Tree Care Consultancy
ARBORICULTURAL CONSULTANTS

Arboricultural Impact Assessment & Method Statement
St James Primary School
Cromwell Range
Manchester
M14 6HW

Report Reference: AIA-2694-1
24 June 2026

Table of Contents

1 Introduction 3

1.1 Instruction and Brief 3
1.2 Site Visit 4
1.3 Site Description 4
1.4 Tree Status 4
1.5 Soil Assessment 4

2 Tree Quality Assessment 5

3 Arboricultural Impact Assessment 5

3.2 Trees to be Removed for Development 5
3.3 Below Ground Constraints 5
3.4 Above Ground Constraints (Facilitation Pruning) 6
3.5 Alterations to Ground Levels 6
3.6 Services (Drainage & Utilities) 6
3.7 Material Storage 6
3.8 Tree Protection 7

4 Conclusions 7

5 Appendices

Appendix 1 - Explanation of tree survey
Appendix 2 - Cascade chart for tree quality assessment (extract BS5837)
Appendix 3 - Tree survey schedule & tree protection recommendations
Appendix 4 - As existing site plan with tree positions shown
Appendix 5 - Fence construction specification
Appendix 6 - Arboricultural Method Statement

Prepared By:
Tree Care Consultancy
[redacted]
37 Hall Cliffe Road
Horbury
Wakefield
WF4 6BY
[redacted]
Email: info@treecareconsultancy.co.uk

Prepared For:
St James Primary School
Cromwell Range
Manchester
M14 6HW

1 Introduction

1.1 Instruction and Brief

1.1.1 Tree Care Consultancy was commissioned by St James Primary School to prepare an Arboricultural Assessment and Method Statement in support of a planning application for the proposed removal of existing boundary treatments and the erection of replacement boundary fencing. The report produced includes the following information:

- A tree survey (appendix 3), undertaken in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction' - Recommendations
- An as existing site plan with tree positions shown (appendix 3) which highlights the potential development limitations trees pose on site
- An Arboricultural Impact Assessment which evaluates any potential impact the proposal may have on neighbouring trees.
- An Arboricultural Method Statement which addresses any potential conflicts highlighted in the Arboricultural Impact Assessment.

1.1.2 This report is based on site observations and information provided. Conclusions have been made in light of the surveyor's experience and qualifications. A list of experience and qualifications in arboriculture are detailed below.

1.1.3 This report is only concerned with trees in relation to construction. This report makes no attempt to provide a full safety inspection of the trees surveyed, though where considered helpful more general guidance on arboricultural may be provided. However this report should not be seen as an alternative for a Tree Hazard Assessment which is specific to minimising the risk and liability associated with trees.

1.1.4 Climatic conditions including storms, drought and temperature-related factors can cause damage and failure in apparently healthy trees. It should be remembered that all trees do pose a risk and whilst every effort has been made to detect any major defects in inspected trees, no guarantee can be given as to their safety. Although the risk should be managed to an acceptable level, no tree can be guaranteed as safe at all times.

1.1.5 This report is based on Visual Tree Assessment (VTA) methodology, as devised by Mattheck (1991). V.T.A is a ground level visual assessment of a tree, which is carried out to identify obvious mechanical defects, signs of ill health, potential mechanical failure and the suitability of a tree to a site. The survey is compiled in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction' - Recommendations with Root Protection Areas (RPA's) based upon section 4.6 of the document.

1.2 Site Visit

1.2.1 An arboricultural survey was undertaken by Steve Waterson on 17 June 2026. On the day of the survey weather conditions were dry and still with no visibility constraints.

1.2.2 Measurements were calculated using the necessary instruments or estimated where access could not be gained. No climbing inspections or decay detection analysis was undertaken.

1.2.3 Details explaining the criteria and methodology used in generating the tree survey schedule is included at appendix 1 and 2. Trees were graded using table 1 of BS5837. The resulting tree survey data results are included within the tree survey schedule at Appendix 3.

1.2.4 This survey should be read in conjunction with the existing site plan with tree positions shown at appendix 4 which has been prepared by overlaying tree survey data onto Bradbury Consulting detailed plan(s).

1.3 Site Description

1.3.1 Refer to planning statement submitted by Bradbury Consulting.

1.4 Tree Status

1.4.1 In this instance checks have not been made to ascertain if the School grounds and adjacent properties are subject of a designated Conservation Area (CA) or Tree Preservation Order (TPO) controls.

1.4.2 In the case of trees that are subject of TPO, Conservation Area controls or planning application procedures it is essential the Local Authority's advice is sought and where necessary consent obtained prior to undertaking any tree removal or pruning operations.

1.5 Soil Assessment

1.5.1 No soil testing was undertaken, and no soil information was provided for the author.

1.5.2 The precise soil type could only be confirmed with further soil investigation/analysis though it is assumed that the potential for the sub soil to consist of a highly shrinkable clay to be low.

2 Tree Quality Assessment

2.1.1 As highlighted in table 2 overleaf, 2No. individual trees and 3No. tree groups were identified as moderate quality category "B" material, 4No. individual trees and 3No. tree groups were identified as low quality category "C" material and 1No. individual tree was identified as seriously defective category "U" material.

Table 2:

Category	Category Description	Tree Numbers
'A'	Trees of high quality, with life expectancy in excess of 40 years	Nil
'B'	Trees of moderate quality, with life expectancy in excess of 20 years	T1, G2, T6, G7, G8,
'C'	Trees of low quality with life expectancy in excess of 10 years or young trees	T3, T4, T5, G9, G10, G11, T13
'U'	Seriously defective trees that cannot be retained in present context for longer than 10 years	G12
Total number of trees:		6No. individual trees & 7No. tree groups

3 Arboricultural Impact Assessment

3.1.1 The following section evaluates the proposed scheme in relation to the immediate tree cover. Any tree and design conflicts are highlighted, and possible remedial action recommended. The assessment is based on the surveyor's findings and the proposed plans and information provided by the Bradbury Consulting.

3.1.2 The proposed development provides for the removal and part re-use of existing boundary fencing ranging in heights from 1.8m to 3m, together with the installation of replacement boundary fencing to a height of 2.4m. See attached replacement fencing specification at appendix 5. Installation of fence post foundations will require ground excavations at approximately 2.4m centres to accommodate the posts. These excavations will be a maximum of 250mm square by 800mm deep.

3.2 Trees to be Removed for Development

3.2.1 Self-set trees within tree group G8 with a stem diameter no greater than 200mm are to be removed. Refer to attached tree survey schedule & tree protection recommendations at appendix 3 for additional detail.

3.3 Below Ground Constraints

3.3.1 The area of roots that need to be protected around a tree to try to ensure it does not suffer damage during the construction process is called the Root Protection Area (RPA).

3.3.2 In this instance the very nature of the development proposal relating to boundary fencing around which the sites tree cover is chiefly located is such that representing individual RPA's on plan is largely irrelevant and for this reason RPA's are not represented on plan.

3.3.3 Throughout the site the proposed boundary fencing will be positioned wholly within the RPA's of retained trees. However the required post holes will be small in proportion to the overall RPA's of retained trees and as such the impact on trees is expected to be minimal. However to avoid damage to significant roots, initial excavation for post holes should be undertaken by hand to determine the presence of surface/buttress roots. Should any roots above 50mm be encountered the location of post holes and fencing panels shall be adjusted to avoid any unnecessary root severance.

3.3.4 Post holes are to be lined with polythene sheeting to reduce the risk of cement leachate contaminating the surrounding soil and rooting volume, details of which are set out in the Arboricultural Method Statement at appendix 6.

3.3.5 There are no other foreseeable conflicts between RPA's of retained trees.

3.4 Above Ground Constraints (Facilitation Pruning)

3.4.1 There will be a requirement to undertake minor facilitation pruning to install the proposed fencing, however in most cases this level of work would be considered to be carried out as part routine arboricultural management and need not impact on visual amenity.

3.5 Alterations to Ground Levels

3.5.1 A rise or reduction in soil level can have major implications on the longevity and health of trees. Minor changes (up to 100mm) can be tolerated in some cases but is heavily dependent on tree species, condition and growing environment. There is no requirement for alterations to ground levels within the RPA's of retained tree cover.

3.6 Services (Drainage & Utilities)

3.6.1 Not applicable.

3.7 Material Storage

3.7.1 No material storage or plant movement will be required within the RPA of retained trees.

3.8 Tree Protection

3.8.1 In view of the limited scale of construction activity, and the absence of heavy machinery, it is considered disproportionate to require the installation of full tree protection barriers. Adherence to the measures set out in the accompanying Arboricultural Method Statement at appendix 6, together with the constraints already provided by the existing site usage, will offer an appropriate and sufficient level of protection to safeguard retained trees.

4 Conclusions

4.1.1 As demonstrated, the proposed development can be implemented with the sites more significant trees safely retained and only minimal impact anticipated.

4.1.2 Providing the removal of existing fencing and the installation of new fencing follows the guidance included within the attached Arboricultural Method Statement at appendix 6, the work can be safely implemented without causing harm to any underlying root material.

4.1.3 It is hoped that this report and recommendations provides all necessary information, however, should there be any queries, or should clarification of any points be required, please contact the report author.

5 Appendices

Appendix 1 - Explanation of Survey Details

Tree Id- Each tree/group has been given a unique number, which coincides with the drawings located in appendix 3.

Species & botanical name- where identifiable the full botanical name has been given. Where a cultivar, variety or species cannot be accurately given the genus name only will be given.

Height (m)- measured approximately to the nearest 1m. If height issues are critical, measurements can be collected accurately using optical instruments.

No of stems- the number of separate stems each individual tree has.

Stem Dia @1.5m (mm)- the diameter of the given tree at 1.5m above soil level, (on sloping ground taken on the up-slope side of the tree base). Where the tree is multi-stemmed measurements will be record for each stem.

Spread- indicates the crown radius from the base of tree in four compass directions, recorded to the nearest metre.

Crown height + direction (m)- recorded as the first significant branch and direction of growth.

Life stage- described as young, semi-mature, early-mature, mature or over-mature.

Physiological condition (P)- an assessment of the tree's health. Considers vitality, die back and the presence of disease. Described as Good = no significant health problems Fair = symptoms of ill health that can be remediated Poor = significant ill health.

Structural condition (S)- an assessment of the trees structural condition. Described as Good = no significant defects Fair = significant defects that can be remediated Poor = significant defects no remedy.

Observations – negative and positive- narrative comments on general condition, significant defects and overall appearance (e.g. the presence of any decay).

Preliminary management recommendations- e.g. requires pruning or further investigation of suspected defects is needed.

Estimated remaining contribution, in years- <10, 10+, 20+, 40+

Retention Category- Each tree/group is identified with a retention category in accordance with BS5837 (an in-depth explanation is provided on the following page)

RPA radius (m)- minimum area in metres which should be left undisturbed around each retained tree.

Appendix 2 - Cascade Chart for Tree Quality Assessment (Extract from BS5837 table 1)

Category and definition	**Criteria (including subcategories where appropriate)**			**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 category U trees (e.g. 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 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 it might be desirable to preserve			DARK RED
TREES TO BE CONSIDERED FOR RETENTION				
Category and definition	**Criteria – Subcategories**			**Identification on Plan**
	1 Mainly arboricultural values	**2 Mainly landscape values**	**3 Mainly cultural values, including conservation**	
Category A **Trees of a 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 dominant 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)	LIGHT GREEN
Category B **Those of moderate quality** with and 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 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	MID BLUE
Category C **Those of low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm	Unremarkable trees of a 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 landscape value; and/or trees offering low or only temporary/transient screening benefits	Trees with no material conservation or other cultural values	GREY

Appendix 3 - Tree Survey & Protection Schedule

Tree ID	Species, Botanical Name	Height (m)	No of stems	Stem @ 1.5M (mm)	Spread - N,E,S,W				Crown height+ direction (m)	Life stage	Physiological (P) and Structural (S) condition. Observations- negative and positive	Recommendations & Tree Protection Measures	Life expectancy	Retention category	RPA Radius (m)
G1	2 Flowering Cherry - *Prunus 'Kanzan'*	4.5	1	<300	see plan				2.5s	Mature	S=Fair, P=Fair. Ornamental trees of reasonable form.	Retain, crown lift to 3m to aid removal of existing fence and installation of replacement fence and undertake tree protective measures as per AMS.	10+ yrs	C2	<3.6
G2	2 Flowering Cherry - *Prunus 'Kanzan, 1* Hawthorn - *Crataegus monogyna*	<5	1	<300					2.5s	Mature	S=Good, P=Good. Ornamental trees with regressing crowns and moderate dead wood present.	Retain, remove dead wood and crown lift to 3m to aid removal of existing fence and installation of replacement fence and undertake tree protective measures as per AMS.	10+ yrs	C2	<3.6
T3	Horse Chestnut, *Aesculus hippocastanum*	15	1	1000	6	6	6	6	3.5s	Mature	S=Good, P=Fair. Prominent offsite item. Exhibits upper crown die back.	Retain, no work required. Undertake tree protective measures as per AMS.	20+ yrs	B2	12
T4	Ash - Fraxinus excelsior	16	3	500 200 200	6	6	6	6	5e	Early-mature	S=Good, P=Good. Offsite tree. Reasonable multi stemmed item.	Retain, no work required. Undertake tree protective measures as per AMS.	20+ yrs	B2	6.9
T5	Norway Maple - *Acer platanoides*	13	1	400	4	4	4	4	2.5s	Semi-mature	S=Fair, P=Good. Reasonable form with no major defects.	Retain, no work required. Undertake tree protective measures as per AMS.	20+ yrs	B2	4.8
T6	Flowering Cherry - Prunus 'Kanzan'	7	1	300	5	5	5	5	2.5e	Early-mature	S=Fair, P=Fair. Thinning crown, snags, dead wood and flush cut pruning wounds with absence of wound occlusion.	Retain, no work required. Undertake tree protective measures as per AMS.	10+ yrs	C2	3.6

Tree ID	Species, Botanical Name	Height (m)	No of stems	Stem @ 1.5M (mm)	Spread - N,E,S,W	Crown height+ direction (m)	Life stage	Physiological (P) and Structural (S) condition. Observations- negative and positive	Recommendations & Tree Protection Measures	Life expectancy	Retention category	RPA Radius (m)
G7	4 Norway Maple, Acer platanoides	<9	1	<350	see plan	5w	Semi mature	S=Fair, P=Fair. Collective feature with minor snags, minor dead wood. Upper crown of second tree in line moving northwards is encroaching upon roof line of neighbouring building.	Retain, Draw back westerly extending crown to provide 2m clearance to building. Undertake tree protective measures as per AMS.	10+ yrs	C2	<4.2
G8	Sycamore, *Acer pseudoplatanus* , Ash - Fraxinus excelsior, Hawthorn - Crataegus monogyna, Norway Maple - Acer platanoides, Elder - Sambucus nigra, Goat Willow - *Salix caprea*	14	1	400 ave	see plan	2s	Early mature	S=Fair, P=Fair. On and offsite trees with numerous of the onsite items having self set on the existing fence line giving rise to disruption of the existing fence.	Retain all offsite trees and remove trees growing out of fence line. Maximum stem diameter of trees to be removed shall be 200mm when measured at 1500mm. Apply Eco plugs to stumps to deter sucker growth. Undertake tree protective measures as per AMS.	10+ yrs	C2	<4.8
G9	Lombardy Poplar - Populus nigra 'Italica', Silver Birch, Betula pendula, Purple Beech - *Fagus sylvatica f. purpurea* , Norway spruce - *Picea abies*	<24	1	<1140	see plan	3e	Early mature & mature	S=Good, P=Good. Attractive tree group, with no major defects evident.	Retain, crown lift outer edge trees to 3m to aid removal of existing fence and installation of replacement fence and undertake tree protective measures as per AMS.	20+ yrs	B2	<13.7
G10	Silver Birch - Betula pendula, Ash - Fraxinus excelsior	<10	1	450	see plan	1ar	Mature	S=Good, P=Good. Offsite item. Attractive Birch with understory Ash growing of base of much larger neighbour.	Retain, no work required. Undertake tree protective measures as per AMS.	20+ yrs	B2	5.4

Tree ID	Species, Botanical Name	Height (m)	No of stems	Stem @ 1.5M (mm)	Spread - N,E,S,W				Crown height+ direction (m)	Life stage	Physiological (P) and Structural (S) condition. Observations- negative and positive	Recommendations & Tree Protection Measures	Life expectancy	Retention category	RPA Radius (m)
G11	Silver Birch, Betula pendula, Beech - *Fagus sylvatica* , Goat Willow - *Salix caprea* , Whitebeam - *Sorbus aria* , Rowan - *Sorbus aucuparia* , Hazel - *Corylus avellana,* Hawthorn - *Crataegus monogyna* , *Norway Maple - Acer platanoides*	<13	1	<350	see lan				3ar	Semi mature	S=Good, P=Good. Attractive tree group providing forest school resource. No major defects evident in group for selective thinning in future years will help promote longevity of the feature.	Retain, crown lift outer edge trees to 3m to aid removal of existing fence and installation of replacement fence and undertake tree protective measures as per AMS.	20+ yrs	B2	<4.2
G12	Ash - Fraxinus excelsior, Hawthorn - *Crataegus monogyna*	<10	1	<350	see plan				1w	Semi-mature	S=Fair, P=Good. Offsite item. Self set material growing out of fence line and tight against the foundations of the brick built cycle shed/compound. Removal necessary due to likely hood of direct damage associated with expansion of structural roots and root collar..	Remove trees irrespective of development. Apply Eco plugs to stumps to deter sucker growth.	>10 yrs	U	<4.2
T13	Lime - *Tilia* × *europaea*	15	1	620	5	5	5	5	3w	Mature	S=Poor, P=Fair. Offsite item. Inconsequential poorly formed item, suppressed by T12 and with limited prospects.	Retain, crown lift to 3m to aid removal of existing fence and installation of replacement fence and undertake tree protective measures as per AMS.	20+ yrs	B2	7.4

AS EXISTING SITE PLAN WITH TREE POSITIONS SHOWN

Allotment Land

Allotment Land

ELEVATION D

G8

G10

G9

G8

Mud Kitchen

G8

Classroom Year 4

Classroom Year 3

Store

Cloaks

Resource

Circ.

Circ.

Store

Store

Cleaner

Girls W.C.

Boys W.C.

Small Group Room

Classroom Year 6

Playground

Resource/Library

Circ.

G11

Classroom Year 5

PPA Room

Store

Equipment Store

Fuel Store

ELEVATION B

Assembly Hall Circ

Chair Store

Boiler House

Dry Store

Outbuilding

Kitchen

Veg. Store

Cloaks

W.C.

Toilets

Kitchen

Circ.

G7

Nursery

Store

Store

Staff W.C.

Reprographics

Staff Room

Circ.

W.C.

Girls W.C.

Kichenette

Head's Office

Classroom Year 2

Cloaks

Circulation

Admin Office

Toilets

Store

Nursery Unit

T6

Classroom

Cloaks/Circ

ELEVATION C

Garage

Store

G12

Classroom Year 1

Circ.

Store

Car Park

G8

T5

Nursery Play Area

T13

T4

Classroom Reception

W.C.

Store

Cloaks

Playground

G8

G2

G1

T3

ELEVATION A

Note:
Contractor is to verify all dimensions and levels on site prior to site works commencement. Under no circumstances are any dimensions or levels to be scaled from this drawing number for the purpose of manufacturing components. Contractor to report any discrepancies to the Designer.

REVISION	DESCRIPTION	DATE
--	TENDER	JULY 26

SCALE 1:175		SIGNATURE	DATE
	DRAWN	MC	JULY 26
ORIGINAL SIZE A1	CHECKED	MB	JULY 26
	APPROVED	MB	JULY 26

This drawing is copyright and may not be reproduced or made use of unless expressly agreed by M Bradbury Consulting Ltd

CLIENT

The Board of Governors
St James Primary School
Cromwell Range
Manchester
M14 6HW

PROJECT

Safeguarding Works

Bradbury CONSULTING CHARTERED SURVEYORS
59 Wilmslow Road, Handforth, Cheshire, SK9 3EN
WEB: www.bradbury-consulting.co.uk TEL: 01625 522 209

TITLE

Appendix 2 - Tree Protection Plan

JOB NUMBER

2025.088

DRAWING NUMBER

2025.088.005

CLD Securus Lite S1

High security flat panel system

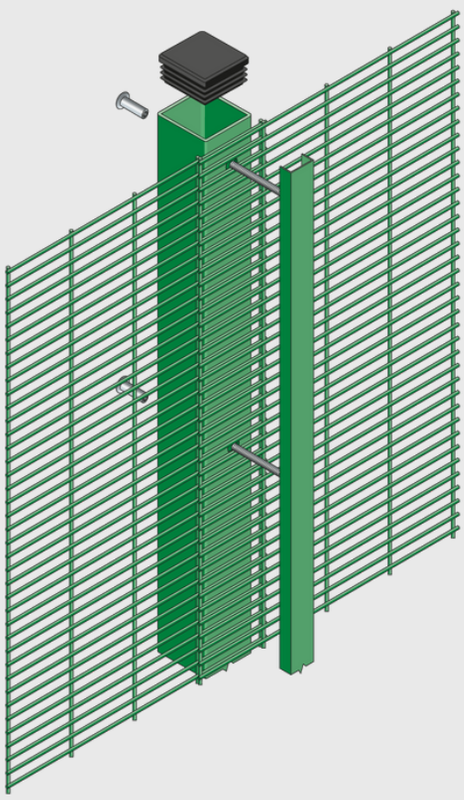
Physical Security Systems



Find out more
Scan for more information

Description

CLD Securus Lite S1 is a permanent, in-ground security fence. Tested and certified to LPS 1175 A1 (SR1) Issue 8. it guarantees a minimum delay of 60 seconds against attacks. This fenceline is suitable for Police Stations, Industrial Buildings, Schools, and MODs: quality is assured with this fence line.



Exploded view of post and fixing details for the CLD Securus Lite S1
This product has additional features not demonstrated for security reasons

Features

- Optional active anti-intruder toppings
- Two clamp bar options available
- LPS 1175 Issue 8 A1 security rating

BRITISH MADE

LPCB LPS 1175 Cert. 999q/01

Secured by Design SBD Police Preferred Specification

NBS

cld-systems.com

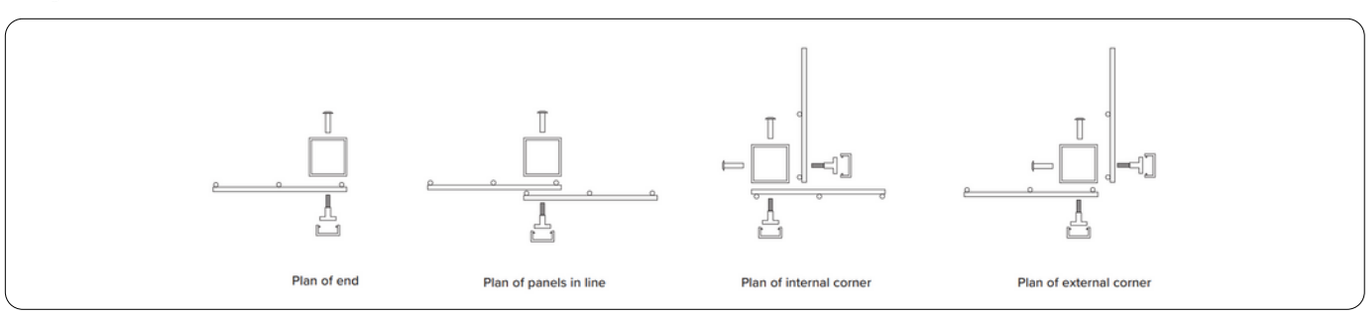
CLD Securus Lite S1

High security flat panel system

Product Technical Information

Standard	BS1722-14:2017 BS EN ISO 141:2009 BS EN 13438:2013 Secured By Design
Panel Type	Single layered mesh panel system. Profiled version also available.
Panel Width	2518mm
Wire Diameter	4mm
Mesh size	76.2 x 12.5 mm
Fixings	41mm x 21mm clamping channels and CLD SafeTFix hidden fixing system OR 30mm x 5mm full length clamp bar. Through bolt, security washer and non removable shear nut
Available Heights	1800, 2000, 2100, 2400, 3000mm (up to 5000mm)
Nominal Heights	1.8m to 5.0m
Finish	Polyester powder-coated to 60-80 microns or 160-200 microns with marine grade and metallics. Any RAL colour available
Top Edge Projection	30mm
Panel installation	Bottom of panel maximum 50mm above ground
Topping Options	Nil
Posts	SHS or RHS, galvanised after manufacture and polyester powder-coated to match fencing
Post Dimensions	Minimum 60mm x 60mm depending upon application
Post Centres	2440mm
Foundations	Set posts in holes minimum 450mm square x 950mm deep min. Note: Contractor/ client is responsible for the foundation size suitable for the ground conditions and fence height.
Warranty	Minimum of 15 years against manufacturing defects.

System Details



Disclaimer

Fencing should be installed in accordance with BS 1722-14. Every care has been taken to ensure that all information provided on this data sheet is accurate. CLD Fencing Systems Ltd reserves the right to change product specification at any time.
Please ensure that you have the latest information which can be found on our website or by contacting our team.

Document Reference - CLD_Securus_Lite_S1_DS_20230413