

**MAXINES
178 HALIFAX ROAD**

**ARBORICULTURAL IMPACT ASSESSMENT
AND
METHOD STATEMENT**



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1.0 INTRODUCTION

- 1.1 This document has been prepared by Rob Longley Tree Consultancy on behalf of the client. It provides an Arboricultural Impact Assessment (AIA) and Arboricultural Method Statement in regards to the proposed construction at 178 Halifax Road, Rochdale.
- 1.2 This document has been collated to include the protection plan, tree constraints plan, tree condition plan and the tree survey undertaken within the last week. The initial tree survey, this document and drawings conform to guidelines contained within British Standard 5837:2012 Trees in relation to design, demolition and construction– Recommendations.
- 1.3 For the purposes of preparing this document the following material was referenced:
- Toppo survey
 - Existing and proposed plans and layouts

2.0 ARBORICULTURAL IMPACT ASSESSMENT

2.1 The overall impact of the proposed development on trees is considered.

2.2 This Impact assessment considers the consequences on existing trees situated within and proposed development site, both in terms of quantifying tree loss and the potential impacts of those trees for retention. In addition the relationship between trees being retained and the development layout are considered in regards to issues such as potential space/room for retained trees to develop, light loss, and shading of residential properties.

2.3 Loss of Trees

2.4 The development proposals will require the loss of the following trees:

Tree Reference	Species	Retention Category	Notes
T4	Prunus Kanzan	U	Tree reach over maturity. Grafted stock. Signs of weakness in main forks. Fell and grind for development
G1	Fraxinus Excelsior	U	Close group of linear trees on boundary of old foundation where seedlings have taken. Remove completely

Trees proposed for removal are of low quality. T4 would have been appropriate as a small tree and has now outgrown its space and location. No replanting is suggested as there is insufficient space to plant a new tree in this location which would not have potential to cause damage to the existing buildings and cause light issues for nearby properties. Nearby trees along Albert Royd street maintain Amenity in the area.

3.0 Tree Pruning Required

3.1 The recommended pruning comprises of the following:

Tree Reference	Species	Retention Category	Notes

There is no specific requirement for pruning for the development, however for health and safety of both the trees and existing buildings the proposed works should be undertaken.

4.0 Special working methodologies required

4.1 The recommended special working methodologies required comprises of the following:

Tree Reference	Species	Retention Category	Notes

There are no proposed special working methodologies required for this site.

5.0 Shade and growth constraints from existing trees

5.1 There are no constraints from remaining trees which need to be considered in respect of shade and light in respect to the trees remaining on site as they are on the opposite side of the existing building.

6.0 Impacts on off-site trees

6.1 No trees within neighbouring properties will be affected by the proposed development.

7.0 Conclusion

7.1 The proposals should have no direct impact on trees that are to remain. The trees proposed for removal are of low value, and their loss neither appears to affect the amenity of the area. Cherry trees have large surface roots and have potential to cause damage to buildings and lighter structures. The cherry is also nearing the end of its natural life, developing canker and necrosis around the main branch forks. The secondary limbs are heavy and have potential to fail near existing footpaths. Replanting in the same area would not be recommended as this tree was planted before any of the existing buildings and at the time of building of the hair studio would have been of sufficient size as not to cause any issues. This is now considered not to be the case at this size and maturity.

It is deemed that tree protective fencing will not be required and the construction will take place on the opposite side of the existing building with access from the alleyway or footpaths and the remaining trees are in planters and grass which will not be accessed by developer. The method statement should be read by them to prevent any accidental encroachment onto these areas for the longevity of remaining trees.

8.0 ARBORICULTURAL METHOD STATEMENT – for information to maintain tree protection

- 8.1 The Arboricultural Method Statement (AMS) specifies all measures to be undertaken to ensure the ongoing health and viability of trees to be retained.
- 8.2 This AMS is in compliance with British Standard 5837: 2012 Trees in relation to design, demolition and construction– Recommendations.
- 8.3 The AMS must be considered a ‘working document’. It must be made available to the developer, site manager, and LPA. A copy of this document, and the Tree Protection Plan must be kept on the development site at all times. All site operatives must be briefed on the main contents of this document.
- 8.4 The method statement details the required construction practices to be followed to ensure the adequate protection of trees to be retained. It must be read in conjunction with the Tree Protection Plan. The Method Statement provides general recommendations (sections 8.0 to 10.1) then details site specific issues (section 11.0 Phases 1 to 6).

8.5 Tree Works –General Issues

- 8.6 All tree/vegetation works are to take place prior to any site operations and immediately before the installation of protective fencing.
- 8.7 All works to the existing trees are to be carried out by a fully qualified tree surgeon and in accordance with BS 3998 (2010) *Recommendations for Tree Work*.
- 8.8 The necessary tree surgery works, or removal of vegetation should be carried out **before** any construction work starts and immediately before erection of protective fencing. Any works will include any trees that require removal in order to facilitate construction. No tree works must be carried out unless permission is provided by the local planning authority. Tree works to any protected trees (trees within a Conservation Area or subject to a Tree Preservation Order) that do not require works to directly enable the development to proceed will require a notification/application to be made to the Local Planning Authority. Any tree works required in order to directly facilitate the development to proceed (such as tree felling) must not proceed unless full planning consent and written consent is given by the local planning authority.
- 8.9 Wildlife issues and timing of operations. The following must be observed:

Bats. Under current legislation it is an offence to ‘intentionally or recklessly disturb a bat’ or ‘damage, destroy or block access to the resting place of any bat’ (Countryside and Rights of Way Act 2001 and further strengthened by other legislation). Where work is being carried out and bats are present, or if the tree is a known roost, consultation must be made with the Statutory Nature Conservancy Organisation (Natural England www.naturalengland.org.uk). A European Protected Species Habitat Regulations Licence is likely to be required. Work to trees with the potential for roosting bats is best done from late August to early October. March through to April is also suitable although this may conflict with nesting birds (see below).

Birds. It is also likely to be an offence to kill, injure or take any wild bird; or take, damage or destroy the nest of any wild bird while it is in use or being built. Therefore work likely to disturb nesting birds should be avoided from late March to August.

9.0 Method Statement – General Issues:

- 9.1 Protective fencing must be erected **prior to any site operations**. To give the best chance of continued good health of the retained trees, it will be essential to prevent root severance or compaction of the soil in the Root Protection Area. A stout fence shall be erected at the position shown on the Tree Protection Plan, comprising a braced scaffold frame with steel mesh panels securely attached (eg Heras). Mesh is preferred to boarding as it can be seen through and should be re-useable. A detail from BS5837 is attached (Appendix A). Once in place, the fence must be regarded as sacrosanct with no storage of materials/spoil or access by machinery within the protected area. The fencing shall be regularly inspected by the site agent and maintained in full condition.
- 9.2 Developers should enforce the methods of protection identified within the statement. All contractors must also agree to them. Any failure to comply with them must be dealt with by the developer. Any damage that may occur to trees due to failure to observe the method statement must be reported to the Local Planning Authority and arboricultural advice must be sought.
- 9.3 No pruning, lopping, felling or severance of roots is to take place without prior consent of the local authority or unless in compliance with specifications included within the Method Statement.
- 9.4 The ground levels within the protected fenced area must neither be raised nor reduced.
- 9.5 No ropes, cables, services, or notice boards shall be fixed to existing trees.
- 9.6 Fires should not be permitted, or else not lit where flames could extend to within 10m of the foliage, branches or trunk.
- 9.7 Should temporary access within the Root Protection Area be required that is not included within the method statement, an agreement, in advance, with the consultant and the LPA must be made. The fence may need to be re-aligned and the ground surface protected. For vehicular access this protection will need to be specifically detailed and agreed.
- 9.8 Care must be taken in regards to tall or wide loads, or use of plant with booms, jibs and counterweights. Where machinery may be required to operate in the vicinity of trees a banksman must ensure that no direct physical damage is caused to trees. It must be checked that any materials or vehicles entering the site are able to do so without causing damage to adjacent trees.
- 9.9 Any material that will contaminate soil (e.g. concrete mixings, and vehicle washings) must not be discharged within 10m of any tree stem. If diesel and fuel containers are used or stored on site they must be kept within a plastic container bund to prevent any ground contamination and spill kits must be kept available to remediate any spillage).
- 9.10 Where trenching may be required for the placing of underground services all works must adhere to Volume 4: NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (NJUG4). National Joint Utilities Group, 2007.
- 9.11 Arboricultural monitoring
 - (i) The arboricultural consultant (or local authority Tree Officer) shall be consulted whenever an unexpected issue occurs that involves any retained tree on site including access within the Protection Area.
 - (ii) No amendments shall be made to the methods detailed in this Arboricultural Method Statement without the agreement of the consultant or local planning authority Tree Officer.
 - (ii) If the site agent is at all unclear about exact compliance with any of the above requirements, or if requested by any other party, then a pre-start meeting shall be arranged with the architect, site agent, local authority tree officer and arboricultural consultant in attendance as necessary.

10.0 Health and Safety Issues

- 10.1 All operations must be carried out with full regard to Health and Safety requirements. Due to the diverse nature of recommendations included (e.g. tree surgery works, construction etc) it is necessary that supervisors of those undertaking recommended operations undertake risk assessments prior to starting the relevant works. It should be the Site Managers/developers responsibility to ensure that risk assessments are submitted prior to undertaking relevant works.

11.0 METHOD STATEMENT SCHEDULE

11.1 The following schedule details site specific requirements that must be followed. The Tree Protection Plan should be referenced in relation to the recommendations below. Where phase numbers are colour coded this relates to the relevant colour on the Tree Protection Plan.

Phase	Requirements (refer to TPP 4272.02)	Trees affected	Method
1 Prior to erection of protected fencing.	Trees to remove  Trees to prune 	T4 G1 None	Fell trees according to BS 3998 (2010) removing all arising's from site. Prune trees according to BS 3998 (2010 as specified on page 4-5 AIA section point 3.1).
2 Prior to any development works	Erection of tree protective fencing  Fencing (above)	None required	Protective fencing is to be erected in accordance with BS5837 (2012) shown in Appendix A of this document. The fencing must comply with the positions shown in the Tree Protection Plan. Where excavations into the RPA are necessary, the fence maybe relocated to the new RPA edge under supervision from the Arboriculturalist.
3 Prior to any development works	Implementation of Cellular confinement systems	None required	The installation of a cellular confinement system (CCS) may be required to provide vehicle and pedestrian access within areas that are subject to root incursion specified on page 5-6 AIA section point 4.1).Appendix C provides a product example of CCS, but actual product type should be implemented according to highway engineer's specifications.
4 Prior to any development works	Excavations Within RPA's	None required	Excavations within RPA's should be should be completed using hand tools only under supervision from an Arboriculturalist in accordance with BS5837-Section 7.2.3 Avoiding physical damage to the roots during demolition or Construction (See Appendix B).

			Any roots encountered should be retained by being redirected back into the remaining RPA if possible.
5 Main Construction to proceed	Main construction works	none	The main section of construction works may proceed
6 After Construction is complete	Removal of protective fencing on completion of main development	Not required	Dismantle protective fencing.

9.0 Site monitoring and supervision

9.1 This is to be undertaken by the appointed Arboriculturalist at set intervals to maintain the following actions are satisfactory and where relevant at the discretion of the LPA:

- Trees removed or pruned due to condition and development
- Erection of protective fence
- Hand digging areas within RPA's
- Implementation of Cellular Confinement System's (CCS)

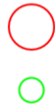
Date	Comments	Developer	Arboriculturist

Tree Group Hedge	Age Class	Height (m)	Trunk Dia. (mm) @ 1.5m	Trunk dia. @ Base (mm)	Canopy Spread (m)		Crown Height (m)	Physiological Condition	Life Expectancy	Retention Category	Root Protection Area (m)	Root Protection Radius (m)	Comments and Recommendations
	Common Name				Structural Condition								
						W		E					
20% offset (m)													
T1	Semi mature	6	500		2		4		10+	U	113.1	6.0	Tree in planter by car park. Damage to planter. Has out grown its location. Consider rebuilding planter and replacing tree if necessary. Is likely to cause further damage.
	Kanzan Cherry				2	2							
	Prunus Kanzan				1								
T2	Early mature	7	Multi	200	1		4		10+	U	12.6	2.0	Young tree growing as a group with T1 and S1 in planter by car park.
	Hawthorn				1	1							
	Crateagus monogyna				1								
T3	Semi mature	6	550		2		3		<10	U	136.8	6.6	Tree in grass by car park. Minor deadwood. Stubs on branches from previous pruning. Remove deadwood. Prune stubs
	Kanzan cherry				2	2							
	Prunus kanzan				2								
T4	Mature	7	900		4		5		<10	U			Dense crown. Canker on stem. Decay point at forks. Large heavy secondary branches. Minor deadwood. Becoming over mature. Fell.
	Kanzan cherry				4	4							
	Prunus Kanzan				4								
T5	Young	4	multi	100	1		3		10	U			Self seeded poor quality tree. Potential to cause damage to existing building Fell and grind out roots
	Ash				1	1							
	Fraxinus excelsior				1								
S1	Early mature	3	multi	200	1		3		10+	U	12.6	2.0	Evergreen shrub in planter with T1 and T2
	Laurel				1	1							
					1								
G1		4-7	25-100		1		4-7		10	U			Small linear group of self seeded trees adjacent to building. Fell and grind out roots
	Ash				1	1							
	Fraxinus excelsior				1								

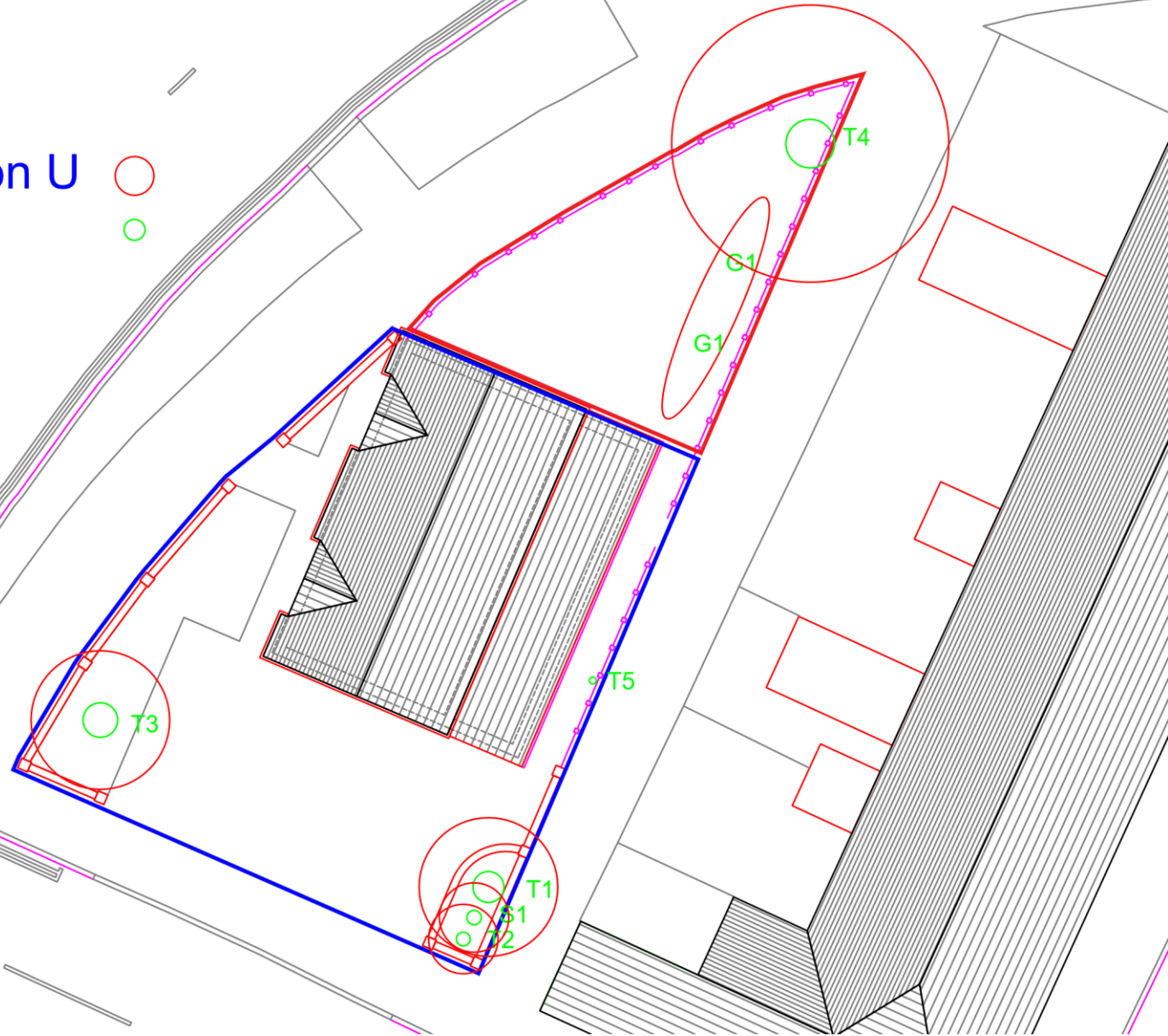
Maxines Hair studio - Tree Condition Plot

Key

Trees condition U
tree stems



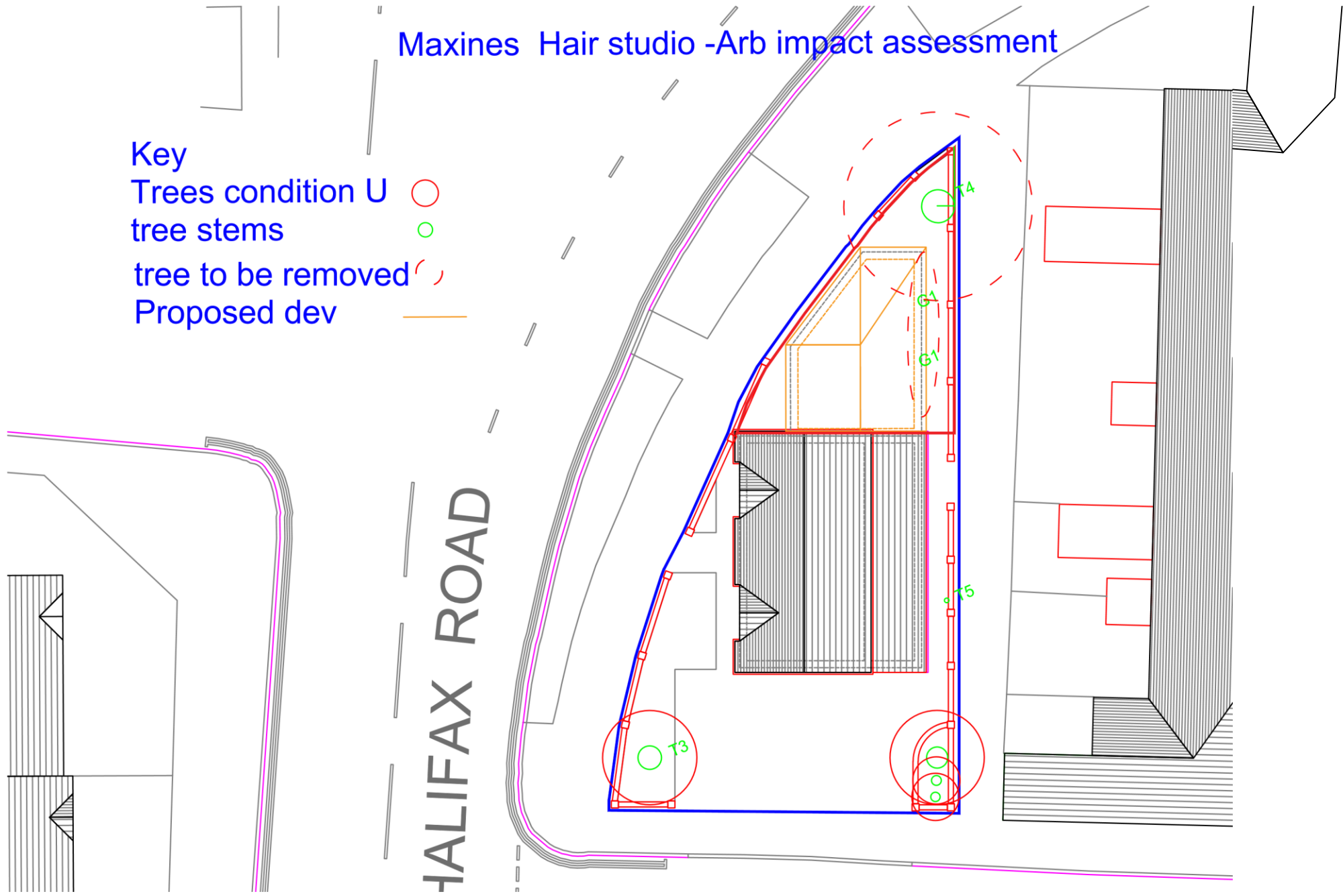
HALIFAX ROAD



Maxines Hair studio -Arb impact assessment

Key

- Trees condition U ○
- tree stems ○
- tree to be removed ()
- Proposed dev —



Maxines Hair studio -Tree Protection plan

Key

- Trees condition U
- tree stems
- Root protection
- Proposed dev

