

Arboricultural Impact Assessment & Method Statement

Warwick Mill, Middleton

Prepared for:

KAM LEI FONG (UK) LTD

Our Ref: 23/AIA/ROCH/10

July 2023

Tree Solutions Ltd

T: 01244 389114

E: info@tree-solutions.co.uk

W: www.tree-solutions.co.uk

Contents:

1.0	Instruction
2.0	Statutory Controls & Planning Policy
3.0	The Site
4.0	Development Proposal
5.0	General Constraints Data – Construction Exclusion Zones
6.0	Survey Methodology
7.0	Juxtaposition of Trees & Structures
8.0	Demolition/Development Impact to Trees
9.0	Proposed Revisions
10.0	Conclusions
11.0	Limiting Conditions

<i>Appendix 1</i>	Tree Survey Schedule
<i>Appendix 2</i>	Preliminary Tree Constraints Plan
<i>Appendix 3</i>	Arboricultural Impact Plan
<i>Appendix 4</i>	Tree Protection Plan
<i>Appendix 5</i>	Tree Protection Measures/Method Statement

1.0 INSTRUCTION

- 1.1 We have been instructed by Kam Lei Fong (UK) Ltd to carry out an Arboricultural Impact Assessment (AIA) to assess the development proposal in relation to trees in accordance with the principles of British Standard 5837 'Trees in Relation to Design, Demolition & Construction - Recommendations' 2012.
- 1.2 We are instructed to prepare a report to provide information to assist all parties involved in the planning process to make balanced judgements with regard to arboricultural features in relation to the proposed redevelopment of Warwick Mill, Oldham Road, Middleton, M24 1AZ. As such, all trees within influencing distance to the required easement have been surveyed and are listed within a Tree Survey Schedule (**Appendix 1**) and plotted on all accompanying plans.
- 1.3 The tree survey was carried out in January 2022 by Alistair Henderson, Principal Consultant to Tree Solutions Ltd. Our appraisal of the mechanical integrity of trees on the site is sufficient only to inform the current project. The assessment of trees is carried out from ground level without invasive investigation and the disclosure of hidden defects cannot therefore be expected. Whilst the survey is not specifically commissioned to report on matters of tree safety, we report obvious defects that are significant in relation to the existing and proposed land use. We do not carry out detailed safety inspections unless specifically instructed to do so in writing and have not carried out such inspections of trees on the proposal site.
- 1.4 Five individual trees (T1-T5) and four groups (G1-G4) were surveyed and mapped on a Preliminary Tree Constraints and Impact Assessment Plan Ref: 23/AIA/Rochdale/10 Drawing Nos. 1 & 2 at **Appendix 2/3**. All arboricultural information recorded during the survey is presented within a schedule at **Appendix 1**.
- 1.5 The Arboricultural Impact Assessment is based on the proposed site layout plan Ref: WM EH 010 WIP0Z provided by GMA Architecture.

2.0 STATUTORY CONTROLS & PLANNING POLICY

- 2.1 Unfortunately Rochdale Borough Council do not have an online interactive map to check if a tree has a Tree Preservation Order or if the land falls within a designated Conservation Area. As such, you are advised to seek confirmation on this prior to undertaking any works to trees not granted consent as part of its planning application.

2.2 Protected Species

- 2.2.1 Mature trees often contain cavities, crevices and hollows that offer potential habitat for species such as bats and barn owls. Both are afforded protection under the Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). Bats are also protected under The Conservation of Habitats and Species Regulations 2010 (as amended). Refer to Ecology report for further details.

2.3 Wildlife Habitats

- 2.3.1 Trees and hedgerows of most species provide valuable nesting sites for a wide range of birds, and it is likely that nesting birds will be present on the site during the period March to September.

3.0 THE SITE

- 3.1 The site contains an existing mill and redundant office building with parking provision. There are areas of unmanaged trees along the embankment to Wince Brook to the south and four small ornamental trees within an area of open space to the north. Trees within the site are young, small diameter naturally colonised scrub.

4.0 DEVELOPMENT PROPOSAL

- 4.1 Redevelopment of existing mill to mixed commercial and residential with associated vehicular access and parking. Erection of new building (The Loom) to provide commercial units at ground floor and apartments above.



P1 – Aerial of site viewed from south

5.0 GENERAL CONSTRAINTS DATA - CONSTRUCTION EXCLUSION ZONES (CEZ's)

5.1 GENERAL

5.1.1 The three phases of an AIA were outlined in Section 1. In addition, during the development process for retention trees, there may be three and even four constraints to consider: Construction Exclusion Zone (CEZ's):

- CEZ 1: Root Protection Area (see 5.2)
- CEZ 2: Tree Crown Protection (see 5.3)
- CEZ 3: Tree Dominance (see 5.4)
- CEZ 4: New Tree Planting Zone (see 5.5)

CEZ's are explained below:

5.2 CEZ 1: ROOT PROTECTION AREA (RPA)

5.2.1 The RPA, calculated in m², should be protected before and during any demolition/construction works. This ensures the effective retention of trees by safeguarding a reliable quantum of functioning tree roots. The RPA is based on a radial measure from the centre of the tree stem, which is calculated by multiplying the stem diameter by a factor of twelve or by the $\sqrt{(\text{mean stem diameter}^2) \times \text{number of stems}}$ for multi-stemmed trees. With the AIA 1, the RPA is only shown indicatively on the preliminary TCP, as its shape may be subject to amendment as the design progresses.

5.2.2 During the AIA 2, the derived radial measure is converted by the arboriculturalist into the actual area to be protected, having due regard to prevailing site conditions and how these may have affected the tree(s), particularly in relation to factors affecting their likely rooting disposition. The RPA for each tree should initially be plotted as a circle centred on the base of the stem. Where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, a polygon of equivalent area should be produced. Modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distribution.

5.2.3 The means of protecting the RPA will include the installation of tree protective fencing prior to the start of any demolition or construction work on site. The prohibition of various activities within the RPA must be adhered to (e.g. mechanical excavation, soil stripping, fire lighting, material storage, lowering levels and creating excessive sealed surfacing) and may include the use of temporary ground protection and/or special engineering solutions where construction is proposed near to retention trees or within the RPA.

5.3 CEZ 2: TREE CROWN PROTECTION ZONE

5.3.1 This is the area above ground occupied by the crown (branches) of the tree, along with allowances for working space (safe working area) and if appropriate, for future growth. The extent of CEZ 2 is determined by considering the existing and future crown spread of the tree(s), bearing in mind the possibility of this being modified by an acceptable quantum of pruning.

5.4 CEZ 3: TREE DOMINANCE ZONE

- 5.4.1 This is the area above ground dominated by the tree in relation to issues of shading, seasonal debris and safety apprehension. This area is calculated by considering the height and spread of the tree relative to the proposed buildings, cross referenced with intended end use. As such, what is assessed is the likely psychological effect of the tree on the end user.
- 5.4.2 The purpose of identifying CEZ 3 is to protect trees from post development pressure (resentment) by the site's end users, who may, if resentful of the trees, seek to procure excessive pruning treatments or even to have them removed. This is a common Planning Service concern, which has led on many occasions both to refusals of consent and to dismissed Appeals against those refusals.
- 5.4.3 The means of protecting CEZ 3 is likely to include optimising the site layout and room type (especially in relation to new residential dwellings), such that any adverse psychological impacts of the trees are reduced to an acceptable minimum. Key principles include ensuring adequate separation distances between trees and new buildings, in the context of the buildings' end use relative to the location of the tree(s) and avoiding excessive obstruction by trees of critical solar access.

5.5 CEZ 4: NEW PLANTING ZONE

- 5.5.1 In some cases, it may be appropriate to identify and protect areas intended for new landscape planting, which can fail to establish if the soil has been heavily compacted or contaminated during the demolition/construction process. The means of protecting CEZ 4 will either be by fencing it off prior to the start of works on site, or by soil remediation once construction has finished (and prior to the start of planting). Topsoil protection in areas destined for new planting is frequently an economy measure, saving on plant replacement and soil structure remediation. Refer to landscape proposal for further details.

6.0 SURVEY METHODOLOGY

- 6.1 The method used in the preparation of this report is based on the principles of BS 5837: 2012.
1. Tree heights were surveyed to the nearest 1m.
 2. Trunk diameters were measured by use of forestry girth tape
 3. The category assessment (Table 1) on which the trees is based include current and long-term arboricultural, landscape, cultural and conservation values (BS5837: 2012). This table can be found at **Appendix 1**
 4. For clarity, the grading system is summarised from **Table 2** of the BS as follows:

U grade – trees for removal, effective for less than 10 years

A grade – trees of high quality and value, effective for more than 40 years

B grade – trees of moderate quality and value, effective for more than 20 years

C grade – trees of low quality and value, effective for 10 years

Note: We have indicated colour coding on the drawing and therefore a monochrome copy should not be relied on.

6.2 SOIL ASSESSMENT

- 6.2.1 A soil assessment should be undertaken by a competent person to inform decisions relating to:
- the root protection area (RPA)
 - tree protection
 - new planting design; and
 - foundation design to take account of retained, removed and new trees (potential soil subsidence/heave)

Tree Solutions do not undertake soil assessments and the client is advised to seek specialist advice in this respect.

7.0 JUXTAPOSITION OF TREES AND STRUCTURES

7.1 Below ground constraints

- 7.1.1 The below ground constraints are generally summarised as the root protection area (RPA). The shape of the RPA and its exact location will depend upon arboricultural considerations including likely tolerance of the tree to root disturbance; morphology and disposition of the roots when known influenced by past or existing site conditions; soil type and structure; and topography and drainage.
- 7.1.2 The purpose of the RPA is to prevent physical damage to tree roots and to prevent damage to the soil structure. Tree roots are damaged by soil compaction, changes in soil levels or soil contamination which could reduce tree health and/or stability.
- 7.1.3 Root patterns are affected by topography and characteristics of the soil or substrate. Where trees are located within proximity to existing hard standing or underground physical barriers, they are unlikely to have an even distribution of lateral roots due to restrictions in root growth created by compacted sub-grades beneath. The RPA of tree number 1 has been modified and is shown running in line with a small retaining wall to its east and the RPA of all trees within G1 & G2 are shown running in line with the edge of Wince Brook to their south and the car park retaining wall to their north. All other RPA's have been plotted unmodified as there were no significant underground barriers to prevent good radial root spread.

7.2 Underground Services

- 7.2.1 There are no proposed service runs within the RPA of retained trees

8.0 DEVELOPMENT IMPACT TO TREES

- 8.1 Tree Solutions carried out a stage one preliminary tree survey and provided the project architect with a report in which all existing trees and their respective Root Protection Areas (RPA) were identified and plotted on a tree constraints and impact assessment plan. The architect has incorporated the design and layout advice contained within the stage 1 survey and input from Tree Solutions by amending the layout to ensure the best quality trees can be retained with no adverse construction impacts. We are satisfied that the amended layout has taken the long-term future of the most important trees and into account and is now in accordance with The National Planning Policy Framework (2021), Rochdale Council Planning Policies and recommendations contained with BS5837: 2012.
- 8.2 In order to accommodate the development it will be necessary to remove tree number 4 and groups 3 & 4. Tree number 4 is a small Rowan that whilst visible along Oldham Road, its removal is largely mitigated by the retention of T1 & T2. Furthermore, there is ample opportunity for replacement planting of both T3 & T4 with better quality specimen trees post completion of the development. Group is 2 small diameter self-set trees surrounded by hard standing. They are not visible beyond the site boundary and offer no amenity or landscape value to the wider locale. Again, replacement tree planting as part of the wider landscape proposals will radically enhance the landscape character and setting of the area making retention of these trees at the expense of the development disproportionate. Group 4 is very small diameter, young naturally colonised scrub of no existing or future value/variability.
- 8.3 All trees along the southern boundary with Wince Brook are to be retained and are unaffected by this development. Their retention will maintain screening to residential dwellings beyond the brook and sustain the biodiversity value they afford.



P2 - Tree number 1-4 viewed from west



P3 - Group 1 - predominantly self set unmanaged Sycamore



P4 - Group 2 - unmanaged mixed scrub on embankment to Wince Brook

9.0 PROPOSED REVISIONS TO THE SCHEME

- 9.1 We advise that all proposed revisions having implications for trees should be referred to us for review.

10.0 CONCLUSIONS

- 10.1 BS 5837: 2012 contains clear and current recommendations for a best practice approach to the assessment, retention, and protection of trees on development sites. The proposed development has followed this guidance by:
- Seeking arboricultural advice and undertaking a phase 1 preliminary tree survey to inform the layout and design of the proposed development
 - Respecting the constraints posed to development of the site by high or moderate quality trees
 - Acting upon arboricultural advice throughout the design process to obtain the best development proposal whilst considering the current and future tree requirements
 - Trees proposed for removal will be replaced with new planting as part of wider landscape proposals ensuring good quality continued tree cover to the locale making this a sustainable management option
 - Taking the above into consideration, we can see no valid arboricultural grounds for refusal.
- 10.2 The protection of retained trees will be in accordance with recommendation contained within the BS and as detailed on the Tree Protection Plan at **Appendix 4**.

11.0 LIMITING CONDITIONS

Unless stated otherwise:

Information contained in this report covers only those trees that were examined and reflects the condition of those trees at the time of the inspection.

The inspection is limited to visual examination of the subject trees from ground level only and without dissection, excavation, probing or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the subject trees may not arise in the future.

This report has been prepared for the sole use and benefit of the client. Any liability of Tree Solutions shall not be extended to any third party.

No part of this report can be reproduced without the authorisation of *Tree Solutions Ltd*.

Appendix One

Tree Survey Schedule

TREE SURVEY SCHEDULE (BS5837: 2012)

Tree Solutions

Arboricultural Consultants

SITE:	WARWICK MILL, OLDHAM ROAD, MIDDLETON, M24 1AZ
CLIENT:	KAM LEI FONG (UK) LIMITED
BRIEF:	ARBORICULTURAL IMPACT ASSESSMENT

SURVEYOR:	A. HENDERSON
ASSESSMENT DATE:	27/01/2022
VIEWING CONDITIONS:	CLEAR
JOB REFERENCE:	22/AIA/ROCHDALE/10

PAGE 1 OF 2

TREE NO. T - Tree G - Group H - Hedge	SPECIES (COMMON NAME)	AGE	HEIGHT (m) + CROWN CLEARANCE/ DIRECTION OF GROWTH (N.S.E.W)	RADIAL CROWN SPREAD (m)				STEM/ MULTI-STEM* DIA. (mm)	VITALITY	COMMENTS	MANAGEMENT	CATEGORY & SUB-CATEGORY GRADING BS 5837	BS 5837 RADIUS (m) RPA (m²)
				N	S	E	W						
T1	Maple (Crimson King)	M	12 2N	4.5	3	4	2.5	350	G	- No visual defects - RPA modified by wall & hard standing to east - E.R.C. 20	• No works	B2	4.2 55m²
T2	Maple (Crimson King)	M	12 1.5N	4	4	2	4.5	370	G	- As T1 - E.R.C. 20	• No works	B2	4.4 62m²
T3	Mountain Ash	M								Dead	• Remove	U	N/A
T4	Mountain Ash	M	10 2.5W	4	4.5	3	3	320	M	- Dead wood in crown - Western leader topped - E.R.C. 10	• Remove for development & replace	B2	3.8 46m²
T5	Willow (Goat)	M	5 0	2.5	2.5	3	3	300 200 100 150 (403)	G	- Self-set multi-stemmed scrub of no visual significance - E.R.C. 10	• N/A	C1	4.8 73m²
G1	Sycamore Willow x 1	EM	≤5 1N	2.5	2	2	2	≤270	M/G	- Self-set trees within confined rooting environment between retaining wall and Wince Brook - E.R.C. 10	• Would be better removed and replaced	C2	3.2 33m²

HEADINGS & ABBREVIATIONS

TREE NO.
SPECIES:
AGE RANGE/LIFE STAGE:
HEIGHT:
CROWN SPREAD:
CROWN CLEARANCE & DIRECTION OF GROWTH:
STEM DIA/MULTI-STEM DIA:
VITALITY:
E.R.C. = ESTIMATED REMAINING CONTRIBUTION:
BS 5837 CATEGORY & SUB-CATEGORY GRADING:
BS 5837 RADIUS & BS 5837 RPA:

REFERENCE NUMBER. REFER TO PLAN OR NUMBERED TAGS WHERE APPLICABLE (T = TREE, G = GROUP, H = HEDGE)
COMMON NAME (LATIN NAMES AVAILABLE ON REQUEST)
Y = YOUNG, SM = SEMI MATURE, EM = EARLY MATURE, M = MATURE, PM = POST MATURE
ESTIMATED AND RECORDED IN METRES. APPROXIMATELY 1 IN 10 TREES ARE MEASURED USING A CLINOMETER AND THE REMAINDER ESTIMATED AGAINST THE MEASURED TREES
MAXIMUM CROWN RADIUS MEASURED TO THE FOUR CARDINAL COMPASS POINTS FOR SINGLE SPECIMENS ONLY (MEASUREMENT FOR TREE GROUPS - MAXIMUM RADIUS OF THE GROUP)
HEIGHT IN METERS OF CROWN CLEARANCE ABOVE ADJACENT GROUND LEVEL (TO INFORM ON GROUND CLEARANCE, CROWN/STEM RATIO AND SHADING)
STEM DIAMETER - MEASURED AT APPROXIMATELY 1.5 METRES ABOVE GROUND LEVEL OR A COMBINATION OF STEMS FOR MULTI-STEMMED TREES
A MEASURE OF PHYSIOLOGICAL CONDITION. D = DEAD, MD = MORIBUND, P = POOR, M = MODERATE, G = GOOD
RELATIVE USEFUL LIFE EXPECTANCY (YEARS)
A = HIGH QUALITY AND VALUE, B = MODERATE QUALITY AND VALUE, C = LOW QUALITY AND VALUE, U = UNSUITABLE FOR RETENTION (SUB-CATEGORY REFERS TO ARBORICULTURAL, LANDSCAPE AND CULTURAL/CONSERVATION VALUES)
PROTECTIVE DISTANCE - RADIUS FROM THE CENTRE OF THE STEM TO THE LINE OF TREE PROTECTION (CONSTRUCTION EXCLUSION ZONE - CEZ) AND PROTECTIVE BARRIER ROOT PROTECTION AREA - BS 5837 (2012) ANNEX D (THE RECOMMENDATIONS STATE THAT THE RPA SHOULD BE CAPPED AT 707 M²) NOTE - ALL CALCULATIONS ROUNDED TO NEAREST DECIMAL

TREE SURVEY SCHEDULE (BS5837: 2012)

Tree Solutions

Arboricultural Consultants

SITE:	WARWICK MILL, OLDHAM ROAD, MIDDLETON, M24 1AZ
CLIENT:	KAM LEI FONG (UK) LIMITED
BRIEF:	ARBORICULTURAL IMPACT ASSESSMENT

SURVEYOR:	A. HENDERSON
ASSESSMENT DATE:	27/01/2022
VIEWING CONDITIONS:	CLEAR
JOB REFERENCE:	22/AIA/ROCHDALE/10

PAGE 2 OF 2

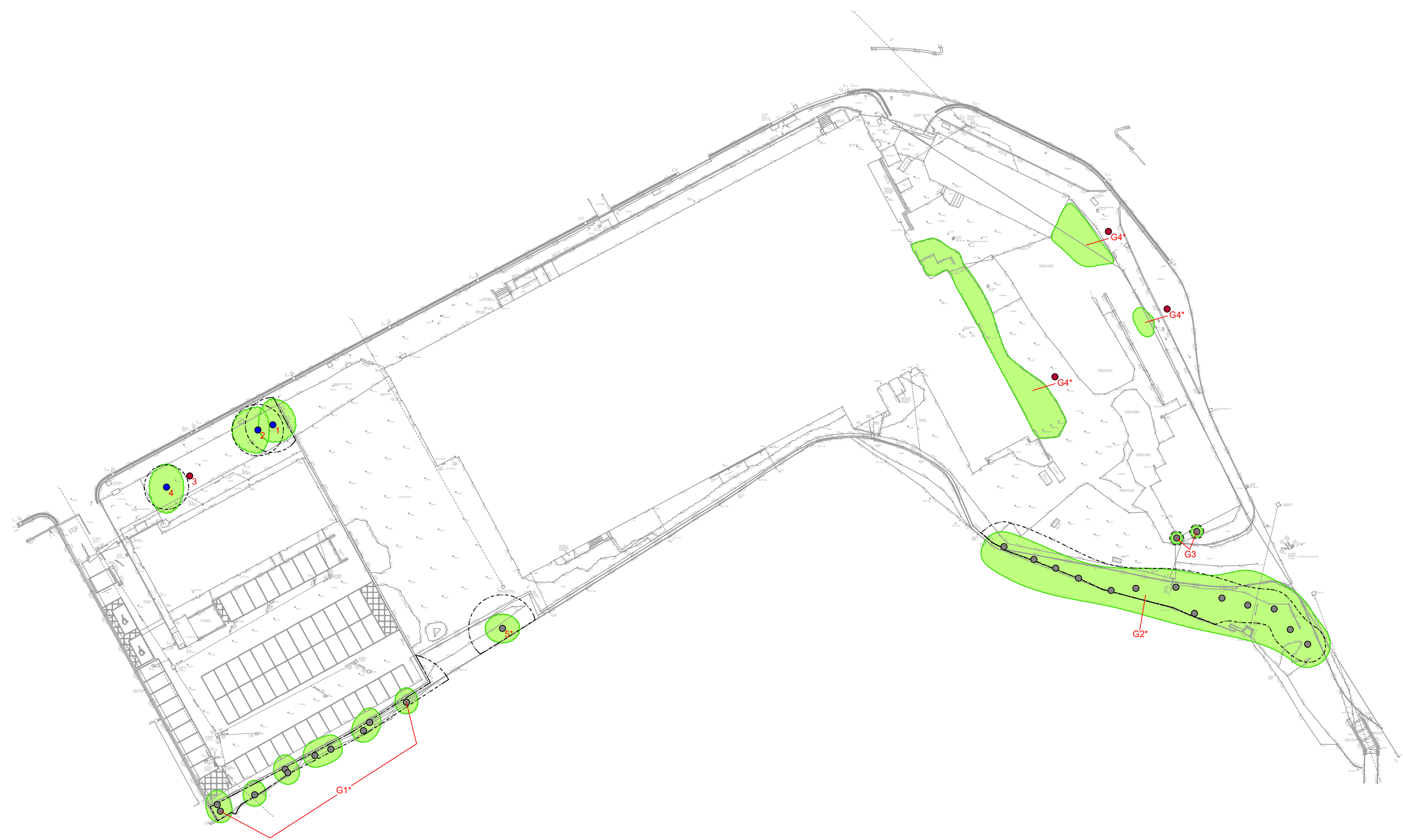
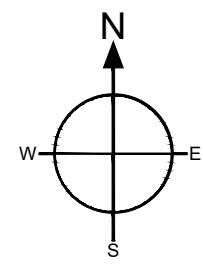
TREE NO. T - Tree G - Group H - Hedge	SPECIES (COMMON NAME)	AGE	HEIGHT (m) + CROWN CLEARANCE/ DIRECTION OF GROWTH (N.S.E.W)	RADIAL CROWN SPREAD (m)				STEM/ MULTI-STEM* DIA. (mm)	VITALITY	COMMENTS	MANAGEMENT	CATEGORY & SUB-CATEGORY GRADING BS 5837	BS 5837 RADIUS (m) RPA (m²)
				N	S	E	W						
G2	Sycamore Willow Ash Hawthorn	EM	≤8 1N					≤260	G	- Naturally colonised scrub - E.R.C. 0	No works	C2	3.1 31m²
G3	Birch Sycamore	Y/ SM	≤6 0	1	1	1	1	100	G	- Low grade trees of no value - E.R.C. 10	Remove	C1	1.2 5m²
G4	Birch Sycamore	Y	3					50	G	- Mass of small naturally colonised scrub - E.R.C. 0	Remove	U	N/A

Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) - Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline - Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i>			See Table 2
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	See Table 2
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	See Table 2
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	See Table 2

Appendix Two

Preliminary Tree Constraints Plan



Legend

Root Protection Area
Modified to Account for
Site Features

Category

Root Protection Area

Crown Spread

Tree Number

Category A
(High Quality)

Category B
(Moderate Quality)

Category C
(Low Quality)

Category U
(Dead/Dying/In Decline)

Category C
(Low Quality)

Category U
(Dead/Dying/In Decline)

NOTE: Tree/group numbers marked with an * have approximate locations.

Client: Kam Lei Fong (UK) Limited	
Project: Warwick Mill, Oldham Rd, Middleton, Manchester, M24 1AZ	
Title: Preliminary Tree Constraints Plan	
Scale: 1-500@A2	Date: July 2023
Drawn By: AM	Revision: B
Job Ref: 23/AIA/ROCH/10	Drawing No: 01

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

The copyright of this document resides with Tree Solutions unless assigned in writing by the company

E: info@tree-solutions.co.uk
W: www.tree-solutions.co.uk
T: 01244 389114

Company Registration No: 04548951



Appendix Three

Impact Assessment Plan

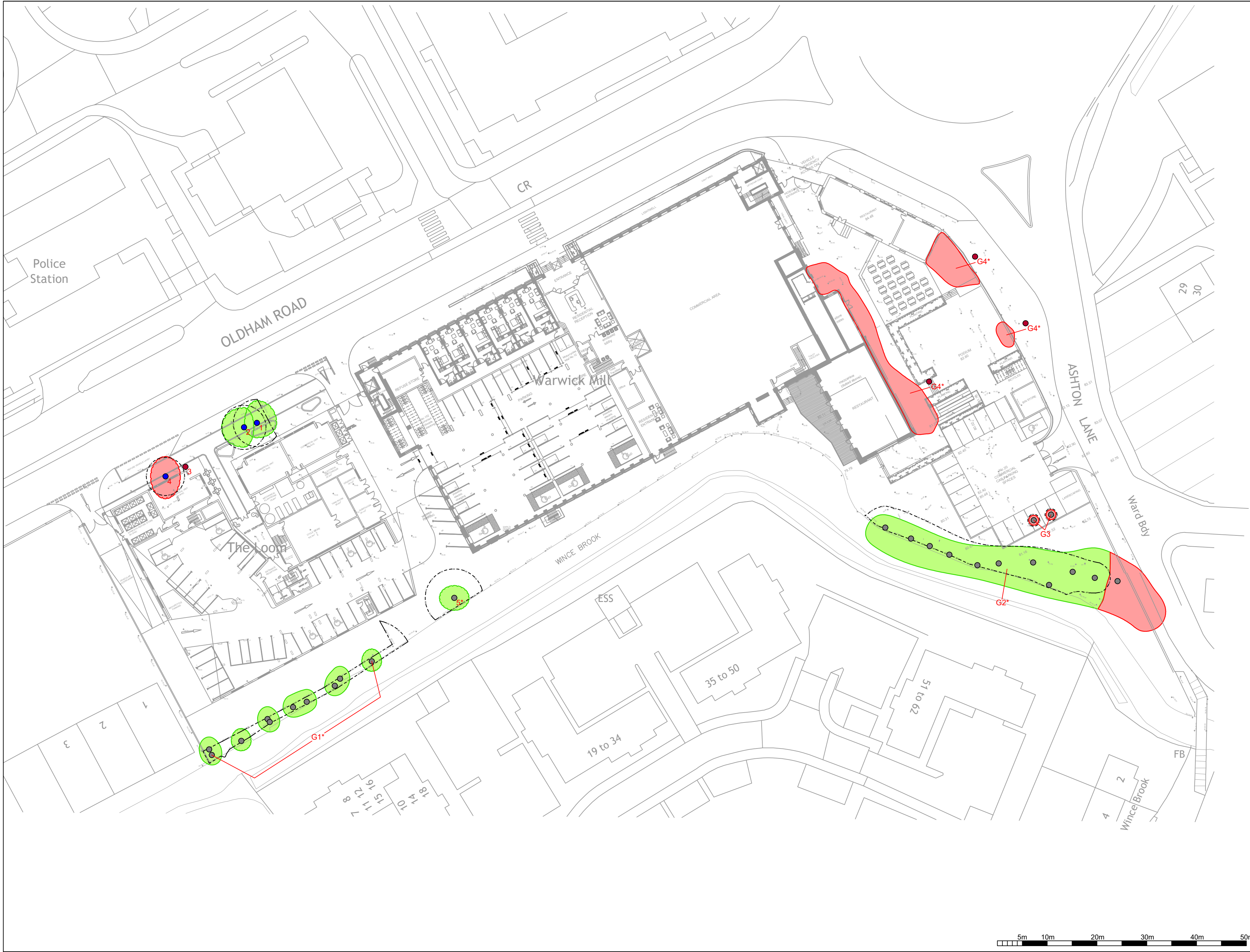


Diagram illustrating a tree with various labels and a legend:

- Root Protection Area Modified to Account for Site Features:** The area around the tree trunk, indicated by a dashed line.
- Category:** The tree is categorized by color:
 - Category A (High Quality): Green
 - Category B (Moderate Quality): Blue
 - Category C (Low Quality): Grey
 - Category U (Dead/Dying/In Decline): Red
- Root Protection Area:** The area around the tree trunk, indicated by a solid line.
- Crown Spread:** The area around the tree canopy, indicated by a dashed line.
- Tree Number:** The number 13, indicating the tree's identification.
- Tree Proposed for Removal:** A red circle with a black outline, indicating a tree that is not in the Root Protection Area and is proposed for removal.

Client:	
Kam Lei Fong (UK) Limited	
Project:	
Warwick Mill, Oldham Rd, Middleton, Manchester, M24 1AZ	
Title:	
Arboricultural Impact Assessment	
Scale:	Date:
1-500@A2	July 2023
Drawn By:	Revision:
AM&NB	B
Job Ref:	Drawing No:
23/AIA/ROCH/10	02



Tree Solutions

E: info@tree-solutions.co.uk
 W: www.tree-solutions.co.uk
 T: 01244 389114

Company Registration No: 04548951

Appendix Four

Tree Protection Plan



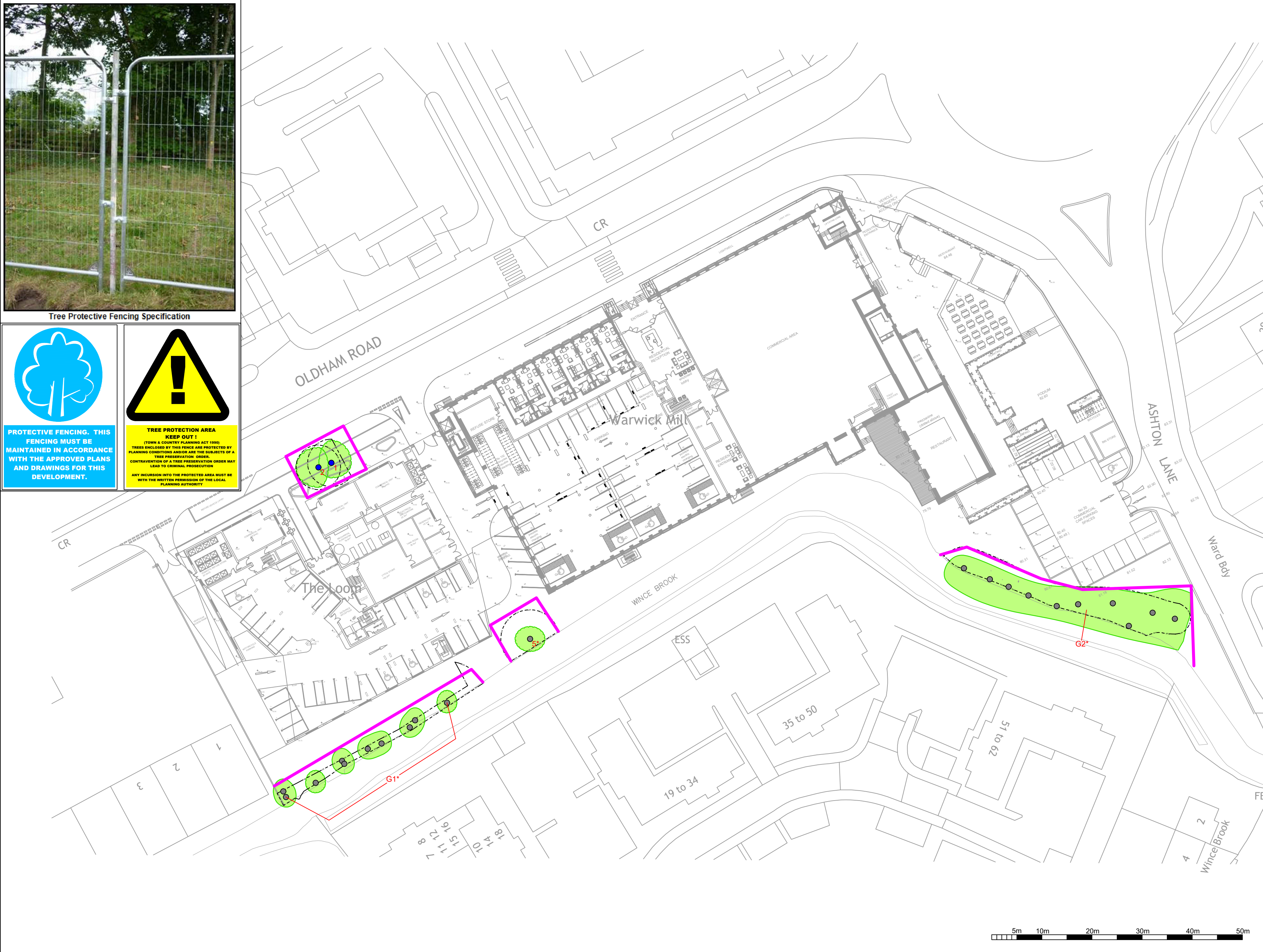
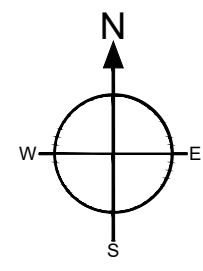
Tree Protective Fencing Specification



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

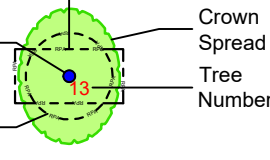


TREE PROTECTION AREA
KEEP OUT!
(TOWN & COUNTRY PLANNING ACT 1990)
TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND/OR ARE THE SUBJECTS OF A TREE PRESERVATION ORDER.
CONTRAVENTION OF A TREE PRESERVATION ORDER MAY LEAD TO CRIMINAL PROSECUTION.
ANY INCURSION INTO THE PROTECTED AREA MUST BE WITH THE WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY



Legend

Root Protection Area Modified to Account for Site Features



Category: Crown Spread, Tree Number

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

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

NOTE: Tree/group numbers marked with an * have approximate locations.

Client: Kam Lei Fong (UK) Limited	
Project: Warwick Mill, Oldham Rd, Middleton, Manchester, M24 1AZ	
Title: Tree Protection Plan	
Scale: 1-500@A2	Date: July 2023
Drawn By: AM&NB	Revision: B
Job Ref: ----	Drawing No: 03

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

The copyright of this document resides with Tree Solutions unless assigned in writing by the company



E: info@tree-solutions.co.uk
W: www.tree-solutions.co.uk
T: 01244 389114
Company Registration No: 04548951

Appendix Five

Tree Protective Measures/Method Statement

SEQUENCE OF OPERATIONS

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

1. Tree surgery works
2. Erect temporary protective fencing
3. Main demolition phase
4. Main construction phase
5. Removal of temporary fencing
6. Landscaping within RPA's

1. Tree Surgery Works

1. Before the erection of the temporary protective fencing, all hedge removal shall be implemented in accordance with the Tree Survey Schedule at **Appendix 1**
2. All possible efforts must be made to prevent damage to retained trees including potential root incursion or compaction caused by vehicle access.
3. All arboricultural works shall conform to the recommendations of BS 3998 (2010) 'Recommendations for Tree Work'
4. All operatives shall be equipped with and use personal protective equipment (PPE) in accordance with current Health & Safety Executive current directives and industry codes of practice.
5. Performance of all arboricultural operations and use of equipment shall be in accordance with current Health & Safety Executive current directives and industry codes of practice

2. Erect Temporary Tree Protective Fencing

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

3. Main Demolition Phase

1. Prior to any demolition plant entering the site, tree protective fencing is to be erected where indicated in magenta on the Tree Protection Plan at **Appendix 4**
2. All plant and vehicles engaged in demolition works shall operate from an area outside the RPA of all trees
3. If there is a significant build-up of dust on the foliage, the trees will be hosed down to clear all build up

4. Main Construction Phase

1. Tree protective fencing to be erected prior to any construction plant or materials entering the site
2. Tree protective barriers in accordance with BS 5837: 2012 will be erected to prevent damage to the tree stems and any movement of plant with the RPA
3. There shall be no storage of construction material, site parking, site accommodation or equipment in any area designated as the Root Protection Area (RPA) and Construction Exclusion Zone (CEZ) and enclosed by Temporary Protective Fencing
4. No materials that are likely to have an adverse effect on tree health such as oil, bitumen or cement will be stored or discharged within 10 metres of the trunk of a tree that is to be retained. No fires will be lit
5. The site agent shall supervise deliveries by self-loading crane, with vehicles positioned in such a manner that retained trees are not at risk of damage

Cement Mixing

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

Avoiding Damage to Stems and Branches

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

On Site Storage of Spoil and Building Materials

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

5. Remove all Temporary Tree Protective Fencing

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

6. Landscaping within RPA of Trees

1. There shall be **no rotovating** of ground within any area designated as a Root Protection Area (RPA) and Construction Exclusion Zone (CEZ) and enclosed by Temporary Protective Fencing.
2. No hard-landscaping works or excavation for cables or any other service should be installed within the Root Protection Area (RPA) and Construction Exclusion Zone (CEZ) without the written consent of the LPA

Arboricultural Consultant

Name: Alistair Henderson
Tel: 01244 389114
Mobile: 07766 774508
Email: alistair@tree-solutions.co.uk

TREE PROTECTIVE FENCING

- 1 Before the commencement of any demolition and subsequent construction works on site (other than those set out in the schedule of tree works contained in this document), protective fencing will be erected as detailed on the Tree Protection Plan and as specified below. The LPA Tree Officer will be given 5 days' notice upon completion of the fencing to inspect and approve prior to the commencement of any site works.
- 2 The fencing will consist of a scaffold framework in accordance with Figure 2 of BS 5837 – 2012 (illustration below) comprising a metal framework, both vertical and horizontal, well braced to resist impacts. Vertical tubes will be spaced at a maximum interval of 3m. Onto this, weldmesh panels shall be securely fixed with wire or scaffold clamps. Weldmesh panels on rubber or concrete feet are not considered resistant to impact and for this reason will not be used. The site manager or other suitably qualified appointed person will be responsible for inspecting the protective fencing daily; any damage to the fencing or breaches of the fenced area will be rectified immediately.
- 3 Clearly legible weatherproof signage, stating "Protected Trees – Exclusion Zone" shall be attached to the fencing 1.5m from the ground, facing out of the Tree Protection Zone located at regular intervals along the fence line
- 4 The fencing will remain in place until completion of all site works and then only removed when all site traffic is removed from site
- 5 Other than works detailed within this method statement or approved in writing by the Local Planning Authority (LPA), no works including storage or dumping of materials shall take place within the exclusion zones defined by the protective fencing.

Protective Fencing Detail

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

1. **Magenta**

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



Tree Protective Fencing Specification