

Arboricultural Method Statement & Tree Protection Plan

**Unit A Finlan Road, Stakehill
Industrial Estate**



Presented to: Savills Plc

Issued: December 2025

Lucion Project No: 120999.649224

Report Details

Client	Savills Plc
Report Title	Arboricultural Method Statement & Tree Protection Plan
Site Address	Unit A Finlan Road, Stakehill Industrial Estate
Contract Reference.	120999.649224
Lucion Contact	Chris Callaghan chris.callaghan@luciongroup.com

Quality Assurance

Issue No.	Status	Issue Date	Comments	Author	Technical Review	Authorised
1	Final V1	16 th December 2025		Chris Callaghan		
				Principal Arboricultural Consultant	Jonathan Spencer Associate Director – Ecology Team Lead	Jonathan Spencer Associate Director – Ecology Team Lead

About Us

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1.0 Introduction

1.1 Purpose and Scope of the Method Statement

Lucion Delta-Simons Ltd ("Lucion") was instructed by Savills Plc (the "Client") to produce an Arboricultural Method Statement (AMS) to British Standard BS5837:2012. This AMS has been prepared for an area of land at Unit A Finlan Road, Stakehill Industrial Estate, Middleton, Manchester M24 2RW (hereafter referred to as 'the Site'). The Tree Survey Report was undertaken in November 2025.

This AMS covers the Enabling Construction Phases of Works include refurbishment and extension of the existing unit (Use Class B2 / B8 and/or E(g)(iii)), with additional service yard space, car parking and associated hard and soft landscaping (the 'proposed development').

The proposed development plan is included as Drawing 1.

The purpose of this AMS is to assist with the preservation of trees shown to be retained at, and adjacent to, the Site. Trees can readily be retained and protected during the proposed development by ensuring that the tree protection methods, construction techniques and working practices are adhered to. This document provides this information; principles that are approved and enforced by the Local Planning Authority (LPA), Coventry Council.

1.2 AMS Summary

The following points are explained and qualified in more detail within this Report, and this summary is intended for reference only. Any actions consequent to this summary should be discussed with the Arboriculturist at Lucion before being undertaken in order to prevent a potential breach of tree protection legislation, whether by planning condition, area planning designation or specific tree preservation order (which may apply to individual trees or groups).

This document will give Site-specific instructions on the methods required to protect the existing tree stock agreed to be retained. These methods are set out in a logical sequence of operations and include:

- Pre-construction meeting: To review the AMS and ensure all relevant parties are familiar with its content, show the trees concerned and where protection will be required;
- Tree protection fencing and exclusion signage: To BS 5837:2012 or other agreed approach if required;
- Ground protection: Techniques to avoid compaction, disturbance or contamination of the tree root environment;
- Groundworks, foundations and services: Methods to allow building operations including service routing and special measures where Root Protection Areas (RPA) are unavoidably breached. To include specialist construction methods such as piling for foundations, no-dig solutions for footpaths and paved areas, where permissible, in proximity to trees without damage to the tree, from root damage, or to the buildings, either from roots or from ground desiccation and heave;
- Erection of scaffolding for construction;
- General tree care measures and awareness; and
- Site monitoring to be undertaken by the Arboriculturist at agreed intervals through the Site preparation and construction process.

The British Standard recommendations are made for appropriate barriers to exclude construction from RPA: The RPA for each tree is provided in the Tree Survey Schedule (Appendices A & B).

It should be noted that this is a Site-specific AMS produced solely for the physical protection of those trees identified within the Tree Survey and is not relevant to any other site or situation. This Report has been compiled from data achieved during a Tree Survey by Lucion.

2.0 Root Protection Areas

As the majority of tree roots are found in the upper metre of soil, development works, including for example even shallow excavation and soil compaction can adversely affect the health of trees in close proximity. Trees differ in their tolerance to root loss or disturbance, according to their age, species and/ or condition. All protection works within this document are in accordance with BS5837:2012 *'Trees in Relation to Design, Demolition and Construction – Recommendations'*

Based on the tree survey data, RPAs have been determined for every retained tree as shown in the Tree Survey (Appendices 1a & 1b). The RPAs are designed to protect at least a functional minimum of tree root mass in order to ensure that the trees survive the construction process. The RPA has been used to inform the Construction Exclusion Zone (CEZ), the area to be protected during development by the use of ground protection and specialised construction techniques, outlined below.

From the assessment undertaken, the following tree needs specific consideration in this AMS:

- **T004, TG001, TG002, TG003, TG004, TG005 & TG006** - These trees and tree groups are located immediately adjacent to the Site boundary and proposed works with RPAs and canopies which may extend into the working footprint;
- **T001, T002 & T003** – These trees are to be removed to facilitate development.

3.0 Methodology

The following sequences are governed by operational constraints and subject to change. The Site Arboriculturist must be noted of any changes to this schedule.

3.1 Sequenced Methods of Construction and Tree Protection

Pre-Development Stage

3.1.1 Pre-Commencement

An on-Site meeting will be held if required, with all relevant parties; including the developer, Site Arboriculturist, Architect and LPA representative. The purpose of this meeting is to record Site features including tree condition, to agree tree works (detailed below), location of permanent and temporary access, location of Site storage, the location of ground protection barriers and the timing of Site operations.

3.1.2 Completion of Agreed Tree Works

All tree work is to conform to BS3998:2010 'Tree Work' and to current Arboricultural best practice. Tree works are to be undertaken by a professional and specialist Arboricultural contractor, who carries the appropriate experience and insurance cover and following formal approval from the LPA.

The following works are specifically proposed:

- **T001, T002 & T003** – these trees and groups are all due to be removed.

3.1.3 Tree Protection Barriers

Tree protection barriers will be erected in order to exclude the CEZ from significant construction activity. All construction work will be undertaken from the existing hard and soft surfaces. It is the responsibility of everyone engaged in the construction process to respect the tree protection measures and observe the necessary precautions within and adjacent to them.

Inside the exclusion area of the development, the following shall apply:

- No mechanical excavation without approval from the LPA;
- No excavation by any other means without Arboricultural Site supervision;
- No hand digging without a written Method Statement having first been approved by the Site Arboriculturist;
- No ground level changes whatsoever;
- No storage of plant or materials;
- No storage or handling of any chemicals;
- If 360-degree excavators are to be used during construction, at no time is the excavating arm to encroach over the position of the protection barriers;
- No vehicular access;
- No fires should be lit within 10 metres of the nearest point of the canopy of any retained tree;
- No equipment, signage, fencing, tree protection barriers, materials, components, vehicles or structures shall be attached to or supported by a retained tree; and
- No mixing of cement or use of other materials or substances shall take place within tree RPA or tree CEZ, nor in proximity to tree RPA or tree CEZ, since leakage or displacement of those materials or substances could cause them to enter tree RPA or tree CEZ.

- The fencing will comprise of wooden hoarding set on wooden posts that will be set into the ground. Where post holes are required in root protection zones these will be excavated by hand. If required, a scaffold framework in accordance with BS5837:2012 will be erected if hoarding is not used. The framework will consist of vertical and horizontal scaffolds with vertical tubes spaced at no more than 3 m intervals and driven into the ground. Weld mesh (Heras or similar) panels will be securely fixed on to this framework with wire or scaffold clamps. Tubes will be firmed into holes in the ground made with post hole boring equipment. Post holes are to be no more than 30% larger than the scaffold tube. Supporting struts will be fixed to the inside of the barrier to ensure maximum rigidity (See Appendix C).

Once the barriers have been properly erected in position, they are to be considered fixed and are not to be removed or altered in any way without prior approval from the Site Arboriculturist and the LPA.

Weather-proof signs shall be fixed to the outside of the hoarding with words such as 'CONSTRUCTION EXCLUSION ZONE – NO ACCESS AND NO STORAGE OR WORKING WITHIN THIS AREA'. (See Appendix D).

All operatives and other relevant personnel are to be informed of the role of the exclusion barriers and their importance. A copy of the TPP will be displayed on-Site at all times during the construction process.

It may be necessary to remove part of the existing vegetation from under the canopy of the tree or remove over-hanging branches prior to erecting the fencing. Any works of this nature are to be carried out by hand.

The location of the protection barriers is indicated on Figure 2. The position of the barriers is to be marked out with biodegradable marker paint on-Site and agreed with appropriate representatives from the LPA and the Site Contractor.

The barriers will be erected prior to any works on-Site in the vicinity of retained trees, including enabling works or the delivery of machinery, materials, plant or equipment to the Site or any adjacent land. The barriers will remain in situ until final completion or until a time agreed by the LPA and Contractor.

Construction of hardstanding, paths and parking bays will be undertaken as part of the Construction Stage.

3.1.4 Temporary Ground Protection Method and Specification

In the unlikely event that it is required, the Contractor, Site Arboriculturist, and the LPA will liaise over measures for vehicular or pedestrian access for construction operations to be located within a tree's RPA. In such a case, a combination of barriers and ground protection should be adopted to form the CEZ. The objective is to minimise soil compaction.

- Example 1 - For pedestrian movements only, a single thickness of scaffold boards placed either on top of a driven scaffold frame, so as to form a suspended walkway, or on top of a compression-resistant layer (e.g. 100 mm depth of woodchip), laid on to a geotextile membrane (see Appendix E);
- Example 2 - For pedestrian-operated plant up to a gross weight of two tonnes, proprietary inter-linked ground protection boards placed on top of a compression-resistant layer (e.g. 150 mm depth of woodchip), laid onto a geotextile membrane; and
- Example 3 - For wheeled or tracked construction traffic exceeding two tonnes gross weight, an alternative system (e.g. proprietary systems or pre-cast reinforced concrete slabs) to an engineering specification designed in conjunction with Arboricultural advice, to accommodate the likely loading to which it will be subjected.

The Ground Guards temporary road system can be used on construction sites to protect virgin ground from erosion and damage by construction vehicles. Ground Guards are usually installed as a construction 'haul' roadway consisting of a parallel track of 2.4 m x 1.2 m panels with a 1.2 m space in between. Where a temporary 'haul' roadway must pass near to trees, the following extra precautions must be taken in order to spread the loading applied to the track way:

- Edge rails of 200 x 50 mm sawn timber or un-treated sleepers should be installed where the track way will pass over exposed retained tree RPA's. These should be installed on either side of the track way using either 50 x 50 x 500 mm timber stakes of 500 mm steel pins spaced at 1.5 m intervals;
- A layer of geotextile membrane should then be laid over the area of ground to have the track way installed upon it;

- A base layer of Ground Guards should be laid over the top of the geotextile membrane at least three boards wide between the installed timber edging;
- A minimum layer of at least 150 mm deep coarse, preferably green wood chippings should be laid as a compressible layer over the top of the Ground Guards; and
- The twin surface Ground Guard track way can then be laid over the top of the wood chippings.

3.1.5 Underground and above-ground utility apparatus

Mechanical trenching for the installation of underground apparatus and drainage severs any roots present and can change the local soil hydrology in a way that adversely affects the health of the tree. For this reason, particular care should be taken in the routeing and methods of installation of all underground apparatus. Wherever possible, apparatus should be routed outside RPAs. Where this is not possible, it is preferable to keep apparatus together in common ducts. Inspection chambers should be sited outside the RPA.

Where underground apparatus is to pass within the RPA, detailed plans showing the proposed routeing should be drawn up in conjunction with the project arboriculturist. In such cases, trenchless insertion methods should be used, with entry and retrieval pits being sited outside the RPA. Provided that roots can be retained and protected in accordance with the National Joint Utilities Guide, Volume 4, (see Appendix F).

3.1.6 Removal of Existing Hard Surfaces

Reasonable notice will be given to the LPA as to the date of commencement of any removal of hard standing surfaces adjacent to the retained trees as part of the enabling works, noting that there is very limited above ground removal to be undertaken. This will provide the LPA with the opportunity to visit the Site and ensure that all tree protection methods are in place.

3.1.7 Groundworks

- Spoil, including soil and rubble will be removed from the Site and not stored against any protection barriers or over any ground protection;
- Only predetermined access routes with appropriate ground protection will be used to during this process; and
- The enabling programme is to be undertaken across the Site. The works are not considered to impact upon any RPA.

3.1.8 Dismantling Protection Barriers and Landscaping Works

- It is anticipated that the barriers will remain in place until the landscaping stage of works;
- A minimum of seven days' notice will be given to the LPA prior to the dismantling of the protection barriers;
- Prior to any landscaping works taking place on-Site, the Site Arboriculturist will inspect the RPA for signs of ground compaction and brief the landscaping contractors to working practices to be employed within RPAs; and
- Once the barriers have been removed all landscaping works undertaken will avoid soil re-grading and disturbance within the CEZ, and no soil levels will be altered after the protection barriers have been removed.

3.1.9 Soft Landscaping within the RPA

- All works will conform to BS 4428:1989 Code of practice for general landscape operations (excluding hard surfaces);
- Sensitive ground preparation must be carried out in the RPA's to ensure root damage is avoided;
- Heavy machinery i.e. a rotovator, is not permitted and only clearance of vegetation or turf by hand (or a light mechanical turf stripper), is acceptable;
- Soil levelling must be carried out by hand;

- Should soil become compacted or have poor structure, which may hinder the development of newly planted flora, advice can be sought from the Arboriculturist in regard to de-compaction works using 'air-spade' technology and 'vertimulching' techniques; and
- Trench planting should be avoided in the RPA to avoid damage to roots. Plants must be bedded individually.

3.1.10 Hard Landscaping

No hard landscaping is proposed within the RPA of retained trees. However, if additional hard landscaping is subsequently proposed, it will be agreed with the NBC Tree Officer and, if deemed necessary, a revised AMS will be prepared for the landscaping phase.

Where the original hardstanding has been removed to facilitate services and resurfacing, sensitive ground preparation must be carried out in the RPA to ensure root damage is avoided and promote the long-term health of the tree. The following method will be used to reinstate the surface:

- Tree sand will be used to backfill any excavations and should be laid in 250-300 mm layers before being compacted with a hand-held tamper or vibrating plate. The tree sand can then be topped with 150 mm of binding sand before the installation of the permanent surface;
- Heavy machinery i.e. a road-roller is not permitted and only hand-held tools (or a light mechanical vibrating plate), is acceptable.; and
- If the new surface is likely to be subject to de-icing salt application, an impermeable barrier should be incorporated to prevent contamination of the rooting area. Run-off should be directed away from the RPA.

3.1.11 Edge Supports within the RPA

The excavation needed for the placement of kerbs, edgings and their associated foundations and haunchings can damage trees. Within the RPA this should be avoided either by the use of alternative methods of edge support or by not using supporters at all.

Note: for example, where kerbing is required for light structures, such as footpaths, above-ground peg and edge boarding might be acceptable. Where areas of hard surface require edge support, the use of sleepers (pinned in place where required), gabions or other non-invasive ground-contact structures, including the use of proprietary products, can provide appropriate solutions.

3.1.12 Precautions

- The soil structure including the area beneath the proposed new hard surface should be protected from compaction during installation. This may be achieved by:
 - The use of temporary ground protection in accordance with BS 5837:2012 to safeguard the working area; and
 - Constructing the new surface with machinery working forward from the surface as it is constructed (known as 'rolling out').
- Where an herbicide is used to contain vegetation prior to construction of hard surfacing, the manufacturer's guidance should be strictly followed, and care should be taken to avoid any damaging effects on the tree.

Note: The use of appropriate geotextiles can provide a barrier that inhibits weed growth but allows water and gases to pass freely.

- The ground should not be skimmed to establish the new hard surface at the former ground level. Loose organic matter and / or turf should be removed carefully using hand tools. The new surface should then be established above the soil;
- Raising levels should be achieved by use of a granular material which remains gas and water-permeable throughout its design life; and

- Due to the high alkaline leachate produced during the curing of wet concrete, concrete should not be poured within the RPA unless an impermeable liner has been installed.

4.0 Communications/Monitoring

In order to ensure that the principles of tree protection set out in the statement are adhered to, the contact details of the key individuals involved with these works, and the tasks that require monitoring should be set out. These details should be retained by all relevant parties and available on-Site at all times. Relevant parties will be advised of any changes in personnel or contractor during the development process.

Before construction begins written confirmation that the Site contractor or its agents agree to comply in full with the principles set out within this Method Statement will be lodged with the LPA.

Specific Contacts are identified as follows:

- **Developers Arboriculturist:** Chris Callaghan (chris.callaghan@luciongroup.com)
- **Tree Officer:** Rochdale Council (development.management@rochdale.gov.uk)

4.1 Monitoring

Monitoring of all trees on-Site and immediately adjacent to the Site will be undertaken by the developer's Arboriculturist. This will take the form of Arboricultural Protection Site Inspections:

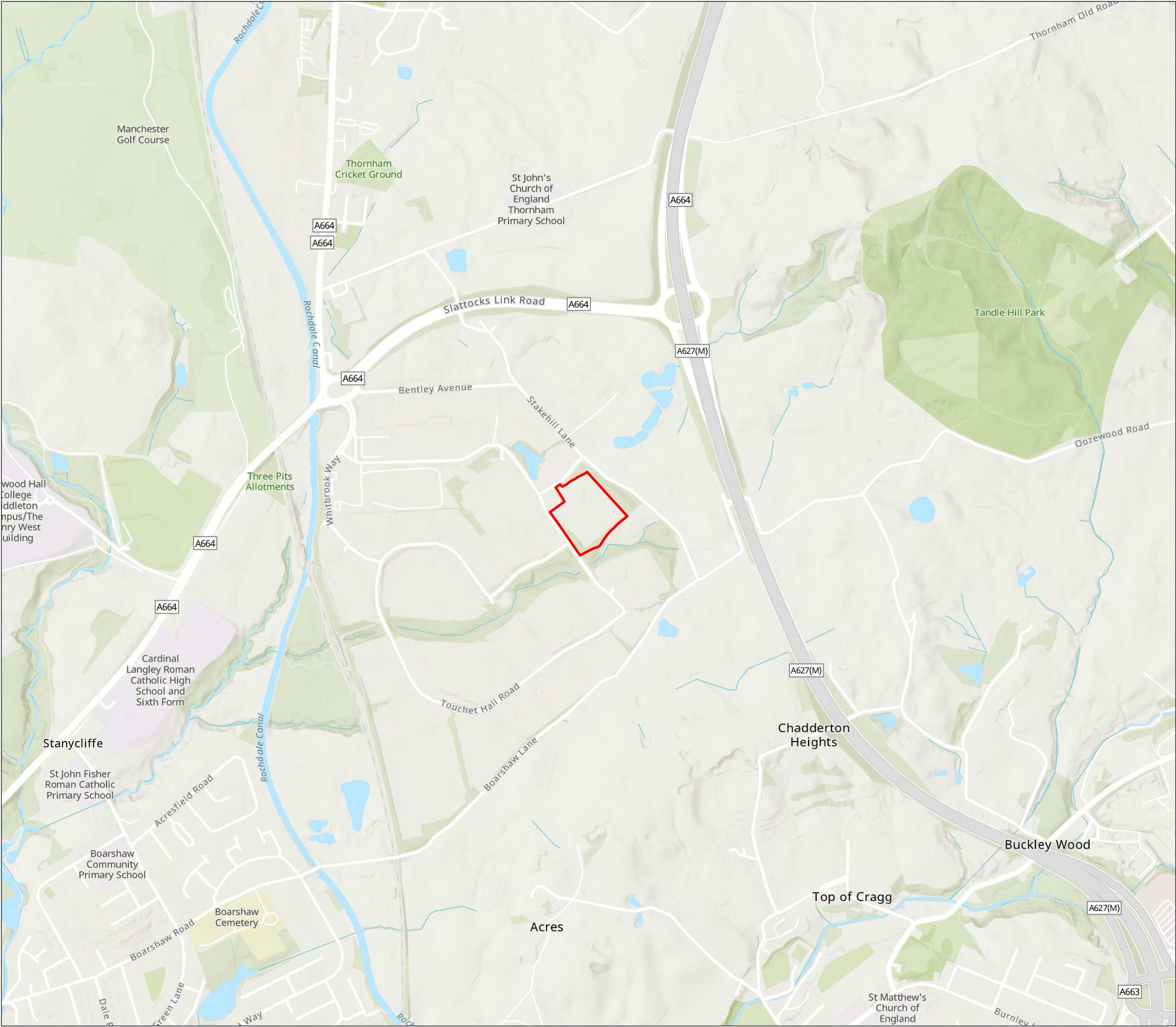
- Site inspections will be completed at regular intervals for the entire duration of on-Site external operations;
- Adherence to the approved Arboricultural Method Statement and any incidents will be monitored and recorded; and
- A Reporting Form (Appendix G) will be produced following each visit by the Developers Arboriculturist and distributed to the LPA and Site contractor.

5.0 Limitations of the Arboricultural Method Statement

The recommendations contained in this Method Statement represent Lucion's professional opinions, based upon the information referred to in Section 1.0 of this Method Statement, exercising the duty of care required of an experienced Environmental Consultant.

This Method Statement was prepared by Lucion for the sole and exclusive use of the Client and for the specific purpose for which Lucion was instructed as defined in Section 1.1 of this Method Statement. Nothing contained in this Method Statement shall be construed to give any rights or benefits to anyone other than the Client and Lucion, and all duties and responsibilities undertaken are for the sole and exclusive benefit of the Client and not for the benefit of any other party. In particular, Lucion does not intend, without its written consent, for this Method Statement to be disseminated to anyone other than the Client or to be used or relied upon by anyone other than the Client. Use of the Method Statement by any other person is unauthorised and such use is at the sole risk of the user. Anyone using or relying upon this Method Statement, other than the Client, agrees by virtue of its use to indemnify and hold harmless Lucion from and against all claims, losses and damages (of whatsoever nature and howsoever or whensoever arising), arising out of or resulting from the performance of the work by the Consultant.

FIGURE 1 – SITE LOCATION MAP



Legend

Site boundary

0100200300400 Meters

N

Figure	Site Location Plan		
Job	Unit A, Stakehill Industrial Estate		
Client	Savills		
Figure No.	1	Revision	A
		Date	15/12/2025
Drawn	BB	Checked	CC
		Scale	1:10,000 @ A3
Job No.	120999.649224		Central GR
			389232E 408022N

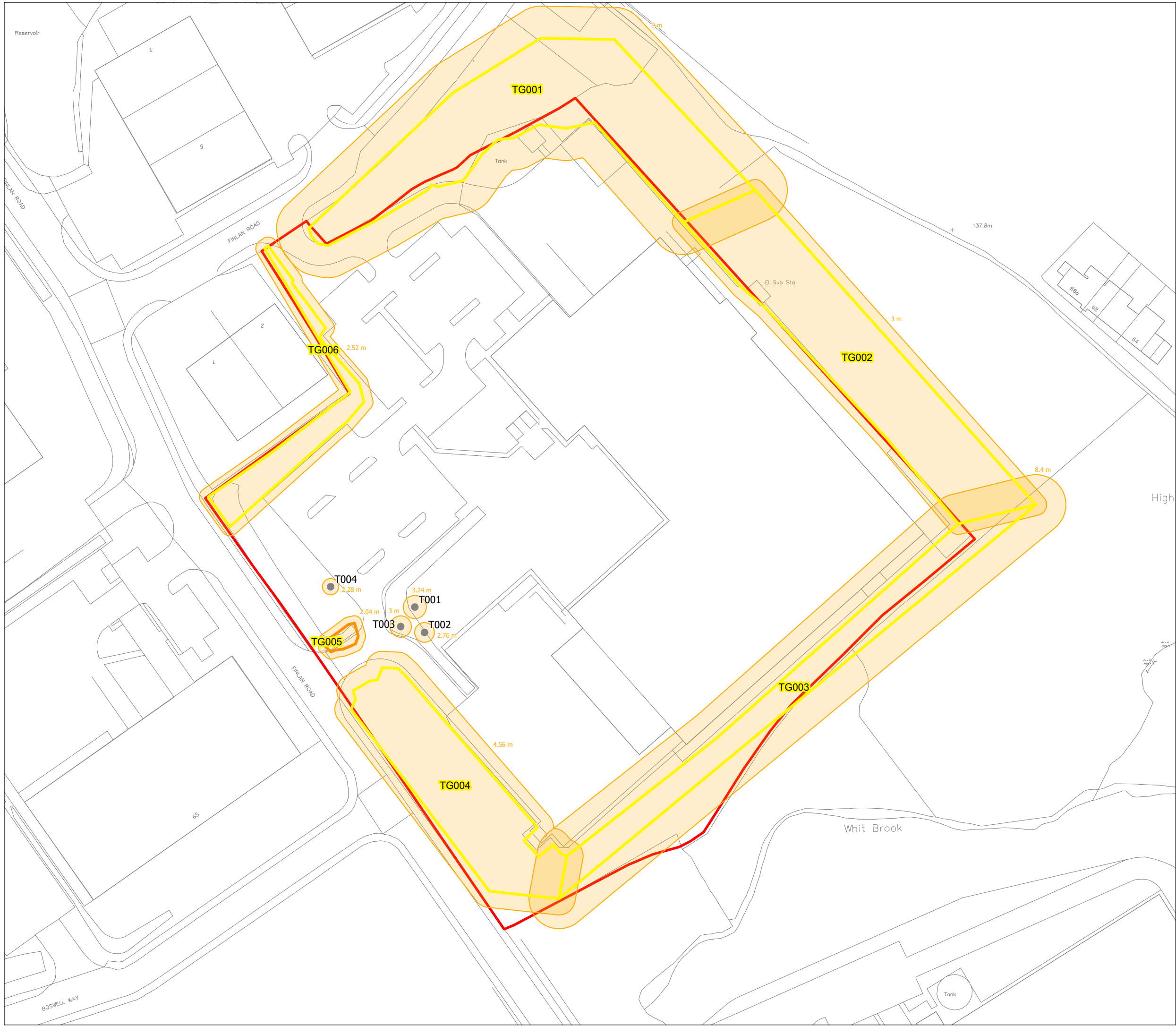
DO NOT SCALE.
NOT FOR CONSTRUCTION.

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FIGURE 2 – TREE CONSTRAINTS PLAN



Legend

Site boundary

Tree group

Fair

Poor

Single tree

Category C

Root protection area

010203040 Meters

N

DO NOT SCALE.
NOT FOR CONSTRUCTION.

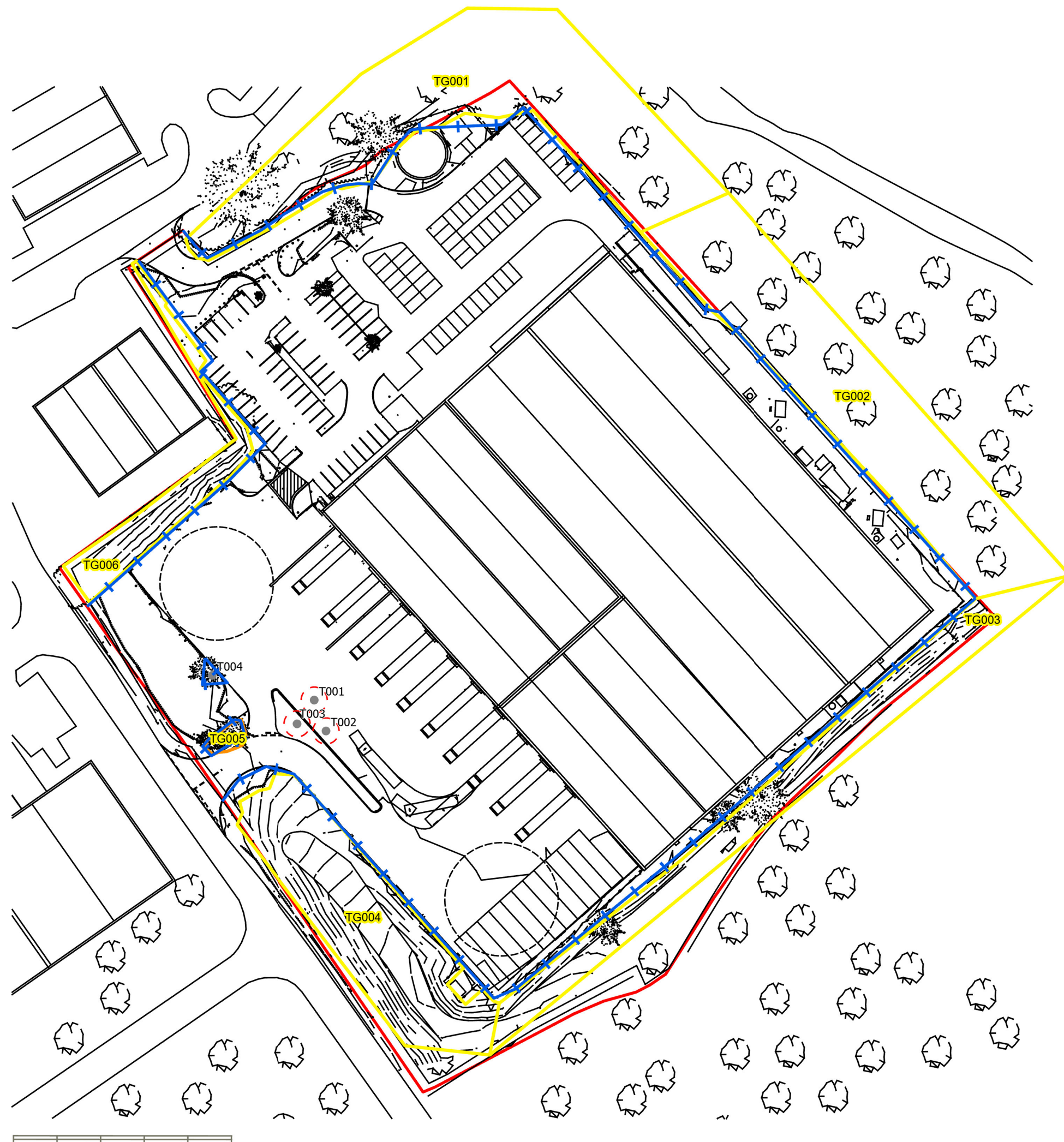
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FIGURE 3 - PROPOSED DEVELOPMENT & TREE PROTECTION PLAN



Legend

- Site boundary
- Single tree
 - Category C
- Tree group
 - Fair
 - Poor
- Trees to be Removed
- Locations of Tree Protection Fencing

0 10 20 30 40 Meters



Figure Proposed Development & Tree Protection Plan

Job Unit A, Stakehill Industrial Estate

Client Savills

Figure No.	3	Revision	A	Date	16/12/2025
Drawn	JV	Checked	CC	Scale	1:950 @ A3
Job No.	120999.649224		Central GR 389226E 408022N		



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FIGURE 4 - PROPOSED UTILITIES PLAN

visible. Client team to request insurers position on the lightning protection to the existing building.

- The new extension will likely require lightning protection (subject to specialists review).
- No requirement to retrospectively install lightning protection from British standards however this may be a requirement from the insurer.

Existing fire hydrant location to be reviewed in line with extension to the building.

Part L will be covered under a separate note.

The electrical load is estimated at 545kVA based on the following:

107,506sqft/ 9987.64m2
Warehouse at 45W/m2
(based on B2/B8 usage).
New office area based on
10% circa 998 m2 @ 87
W/m2

8no 7kW charging points at 50% diversity to be discussed/ confirmed.
Part S minimum 1no charging point.

Existing water main
to sprinkler to be
retained.

Existing water main
to be retained.
approx 63mm dia.
Location to be
reviewed in line with
potential new
layout.

Incoming BT location to be altered to suit new extension. New location to be new office

Existing electrical ducts to be removed and altered. thought to serve external lighting and CCTV.

Existing sprinkler pump room to be retained and specialist to advise on pump and control renewal/refurbish. Water storage capacity to be reviewed in line with building extension, thought to remain the same size subject to fire specialist.

Potential location
for VRF
condenser
compound.

HV cabling and sprinkler main around site to be retained.

Existing sprinkler valve location to be retained subject to specialist input.

Existing ENWL sub-station to be retained with capacity to be reviewed. New incoming cables to be installed to new panel location

Approx location of existing switch panel to be replaced and location to be reviewed against proposed layouts

Incoming gas main housing to be retained.
Customer side gas main to be isolated and removed from building.

Existing incoming gas main looks to go under the building. We would look to relocate the service to the south west boundary of the site subject to liaising with gas authority

Existing sprinkler valve location to be retained subject to specialist input.

Existing sprinkler valve location to be retained subject to specialist input.

Consideration to be given to moving the incoming gas main to new location for future use. Subject to discussions with the supply authority
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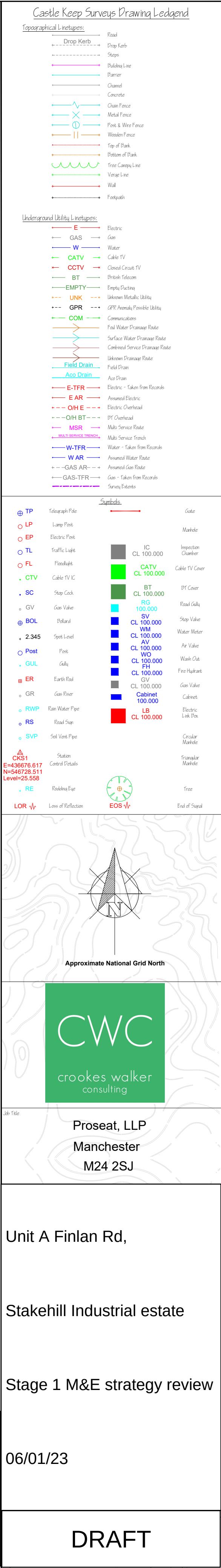
- Review based on initial non intrusive site inspection
- Below ground drainage by others.
- Rain water by others.
- PV assessment to be carried out subject to Brief.

New Warehouse extension consisting of High bay high efficiency LED lighting, Local distribution, Sprinkler extended from the base build (subject to specialist input), Power and control to loading bay doors. Fire alarm

New indicative office location including reception. New M&E services to CAT A including LED lighting, VRF heating and cooling, local power, Fire alarm. Domestic water and drainage. Below ground drainage connections to be reviewed with structural engineer.

Existing Warehouse to be stripped out and provided with new LED high bay lighting, Electrical distribution & Fire alarm.

External Services to be altered to suit new layout with new car park LED lighting and car chargers. External Utility and sprinklers to be retained.



DRAWING 1 - PROPOSED LANDSCAPE PLAN

AREAS OF ADDITIONAL SOFT LANDSCAPING

- 01

479 sqm

Native Wild Planting Area
Species-rich grass planting and scattered trees with some sections of native hedge
- 02

100 sqm

Native Wild Planting Area
Species-rich grass planting and scattered trees with some sections of native hedge
- 03

104 sqm

Grass Picnic Area
Grass to be seeded with hard wearing grass mix
- 04

226 sqm

Native Wild Planting Area with perimeter ornamental hedge
Species-rich grass planting and scattered trees with some sections of native hedge
- 05

76 sqm

Native Wild Planting Area
Species-rich grass planting and scattered trees with some sections of native hedge
- 06

25 sqm

Native Wild Planting Area
Species-rich grass planting and scattered trees with some sections of native hedge

TOTAL 1010 sqm
Total 97 parking spaces



PERSPECTIVE VIEW SHOWING PROPOSED ENTRANCE AND ASSOCIATED LANDSCAPING

LEGEND

- HARD LANDSCAPE

Proposed Tarmac Surfacing
- Solid Concrete Hard Standing

Proposed Concrete Block Paving
Material: Marhalls Saxon, 400x400mm
Colour: Natural , Buff and Charcoal to be used
Laying Bond: Running Bond
- SOFT LANDSCAPE

Existing Tree and Hedges to be Retained
Trees and hedges to be retained and protected in line with BS5837:2012.
- Proposed Native Wild Planting Area

Proposed Native Avenue Trees
Advanced Nursery Stock, 18-20cm girth, with 2m clear stem. To be planted with a double timber stakes secured with a rubber tree tie.
Proposed Native Trees in resin bond tree pit
Extra Heavy Standard, 14-16cm girth, 4.5-6.25m high to be planted with a double timber stake secured with a rubber tree tie.
Smaller Proposed Native Trees
Set in a raised planters, planted with ornamental shrubs and grasses
- Ornamental Shrub Planting
Proposed shrubs and flowering herbaceous plants to be planted as 5-10L pots at 3-5 per sq.m., 10-12L pots.

Proposed Grass
Grass to be seeded with hard wearing grass mix
- Existing Ornamental Hedges to be retained
To be maintained at 100cm high.

Proposed Native Semi-Evergreen Woodland Mix
Proposed native woodland mix to be bare root stock, 40-60cm high, planted at 1.5 plants per sq.m.

Proposed Native Semi-Evergreen Shrub Mix
Proposed native shrub mix to have minimum 3 species. To be bare root stock, 40-60cm high, planted at 2 plants per sq.m.
- Existing Trees to be Retained

Existing Trees and Hedges to be Removed
- BOUNDARIES

Existing Fencing to be retained
- Proposed dividing fencing with heavy duty raise barrier arm.

Armco barrier to protect the proposed retaining wall
- Proposed Benches and srub planters located in front of building entrance

Proposed Bollards

Notes: Do not scale from this drawing. Use figured dimensions in all cases. Check all dimensions on site. Report any drawing errors or discrepancies to O'Brien & Noel Architects before proceeding. This drawing has been created for the purposes identified in the status and should only be used for this purpose. This is not a construction drawing. To be read in conjunction with all approved documents, permits, drawings and information and drawings from other appointed consultants.

Rev	Description	Date
A		24/02/2023
B	Additional annotations added to drawings	03/04/2023
C	Additional planting added to replace existing car park entrance	18/04/2023
D	Legend updated	19/04/2023
E	Tree annotation updated	20/04/2023
F	Existing tree annotation updated	09/07/2025

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LOCATION
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Stakehill-Industrial-Estate
Middleton
M24 2SJ

PROJECT
UNIT A - Partial Demolition, Proposed Extension
& Site Landscape Alterations.

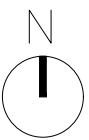
CLIENT
UBS Triton Property Fund

DRAWING TITLE
Proposed Landscape Plan

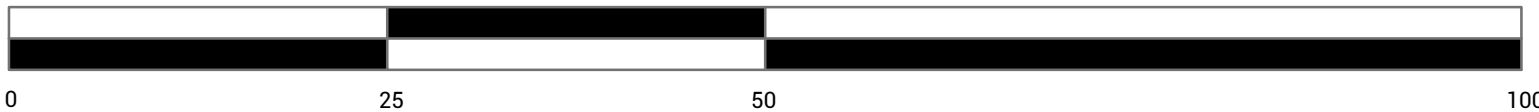
PURPOSE OF ISSUE
PLANNING

DRAWN BY MO	CHECKED BY PN	DATE JUL 2025
SCALE (@ A1) AS SHOWN	PROJECT NUMBER 0127	
DRAWING NUMBER P105		REV F

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PROPOSED LANDSCAPE PLAN
Scale 1 : 500 @ A1



Appendix A – TREE SCHEDULE

Table 1 – BS 5837:2012 Tree Schedule

Tree number	Tree Species		Measurements				Crown (m)					Tree Condition							
	Common name	Latin name	Maturity	Height (m)	Stems	Average stem diameter (mm)	Crown clearance	N	E	S	W	Roots	Stem	Crown	Comments	Overall condition	Life expectancy	Category	RPA (m)
T001	Hybrid lime	<i>Tilia x europaea</i>	EM	9	S	270	1	4	3	3	4	Fair	Fair	Fair	Epicormic growth at base	F	>40 years	C 2	3.24
T002	Hybrid lime	<i>Tilia x europaea</i>	EM	7	S	230	2	4	3	4	4	Fair	Fair	Fair	Minor cavity in stem at 3m on NW side	F	>40 years	C 2	2.76
T003	Hybrid lime	<i>Tilia x europaea</i>	EM	8	S	250	3	4	4	4	4	Fair to poor	Fair	Fair	Poor rooting environment to the south of stem	F	>40 years	C 2	3
T004	Ash	<i>Fraxinus excelsior</i>	Y	6	S	190	2	2	2	1.5	2	Fair	Fair	Fair	No signs of Ash dieback at time of survey	F	10-20 years	C 2	2.28
TG001	Ash, Oak, Cherry, Sycamore, Beech	<i>Fraxinus excelsior</i> , <i>Quercus robur</i> , <i>Prunus avium</i> , <i>Acer pseudoplatanus</i> , <i>Fagus sylvatica</i>	M	19	S	750	1	4	4	4	3	Fair	Fair	Poor	Minor and major deadwood throughout crowns. Several larger trees show signs of defects including decay, with multiple cavities of differing sizes amongst them. Remove deadwood and trees with defects for health and safety	F	20-40 years	B 2	9
TG002	Willow, Oak, Ash, Hawthorn, Silver birch	<i>Salix spp</i> , <i>Quercus robur</i> , <i>Crataegus monogyna</i> , <i>Fraxinus excelsior</i> , <i>Betula pendula</i>	SM	15	S	250	0	3	3	2	3	Fair	Fair	Fair	Access restricted Minor and major deadwood throughout crowns	F	20-40 years	B 2	3
TG003	Willow, Silver birch, Sycamore, Oak, Hawthorn, Ash	<i>Salix spp</i> , <i>Quercus robur</i> , <i>Crataegus monogyna</i> , <i>Betula pendula</i> , <i>Fraxinus excelsior</i> ,	M	18	S	700	0	3	4	3	3	Fair	Fair	Fair	Minor and major deadwood throughout crowns	F	>40 years	B 2	8.4
TG004	Willow, Sycamore, Silver birch, Oak, Hawthorn, Ash	<i>Salix spp</i> , <i>Quercus robur</i> , <i>Crataegus monogyna</i> , <i>Betula pendula</i> , <i>Fraxinus excelsior</i> ,	SM	9	S	380	0	3	2	3	3	Fair	Fair	Fair	Restricted access Minor and major deadwood throughout crowns	F	>40 years	B 2	4.56
TG005	Ash	<i>Fraxinus excelsior</i>	Y	5	S	170	1	2	2	2	2	Fair	Poor	Poor	A group of 3 Ash with Ash dieback disease Remove	P	<10 years	U 1	2.04
TG006	Ash, Goat willow, Hawthorn, Cherry	<i>Fraxinus excelsior</i> , <i>Salix caprea</i> , <i>Crataegus monogyna</i> , <i>Prunus avium</i> ,	EM	11	MS	210	1	3	2.5	2	2	Fair	Fair	Fair	Minor and major deadwood throughout crowns	F	20-40 years	C 2	2.52

Appendix B – KEY TO TREE SCHEDULE

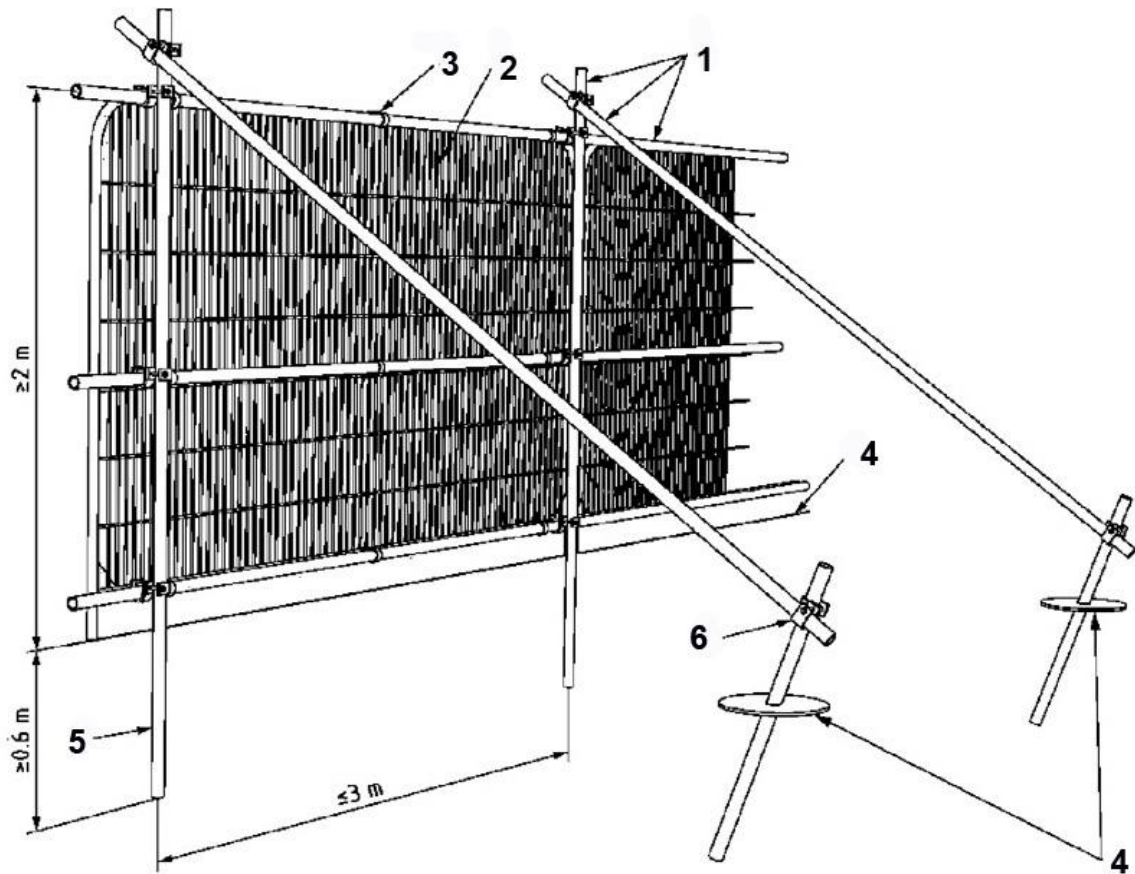
Table 2 – Key to Tree Schedule

BS 5837: 2012 Tree Survey Key to Terminology		
Term	Explanation	Notes
Tree Ref.	Sequential reference number for individual tree or distinct tree in hedgerow	The measurement conventions are as follows. Height, crown spread, and crown clearance are recorded to the nearest half metre (crown spread is rounded up) for dimensions up to 10 m and the nearest whole metre for dimensions over 10 m Stem diameter is recorded in millimetres, rounded to the nearest 5 mm Estimated dimensions (e.g. for off-site or otherwise inaccessible trees where accurate data cannot be recovered) should be clearly identified as such (e.g. Suffixed with a “#”) RPA_r – Radius of nominal circle of Root Protection Area in metres from centre of tree stem. Figures used originate from Annex D BS5837: 2012 (p.40). Provided as a minimum distance and calculated in accordance with section 4.6 BS5837: 2012 (p.10) RPA_{m2} – Extent of root protection area *signifies dimensions have not been recorded
Common Name	Tree species listed by common name	
Height	Overall tree height measured in metres (m)	
Branch Spread	Taken as a minimum at the four cardinal points (North, South, East & West) to derive a representation of the crown spread	
Stem Diameter	Diameter of single stem trees on level ground measured at 1.5m above ground level. Diameters of other commonly encountered tree stems should be measured in accordance with Annex C (BS5837 2012 p39)	
Crown Clearance	Height of first significant branch	Measurements taken to provide information relating to ground clearance, crown/stem ratio and shading of site
Life Stage	Young (Y)	Tree within the first one quarter of life expectancy
	Semi mature (SM)	Tree in second quarter of life expectancy
	Early mature (EM)	Tree in third quarter of life expectancy
	Mature (M)	Tree in final quarter of life expectancy

	Over mature (OM)	Tree having reached the anticipated maximum height and spread typical for its species and setting and which has entered a period of stasis where physiological processes maintain a functional status quo.
	Veteran tree (V)	Tree that, by recognized criteria, shows features of biological, cultural or aesthetic value that are characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned. NOTE: These characteristics might typically include a large girth, signs of crown retrenchment and hollowing of the stem. Veteran trees may be subject to a tree preservation order (TPO). Clients are responsible for determining whether a TPO is present.
General Observations	To provide information on the structural and/or physiological condition (e.g. the presence of any decay and physical defects), and/or preliminary management recommendations	
Physiological Condition - An assessment of the physiological condition (i.e. health/vitality) of the tree	GOOD FAIR POOR DEAD	Tree in a healthy condition with no significant problems Tree generally in good health with some problems that can be remediated Tree in poor health with significant problems that can't be remediated Tree without sufficient live material to sustain life
Structural Condition - An assessment of the structural/safe condition of the tree	GOOD FAIR POOR	Tree in a sound condition with no significant defects Tree in a sound condition at present but with defects or with significant defects that can be remediated Tree with significant defects that can't be remediated
Notes related to both physiological and structural condition follow the categorisation in order support		the statement and give greater detail on the true quality and value of the tree
Preliminary Management Recommendations	These may include further investigations for the presence or extent of decay or climbed inspections, ivy removal or pruning works when access is a non-moveable aspect etc. (NB this is not intended to be a specification for tree work and further	

	advice maybe required prior to implementation). Trees assessed as being in apparently immediately hazardous condition will be notified to the client separately as soon as practicable	
Estimated remaining contribution (yrs)	An estimate of the remaining life contribution in years that the tree or group of trees is expected to have based on species, condition on the site in its current context	<10 - Tree is dead or dying and unlikely to contribute beyond 10 years 10+ - Tree is assessed as being able to contribute to the site for 10+ years 20+ - Tree is assessed as being able to contribute to the site for 20+ years 40+ - Tree is assessed as being able to contribute to the site for 40+ years
Category grading	Category of tree in accordance with BS5837 2012 Cascade Chart (Source BS5837 2012 p9)	'U' Unsuitable for retention, within the context of the current land user 'A' Trees of high quality with 40yr remaining lifespan 'B' Trees of moderate quality and remaining lifespan of at least 20yrs 'C' Trees of low quality with an estimated remaining lifespan of at least 10 yrs or young trees with a stem diameter below 150mm Categories A-C are further classified as 1 (mainly Arboricultural qualities), 2 (mainly landscape qualities), 3 (mainly cultural values, including conservation). For further details refer to Cascade Chart in BS 5837 2012 p. 9

Appendix C – Tree Protection Barrier Example



1. Standard scaffold poles
2. Heavy Gauge 2m tall galvanised tube and weld mesh infill panels
3. Panels secured to uprights and cross members with wire ties
4. Ground Level
5. Uprights driven into ground until secure (up to 0.6m)
6. Standard scaffold clamps

Appendix D – CEZ Warning Sign



Appendix E – Example of Ground Protection

Cellweb® TRP

Tree Root Protection

Cellweb® TRP is a 3D cellular confinement tree root protection system. The system provides a 'no dig' solution for the construction of new hard surfaces within root protection areas (RPAs). Cellweb® TRP has been designed and independently tested to comply with recommendations made in Arboricultural Practice Note 12 and BS 5837 2012 – Trees in relation to design, demolition and construction.



Cellweb® TRP Key Functions

Cellweb® is a 'no dig' solution which is constructed directly on the existing ground surface. This eliminates the requirement for excavation, preventing root severance.

Cellweb® is a completely porous system allowing continued water permeation and gas exchange between the rooting environment and atmosphere.

Cellweb® spreads point loads, minimising increases in soil compaction within the rooting environment. This maintains an open graded soil structure allowing continued root growth, water, gas and nutrient migration.

The Cellweb® TRP system comprises the following three components

Treetex™ Geotextile. Following minimal ground preparation the Treetex™ is laid onto the existing ground and top soil. This acts as a separation layer, separating the system above from the soil and rooting environment below. Treetex™ performs as a hydrocarbon pollution control measure in accordance with BS5837, holding 1.7lt of oil per square meter.

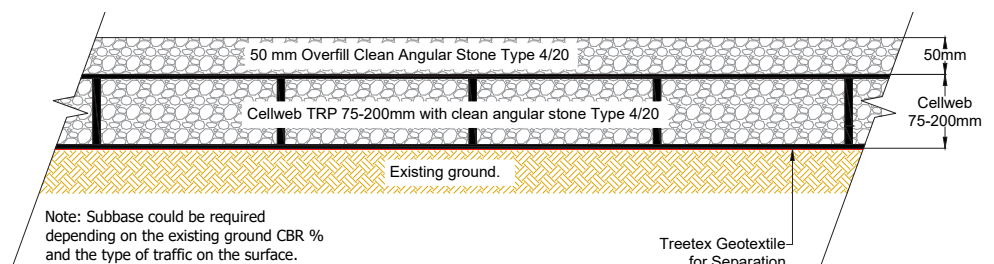
Cellweb® 3D Cellular Confinement. The Cellweb® is installed on top of the Treetex™ layer. This is fixed to the ground using ten steel J pins per panel. The panels can be cut to the required shape and adjoining panels can be connected using heavy duty staples or cell ties.

4-20mm Clean Angular Stone. The expanded Cellweb® is infilled with a 4-20mm clean angular stone. The confined angular stone locks together to produce a rigid stone mattress, while maintaining air pockets for continued water permeation and gas exchange. The low fines content of the stone prevents the Treetex™ layer from becoming blocked over time.

Which depth of Cellweb® TRP?

The Cellweb® System is provided in four different depths; 200mm, 150mm, 100mm and 75mm. The depth required is determined by the proposed traffic loadings and the site ground conditions. Geosynthetics in house engineering department can provide a free site specific technical recommendation. For free technical and engineering support please contact Geosynthetics Ltd 01455 617139 or the full installation guide can be found on our website www.geosyn.co.uk.

Indicative Cellweb with overfill

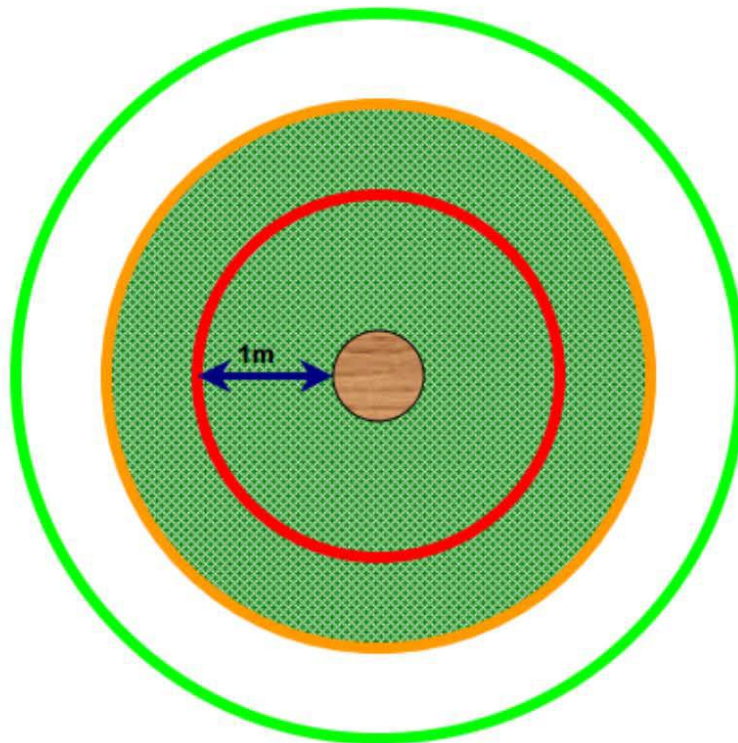


Appendix F – NJUG Volume 4



NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees

FIGURE 1 – Tree Protection Zone



Key



Trunk of tree



Canopy or branch spread



PROHIBITED ZONE – 1m from trunk. Excavations of any kind must not be undertaken within this zone unless full consultation with the local authority Tree Officer is undertaken. Materials, plant and spoil must not be stored within this zone.



PRECAUTIONARY ZONE – 4 x tree circumference. Where excavations must be undertaken within this zone the use of mechanical excavation plant should be prohibited. Precautions should be undertaken to protect any exposed roots. Materials, plant and spoil should not be stored within this zone. Consult with the local authority Tree Officer if in any doubt.



PERMITTED ZONE – outside of the precautionary zone. Excavation works may be undertaken within this zone, however caution must be applied and the use of mechanical plant limited. Any exposed roots should be protected.

DAMAGE TO TREES

Tree roots keep a tree healthy and upright. Most roots are found in the top 600mm of soil and often grow out further than the tree's height. The majority of these roots are very fine; even close to a tree few will be thicker than a pencil. Most street tree roots grow under the footway but may also extend under the carriageway. If roots are damaged the tree may suffer irreversible harm and eventually die.

PROTECTING ROOTS - DO'S and DON'TS

There are three designated zones around a tree each of which has its own criteria for working practices.

THE PROHIBITED ZONE

- Don't** excavate within this zone.
- Don't** use any form of mechanical plant within this zone
- Don't** store materials, plant or equipment within this zone.
- Don't** move plant or vehicles within this zone.
- Don't** lean materials against, or chain plant to, the trunk.
- Do** contact the local authority tree officer or owner of the tree if excavation within this zone is unavoidable.
- Do** protect any exposed roots uncovered within this zone with dry sacking.
- Do** backfill with a suitable inert granular and top soil material mix as soon as possible on completion of works.
- Do** notify the local authority tree officer or the tree's owner of any damage.

THE PRECAUTIONARY ZONE

- Don't** excavate with machinery. Where excavation is unavoidable within this zone excavate only by hand or use trenchless techniques.
- Don't** cut roots over 25mm in diameter, unless advice has been sought from the local authority tree officer.
- Don't** repeatedly move / use heavy mechanical plant except on hard standing.
- Don't** store spoil or building material, including chemicals and fuels, within this zone.
- Do** prune roots which have to be removed using a sharp tool (e.g. secateurs or handsaw). Make a clean cut and leave as small a wound as possible.
- Do** backfill the trench with an inert granular material and top soil mix. Compact the backfill with care around the retained roots. On non highway sites backfill only with excavated soil.
- Do** protect any exposed roots with dry sacking ensuring this is removed before backfilling.
- Do** notify the local authority tree officer or the tree's owner of any damage.

THE PERMITTED ZONE

- Don't** cut roots over 25mm in diameter, unless advice has been sought from the local authority tree officer.
- Do** use caution if it is absolutely necessary to operate mechanical plant within this zone.
- Do** prune roots which have to be removed using a sharp tool (e.g. secateurs or handsaw). Make a clean cut and leave as small a wound as possible.
- Do** protect any exposed roots with dry sacking ensuring this is removed before backfilling.
- Do** notify the local authority tree officer or the tree's owner of any damage.

Appendix G – AMS Reporting Form

Technical Note

Project: Unit A Finlan Road, Stakehill Industrial Estate, Middleton, Manchester		Job No:	120999.649224
Subject:	Arboricultural Site Visit	Report Date:	
Author:		Survey Date:	

Results

Actions to be Taken

Photographs

Distribution

Tree Officer	
Site Engineer	
Client	
Site Manager	
Job File	120999.649224