



ARBORICULTURAL METHOD STATEMENT

In accordance with BS5837:2012

Pre-Development Site Clearance & Associated Works

Site Address	206–208 Drake Street, Rochdale OL16 1PJ
Client	Helmrig Ltd
Local Planning Authority	Rochdale Metropolitan Borough Council
Document Reference	DS-AIA-290426-AMS-01
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DOCUMENT CONTROL

Associated documents to be read in conjunction with this report:

Document	Reference	Version
Arboricultural Impact Assessment	DS-AIA-290426-AIA-01	1
Landscaping, Maintenance & Replacement Planting Scheme	DS-AIA-290426-LMP-01	1
Drawing 1 — A Plan of the Tree Constraints	DS-AIA-290426-TCP-01	1
Drawing 2 — Tree Protection Plan	DS-AIA-290426-TPP-01	1

Version Control:

Date	Notes	Author	Version
29/04/2026	Issued for planning	AM	01

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Contents

- 1.0** Introduction, Purpose & Responsible Person
- 2.0** Trees to be Retained
- 3.0** Pre-Commencement Works — G6 Urgent Removal
- 4.0** Pre-Commencement Works — G1–G5 Removal
- 5.0** Tree Protection Fencing
- 6.0** Construction Exclusion Zones
- 7.0** Ground Protection
- 8.0** Root-Sensitive Excavation & Supervised Demolition
- 9.0** Above-Ground Works & Canopy Protection
- 10.0** Underground Services & Drainage
- 11.0** Hard Landscaping
- 12.0** Site Management
- 13.0** Sequence of Operations
- 14.0** Arboricultural Supervision
- 15.0** Emergency Procedures

Drawing 1 A Plan of the Tree Constraints — DS-AIA-290426-TCP-01 (separate drawing)

Drawing 2 Tree Protection Plan — DS-AIA-290426-TPP-01 (separate drawing)

1.0 Introduction, Purpose & Responsible Person

- 1.1 This Arboricultural Method Statement (AMS) has been prepared by Andrew McLoughlin MARborA of Treestyle Consultancy Ltd in accordance with BS5837:2012, Trees in relation to design, demolition and construction — Recommendations.
- 1.2 This AMS sets out the measures to be implemented during all phases of the pre-development site clearance and associated works at 206–208 Drake Street, Rochdale OL16 1PJ, to ensure that the four Category B neighbouring trees (T7–T10) are adequately protected throughout all operations.
- 1.3 This AMS must be read in conjunction with the Arboricultural Impact Assessment (DS-AIA-290426-AIA-01), the Tree Protection Plan (Drawing 2: DS-AIA-290426-DWG-TPP-01) and the approved planning drawings.

Responsible Person

- 1.4 Before any site works commence, including demolition, G6 removal, site clearance or materials delivery, a named Responsible Person shall be appointed to ensure the full and correct implementation of this AMS and the Tree Protection Plan. The Responsible Person will typically be the principal contractor's site manager. Their name and contact details shall be provided in writing to the Arboricultural Consultant and to the LPA Tree Officer prior to commencement of any works. The Responsible Person shall be deemed liable for any failure to correctly and fully implement this AMS.

2.0 Trees to be Retained

Table 1: Trees to be Retained — Protection Requirements

Ref	Species	Cat	DBH (mm)	RPA (m²)	Protection Requirement
T7	Common Lime (<i>Tilia europaea</i>)	B	450	91.6	Full boundary CEZ. Arboricultural supervision during demolition and construction within 5m of boundary wall. No disturbance to soil on tree side of wall.
T8	Common Lime (<i>Tilia europaea</i>)	B	400	72.4	Full boundary CEZ. Arboricultural supervision during demolition and construction within 5m of boundary wall.
T9	Turkey Oak (<i>Quercus cerris</i>)	B	500	113.1	Full boundary CEZ. Arboricultural supervision during demolition and construction within 5m of boundary wall.
T10	Sycamore (<i>Acer pseudoplatanus</i>)	B	400	72.4	Full boundary CEZ. Arboricultural supervision during demolition and construction within 5m of boundary wall.

■ Category B — all retained throughout

2.1 T7–T10 are all located on neighbouring land and are to be fully retained. Their root systems are contained by the existing boundary wall foundations. No compromise of the CEZ for any of these trees will be permitted without the prior written consent of the Arboricultural Consultant.

3.0 Pre-Commencement Works — G6 Urgent Removal

- 3.1 G6 (Category U — self-seeded birch, buddleia and willow) presents an existing public safety hazard by overhanging the public footpath along the northern boundary of the site. Removal of G6 is an urgent priority and shall be the FIRST operation carried out on site, before any other clearance or demolition works commence.
- 3.2 Works specification for G6:
- Fell all stems in G6 to near-ground level.
 - Grind all stumps to a minimum depth of 300mm below the existing ground level.
 - Remove and dispose of all brash, arisings and stump grindings from the site. Arisings must not be burned within 10m of any retained tree.
 - Works to be carried out to BS3998:2010 by a qualified arboricultural contractor.
 - LPA Tree Officer to be notified of works prior to commencement.

4.0 Pre-Commencement Works — G1–G5 Removal

Following the urgent removal of G6, and AFTER tree protection fencing has been erected and written clearance issued by the Arboricultural Consultant, the remaining on-site vegetation G1–G5 shall be removed. All works to BS3998:2010 by a qualified arboricultural contractor.

Table 2: Pre-Commencement Vegetation Removal Schedule

Ref	Description	Work Required	Timing	Specification
G1	Self-seeded group	Fell to ground; stump grind 300mm; dispose arisings	Pre- commencement	Works to BS3998:2010 by qualified contractor.
G2	Self-seeded group	Fell to ground; stump grind 300mm; dispose arisings	Pre- commencement	Works to BS3998:2010 by qualified contractor.
G3	Self-seeded group	Fell to ground; stump grind 300mm; dispose arisings	Pre- commencement	Works to BS3998:2010 by qualified contractor.
G4	Self-seeded willow group	Fell to ground; stump grind 300mm; dispose arisings	Pre- commencement	Works to BS3998:2010 by qualified contractor.
G5	Self-seeded willow group	Fell to ground; stump grind 300mm; dispose arisings	Pre- commencement	Works to BS3998:2010 by qualified contractor.

■ Category C — all to be removed pre-commencement

5.0 Tree Protection Fencing

- 5.1 Tree protection fencing shall be erected along the eastern site boundary in the positions shown on the Tree Protection Plan (Drawing 2: DS-AIA-290426-TPP-01) BEFORE the removal of G1–G5 and BEFORE any demolition, site clearance or materials delivery commences.
- 5.2 Fencing specification: minimum 2.4m high scaffold framework with Heras-type anti-climb weld mesh panels. Vertical uprights at maximum 3.0m centres, driven minimum 600mm into the ground. Panels fixed with minimum two scaffold clamps each. Horizontal rails at 300mm and 2,000mm above ground level.
- 5.3 The Arboricultural Consultant shall inspect the protection fence positions and issue written clearance before G1–G5 removal and any demolition works commence.
- 5.4 Fencing shall remain in position and in good repair throughout the ENTIRE construction period until written completion sign-off from the Arboricultural Consultant.

6.0 Construction Exclusion Zones

- 6.1 The area beyond the protection fencing on the tree side of the eastern boundary is designated as a Construction Exclusion Zone (CEZ) for T7–T10. The following activities are strictly prohibited within all CEZs:
 - Storage of materials, equipment, fuels, oils, chemicals or waste.
 - Parking of vehicles or plant.
 - Fires or burning within 10m of any retained tree.
 - Any excavation, soil stripping or changes to existing ground levels.
 - Any installation of services, drainage or underground infrastructure.
 - Any compaction of the ground surface.
 - Washing down of plant, vehicles or machinery within 10m of any retained tree.
 - Refuelling within 10m of any CEZ.
- 6.2 Signs at regular intervals (minimum every 5m) on all protection fencing: "CONSTRUCTION EXCLUSION ZONE — NO ENTRY — UNAUTHORISED ACCESS PROHIBITED".

7.0 Ground Protection

- 7.1 Where any construction access is required adjacent to the eastern boundary wall, ground protection shall be installed BEFORE any plant or vehicles approach those areas. The appropriate tier shall be selected according to loading:
- (a) Pedestrian movements only: scaffold boards on 100mm woodchip layer on geotextile membrane.
 - (b) Plant up to 2 tonnes gross weight: proprietary inter-linked ground protection boards on 150mm woodchip on geotextile membrane.
 - (c) Plant over 2 tonnes gross weight: engineering specification agreed in writing with the Arboricultural Consultant before any activity.

8.0 Root-Sensitive Excavation & Supervised Demolition

- 8.1 All excavation and demolition of existing boundary wall structures within the defined RPAs of T7–T10, or within 3m of the eastern boundary wall, shall be carried out under direct arboricultural supervision.
- 8.2 Root-sensitive excavation methodology:
- Initial hand excavation to a minimum depth of 200mm before any mechanical equipment is used.
 - Machine excavation below 200mm using toothless grading bucket only; maximum 10–20mm swipes; stop immediately if roots are encountered.
 - All roots to be cleanly severed with a hand saw or secateurs. No mechanical root severance.
 - Exposed root ends to be covered immediately with damp hessian to prevent desiccation.

Table 3: Root Severance Protocol

Root Diameter	Action Required
Less than 25mm	May be severed cleanly with a sharp pruning saw or secateurs. Record location.
25–75mm	Expose fully by hand / air spade. Assess and report to Arboricultural Consultant before severing. If unavoidable, cut cleanly and record.
Greater than 75mm	DO NOT SEVER without prior written consent of the Arboricultural Consultant. Stop works and contact consultant immediately.

■ Minor roots

■ Moderate roots — refer to consultant

■ Major roots — stop works

- 8.3 Demolition of existing boundary wall structures: where foundations must be removed within or adjacent to the RPAs of T7–T10, demolition shall be by hand-held pneumatic breaker and hand tools only. No mechanical excavator shall be used within the RPA. Soil on the tree side of any foundation shall NOT be disturbed.

9.0 Above-Ground Works & Canopy Protection

- 9.1 The canopies of T7–T10 overhang the north eastern boundaries. The following restrictions apply for any construction activity in proximity to those canopies:
- A qualified banksman is required at all times when any plant, crane or lifting equipment is setting up, moving or operating within 5m of any retained tree canopy.
 - A lifting plan shall be prepared and submitted for approval prior to all crane or lifting operations, making provision to avoid damage to T7–T10.
 - All plant shall be sited outside the defined CEZs. All relevant site personnel shall be made aware of the canopy positions of T7–T10.
- 9.2 Should any additional tree removal or pruning be required during the works, the LPA Tree Officer shall be contacted and the scope of works agreed in writing before any action is taken.

10.0 Underground Services & Drainage

- 10.1 All service runs shall be routed clear of the RPAs of T7–T10 wherever practicable. Where services cannot avoid an RPA, directional drilling at a minimum depth of 600mm shall be used. Open-cut excavation within any RPA is prohibited without the prior written consent of the Arboricultural Consultant.
- 10.2 All service installation within or adjacent to RPAs shall comply with the National Joint Utilities Group (NJUG) Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees, Volume 4 (Issue 2, 2007).
- 10.3 No soakaway shall be installed within any RPA. All drainage shall be directed away from the root zones of T7–T10.

11.0 Hard Landscaping

- 11.1 No impermeable surfacing shall be installed within the RPA of any retained tree.
- 11.2 Any permeable surfacing within or adjacent to the RPAs of T7–T10 shall be installed using a no-dig proprietary cellular confinement or open-graded aggregate system. No excavation of existing ground levels within any RPA is permitted.

12.0 Site Management

- 12.1 Materials storage: all materials, plant, fuels, oils and waste shall be stored in designated areas at least 5m from the nearest RPA, as shown on the Tree Protection Plan.
- 12.2 No fires shall be lit within 10m of any retained tree at any time.
- 12.3 No cement, concrete wash, fuel, oil or herbicide shall be mixed, stored or disposed of within 10m of any retained tree. Any spillage within an RPA shall be reported immediately to the Arboricultural Consultant.
- 12.4 The principal contractor is responsible for ensuring all subcontractors comply with this AMS at all times. Protection fencing must remain in position until ALL construction works are complete.

13.0 Sequence of Operations

Table 4: Sequence of Construction Operations

Step	Operation	Phase	Arboricultural Requirement
1	AMS and TPP approved by LPA	Pre-construction	Written LPA approval before any works commence.
2	G6 urgent removal — H&S priority	Before all other works	LPA notified; no fencing required for this step.
3	Erect protection fencing along eastern boundary	Pre-commencement	Per TPP Drawing 2; written clearance from Arb Consultant.
4	Pre-commencement site meeting	Pre-commencement	Confirm fencing to specification; written clearance from Arb Consultant.
5	Remove G1–G5 — Category C vegetation	Pre-commencement	to BS3998:2010.
6	Demolition of existing structures	Phase 1	All demolition within 5m of T7–T10 boundary wall.
7	Excavation for foundations and services	Phase 2	Root-sensitive protocol within RPAs; directional drilling if required.
8	Hard landscaping and surfacing	Phase 3	No impermeable surfacing within RPAs; banksman for plant near canopies.
9	Replacement planting	Post-construction	Per Landscaping, Maintenance and Replacement Planting Scheme.
10	Final inspection by Arboricultural Consultant	Post-construction	Issue written completion statement.

■ Critical arboricultural step

■ Urgent H&S priority

■ Requires arb supervision

14.0 Arboricultural Supervision

- 14.1 The Arboricultural Consultant (Andrew McLoughlin MArborA, Treestyle Consultancy Ltd, tel: 07872064313) shall provide supervision and monitoring at all key trigger points during the construction programme.

Table 5: Arboricultural Supervision Trigger Points

No.	Trigger Point	Action Required
1	G6 urgent removal (before all other works)	LPA notified; arb consultant present; works to BS3998:2010.
2	Protection fencing installation along eastern boundary	Inspect fence positions; written clearance before G1–G5 removal and demolition.
3	G1–G5 removal	Confirm works completed to BS3998:2010; fencing in position.
4	Demolition of boundary wall structures within 5m of T7–T10	Present on site throughout; root-sensitive demolition protocol.
5	Any excavation within RPAs of T7–T10	Present on site throughout; root-sensitive protocol observed; all roots recorded.
6	Service installation adjacent to eastern boundary	Confirm directional drilling specification; NJUG Vol 4 compliance.
7	Completion of all construction works	Final inspection; confirm T7–T10 undamaged; issue written completion statement.

■ Urgent H&S — priority attendance ■ Arb consultant required on site ■ Written clearance required

15.0 Emergency Procedures

- 15.1 In the event of accidental damage to any retained tree during construction:
- Works in the affected area shall cease immediately.
 - The Arboricultural Consultant shall be contacted without delay: Andrew McLoughlin MArborA, tel 07872064313.
 - No further works shall take place until the Arboricultural Consultant has assessed the damage and issued written instructions.
 - The contractor shall document the incident with photographs and a written record.
- 15.2 In the event of any unexpected discovery of significant roots outside the mapped RPAs, works shall stop immediately and the Arboricultural Consultant shall be contacted before works resume.

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Date: 29 April 2026

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