TREE SOLUTIONS



Arboricultural Method Statement

William Kay House, Oxford Rd, Manchester

Prepared for:

Halliday Meacham Architects

Our Ref: 26/AMS/MAN/49

May 2026

T 07766 774508 • E info@tree-solutions.co.uk

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SEQUENCE OF OPERATIONS

From commencement of the above development, the following methodology shall be implemented in the manner and sequence described:

1. Pre-contract site meeting
2. Erect temporary protective fencing
3. Main construction phase
4. Removal of temporary fencing
5. Landscaping within RPA
6. Arboricultural site supervision

1. Pre-Contract Site Meeting – 'Toolbox Talk'

To outline working methods in relation to trees prior to any construction activity on site, a site meeting of the following shall take place:

1. Main Contractor
2. Arboricultural Clerk of Works (ACoW)

2. Erect Temporary Tree Protective Fencing

1. Prior to commencement of any construction, preparation, excavation, or material deliveries the main contractor shall erect the temporary protective fencing as detailed in the 'Tree Protection Specification' and in the location indicated on the Tree Protection Plan.

3. Main Construction Phase

1. There shall be no storage of construction material, site parking, site accommodation or equipment in any area designated as the Root Protection Area (RPA) and Construction Exclusion Zone (CEZ) and enclosed by Temporary Protective Fencing
2. Existing paved surfacing to remain in situ within the RPA of trees
3. No materials that are likely to have an adverse effect on tree health such as oil, bitumen or cement will be stored or discharged within 10 metres of the trunk of a tree that is to be retained. No fires will be lit
4. The site agent shall supervise deliveries by self-loading crane, with vehicles positioned in such a manner that retained trees are not at risk of damage

Cement Mixing

- The cement mixer will be laid on top of plywood boards in a position outside the RPA of any trees. The mixer will be kept in this position throughout all development work.

Avoiding Damage to Stems and Branches

- Care shall be taken when planning site operations in proximity to trees to ensure that wide or tall loads or plant with booms, jibs and counterweights can operate without encountering retained trees. Such contact can result in serious injury resulting in safe retention impossible.

On Site Storage of Spoil and Building Materials

- Prior to and during all site construction works no spoil will be stored and no cement mixing will take place within the Root Protection Area of any tree on or adjacent to the site even if proposed site work is to be within the crown spread. Any encroachment within this protected area will only be with the prior agreement of the LPA Arboricultural Officer

4. Remove all Temporary Tree Protective Fencing

1. Tree Protective fencing will only be removed upon completion of all construction work and once all machinery associated with the works has left site.

5. Landscaping within RPA of Trees

1. All soft landscaping works proposed within the RPA of retained trees must be undertaken with extreme care to avoid damage to tree roots, soil structure, and natural drainage functions. The following strict requirements apply:

Prohibited Activities

- No mechanical excavation or rotovating shall be carried out within the RPA under any circumstances. This includes mechanical tilling, trenching, or use of power-driven cultivation equipment.
- No lowering or re-grading of existing soil levels is permitted within the RPA. Soil levels must remain as existing unless specifically approved in writing by the project arboriculturist following a site assessment.
- No heavy plant or tracked machinery shall enter or traverse the RPA unless on pre-approved load-bearing ground protection.

Turfing and Planting

- All turfing, planting, and soil amelioration within the RPA shall be carried out using hand tools only (e.g. spades, forks, trowels).
- When preparing ground for turfing, surface de-compaction (if required) shall be restricted to manual forking to a maximum depth of 100mm, avoiding any severance or tearing of roots greater than 25mm diameter.
- Where topsoil is to be introduced to facilitate turf or planting establishment, this must be spread manually and shall not exceed a depth of 100mm unless otherwise specified and agreed by the project arboriculturist.
- All planting pits within the RPA shall be excavated by hand, ensuring any roots encountered over 25mm diameter are retained and worked around or pruned cleanly under arboricultural supervision.

Oversight and Compliance

- All landscape operatives working within RPAs must be briefed on tree protection measures prior to commencement.
- Any unforeseen root conflicts or constraints encountered must be reported to the project arboriculturist for assessment and further instruction prior to proceeding.

These requirements are critical to preserving tree health and stability and form part of the approved tree protection strategy. Failure to adhere may result in enforcement action and/or remedial works at the contractor's expense.

6. Arboricultural Site Supervision

1. Initial Inspection of Protective Measures - All tree protection measures specified in this Arboricultural Method Statement (AMS) and shown on the Tree Protection Plan (TPP) shall be installed prior to the commencement of any site activity, including demolition, construction, or groundworks. The appointed Arboricultural Clerk of Works (ACoW) will carry out an inspection immediately following the erection of these protective measures.

- Photographic evidence documenting the location, extent, and specification of all installed tree protection fencing and ground protection will be compiled.
- This record will be submitted to the Local Planning Authority (LPA) upon completion for confirmation and approval.

2. Supervision of Works within RPAs - All operations occurring within any designated RPA will be carried out under direct arboricultural supervision by the ACoW.

- During these operations, photographic records will be taken, and an inspection report prepared.
- A signed copy of the report, accompanied by photographic documentation, will be submitted to the LPA upon completion of each supervised stage, for formal approval.

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TREE PROTECTIVE FENCING

Installation and Approval

Prior to the commencement of any demolition, site preparation, or construction activities (excluding those tree works specified within the Schedule of Works contained in this report), tree protection fencing shall be installed in the locations shown on the Tree Protection Plan (TPP) in accordance with the specifications outlined below.

The LPA Tree Officer shall be given a minimum of five (5) working days' notice upon completion of fencing installation to allow for inspection and written confirmation of compliance prior to the commencement of any site works.

Specification

Tree protection fencing shall be constructed in accordance with Figure 2 of BS5837:2012, comprising a rigid, impact-resistant framework. This shall consist of a scaffold structure with vertical posts spaced at no more than 3.0 metres, securely braced both laterally and diagonally to provide stability.

Weldmesh panels shall be affixed to the scaffold framework using scaffold clamps or heavy-duty wire ties. Freestanding panels mounted on rubber or concrete feet are not acceptable due to insufficient resistance to site impacts.

The fencing shall be maintained in a safe and upright condition at all times. The site manager or other competent appointed person shall inspect the protective fencing daily and ensure that any breaches or damage are reported and rectified immediately.

Signage

Weather-resistant signage stating *"Protected Trees – Construction Exclusion Zone: No Access"* shall be attached to the fencing at a height of approximately 1.5 metres above ground level. Signs shall be affixed at regular intervals, facing outward from the Construction Exclusion Zone (CEZ) to ensure visibility from within the working site.

Duration

The protective fencing shall remain in place and be fit for purpose for the full duration of construction activities. It shall only be removed once all heavy machinery and site traffic have been removed and with the prior agreement of the project arboriculturist and/or the LPA Tree Officer.

Use Restrictions

Unless specifically detailed within this Arboricultural Method Statement or subsequently agreed in writing with the LPA, no operations shall be permitted within the fenced Construction Exclusion Zones. This includes, but is not limited to:

- Storage or movement of materials or plant
- Excavation or changes in soil levels
- Parking of vehicles
- Washing down or discharge of contaminants
- Lighting of fires or disposal of waste

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Protective Fencing Detail

The fence types are shown on the Tree Protection Plan with the following colour key: -

1. Magenta

2.0M high heavy-duty Heras panels (with extra central support bar) mounted on scaffold poles (driven into the ground) and secured with anti-tamper bolts – as illustrated below.



Tree Protective Fencing Specification

Arboricultural Clerk of Works (ACoW)

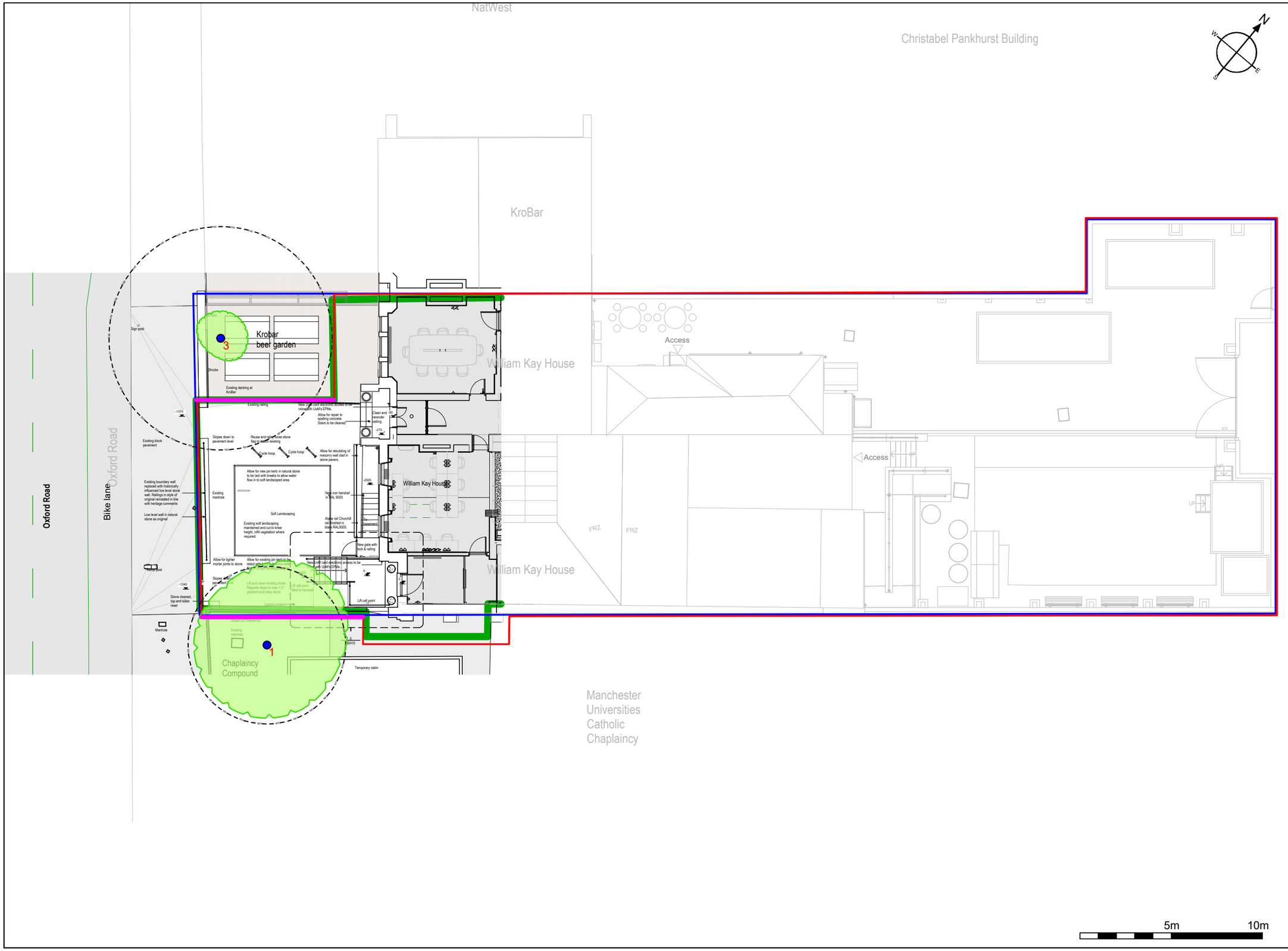
Name: Alistair Henderson
Tel: 07766 774508
Email: alistair@tree-solutions.co.uk

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Appendix 1

Tree Protection Plan

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Tree Protective Fencing Specification

PROTECTIVE FENCING. THIS FENCING MUST BE MAINTAINED IN ACCORDANCE WITH THE APPROVED PLANS AND DRAWINGS FOR THIS DEVELOPMENT.

TREE PROTECTION AREA KEEP OUT !

(TOWN & COUNTRY PLANNING ACT 1990)
TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND/OR ARE THE SUBJECTS OF A TREE PRESERVATION ORDER. CONTRAVENTION OF A TREE PRESERVATION ORDER MAY LEAD TO CRIMINAL PROSECUTION

ANY INCURSION INTO THE PROTECTED AREA MUST BE WITH THE WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY

Legend

Root Protection Area Modified to Account for Site Features

Category
Crown Spread
Tree Number
Root Protection Area

- Category A (High Quality)
- Category B (Moderate Quality)
- Category C (Low Quality)
- Category U (Dead/Dying/In Decline)

2.0M high Heras (with extra central support bar) mounted on scaffold poles (driven in to the ground) and secured with anti tamper bolts – as illustrated.

Client: Halliday Meecham Architects	
Project: William Kay House, 333 Oxford Road, Manchester, M13	
Title: Tree Protection Plan	
Scale: 1:200 @ A3	Date: May 2026
Drawn By: NB	Revision: ----
Job Ref: 26/AIA/MAN/59	Drawing No: 03

Do not scale from this drawing all dimensions to be checked on site.

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TREE SOLUTIONS
E: info@tree-solutions.co.uk T: 07766 774508
Tree Solutions Ltd - Company No: 04548951

Appendix 2

Tree Protection Sign

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