

BS 5837:2012

Arboricultural Method Statement

10th February 2025

Report No. 2212_AMS.01

Project: Unicorn House

Authored by: Matthew Lally



ARBORICULTURAL METHOD STATEMENT

PROJECT

Unicorn House
Cheetham Street
Middleton
Manchester
M24 4DG

LALLY TREE MANAGEMENT

32 Thirlmere Road
Urmston
Manchester
M41 8PP
[T] 07305 740120
[E] matt@lallytreemanagement.co.uk
[W] www.lallytreemanagement.co.uk
Company No. 15847606

DOCUMENT ISSUE RECORD

Date of Inspection	Surveyor	Report Version	Issue Date	Author
20.01.2025	Matthew Lally. FdSc MArborA	01	10. 02.2025	Matthew Lally. FdSc MArborA

This report is the property of Lally Tree Management Limited. This report may only be reproduced or disclosed to third parties with express written consent from Lally Tree Management Limited.

All comments, conclusions and recommendations within this report are based on the information available to Lally Tree Management Limited at the time of investigation. Lally Tree Management Limited accepts no liability in cases where the provided information is found to be inaccurate or misleading or if additional information exists or becomes available.

CONTENTS

1. INTRODUCTION	1
1.1. Author Information & Report Purpose	1
2. GENERAL INFORMATION	1
2.1. Understanding Tree Roots and Damaging Factors	1
3. METHOD STATEMENT	2
3.1. Sequence of Events.....	2
3.2. Pre-commencement Site Meeting	2
3.3. Tree Works	3
3.4. Site Briefing	3
3.5. Protective Fencing & Ground Protection	4
3.6. Additional Precautions Outside Fenced Areas.....	4
3.7. Installation of New Fencing	4
<i>Appendix I Tree Removal Plan & Tree Protection Plan</i>	

1. INTRODUCTION

1.1. Author Information & Report Purpose

- 1.1.1. My name is Matthew Lally (FdSc) and I have created this Arboricultural Method Statement to outline the required steps which must be implemented to successfully retain the trees we wish to retain without adversely affecting their safe useful life expectancy. The steps in this Method Statement must be followed and if there is any misunderstanding or difficulty with these steps then I must be contacted immediately to clarify any issues.
- 1.1.2. Failure to adhere to the recommendations outlined in this document could result in tree decline or tree death which will mean a breach of planning consent. The trees outlined for retention in this document are protected by planning law and any tree loss and damage could result in prosecution.

2. GENERAL INFORMATION

2.1. Understanding Tree Roots and Damaging Factors

- 2.1.1. It is important to understand that the majority of the root system is within the top 600mm of the soil extending radially for distances in excess of the Root Protection Area (the Root protection Area is simply the minimal amount of untouched root system deemed to be required for this tree to be successfully retained). Beyond the main structural roots (close to the base of the trunk), the root system rapidly sub-divides into smaller diameter roots: off this main system, a mass of fine roots develops which are incredibly important for the tree to be able to take up water and essential nutrients.
- 2.1.2. These very fine roots are easily damaged by a number of factors such as: -
- a) Compaction of the ground, which reduces the space between soil particles. This is particularly important on clay soils. A single passage by heavy equipment on clay soils or storage of heavy materials can cause significant damage.
 - b) Changing soil levels, even for a few weeks.
 - c) Covering the root area with impervious surfaces.
 - d) A rise in the level of the water table. Roots can tolerate submersion for short periods. But a permanent rise will deplete the soil of oxygen.

- e) Stripping the topsoil, such works must be avoided until protective fencing has been erected.
- f) Pollution, such as cement washings & oils.
- g) Excavations in the root protection area. Even shallow excavations can cause damage and therefore must be avoided unless otherwise stated in this document.

3. METHOD STATEMENT

3.1. Sequence of Events

- 3.1.1. I have compiled the sequence of events below that must be undertaken in the order stated. Each step listed below is then expanded upon in section 3.2 onwards to ensure the requirements for each step are understood. This sequence should be read in conjunction with the Tree Removal Plan & the Tree Protection Plan in appendix I.

- 1) Pre-commencement site meeting (See 3.2)
- 2) Tree removal (See 3.3)
- 3) Site briefing for personnel (See 3.4)
- 4) Installation of protective fencing (See 3.5)
- 5) Implementation of development (See 3.6, 3.7)
- 6) Completion of development works
- 7) Completion signed off

3.2. Pre-commencement Site Meeting

- 3.2.1. Prior to commencement of any site works or tree works, a meeting must take place including the site manager and an arboricultural consultant. This meeting can be onsite, over the phone or virtual and will allow further discussion of the programme of works, tree protective measures, locations of areas for storage/site organisation and the agreement of any changes to the Arboricultural Method Statement that may be required which will be formally updated and approved as required.

3.3. Tree Works

- 3.3.1. Once the pre-commencement site meeting has taken place then the following tree works must be undertaken by a qualified and insured tree surgery company.

Table 1. Table of tree works

Tree No.	Species	Proposed Works to Facilitate Development	Reason for Works
G1#	Sycamore x 2	No Action	-
T2#	Sycamore	No Action	-
H3#	Cypress hedge	No Action	-
G4#	Ash, sycamore	Remove	To facilitate access around building
T5#	Horse Chestnut	Inform owner of trees condition and that the tree should be removed asap	For safety
T6#	Birch	No Action	-
T7#	Willow	No Action	-
T8#	Sycamore	Remove	To facilitate access around building

All tree works must be undertaken in line with BS3998:2010. Tree Work. Recommendations.

3.4. Site Briefing

- 3.4.1. Once the tree works have been completed to the recommended specifications and standards outlined in section 3.3, the site manager must ensure that all personnel who are to be working on this site are made fully aware of the constraints posed by the retained trees and that there are measures in place to protect these trees. I recommend making sure that all personnel have full access to the Arboricultural Method Statement and Tree Protection Plan (TPP), keeping a hard copy of this in the site office would also be advisable for reference.

3.5. Protective Fencing & Ground Protection

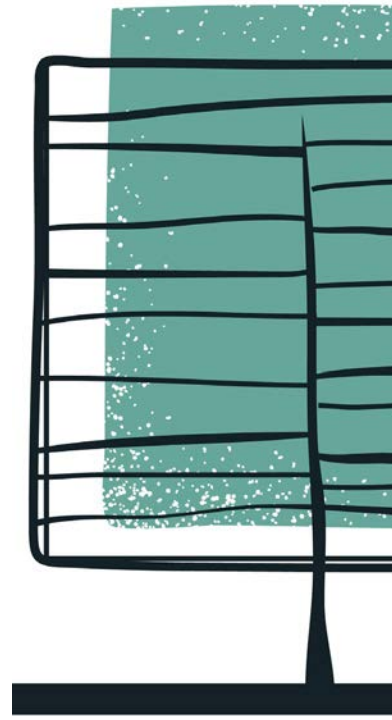
- 3.5.1. Due to the presence of existing walls and hardstanding areas, no protective fencing or ground protection is required for this project.

3.6. Additional Precautions Outside Fenced Areas

- 3.6.1. Oil, bitumen, cement or other material likely to cause damage to the tree will not be stacked or discharged within 10m of the trees stem or within the protective area. Also, materials in general will not be stacked or discharged within the exclusion zone.
- 3.6.2. Concrete mixing and washing will not be carried out within 10m of any retained trees.
- 3.6.3. Fires will not be lit beneath the foliage or in a position where the flames could extend to within 5m of the foliage, branches or trunk. If the fire is large, then this may necessitate a distance of at least 20m.
- 3.6.4. Trees that are to be retained will not be used as anchorage for equipment.
- 3.6.5. Notice boards, telephone cables, or other services will not be attached to any part of the retained tree.
- 3.6.6. Care should be taken when using cranes or other equipment near the canopy of the retained trees. Also, any trees to be felled in proximity to the retained trees should be done so with particular care.

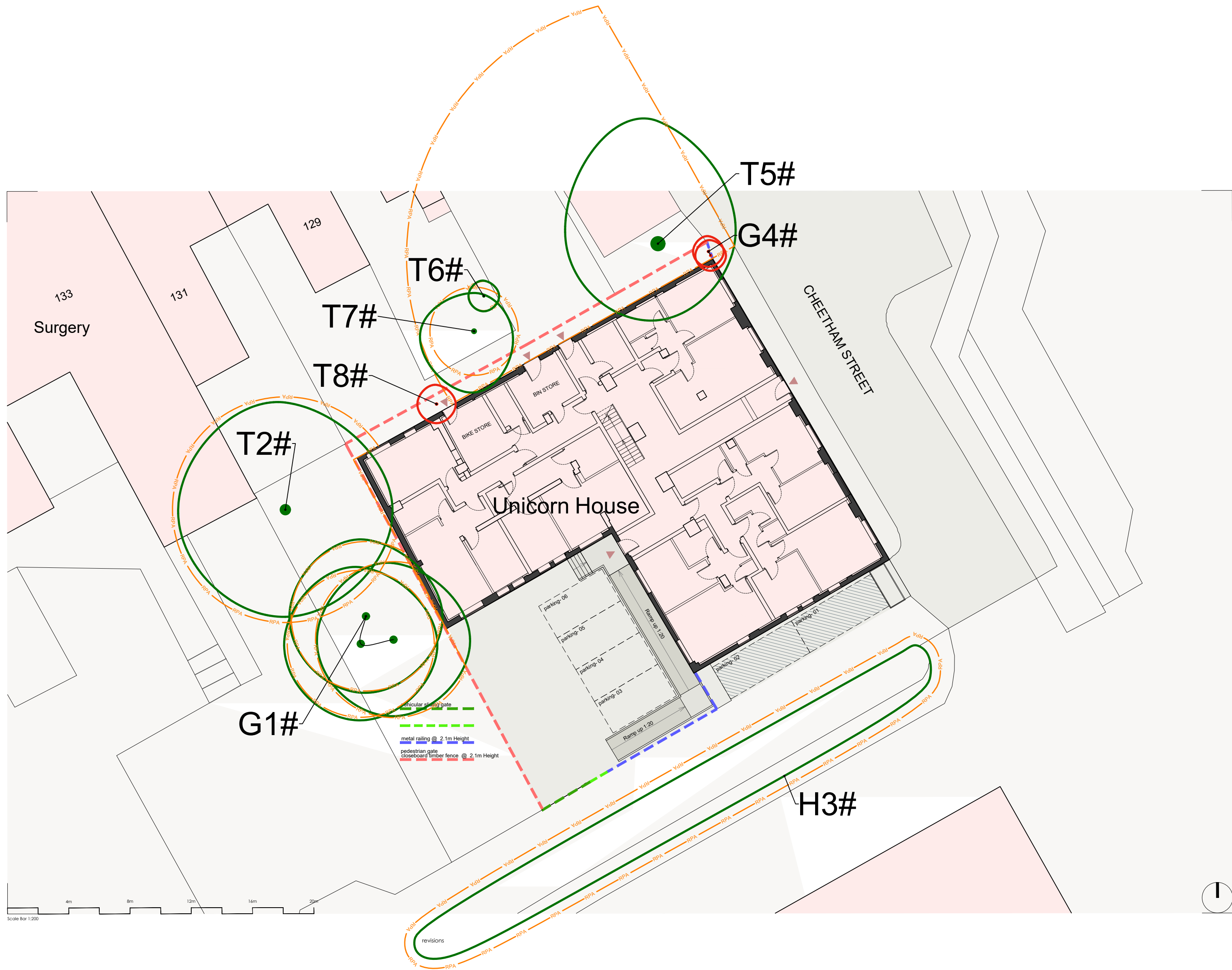
3.7. Installation of New Fencing

- 3.7.1. To mitigate any adverse effects of the installation of this fence the following precautions and guidelines will be adhered to:
- A fence design that allows for varying distances between fence posts will be selected.
 - Each fence post will have trial holes dug by hand to ensure that no major roots are severed.
 - If major roots are found during the digging of the trial holes, then the fence post will not be placed in this hole and the trial hole will be backfilled.
 - Posts will be placed at least 0.5 metres from any stems.
 - Panels will be no closer than 300mm to a stem to allow for yearly incremental growth.



Appendix I

Tree Removal Plan & Tree
Protection Plan



Do not scale this drawing (printed or electronic version).
Contractors must check all dimensions from site.
This drawing is for use on this site only and should be used in conjunction with all relevant consultants drawings..

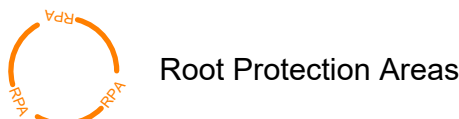
LEGEND



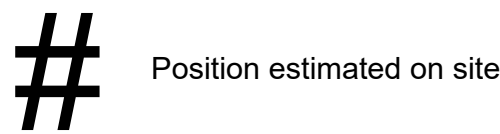
Retained Trees



Removed Trees



Root Protection Areas



Position estimated on site



Scale: 1:200 @ A2 Date: 10/02/2025

Job: 2212_AIA.01

Address: Unicorn House, Cheetham St, Middleton, M24 4DG

Client: Shailin Raghvani

Drawing Number: 2212_AIA.TRP.01

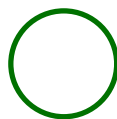
Drawn by: Matthew Lally

TREE REMOVAL
PLAN



Do not scale this drawing (printed or electronic version).
Contractors must check all dimensions from site.
This drawing is for use on this site only and should be used in conjunction with all relevant consultants drawings..

LEGEND

-  Retained Trees
-  Root Protection Areas
-  Boundary Treatment
-  Position estimated on site



Scale:	1:200 @ A2	Date:	10/02/2025
Job:	2212_AIA.01		
Address	Unicorn House, Cheetham St Middleton, M24 4DG		
Client:	Shailin Raghvani		
Drawing Number:	2212_AIA.TPP.01		
Drawn by:	Matthew Lally		
TREE PROTECTION PLAN			