



**Arboricultural Method Statement
The Cottage
Gledhow Lane, Gledhow
Leeds, LS8 1NQ**

**Report Reference: AMS-1832-3
27 October 2023**

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Prepared By:

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Introduction

1. An Arboricultural Method Statement (AMS) is often required to ensure the welfare of retained tree cover during the construction phase of development. It assumes the minimum general standards for development are those set out in British Standard BS5873:2012 '*Trees in relation to design, demolition and construction*'-*Recommendations*.
2. This AMS is provided in order to discharge Leeds City Council Planning Permission ref. 22/07046/FU, **condition 20. The AMS is informed by an** Arboricultural Impact Assessment (AIA) that accompanied planning application ref 22/07046/FU.
3. **This document is to be made available to all operatives** on site during the construction process, so that they understand the scope and importance of the AMS. It should also be supplied to any contractor prior to their arrival on site. This document sets out the methodology and timing of work necessary to ensure successful tree retention both during and post development.
4. A copy of the accompanying Tree Protection Plan (TPP) must be displayed outside the site office.
5. The AMS should be read in conjunction with the Tree Schedule & Protection Measures at appendix 1 and the TPP at Appendix 2.

Tree Work

6. Any tree work deemed acceptable by the Council should be carried out prior to any construction activity including the installation of tree protection measures. Tree surgery is easier and more cost effective to undertake with no obstacles. Once development has commenced, this work may become difficult to perform and may restrict construction work. The proposed tree work is detailed in in the supporting Tree Schedule & Protection Measures at appendix 1 and is to be addressed concurrently via a section 211 notification in the knowledge that several trees either fall outside of the planning permission red edge and or could be argued as not being immediately required for the purpose of implementing a detailed planning permission.
7. All Arboricultural Contractors should adhere to the following conditions: -
 - All tree work shall be undertaken by a suitably qualified, experienced and insured contractor.
 - In the event of any necessary tree work the contractor will work in accordance with BS 3998: 2010 '*Tree Work Recommendations*'.
 - The work should be planned to avoid the bird nesting season (1 March-31 August). If works are deemed necessary within this period, they must only be implemented if checks have been made to ascertain there are no nesting birds present.

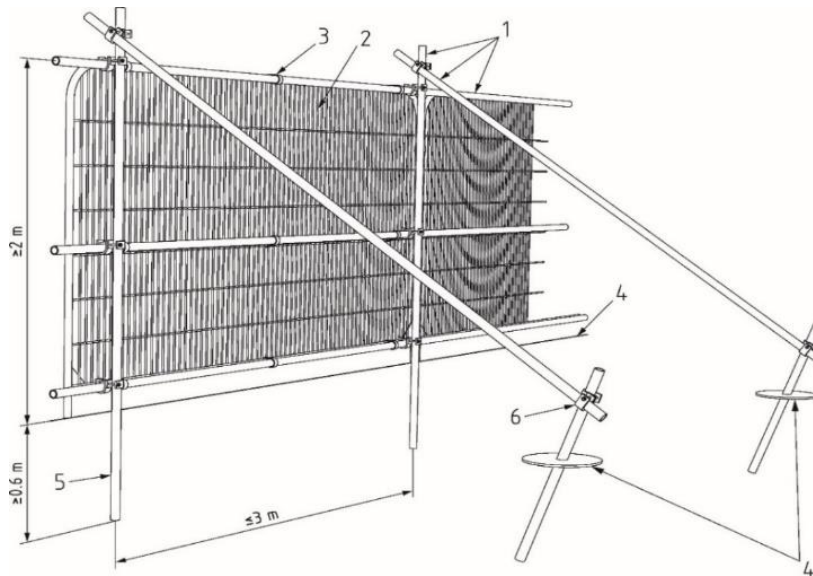
Tree Protective Fencing

8. A Tree Protection Fence (TPF) will be erected prior to the commencement of any site works e.g., before any materials or machinery are brought on site. **A minimum of 7 days written notice that the agreed tree protection measures are in place shall be provided to the LPA prior to commencement of development.**
9. The location of the TPF colored purple on the TPP will not be removed or altered other than with the prior agreement of the project Arboriculturist which in this instance will be Tree Care Consultancy (TCC) – refer to letter of appointment at appendix 5. Once erected the TPF will be regarded as sacrosanct. The barriers will create the 'Construction Exclusion Zone' (CEZ). Figure 1 below is an example of the required fencing.



Figure 1. Example of BS5837:2012 Protective Fencing

10. Once installed the fencing will remain in situ in a good, robust condition until the development is completed.
11. Waterproof signage will be attached to the fencing stating its purpose. The signs will be attached every 5m. An example sign has been included in appendix 3.
12. The diagram overleaf demonstrates the required fence specifications of BS5837:2012 Figure 2 for areas of high risk.



BS5837:2012 Figure 2

No Dig Driveway Surface Construction

13. The proposed driveway extension will require new surfacing within an area of 9.1% of the RPA of T2 and this area will need to withstand the weight of vehicles without causing compaction to the underlying soils. The finished surface is to be graveled to match the existing driveway construction.
14. As demonstrated on TPP, the area identified will be constructed utilising a “no dig technique” avoiding root severance and ground compaction. Construction will incorporate a geogrid, porous surface treatment, with surfacing above grade being retained by a combination of timber edging sufficient to marry existing and proposed levels.
15. The installation of the driveway will be constructed prior to any demolition and construction activity. The initial ground preparation and Geogrid installation will be supervised by TCC. Figure 3 overleaf demonstrates the temporary surface treatment. The Geogrid will be installed and covered with track mats during the construction phase. On completion of all construction work, the final gravel surface will be installed.

**Cross-section: Cellweb Build-Up over TRP Area
(During Construction Phase)**

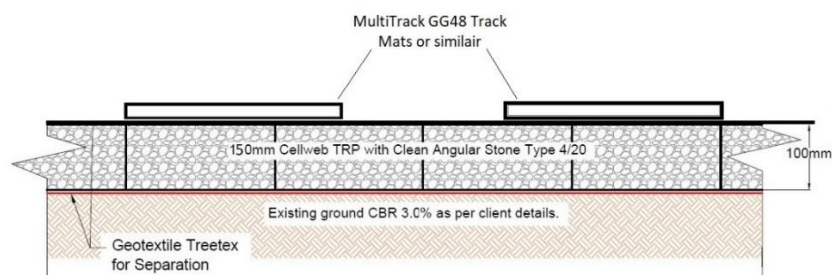


Figure 3 Cross section of temporary surface treatment to Cellweb construction

16. The work should be completed using the following guidance.

- Remove the existing vegetation and stone setts with the use of hand tools.
- Remove major protrusions including large stones by hand. Wherever practicable maximum level drop to be 100mm. Fill any major hollows with sharp sand.
- Install the non-woven Geotextile membrane directly over exposed soil at the existing level.



Figure.4. Example Cellular Confinement System (CCS)

- Lay the Cellular Confinement System (CCS) and ensure edges are anchored open during the infill process with steel staples or wooden pegs.
- Fill the CCS ensuring machinery works only on already filled areas and not the sub grade. Infill with no fines angular granular material 20-40mm.
- Install a treated peg and board edging directly on top of existing soil grade level. The edging shall be held in place with track or road pins.
- Install and pin into place suitable track mats similar to the ground protection mats shown in figure 3. The track mats will remain in place for the duration of the demolition and construction phase.
- On completion of all substantive construction work, remove track mats and jetwash driveway to remove any fines/soil collected within granular fill. Lay gravel finish as per client's specification.

Demolition

17. Following the completion of tree works, installation of Tree Protection and no dig driveway the trees highlighted for retention will be safeguarded, allowing demolition work to proceed.

Services

18. Service runs are to utilise a combination of existing drain runs and where new these will utilise a dedicated Service route from Lidgett Walk. Given the site layout, no new services or drainage will be required within the RPA's of any retained tree. Nevertheless in the unlikely event that trenching is required within the RPA's of retained trees then before any excavation commences, advice must be sought from either TCC or Local Authority Case Officer.

Site Access During Construction Phase

19. Builders access and deliveries to the site during the substantive construction phase will be taken from Lidgett Walk with a view to ensuring minimal disturbance to the occupants bordering the private drive. This access is referred to as the primary site access on the TPP. This temporary route will reduce the potential risk of construction related injuries occurring to the offsite Field Maple T2. Deliveries to site will utilise this temporary route until substantial completion of construction and making good of the boundary treatment.
20. A secondary site access utilising the no dig drive is provided as a backup facility to cover occasional/emergency use in the event unforeseen circumstances prevent the operation of the primary site access.

Material Storage

21. There is sufficient space for deliveries, material storage and cement mixing to utilise the dedicated site compound clear of all CEZ's. As such no material storage will take place within the RPA's of retained trees.
22. Materials which may contaminate the soil will not be discharged within 10m of any tree stem. When undertaking the mixing of materials, it is essential that any slope of the ground does not allow contaminates to run towards the RPA of any retained tree.
23. Water must be readily available on site and will be used to flush spilt materials through the soil to avoid contamination that might otherwise compromise tree health. If at any stage spillage should occur the main contractor shall contact the Project Arboriculturist for guidance.

Level Changes

24. No additional ground level changes are required within the RPA of any tree identified for retention other than for those specified in the area of the no dig driveway.

Sequence of Arboricultural Events & Supervision

25. TCC will be responsible for the monitoring all operations in relation to Arboricultural issues.
26. The table below will be completed and signed by the TCC and site manager following the completion of each phase:-

Phase/Work Description	Arb Supervision Required	Additional Comments	Date of Completion	Signed Project Arboriculturist	Signed Site Manager
Pre-commencement meeting	✓				
Tree works	✓				
Installation of Tree Protection	✓				
Installation of 'No dig' access	✓				
Tree Protection removal	✓				

27. Tree protection measures will be monitored by TCC who will meet with the contractor and site manager prior to the commencement of development to explain the tree protection requirements and determine if any previously unforeseen facilitation pruning is required.
28. TCC will submit the completed inspection form (located at appendix 4) with accompanying photographic evidence **on a monthly basis** to the client and site manager.

Post Construction

29. Following the completion of construction work the TPF will be dismantled. This will allow for the final landscaping stage.
30. For cultivation purposes the soft landscaping areas within the RPA's of retained trees will not be rotavated. The soil will be lightly forked and raked over to provide the required tilth. Any planting shall be completed with the use of hand tools and excavation shall be to the minimum extent required for each individual plant. Grassed areas shall be seeded or turfed at the discretion of the appointed landscape contractor.

Contact Details

31. The table below has been included to ensure all lines of communication are established prior to the initiation of any work included within this document.

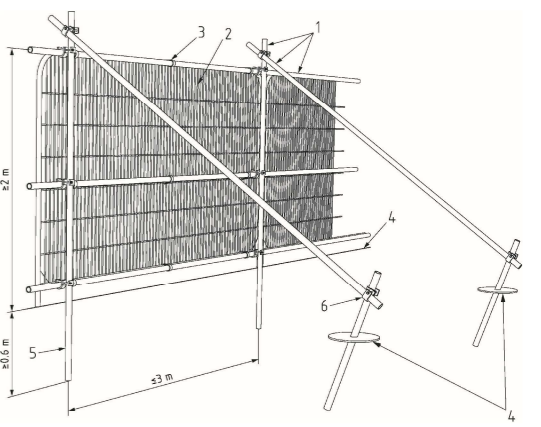
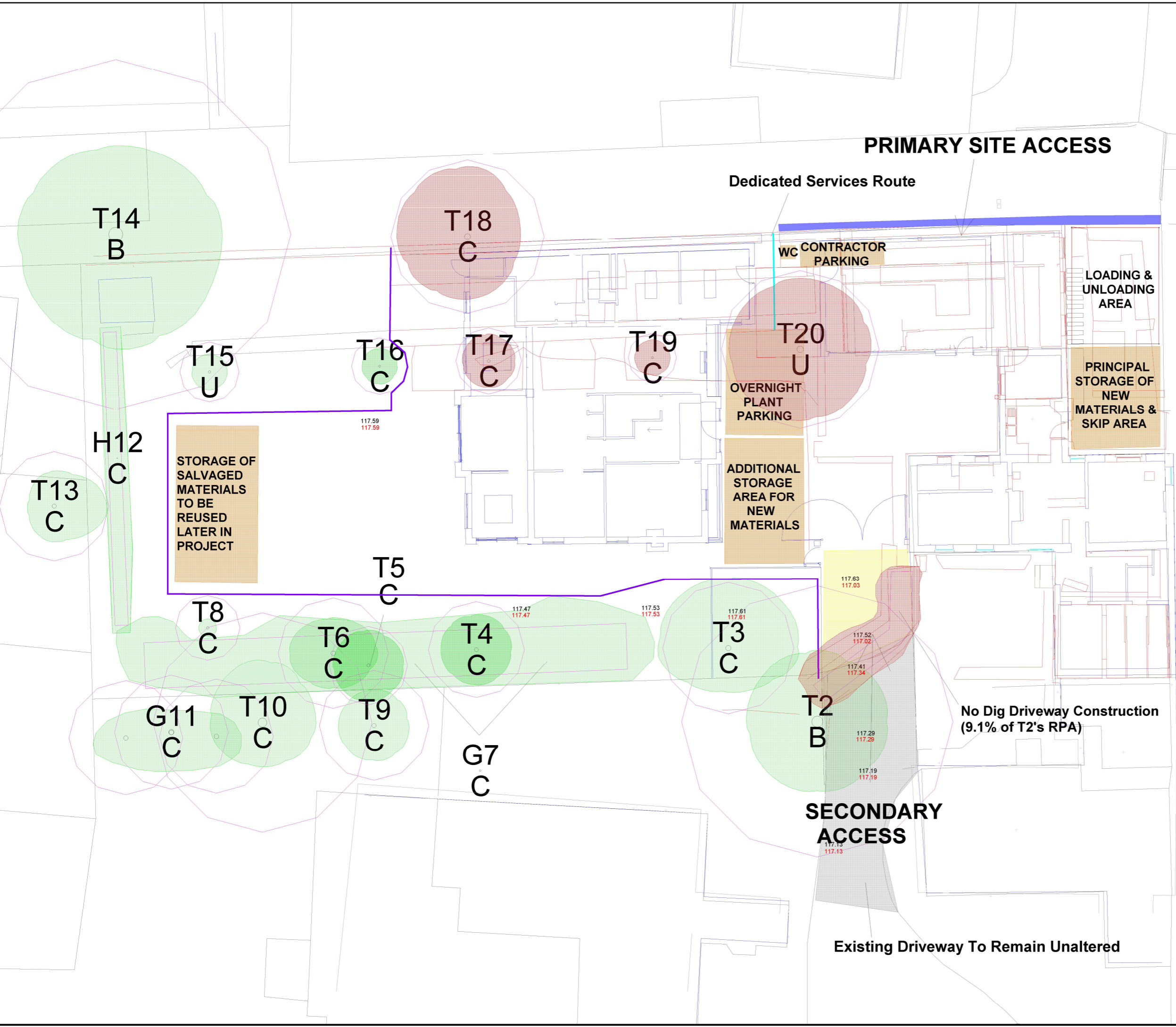
Role	Name	Contact Details
Client	Mr. John Hope	TBC
Site Foreman	TBC	TBC
Project Architect	Bowman Riley	01132917570
Local Authority Tree & Landscape Officers	Robert Dracup Helen Tipping	0113 3787613
Project Arboriculturist	Mike Shackleton	07816352028

Appendix 1 - Tree Survey & Tree Protection Schedule

Tree ID	Species, Botanical Name	Height (m)	No of stems	Stem @ 1.5M (mm)				Crown height+ direction (m)	Life stage	Physiological (P) and Structural (S) condition. Observations- negative and positive	Tree work specification and tree protection measures	Life expectancy	Retention category	RPA Radius (m)	
H1	Common Yew, <i>Taxus baccata</i>	2	1	50 average	1	1	1	1	0ar	Early-mature	P= Good, S= Good. Hedge separating garden area from driveway. Provides low level screening.	Remove to accommodate development.	10 to 20 yrs	C2	Use dripline
T2	Field Maple, <i>Acer campestre</i>	13	1	620	4	4	4	4	2ar	Mature	P= Good, S= Good. Off site tree situated within boundary hedge. Well formed prominent item. Low branches over access road may impede access for delivery vehicles. The proposed no dig driveway will cover 9.1% of the trees RPA.	Retain tree and crown lift to height of 5m above driveway to accommodate deliveries. Install Tree Protection Fence & No Dig Driveway as per Arboricultural Method Statement & TPP.	20 to 40 yrs	B1	7.4
T3	Handkerchief Tree, <i>Davidia involucrata</i>	12	1	300	4	4	3	4	1ar	Semi-mature	P= Good, S= Good. A reasonably well formed and infrequently found specimen. Slightly suppressed canopy on southern side due to dominance of the off site Field MapleT2. Longer term retention/value may be compromised by dominance of the higher value T2. Low level crown will require minor crown lifting to accommodate Tree Protection Fencing.	Retain tree and carry out minor crown lift to a height of 3m to accommodate Tree Protection Fencing. Install Tree Protection Fence as per Arboricultural Method Statement & TPP.	10 to 20 yrs	C2	3.6
T4	<i>Eucryphia, Eucryphia spp</i>	8	2	150, 160	2	2	2	2	3ar	Semi-mature	P= Good, S= Fair. Small growing tree. Historically topped with reformed crown. Reasonably well formed specimen.	Retain tree, no work required. Install Tree Protection Fence as per Arboricultural Method Statement & TPP.	10 to 20 yrs	C2	2.6
T5	<i>Eucryphia, Eucryphia spp</i>	8	2	160, 80	2	2	2	2	3ar	Semi-mature	Small growing tree. Historically topped with reformed crown. Reasonably well formed specimen.	Retain tree, no work required. Install Tree Protection Fence as per Arboricultural Method Statement & TPP.	10 to 20 yrs	C2	2.1
T6	Persian Ironwood, <i>Parrotia persica</i>	4	4	140, 100, 90, 160	2	3	2	3	0.5 ar	Semi-mature	P= Good, S= Good. Low level specimen tree. No visible defects.	Retain tree, no work required. Install Tree Protection Fence as per Arboricultural Method Statement & TPP.	10 to 20 yrs	C2	3
G7	Mixed group including Philadelphus, Berberis, Irish Yew, Cypress spp, Mahonia.	3	1	100 average	2	2	2	2	0ar	Semi-mature	P= Good, S= Good. Group of shrub type material, collectively forming a dense screen to neighbouring property.	Retain tree and maintain at current proportions. Install Tree Protection Fence as per Arboricultural Method Statement & TPP.	10 to 20 yrs	C2	1.2

Tree ID	Species, Botanical Name	Height (m)	No of stems	Stem @ 1.5M (mm)	Spread - N,E,S,W				Crown height+ direction (m)	Life stage	Physiological (P) and Structural (S) condition. Observations- negative and positive	Tree work specification and tree protection measures	Life expectancy	Retention category	RPA Radius (m)
T8	Lawson Cypress 'Green Spire', <i>Chamaecyparis lawsoniana</i> 'Green Spire'	5	3	100, 60, 90	0.5	1	1	1	0ar	Semi-mature	P= Good, S= Good. Coniferous item in front of summer house. Upright form.	Retain tree and maintain at current proportions. Install Tree Protection Fence as per Arboricultural Method Statement & TPP.	10 to 20 yrs	C2	1.8
T9	Silver Birch, <i>Betula pendula</i>	12	1	250	2	2	2	2	6s	Early-mature	P= Good, S= Fair. Off site tree with estimated DBH. Drawn woodland type form.	Retain tree, no work required. Install Tree Protection Fence as per Arboricultural Method Statement & TPP.	10 to 20 yrs	C2	3
T10	Grand Fir, <i>Abies grandis</i>	19	1	500	3.5	3	3	3	5n	Early-mature	P= Good, S= Good. Off site tree with estimated DBH, standing within 2m of boundary fencing.	Retain tree, no work required. Install Tree Protection Fence as per Arboricultural Method Statement & TPP.	10 to 20 yrs	C2	6
G11	Group of 2 Holly, <i>Ilex aquifolium</i> and 1 Birch, <i>Betula pendula</i>	13	1	260 average	3	3	3	3	2ar	Mature	P= Good, S= Good. Group of off site trees growing within 2m of boundary fencing. Estimated DBH.	Retain tree, no work required. Install Tree Protection Fence as per Arboricultural Method Statement & TPP.	10 to 20 yrs	C2	3.1
H12	Western Red Cedar, <i>Thuja plicata</i>	1.5	1	50 average	0.5	1	1	1	0ar	Semi-mature	P= Good, S= Good. Well maintained hedge running along western boundary, providing effective low level screening.	Retain tree and maintain at current proportions. Install Tree Protection Fence as per Arboricultural Method Statement & TPP.	10 to 20 yrs	C2	Use dripline
T13	Southern Magnolia, <i>Magnolia grandiflora</i>	5	1	250	2	3	2	2	2.5e	Early-mature	P= Good, S= Good. Off site tree with estimated DBH. Located approx. 3m from boundary.	Retain tree, no work required. Install Tree Protection Fence as per Arboricultural Method Statement & TPP.	10 to 20 yrs	C2	3
T14	Common Beech, <i>Fagus sylvatica</i>	15	1	800	5	6	7	6	4e	Mature	P= Good, S= Good. Off site tree with limited inspection undertaken. Estimated DBH. Located behind historic boundary wall which may act as root barrier depending on depth of foundations. Slightly sparse upper canopy, co-dominant stems from 2.5m.	Retain tree, no work required. Install Tree Protection Fence as per Arboricultural Method Statement & TPP.	20 to 40 yrs	B1	9.6
T15	Apple, <i>Malus spp</i>	3	2	90, 100	1	1	1	1	1n	Semi-mature	P= Poor, S= Good. Inconsequential and of small stature and presumed to be grown on dwarf rooting stock. Crown notably sparse with bacterial infection of foliage. Re-inspection summer 2023 shows tree almost completely lacking foliage and in terminal decline.	Remove tree for arboricultural management reasons.	<10 yrs	U	1.6
T16	Apple, <i>Malus spp</i>	3	2	80, 100	1	1	1	1	0.5w	Mature	P= Good, S= Good. Inconsequential and of small stature and presumed to be grown on dwarf rooting stock.	Retain tree, no work required. Install Tree Protection Fence as per Arboricultural Method Statement & TPP.	10 to 20 yrs	C2	1.5

Tree ID	Species, Botanical Name	Height (m)	No of stems	Stem @ 1.5M (mm)	Spread - N,E,S,W				Crown height+ direction (m)	Life stage	Physiological (P) and Structural (S) condition. Observations- negative and positive	Tree work specification and tree protection measures	Life expectancy	Retention category	RPA Radius (m)
T17	Apple, Malus spp	3	1	150	1.5	2	2	2	0.5e	Mature	Inconsequential and of small stature and presumed to be grown on dwarf rooting stock.	Remove to accommodate development.	10 to 20 yrs	C2	1.8
T18	Common Ash, <i>Fraxinus excelsior</i>	10	1	350	4	3	4	4	2.5s	Semi-mature	P= Good, S= Good. Self set, off site item on highway land. Growing from base of substantial boundary wall. Secondary thickening of root collar and structural roots will inevitably result in structural disturbance occurring to this substantial wall.	Remove tree for Arboricultural management reasons. Agreement received from Local Authority Forestry Section to remove tree in order to abate a threat to adjoining boundary wall.	10 to 20 yrs	C2	4.2
T19	Plum, <i>Prunus domestica</i>	3	1	110	1	1	1	1	1e	Early-mature	P= Good, S= Good. Inconsequential and of small stature.	Remove to accommodate development.	10 to 20 yrs	C2	1.3
T20	Flowering Cherry, <i>Prunus serrulata</i> 'Kanzan'	10	1	360	4	4	4	4	2e	Mature	P= Poor, S= Fair. Stands approx. 2m from neighbouring summerhouse and appears to have been subject of past conflict. Short term value in respect of existing relationship. Historically pruned item with multiple defects. Extensive dieback of canopy with necrotic cambium on affected limbs. Likely to be host to degenerative bacterial infection.	Remove for arboricultural management reasons and to accommodate development.	<10 yrs	U	4.3



Default Specification For A Protective Barrier

-  T1
-  - Tree To Be Retained
-  - Tree To Be Removed
-  - Tree Protective Fencing
-  - No Dig Construction Driveway
-  - Services Route
-  - Construction Access
-  - Existing Levels
-  - Proposed Levels



Tree Protection Plan
 The Cottage, Gledhow lane, Leeds, LS8 1NQ

SCALE : 1 : 200 @ A3 DATE : 08/11/2023

MAP FILENAME : 1554-3

Tree Care Consultancy Ltd, Clifton Villa, 37 Hall Cliffe Road
 Horbury, Wakefield, West Yorkshire, WF4 6BY
 Phone: 01924 270619, Email: info@treecareconsultancy.co.uk



Appendix 3 – British Standards Signage



Appendix 4 - Arboricultural Site Inspection

Site: _____
Application Ref: _____
Developer: _____
Site Agent: _____
Arboricultural Consultant: _____
Date of Inspection: _____ LPA Tree Officer: _____
Accompanied by: _____

Fencing/Ground Protection

In place/intact?	<input type="checkbox"/>	Signs present?	<input type="checkbox"/>
Erected as required?	<input type="checkbox"/>	Any evidence of breach?	<input type="checkbox"/>

Details including action to be taken: _____

Construction Exclusion Zone

CEZ to approved dimensions?	<input type="checkbox"/>		
Any evidence within the CEZ of:			
Excavations?	<input type="checkbox"/>	Changed soil levels?	<input type="checkbox"/>
Ground contamination?	<input type="checkbox"/>	Vehicle movement?	<input type="checkbox"/>
Storage of materials?	<input type="checkbox"/>	Fires?	<input type="checkbox"/>

Details, including action to be taken: _____

Any special works potentially damaging to trees proposed for the future?

Any amendments to proposed plans?

Details: _____

Signed: _____ Sent to: (circle) Site Manager, Site Agent, Tree Officer, LPA Officer

Appendix 5

Clifton Villa,
37 Hall Cliffe Road
Horbury,
Wakefield,
West Yorkshire
WF4 6BY.
Tel. 01924 270619 & 01132175175
Info@treecareconsultancy.co.uk

24 October 2023

Leeds City Council
Planning Services
Merrion House
110 Merrion Centre
Leeds
LS2 8BB

Dear Sir/Madam

22/07046/FU - COND 20c
Old Cottage Greycourt Gledhow Lane Gledhow Leeds LS8
1NQ- Letter confirming Arboriculturist Engagement.

I write to confirm Tree Care Consultancy are the appointed Arboricultural Consultants responsible for the monitoring of all operations in relation to Arboricultural issues to be undertaken in accordance with the Planning Permission 22/07046/FU, condition 20c.

The actual sequence of arboricultural events and site supervision are detailed in the Arboricultural Method Statement.

Should you require any additional information in this regard please contact myself.

Yours faithfully

Mike Shackleton
Arboriculturist