



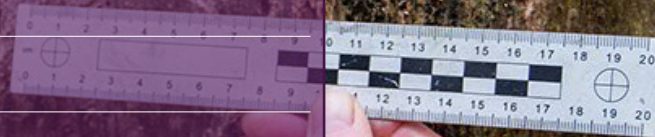
Yew Tree Manor, Northern Moor, Manchester M23 0EA

Arboricultural Method Statement

November 2022

Contents

Section	Description
Section 1	General
Section 2	Description of Project
Section 3	Development
Section 4	Planning Conditions
Section 5	Tree Survey
Section 6	Risks to and Impact on Retained Trees
Section 7	Construction Methods and Sequence
Section 8	Conclusions
	Arboricultural Method Statement
Appendix A	Tree Data



Contents

Section

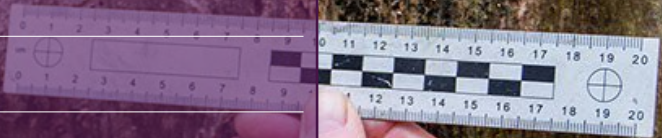
Description

Drawings

ARB/4619/Y/200 Arboricultural Layout

TPP/4619/Y/400 Tree Protection

ARB/4619/Y/500 Tree Felling and Pruning



Section 1

General

This Arboricultural Method Statement (AMS) is prepared on behalf of Liberty Care Developments Ltd, for the proposed development at Yew Tree Manor, Northern Moor, Manchester M23 0EA.

This document is intended to demonstrate the degree of protection to be undertaken and demonstrate the fact that, in arboricultural terms, the development is sustainable.

This AMS sets out proposed measures to minimise and mitigate construction impact on the trees and actions for the management of the site during the construction phase. The document provides certainty of outcomes, for example details of special engineering within tree Root Protection Areas.

It is intended that the AMS remains under review during the construction of the project. Sequencing of tree protection measures has been programmed with the contractors construction programme. The following text contains a series of considerations that Liberty Care Developments Ltd and their appointed developer will follow whilst working on the project to completion.

Section 2

Description and Location of Project	
Author:	ACS Consulting, 272 Bath Street, Glasgow G2 4JR.
Project Title:	Yew Tree Manor
Location:	Yew Tree Manor, Northern Moor, Manchester M23 0EA.
Nature of Project:	Erection of a part two, part three-storey 59 bed care home facility including basement, access, landscaping and associated infrastructure following demolition of existing building.
Contract Period:	TBA.

Section 3

Description of Project

In simple terms it is an application for: *Erection of a part two, part three storey 59 bed care home facility including basement, access, landscaping and associated infrastructure following demolition of existing building.[sic].*

Section 4

Planning Conditions

Manchester City Council has placed one arboricultural planning condition to consent 134207/FO/2022. Condition 4.

- 4) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (b) and (c) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.
- a) Prior to the commencement of development, which shall include for the purposes of this condition any demolition or site clearance works, details of tree protection measures of the trees to be retained on the site together with a method statement for any works in the vicinity of any retained tree as identified within the approved Arboricultural Report and supporting plans shall be submitted to and approved in writing by the City Council as local planning authority. The approved tree protection measures shall be subsequently installed 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.
- (b) 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)
- (c) 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.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.[sic]


MANCHESTER
CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant	Agent (if used)
Liberty Care Development Limited C/o Agent	Rhian Smith Avison Young Norfolk House Norfolk Street Manchester M2 1DW

Part 1 – Particulars of the application/development

Proposal: Erection of a part two, part three storey 59 bed care home facility including basement, access, landscaping and associated infrastructure following demolition of existing building

Location: Yew Tree Manor , Yewtree Lane, Manchester, Manchester, M23 0EA

Date of application: 8 July 2022

Application number: 134207/FO/2022

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

The application has been determined in a positive and proactive manner. Issues that have arisen during the course of the application have been discussed with the applicant's agent and amended drawings have been provided.

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:
Landscape Layout reference 101 Rev D
Landscape Layout reference 201 Rev C

Section 5

Tree Survey

The tree data can be found at Appendix A. There is no requirement in BS 5837 to repeat the details of the constraints information save for confirming that the trees were surveyed for species type, age, height, crown spread, diameter-at-breast-height, condition, and their suitability for retention from ground level.

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

Section 6

Risks to and Impacts on Retained Trees

The site and the implications for tree cover is described in detail in the report 4619/DR.22.

The application site is a detached property in mature grounds. The site is level, rectangular in shape on a corner plot with a property located centrally in the site. The frontage (south facing) comprises areas of lawn, an entrance and car parking with mediocre trees. The eastern boundary borders Willenhall Road and comprises an area of trees with a delivery entrance to service the current building use. The northern portion of the site is lawn.

The development in arboricultural terms, accords with the policies of central government in that trees have been incorporated into the design in locations that ensure their long-term successful retention. Where trees have been removed their loss has little impact on the treed character of the area. The landscape scheme is comprehensive in its mitigation strategy.

Section 7

Construction Methods and Sequence

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

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

Section 8

Conclusions

The development can be achieved with minimal impact to the retained trees using the tree protection methods as detailed.

Arboricultural Method Statement

Arboricultural Supervision

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

- Pre-commencement meeting;
- Tree felling and Tree Pruning for access;
- Installation of protective fencing/ground protection measures;
- Relocation of protective fencing;
- Removal of hard surfaces;
- Installation of drainage;
- Removal of protective measures.

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

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

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

Actions

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

Arboricultural Method Statement

Tree Felling/Stump Removal/Tree Pruning

The following precautions are to be taken.

Actions

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

Arboricultural Method Statement

Construction Exclusion Zone Root Protection – Site Wide

Due to the nature of the works, a mix of standard BS 5837 fencing and a modified design will be used. The Construction Exclusion Zone fence will be heras fence panels fixed to a scaffold framework. Alternatively, heras panels fixed to timber posts in areas of soft landscape.

Where there are hard surfaces the fence will be heras fence panels fixed in place with braceblok™.

The location will be marked on site by the Arboricultural Consultant and are also shown on the Drawing No. – TPP/4619/Y/400. The requirement will be assessed on a weekly basis by the ACoW.

Actions

- Heras fencing fixed to a scaffold framework or timber posts as illustrated or fixed with braceblok™.
- Fencing installed at locations shown on the plan (TPP/4619/Y/400) and marked on site.
- Location and adequacy signed off by Arboricultural Consultant and LPA advised.
- Tool Box Talk – make construction staff aware of the importance of areas by site manager.
- Signs to be erected advising of the area's importance.
- Fence to be adjusted as noted in the Construction Timetable.



Arboricultural Method Statement

Construction Exclusion Zone Ground Protection – Site Wide

A number of locations, in particular around Trees G1, T5, T23 and T24 require temporary ground protection. The Construction Exclusion Zone will be protected Tuff Trak over a sand blinding. Adequate protection of trees requires the installation of the correct ground protection at the locations shown on the Drawing No. – TPP/4619/Y/400.

Actions

The following applies to Tuff Trak (other systems follow a similar installation procedure).

- The existing grass and ground cover and any hard surfaces are to be removed by hand working.
- Permatex 300 geotextile to be laid with a sharp sand blinding layer, or wood chip compressible layer to bring to level.
- Tuff Trak laid over. This surface will be retained through the contract to form a working surface.
- Location and adequacy signed off by the Arboricultural Clerk of Works and the LPA advised.
- Works to be monitored by Arboricultural Consultant.



Arboricultural Method Statement

Hard Surface Removal

As part of the remediation, it is proposed to remove the existing concrete areas around trees. Hard surfacing, walls and building foundations can restrict root development. The Construction Exclusion Zone has encompassed the hard surfaces. The following precautions are to be taken.

Targets

- Existing hard surface to be broken by hand working from a point closest to the trees working backwards.
- Material to be hand loaded into barrows or excavator bucket. Excavators may be located outside the CEZ with buckets reaching across the CEZ.
- Root bound material to be carefully removed with a hand fork.
- Severing of bound roots under supervision of Arboricultural Clerk of Works.
- Exposed roots to be kept moist with hessian. Hessian to be regularly wetted.
- Area backfilled with top soil to BS3882:2015 Multipurpose Topsoil and ground protected for future construction use at the end of each working day.
- Works to be monitored by Arboricultural Clerk of Works .

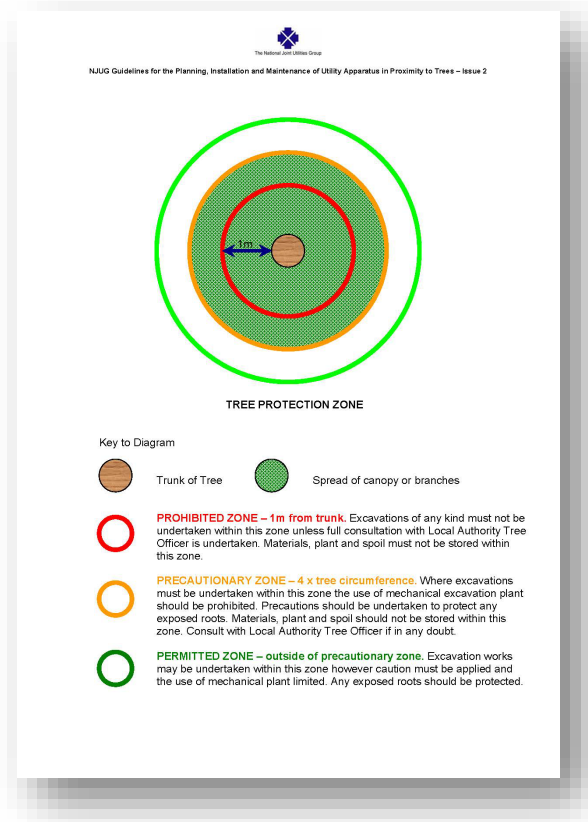
Arboricultural Method Statement

Services - NJUG 4.2

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

Actions

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



Arboricultural Method Statement

General Precautions

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

Actions

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

Protection and Emergency Procedure/Contacts

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

Actions

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

Arboricultural Method Statement

Contact List

Title	Name	Address	Telephone	Email
Arboricultural Consultant (Development)	I Murat	ACS, Booths Park, Chelford Road, Knutsford WA16 8GS	01565 755422	irm@acsconsulting.co.uk
Arboricultural Clerk of Works (ACoW)	TBA			
Site Agent	TBA			
Design/Architect		C Squared Architects Ltd The Barns, Stretton Road, Warrington, Cheshire, WA4 4NP.	01925 357555	
Project Manager	TBA			
Arboricultural Consultant (Council)	TBA	Manchester City Council		

Appendix A

Contents

Tree Data



KEY

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

Table 1 – Cascade chart for tree quality assessment

Category and definition	Criteria			Identification on Plan
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.	- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other U category trees (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning). - Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline. - Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality. <i>NOTE Category U trees can have existing or potential conservation value which might be desirable to preserve; see 4.5.7</i>			RED
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation.	
Trees To Be Considered For Retention				
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dormant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	GREEN
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation.	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.	Trees with material conservation or other cultural value.	BLUE
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value, and/or trees offering low or only temporary/transient landscape benefits.	Trees with no material conservation or other cultural benefits	GREY

Tree Ref No.	Species	Height M	Stem Diameter MM	Branch Spread M				Height of Crown Clearance M	Clear Branch Height M	Age Class	Physiological Condition	Structural Condition	Comments/Preliminary Management Recommendations	Estimated Remaining Contribution Years	Category Grading
				N	E	S	W								
G1	Sycamore	15	#350	#5	3	4	4	2	2	SM/EM	Good	Good	Linear group of 4 trees. Ivy. Located in third party property. A group of moderate quality and value in the landscape.	20+	B1/2
G2	Group	10	150	2	0.5	2	2	2	2	Y/SM	Good	Good	Located in third party property. Two trees a horse-chestnut and a sycamore.	10+	C1/2
1	Sycamore	15	275	3	3	3	4	0	0	SM/EM	Good	Good	Self-set tree of low quality and value in the landscape.	10+	C1/2
G3	Robinia	18	<560	4	4	4	4	4	4	SM-M	Good	Good	4 robinia. 3 SM/EM trees and 1 mature tree. Dead wood – typical of species. A group of low quality and value in the landscape.	10+	C1/2
H1	Hedge	2	100	0.5	0.5	0.5	0.5	0	0	SM/EM	Good	Good	Holly hedge maintained by regular pruning. A hedge of low quality and value in the landscape.	10+	C1/2
2	Holly	12	#200	2	2	2	2	0	0	EM/M	Good	Good	Growing up through the hedge. Incongruous feature. A tree of low quality and value in the landscape.	10+	C1/2
3	Sycamore	15	270	3	3	3	4	2	2	SM/EM	Good	Good	Tall, drawn specimen. Incongruous feature. A tree of low quality and value in the landscape.	10+	C1/2

Tree Ref No.	Species	Height M	Stem Diameter MM	Branch Spread M				Height of Crown Clearance M	Clear Branch Height M	Age Class	Physiological Condition	Structural Condition	Comments/Preliminary Management Recommendations	Estimated Remaining Contribution Years	Category Grading
				N	E	S	W								
4	Robinia	18	250	2	3	1	3	3	3	EM	Good	Good	Tall, drawn specimen. Influenced in development by adjacent pine to the south. A tree of low quality and value in the landscape.	10+	C1/2
G4	Group	<10	<200	1	5	1	1	1	1	SM/EM	Good	Good	2 birch and a holly. Severely suppressed by adjacent pine. Incongruous group. A tree of low quality and value in the landscape.	10+	C1/2
5	Holly	12	350	2	5	5	2	0	0	M	Good	Good	A tree of moderate quality and value in the landscape.	20+	B1/2
6	Sycamore	16	#600	6	4	6	2	3	3	M	Poor	N/K	Extensively swamped by ivy. Poor distribution of buds and twigs. Die-back in the upper canopy. Small leaves. In decline.	<10	U
7	Sycamore	20	#550	6	0.5	6	3	3 (S) 1	3 (S) 1	M	Fair/Poor	N/K	Swamped by ivy. Crown asymmetry. A tree of low quality and value in the landscape.	10+	C1/2
8	Holly	12	290, 300	3	4	4	3	2	3	EM/M	Good	Fair	Twin stemmed with included stem union at ground level. Crossing and twisting stems. A tree of low quality and value in the landscape.	10+	C1/2

Tree Ref No.	Species	Height M	Stem Diameter MM	Branch Spread M				Height of Crown Clearance M	Clear Branch Height M	Age Class	Physiological Condition	Structural Condition	Comments/Preliminary Management Recommendations	Estimated Remaining Contribution Years	Category Grading
				N	E	S	W								
9	Holly	15	220, 280	3	2	3	3	2	2	EM	Good	Good	Incongruous feature. A tree of low quality and value in the landscape.	10+	C1/2
10	Birch	22	530	1	1	5.5	5	1	2	M	Good	Good	Minor storm damage. Prominent specimen. A tree of moderate quality and value in the landscape.	20+	B1/2
11	Holly	15	300, 290	3	2	3	2	2	2	M	Good	Fair	Win stemmed with a partly included stem union. Fused stems. A tree of low quality and value in the landscape.	10+	C1/2
12	Holly	12	260	2	2	2	2	2	3	EM	Good	Good	Damage from car parking. A tree of low quality and value in the landscape.	10+	C1/2
13	Holly	10	200	2	2	2	2	0	0	EM	Good	Good	2 trees as one visual unit with a self-set ash growing amongst. Regularly maintained by pruning to create a topiary feature. A group of low quality and value in the landscape.	10+	C1/2
14	Holly	9	150, 120, 130	1	2	2	1	0	0	EM	Good	Good	Regularly maintained by pruning to create a topiary feature. A tree of low quality and value in the landscape.	10+	C1/2

Tree Ref No.	Species	Height M	Stem Diameter MM	Branch Spread M				Height of Crown Clearance M	Clear Branch Height M	Age Class	Physiological Condition	Structural Condition	Comments/Preliminary Management Recommendations	Estimated Remaining Contribution Years	Category Grading
				N	E	S	W								
15	Ash and Sycamore	10	165, 170	2	3	2	1	1	1	SM	Good	Good	Significantly crown reduced on the western canopy or influenced by adjacent beech. Self-set trees of low quality and value in the landscape.	10+	C1/2
16	Holly	15	320	1	1	1	1	0	0	EM/M	Good	Good	A tree of moderate quality and value in the landscape.	10+	B1/2
17	Sycamore	18	400	4	4	2	5	1	1	EM	Fair/Poor	Good	Poor distribution of buds and twigs. Small leaves in the upper canopy. Large healthy epicormic growth to the east. In decline.	<10	U
18	Yew	4	100	2	2	2	2	0	0	Y	Good	Good	Part forming a hedge part allowed to grown on. A tree of low quality and value in the landscape.	10+	C1/2
19	Holly	4	250	1	1	1	1	0	0	EM	Good	Fair	Topped. Multiple attachment of regrowth. A tree of low quality and value in the landscape.	10+	C1/2
20	Holly	12	250	0.5	0.5	1	2	2	2	SM/EM	Good	Good	Topped. Multiple attachment of regrowth. Construction damage. A tree of low quality and value in the landscape.	10+	C1/2
21	Prunus	10	230	3	3	4	3	2	2.5	SM/EM	Good	Good	A tree of low quality and value in the landscape.	10+	C1/2

Tree Ref No.	Species	Height M	Stem Diameter MM	Branch Spread M				Height of Crown Clearance M	Clear Branch Height M	Age Class	Physiological Condition	Structural Condition	Comments/Preliminary Management Recommendations	Estimated Remaining Contribution Years	Category Grading
				N	E	S	W								
22	Holly	8	a 150	2	2	2	2	1	1	SM/EM	Good	Fair	Multi-stemmed. A tree of low quality and value in the landscape.	10+	C1/2
23	Robinia	12	680	5	6	6	7	3	3	FM	Fair	Fair	Located in the highway verge. Damaging the pavement. Thinning foliage density. Large pieces of dead wood. A tree of low quality and value in the landscape.	10+	C1/2
24	Robinia	15	750	6	6	4	7	3	3	FM	Fair	Fair	Located in the highway verge. Damaging the pavement. Dead wood. A tree of moderate quality and value in the landscape.	20+	B1/2
25	Beech	17	#600	#8	#5	8	8	5	5	FM	Good	Good	Integrated into the adjacent development. Prominent specimen. A tree of moderate quality and value in the landscape. Located 8m from the boundary.	20+	B1/2

Head Office

Booths Park, Chelford Road, Knutsford, WA16 8GS

01565 755 422

www.acsconsulting.co.uk

Scotland Office

272 Bath Street, Glasgow, G2 4JR

0141 354 1633

glasgow@acsconsulting.co.uk

www.acsconsulting.co.uk

Ian Murat

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

Registered Consultant of the Arboricultural Association.

ian.murat@acsconsulting.co.uk

