

Arboricultural Method Statement



**Tyler
Grange**

Prestwich Village
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- Plan 2: Tree Retention, Removal & Pruning Plan (TRRPP), (15807/P02b)
- Plan 3: Tree Protection Plan (TPP), (15807/P11)

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 47 of hybrid planning permission reference 70449, to enable the consented demolition works to take place across Phase 1B, as shown on the approved Construction Phasing Plan (Drawing Reference: 207-JMA-MP-00-DR-A-0013100 P00), included as Appendix 5. 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, pruning, and tree protection during the demolition associated with solely Phase 1b 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 Demolition Site Plan (207-JMA-MP-XX-DR-A-001500), included as Appendix 4, was completed in June 2023 in accordance with BS5837 to support the hybrid planning application. 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 Constraints Plan (TCP) (See Plan 1) – approved as part of the hybrid planning permission and shows the details of all trees captured as part of the BS5837:2012 Tree Quality Survey, relevant to Phase 1b.
- Tree Retention and Removal Plan (TRRP) (See Plan 2) – approved as part of the hybrid planning permission and shows the details of the trees to be retained, removed and pruned relevant to Phase 1b.
- Tree Protection Plan (TPP) (See Plan 3) – details the protection measures for retained trees relevant to Phase 1b.

2.2. This AMS details the following key areas of work relation to trees during the demolition phases:

AMS01 - Timing of Works and Site Monitoring Requirements

AMS02 - Tree Removal and Pruning Works

AMS03 - Tree Protection Fencing

AMS04 - General Site Precautions

AMS05 - Procedures for Incidents

2.3. 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 TRRP (Plan 2). The RPA signifies the area that must be protected during the Phase 1b demolition 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.

AMS 01 – Timing of Works and Site Monitoring Requirements

Timing of Works

- 2.4. Tree Protection Fencing must be installed prior to demolition traffic, equipment and machinery arriving on site for site. The development should be carried out in the following order:
- 1) Tree removals and pruning works.
 - 2) Tree protection fencing installed.
 - 3) Demolition hoarding installation and site preparation
 - 4) Site accessible to plant and demolition traffic.
 - 5) Demolition works
 - 6) Site hoarding dismantling
 - 7) Removal of tree protection fencing.
- 2.5. It is the responsibility of the Site Manager to request (with sufficient notice) the attendance of an Arboricultural Consultant to supervise or verify any of the works relating to trees above. It is not the responsibility of Tyler Grange to enforce any site monitoring works throughout the course of the development. Liaising or reporting back to the LPA's Arboricultural Department will be the responsibility of the client following the completion of each task, where necessary.

AMS 02 – Tree Removal and Pruning Works

- 2.6. Trees to be removed to facilitate the proposed development (hybrid application submission) are indicated on the approved TRRP (see Plan 2). There are no additional tree removals required to facilitate the demolition works within Phase 1b versus what was submitted for the hybrid planning application. However, the TPP (see Plan 3) produced for this AMS, identifies additional tree pruning works which are expected to be required to facilitate demolition; these works were not previously specified within the submitted AIA for the hybrid planning application.
- 2.7. The appointed Arboricultural Consultant will be contacted if there is any uncertainty on trees to be removed or pruned during any phase of works.
- 2.8. Tree removals and pruning works will be carried out prior to the installation of tree protection barriers and site hoarding, where possible.
- 2.9. A geocoordinate AutoCAD file of the approved TRRP or TPP, produced for this report, is available upon request.
- 2.10. 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.
- 2.11. 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.

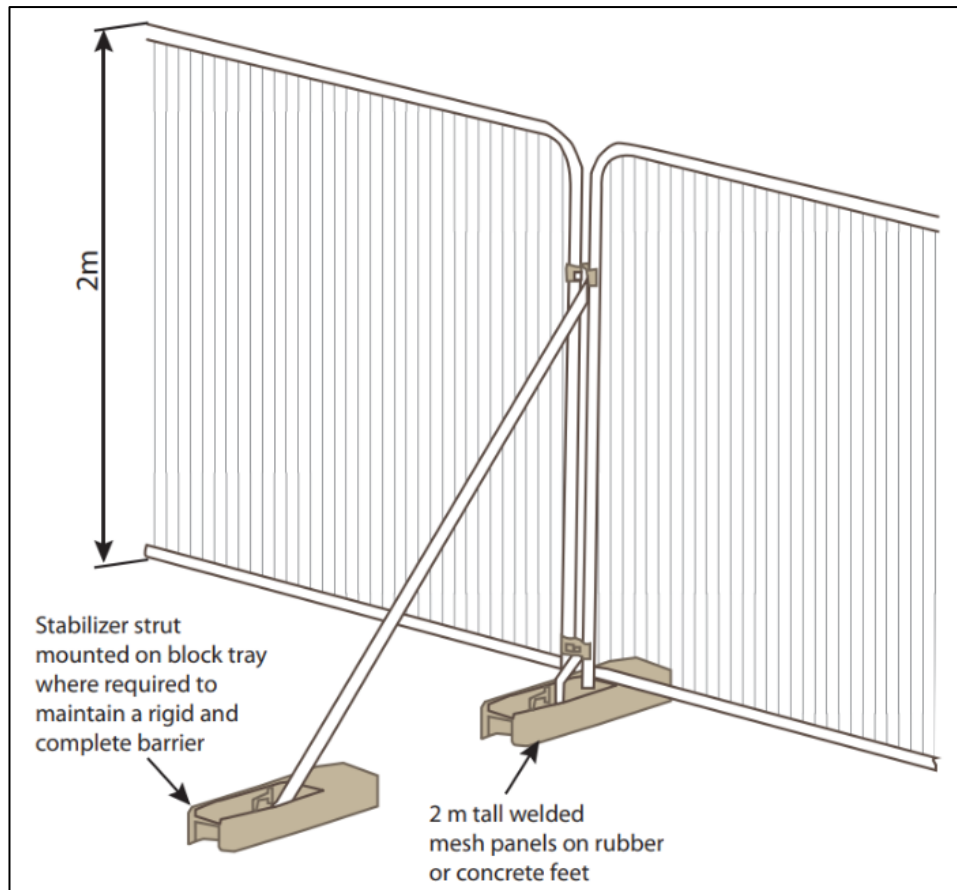
- 2.12. No trees to be retained shall be used for anchorage or winching purposes during the works.

Tree Pruning

- 2.13. The TPP identifies a tree to be pruned with a pink hatch fill. Crown reduction pruning to T30 within the eastern aspect by approximately 1.3m, is expected, as well as crown lift pruning to raise the canopy clearance up to 2.5m to facilitate tree protection fencing and or site hoarding installation.
- 2.14. This pruning procedure is potentially expected and considerations or measures to avoid the need for tree pruning should be sought on site. However, the pruning works must be limited to the above if it is deemed necessary for the demolition works to be carried out as required.

AMS 03 – Tree Protection Fencing

- 2.15. Tree protection fencing must be installed to protect the roots, trunks and branches of retained trees from damage.
- 2.16. Tree protection barriers will be fully installed before the arrival of plant, machinery, equipment, or any demolition 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 demolition phases until the work is deemed completed.
- 2.17. The TPP identifies the location of the tree protective fencing which fully encloses trees T30 and T31, ensuring the demolition works are suitably away from their RPAs and remaining tree canopies.
- 2.18. The fencing should comprise a reduced specification formed of heras panels stabilised in rubber or concrete base plates secured with a stabiliser strut mounted on a block tray, to maintain a rigid barrier. This specification is illustrated below and will serve appropriately prior to the arrival of equipment and machinery, and in combination with site hoarding will ensure retained trees are fully protected during the phase 1b demolition works.



2.19. Stages for installing Tree Protection Fence are as follows:

- 1) Setting out of fencing node points or spray marked (may require on-site or verbal assistance by the appointed arboricultural consultant);
- 2) Correct fence specification with signs installed;
- 3) Appointed Arboricultural Consultant inspects protection fences (either via site visit or review of photo evidence and documentation);
- 4) Site accessible for demolition works.

2.20. Special attention is essential in maintaining the protective barriers during the demolition 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.

2.21. All-weather notices will be attached to the barriers with words such as 'Demolition/ Construction Exclusion Zone – No Access' (See signage example at Appendix 2).

2.22. 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- General Site Precautions

2.23. The following points must be observed during both advanced works and the demolition process:

- The site compound/ welfare area must be established outside of any RPAs prior to undertaking any demolition works on-site, inclusive of any areas for materials storage, contractor parking must also be established outside RPAs.
- 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 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 05 - Procedures for Incidents

2.24. 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)				Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W							
G1	Hornbeam (Carpinus betulus)	6(1)	150(1)	1.50	1.50	1.50	1.50	Semi Mature	Good	Good	C2	Moderate quality and value. Kerb close to stem base. Tree located within hard surface area. Dieback in crown.	1.8	10
T2	Norway Maple (Acer platanoides)	11(2)	420(1)	4.00	3.00	4.00	4.00	Mature	Good	Good	B2	Moderate quality and value. Scattered deadwood. Dieback in crown.	5.0	80
T3	Hornbeam (Carpinus betulus)	6(1)	170(1)	1.80	1.50	1.80	1.50	Semi Mature	Good	Good	C2	Moderate quality and value. Kerb close to stem base. Tree located within hard surface area.	2.0	13
G4	Sycamore (Acer pseudoplatanus)	5(2.5)	100(1)	2.00	2.00	2.00	2.00	Semi Mature	Poor	Fair	U	Declining in health and condition. Low quality and value. Kerb close to stem base. Tree located within hard surface area. Sparse foliage. Dieback in crown.	1.2	5
G5	Callery Pear (Pyrus calleryana)	6.5(2.5)	140(1)	2.00	2.00	2.00	2.00	Semi Mature	Fair	Good	C2	Declining in health and condition. Moderate quality, but of reduced value due to small size. Kerb close to stem base. Roots restricted by hard surface. Dieback in crown.	1.7	9
G6	Callery Pear (Pyrus calleryana)	6.5(2.5)	150(1)	2.20	2.20	2.20	2.20	Semi Mature	Good	Good	C2	Declining in health and condition. Moderate quality, but of reduced value due to small size. Kerb close to stem base. Roots restricted by hard surface. Dieback in crown. Tree guards close to stems	1.8	10
T7	Callery Pear (Pyrus calleryana)	8(2)	200(1)	2.50	2.50	2.50	2.50	Early Mature	Good	Good	C2	Moderate quality, but of reduced value due to small size. Kerb close to stem base. Roots restricted by hard surface. Dieback in crown. Tree guards close to stems	2.4	18
T8	Callery Pear (Pyrus calleryana)	8(2)	200(1)	2.50	2.50	3.00	3.00	Early Mature	Good	Good	C2	Moderate quality, but of reduced value due to small size. Kerb close to stem base. Roots restricted by hard surface. Dieback in crown. Tree guards close to stems	2.4	18
T9	Lime (Tilia sp.)	4.5(1)	100(1)	1.50	2.00	1.50	1.30	Semi Mature	Good	Good	C2	Moderate quality, but of reduced value due to small size. Kerb close to stem base. Roots restricted by hard surface.	1.2	5
T10	Rowan (Sorbus aucuparia)	4(2)	80(1)	1.00	1.00	1.00	1.00	Semi Mature	Poor	Fair	U	Declining in health and condition. Low quality and value. Kerb close to stem base. Roots restricted by hard surface. Low vitality. Sparse foliage. Induced decline, poor quality.	1.0	3

Tree Number	Common Species Name	Height (m) and Crown Clearance (m)	Trunk Diameter (mm) and stem count	Crown Spread (m)				Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W							
T11	Lime (Tilia sp.)	7(2)	220(1)	3.00	3.00	3.00	3.00	Early Mature	Good	Fair	B2	Moderate quality and value. Kerb close to stem base. Roots restricted by hard surface. Major bark wounding on stem. Major stem wound bark tear with exposed heartwood. Semi occluded.	2.6	22
T12	Lime (Tilia sp.)	5(1.5)	110(1)	1.50	2.00	2.00	2.00	Semi Mature	Good	Good	C2	Moderate quality, but of reduced value due to small size. Kerb close to stem base. Roots restricted by hard surface.	1.3	5
T13	Lime (Tilia sp.)	9(1.7)	190(1)	3.00	3.00	3.00	3.00	Early Mature	Good	Good	B2	Moderate quality and value. Kerb close to stem base. Roots restricted by hard surface.	2.3	16
T14	Rowan (Sorbus aucuparia)	6(2.5)	80(1)	1.50	1.50	1.50	1.50	Semi Mature	Fair	Fair	C2	Declining in health and condition. Low quality and value. Kerb close to stem base. Roots restricted by hard surface. Sparse foliage. Induced decline, poor quality.	1.0	3
G15	Lime (Tilia sp.)	4(1.8)	170(1)	2.00	2.00	2.00	2.00	Semi Mature	Good	Good	C2	Moderate quality, but of reduced value due to small size. Kerb close to stem base. Roots restricted by hard surface.	2.0	13
T16	Rowan (Sorbus aucuparia)	6.5(3)	90(1)	1.20	1.50	1.20	1.30	Semi Mature	Fair	Fair	C2	Low quality and value. Kerb close to stem base. Roots restricted by hard surface. Dieback in crown.	1.1	4
T17	Lime (Tilia sp.)	5(2)	170(1)	2.50	2.50	2.50	2.50	Semi Mature	Good	Good	C2	Moderate quality, but of reduced value due to small size. Kerb close to stem base. Roots restricted by hard surface.	2.0	13
T18	Rowan (Sorbus aucuparia)	7(3)	140(1)	1.50	1.50	1.50	1.50	Semi Mature	Good	Good	C2	Moderate quality, but of reduced value due to small size. Kerb close to stem base. Roots restricted by hard surface.	1.7	9
G19	Sycamore (Acer pseudoplatanus)	6(2.3)	140(1)	2.00	2.00	2.00	2.00	Semi Mature	Fair	Fair	C2	Declining in health and condition. Low quality and value. Kerb close to stem base. Roots restricted by hard surface.	1.7	9
G20	Sycamore (Acer pseudoplatanus)	5(2.5)	150(1)	2.00	2.00	2.00	2.00	Semi Mature	Fair	Fair	C2	Declining in health and condition. Low quality and value. Kerb close to stem base. Roots restricted by hard surface. Linear row. Planted in small tree pit	1.8	10
G21	Callery Pear (Pyrus calleryana)	5(2)	100(1)	1.70	1.70	1.70	1.70	Semi Mature	Good	Good	C2	Moderate quality, but of reduced value due to small size. Kerb close to stem base. Roots restricted by hard surface.	1.2	5
G22	Callery Pear (Pyrus calleryana)	5(2)	90(1)	1.50	1.50	1.50	1.50	Semi Mature	Poor	Good	U	Declining in health and condition. Low quality and value. Kerb close to stem base. Roots restricted by hard surface. Scattered deadwood. Low vitality. Sparse foliage.	1.1	4

Tree Number	Common Species Name	Height (m) and Crown Clearance (m)	Trunk Diameter (mm) and stem count	Crown Spread (m)				Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W							
T23	Norway Maple (Acer platanoides)	10(2)	420(1)	4.00	5.50	5.00	3.00	Mature	Good	Good	B2	Moderate quality and value. Roadside tree: of value in the streetscene. Rooted on far side of bank. Stream restricts RPA. Kerb close to stem base. Scattered deadwood. Crown distorted due to group pressure.	5.0	80
T24	Norway Maple (Acer platanoides)	12(3)	380(1)	4.50	3.00	5.00	4.50	Mature	Good	Good	B2	Moderate quality and value. Roadside tree: of value in the streetscene. Rooted on far side of bank. Stream restricts RPA. Kerb close to stem base. Scattered deadwood. Crown distorted due to group pressure.	4.6	65
T25	Sycamore (Acer pseudoplatanus)	6.5(3)	130(1)	3.00	2.50	1.00	2.00	Semi Mature	Good	Fair	C2	Low quality and value. Kerb close to stem base. Roots restricted by hard surface.	1.6	8
T26	Sycamore (Acer pseudoplatanus)	11(4.5)	250(1)	3.50	4.50	2.50	4.00	Early Mature	Good	Fair	C2	Moderate quality and value. Kerb close to stem base. Roots restricted by hard surface. Scattered deadwood.	3.0	28
T27	Sycamore (Acer pseudoplatanus)	13(4)	600(1)	3.00	4.50	4.50	4.50	Mature	Good	Fair	B2	Moderate quality and value. Kerb close to stem base. Roots restricted by hard surface. Ivy on stem. Ivy in crown. Scattered deadwood.	7.2	163
T28	Sycamore (Acer pseudoplatanus)	9(3)	220(1)	3.00	1.50	3.00	1.50	Semi Mature	Fair	Fair	C2	Low quality and value. Kerb close to stem base. Roots restricted by hard surface. Ivy on stem. Ivy in crown. Scattered deadwood.	2.6	22
G29	Field Maple (Acer campestre)	4.5(1.8)	80(1)	1.50	1.50	1.50	1.50	Semi Mature	Good	Good	C1	Moderate quality, but of reduced value due to small size. Kerb close to stem base. Roots restricted by hard surface.	1.0	3
T30	Downy Birch (Betula pubescens)	10(1.5)	270(1)	3.00	3.00	3.00	3.00	Early Mature	Good	Good	B2	Moderate quality and value. Roadside tree: of value in the streetscene. Kerb close to stem base. Roots restricted by hard surface. Crown proximity to buildings touching	3.2	33
T31	Downy Birch (Betula pubescens)	7.5(1.5)	230(1)	2.50	2.50	2.50	2.50	Early Mature	Good	Good	B2	Moderate quality and value. Roadside tree: of value in the streetscene. Kerb close to stem base. Roots restricted by hard surface. Crown proximity to buildings almost touching	2.8	24
T32	Silver Birch (Betula pendula)	11.5(1.5)	270(1)	3.70	3.70	3.70	3.70	Early Mature	Good	Good	B2	Moderate quality and value. Kerb close to stem base. Roots restricted by hard surface.	3.2	33

Tree Number	Common Species Name	Height (m) and Crown Clearance (m)	Trunk Diameter (mm) and stem count	Crown Spread (m)				Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W							
T33	Downy Birch (<i>Betula pubescens</i>)	6.5(2.5)	80(1)	1.70	1.70	1.20	1.20	Semi Mature	Fair	Fair	U	Declining in health and condition. Low quality and value. Kerb close to stem base. Roots restricted by hard surface. Major bark wounding on stem. Low vitality. Sparse foliage.	1.0	3
T34	Downy Birch (<i>Betula pubescens</i>)	6.5(1.5)	160(1)	2.50	3.00	3.00	2.50	Semi Mature	Good	Good	C1	Moderate quality, but of reduced value due to small size. Kerb close to stem base. Roots restricted by hard surface.	1.9	12
T35	Rowan (<i>Sorbus aucuparia</i>)	6(3)	150(1)	2.00	2.00	1.50	1.50	Semi Mature	Good	Good	C2	Moderate quality, but of reduced value due to small size. Kerb close to stem base. Roots restricted by hard surface.	1.8	10
T36	Sycamore (<i>Acer pseudoplatanus</i>)	8.5(3)	170(1)	2.00	2.00	2.00	2.00	Semi Mature	Good	Good	B2	Moderate quality and value. Moderate quality, but of reduced value due to small size. Kerb close to stem base. Roots restricted by hard surface. Growing in planting pit	2.0	13
G37	Cappadocian Maple (<i>Acer cappadocicum</i>)	7.5(2)	260(1)	3.00	3.00	3.00	3.00	Early Mature	Good	Good	B2	Moderate quality and value. Kerb close to stem base. Roots restricted by hard surface. Growing in planting pit	3.1	31
G38	Sweet Gum (<i>Liquidambar styraciflua</i>)	5(2)	80(1)	2.00	2.00	2.00	2.00	Semi Mature	Good	Good	C1	Moderate quality, but of reduced value due to small size. Roadside tree; of value in the streetscene. Kerb close to stem base. Roots restricted by hard surface.	1.0	3
T39	Rowan (<i>Sorbus aucuparia</i>)	5(2)	90(1)	1.70	1.70	1.70	1.70	Semi Mature	Good	Good	C1	Moderate quality, but of reduced value due to small size. Kerb close to stem base. Roots restricted by hard surface.	1.1	4
T40	Himalayan Birch (<i>Betula utilis</i> var. <i>jacquemontii</i>)	8.5(1)	180(1)	3.00	3.00	3.00	3.00	Semi Mature	Good	Good	B2	No obvious significant defects. Moderate quality and value.	2.2	15
T41	Lime (<i>Tilia</i> sp.)	10.5(4)	400(1)	4.50	4.50	4.50	4.50	Mature	Good	Good	B2	Good quality with high landscape value. Roadside tree; of value in the streetscene. Basal epicormic growths.	4.8	72
T42	Rowan (<i>Sorbus aucuparia</i>)	4.5(2)	75(1)	1.50	1.50	1.50	1.50	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 (<i>Sorbus aucuparia</i>)	5(2)	120(1)	1.50	1.50	1.50	1.50	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 (<i>Sorbus aucuparia</i>)	6(2)	160(1)	2.00	2.00	2.00	2.00	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

Tree Number	Common Species Name	Height (m) and Crown Clearance (m)	Trunk Diameter (mm) and stem count	Crown Spread (m)				Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W							
W45	Sycamore (Acer pseudoplatanus), Silver Birch (Betula pendula), Goat Willow (Salix caprea), Ash (Fraxinus excelsior)	14(3)	400(1)	3.50	3.50	3.50	3.50	Early Mature	Good	Fair	B2	Moderate quality and value. Inaccessible. Woodland edge tree that overhangs the site. Self-seeded. Part of linear group. Decay present on stem. Scattered deadwood. Dieback in crown. Mixed group alongside railway embankment between car park. Some higher quality trees majority moderate given defects. Inaccessible stems due to fences. Overhanging car parking spaces. Minor deadwood Diameter is estimated average.	4.8	72
T46	Ash (Fraxinus excelsior)	6(1.5)	150(1)	2.00	2.00	2.00	2.50	Semi Mature	Fair	Good	C2	Low quality and value. Inaccessible. Self-seeded.	1.8	10
G47	Beech (Fagus sylvatica)	13(0)	350(1)	4.00	4.00	4.00	4.00	Early Mature	Good	Good	B2	Good quality with high landscape value. Roadside tree: of value in the streetscene. Part of linear group. Low branches over road/footpath. Scattered deadwood. Broken branches in crown. Crown distorted due to group pressure. Linear group of beech of various size ranging semi nature to mature from 180mm to 450mm DBH. Crown overhanging Road and pavement Cohesive canopy group formed due to close stems.	4.2	55
T48	Norway Maple (Acer platanoides)	7(3)	120(1)	2.50	2.50	2.50	2.50	Semi Mature	Good	Good	C1	Moderate quality and value.	1.4	7
T49	Silver Birch (Betula pendula)	3(0.5)	110(1)	3.00	2.50	1.00	1.50	Young	Good	Good	C2	Low quality and value. Poor shape and form.	1.3	5
T50	Wild Cherry (Prunus avium)	10(2)	270,290(2)	5.00	5.50	5.00	5.50	Mature	Good	Good	B2	Good quality with high landscape value. Roadside tree: of value in the streetscene. Multiple stems at ground level. Scattered deadwood.	4.8	71
T51	Apple (Malus)	4.5(1.5)	190(1)	3.80	3.50	3.00	4.00	Early Mature	Good	Good	B2	Moderate quality and value.	2.3	16
T52	Rowan (Sorbus aucuparia)	3.7(1)	75(1)	1.50	1.50	1.50	2.00	Semi Mature	Good	Good	C2	Low quality and value. Leaning East.	.9	3
T53	Silver Birch (Betula pendula)	4(1.8)	180(1)	3.50	3.00	3.00	3.00	Semi Mature	Good	Good	B2	Moderate quality and value.	2.2	15

Tree Number	Common Species Name	Height (m) and Crown Clearance (m)	Trunk Diameter (mm) and stem count	Crown Spread (m)				Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W							
G54	Wild Cherry (Prunus avium), Pink Cherry (Prunus 'Kanzan'), (Prunus serrulata)	7(2.5)	200(1)	2.00	2.00	2.00	2.00	Semi Mature	Good	Good	B2	Moderate quality and value. Kerb close to stem base. Roots restricted by hard surface. Part of linear group. Mixed prunus species with some larger early mature mixed amongst generally semi mature trees. Curbs close to stem, planted in strip of soft landscaping. Crown overhanging pathway and influenced by adj buildings north of group. Diameter is estimated average.	2.4	18
T55	Ash (Fraxinus excelsior)	6(1.5)	150(1)	2.00	2.50	1.00	2.00	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	Semi Mature	Fair	Good	C2	Low quality and value. Self-seeded group of stems. Part of linear group.	1.6	8
T57	Wild Cherry (Prunus avium)	9(1.5)	300(1)	5.00	1.00	3.00	5.00	Early Mature	Fair	Fair	C2	Low quality and value. Tree located within hard surface area. Located on bank. Decay present on stem. Cavity on stem. One sided crown: suppressed by adjacent specimen.	3.6	41
T58	Wild Cherry (Prunus avium)	9.5(1.5)	320(1)	5.00	1.00	3.50	5.50	Early Mature	Fair	Fair	C2	Low quality and value. Tree located within hard surface area. Located on bank. Cavity on stem. Pruning wounds on stems. One sided crown: suppressed by adjacent specimen.	3.8	46
T59	Wild Cherry (Prunus avium)	10(2)	340(1)	4.00	1.50	3.00	4.50	Early Mature	Fair	Fair	C2	Low quality and value. Tree located within hard surface area. Located on bank. Ivy on stem. Ivy in crown. One sided crown: suppressed by adjacent specimen.	4.1	52
T60	Wild Cherry (Prunus avium)	10(2)	310(1)	4.00	1.00	3.00	4.00	Early Mature	Fair	Fair	C2	Low quality and value. Tree located within hard surface area. Located on bank. Ivy on stem. Ivy in crown. One sided crown: suppressed by adjacent specimen.	3.7	43

Appendix 2: Fencing Signage Example



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



Appendix 3: 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.

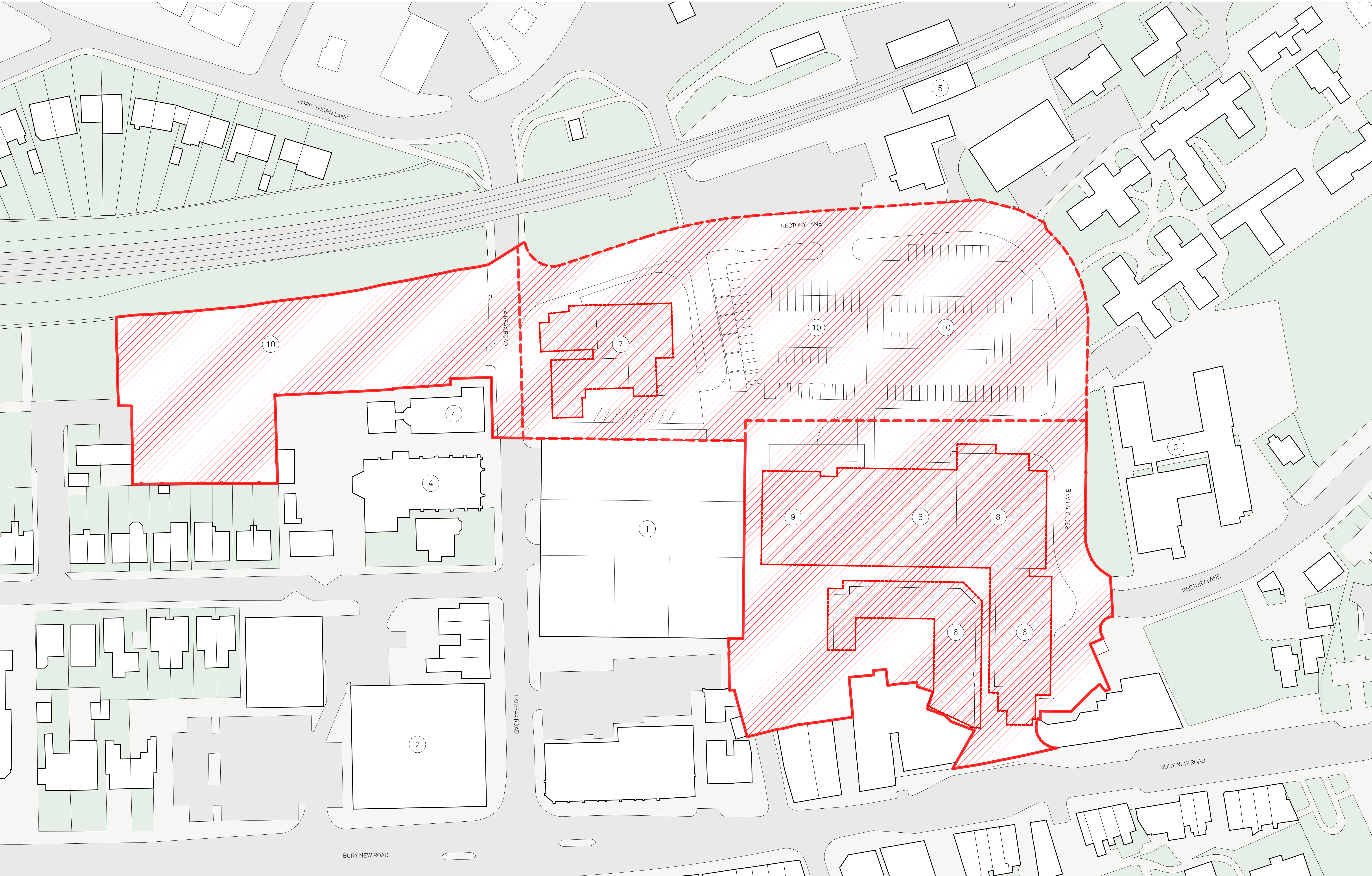
Un-assessable Risks

- 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 demolition 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 4: Approved Demolition Site Plan





Notes:

MASTERPLAN KEY

- EXTENT OF FULL APPLICATION
- EXTENT OF OUTLINE APPLICATION
- TO BE DEMOLISHED

PROPOSED PLOTS

- PLOT A
- PLOT B
- PLOT C
- PLOT D
- PLOT E
- PLOT F
- PLOT G

EXISTING KEY BUILDINGS

- THE RADIUS
- MARKS & SPENCER
- SCHOOL
- CHURCH
- PRESTWICH TRAM STOP
- MARKS & SPENCER
- SCHOOL
- CHURCH
- SURFACE LEVEL CAR PARK

Project:
Prestwich Village
Masterplan

Drawn: LG

Rev: P00

Checked: JC

Details:
16/01/2024

Title:
Demolition site plan

Status:
S2 Information

Planning

Drawing No:
207-JMA-MP-XX-DR-A-001500

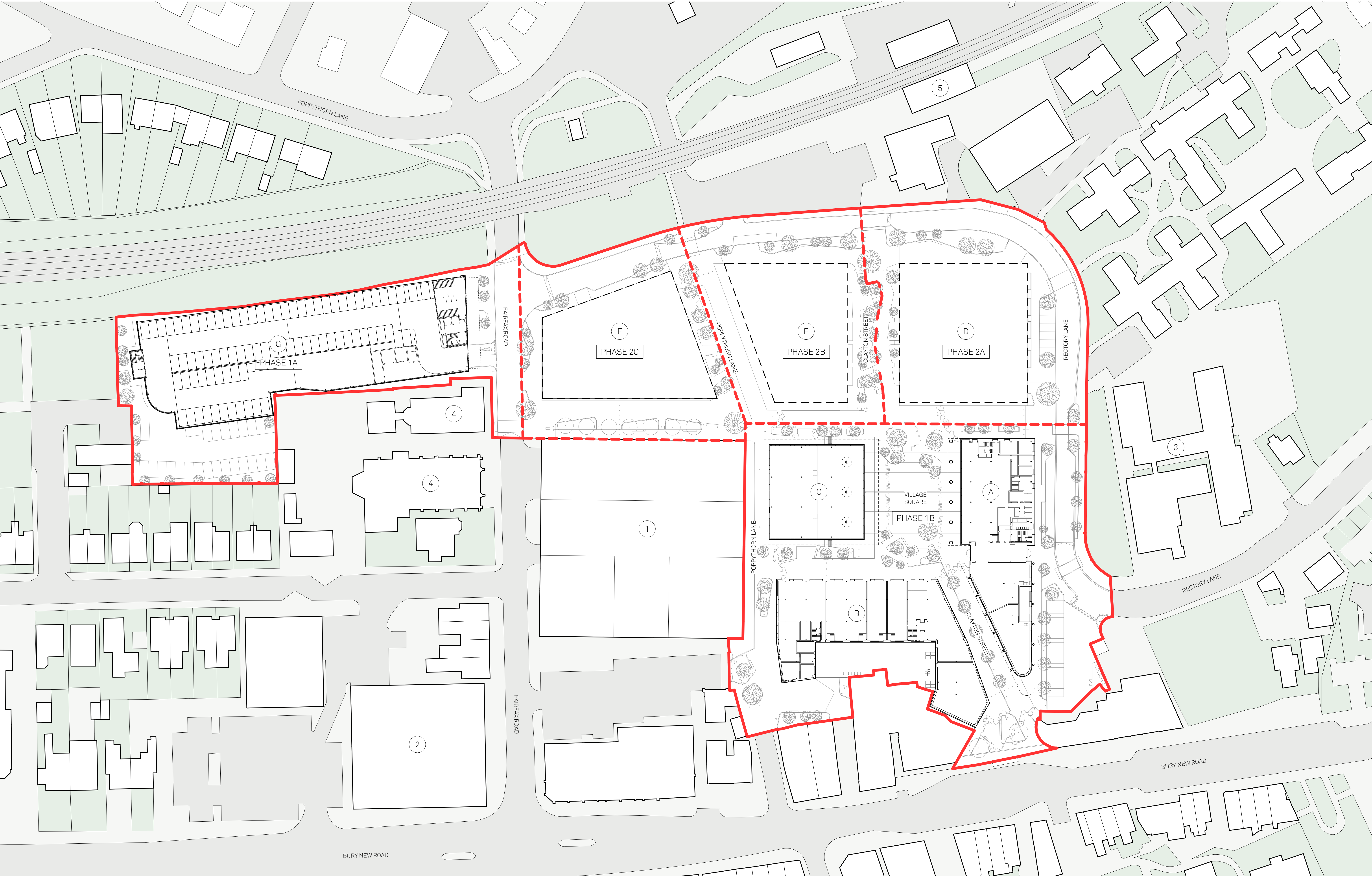
Scale:
1:500 @ A1

Jon Matthews Architects

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Appendix 5: Construction Phasing 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

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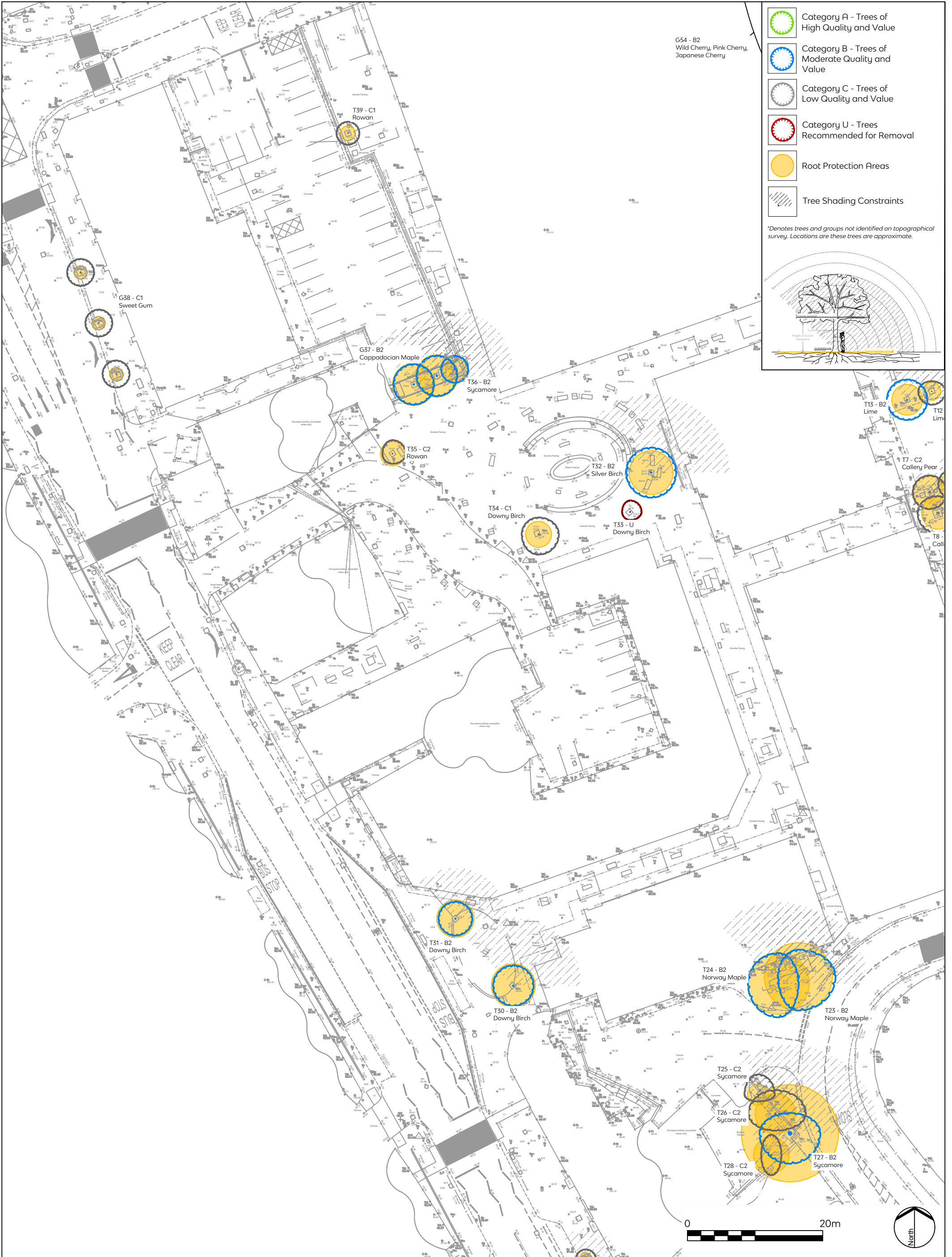
Plans:

Plan 1: Tree Constraints Plan (TCP), 15807/P01)

Plan 2: Tree Retention, Removal and Pruning Plan (TRRPP), (15807/P02b)

Plan 3: Tree Protection Plan (TPP), (15807/P11)





**Tyler
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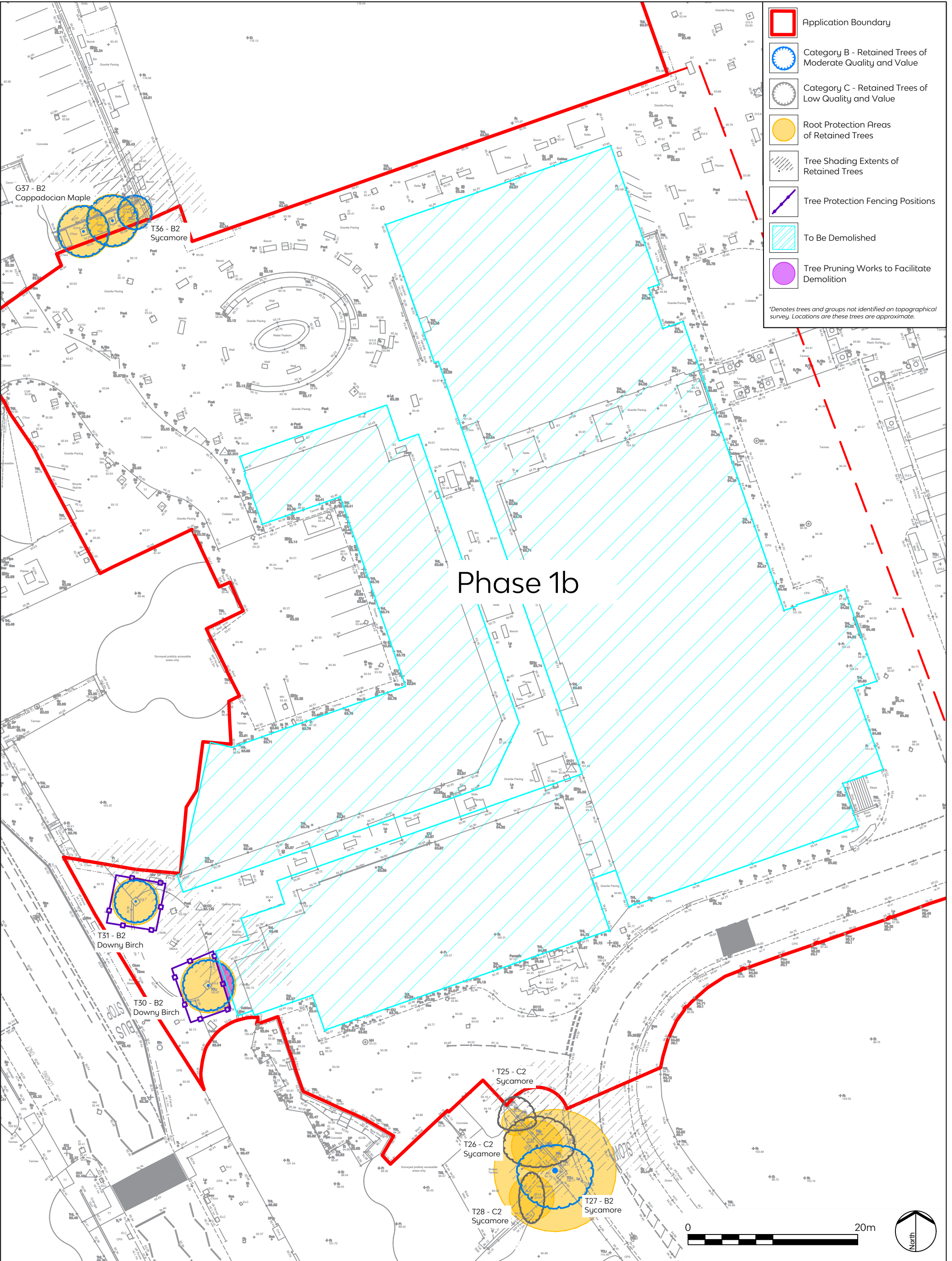
Project title
Prestwich Village

Drawing title
Tree Constraints Plan - Sheet 3 of 3

Scale
Date 1:500 @ A3
28.06.2023

Drawing number
15807_P01_TCP

Drawn BV
Checked WS



Application Boundary

Category B - Retained Trees of Moderate Quality and Value

Category C - Retained Trees of Low Quality and Value

Root Protection Areas of Retained Trees

Tree Shading Extents of Retained Trees

Tree Protection Fencing Positions

To Be Demolished

Tree Pruning Works to Facilitate Demolition

**Denotes trees and groups not identified on topographical survey. Locations are these trees are approximate.*

An abstract collage on a dark blue background. A large yellow hexagon is the central focus. Surrounding it are various geometric shapes: a light blue pentagon, a purple arrow pointing down, a purple asterisk, a black hand icon, a black leaf, a black triangle, a black circle with white segments, and a black triangle with a yellow dot pattern. The text "Step into our world" is written in a bold, black, sans-serif font across the yellow hexagon.

Step into our world

www.tylergrange.co.uk



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Grange**

Landscape | Ecology | Arboriculture