

Arboricultural Impact Assessment

541 Wilbraham Rd, Chorlton-cum-Hardy, Manchester
Reference: 82-194
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E3P

Taylor Road
Trafford Park
Urmston
Manchester
M41 7JQ

+ 44 (0) 161 707 9612
<https://e3p.co.uk>

Registered in England
CRN: 08725262

QUALITY ASSURANCE

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WRITTEN BY	QUALIFICATIONS	POSITION
Martin Dilworth	FdSc MArborA	Arborist

REVIEWED BY	QUALIFICATIONS	POSITION
Michael Garrett	BSc (Hons), PTI	Principal Arboricultural Consultant

REVIEWED BY	QUALIFICATIONS	POSITION
Celia Kenyon	BSc (Hons), MSc, MEnvSc, CEnv, MCIEEM	Associate Director



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EXECUTIVE SUMMARY

Site Address	541 Wilbraham Rd, Chorlton-cum-Hardy, Manchester M21 0AH
OS Grid Reference	SJ 81834 93984
Site Area	Approximately 0.06ha
Results	The site survey identified a total of seven individual trees, on and adjacent to the site. These included six individual trees graded Category B (trees of moderate value) and one individual tree graded Category C (trees of low value).
Recommendations	Construction of the proposed development will necessitate the removal of three Category B trees. This loss will be mitigated through a structured replacement landscaping scheme incorporating new tree planting, ornamental shrub beds, hedge planting, turf and roof garden planting to restore landscape value and visual amenity. The proposals include 3 replacement specimen trees, approximately 290 shrubs and 98 hedge plants. All new tree planting will comply with BS 8545:2014, and works near retained trees will follow BS 5837:2012 to safeguard remaining arboricultural assets. Elements of demolition and landscaping will occur within the Root Protection Areas of retained trees. These works are permissible under BS 5837:2012 provided they are carefully controlled. Protection measures will include installation of robust tree protection fencing, temporary ground protection, demolition undertaken from within the existing footprint where adjacent to RPAs, and the use of hand tools to avoid root damage and soil compaction. Any excavation within RPAs will be supervised by an Arboricultural Clerk of Works. Site operations will be managed to prevent accidental damage to retained trees, including the exclusion of storage, mixing, re-fueling and contaminants from RPAs and the controlled operation of machinery near tree canopies. All tree works will be undertaken by a competent contractor in accordance with BS 3998:2010. A Preliminary Arboricultural Method Statement accompanies this report and sets out the detailed protection and mitigation framework.



1. BACKGROUND

1.1. PURPOSE OF THE REPORT

E3P Ltd have been instructed by Southway Housing to produce an Arboricultural Impact Assessment and Method Statement relating to proposed construction works at 541 Wilbraham Rd, Chorlton-cum-Hardy, Manchester M21 0AH, hereafter referred to as 'the site'.

The purpose of the report is to:

- ✿ Assess the quality of the trees on and immediately adjacent to the site, in accordance with British Standards (2012)¹, hereafter referred to as 'BS5837: 2012'.
- ✿ Identify trees suitable for retention and for removal due to the proposed development.
- ✿ Prescribe tree protection measures to ensure that retained trees survive the proposed development and thrive after its completion.
- ✿ Prescribe arboricultural recommendations for the long-term management of trees on the site.
- ✿ If necessary, to assess the site for its suitability for mitigation planting, and to specify planting requirements.

1.2. SITE DETAILS

The site is located at 541 Wilbraham Rd, Chorlton-cum-Hardy, Manchester M21 0AH and is within the administrative boundaries of Manchester City Council. The site is comprised of a derelict building with associated garden. A mixture of trees of varying age and quality are located within and adjacent to the site.

Cranfield (2025) identified the soil type of the site and the surrounding area as Naturally wet very acid sandy and loamy soils. No further detailed soil analysis was undertaken.

1.3. LEGISLATION

Consultation with Manchester City Council, has confirmed there are no trees subject to Tree Preservation Orders and the site is not located within a Conservation Area.

The development proposals are required to accord with the adopted planning framework of Manchester City Council, which places significant weight on the protection and enhancement of trees and green infrastructure. Policy EN9 (Green Infrastructure) of the Core Strategy recognises trees as a key component of the city's green infrastructure network and expects development to protect existing assets while delivering enhancement where feasible. Trees are identified as contributing to landscape character, biodiversity, climate resilience and public amenity.

Policy EN15 (Biodiversity and Geological Conservation) seeks to conserve and enhance ecological assets and supports development that safeguards habitats and delivers measurable biodiversity improvements. Retention of existing trees and appropriate replacement planting are consistent with the policy objective of achieving ecological enhancement alongside development.

¹ British Standards (2012). *BS5837: 2012 - Trees in Relation to Design, Demolition and Construction: Recommendations*. British Standards Institute, London
Cranfield (2025). Soilscales [online]. Available at: >www.landis.org.uk<



At the strategic level, the Places for Everyone Joint Development Plan reinforces the role of trees within the Greater Manchester green infrastructure network. Policies relating to urban green space and trees and woodland require development to avoid the unnecessary loss of significant tree cover and to incorporate new tree planting that strengthens landscape structure, ecological connectivity and climate adaptation.

Manchester's Green and Blue Infrastructure Strategy and the Tree and Woodland Action Plan provide supporting guidance that recognises the city's tree resource as critical infrastructure. These documents promote sustainable management, canopy expansion and the integration of trees into new development, informing development management decisions and long-term urban greening objectives.

The Town and Country Planning (Tree Preservation) (England) Regulations 2012 make provision for, amongst other things, the form of Tree Preservation Orders (TPOs) and for applications for consent to carry out work on trees subject to an order. The order makes it an offence to cut down, uproot, prune, lop or damage the tree (including the roots) in question without first obtaining the Council's consent. A TPO can apply to a single tree, a group of trees or woodland. Anyone who wishes to fell or carry out work to a tree protected by a TPO must apply to the Council to obtain permission.

Where planning permission is granted, works to trees protected by TPO that are directly required to implement that permission may be exempt.

1.4. TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

Conservation Areas are protected under the Town and Country Planning Act 1990 (as amended). Where trees within a Conservation Area are not a TPO permission must also be obtained by the Local Planning Authority (LPA) under a Section 211 notice, which gives the LPA the opportunity to consider protecting a tree. The exception is when a tree is less than 7.5 cm in diameter, measures 1.5 m above ground or 10 cm if thinning to help the growth of other trees.

1.5. THE PLANNING PROCESS

The National Planning Policy Framework (NPPF 2024) seeks to ensure that new development is sustainable and underlines the importance of green infrastructure, of which trees form an integral part. This includes recognition of the importance of trees in relation to the management of air, soil and water quality along with other associated ecosystem services and climate change adaption. The NPPF also seeks to achieve the protection and enhancement of landscapes and a net gain in biodiversity. Finally, it specifically identifies veteran and ancient trees and woodland as a highly valuable and irreplaceable habitat.

Local Planning Authorities (LPA) in the UK have a statutory duty to consider both the protection and planting of trees when considering planning applications. The potential impact of development on all trees (including those not protected by a Tree Preservation Order (TPO) or other statutory designation) is a material consideration in determining a planning application.

BS 5837 provides a framework which sets out how trees should be considered in the planning process and also explicitly applies to development where planning consent is not required.

BS 5837 recommends that a tree survey is undertaken to identify the quality and benefits of trees and the spatial constraints associated with them. This information is then used to produce a Tree Constraints Plan (TCP) illustrating the above and below ground constraints associated with trees (the Root Protection Area (RPA)). The TCP is intended to be used to inform the design process and to identify those trees considered to be a constraint to development due to the quality and value (in a non-fiscal sense).



Following the production of the final scheme design, an Arboricultural Impact Assessment (AIA) is produced to identify the likely direct and indirect impacts of the proposed development, along with a Tree Protection Plan (TPP) to identify trees to be removed and retained and to illustrate the protection of retained trees. An Arboricultural Method Statement (AMS) is also often required as a condition of planning consent to detail how sensitive operations are to be undertaken in close proximity to retained trees.

These documents and plans are considered the minimum requirement for arboricultural matters within a planning application and are intended to ensure both a long term sustainable and harmonious relationship between existing trees and the proposed development.

1.5.1. NATIONAL PLANNING POLICY FRAMEWORK 2024

At the heart of the National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development, and specifically states that for decision making, the LPA should be approving development proposals that accord with the development plan without delay.

Section 15 of the NPPF recognises the importance of conserving and enhancing the natural environment, and specifically acknowledges the role of trees and woodland in the provision of natural capital and ecosystem services.

It further acknowledges the importance of ancient woodlands and veteran trees for habitats and biodiversity and requires that planning consent should be refused where development schemes require the removal of such features unless there are wholly exceptional reasons, stating that:

It was confirmed that there are no designated ancient woodlands or veteran trees within the survey area.



2. METHODS

2.1. SITE SURVEY

The site survey was carried out by Martin Dilworth on the 14th February 2025. All trees on site were inspected from ground level, using the visual tree assessment (VTA) method. Any notable defects of trees were recorded, although the site survey did not constitute a full tree safety assessment.

Tree heights and crown clearances were measured to the nearest 0.5 m with a clinometer. Crown spreads of trees were measured on their north, east, south and west aspects to the nearest 0.5 m. The Diameter at Breast Height (DBH) of trees was measured to the nearest 1 cm, and was used to calculate the Root Protection Area (RPA) of trees using methods prescribed in BS 5837:2012.

In accordance with BS 5837:2012, trees were classified as either A, B, C or U using the criteria shown in **Table 1**. Trees were further classified by the subcategories 1, 2 and 3, depending upon whether they had mainly arboricultural, landscape, or cultural qualities. The additional subcategory does not affect the retention value of the tree, e.g. a Category A2 tree does not have a higher retention value than a Category A1 tree.

Table 1 BS5837 Cascade Chart (Adapted From British Standards, 2012)

CATEGORY	DEFINITION	RETENTION	COLOUR CODE
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.	Highly desirable	Light green
CATEGORY B	Trees of moderate quality with an estimated remaining life expectancy of at least 20 years; trees lacking the special quality to merit Category A designation.	Desirable	Dark blue
CATEGORY C	Trees of low quality with an estimated remaining contribution of at least 10 years, or 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.	Feasible, but should be removed if posing a constraint to development	Grey
CATEGORY U	Trees that have serious, irremediable, structural and/or physiological defects, including those that will become unviable after removal of other Category U trees.	Unfeasible	Dark red

2.2. CONSTRAINTS

Only trees with a stem diameter greater than 75mm, (measured at 1.5m above ground level), have been included within the survey; however, it should be noted that a number of individual trees and shrubs with a stem diameter of less than 75mm were present within the study area.

Only trees within the likely influence of the proposed development have been included within this report. Any additional trees in the vicinity of the site have been deemed to not be affected by the proposals and have not been included.

Trees are living organisms and as such their health and condition are naturally subject to change over time. Unforeseen future circumstances such as neglect, wilful damage or severe/extreme weather conditions may affect the future health and condition of the trees included in this report.



2.3. QUALIFICATIONS OF THE AUTHOR

Martin Dilworth is a suitably qualified arboricultural consultant, who is a Professional member of the Arboricultural Association, and holds an FdSc in Arboriculture, and the LANTRA Professional Tree Inspection Certificate.



3. TREE SURVEY ASSESSMENT

3.1. TREE POPULATION ASSESSMENT

The site survey identified a total of seven individual trees, on and adjacent to the site. These included six individual trees graded Category B (trees of moderate value) and one individual tree graded Category C (trees of low value).

Table 2 Tree Categories Recorded

TREE CATEGORY	NO. OF INDIVIDUAL TREES	NO. OF GROUPS OF TREES	NO. OF HEDGEROWS	NO. OF WOODLANDS
Category A (trees of high quality)	0	0	0	0
Category B (trees of moderate quality)	6	0	0	0
Category C (trees of low quality)	1	0	0	0
Category U (trees of poor quality unsuitable for retention)	0	0	0	0
Totals	7	0	0	0

Tree data can be viewed in Appendix I: Tree Survey Schedule. Tree locations can be viewed in Appendix II: Tree Constraints Plan.



4. IMPACT ASSESSMENT

4.1. TREE REMOVALS DUE TO DEVELOPMENT

Based on the current layout proposals and arboricultural impact assessment, implementation of the development will necessitate the removal of three individual trees classified as Category B in accordance with BS5837:2012. No Category A, C or U trees require removal.

The removals relate solely to direct conflict with the proposed built footprint and cannot be reasonably mitigated through design amendments without materially compromising the development objectives.

Table 3 Tree Removals Required to Accommodate Development Proposals

CATEGORY	REMOVALS NECESSARY TO IMPLEMENT DEVELOPMENT	TOTAL NO. OF REMOVALS
CATEGORY A	-	0 trees
CATEGORY B	T1, T2, T3	3 trees
CATEGORY C	-	0 trees
CATEGORY U	-	0 trees

4.2. MITIGATION FOR TREE LOSS

The proposed landscaping forms part of the mitigation strategy for the removal of three Category B trees required to facilitate the development. Replacement planting comprises ornamental shrub beds, structured hedge planting, turf areas and a roof garden arrangement intended to enhance visual amenity and restore arboricultural value across the site. The scheme includes the planting of 3 new specimen trees (*Magnolia stellata*), approximately 290 mixed ornamental shrubs and 98 hedge plants, creating layered planting that provides year-round structure and biodiversity benefits. Species selection focuses on predominantly evergreen and ornamental varieties to ensure rapid establishment and long-term landscape contribution.

All new tree planting shall be undertaken in accordance with BS 8545:2014 – Trees: From Nursery to Independence in the Landscape, and all tree works shall be carried out by a suitably qualified contractor in compliance with BS 3998:2010 – Tree Work: Recommendations. Landscaping works within or adjacent to retained trees' Root Protection Areas shall be completed in strict accordance with Section 8 of BS 5837:2012 – Trees in Relation to Design, Demolition and Construction, ensuring that mitigation planting does not result in further harm to retained arboricultural features.

4.3. WORKS WITHIN RPAS

The proposed development results in measurable incursions into the calculated Root Protection Areas (RPAs) of retained trees T4, T5, T6 and T7. These incursions are acknowledged as numerically large when expressed as a percentage of the theoretical RPA. However, in accordance with BS 5837:2012, the RPA is a design tool representing an indicative minimum rooting volume rather than a precise reflection of root distribution on site.

Arboricultural impact must therefore be assessed based on the nature of disturbance, not solely the percentage of area affected.



The existing flag paving within the RPAs are unlikely to have prevented significant root encroachment due to its permeable and modular construction. The area should therefore be assumed to contain viable roots.

Resurfacing may be achievable using a no-dig methodology and subject to retention of existing soil levels. Clarification of proposed finished site levels is required before confirming feasibility of achieving a single uniform level.

The following site-specific factors materially reduce the likely arboricultural harm:

- ✳ The affected areas are already subject to existing hardstanding and historic disturbance
- ✳ No deep excavation or foundation works are proposed within RPAs
- ✳ Existing soil structure will be preserved
- ✳ Surface works are reversible and non-destructive

The proposed works comprise resurfacing and landscaping treatments only. There will be:

- ✳ No mass excavation
- ✳ No changes to finished soil levels
- ✳ No trenching for foundations
- ✳ No reduction in available soil volume
- ✳ No severance of structural roots

Resurfacing within the RPA will be undertaken using a no-dig, load-spreading, permeable construction in accordance with BS 5837:2012. This approach avoids excavation, prevents additional soil compaction, and preserves the functional rooting environment.

Following careful lifting of existing flag paving using hand tools (under arboricultural supervision where required), the resurfacing build-up will comprise:

- ✳ A geotextile separation layer laid over the existing formation;
- ✳ A cellular confinement/load-spreading system (e.g. geocell or approved proprietary equivalent);
- ✳ Clean, angular no-fines aggregate infill to maintain structural stability and gaseous exchange;
- ✳ A permeable wearing course (e.g. permeable block paving or resin-bound gravel), subject to final approval.

The final construction detail will be confirmed by the project engineer/supplier and approved by the project arboriculturist prior to installation.

Where minor level adjustments are required to achieve a uniform finished surface, these will be achieved solely through no-dig surface build-up and limited to the minimum necessary. Excavation will not be undertaken to achieve design levels.



All works within RPAs will be undertaken using non-invasive methods and hand tools. An Arboricultural Clerk of Works (ACoW) will oversee operations where specified. Where roots are encountered, works will be adapted in real time under the direction of the Arboricultural Clerk of Works (ACoW). Any exposed roots will be protected, retained and incorporated into the final design where practicable.



Table 4 Root Protection Area Incursions

ITEM NO.	SPECIES	INCURSION TYPE AND LIKELY SIGNIFICANCE	RPA M ²	RPA INCURSION M ²	RPA INCURSION %	GRADE
T4	Sycamore	Footprint of proposed new landscaping encroaches 28.8% of the calculated RPA Resurfacing of existing hardstanding should be limited to the depth of existing sub-base levels within RPAs. Machinery to be positioned onto existing hard surfaces at all times within and adjacent to RPAs. Hand working methods to be used, in accordance with relevant sections of BS5837:2012, to remove hard surfacing within tree RPAs.	26	7.5	28.8	B1
T5	Sycamore	Footprint of proposed new landscaping encroaches 38.8% of the calculated RPA Resurfacing of existing hardstanding should be limited to the depth of existing sub-base levels within RPAs. Machinery to be positioned onto existing hard surfaces at all times within and adjacent to RPAs. Hand working methods to be used, in accordance with relevant sections of BS5837:2012, to remove hard surfacing within tree RPAs.	109	38	34.8	B1
T6	Sycamore	Footprint of proposed new landscaping encroaches 48.3% of the calculated RPA Resurfacing of existing hardstanding should be limited to the depth of existing sub-base levels within RPAs. Machinery to be positioned onto existing hard surfaces at all times within and adjacent to RPAs. Hand working methods to be used, in accordance with relevant sections of BS5837:2012, to remove hard surfacing within tree RPAs.	31	15	48.3	C1



ITEM NO.	SPECIES	INCURSION TYPE AND LIKELY SIGNIFICANCE	RPA M ²	RPA INCURSION M ²	RPA INCURSION %	GRADE
T7	Sycamore	Footprint of proposed new landscaping encroaches 37.1% of the calculated RPA Resurfacing of existing hardstanding should be limited to the depth of existing sub-base levels within RPAs. Machinery to be positioned onto existing hard surfaces at all times within and adjacent to RPAs. Hand working methods to be used, in accordance with relevant sections of BS5837:2012, to remove hard surfacing within tree RPAs.	28	10.4	37.1	B1

Any excavation within the RPA of a tree must be supervised by an Arboricultural Clerk of Works (ACoW).

4.4. DEMOLITION OF EXISTING BUILDING

Where demolition occurs adjacent to or within RPAs, operations shall be carefully controlled to avoid root damage and canopy impact.

The following constraints shall apply:

- ✿ Demolition shall proceed from within the building footprint wherever possible
- ✿ Temporary ground protection and protective fencing shall be installed
- ✿ Plant shall remain on existing hardstanding
- ✿ All plant movements involving booms, jibs or counterweights shall be pre-planned
- ✿ A banksman shall oversee operations near retained trees
- ✿ Arboricultural supervision shall be provided during sensitive phases

These measures ensure retained trees are not subject to mechanical damage during demolition.

4.5. RESTRICTIONS WITHIN ROOT PROTECTION AREAS

Inside RPAs, the following shall apply:



- ✳ No mechanical excavation whatsoever;
- ✳ No excavation by any other means without arboricultural site supervision;
- ✳ No lowering of levels for any purpose (except removal of grass sward using hand tools);
- ✳ No storage of plant or materials;
- ✳ No storage or handling of any chemical including cement washings;
- ✳ No vehicular access (unless ground protection is installed);
- ✳ No fire lighting.
- ✳ In addition to the above, further precautions are necessary adjacent to trees:
- ✳ No substances injurious to tree health, including fuels, oil, bitumen, cement (including cement washings), builder's
- ✳ sand, concrete mixing and other chemicals shall be stored or used within or directly adjacent to the protection area
- ✳ of retained trees;
- ✳ No fire shall be lit such that flames come within 5m of tree foliage.

Where works are to occur near trees and the removal of barriers is necessary to allow access, trunk protection may be appropriate. This will be discerned by the supervision ACoW and will comprise wooden hoarding or similar.

If required to facilitate access within RPAs (or as shown on the TIPP plan), ground protection is to be installed. This must be capable of supporting the expected loads and avoiding rutting, compaction and damage to the soil.

4.6. GENERAL CONSTRUCTION PRECAUTIONARY MEASURES

Site operations involving plant with booms, jibs and counterweights should be planned in advance to prevent contact with retained trees. All operations involving such plant in close proximity to trees should be conducted under the supervision of a banksman to ensure that adequate clearance from the retained trees is maintained.

All site storage areas, cement mixing and washing points for equipment and vehicles and fuel storage areas should be outside RPAs. No discharge of potential contaminants should occur within the RPA of a retained tree stem or where there is a risk of run off into RPA.

Any fence post excavations Within a trees RPA are to be carried out manually, using handheld tools only, and in accordance with the guidelines set out in section 7.2.1 of BS5837:2012.

All proposed landscaping to be carried out within and close to retained trees' RPAs should be carried out in strict accordance with the guidance detailed in section 8 of BS5837:2012.



4.7. FACILITATION PRUNING

Based on the current layout proposals, it is anticipated that trees T4, T5, T6 and T7 will require selective lateral crown pruning to provide adequate working clearance for construction activities. The extent and specification of any access facilitation pruning shall be agreed at a pre-commencement site meeting with the project arboricultural consultant to ensure works are proportionate and do not prejudice the long-term physiological or structural condition of the trees.

All approved tree works shall be completed prior to the commencement of development and before any construction vehicles, plant or materials enter the site. Works shall be undertaken by a suitably qualified arboricultural contractor in full accordance with BS3998:2010 – Tree Work: Recommendations.

4.8. UNDERGROUND UTILITIES AND DRAINAGE

The installation of underground utilities in close proximity to trees can cause serious damage to their roots. As such, it is essential that utilities be routed outside RPAs unless there is no other available option. Where RPAs cannot be avoided then guidelines set out in the National Joint Utilities Group publication 'Volume 4: NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Issue 2) – Operatives Handbook' should be followed (e.g. trenches of a very limited width to be hand dug or the use of directional drilling).

4.9. SITE SUPERVISION – ROLES AND RESPONSIBILITIES

To ensure the protection of retained trees during construction, any works within the Root Protection Areas (RPAs) must be undertaken under the supervision of the Arboricultural Clerk of Works (ACoW). The ACoW will oversee the implementation of tree protection measures and ensure full compliance with the approved Arboricultural Method Statement (AMS).

The appointed ACoW must be an appropriately qualified arboriculturist, holding at least a Level 3 qualification recognised by the Arboricultural Association.

At the pre-commencement meeting, the ACoW will review the proposed tree protection measures, including fencing locations and working distances. Where necessary, the ACoW may adjust fencing positions to reflect variations in RPA sizes and to ensure both root zones and tree canopies are safeguarded throughout the development.

Monitoring visits will be carried out by the ACoW at intervals appropriate to site progress. These intervals will be agreed during the pre-commencement meeting and will remain flexible to allow attendance during key stages of construction.

Typical stages requiring supervision include:

-  Tree pruning and felling operations
-  Installation of tree protection barriers
-  Installation of ground protection within RPAs
-  Ongoing monitoring of compliance with tree protection measures

If any tree-related issues arise on site, the site manager must immediately notify the ACoW. The ACoW will assess the situation and provide appropriate recommendations. Should modifications to the AMS be required, the ACoW will promptly inform the Local Authority Tree Officer before any changes are implemented.



5. SUMMARY AND CONCLUSIONS

The site survey recorded seven individual trees on and adjacent to the site, comprising six Category B specimens (moderate quality and value) and one Category C specimen (low quality and value), in accordance with BS 5837:2012.

A review of the current development proposals confirms that construction will necessitate the removal of three Category B trees. While the loss of these trees is acknowledged, it is fully offset by a comprehensive and structured landscape replacement strategy designed to restore and enhance the site's arboricultural and visual amenity.

The replacement scheme incorporates ornamental shrub planting, hedge establishment, turf areas and a roof garden layout, collectively providing a significant uplift in long-term landscape value. The proposals include the planting of three new specimen trees, approximately 290 ornamental shrubs and 98 hedge plants, delivering a robust, predominantly evergreen planting framework that will provide year-round structure, screening and biodiversity benefit. All new tree planting will be undertaken in accordance with BS 8545:2014 to secure successful establishment and longevity. Works within or adjacent to retained trees' Root Protection Areas (RPAs) will be carried out in strict accordance with BS 5837:2012 to safeguard retained arboricultural assets throughout the construction phase.

A number of construction and landscaping operations are proposed within proximity to retained tree canopies and RPAs, including the removal of existing hardstanding and the installation of new soft landscape treatments. Such activities are permissible under BS 5837:2012 provided that they are appropriately controlled and implemented using arboriculturally sensitive working methods. All works will therefore be carefully planned and executed to avoid root damage and soil compaction, including the use of hand-held tools where required, retention of existing ground levels within RPAs, and construction methodologies specifically designed to preserve soil structure and rooting environments.

It is anticipated that trees T4, T5, T6 and T7 will require limited lateral crown reduction to provide safe working clearance. Any access facilitation pruning will be agreed at a pre-commencement site meeting with the project arboricultural consultant and undertaken only to the minimum extent necessary to accommodate construction, in accordance with BS 3998:2010.

Demolition works in areas adjacent to retained trees will be undertaken from within the footprint of the existing building wherever it encroaches into RPAs. A combination of temporary ground protection and protective fencing will be installed to prevent soil disturbance and mechanical damage during demolition.

All excavation within the RPA of any retained tree will be supervised by an Arboricultural Clerk of Works (ACoW), ensuring that roots encountered are appropriately managed and that arboricultural best practice is maintained at all times.

Protective fencing, as specified within the Arboricultural Method Statement, will be erected around retained trees prior to the commencement of site works, where practicable, and will remain in place for the duration of construction. No materials, plant or spoil will be stored within fenced protection zones.

Operations involving plant with booms, jibs or counterweights will be pre-planned to eliminate the risk of contact with retained trees. Where machinery operates in close proximity to trees, works will be overseen by a banksman to maintain safe clearance at all times.

All storage of materials, fuel, cement mixing and equipment wash-down areas will be located outside RPAs. No discharge of contaminants will occur within RPAs, nor in any location where runoff could enter protected rooting areas.



All arboricultural works will be undertaken by suitably qualified contractors in accordance with BS 3998:2010, Tree Work – Recommendations.

This document is supported by a Preliminary Arboricultural Method Statement which sets out the required tree protection measures and mitigation strategy to ensure the successful retention of trees identified for preservation.



6. ARBORICULTURAL METHOD STATEMENT

6.1. TIMING OF WORKS

The phasing of works must be carried out in accordance with **Table .**

Table 5 **Timing of Works**

STAGE	WORKS
1	Site induction
2	Install temporary tree protection fencing
3	Inspection by arboriculturist
4	Carry out construction works, subject to precautionary measures
5	Remove tree protection fencing once works complete
6	Final inspection by arboricultural consultant

6.2. SITE INDUCTION

Prior to works commencing, all contractors must attend a site induction. All contractors will be briefed on arboricultural concerns arising from the development proposals, including tree Root Protection Areas (RPAs). This method statement must be made available to all contractors working on the site.

6.3. TREE PROTECTION FENCING

Prior to any machinery, plant, or materials entering the site, all retained trees must be protected in accordance with established arboricultural best practice to prevent avoidable damage to stems, canopies, and root protection areas (RPAs). Temporary tree protection fencing will therefore be installed before the commencement of construction activities and maintained for the full duration of the works.

Tree protection fencing will comprise a continuous line of Heras-type welded mesh panels, securely fixed to a stabilised framework and braced to resist accidental impacts. Heras fencing is specified because it provides a rigid, freestanding barrier with high visibility, structural stability, and proven resistance to site traffic and vibration. Heras panels create a robust physical exclusion zone that discourages encroachment, prevents storage of materials within RPAs, and withstands typical construction site pressures without displacement. This level of durability is essential to ensure that protected areas remain effective throughout all phases of development.

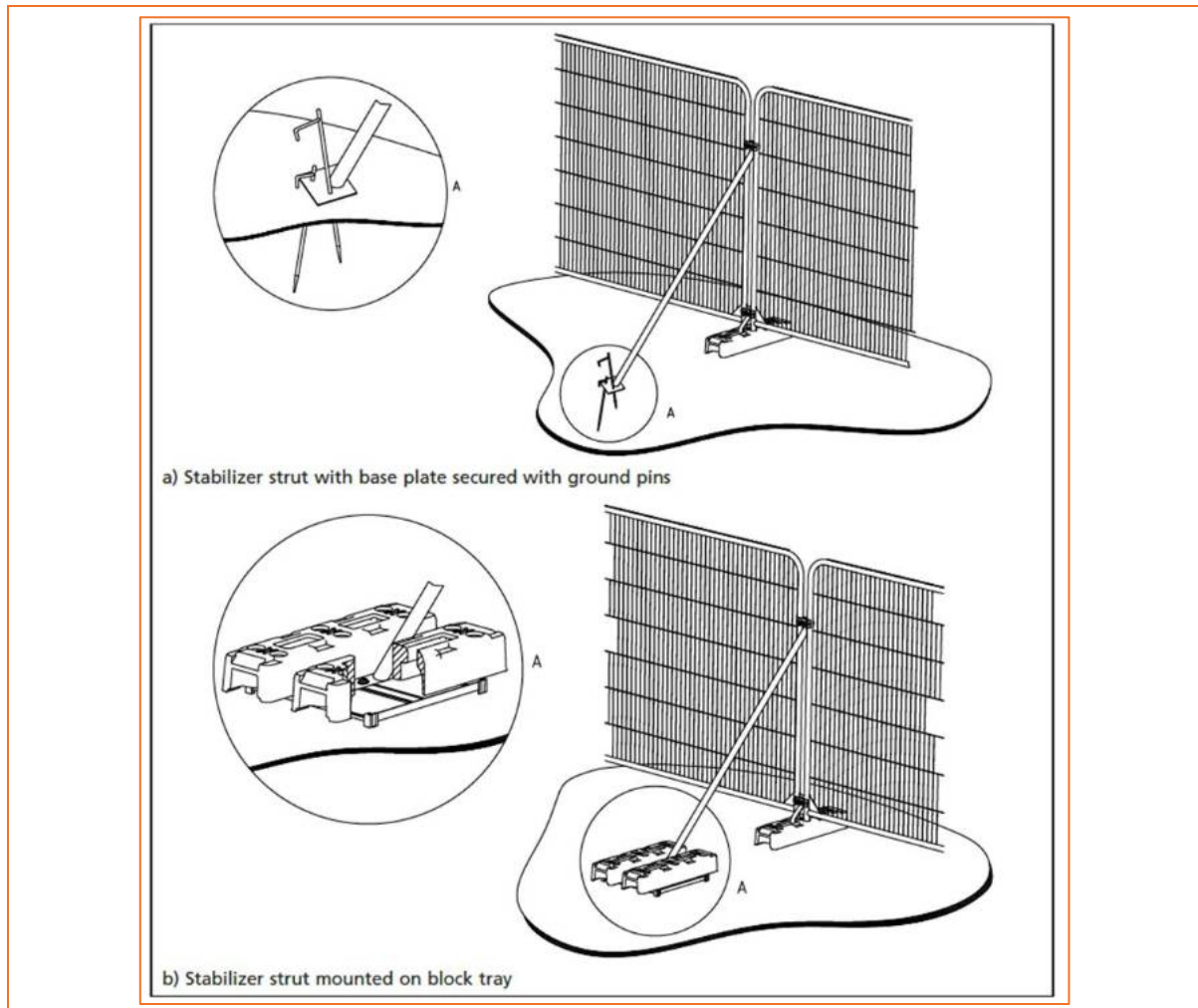
Laminated waterproof A3 signage will be securely fixed to the fencing at 9 m intervals around each enclosure. The signs will clearly state:

“Protected Tree Zone – No Storage or Operations Within Fenced Areas.”

The fencing will remain in position and intact until all construction works are complete. Removal must be undertaken carefully and under supervision where necessary to ensure that no damage is caused to retained trees, their root systems, or surrounding soil structure.



Figure 1 **Tree Protection Fencing Specification**



6.4. INSTALLATION OF THREE-DIMENSIONAL CELLULAR CONFINEMENT SYSTEM

For areas without existing surfacing, carefully remove any loose material from the soil surface by hand, ensuring no excavation into existing soil levels unless approved by the supervising arboriculturist.

For areas with vegetation, any necessary excavations to remove turf and surface vegetation must first be approved by the supervising arboriculturist.

All new surfacing should be set back at least 50 cm from tree trunks and buttress roots, unless otherwise agreed by the supervising arboriculturist.

Level any low points on uneven surfaces using an agreed granular material such as sand or stone.

New surfacing typically requires an evenly graded sub-base layer, which can be adjusted to accommodate any high points using granular, permeable materials such as crushed stone or sharp sand.



Unlike traditional surface installations, this sub-base will not undergo compaction. Limited excavation may be necessary to achieve the desired level but, if done carefully and without cutting large tree roots, it should not cause damage.

Tree roots and grass roots generally do not occupy the same soil volume at the surface. Therefore, removing an established turf layer up to 5 cm deep is unlikely to harm trees.

However, this may not be feasible in areas without grass, as tree roots may extend all the way to the soil surface. In some cases, deeper excavation might be possible depending on local conditions; any planned excavation beyond 5 cm will be assessed by the supervising arboriculturist.

Kerb Edge Retention

Traditional kerb edge retention methods, which involve setting concrete in excavated trenches, can potentially harm tree roots and will be avoided. Instead, edge retention within Root Protection Areas (RPAs) will be designed to minimize significant excavation into existing soil levels. Several approaches can achieve this goal. For block pavers, utilizing pre-formed edging secured with metal pins is effective, and concrete supports can be added without disturbing the soil. Alternatively, railway sleepers or wooden boards can be utilized, depending on the anticipated load on the surfacing. If it is necessary to lower the edge retention to match the surrounding ground levels, permeable soil fill will be used, as coordinated with the supervising arboriculturist.

The three-dimensional cellular confinement system is to be installed in accordance with the manufacturer's technical specifications. The cellular fill must consist of washed angular stone without fines, as required by the manufacturer.



6.5. GENERAL PRECAUTIONARY MEASURES

Prior to works commencing, a site storage area will be designated, which must be outside of the RPAs of trees. No materials hazardous to tree health, such as oil, bitumen or cement will be stored within RPAs of trees. Where possible this area should be extended to 10 m away from the tree protection fencing.

Where there is a risk of polluted water runoff into RPAs, heavy duty plastic sheeting and sandbags will be used to contain any spillages and prevent contamination. No fires will be lit within 20 m of the protective fencing.

If any breach in the tree protection measures occurs it is the site manager's responsibility to report this to an arboricultural consultant so the appropriate measures may be taken.



7. ARBORICULTURIST CONTACT DETAILS

If at any point during construction works, works are required within RPAs, if there is a breach within the tree protection fencing, and/or if the proposals change from those detailed within the Tree Protection Plan, the project arboriculturist must be consulted immediately. The project arboriculturist's details are below:

Martin Dilworth

E3P
Taylor Road
Trafford Park
Urmston
Manchester
M41 7JQ

trees@e3p.co.uk

Office: 01617079612

END OF REPORT

APPENDIX I TREE SURVEY SCHEDULE





A plan showing tree locations can be viewed in **Appendix III: Tree Constraints Plan**.

Table A.1 Key For Tree Tables

KEY	
SPECIES	Common name and scientific name
HEIGHT	Measured to nearest 0.5 m
C.C	Height of crown clearance, measured to nearest 0.5 m
DBH	Diameter at breast height (1.5 m), in centimeters
CROWN SPREAD	Measured to nearest 0.5 m
AGE	Y - sapling/newly planted tree
	SM - semi-mature; tree in 1/3 of estimated lifespan
	EM - early-mature; tree in 2/3 of estimated lifespan
	M - mature; tree in 3/3 of estimated lifespan
	V - Veteran tree
ERC	Safe useful life expectancy of tree, in years
CATEGORY	See cascade chart (Table 1)
#	Estimated value

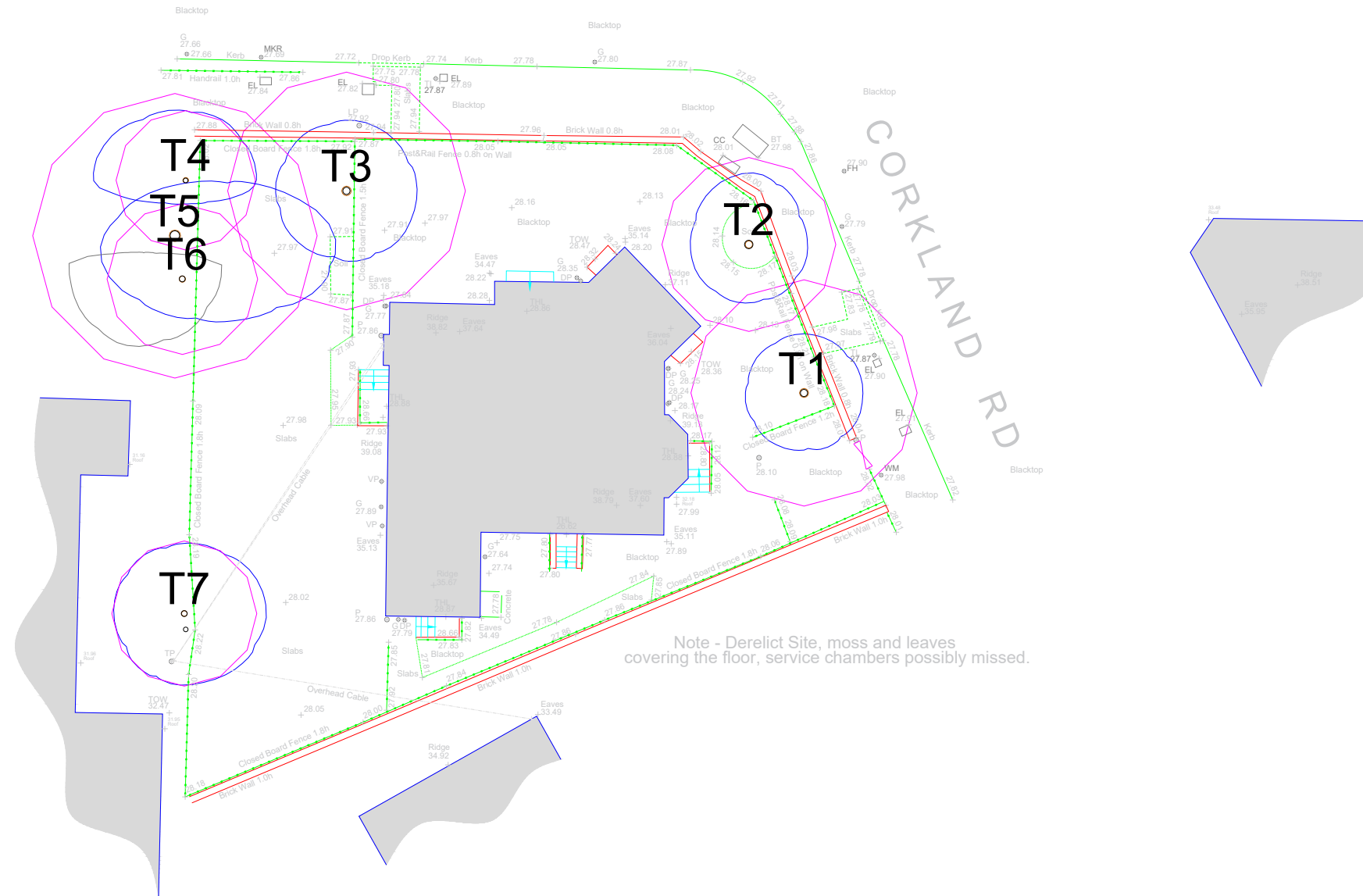
Table A.2 Tree Data

TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	CROWN SPREAD				HEIGHT OF C.C	AGE	COMMENTS	ERC	CATEGORY	RPA (M ²)	RPA RADIUS (M)
				N	E	S	W							
T1	Holly	7	390	2.5	2.5	2.5	2.5	0	M	Branches touching traffic lights.	20+	B1	69	4.7
T2	Holly	7	300	3	2.5	2.5	2.5	2	M	Corrective lean in stem.	20+	B1	41	3.6
T3	Hawthorn	6	410	3	3	3	3	2	M		20+	B1	76	4.9
T4	Sycamore	13	240	3	3	1	4	3	SM		20+	B1	26	2.9
T5	Sycamore	13	490	3	5	3	5	4	EM	Base abutting boundary fence pushing it over.	20+	B1	109	5.9
T6	Sycamore	9	260	0.5	3.5	3.5	3	4	SM	Suppressed by adjacent tree. Base abutting boundary fence.	10+	C1	31	3.1
T7	Sycamore	10	#250	3	3.5	3	3	3	SM	Located behind fence, unable to fully inspect.	20+	B1	28	3.0

APENDIX II TREE CONSTRAINTS PLAN



WILBRAHAM RD - A6010



Note - Derelict Site, moss and leaves covering the floor, service chambers possibly missed.



Tree Categorisations:

Those to be Considered for Retention:

Category 'A' Tree/Group/Hedge
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years

Category 'B' Tree/Group/Hedge
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years

Category 'C' Tree/Group/Hedge
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees

Those Unsuitable for Retention:

Category 'U' Tree/Group/Hedge
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

Root Protection Areas (RPAs):

RPAs
Area(s) of Ground Around Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see Appended Temporary Protective Fencing Specification

Notes:

The stem location of trees were not included on the topographical survey based site plan provided, and their locations were subsequently plotted by the arboricultural surveyor using GPS siting and estimation at the time of the survey. As such, the plotted locations of these trees cannot therefore be considered to be wholly accurate.

Client:

Southway
Housing

Job No:

82-194

Date:

14.02.2025

Drawing No:

001

Scale:

1:250 @ A3



Environmental Engineering
Partnership Ltd
Taylor Road, Trafford Park
Urmston, Manchester, M41 7JQ
Tel: 0161 707 9612
E-mail: info@e3p.co.uk
Website: www.e3p.co.uk

P1	REVA	14.02.2025	MD	MD
Phase	Issue	Date	Drawn	Checked

Job Title:

541 Wilbraham
Road,
Manchester

Drawing Title:

Tree Constraints Plan

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APENDIX III TREE IMPACTS & PROTECTION PLAN





Areas of ground around retained trees to be protected throughout development except where approved no-dig surfacing and supervised works are specified.

All proposed landscaping to be carried out within and close to retained trees' RPAs must be carried out in strict accordance with the guidance detailed in section 8 of BS5837:2012.

Tree Categorisations:
Those to be Considered for Retention:

Category 'A' Tree/Group/Hedge
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years

Category 'B' Tree/Group/Hedge
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years

Those Unsuitable for Retention:

Category 'C' Tree/Group/Hedge
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees

Category 'U' Tree/Group/Hedge
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

Root Protection Areas (RPAs):

RPAs
Area(s) of Ground Around Trees that Should be Protected Throughout Development. Works with Protective Fencing to form a Construction Exclusion Zone - see Appended Temporary Protective Fencing Specification

Tree Removals:
Proposed tree removals in the context of the development proposals

Root Protection Area Encroachment:

Ground Protection Areas:

Tree Protective Fencing:

Notes:					Client: Southway Housing		Job No: 82-194	Date: 19.02.2026	Environmental Engineering Partnership Ltd Taylor Road, Trafford Park Urmston, Manchester, M41 7JQ Tel: 0161 707 9612 E-mail: info@e3p.co.uk Website: www.e3p.co.uk	
							Drawing No: 001	Scale: 1:250 @ A3		
					Job Title: 541 Wilbraham Road, Manchester		Drawing Title: Tree Impacts & Protection Plan		The client must not amend any drawing, design or other intellectual property produced by E3P Ltd without permission in writing from E3P Ltd in advance of any amendments being made. In the event that such written permission is not obtained in advance of the amendments being made, E3P Ltd shall not be liable for any damage and/or losses occurring as a result of the amended drawing, design or intellectual property.	
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Phase	Issue	Date	Drawn	Checked						