ACS Consulting
tree consultants



Concord House, Threapwood Way, Wythenshawe M22 0EY

Arboricultural Implication Study

December 2025

Arboricultural Association
Fellow Member

AA Registered Consultant
trees.org.uk

UK Register of Expert Witnesses
REGISTERED

Contents

Section	Description	
Chapter 1	Introduction	5
Chapter 2	Background	6
Chapter 3	Tree Survey	8
Chapter 4	Development implications	9
Chapter 5	Conclusions	14
Drawing(s)		
TCP/5399/Y/100	Arboricultural Plan	
ARB/5399/Y/200	Arboricultural Layout	
TPP/5399/Y/300	Tree Protection Plan	
Appendices		
A	Tree Tables	
B	Heads of Terms Method Statement	



Contents

ACS Consulting
tree consultants

Figures	Description
Figure 1	Site



Limitation

ACS Consulting (ACS) has prepared this Report for the sole use of Karlin VMH Ltd, c/o Global Mutual in accordance with the Agreement under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us. This Report may not be relied upon by any other party without the prior and express written agreement of ACS. Unless otherwise stated in this Report, the assessments made assume that the sites and facilities will continue to be used for their current purpose without significant change. The report is valid for two years. The conclusions and recommendations contained in this Report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested. Information obtained from third parties has not been independently verified by ACS, unless otherwise stated in the Report.

Document Revision Record		
Issue No	Date	Details of Revisions
1	24th November 2025	Draft Issue
2	15th December 2025	Report

Chapter 1 Introduction

1.01
ACS Consulting is instructed by Karlin VMH Ltd, c/o Global Mutual to report on trees and the implications for the proposed development at: Concord House, Threapwood Way, Wythenshawe M22 0EY. The assessment and report was undertaken by Ian Murat, Registered Consultant of the Arboricultural Association.

1.02
In accordance with guidance on information requirements and validation for planning applications, this report fulfils the recommended national list criteria for tree survey/arboricultural information. More specifically, it contains the following:

- A full tree survey to the requirements of BS5837 (2012) Trees In Relation To Design, Demolition and Construction – Recommendations;
- A plan showing tree survey information, retention categorisation and root protection areas;
- An assessment of the arboricultural implications of development detailing trees to be retained/removed and appropriate protection measures (BS5837:2012 section 5.3.4),
- A Heads of Terms Arboricultural Method Statement detailing a set of agreed principles for tree protection, implementation and phasing of works. (BS5837:2012 section 6).

1.03
The site was visited during September 2025. A survey of the trees was completed in accordance with BS5837 – 2012. This British Standard takes the form of guidance and recommendations. It should not be quoted as if it were a specification and particular care should be taken to ensure that claims of compliance and non-compliance are not misleading. All the trees have been summarised in the tables in Appendix A.

Copyright of ACS Consulting. All rights described in Chapter IV of the Copyright, Designs and Patents Act 1988 have been generally asserted ©, December 2025.

2.01 The Site
The site comprises land and buildings at Concord House, within Concord Business Park, Threapwood Road, Wythenshawe, outlined in red on the submitted Site Location Plan. It measures approximately 3ha, has a predominantly flat topography and is irregular in shape. Concord House is a large floorplate office building, surrounded by areas of car parking and significant areas of landscaping. Vehicular access to the site is made from Threapwood Road, whilst pedestrian access can be made by the same route or directly from Simonsway. (Figure 1).

2.02
The site is bounded by the Metrolink and Simonsway, to the north, areas of woodland to the east and west, Longley Lane to the north and existing industrial buildings to the east. To the south east lie the remaining areas of Concord Business Park, whilst to the south west lie residential dwellings on Hatchett Road and Coxton Road, which are visually separate from the site by virtue of existing trees and landscaping.

2.03 Statutory Protection (Trees)
Manchester City Council is the Local Planning Authority (LPA). The site is not located within a Conservation Area. The trees are not the subject of a Tree Preservation Order (TPO).

2.04 Other Protections
None of the trees are noted in the Ancient Woodland (England) Inventory. There are no individual Ancient or Veteran Trees.

2.05 Soils
BS 5837 – 2012 requires a basic assessment of the soils on site. An examination of the British Geological Survey site records the superficial deposits as: Till, Devensian - Diamicton. Sedimentary superficial deposit formed between 116 and 11.8 thousand years ago during the Quaternary period.

2.06
The Cranfield Soil and Agrifood Institute Soilscapes viewer shows soils at the site to be: Soilscape 18: Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils.

2.07 Topographical Survey
The arboricultural survey is based on the supplied topographical survey.



Figure 1

3.01
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. Each tree or group was assigned to one of the four retention categories [A,B,C,U] specified by BS5837.
The individual descriptions and other relevant information are contained in the attached schedule and they are shown on the attached plans, based on the original topographical survey. Only trees with a stem diameter of 75 millimetres measured at 1.5 metres above the ground are required to be recorded.

3.02
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.

3.03 Groups
The group classification is intended to identify trees that form cohesive arboricultural features either aerodynamically, visually or culturally.

3.04 Woodland
Woodland is a group of trees of at least 0.5 hectares in area with a minimum of 20% canopy cover and 20 m width and that have the potential to reach a height of at least 5 m.

Chapter 4 Development Implications

4.01 Project

The proposals seeks: *full planning permission for the development of 11,947 sq. m (128,595 sq. ft) of industrial and logistics floorspace, arranged across three two-storey warehouse units. The largest of the units (Unit 3) is located to the south-east of the Site, adjacent to Threapwood Road. Units 1 and 2 are located to the north and south-west of the Site respectively. All of the units are accessed via a single estate road directly from Threapwood Road, with dedicated parking and servicing areas provided for each unit. The application also seeks permission for landscaping and all associated works, including the provision of significant landscaping and tree planting to the rear of Unit 2, ensuring a significant physical and visual barrier to the residential beyond. Given the speculative nature of the proposals, provision is sought for use in Classes B2/ and or B8/and or Class E (g)(iii) in order to allow flexibility to accommodate a range of potential occupiers. In addition, each of the proposed units will include provision for ancillary office floorspace at mezzanine level, as well as an allowance for ancillary trade counters (which will only be used in connection with a tenant's primary operations). The units will be 10m in height (to underside of haunch), and designed to the highest modern standards for industrial and logistics warehousing, aiming for BREEAM 'excellent' accreditation, EPC-A rating and incorporating a highly sustainable specification of development for both staff and visitors." [sic]*

4.02 Development Implications

The methodology for assessment is based on BS5837 – 2012 Trees in relation to design, demolition and construction – Recommendations. The guidance recommends that impacts on arboricultural assets should be assessed by considering:

1. Which arboreal assets are affected by the proposed development;

2. Understand what contribution the arboreal assets make to the significance of the site and location;

3. Identify what impact the loss of arboreal assets of the site might have on that significance;

4. Consider maximising enhancements and avoiding harm.

4.03 Loss For Development

The development design is driven by prescriptive site width and depths which means that the proposed development can only be accommodated on this site in the proposed location. The development is further constrained by the provision and design requirements to ensure a comfortable and well considered use of the buildings and its occupants ensuring there is sufficient minimum space requirements. This in turn, influences the positioning of access and car parking.

4.04
The trees for removal at the site, for the most part, are mediocre quality specimens. In line with the advice set out in BS 5837, the trees are not of such importance and sensitivity as to be a major constraint on development or, justify substantial modification of the proposals. The Category C trees are unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories. They offer low or only temporary/transient landscape benefits. Those Categorised as U clearly accord with provision of that categorisation and are not a material consideration.

4.05
The development requires the removal of Category A and B trees as noted on the plans. The removals are from internal trees. The current recommendations note there is a requirement for an overriding justification for the replacement by development of Category A trees.

4.06
As previously mentioned, the requirement to make efficient use of the site that accords with the design provisions requires tree removals. The design provisions are an overriding justification for the removal of the trees.

4.07
The major public vantage points are considered to be along Simonsway. There is public access but this is considered to be for people working at the site and adjacent premises. There is little general footfall passing through.

4.08
From all the major vantage points, the visual appearance of the treed character of the site is not harmed by the loss of the Category A and B trees. The dense woodland that surrounds the site on all sides as well as the groups of structure planting along the grassed verge with Simonsway, screen the internal trees.

4.09
Overall, the cumulative impact of the tree removals has a low/negligible impact on the treed charactcer of the site. The removal of trees is further mitigated by the comprehensive landscape scheme that aims to mature as the scheme settles into its surroundings.

4.10 Disturbance
The layout currently has a number of general areas of disturbance as well as one specific one.

4.11
Hard surfaces, principally from car parking, are largely located around the site's periphery. It is sometimes the case that such surfaces can be a bar to root development. In view of the age of the trees and the development, there will have been some root severance when the original scheme was incepted. Severed roots will freely regenerate. An inspection of the hard surfaces did not identify areas of significant root regeneration through the buckling of the surface. Any regenerative growth is most likely to be fine hydrotropic roots that are seasonal in growth and infinitely variable in their distribution. They have no mechanical role.

4.12
The development is not considered to impact on woody roots or anchor roots. The location of foundations and working space is not considered to be detrimental to the long-term retention.

4.13 Retaining Wall
The car park area located adjacent to woodland W1 requires a small retaining structure due to the land form. The structure is located slightly within the general Root Protection Area of the woodland. The incursion is slight and well within the informal reduction figure of 20%.

4.14
The tree genus involved is capable of tolerating such root loss (Matheny 1998[1]). In accordance with BS 5837 – 2012, there are opportunities for mitigation measures to improve the soil environment that is used by the trees for growth. There is ground contiguous to the RPA for compensatory rooting. The Method Statement at Appendix B details the precautions to be taken.

4.15 Boundary Treatments
Boundary treatments will be wire mesh fencing fixed to steel posts. The boundary treatments have no implications for trees at the site. Where the fencing passes through the RPA of trees, it will be installed by hand working only. Post holes are small, and being hand driven, have opportunities to assess the soil and roots. Where there is considered to be a conflict with roots, the fence can be adjusted to accommodate.

4.16 Method Statement
The method statement is presented as a Heads of Terms document. The level of detail available is often a limiting factor when developing a method statement. The Heads of Terms identifies the main issues for tree protection that need to be addressed. It is often post-planning when detailed design occurs. Unforeseen issues may arise and therefore, further design may be required. The final method statement can be presented at this time.

4.17 Secondary Development Pressures
The proposal has been assessed against typical secondary development pressures associated with the retained genus at the site. The issues are centred around shade and dominance, leaf litter, sap and falling debris. It is often claimed, anecdotally, that trees retained close to buildings or in areas of amenity space cause excessive shading/dominance preventing the reasonable use of the site leading to their premature felling or harsh pruning.

4.18
It is considered; these problems are not as frequent as they are thought to be and there is very little evidence that such pressures ever result in any significant diminution of the treescape. There is no published data to support the contention that trees are being excessively pruned or felled for these reasons. The issues are fleeting and temporary and do not justify the loss of trees. The proposed development has been so located as to minimise secondary development pressures.

1) Matheny, N. and Clark, J. (1998). Trees and development. [USA]: ISA

4.19
Shade cast across developments, either by existing or proposed vegetation, is often desirable. Tree shade may be important in reducing daytime temperatures and moderating excessive solar gain. Shade and dominance is not considered to be excessive to the extent that the trees will be placed under pressure to be removed or harshly pruned.

4.20
Leaf litter occurs for only short periods of time and easily addressed through proper grounds maintenance and does not justify the loss of trees. Certain deposits can be due to a substance called "honeydew", which causes a sticky deposit it usually peaks in late spring and early summer. The substance that drips from the leaves can be an inconvenience, but is essentially just sugar-water, and although unpleasant is harmless and can be washed off most surfaces with warm soapy water. The incidence of "honeydew" is not considered to be such an inconvenience that the retention of trees is threatened. Other issues such as dead wood can be dealt with through normal tree maintenance such as crown cleaning.

4.21 Policy
Policy GP-G7 Trees and Woodland
In terms of trees, the application will be subject to the policies of Manchester City Council. The Places for Everyone Development Plan Document, is a joint plan covering 9 out of 10 of the Greater Manchester local authority areas.

4.22
The Development Plan includes objectives and planning policies that will be used in the determination of planning applications, and which will shape the quality of new development. The policy of most relevance to the arboreal aspects of the is application is: Policy JP-G7: Trees and Woodland. Also of relevance are policies 136 and 187 National Planning Policy Framework, December 2024.

4.23
The development retains and integrates the site's Green Infrastructure Network retaining the natural capital and ecosystem services the trees provide. Given the extent of green infrastructure assets on the allocation, these features have been taken into consideration in designing the layout. The benefits of development clearly outweigh any adverse impact on the site, and any broader impacts on the Green Infrastructure Assets.

4.24
On balance, the degree of impact the proposal and the wider benefits which would arise from the proposal if it were approved, outweigh the removal of trees. The development has made significant efforts to preserve the site's arboreal features. A comprehensive landscape scheme will minimise and mitigate any negative effects of the proposal. The proposal is constrained by the prescriptive site width and depths which means that the proposed development can only be accommodated on this site in the proposed location.

4.25
The development in terms of trees accords with policies of the council and central government.

4.26
Areas of potential conflict in terms of site development are addressed by the HoT method statement at Appendix B.

Chapter 5 Conclusions

5.01
The application site is described in detail in the planning, design and access statement.

5.02
Overall, the replacement of trees to facilitate the development has only low implications for the tree cover at the site. The impact of new development on the natural environment has been kept to a minimum. The development design is driven by prescriptive site width and depths which means that the proposed development can only be accommodated on this site in the proposed layout.

5.03
The Category C trees in this location are unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories. They offer low or only temporary/transient landscape benefits. Their removal detracts minimally from the visual aspect of the site. The loss of Category A and B assets only creates a slight harm. From the major public vantage points, the treed character of the site not harmed.

5.04
The development has a satisfactory relationship with regards to secondary development pressures, in terms of seasonal detritus. The proposed development is accompanied by a strong landscaping proposal that will assist in the greening of the development. It comprises a range of genera at appropriate locations to support and enhance the Green Infrastructure Network.

5.05
The Heads of Terms method statement in Appendix B details the precautions to be taken for the whole development. The impact of construction activities are considered de minimis. It is often post-planning when detailed design occurs. Unforeseen issues may arise and therefore, further design may be required. The final method statement can be presented at this time.

Appendix A

Contents

Key

BS 5837 2012

Tree data

ACS Consulting
tree consultants

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. *NOTE Category U trees can have existing or potential conservation value which might be desirable to preserve; see 4.5.7*			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	RPA Radius (M)	RPA Area (M^2)
				N	E	S	W										
G1	Alder	21	<555	4	4	4	4	2	2	M	Good	Good	Linear group of 13 trees as one visual unit in the landscape. A group of high quality and value in the landscape.	40+	A1/2	6.7	139
G2	Broad-leaved Group	<12	345	5	5	5	5	1	1	EM	Good	Good	9 trees – 2 ash, 4 sweet chestnut and 3 prunus padus. Structure planting on a landscaped mound. Damage to stems from grounds maintenance. A group of moderate quality and value in the landscape.	20+	B1/2	4.1	54
W1	Broad-leaved Copse	<15	300	5	5	5	5	0	0	SM/ EM	Good	Good	Dense screen planting of lower order hazel and alder with oak and willow. Tall, drawn canopies – influencing each other in development. Located on top of a mound forming a screen. Ground cover of bramble and ivy. A group of high quality and value in the landscape.	40+	A1/2	3.6	41
1	Willow	5	150, 100, 120, 110	5	3	1	4	1	1	SM	Good	Fair	Multi-stemmed. Self-set tree of low quality and value in the landscape.	10+	C1/2	2.9	27
G3	Willow	8	150	2	3	3	3	1	1	Y/SM	Good	Good	Poor quality specimens. A group of low quality and value in the landscape.	10+	C1/2	1.8	10
W2	Broad-leaved Woodland	<20	<600	5	5	5	5	0	1	M	Good	Good	Well-formed mature block of principally oak and sycamore with lower order of pole stage sycamore, pole stage ash, hazel, hawthorn and holly. Ground layer of bramble and bracken. Vase-shaped canopies. Some management. Desire line forming from the footpath. Ivy on the stems and into the canopies. A woodland of high quality and value in the landscape.	40+	A1/2	7.2	163
2	Willow	6	120 Average	2	2	2	2	1	1	Y	Good	Poor	Multi-stemmed. Approximately 12 stems from one root stock. A tree of low quality and value in the landscape.	10+	C1/2	1.4	7
G4	Prunus	10	300	4	4	4	4	2	3	SM/ EM	Good	Good	4 trees as one visual unit in the landscape. Poor past pruning practice. Surface rooting. Damage to surface roots from grounds maintenance. A group of low quality and value in the landscape.	10+	C1/2	3.6	41
3	Prunus Padus	9	350	2	2	4	4	2	2	SM/ EM	Good/Fair	Fair	Multi-stemmed at 2m. Poor past pruning practice. Crown asymmetry, A tree of low quality and value in the landscape.	10+	C1/2	4.5	55

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	RPA Radius (M)	RPA Area (M^2)
				N	E	S	W										
G5	Hornbeam	15	425	5	5	5	5	2	2	SM/ EM	Good	Good	Linear group of 8 trees as structure planting with a yew hedge beneath. Poor past pruning practice. A group of high quality and value in the landscape.	40+	A1/2	5.1	82
4	Sweet Chestnut	5	220	3	3	3	2	2	2	Y/SM	Good	Good	Located off-site. A tree of moderate quality and value in the landscape.	20+	B1/2	2.6	22
G6	Hazel	3	75	1	1	1	1	1	1	SM	Good	Good	Structure planting for the adjacent development. A group of low quality and value in the landscape.	10+	C1/2	0.9	3
G7	Field Maple	8	250	3	3	3	2	2	2	SM	Good	Good	2 trees as one visual unit in the landscape. Structure planting for the adjacent development. Poor past pruning practice. A group of moderate quality and value in the landscape.	20+	B1/2	3.0	28
G8	Broad-leaved Group	<5	<150	2	2	2	2	0	0	SM/ EM	Good	Good/Fair	Linear group of structure planting in a narrow landscaped area along the boundary with the car park. Hazel with self-set field maple, hawthorn and holly. A group of low quality and value in the landscape.	10+	C1/2	1.8	10
W3	Broad-leaved Woodland	<20	<600	5	5	5	5	3	3	M	Good	Good	Alder, sycamore, oak, birch, elm, ash, willow and hawthorn with lower order trees of holly, pole stage sycamore, prunus, field maple and hawthorn. Ground layer of bramble and ivy. Gaps in the fence and desire lines through the woodland. Den making and tipping. A woodland of high quality and value in the landscape.	40+	A1/2	7.2	163
G9	Broad-leaved Group	<12	<310	3	5	0.5	0	3		SM/ EM	Good	Fair	Linear group of 13 trees – formally on the woodland edge but have been retained. Severe crown asymmetry due to the influence of the woodland behind. 4 birch, 8 field maple and 1 prunus. Poor past pruning practice. A group of low quality and value in the landscape.	10+	C1/2	3.7	43
G10	Mountain Ash	5	210	3	3	3	3	1	2	SM/ EM	Fair	Good/Fair	4 trees as structure planting in a grassed landscaped area. Damage to surface roots from grounds maintenance. A group of low quality and value in the landscape.	10+	C1/2	2.5	20
5	Prunus Padus	6	305	4	4	2	3	3	3	SM/ EM	Very Poor	Poor	In severe decline. Damage to surface roots from grounds maintenance. Little prospect of recovery.		U	3.7	42

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	RPA Radius (M)	RPA Area (M^2)
				N	E	S	W										
G11	Broad-leaved Group	<12	<250	3	3	3	3	0	0	SM	Good/Poor	Good/Poor	Part structure planting/part off-site trees. Several trees are dead or in severe decline. A number of trees have poor structural defects which have issues for their retention. Alder, hazel, oak and willow with prunus sucker and pole stage sycamore. A group of moderate quality and value in the landscape.	20+	B1/2	3.0	28
G12	Prunus	<5	<480	4	4	4	4	2	2	EM/M	Good	Good	Linear group of 7 trees. Their age suggests they were part of the original site. Carparking within 1m of the stems – very little buckling of the carpark surface. Mediocre trees. A group of low quality and value in the landscape.	10+	C1/2	5.8	104
6	Sorbus	5	250	2	2	2	2	1	1	SM	Good/Fair	Good	Severely suppressed by adjacent prunus. A tree of low quality and value in the landscape.	10+	C1/2	3.0	28
7	Field Maple	5	250	2	2	1	1	1	1	SM	Good	Good	Suppressed by adjacent off-site vegetation. Incongruous feature. A tree of low quality and value in the landscape.	10+	C1/2	3.0	28
W4	Broad-leaved Woodland	<18	<700	6	6	6	6			M	Good	Good	Upper canopy of ash and oak with a middle order of prunus, sycamore, willow, birch, hazel and alder. A woodland of high quality and value in the landscape.	40+	A1/2	8.4	222
8	Prunus	10	350	3	3	3	3	2	2	EM	Good	Good	Located in a landscaped area. A group of low quality and value in the landscape.	10+	C1/2	4.2	55
9	Prunus	10	350	3	3	3	3	3	3	EM	Good	Good	Located in a landscaped area. Ivy. A tree of low quality and value in the landscape.	10+	C1/2	4.2	55
10	Alder	6	160, 190, 180, 180	4	4	4	2	1	2	SM/ EM	Good	Fair	4 stems emanating from 1 root stock. Structure planting for the site. A group of low quality and value in the landscape.	10+	C1/2	4.3	57
G13	Cypress	6	150	1	1	1	1	0	0	SM	Good	Good	Structure planting for the site. A group of low quality and value in the landscape.	10+	C1/2	1.8	10
11	Ash	15	355	6	6	6	3	2	3	SM/ EM	Good	Good	Slight crown asymmetry due to the influence of W1. Located on a mound. Damage to surface roots from grounds maintenance. A tree of moderate quality and value in the landscape.	20+	B1/2	4.3	57

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	RPA Radius (M)	RPA Area (M^2)
				N	E	S	W										
G14	Broad-leaved Group	<16	<440	6	4	5	4	1	2	SM/ EM	Good	Good	Linear group of 8 trees – 2 sweet chestnut, 2 birch, 2 ash and 2 oak. Located on a landscaped mound. A group of high quality and value in the landscape.	40+	A1/2	5.3	88
12	Prunus Padus		330	1	2	2	2	2	2	EM	Fair	Good	Ivy on the stem and into the canopy. Severely suppressed by adjacent sweet chestnut. Incongruous feature. A tree of low quality and value in the landscape.	10+	C1/2	4.0	49
G15	Broad-leaved Group	<10	<150	2	2	2	2	1	1	SM	Good	Fair	Group of ash, alder and field maple. A group of low quality and value in the landscape.	10+	C1/2	1.8	10
G16	Broad-leaved Group	<16	<590	7	3	6	6	1 S	2	EM	Good	Good	Group of 6 trees – 3 sweet chestnut, 1 alder and 2 prunus padus. The prunus padus are severely suppressed by the more mature sweet chestnut. A group of high quality and value in the landscape.	40+	A1/2	7.1	157
G17	Cypress	12	300	2	2	2	2	0	0	SM	Good	Good	2 trees as one visual unit in the landscape. Structure planting for the site. A group of low quality and value in the landscape.	10+	C1/2	3.6	41
13	Birch	17	440	5	5	5	5	1	3	M	Good	Good	Located in a landscaped area. Light ivy on the stem. A tree of moderate quality and value in the landscape.	20+	B1/2	5.3	88

Appendix B

Contents

Heads of Terms Method Statement

ACS Consulting
tree consultants

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;
- Removal of hard surfaces;
- Installation of retaining wall;
- 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.

Arboricultural Clerk of Works site visits will be undertaken once the site is 'live' at intervals agreed with the team. Arboricultural Clerk of Works 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, Arboricultural Clerk of Works 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.

ACS Consulting
tree consultants

Phasing and Timing of Works

Construction Works	Start Week	Finish Week	Arboricultural Input (ACoW)
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.			
Tree felling and Tree Pruning for access.			Review with Tree Works Contractor
Installation of protective fencing (TPF).			Review protection measures and working practices. No demolition/top soil strip before TPP installed.
Removal of hard surfacing in RPA			Review working of practices/supervision of works/Review of tree protection measures.
Installation of retaining wall.			Review working of practices/supervision of works/Review of tree protection measures.
Installation of drainage/services.			Review working of practices/supervision of works/Review of tree protection measures.
Removal of protective measures.			Re-assess trees for suitability to be retained.

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.

- Stumps of felled trees located outside the Root Protection Areas (RPA) of retained trees shall be removed by: Grubbing out or ; 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. The stump(s) and surrounding soil will be subject to a utilities and services assessment before commencing operations.

- Stumps of felled trees that require removing, that are located in the RPA of retained trees, shall only be removed by grinding to an appropriate depth (400mm). The stump(s) and surrounding soil will be subject to a utilities and services assessment before commencing operations.

- Trees to be removed within the RPA of retained trees shall be removed by qualified tree contractors.

- All felled brush and trees shall be removed from the RPA either by hand or with equipment sitting outside the RPA. 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 European Tree Pruning Standard (2024). EAS 01:2024. European Arboricultural Standards (EAS), European Arboricultural Council. No deviation from the specification.

Tree Pruning

Tree Ref No.	Species	Work
G5	Group	Lateral crown reduction of southwestern and western canopy by up to 1 metre to give working space.
G14	Group	Lateral crown reduction of southern/southwestern canopy by up to 2 metres to give working space.

Tree Felling

Tree Ref No.	Species	Work
G1	Group	Fell one tree as indicated to ground level. Stump to be removed by grinding to at least 400 mm below ground level, subject to underground utilities/services assessment.
G2	Group	Fell to ground level. The stumps may be removed by a suitable method appropriate for their location, subject to underground utilities/services assessment.
G3	Group	Fell to ground level. The stumps of those trees within the RPA of retained trees to be removed by grinding to at least 400 mm below ground level, subject to underground utilities/services assessment. The stumps of others may be removed by a suitable method appropriate for their location, subject to underground utilities/services assessment.
T2		Fell to ground level. The stumps may be removed by a suitable method appropriate for their location, subject to underground utilities/services assessment.
G4		Fell to ground level. The stumps may be removed by a suitable method appropriate for their location, subject to underground utilities/services assessment.

ACS Consulting
tree consultants

Tree Felling

Tree Ref No.	Species	Work
T3		Fell to ground level. The stumps may be removed by a suitable method appropriate for their location, subject to underground utilities/services assessment.
G5		Fell trees as indicated to ground level. Stumps to be removed by grinding to at least 400 mm below ground level, subject to underground utilities/services assessment.
G8		Fell trees as indicated to ground level. Stumps to be removed by grinding to at least 400 mm below ground level, subject to underground utilities/services assessment.
G10		Fell to ground level. The stumps may be removed by a suitable method appropriate for their location, subject to underground utilities/services assessment.
T5		Fell to ground level. The stumps may be removed by a suitable method appropriate for their location, subject to underground utilities/services assessment.
T6		Fell to ground level. The stumps may be removed by a suitable method appropriate for their location, subject to underground utilities/services assessment.

Tree Felling

Tree Ref No.	Species	Work
G12		Fell trees as indicated to ground level. Stumps to be removed by grinding to at least 400 mm below ground level, subject to underground utilities/services assessment.
T10		Fell to ground level. The stump may be removed by a suitable method appropriate for the location, subject to underground utilities/services assessment.
G13		Fell to ground level. The stumps may be removed by a suitable method appropriate for the location, subject to underground utilities/services assessment.
G15		Fell trees as indicated to ground level. Stumps to be removed by grinding to at least 400 mm below ground level, subject to underground utilities/services assessment.
G17		Fell to ground level. The stumps may be removed by a suitable method appropriate for the location, subject to underground utilities/services assessment.
T13		Fell to ground level. The stump may be removed by a suitable method appropriate for the location, subject to underground utilities/services assessment.

ACS Consulting
tree consultants

Tree Protection Fencing – Site Wide

Due to the nature of the works, standard BS 5837 fencing will be used. The Tree Protection Fencing (TPF) will be heras fence panels fixed to a scaffold framework. Alternatively, heras panels fixed to timber posts. The location will be marked on site by the Arboricultural Clerk of Works (ACoW) and are also shown on the Drawing No. – TPP/5399/Y/300. The integrity of the fencing will be assessed on a weekly basis by the ACoW.

Actions

- No top soil strip before TPP installed.
- Heras fencing fixed to a scaffold framework or timber posts as illustrated.
- Fencing installed at locations shown on the plan (TPP/5399/Y/300) and marked on site.
- Location and adequacy signed off by ACoW and LPA advised.
- Tool Box Talk – make construction staff aware of the importance of areas by ACoW on induction.
- Signs to be erected advising of the area's importance.
- Fence to be adjusted as noted in the Construction Timetable and overseen by the ACoW.







ACS Consulting
tree consultants

Hard Surface Removal

As part of the development, it is proposed to remove the existing car park surface. Hard surfacing, walls and building foundations can restrict root development. In respect of hard surfacing, tree roots directly below a paved or tarmaced surface often experience conditions that are much more favourable for growth and conditions encountered by deeper roots. For example temperatures can be higher and water condenses on the underside of the hard surface, making the adjacent soil particularly suitable for root growth. Therefore, the Construction Exclusion Zone has encompassed the hard surfaces. Detailed site investigations would be required to determine the extent of root spread.

Targets

- Construction Exclusion Zone/Tree Protection fencing to be retained and only relocated under Arboricultural supervision .
- Existing hard surface to be broken by hand working from a point closets to the trees working backwards.
- Material to be hand loaded into barrows or excavator bucket.
- 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
- Area backfilled with top soil to BS3882:2015 Multipurpose Topsoil and ground protected for future construction use.
- Works to be monitored by Arboricultural Clerk of Works .

Retaining Wall Trees W1

Actions

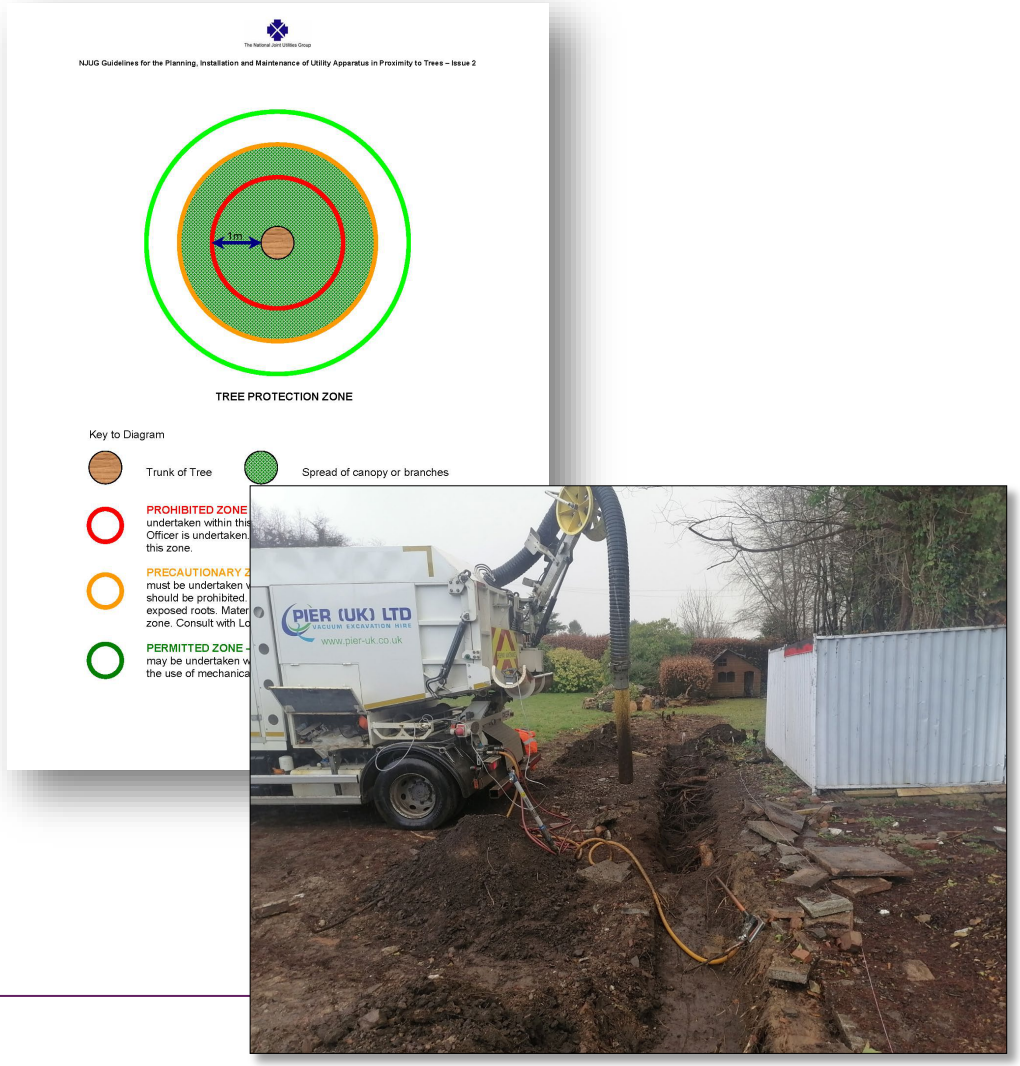
- The TPF is to be relocated as noted on plan (TPP/5399/Y/300).
- The contractor is required to meet with the ACoW at the site prior to beginning work to review all procedures, access and haul routes, storage and tree protection measures.
- The contractor is to install ground protection measures between the relocated TPF and the works area.
- Tree contractors and not construction personnel must perform additional tree pruning required for clearance during construction.
- Excavations for the retaining wall are to be agreed on site but shall not take place from the tree side of the site/wall.
- Concrete shall be either pumped or delivered to the site to be agreed on site but shall not take place from the tree side of the site/wall.
- Material to be delivered and stored on the development side of the wall.

ACS Consulting
tree consultants

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.



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 Phasing and 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 ACoW 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 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.

ACS Consulting
tree consultants

Contact List

Title	Name	Address	Telephone	Email
Arboricultural Consultant (Development)	TBA			
Project Manager	TBA			
Arboricultural Clerk of Works (ACoW)	TBA			
Project Manager (construction)	TBA			
Site Agent/Manager	TBA			

ACS Consulting
tree consultants

Contact List

Title	Name	Address	Telephone	Email
Works Manager	TBA			
Site Engineer	TBA			
Arboricultural Consultant (Council)	TBA			

Head Office

Suite 1, 9-11 Princess Street, Knutsford, WA16 6BY

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



ACS Consulting

tree consultants

Arboricultural Association

Fellow Member

AA Registered Consultant

trees.org.uk

UK Register of Expert Witnesses

REGISTERED