

Arboricultural Method Statement



**Tyler
Grange**

Prestwich Village
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Section 1: Overview

- 1.1. This Arboricultural Method Statement (AMS) has been prepared by Tyler Grange Group Limited (TG) on behalf of The Prestwich Regeneration LLP to discharge the associated planning condition of full planning permission Ref: 70449, submitted to Bury Council. The Condition reads:

"Tree Protection and Arboricultural Method Statement AMS: Notwithstanding the submitted details, no development shall take place (including ground works, vegetation clearance) on either phase of the development hereby approved until:

- (i) A detailed Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP), in accordance with British Standards BS 5837:2012 have been submitted to and approved in writing by the Local Planning Authority;*
- (ii) tree protection fencing has been erected in accordance with the details shown on the approved TPP, and;*
- (iii) the Local Planning Authority has been notified in writing of the erection of the Tree Protection Fencing and its full implementation in accordance with the approved TPP.*

The tree protection provisions set out in the AMS shall be fully implemented and the tree protection fencing shall be retained, in the locations and to the standard shown on the TPP, for the duration of the construction period and no works shall take place and nothing shall be stored within the area enclosed by the Tree Protection Fencing until demolition and construction works have ceased.

Reason: A pre-commencement condition is required to ensure that adequate measures are put in place to protect existing trees which are to be retained as part of the development before any construction works commence, in the interests of visual amenity and to safeguard the ecological value provided by the trees on the site in accordance with the requirements of Policy EN1/2 - Townscape and Built Design and EN8/2 - Woodland and Tree Planting of the Bury Unitary Development Plan, Policy JP-G8 of the Places for Everyone Plan and the National Planning Policy Framework."

- 1.2. The purpose of this AMS is to detail the procedures for tree removal and tree protection during the site preparation and construction phases of the development in accordance with the planning condition and industry best practice. This report has been guided by the recommendations of the British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendations' (BS5837).
- 1.3. The limitations of the tree survey and this report are set-out at Appendix 4.

Site and Tree Survey

- 1.4. A pre-development tree survey of the entire site, bound by the application boundary shown on the Indicative Phasing Frametime plan (207-JMA-MP-00-DR-A-001311), included as Appendix 5, was completed in June 2023 in accordance with BS5837 to support the full planning application. Since then, a verification tree survey for the Phase 1A area has been completed on the 26th June 2024. The findings for each of the trees surveyed during this visit are detailed in the Tree Survey Schedule (See Appendix 1) and the accompanying Tree Constraints Plan (See Plan 1). The Tree



Survey Schedule provides a record of each survey entry, including tree reference numbers, species, tree and root protection area (RPA) dimensions, life stage, physiological and structural condition, and arboricultural value.

Statutory Designations Relating to Arboriculture

- 1.5. There are no statutory designations relevant to arboriculture present at the site whether in the form of Tree Preservation Orders (TPO), Conservation Areas, Ancient Woodland, or other woodland Habitats.

Section 2: Arboricultural Method Statement

- 2.1. The Plans and Appendices contained within this AMS must be read in conjunction with this report. These include:
- Tree Retention, Removal and Pruning Plan (TRRPP) (See Plan 2) – details the trees to be retained, removed and pruned.
 - Tree Protection Plan (TPP) (See Plan 3) – details the protection measures for retained trees, including working within the RPAs.
 - Arboricultural Work Audit (AWA) (See Appendix 3) – details a schedule of specific site events requiring input or supervision from a qualified arboricultural consultant.
- 2.2. Furthermore, this report should be read in conjunction with the previously prepared Arboricultural Addendum Note (ref: 15807_R05a) which was produced to prescribe the necessary tree removal and pruning requirements based on the finalised Multistorey car park (MSCP) arrangement and proximity with the site's perimeter for trees located off-site on Transport for Greater Manchester (TfGM) land.
- 2.3. This AMS details the following key areas of work relation to trees during the site preparation and construction phases:
- AMS01 - Timing of Works and Site Monitoring Requirements
- AMS02 - Tree Removal and Pruning Works
- AMS03 - Tree Protection Fencing
- AMS04 - Ground Protection
- AMS05 - Works within Root Protection Areas (RPAs)
- AMS06 - General Site Precautions
- AMS07 - Procedures for Incidents
- 2.4. The TPP (See Plan 3) shows the Root Protection Areas (RPAs) and canopy spread of retained trees following the removal and pruning of selective trees detailed on the TRRPP (Plan 2) and as prescribed fully within the aforementioned R05a - Arboricultural Addendum report. The RPA signifies the area that must be protected during the construction works to avoid harm to the rooting environments of trees. Where development and site works occur within RPAs or close the tree branches, there are mitigative measures and protocols that must be adhered to as detailed within this document. Unless otherwise stated within this document, within the areas protected by tree protection barriers the following shall apply:
- No excavation
 - No lowering of levels
 - No storage of plant or materials
 - No vehicular access

- No fire lighting
- No parking
- No welfare facilities
- No substances harmful to the environment or trees health shall be stored adjacent to or allow to flow into tree protection areas. This includes all fuels, oils, bitumen, cement storage towers and washing arear, building sand, salt or any other chemicals.
- No fires shall be lit in within 15m of the trees canopy.

AMS 01 – Timing of Works and Site Monitoring Requirements

Timing of Works

- 2.5. The development must be carried out in the following order unless otherwise agreed in writing with the LPA. Each step must be completed in accordance with this document and before moving onto the next:
- 1) Tree removals and pruning works.
 - 2) Tree protection fencing installed.
 - 3) Site accessible to plant and construction traffic.
 - 4) Site clearance and groundworks (cut and fill).
 - 5) Construction.
 - 6) Removal of tree protection fence.
 - 7) Soft landscape operations.

Arboricultural Site Monitoring

- 2.6. Site monitoring by an appropriately qualified Arboriculturist will be undertaken as set-out within the AWA (See Appendix 3). This includes the following key work stages:
- Pre-commencement meeting;
 - Tree removals and pruning;
 - Installation and signing off of tree protection barriers once erected; and
 - Works within RPAs and correct ground protection positionings.
- 2.7. It is the responsibility of the Site Manager to request (with sufficient notice) the attendance of an Arboricultural Consultant to oversee the work as detailed above. It is not the responsibility of Tyler Grange to enforce site monitoring works throughout the course of the development. A copy of the Works Audit and supporting photographic evidence will be completed by the appointed Arboricultural Consultant and issued to the client. Reporting to the LPA's Arboricultural Department will be the responsibility of the client following the completion of each task.

AMS 02 – Tree Removal and Pruning Works

- 2.8. Trees to be removed or pruned will be clearly identified on-site (via spray marking / taping / tagging as required) to avoid erroneous tree works. The appointed Arboricultural Consultant will be contacted if there is any uncertainty on trees to be removed or pruned.
- 2.9. Tree removals and pruning works will be carried out prior to the installation of tree protection barriers. Guidance will be sought from the appointed arboricultural consultant where tree removal works are to be phased and / or completed after the installation of tree protection fencing.
- 2.10. A geocoordinate AutoCAD file of the TRRPP is available upon request which can be used by a surveyor to mark out the extent of tree removals.
- 2.11. Tree works must be undertaken in accordance with BS3998:2010 by a competent tree contractor and should avoid the main nesting season for birds between 1st March and 31st August each year. If such timescales are unachievable, the advice of an ecologist will need to be sought to determine any further necessary protective and precautionary working measures to avoid disturbance to nesting birds and other wildlife.
- 2.12. The tree surgery contractor is responsible for carrying out any relevant health and safety risk assessment, and insurance, prior to any tree work being carried out.
- 2.13. No trees to be retained shall be used for anchorage or winching purposes during the

Tree Removals

- 2.14. The TRRPP (See Plan 2) identifies trees to be retained and removed. Trees to be removed are shown with a red dashed canopy outline. The removals will be restricted to and must follow the procedures as listed in Table 1 below.

Table 1. Tree Removals and Procedures

Tree Number	Removal Procedures
T45.3, T45.4	Fell to ground level, grind out stump. Total of 2no. trees, as shown on the TRRPP.
T45.6- T45.17	Fell to ground level, grind out stumps. Total of 12no. trees, as shown on the TRRPP.
T45.20, T45.23	Fell to ground level, grind out stumps. Total of 2no. trees, as shown on the TRRPP.
T42, T43, T44	Fell to ground level, grind out stumps. Total of 3no. trees, proposed for removal as per the approved TRRP (Ref: 15807_P02) appended to the AIA produced in support of the full planning application.

- 2.15. Particular care is required when removing the trees established within cohesive groups to avoid damage to the retained tree cover. This is relevant for removals within close proximity to retained trees T45.2, T45.5, T45.18, T45.19, T45.21, T45.22, and T45.24 to T45.27, located off site beyond the eastern site perimeter within TfGM ownership.
- 2.16. The remaining stump from T45.4 is within the RPA of retained tree T45.5 and must be carefully cut flush to ground level and left in situ or ground out as opposed to pulled out with a machine. This is required to avoid up-rooting and disturbing the rooting environment of the adjacent retained RPA.

Tree Pruning

- 2.17. The TRRPP (See Plan 2) identifies trees to be pruned with a pink hatch fill. The pruning specifications have been carefully calculated based on the MSCP construction and associated piling rig height and width clearance requirements. The pruning works will be restricted to and must follow the procedures as listed in Table 2 below, which is extracted from Table 1 from the report - R05a Arboricultural Addendum.

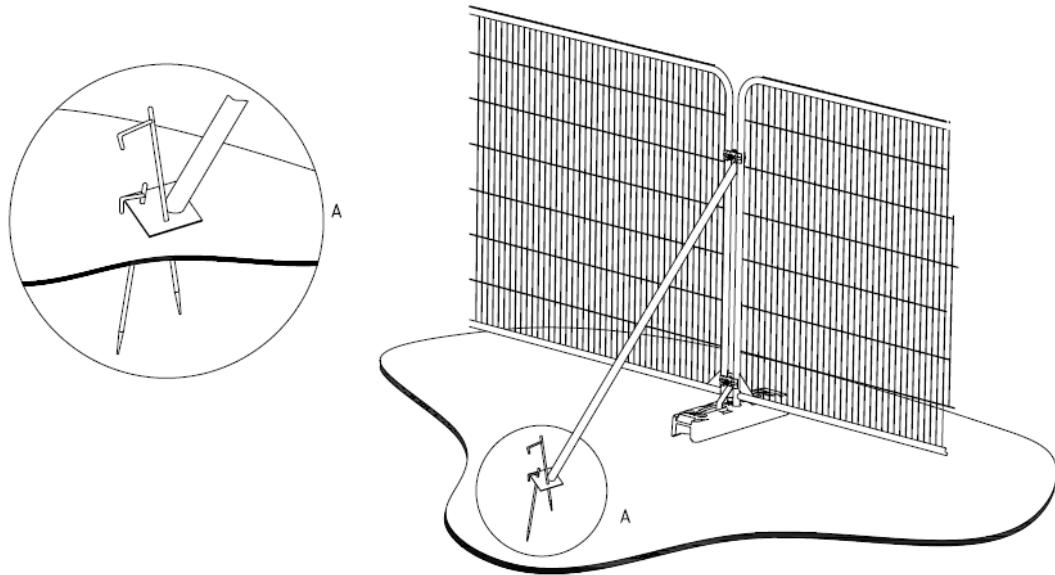
Table 2. Tree Pruning Works

Tree Number	Pruning Procedures
T45.1	Crown reduction pruning by up to approximately 1.7m on the wester canopy extent for the entire tree height.
T45.2	Crown reduction pruning by up to approximately 1.3m on the wester canopy extent.
T45.5, T45.22, T45.25, T45.26	Crown reduction pruning by up to approximately 1.5m on the wester canopy extent.
T45.18	Upper canopy façade reduction pruning by up to approximately 2.8m on the western canopy extent, between the lowest point of the canopy up to the total tree height.
T45.19	Pruning of selected branches at suitable branch junction points as detailed within Appendix 6 of the Arboricultural Addendum report (R05a).
T45.24	Crown reduction pruning by up to approximately 0.5m on the western canopy extent.
T62	Crown reduction pruning by up to approximately 1m on the southern canopy extent, however tree removal should be undertaken if deemed more appropriate subject to on-site supervision and or monitoring from the project arboriculturist prior and during the construction works.
T63	Crown reduction pruning by up to approximately 1.5m on the southern canopy extent, however tree removal should be undertaken if deemed more appropriate subject to on-site supervision and or monitoring from the project arboriculturist prior and during the construction works.

AMS 03 – Tree Protection Fencing

- 2.18. Tree protection fencing must be installed to protect the roots, trunks and branches of retained trees from damage.
- 2.19. Tree protection barriers will be fully installed before the arrival of any plant or construction activity on-site. The barriers will serve to prohibit any access into the RPAs, and unless otherwise stated in this AMS, tree protection barriers will remain in place for the duration of the construction phases until the work is deemed completed.
- 2.20. The TPP (See Plan 3) identifies the location of the tree protective fencing. To ensure accurate positioning and to avoid costly adjustments, the tree protection fence must be set out by a surveyor with all node points being marked clearly on site for the fencing contractor to work to. A geocoordinate AutoCAD file of the TPP is available upon request.

- 2.21. The fencing will comprise a hybrid specification formed of heras panels stabilised in base plates secured with ground pins and angled tubes spaced on the panel connections which will be secured to the ground with pins behind the panels. The angled tubes ensure the fencing cannot be easily moved and is able to resist accidental impacts during construction.



a) Stabilizer strut with base plate secured with ground pins

- 2.22. Stages for installing Tree Protection Fence are as follows:
- 1) Clearance of vegetation (where required) to allow working access to install the protection fence;
 - 2) Setting out of fencing node points or spray marked by an appointed arboricultural consultant;
 - 3) Fence is installed and signs installed;
 - 4) Appointed Arboricultural Consultant attends site to inspect protection fence; and
 - 5) Site accessible to construction traffic.
- 2.23. Special attention is essential in maintaining the protective barriers during the piling rig operations and construction phases occurring in close proximity to the retained trees, so that they remain rigid and fit for purpose as intended. Protective barriers will be inspected frequently and repairs shall be made immediately where required.
- 2.24. All-weather notices will be attached to the barriers with words such as 'Construction Exclusion Zone – No Access' (See signage example at Appendix 2).
- 2.25. Any alterations to the tree protection fence otherwise as stated within this AMS must only be completed under the guidance of a suitably qualified arboricultural consultant.

AMS 04 - Ground Protection

- 2.26. The TPP identifies the location of the ground protection required in the RPAs of trees T45.5, T45.18 and T45.19. The ground protection will be fully installed before the arrival of any plant (including piling rigs) or construction activity on-site.
- 2.27. The location of tree protection fencing has been carefully aligned to provide sufficient working area during the construction. Ground protection matting of a suitable load-bearing specification will be used to protect the soil volume during the piling rig operations. Note; the ground matting does not need to span the entire width (between the pile locations and the tree protection fence) due to the removal of existing surfacing and the installation of new surfacing which will occur adjacent, as shown on the TPP.
- 2.28. An example suitable ground matting specification could be trakmats' EuroTrak® Heavy Duty Access Mats rated for 60 Tonnes, as illustrated below which would be appropriate for use on slightly sloped topography which is the case within the western RPA extents of retained trees requiring this protection.



AMS 05 - Works within Root Protection Areas (RPAs)

- 2.29. The TPP shows the RPAs of retained trees. This signifies the area that must be protected during the construction works to avoid harm to the rooting environments of trees. Where development and site works occur in these areas, there are mitigative measures and protocols to adhere to as detailed within the document.

Removal of Existing Hard Surfacing within RPAs

- 2.30. The TPP identifies areas of existing hard surfacing within RPAs that require removal as part of the site preparation works (denoted by a solid pink hatch). This includes the removal of the current asphalt (HRA) surface and sub-base material within the RPAs of T45.1, T45.18, T45.25, T45.26, and T45.27.
- 2.31. The removal of surfaces from RPAs will adopt the following protective measures:
- 1) The works will be completed under the supervision of a qualified arboricultural consultant;
 - 2) Protection fencing may be temporarily removed / repositioned to provide access, if required;

- 3) Ground boarding will be placed over parts of the RPA that are not surfaced and where access is required. Any machine use must be operated on hard surfaced ground or as a last resort on soft-ground which is protected by ground protection boards as detailed within this document;
- 4) Any machine should work backwards over the area to prevent damage to any exposed RPA;
- 5) The surface will be sensitivity removed, breaking-up the top layer using hand-held breakers or small excavator and avoiding aggressive excavation into the lower sub-bases or soil layers where roots may be present;
- 6) Where possible, any existing sub-base will be left in situ / made good if new surfacing is to be laid;
- 7) Kerbs and haunching will be retained and utilised for re-surfacing where applicable. Kerbs and haunching to be removed must be 'peeled back' from their position away from the tree with a small machine. Any lodged haunching will be broken up and removed by hand. No excavation will occur behind the kerb line (towards the tree) where tree roots may be present;
- 8) If the removal sub-base material is required, this will be undertaken by hand to avoid any damage to tree roots. Any tree roots identified will be retained where possible. Small roots measured under 25mm in diameter may be cleanly pruned back if required. Roots measured over 25mm must be retained and the appointed Arboricultural Consultant will review the significance of the root(s) to the tree's health and stability before potentially severing;
- 9) The newly exposed soil and any exposed roots will be covered with up to 100mm of topsoil extract from elsewhere on the site. Soil may be placed in the area by plant sited outside the RPA and spread by hand; and
- 10) Tree protection fencing to be reinstated in final positions as shown on the TPP.

Excavations and New Surfacing within RPAs

- 2.32. The TPP identifies where excavation is required within RPAs for construction purposes. This includes excavation required for the installation of new surfacing types, detailed on the proposed hardworks drawing (Ref: 17300-PLA-P1-XX-D-L-1000_Hardworks_04.Tender_P03), included as appendix 7 of this report.
- 2.33. New surfacing laid within the RPA of T45.1 comprises HRA surfacing (P2). For T45.5, T45.18, T45.19, T45.21, T45.22, and T45.25 surfacing will comprise loose gravel with a weed membrane and permeable MOT subbase (P4). For T45.25, T45.26 and T45.27, surfacing will comprise natural stone paving with a suitable subbase (P1).
- 2.34. The material specifications detailed above will involve varying depths of excavation into untouched soil volumes within RPAs; with P2 and P1 expected to require larger excavation depths compared P4 surfacing which should be more innocuous. However, in all instances the works will be carried out in accordance with the following measures:
 - 1) The works should be completed under the supervision of a qualified arboricultural consultant;
 - 2) Protection fencing will be temporarily removed / repositioned to provide access;
 - 3) Identify area for excavation, mark out with pegs or spray paint;

- 4) Remove hard surface if necessary (see relevant section of this report);
- 5) Excavation within the RPAs will be carried out using hand-held tools where appropriate;
- 6) A light-weight machine will only be used as a last resort and at the discretion of the supervising Arboriculturist (typically for the removal of hard surfacing and imbedded rocks/rumble. The machine will be operated outside the RPA and where this is not possible ground protection must be laid in accordance with this document;
- 7) Single roots smaller than 25mm will be cleanly pruned back using a suitable sharp hand tool. Cleanly sever roots with bypass secateurs, loppers or pull cut saw at right angles to root. Avoid tearing or ripping the root;
- 8) Roots found over 25mm and where occurring as clumps will be not be immediately pruned back, the appointed supervising Arboriculturist will record the size and nature of the root, determine its significance to tree health, and specify proceedings accordingly;
- 9) Exposed roots will be covered with topsoil or a hessian sack to avoid root desiccation;
- 10) Due to the highly alkaline leachate produced during the curing of wet concrete, concrete should not be poured within the RPA unless an impermeable liner has been installed.
- 11) Backfill as soon as possible to cover cut root ends.

Installing of boundary fencing within RPAs

- 2.35. At no point is plant machinery to be sited on exposed ground within RPAs.
- 2.36. It is anticipated that new boundary fencing will be reinstated along the site's eastern perimeter to replace the existing metal fencing that marks the boundary between the site and TfGM land. The existing fence is expected to be removed in full to facilitate the construction of the MSCP.
- 2.37. Installing fence posts within the RPAs of trees will adopt the following tree protection measures / stages:
 - 1) Remove Tree Protection Fence to allow access to area;
 - 2) Dig post holes using hand tools, avoiding damage to the bark covering larger roots. Roots smaller than 25mm diameter may be pruned back using either secateurs or a hand saw, leaving a clean cut;
 - 3) Damage or severance of roots above 25mm diameter must be avoided. If roots of this size are discovered, the hole should be relocated. If there are a large number of such roots it may be necessary to relocate the hole by half a fence panels length and adjust the fence panels accordingly;
 - 4) Line holes with non-porous membrane to prevent concrete leaching into soil;
 - 5) Insert post and fill post hole with concrete to ground level; and
 - 6) Install infill panel.

Soft landscaping within RPAs

- 2.38. All landscaping and associated ground preparation within RPAs will be carried out sensitively to ensure root damage is mitigated as much as is practicable. At no time is any heavy plant to be used within any protected area. Soft landscaping comprising planting mix 1 is required within the RPAs of T45.1, T46, T55, T62, T63, and G56. Planting mix 2 with rain garden features are required within the RPAs of T45.26 and T45.27.
- 2.39. Removal of existing vegetation will be carried out by hand, comprising small trees (<75mm), scrubby vegetation and organic matter (leaf litter), providing the necessary ecological checks have been completed.
- 2.40. Soft Landscaping operations within RPAs will be conducted when no plant machinery is to be working on the site for the remainder of the build.
- 2.41. No Rotovators are to be used within the RPAs of retained trees.

New Planting

- 2.42. Should the existing soil be compacted or have a poor structure which may hinder the development of any new planting, soil decompaction techniques may be used upon consultation with the project arboriculturist.
- 2.43. Planting operations within the RPAs of trees will adopt the following tree protection measures / stages:
- 1) Remove Tree Protection fence to allow access to area;
 - 2) Remove existing vegetation by hand;
 - 3) Do not reduce any high spots or excavate in any way;
 - 4) With the use of a wheelbarrow Import good quality topsoil into the area. level to a depth no more than 100mm with hand tools;
 - 5) Dig individual planting pits for each plant by hand (including hedging which must not be trench planted); and
 - 6) Any mulch should also be imported and spread by hand.

AMS 06- General Site Precautions

- 2.44. The following points must be observed during both advanced works and the construction process:
- The site compound area must be established outside of the unprotected RPAs prior to undertaking any construction works on-site, inclusive of any areas for materials storage, contractor parking and mixing must also be established outside of the RPAs. The welfare location is shown on the appended plan (Ref: 17300-JMA-P1-XX-SK-A-SK0004), and is located away from the MSCP development area. No trees to be retained within the site-wide scheme will be impacted due to the compound location.
 - No fires will be lit on-site;

- Cutting down, uprooting, damaging or otherwise destroying any retained tree is prohibited;
- No access will be permitted inside RPAs unless under the guidance of a suitably qualified arboricultural consultant or otherwise stated within this AMS;
- No materials, equipment or debris will be stored within the RPA at any time unless otherwise stated within this AMS;
- If during demolition or construction, there are any excessive levels of dust build-up on retained trees then trees must be hosed down immediately with a clean water supply;
- Notice boards, telephone wires or other services must not be attached to any part of retained trees;
- Materials which will contaminate the soil (e.g. concrete, cement, chemical toilets, diesel oil, vehicle washings etc.) must not be permitted within, or close to RPAs of retained trees. Consideration must be given to any sloping ground on-site to ensure that contamination of soil in the RPA would not occur if there were spillage, see page or displacement elsewhere on-site. To avoid any associated damage or injury occurring to the trees as a direct result of contact with contaminants, works including cement mixing, re-fuelling and tool or machine washing will not be permitted within 20m uphill of any retained tree and
- Contamination of the soil by fuel and lubricant leaks must be avoided at all costs. If such a situation arises the project arboriculturist must be notified to assess the situation and prescribe remedial measures.

AMS 07 - Procedures for Incidents

2.45. If any breach of the approved tree protection measures occurs:

- The site manager must be informed immediately;
- The Local Planning Authority Tree officer (or other Planning Officer) must be informed, as well as the appointed project Arboriculturist at the earliest opportunity;
- Swift action must be taken to halt the breach and prevent any further breaches; and
- All preventative action and details of agreed remedial works must be recorded and reported to the LPA.

Appendix 1: Tree Survey Schedule



Tree Number	Common Species Name	Height (m) and Crown Clearance (m)	Trunk Diameter (mm) and stem count	Crown Spread (m)				Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T42	Rowan (Sorbus aucuparia)	4.5(2)	75(1)	1.50	1.50	1.50	1.50	no data	Semi Mature	Fair	Fair	C2	Declining in health and condition. Low quality and value. Kerb close to stem base. Roots restricted by hard surface.	.9	3
T43	Rowan (Sorbus aucuparia)	5(2)	120(1)	1.50	1.50	1.50	1.50	no data	Semi Mature	Good	Fair	C2	Declining in health and condition. Low quality and value. Kerb close to stem base. Roots restricted by hard surface.	1.4	7
T44	Rowan (Sorbus aucuparia)	6(2)	160(1)	2.00	2.00	2.00	2.00	no data	Semi Mature	Good	Fair	C2	Moderate quality, but of reduced value due to small size. Kerb close to stem base. Roots restricted by hard surface.	1.9	12
T46	Ash (Fraxinus excelsior)	6(1.5)	150(1)	2.00	2.00	2.00	2.50	no data	Semi Mature	Fair	Good	C2	Low quality and value. Inaccessible. Self-seeded.	1.8	10
T55	Ash (Fraxinus excelsior)	6(1.5)	150(1)	2.00	2.50	1.00	2.00	no data	Semi Mature	Fair	Good	C2	Low quality and value. Inaccessible. Self-seeded.	1.8	10
G56	Ash (Fraxinus excelsior), Wild Cherry (Prunus avium)	5(1)	130(1)	2.00	2.00	2.00	2.00	no data	Semi Mature	Fair	Good	C2	Low quality and value. Self-seeded group of stems. Part of linear group.	1.6	8
T45.1	Salix caprea (Goat Willow)	7m	260, 280(2)	3.00	3.00	4.40	4.40	2.50	Semi Mature	Fair	Fair	C2	Low quality and value. Small with limited current landscape value. Crown distorted due to group pressure. Upper canopy (3.5m+) overhanging fence to SW by approx 2.5m. Lower canopy overhang by 2m.	4.6	66
T45.2	Acer pseudoplatanus (Sycamore)	7m	120(1)	1.50	1.50	3.50	4.00	2.60	Young	Good	Good	C2	Low quality and value. Crown distorted due to group pressure. Crown height above SW canopy which overhangs fence is 1.8m. Upper canopy overhang by 2m.	1.4	7
T45.3	Fraxinus excelsior (Ash)	14m	270, 330, 360(3)	5.00	5.00	5.00	6.00	4.50	Mature	Poor	Fair	U	Low quality and value. Scattered deadwood. Low vitality. Sparse foliage. Heavy foliar infection. Dieback in crown. Recommendation: Remove tree due to poor health.	6.7	141
T45.4	Fraxinus excelsior (Ash)	13m	300(1)	1.50	2.00	3.50	4.00	7.50	Early Mature	Poor	Fair	U	Low quality and value. Scattered deadwood. Low vitality. Sparse foliage. Heavy foliar infection. Dieback in crown. Recommendation: Remove tree due to poor health.	3.6	41
T45.5	Ilex aquifolium (Holly)	7m	260(1)	2.70	3.00	3.20	2.80	2.30	Early Mature	Fair	Fair	C2	Low quality and value. Self-seeded. Ivy on stem. Ivy in crown.	3.1	31

Tree Number	Common Species Name	Height (m) and Crown Clearance (m)	Trunk Diameter (mm) and stem count	Crown Spread (m)				Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T45.6	Fraxinus excelsior (Ash)	13m	450(1)	4.00	6.00	4.00	6.00	6.00	Mature	Poor	Fair	U	Declining in health and condition. Ivy on stem. Ivy in crown. Low vigour/poor extension growth. Scattered deadwood. Low vitality. Heavy foliar infection. Dieback in crown. 4 Ash with cohesive canopies in decline due to ash dieback disease. Recommendation: Remove tree due to poor health.	5.4	92
T45.7	Fraxinus excelsior (Ash)	13m	420(1)	2.50	6.00	2.50	2.00	5.00	Mature	Poor	Fair	U	Declining in health and condition. Ivy on stem. Ivy in crown. Low vigour/poor extension growth. Scattered deadwood. Low vitality. Heavy foliar infection. Dieback in crown. 4 Ash with cohesive canopies in decline due to ash dieback disease. Recommendation: Remove tree due to poor health.	5.0	80
T45.8	Fraxinus excelsior (Ash)	13m	420(1)	3.00	5.00	3.00	3.50	4.00	Mature	Poor	Fair	U	Declining in health and condition. Ivy on stem. Ivy in crown. Low vigour/poor extension growth. Scattered deadwood. Low vitality. Heavy foliar infection. Dieback in crown. 4 Ash with cohesive canopies in decline due to ash dieback disease. Recommendation: Remove tree due to poor health.	5.0	80
T45.9	Fraxinus excelsior (Ash)	13m	440(1)	3.50	5.50	5.00	5.50	5.00	Mature	Poor	Fair	U	Declining in health and condition. Ivy on stem. Ivy in crown. Low vigour/poor extension growth. Scattered deadwood. Low vitality. Heavy foliar infection. Dieback in crown. 4 Ash with cohesive canopies in decline due to ash dieback disease. Recommendation: Remove tree due to poor health.	5.3	88
T45.10	Fraxinus excelsior (Ash)	13m	420(1)	1.50	1.50	3.50	6.80	5.50	Mature	Poor	Fair	U	Declining in health and condition. Ivy on stem. Ivy in crown. Dieback Ash with unbalanced canopy in decline due to ADB. Lowest limb at height of 5.5m spanning 6.8m to SW. Remove due to poor health.	5.0	80

Tree Number	Common Species Name	Height (m) and Crown Clearance (m)	Trunk Diameter (mm) and stem count	Crown Spread (m)				Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T45.11	Fraxinus excelsior (Ash)	13m	450(1)	4.00	6.00	3.00	6.00	6.00	Mature	Poor	Fair	U	Declining in health and condition. Ivy on stem. Ivy in crown. Low vigour/poor extension growth. Scattered deadwood. Low vitality. Heavy foliar infection. Dieback in crown. 3 Ash with cohesive canopies in decline due to ash dieback. Leaning west over car park. Remove due to poor health .	5.4	92
T45.12	Fraxinus excelsior (Ash)	13m	450(1)	3.00	6.00	3.50	6.00	6.00	Mature	Poor	Fair	U	Declining in health and condition. Ivy on stem. Ivy in crown. Low vigour/poor extension growth. Scattered deadwood. Low vitality. Heavy foliar infection. Dieback in crown. 3 Ash with cohesive canopies in decline due to ash dieback. Leaning west over car park. Remove due to poor health .	5.4	92
T45.13	Fraxinus excelsior (Ash)	13m	450(1)	1.50	6.50	6.50	5.50	6.00	Mature	Poor	Fair	U	Declining in health and condition. Ivy on stem. Ivy in crown. Low vigour/poor extension growth. Scattered deadwood. Low vitality. Heavy foliar infection. Dieback in crown. 3 Ash with cohesive canopies in decline due to ash dieback. Leaning south parallel to fence and is showing better vigour compared with adjacent 2 ash trees, yet with decline and ash dieback symptoms. Recommendation: Remove tree due to poor health.	5.4	92
T45.14	Betula pendula (Silver Birch)	17m	380(1)	5.00	3.00	2.30	5.00	10.00	Mature	Good	Good	B2	Moderate quality and value. Historic pruning on stem on car park western side. Hence canopy height with tall clearance. Lowest branch growing towards SE at 4.5m. Rooted on embankment.	4.6	65
T45.15	Salix caprea (Goat Willow)	14m	240, 420(2)	4.00	3.50	3.00	3.00	9.00	Mature	Fair	Fair	B2	Moderate quality and value. Crudely lopped. Crown distorted due to group pressure. 3rd stem topped closest to fence due to proximity and overhang now regrown with small epicormic shoots, pruning wounds on stem from smaller limb removals.	5.8	106
T45.16	Betula pendula (Silver Birch)	17m	480(1)	6.00	6.00	6.00	4.70	9.50	Mature	Good	Good	B2	Good quality with high landscape value. Lower branches pruning wounds on lower stem on western side due to historic proximity and overhang now regrown with small epicormic shoots.	5.8	104

Tree Number	Common Species Name	Height (m) and Crown Clearance (m)	Trunk Diameter (mm) and stem count	Crown Spread (m)				Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T45.17	Salix caprea (Goat Willow)	10m	150, 170, 160(3)	2.00	3.50	3.80	2.50	6.00	Semi Mature	Good	Fair	C2	Moderate quality and value. Multiple stems below 1.5m. Crown distorted due to group pressure. Canopy overhanging fence in upper crown by 1.5m.	3.3	35
T45.18	Betula pubescens (Downy Birch)	13m	480(1)	4.50	4.50	5.00	4.50	4.00	Mature	Good	Good	B2	Moderate quality and value. Crown distorted due to group pressure. Historic pruning wounds of lower branches on West canopy side due to past overhang, epicormic shoots regrown. Upper canopy from 7-8m height untouched.	5.8	104
T45.19	Salix caprea (Goat Willow)	11m	420(1)	5.00	3.00	2.50	5.50	6.50	Early Mature	Fair	Fair	C2	Moderate quality and value. Ivy on stem. Crown distorted due to group pressure. Stem bifurcates at approx 3m then northern most codominant stem bifurcates again at 4.5m. Stem rooted on relatively steep gradient embankment.	5.0	80
T45.20	Betula pubescens (Downy Birch)	15m	460(1)	4.00	4.00	4.50	4.20	8.00	Mature	Good	Good	B2	Moderate quality and value. Leaning West. Crown distorted due to group pressure. Historic pruning wounds of lower branches on West canopy side due to past overhang, epicormic shoots regrown. Upper canopy from 8m+ height untouched.	5.5	96
T42.21	Acer pseudoplatanus (Sycamore)	12m	260(1)	1.50	1.50	1.20	1.70	8.50	Semi Mature	Fair	Fair	C2	Low quality and value. Self-seeded. Spindly habit. Crown distorted due to group pressure. Canopy overhangs fence from a height of 8m.	3.1	31
T45.22	Betula pubescens (Downy Birch)	13m	260(1)	1.50	2.00	2.00	2.00	8.50	Semi Mature	Good	Fair	C2	Low quality and value. Self-seeded. Spindly habit. Crown distorted due to group pressure. Canopy overhangs fence from a height of 8m.	3.1	31
T45.23	Salix caprea (Goat Willow)	5m	400(1)	0.50	0.50	1.50	0.50	0.00	Early Mature	Dead	Dead	U	Dead. Co dominant stem remaining following tree topping. Stem remains leaning parallel to fence. Recommendation: Remove tree due to poor health.	4.8	72
T45.24	Acer pseudoplatanus (Sycamore)	11m	220(1)	1.50	1.50	2.00	1.50	4.50	Semi Mature	Good	Fair	C2	Low quality and value. Self-seeded. Spindly habit. Crown distorted due to group pressure. Canopy overhangs fence from a height of 8.5m.	2.6	22
T45.25	Salix caprea (Goat Willow)	13m	380(1)	2.50	5.00	3.20	3.50	5.00	Early Mature	Fair	Fair	C2	Low quality and value. Crown distorted due to group pressure. Stem leaning SE towards bridge. Rooted on embankment. Canopy overhangs edge of EV charging spaces on site currently at about 5m height clearance.	4.6	65

Tree Number	Common Species Name	Height (m) and Crown Clearance (m)	Trunk Diameter (mm) and stem count	Crown Spread (m)				Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T45.26	Acer pseudoplatanus (Sycamore)	15m	700(1)	4.50	6.00	3.00	5.50	4.50	Mature	Good	Good	B2	Moderate quality and value. Ivy on stem. Ivy in crown. Crown distorted due to group pressure. Lower branches overhang EV charging area currently, stem rooted with companion sycamore on edge of parking area and is 1.3m from fence.	8.4	222
T45.27	Acer pseudoplatanus (Sycamore)	14m	700(1)	2.00	6.00	6.00	4.50	4.50	Mature	Good	Good	B2	Moderate quality and value. Ivy on stem. Ivy in crown. Crown distorted due to group pressure.	8.4	222
T62	Prunus avium (Wild Cherry)	4m	90(1)	1.50	2.50	3.50	2.50	1.00	Semi Mature	Good	Fair	C2	Low quality and value. Kerb close to stem base. Roots restricted by hard surface. Self-seeded.	1.1	4
T63	Prunus avium (Wild Cherry)	4m	90(1)	1.50	2.00	3.50	1.00	1.00	Semi Mature	Good	Fair	C2	Low quality and value. Kerb close to stem base. Roots restricted by hard surface. Self-seeded.	1.1	4

Appendix 2: Signage Example



Note: Digital A4 copies can be obtained via contacting Tyler Grange.



Appendix 3: Arboricultural Works Audit

Works Requiring Supervision	Tree or Group No.	Date Completed and Report to LPA
Pre-commencement onsite meeting with project Arboriculturist and Site Manager to discuss tree protection measures throughout demolition and construction phases	N / A	
Spray marking of tree removals as identified on the TRRPP (P07) and detailed within the Arboricultural Method Statement.	Refer to Table 1 in this report which details the 19no. tree removals required.	
Inspection of tree pruning works as identified on the TRRPP (P07) detailed within the Arboricultural Method Statement or prescribed in the Arboricultural Addendum Report (R05a).	Refer to Table 2 in this report which details the specifications of required pruning works.	
Spray marking of inspection barrier positions as identified on the Tree Protection Plan (P09) and detailed within the Arboricultural Method Statement prior to occupation for site preparation and construction purposes.	Tree Barrier locations denoted by a purple line located along the eastern perimeter.	
Supervised removal of existing hard-surfacing within RPAs as identified on the Tree Protection Plan (P09) and detailed within the Arboricultural Method Statement.	Surfacing inside the RPAs of trees: T45.1, T45.18, T45.25, T45.26, and T45.27.	
Supervised excavation required prior to the installation of new hard-surfacing (P1, P2, and P4 types as per hardworks drawing) (Appendix 7), as identified on the Tree Protection Plan (P09) and detailed within the Arboricultural Method Statement.	Excavations and new surfacing inside the RPAs of trees: T45.1, T45.5, T45.18, T45.19, T45.21, T45.22, T45.25, T45.26 and T45.27	
General site inspection (monthly basis recommended unless otherwise agreed with LPA) as detailed within the Arboricultural Method Statement.	All retained trees	



Appendix 4: Report Limitations and Tree Legislation

Limitations of Survey

- A4.1 The comments made are based on observable factors present at the time of inspection. Although the health and stability of trees in their current context is an integral part of their suitability for retention, it must be understood that this report is not a tree risk assessment and should not be construed as such. While every attempt has been made to provide a realistic and accurate assessment of the trees' condition at the time of inspection, it may have not been appropriate, or possible, to view all parts or all sides of every tree to fulfil the assessment criteria of a risk assessment.
- A4.2 No tree can be considered entirely safe, given the possibility that exceptionally strong winds could damage or uproot even a mechanically 'perfect' specimen. It is therefore usually accepted that hazards are only recognisable from distinct defects or from other failure-prone characteristics of the tree or the site. An assessment of the potential influence of trees upon existing buildings or other structures resulting from the effects of trees upon shrinkable load-bearing soils or the effects of incremental root or branch growth, are specifically excluded from this report.

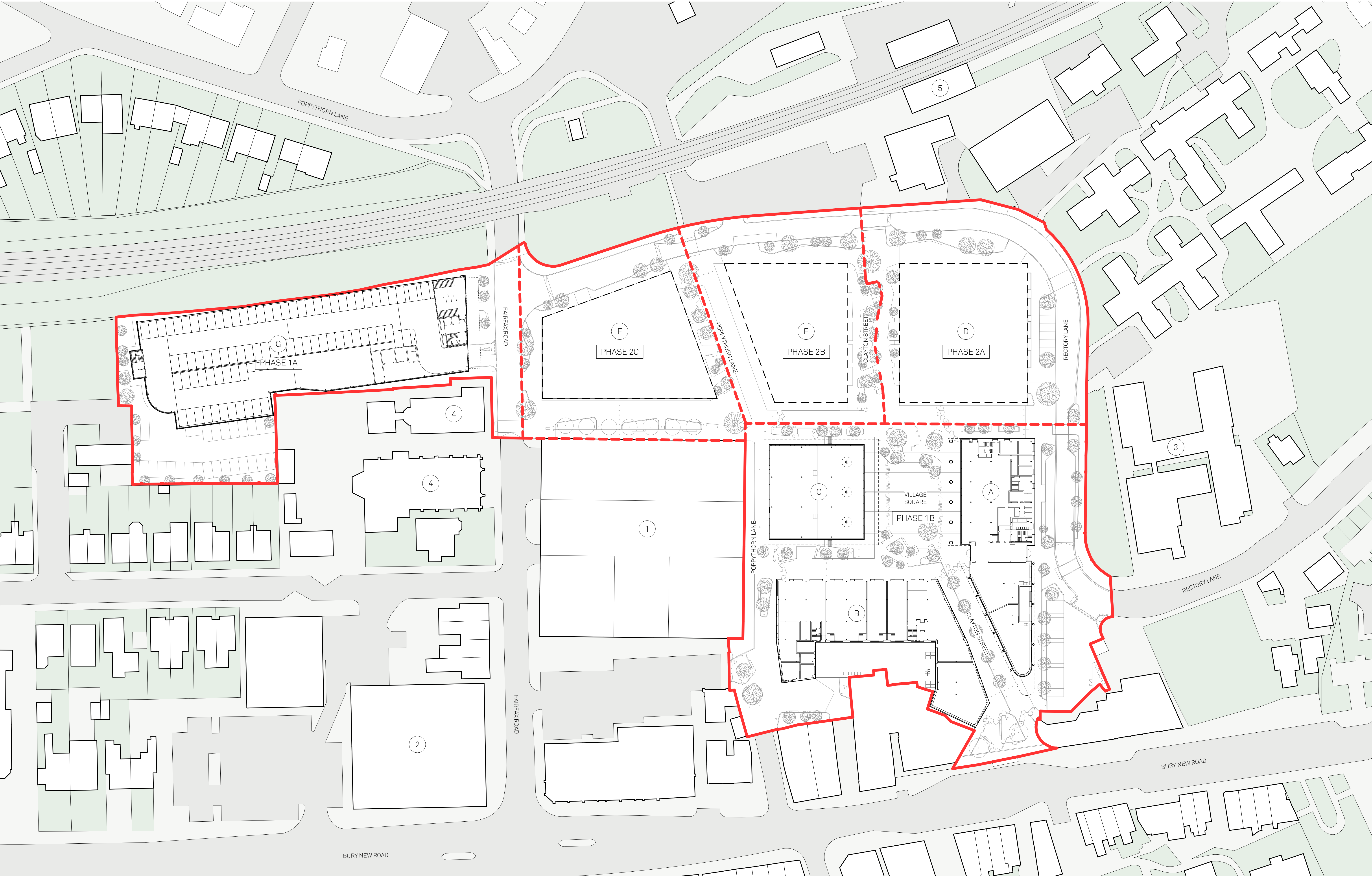
Un-assessable Risks

- A4.3 Any alteration to the application site or development proposals could change the current circumstances and may invalidate this report and any recommendations made. Detail of the site's logistical issues (e.g. site storage and the construction programme) may not be finalised until after consented development. As this report has been prepared in advance of consent, some of its contents may need to be updated as more specific information becomes available once the post-consent project management commences. Although this document will remain the primary legal reference in the event of any disputes, some of its content may be superseded by authorised post-consent amendments.
- A4.4 The Wildlife and Countryside Act (WCA) 1981 (as amended) makes it an offence to disturb nesting birds or recklessly endanger a bat or its roost. Bats are also a European protected species and are additionally protected under the Conservation (Habitats & c) Regulations 1994 and 2010 (as amended). The survey findings, constraints, opportunities and design or mitigation recommendations included within that report must be read alongside this document.
- A4.5 A lack of recommended work does not imply that a tree does not pose an unacceptable level of risk and likewise, it should not be implied that a tree will present an acceptable level of risk following the completion of any recommended work.



Appendix 5: Phasing Frametime Plan





Notes:

MASTERPLAN KEY

- EXTENT OF FULL APPLICATION
- PHASING

PROPOSED PLOTS

- Ⓐ PLOT A - COMMUNITY HUB
- Ⓑ PLOT B - RETAIL HUB
- Ⓒ PLOT C - MARKET HALL
- Ⓓ PLOT D - RESIDENTIAL BLOCK (ILLUSTRATIVE PURPOSES ONLY)
- Ⓔ PLOT E - RESIDENTIAL BLOCK (ILLUSTRATIVE PURPOSES ONLY)
- Ⓕ PLOT F - RESIDENTIAL BLOCK (ILLUSTRATIVE PURPOSES ONLY)
- Ⓖ PLOT G - MSCP

EXISTING KEY BUILDINGS

- ① THE RADIUS
- ② MARKS & SPENCER
- ③ SCHOOL
- ④ CHURCH
- ⑤ PRESTWICH TRAM STOP

INDICATIVE FRAMETIME FOR DELIVERY

- PHASE 1A - Q4 2024 to Q1 2026
- PHASE 1B - Q3 2025 to Q3 2027
- PHASE 2A - Q1 2026 to Q3 2027
- PHASE 2B - Q1 2026 to Q3 2027
- PHASE 2C - TBC

Project:
Prestwich Village
Masterplan

Drawn: JC

Rev: P00

Checked: JC

Details:
23/08/2024

Title:
Indicative phasing timeframe

Status:
S2 Coordination

Issued for information

Drawing No:
207-JMA-MP-00-DR-A-001311

Scale:
1:500 @ A1

Jon Matthews Architects

Union, 2-10 Albert Square, Manchester, M2 6LW 0161 974 3690
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Appendix 6: Site Welfare Location Plan





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All Contractors must visit the site and are responsible for taking and checking all dimensions relative to their work. Jon Matthews Architects are to be advised of any variation between drawings and site conditions.

Electronic data/ drawings issued as 'read only' and should not be interrogated for measurement. All dimensions and levels should be 'read only' from those values stated in text, on the drawings

CONSTRUCTION - It is considered that the proposed works are within the scope of a competent Contractor and as such no unusual hazards have been identified, refer to relevant Key/ Schedule/ Designers Risk Assessment

Rev:	Date:	Details:
------	-------	----------

Jon Matthews Architects
Union, 2-10 Albert Square, Manchester, M2 6LW

Project:
Prestwich Village
Travel Hub

Title:
Site welfare location

Scale:	Origin Date:	Drawn:	Checked:
1:1000 @ A3		ER	JC

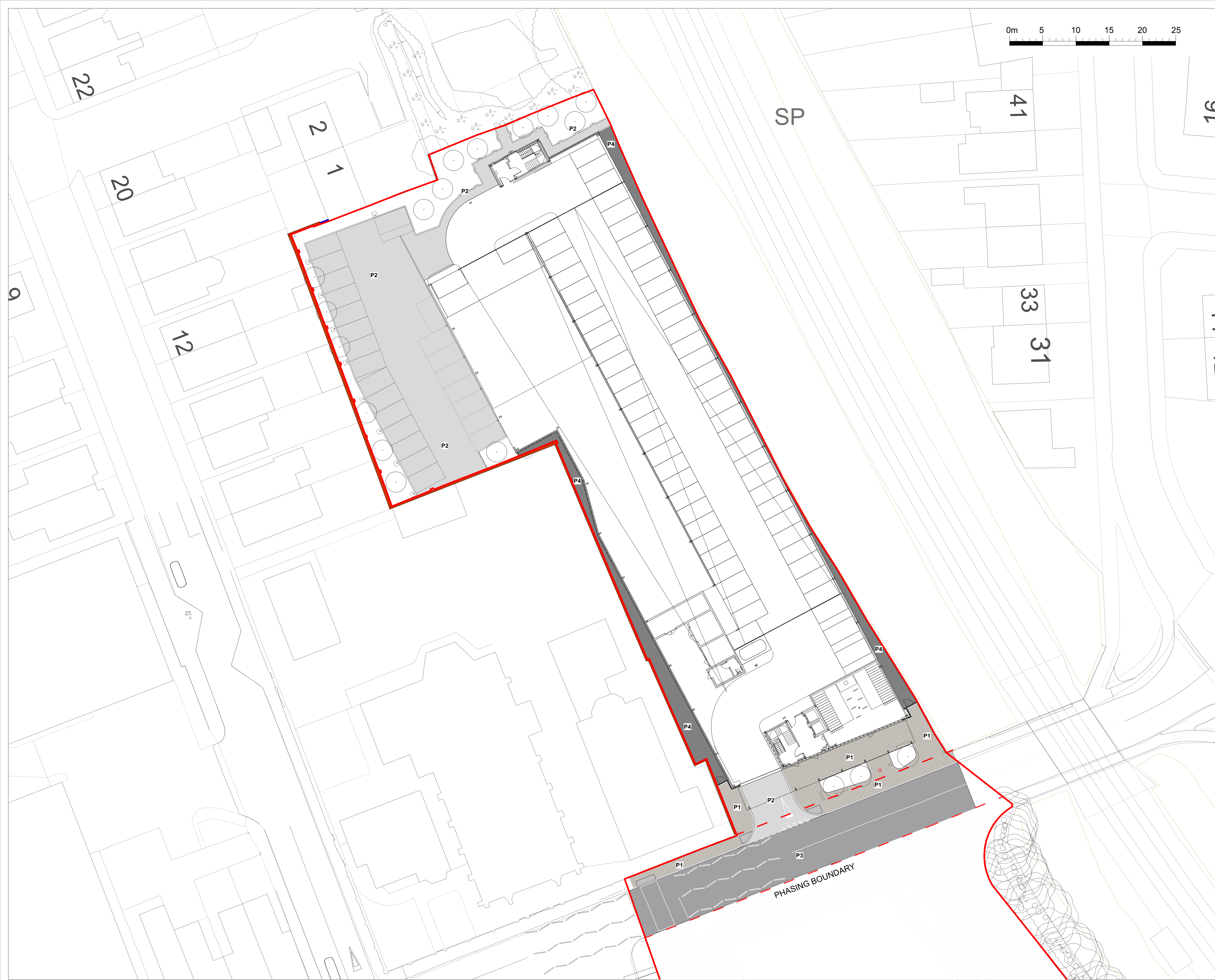
Status:
S1 - Coordination

Drawing No:
17300-JMA-P1-XX-SK-A-SK0004

Rev:

Appendix 7: Proposed Hardworks Plan





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- NOTES:**
1. Do not scale from this drawing.
 2. Always work to noted dimensions.
 3. All dimensions are in millimetres unless otherwise stated.
 4. All setting out, levels and dimensions to be agreed on site.
 5. The dimensions of all materials must be checked on site before being laid out.
 6. This drawing must be read with the relevant specification clauses and detail drawings.
 7. Order of construction and setting out to be agreed on site.

KEY

REDLINE BOUNDARY

HARDWORKS

NATURAL STONE PAVING
Material: Portuguese granite
Colour/Finish:
33% Montemuro Amerello - Shot blasted
33% Montemuro Amerello - Flamed
33% Figueiredo - Shot blasted
Size: VARIES 308mm(W)x308-600mm(L)x
60mm (D)
Laid: Stretcher bond

HRA SURFACING
To entrances and areas of surface parking.
Refer to engineer's information for
specification and white lining requirements.

EXISTING HRA SURFACING
To Fairfax road
Refer to engineer's information on required
tying in/improvement works and white
lining requirements.

LOOSE GRAVEL
To building edges
Type: Granite
Dark grey angular chipping
To include weed membrane and permeable
MOT subbase (to engineer's details)

TACTILE PAVING
Blister paving to crossing points
Material: European granite
Colour: Dark grey (TBC WITH BURY COUNCIL)
Finish: Flamed
Size: 400mmW x 400mmL x 50 mm (D)

P03	22/08/24	Stage 4	SAS	LH
Revision	Date	Description	Drawn	Apprvd.

PLANIT

Manchester | London | Liverpool | Leeds | Standish

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E: info@plant-ie.com
T: 0151 363 1230

Client

Prestwich Regeneration LLP

Project

Pretwich MSCP

Drg Title

Hardworks

Created on
14-06-24

Created by
SAB

Approved by
LH

Scale
1:250

Size
A1

Workstage
Stage 4

Status

Drg No.
17300-PLA-P1-XX-D-L-1000

Suitability
S4

Revision
P03

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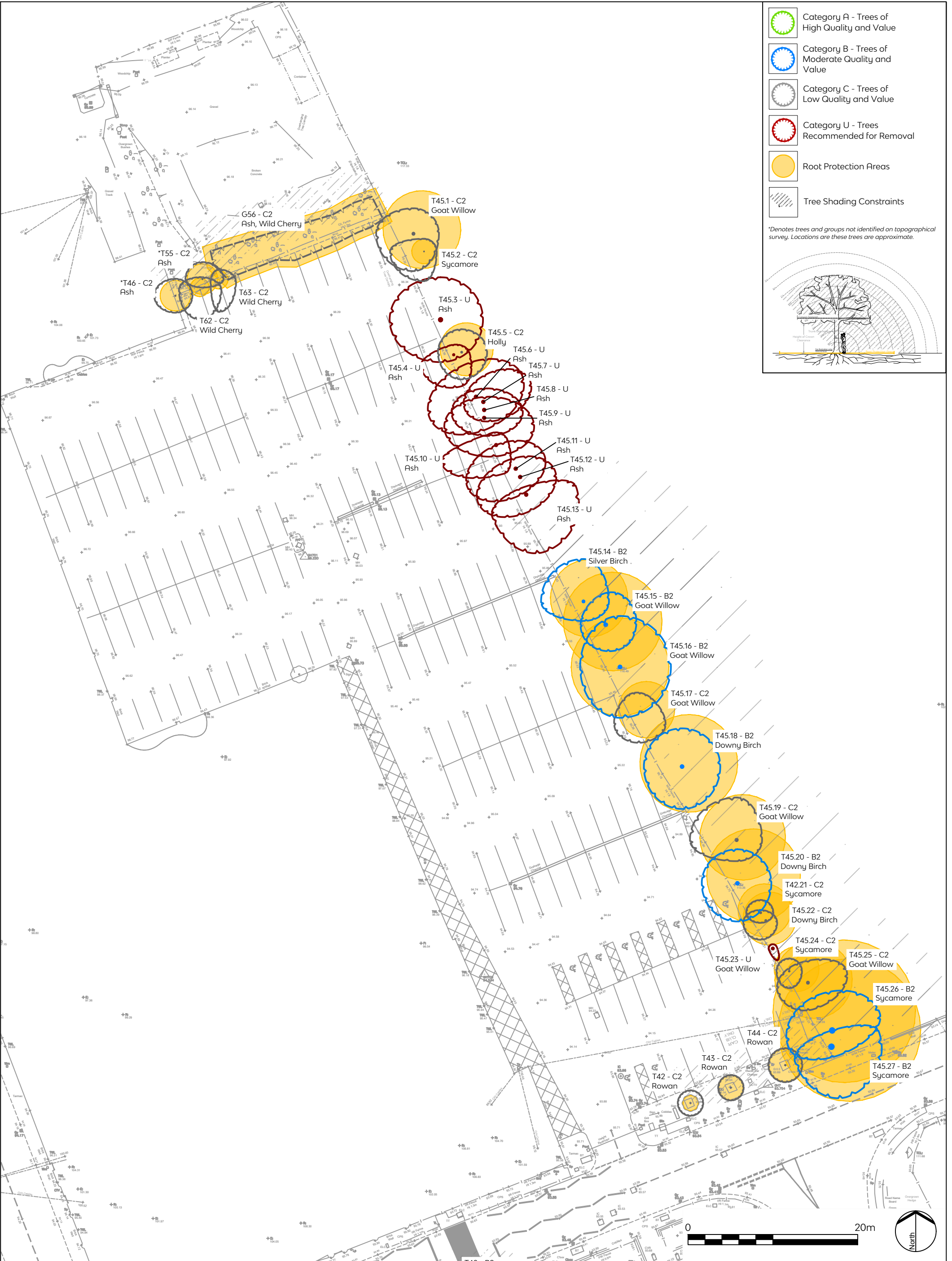
Plans:

Plan 1: Tree Constraints Plan (TCP), 15807/P06)

Plan 2: Tree Retention, Removal and Pruning Plan (TRRPP), (15807/P07)

Plan 3: Tree Protection Plan (TPP), (15807/P09)





**Tyler
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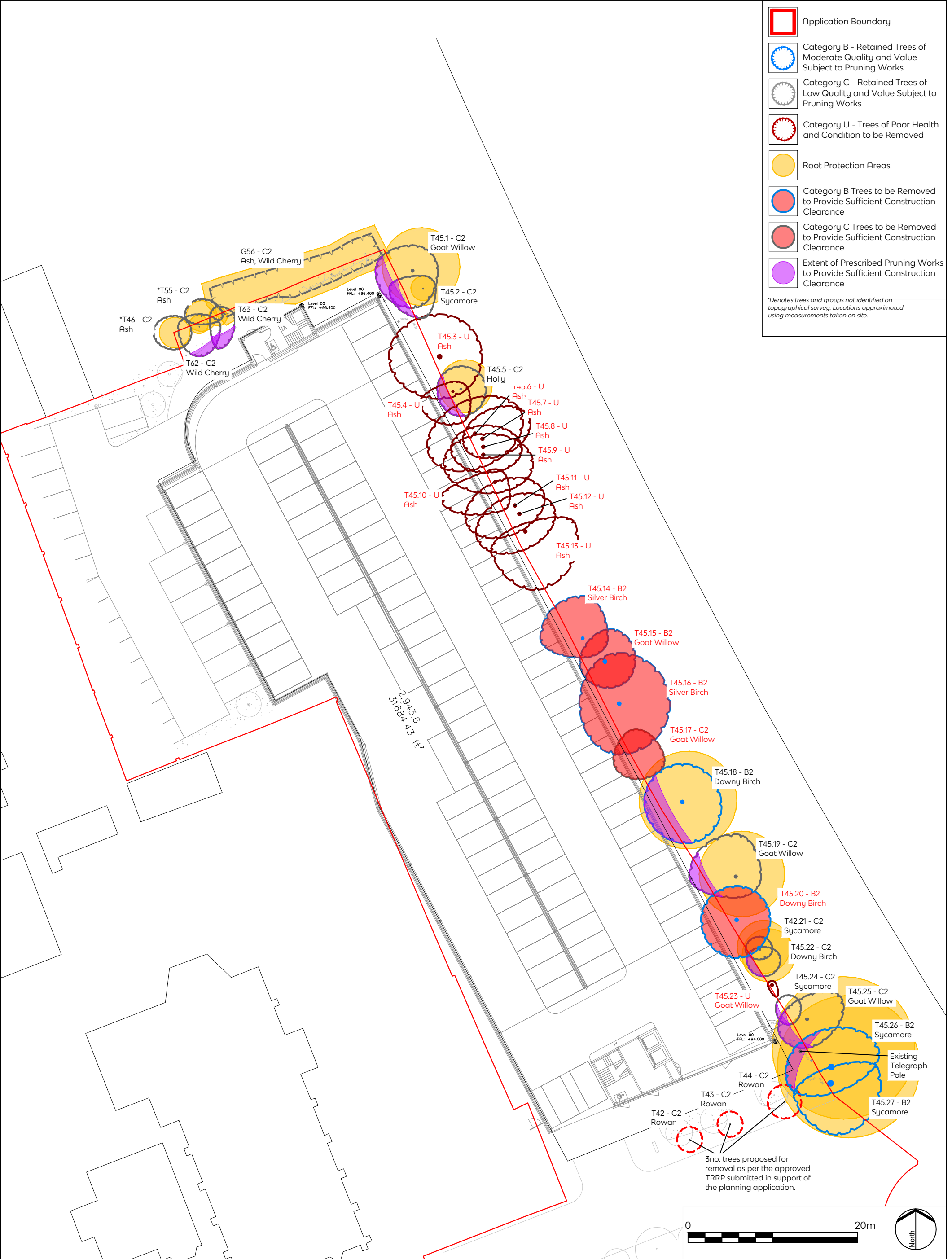
Project title
Prestwich Village

Drawing title
Tree Constraints Plan (W45 Constituents)

Scale
Date 1:400 @ A3
03.07.2024

Drawing number
15807_P06_TCP

Drawn
Checked BV
JJ



- Application Boundary
 - Category B - Retained Trees of Moderate Quality and Value Subject to Pruning Works
 - Category C - Retained Trees of Low Quality and Value Subject to Pruning Works
 - Category U - Trees of Poor Health and Condition to be Removed
 - Root Protection Areas
 - Category B Trees to be Removed to Provide Sufficient Construction Clearance
 - Category C Trees to be Removed to Provide Sufficient Construction Clearance
 - Extent of Prescribed Pruning Works to Provide Sufficient Construction Clearance
- *Denotes trees and groups not identified on topographical survey. Locations approximated using measurements taken on site.



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Rev	Description	Date

Project title
Prestwich Village- Travel Hub Multistory Car Park Development

Drawing title
Tree Retention, Removal, and Pruning Plan

Scale	1:400 @ A3	Drawn	BV
Date	03.07.2024	Checked	JJ
Drawing number	15807_P07_TRPPP	Revision	-



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Rev	Description	Date
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Project title
Prestwich Village- Travel Hub Multistory
Car Park Development

Drawing title
Tree Protection Plan

Scale
Date

1:400 @ A3
19.09.2024

Drawn
Checked

BV
WS

Drawing number
15807_P09

Revision
-



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