dig

- 4.5.1. It is recommended that the proposed hard surface within the RPA of **T3** is constructed in a manner that would not cause the hedge any long-term harm. In this instance, it is recommended that a '*No-Dig*' technique is used to prevent damage to the underlying RPA.

Client: World Metal Recycling Ltd.
Project No: AIA.13473
Issue: 01

Date Issued: 4th June 2022
Status: FINAL

Signed for on behalf of Godwins Arboricultural Limited:

R Godwin

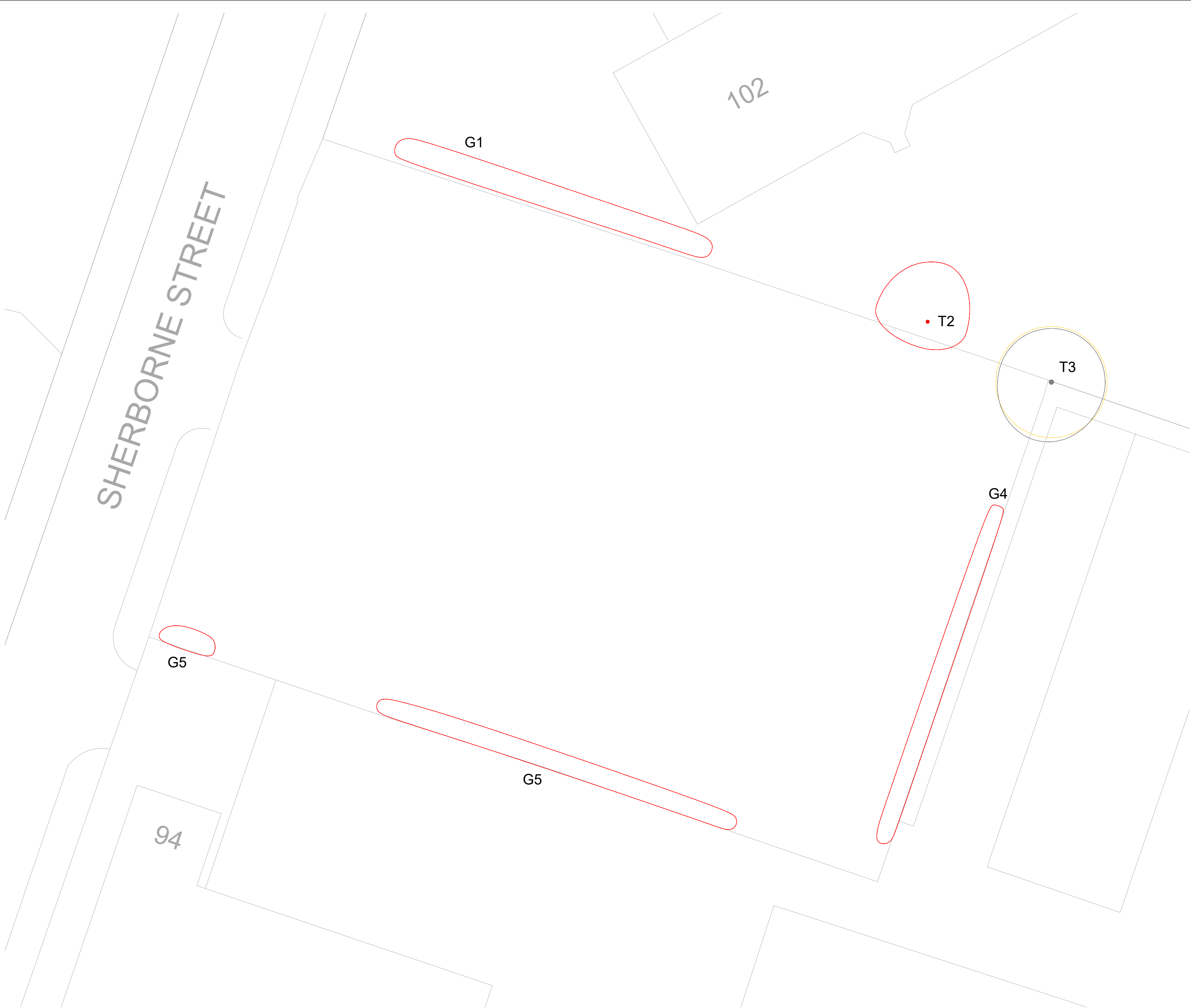
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Drawing 1. Tree Constraints Plan



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

EXISTING LAYOUT

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)

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.

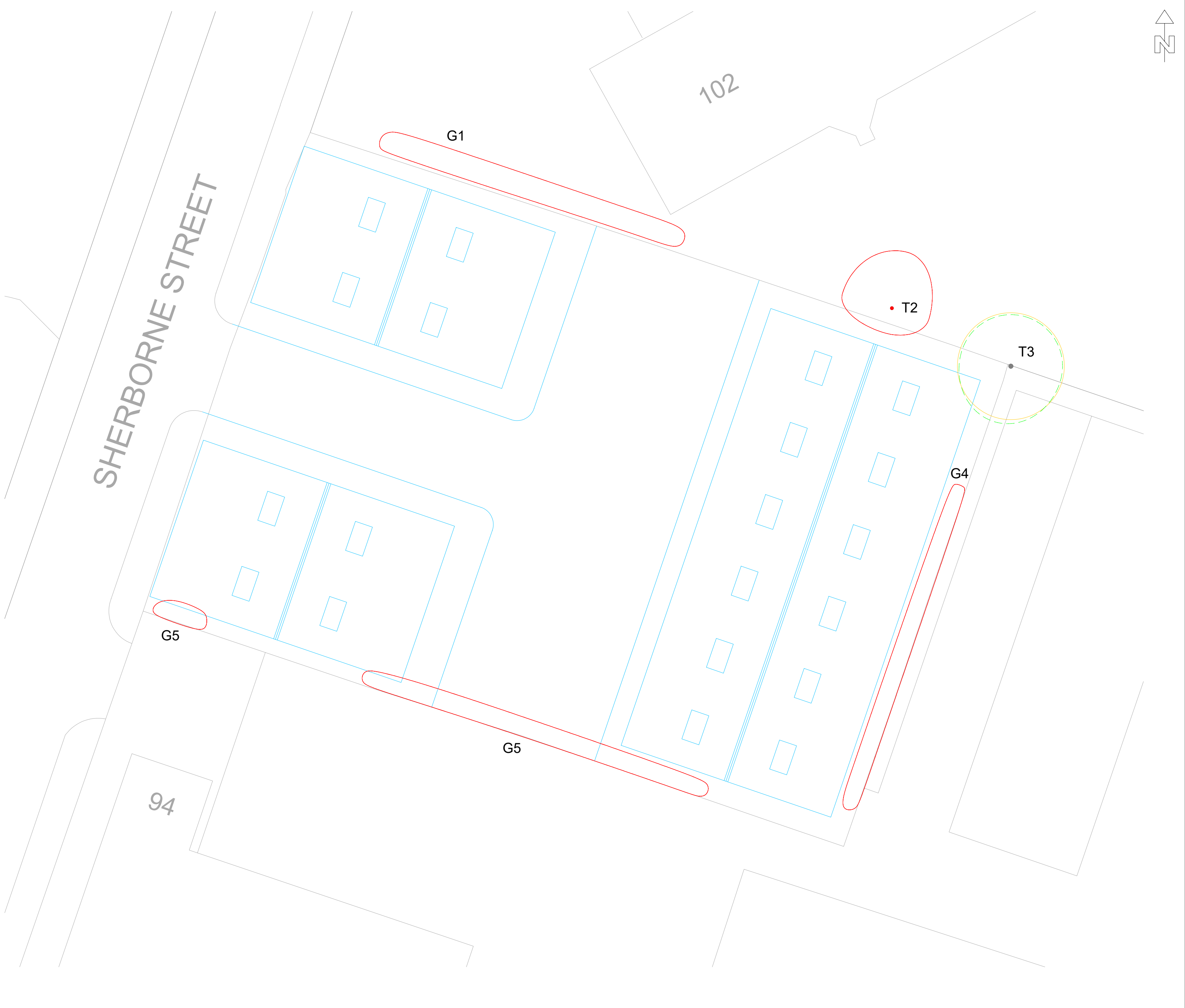
Written consent must be obtained from Godwins Arboricultural Limited before copying or using the data within this drawing other than for the purpose it was originally supplied.
Do not scale from this drawing.

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PROJECT TITLE: Land at Sherborne St, Cheetham Hill, Manchester		
DRAWING TITLE: TREE CONSTRAINTS PLAN	SCALE: 1:200 @ A2	ISSUE DATE: 04.06.22
DRAWING NUMBER: TCP.13473	REVISION: .01	DRAWN BY: RG

Drawing 2. Tree Protection Plan



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

	EXISTING LAYOUT
	PROPOSED LAYOUT

PROPOSED TREE WORKS

	TREE PROPOSED FOR RETENTION
	TREE PROPOSED FOR PRUNING
	T3
	TREE PROPOSED FOR REMOVAL (ARBORICULTURAL REASONS)
	T2 (located on adjacent land), G4 & G5
	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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PROJECT TITLE: Land at Sherborne St, Cheetham Hill, Manchester		
DRAWING TITLE: TREE PROTECTION PLAN	SCALE: 1:200 @ A2	ISSUE DATE: 04.06.22
DRAWING NUMBER: TPP.13473	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	Fraxinus excelsior (Ash)	Semi-mature	1	200	1.5(1.5)	1.5(S)	0.1	0.1	0.1	0.1	Situated on adjacent land. Previously pollarded. Tree RPA located within ground level change & existing hard surface area.	Poor	<10	Unsuitable for retention.	2.4	18.1	U
T 2	Fraxinus excelsior (Ash)	Semi-mature	1	250	9(2)	5(S)	4.5	3	2	4	Asymmetrical crown. Limited inspection - situated on adjacent land. Tree RPA located within ground level change & existing hard surface area. Large cavity in stem >30%.	Poor	<10	Remove for arboricultural reasons.	3.0	28.3	U
T 3	Fraxinus excelsior (Ash)	Semi-mature	3	200	9(4)	5(S)	4	4	4.5	4	Asymmetrical crown. Limited inspection - restricted access, ivy on stem & situated on adjacent land. Tree RPA located within existing hard surface area.	Fair	40+	Crown lift those branches that overhang the development site to ensure 1m clearance from the proposed building.	4.2	54.1	C
G 4	Salix caprea (Goat Willow)	Young	3	25	1(0)	0(W)	0.5	0.5	0.5	0.5	Multi-stemmed from ground level. Self-seeded specimens. Previously pollarded.	Poor	<10	Remove for arboricultural reasons.	0.5	0.9	U
G 5	Salix caprea (Goat Willow), Fraxinus excelsior (Ash)	Young to semi-mature	1	200	1(0)	0(N)	0.5	0.5	0.5	0.5	Self-seeded specimens. Previously pollarded. Tree RPA located within existing hard surface area.	Poor	<10	Remove for arboricultural reasons.	2.4	18.1	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>	Number of stems recorded at 1.5m above ground level.
<i>Stem Diameter</i>	Stem diameter recorded in millimetres at 1.5 meters above 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>	Radius of the root protection area, when plotted as a circle centred on the base of the stem.
<i>RPA Area</i>	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 prior to 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 prior to 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 in order 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 works recommendations. 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 from 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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