

PREPARED FOR

Novus Haus project NH-NW-260725l

SITE LOCATION

5 Fairwood Road, Manchester M23 9JR

ARBORICULTURAL METHOD STATEMENT

October 2026

Ref: UTM/2026/015/FWR-AMS Rev A

URBAN TREE MANAGEMENT

Document Control

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Site	5 Fairwood Road, Manchester M23 9JR
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Contents

1. Introduction....4
2. Scope and Relationship to the AIA and TPP....4
3. Responsibilities....4
4. Pre-commencement....4
5. Sequence of Operations....5
6. Protective Barriers and Construction Exclusion Zones....5
7. Ground Protection....6
8. Operations within Root Protection Areas....6
9. Above-ground Constraints....8
10. Site Facilities....8
11. Root Handling Procedure....8
12. Supervision and Monitoring....8
13. Contingency and Incidents....9
14. Post-construction....9
15. Landscaping and Replacement Planting....9
16. Contacts....9
17. Caveats, Author and Sign-off....10

1. Introduction

1.1 I have been instructed by Novus Haus to prepare an Arboricultural Method Statement (AMS) for the proposed extensions to the dwelling, the new low front boundary wall with gate and hedging, and the rear-garden pergola at 5 Fairwood Road, Manchester M23 9JR.

1.2 This AMS implements the conclusions of the Arboricultural Impact Assessment UTM/2026/015/FWR-AIA Rev A. Tree IDs, categories, RPAs and removals are as set out in that report. No removal, RPA incursion or protection method other than those assessed in the AIA is introduced here. If the design changes, the AIA and this AMS must be revised before work proceeds.

1.3 The planning application reference and any tree-related condition numbers had not been issued at the time of writing. If the permission carries a tree protection condition, this AMS is to be submitted to discharge it, and the condition reference is to be added at the next revision.

2. Scope and Relationship to the AIA and TPP

2.1 This AMS must be read with the Tree Protection Plan UTM/2026/015/FWR-TPP Rev A, which shows the protective barriers, the Construction Exclusion Zones (CEZ), the ground protection, the special engineering zone and the recommended pergola location. The TPP takes precedence over the text for positions; the text takes precedence for methods.

2.2 The trees directly affected by working methods are T009 (tree of heaven, third-party, front), T010 (holly, highway verge), T004, T005 and T006 (rear boundary) and T008 (beech, third-party, rear). T002 and G007 require barrier protection only. T001 and G003 are to be removed.

3. Responsibilities

- **Client / developer:** ensures this AMS and the TPP are passed to the principal contractor and are a contract document, and appoints the arboricultural consultant for the supervision set out in Section 12.
- **Principal contractor / site manager:** keeps a copy of the AMS and TPP on site, inducts all personnel and subcontractors in the tree protection requirements before they start, maintains the barriers and ground protection, and keeps the dated photographic record required in Section 12.
- **Arboricultural consultant (Urban Tree Management):** attends the pre-start meeting, signs off protection before work starts, attends at the hold points in Section 12, and advises on any incident or unforeseen root encounter.
- **Structural engineer:** designs the front wall, gate pier and return wall footings within the T009 RPA and the pergola post footings, in accordance with Section 8.

4. Pre-commencement

4.1 A pre-start meeting is to be held on site between the site manager and the arboricultural consultant before any works, including demolition, site clearance or delivery of materials. The meeting will confirm the barrier and ground protection positions, the site compound and storage areas, the access route, the sequence of operations and the supervision hold points. Agreed matters are to be recorded in writing.

4.2 Tree works are to be carried out to BS 3998:2010 by a competent arboricultural contractor before any other operation:

- **T001 eucalyptus:** fell to ground level. Sectional dismantling is required because of the adjacent dwellings and the limbs over the roof. Grind or cut the stump flush; do not winch it out where this would disturb the RPA of T002.
- **G003 leylandii and laurel:** fell to ground level and grind the stumps. Stump grinding within the RPAs of T004 and T008 is to be limited to a depth of 150 mm, with no excavation of the root plate.
- **T009 tree of heaven:** crown lift to 4.0 m above ground over the frontage, subject to the written agreement of the owner of No. 3. Cuts to be made at branch unions to BS 3998:2010. If agreement is not given, only branches overhanging the site may be cut back to the boundary.

4.3 Nesting birds are protected. Tree and hedge works should take place outside the main nesting season (March to August inclusive) or follow a check by a suitably experienced person immediately before work starts.

4.4 Protective barriers and ground protection are to be installed before any materials, plant or machinery arrive on site. The arboricultural consultant is to inspect them and confirm in writing that they are acceptable before construction begins.

5. Sequence of Operations

No.	Operation	Trees affected	Protection in place	Supervision trigger
1	Pre-start meeting; tree works (T001, G003, T009 crown lift)	T001, G003, T009, T002, T004, T008	None yet; works by arboricultural contractor	Pre-start meeting (attendance)
2	Install barriers and ground protection boards over drive	All retained	Barriers per TPP; boards over drive within T009 RPA	Written sign-off before construction (attendance)
3	Extension construction: excavation, foundations, superstructure, scaffold	T002, T006 (barrier); G007 (hand-dug trench at RPA edge)	Barriers and boards in place	Hold point: foundation trench within G007 RPA (attendance or photographic record)
4	Front wall, gate pier and NE return wall footings	T009, T010	Barriers; boards; special engineering zone	Hold point: first excavation within T009 RPA (attendance)
5	Barrier removal (front) and hedge planting in the grass strip	T009	Hand tools only	Photographic record
6	Barrier removal (rear); pergola post footings in recommended location	T004, T005, T006, T008	Hand-dug footings; no plant	Hold point: setting out of post positions (attendance or photographic record)
7	Soft landscaping and replacement planting; removal of boards	All retained	—	Final inspection and sign-off (attendance)

6. Protective Barriers and Construction Exclusion Zones

6.1 Protective barriers are to be erected on the alignments shown on the TPP. The specification is BS 5837:2012 Figure 2: a vertical and horizontal scaffold framework, braced and secured to resist impact, with weldmesh panels fixed to it at not less than 2.0 m high. The rear-garden CEZ protects T002, T004, T005, T006, G007 and the part of the T008 RPA within the site. The front CEZ protects the eastern grass strip and the remaining soft ground within the T009 RPA.

6.2 Where the barrier runs along an existing boundary fence, the fence forms the remaining edge of the CEZ. No part of a boundary fence is to be removed or replaced during construction within a CEZ.

6.3 Each barrier is to carry signage reading "Construction Exclusion Zone — No Access". Barriers are to remain in place until all construction is complete, except where Section 5 phases their removal for specified operations. They are not to be moved or removed without the written agreement of the arboricultural consultant.

6.4 Within a CEZ, no storage of materials or spoil, no vehicle or plant movement, no mixing or washing out, no fires, no changes in level, no service trenching and no attaching of signs or cables to trees are permitted.

7. Ground Protection

7.1 The existing driveway within the T009 RPA (a concrete strip with slabs set in grass) is to be retained in situ for the duration of the works. It is not to be lifted, broken out, excavated or resurfaced. Because it is not a continuous hard surface, it is to be overlaid with proprietary interlinked ground protection boards on a compression-resistant layer over geotextile across the extent shown on the TPP, before plant or deliveries use the frontage.

7.2 The boards are rated for pedestrian-operated plant up to 2 t. Delivery vehicles and any wheeled or tracked plant over 2 t are not to cross the T009 RPA unless the board specification has been confirmed for the actual loading and agreed in writing with the arboricultural consultant. Before work starts, the contractor is to provide details of the plant and delivery vehicles to be used.

7.3 The boards are to be removed by hand at Phase 7. The existing drive surface is then to be left as found.

8. Operations within Root Protection Areas

Front boundary wall, gate pier and north-east return wall (T009, T010)

8.1 The eastern end of the front wall, the east gate pier and the north-east return wall fall within the T009 RPA, in the special engineering zone shown on the TPP. The architect has confirmed that gate piers will be positioned away from the tree. Any pier or wall section that remains within the RPA is to be constructed as follows:

- Footing positions are to be set out on site and agreed with the arboricultural consultant before excavation.
- Excavation within the RPA is to be by hand or air spade only. No mechanical excavation is permitted.

- Roots smaller than 25 mm diameter may be cut cleanly with sharp secateurs or a handsaw. Roots of 25 mm or more are to be retained, wrapped in damp hessian, and the footing position adjusted or the wall bridged over them.
- Footings are to be the structural engineer's root-bridging design (pad or mini-pile with a lintel or ground beam spanning between) and are not to be continuous strip footings. Concrete is to be placed in a polythene liner to prevent cement leachate entering the soil.
- No storage of bricks, blocks, sand or mortar within the RPA except on the ground protection boards.

8.2 The western end of the front wall lies at the edge of the nominal RPA circle of T010. The wall footing in this section is to be hand-excavated, with the root procedure in Section 11 applied.

Rear extension foundation at the edge of the G007 RPA

8.3 The south-west part of the rear extension footprint enters the edge of the RPA of group G007. Within the RPA as shown on the TPP, the foundation trench is to be excavated by hand. Roots smaller than 25 mm may be cut cleanly. Roots of 25 mm or more are to be retained and protected, and the arboricultural consultant contacted, so that the engineer can bridge them if required. Spoil is not to be placed within the RPA, and the CEZ barrier is to remain in place on the RPA side of the trench throughout.

8.4 Scaffold for the rear extension is to stand outside the RPAs of T006 and G007, or on ground protection boards where that is unavoidable. Branches of T006 and G007 are not to be cut back for scaffold access without the agreement of the arboricultural consultant.

Hedge planting in the eastern grass strip (T009)

8.5 The grass strip is to remain soft ground. Hedge plants are to be planted by hand into individual pits no larger than the root ball, with no rotavation, no stripping of turf by machine and no importing of soil to raise levels. Roots of 25 mm or more encountered in a pit are to be retained and the pit moved.

Pergola (T004, T005, T008)

8.6 The pergola is to be sited within the recommended location shown on the TPP, clear of the stems and crowns of T004 and T005 and of the T008 crown. It is to be a post-supported structure with individual footings designed by the engineer. A slab, continuous footing or hard base is not permitted within any RPA. Any surfacing beneath the pergola within an RPA is to be a permeable, no-dig surface laid on existing ground level without excavation.

8.7 Post holes within the RPAs are to be dug by hand. Each post position is to be moved where a root of 25 mm or more is encountered. Post footings are to use ground screws or concrete placed in a liner. The structure is to be lightweight enough to be carried in by hand, and no plant is to be used within the RPAs.

Services and drainage

8.8 No services or drainage runs are shown on the drawings. All new runs are to be routed outside the RPAs of retained trees. If a run within an RPA proves unavoidable, it is to be agreed with the arboricultural consultant beforehand and installed by trenchless methods

or by hand or air-spade excavation, retaining roots of 25 mm or more, in accordance with BS 5837:2012 and NJUG Volume 4.

Demolition, level changes and existing surfaces

8.9 No demolition or level change is proposed within any RPA. The existing paved side passage along the eastern side of the dwelling is to be retained. If it has to be lifted for the works within the RPA of T002, it is to be lifted by hand and relaid on its existing formation without excavation.

9. Above-ground Constraints

9.1 Height poles / vertical clearance: after the crown lift, the clearance beneath T009 over the frontage access is 4.0 m. Delivery vehicles, skips, scaffold and plant using the frontage are to remain below that height. Any need for greater clearance is to be agreed with the arboricultural consultant before arrival; no branch is to be cut or torn by vehicles.

9.2 Scaffold for the rear extension is to be erected outside the CEZ. Where it must be positioned within an RPA, it is to stand on ground protection boards. No branch of a retained tree is to be removed for scaffold access without the agreement of the arboricultural consultant.

9.3 No crane or long-reach plant is anticipated. If one is required, its slewing radius is to be checked against the crowns of T008 and T009 before it is mobilised.

10. Site Facilities

10.1 The site compound, materials storage, skips, welfare facilities, parking, cement mixing and washing out, and fuel storage are all to be located outside the RPAs and CEZs shown on the TPP. On this site, that means the western part of the front lawn outside the T010 RPA and outside the T009 RPA, and the rear garden outside the CEZ. Washing out is to drain away from all RPAs. No fires are permitted on site.

11. Root Handling Procedure

- If roots are found outside the operations described in Section 8, work in that area is to stop and the arboricultural consultant is to be contacted.
- Roots smaller than 25 mm diameter may be cut cleanly with sharp secateurs or a handsaw. They are not to be torn or crushed.
- Roots of 25 mm or more are not to be cut without the written agreement of the arboricultural consultant.
- Exposed roots are to be wrapped in damp hessian immediately and kept moist until they are covered, and backfilled with topsoil or sharp sand the same day where possible.
- No cement, chemicals or fuel are to come into contact with roots.

12. Supervision and Monitoring

12.1 Arboricultural attendance is required at the following hold points. At each stage, the site manager is to keep a dated photographic record that shows the protection in place and the method being followed. This record is to be retained and made available to the LPA

on request, and may be relied on as compliance evidence where attendance is not specified.

Stage	Attendance / record	What is inspected and recorded
Pre-start meeting	Attendance	Barrier and ground protection positions, compound location, access route, sequence; written record
Protection installed	Attendance and written sign-off	Barriers to Figure 2 specification, signage, ground protection boards over drive
Construction (Phase 3)	Photographic record (weekly)	Barriers intact and in position; no storage in CEZs
Foundation trench within G007 RPA (Phase 3)	Attendance or photographic record	Hand excavation, roots retained and protected
First excavation within T009 RPA (Phase 4)	Attendance	Hand/air-spade dig, root findings, footing positions, liner
Hedge planting (Phase 5)	Photographic record	Hand planting, no rotavation
Pergola set-out and post holes (Phase 6)	Attendance or photographic record	Location within recommended area, hand-dug holes, roots retained
Completion (Phase 7)	Attendance	Condition of retained trees, removal of protection, soil condition, replacement planting

13. Contingency and Incidents

13.1 Any damage to a retained tree, a breach of a barrier, a spillage within an RPA or unauthorised entry into a CEZ is to be reported to the arboricultural consultant on the same day. Work in the affected area is to stop until advice is given. Spillages are to be contained immediately using a spill kit kept on site. Remedial measures, which may include soil decompaction, root treatment or pruning to BS 3998:2010, will be specified by the arboricultural consultant, and the incident is to be recorded.

14. Post-construction

14.1 Barriers and ground protection are to be removed only at the stages set out in Section 5, by hand, without plant entering the RPAs. After removal, the arboricultural consultant will inspect the retained trees and the soil within the RPAs. Where there is compaction, decompaction is to be carried out by air spade or hand fork as specified at that inspection. Completion will be confirmed in writing.

15. Landscaping and Replacement Planting

15.1 Three replacement trees of UK or Irish native provenance (for example rowan, field maple or wild cherry), at 10–12 cm girth to BS 8545:2014, are to be planted in the first planting season after completion. They are to be planted outside the RPAs of retained trees, in the rear garden or the western part of the front lawn. Front boundary hedging is to be predominantly native. All planting is to be maintained for two years, with failures replaced.

16. Contacts

Role	Contact
Arboricultural consultant	Carl Riva, Urban Tree Management NW Ltd — T 0800 222 9529, M 07765 858090, www.urbantreemanagement.co.uk
Architect / client	Novus Haus — info@nhhome.co.uk

Role	Contact
Principal contractor	To be named at the pre-start meeting and recorded in the meeting note
Local Planning Authority	Manchester City Council

17. Caveats, Author and Sign-off

17.1 This AMS is based on the AIA, the survey of 3 October 2026 and the architect's drawings listed in the AIA. Tree positions are GPS-derived (tolerance approximately ±0.5–1.0 m) and are to be verified on site before barriers and footings are set out. Engineering design remains the responsibility of the structural engineer; this AMS sets out arboricultural working methods only. Recommendations are valid for one year from the date of this document unless otherwise stated.

17.2 This method statement has been prepared by Carl Riva (Dip Arb ABC L6, MArborA, QTRA) of Urban Tree Management.

Tree inspection, report prepared, authorised, and signed by:

Carl Riva
Dip Arb ABC L6, MArborA (Professional Member, Arboricultural Association)
QTRA | LANTRA Professional Tree Inspection
Date: 09/10/2026

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