Arboricultural Method Statement

Land at rear of The Red House, 13 Broadhalgh Avenue, Rochdale, OL11 5LW

Report Brief; MMA Tree Consultancy have been asked to produce an Arboricultural Method Statement (AMS) in relation to planning consent (14/00684/FUL) on land at the rear of Red House, 13 Broadhalgh, Avenue, Rochdale, OL11 5LW, and to satisfy condition 8 of the planning approval which reads;

"No development shall take place until such time a detailed Arboricultural Method Statement, including but not limited to detail on which trees are to be removed, which trees are to be retained, any other tree work to facilitate development including pruning, temporary protective barriers, temporary ground protection, site supervision, location of services and if required, specialist construction techniques in accordance with BS 5837 2012 (Trees in Relation to Design, Demolition, and Construction) has been submitted to and approved in writing by the Local Planning Authority"

1 Trees to be removed

1.0 The following trees will be removed in accordance with planning approval 14/00684/FUL; T5, T6, T7, T8, T9, T10, T12, T14, T15, T25, T26, T27, T28 and are marked on the attached plan in red. The majority of the rhododendron and other understorey shrubs along eastern boundary and the access road will be removed, as well as other associated shrubs and bushes in the direct development area.

2 Trees to be retained

2.0 The following trees will be retained in accordance with planning approval 14/00684/FUL; T1, T2, T4, G1, T11, T13, T16, T17, T18, T19, T20, T21, T22, T23, T24, T30, and are marked on the attached plan in green. In addition, trees numbered T31, T32, T33, T34, T35, T36, T37, T38 and G2 in an adjacent site to the west will be afforded protection throughout development.

3 Pruning

3.1 Trees T34, T35, T36, T37 will need to be pruned in accordance with works specification outlined in tree survey. A section 211notice may need to be submitted but may be deemed as consent given the planning approval and the need to prune these trees to execute the given permission.

3.2 All tree works will be carried out in accordance with British Standard 3998 (2010) Tree Works recommendations.

4 Protective fencing

4.1 Protective fencing will be erected as outlined in BS 5837 2012 (figure 2 or 3) as per the Tree Constraints' Plan (TCP) which is for the most part protecting the whole RPA's of all trees to be retained. However, where development is to take place within the RPA's namely the dwelling and garage on the western boundary as much of the RPA as possible will be barrier protected, the remainder will be protected by temporary ground protection and specialist piling techniques for foundations employed to further safeguard trees and tree roots. Protective fencing will be checked and approved prior to commencement of the development phase.

5 Temporary Ground Protection

5.1 For the most part RPA's will be protected from damage by protective fencing as outlined in section 4 and shown on the TCP. Where development is to take place within the RPA namely the dwelling and garage on the western boundary the ground will be safeguarded by using temporary

ground protection as outlined in BS 5837 2012 (6.2.3.3) Areas where ground protection will be used is shown on the TCP. Either a Cell web cellular confinement system will be used or a Eurotrak type protection mat system might be more appropriate for the small areas concerned.

6 Site Supervision

6.1 MMA tree Consultancy will address architects and site supervisors at a pre-commencement meeting and talk through the measures outlined in this AMS. The strict chronology of processes will be discussed in order that tree protection is in place prior to any plant, machinery or material being brought onto site.

6.2 MMA Tree Consultancy to check and sign off protective fencing and ground protection

6.3 MMA tree consultancy will make several unannounced calls to the site during the development phase to ensure all tree protection measures are being adhered to and all specialist construction techniques are being employed as intended.

6.4 MMA tree Consultancy will visit the site upon completion and list any tree work or ground amelioration that is required following the development phase.

7 Services

7.1 All services will fall outside of the RPA's of trees that are to be retained.

8 Storage of materials/site cabins etc

8.1 RPA's are to remain sacrosanct throughout the development phase and there will be no storage of any building materials, chemicals, fuel, or anything else in the RPA.

8.2 All site cabins and mess facilities will be sites well away from trees to be retained and outside of the RPA's.

8.3 Strictly no plant or machinery to enter RPA's – not even to pass through – a single passing of heavy plant can cause irreparable damage to tree roots.

8.4 No fires on any part of the site.

9 Specialist construction techniques

9.1 As part of the planning approval it was agreed that the western most property would be constructed with piled foundations to limit the root damage caused to adjacent trees numbered T33-T38 and the associated garage would be constructed on a raft foundation for the same reason.

9.2 Notwithstanding engineering requirements the location of the piles should be positioned to avoid any major roots from the adjacent trees.

9.3 The remainder of the RPA of trees T33 – T38 will be protected by means of ground protection, and any piling plant and machinery must undertake all necessary operation from the ground protected locations as indicated in the TCP.

9.4 Existing ground level will remain largely the same as they are now with only the very top vegetation layer being scraped off prior to finished floor level being installed.

9.5 The raft foundation for the associated garage with be largely constructed on top of existing ground level.

9.6 Consideration with be given to NHBC Chapter 4.2 Building Near Trees, taking account of existing trees, soil type and plasticity and foundation depth.

10 Prohibited activities.

10.1 Cutting down, uprooting, damaging or otherwise destroying any retained tree.

10.2 Lighting fires anywhere on the site.

10.3 Equipment, signage, fencing, tree protection barriers, materials, components, vehicles or structures shall not be attached to or supported by a retained tree.

10.4 Mixing cement, chemical toilets, and other use or storage of anything that would be harmful to trees shall not take place within or close to a Root Protection Area. The distance away from the RPA must be sufficient, and the slope of the site must be such that contamination od soil within the RPA would not occur if there were spillage, seepage, or displacement.

10.5 No plant or equipment or vehicle with a hydraulic arm such as a mini digger shall be operated within striking distance of the stem and branches or the RPA of any retained tree unless otherwise specified in this report.

10.6 No alterations or variations shall be made to the approved tree protection measures without the written approval from the LPA.

11 Chronology of processes

- AMS submitted to LPA for approval.
- AMS approved
- Pre-commencement meeting with MMA Tree Consultancy, JCA Architects, Appointed site supervisor.
- Trees to be removed are removed and trees to be pruned are pruned.
- Temporary ground protection installed.
- Protective fencing installed
- Protective fencing and ground protection are checked and approved.
- Development phase commences
- Unannounced site checks are undertaken
- Development phase ends
- Final site check

12 Appendices

Tree Survey

Tree Constraints' Plan

Protective fencing detail

Cellular no dig detail