

**ARBORICULTURAL METHOD STATEMENT  
to BS 5837:2012  
at  
45c Turfland Avenue  
Oldham  
Lancashire  
OL2 6EL**

**Client:**  
Neil & Ann Seville

**Client Address:**  
45c Turfland Avenue  
Oldham  
Lancashire  
OL2 6EL

**JCA Ref:**  
21728a/DK



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## 1. Introduction

### 1.1 Purpose of the Method Statement

- 1.1.1 This Arboricultural Method Statement has been prepared to ensure good practice in the protection of retained trees during the development at **45c Turfland Avenue, Oldham**.

### 1.2 Terms of Reference

- 1.2.1 JCA Limited is instructed by **Neil & Ann Seville** to prepare an Arboricultural Method Statement for the proposed development, based on our arboricultural report dated **29<sup>th</sup> January 2024** (JCA Ref: **21728/DK**). The arboricultural survey and report conforms to the most recent specifications outlined in BS 5837: 2012 *Trees in relation to design, demolition and construction - Recommendations*.
- 1.2.2 It is proposed to construct a linear extension adjoining the rear of the property.
- 1.2.3 The following drawing has been provided and these are the basis of the Arboricultural Method Statement and the Tree Protection Plan at **Appendix 3**:
- Development Layout (**Drawing: 45C Turfland OS**).
- 1.2.4 Planning consent is subject to this method statement being agreed upon in advance by the Local Planning Authority. The contents of this report must be adhered to, before, during, and after the construction phase.

### 1.3 Status of the Method Statement

- 1.3.1 This Arboricultural Method Statement should be included as part of the specification and schedule of works issued to the building contractor and can form part of the contract.
- 1.3.2 This Arboricultural Method Statement should be available on site for inspection by the local authority, contractors and other relevant persons.

## 2. Tree Works During and Post Construction

### 2.1 Tree Works During Construction

- 2.2.1 In this case, no above ground tree works are envisaged to be required during the construction phase.
- 2.2.2 Damage to trees during the construction phase should be entirely prevented by the existing garden fence and the ground protection. All persons on site must be aware of limitations that apply within the CEZ (please refer to **Section 3.1.3**).
- 2.2.3 If any trees on site are damaged, this must be immediately reported to JCA to agree on appropriate remedial action. Contact numbers for all parties can be found at **Section 7**.
- 2.2.4 Root pruning is required to enable the construction of the extension within the RPA of **T5**. This operation will be undertaken during the construction phase and will be supervised throughout by the appointed Arboriculturalist.
- 2.2.5 For this method, the closest point of the proposed extension in relation to the tree will be marked on-site by an appointed engineer or another qualified person, using an appropriate method (e.g. temporary, biodegradable spray paint or pegs and lines). A hand-dug trench will then be excavated along this line, to a minimum depth of 600mm and to a width of approximately 300mm. Any roots exposed during this operation will be cleanly severed using appropriate hand tools (e.g. sanitised hand saws or bypass secateurs).
- 2.3.1 Any post construction remedial works must be applied for via a tree work application submitted to the Local Planning Authority.
- 2.3.2 No post construction remedial works are to be carried out on the trees until permission has been granted by the Local Planning Authority.

## 3. The Protective Barrier Prior During Construction

### 3.1 Ground Protection

- 3.1.1 Where the garden fence does not protect the entire RPA, it will be necessary to lay appropriate ground protection.
- 3.1.2 The ground protection will be installed prior to construction and retained until the material completion of development. The purpose of the ground protection is to enable site traffic to pass over the RPAs of trees, whilst minimizing compaction and disturbance of the underlying soil which can lead to root asphyxiation and damage.
- 3.1.3 Where only pedestrian traffic is required to pass over the RPA, a porous, thin geotextile membrane will be laid over the exposed area. A layer of sharp sand or woodchip, no less than 100mm in depth will be evenly spread over the geotextile and **must not** be compacted by mechanical means. Scaffold boards will then be placed on top of this. This is relevant to **T5**. This construction detail will provide adequate ground protection for **pedestrian use only**. Vehicular/mechanical movement is not permitted over this type of ground protection.

### 3.2 Checking the Protective Measures Prior to Construction

- 3.2.1 The appointed Arboriculturalist will be invited on site to inspect the ground protection, ensuring that it is located in the correct position and that it has been constructed in accordance with this Method Statement. No other work, including soil stripping, excavation, or the bringing onto site of materials or machinery, shall commence until the protective measures are confirmed to be acceptable by the appointed Arboriculturalist.
- 3.2.2 It is important that the ground protection be checked by the arboricultural consultant prior to any construction works being carried out on site. **If at any time during construction the ground protection is not correctly installed, or if it does not comply with BS 5837: 2012, this could result in damage being caused to trees and consequently, a stop notice may be served by the LPA.**

### 3.3 Protective Barrier During Construction

- 3.3.1 No operations shall take place which require the removal of part of the protective barrier without prior agreement with the Local Planning Authority.
- 3.3.2 The protective barrier must be inspected for faults or damage by the site manager or other responsible named person on a regular basis and a written record kept. Any faults or defects must be repaired or replaced as soon as is reasonably practicable. Details of the site manager and relevant contact details can be found at **Section 7**.

### **3.4 Removal of the Protective Barrier**

- 3.5.1 When the development phase is complete and the main site machinery has been removed, the protective barrier may be dismantled and removed from site.
- 3.5.2 It should be noted the same restrictions apply to all RPAs as the CEZ (please refer to **Section 3.1.2**).

## **4. Demolition Phase / Construction Phase**

### **4.1 Demolition Works**

- 4.1.1 In this case, no major demolition works are required adjacent to retained trees.
- 4.1.2 In this case, no demolition works are required adjacent to retained trees. Providing that the protective barrier is installed correctly and prior to the commencement of demolition/construction, no further actions are required to prevent foreseeable damage to these trees. See **Section 3** for further details regarding the protective barrier.
- 4.1.3 Where any works to the existing exterior walls are required, a cautious approach must be exercised where demolition is being carried out.

### **4.2 Ground Level Changes**

- 4.2.1 No ground level changes are permitted within the RPA of any tree to be retained on this site. As such no mitigation actions are considered necessary.

### **4.3 Construction of Hard Surfaces**

- 4.3.1 In this case, no new hard surfaces are proposed within the RPA of retained trees. As such, no specialist mitigation actions are required.

### **4.4 Construction of New Buildings**

- 4.4.1 In this case, no specialist foundation methods are required for arboricultural purposes. However, the RPAs of **T5** is situated within the footprint of proposed extension, and as such root pruning will be required in accordance with **Section 2.2**.

### **4.5 Excavations and Services**

- 4.5.1 Precise details on service routes are not available at this time. As such, no provision for the routing of utilities within the RPAs is made within the scope of this report.

- 4.5.2 All utilities should be located outside the RPA of retained trees; this should be achievable as the trees to be retained are located off site.
- 4.5.3 If, for whatever reason, incursions into the RPAs are considered unavoidable, the consulting Arboriculturalist and/or the LPA must be consulted immediately, to prevent a breach of planning conditions and/or damage to retained trees.
- 4.5.4 Guidance and methodologies on the installation of underground services whilst minimising damage to tree roots is provided at **Appendix 3**.

## **4.6 Location of the Site Compound**

- 4.6.1 The site compound, including any facilities, for example toilets, storage of materials and parking, must be located away from, and outside the RPAs of all retained trees.
- 4.6.2 Those areas designated for the storage and/or mixing of chemicals, including petrol, diesel and oils must also be located away from, and outside the RPA of retained trees. Such areas should be constructed with consideration to, and contingencies for, the occurrence of spillages, preventing the leaching of chemicals into unprotected, open ground.

## 5. Timescale of Works

6.1.1 The timescale for arboricultural requirements are summarised below:

Timescale	Action	✓	Initial
<b>Stage 1</b>	All requirements listed in the planning consent are approved by the Local Authority planning office.		
<b>Stage 3</b>	Install the ground protection in the position shown (see the Tree Protection Plan at <b>Appendix 3</b> ).		
<b>Stage 5</b>	Have the Arboricultural Consultant inspect the ground protection measures <b>prior</b> to any on site construction.  Once inspected, the ground protection must not to be moved or breached.		
<b>Stage 7</b>	Construction Phase:  Undertake the construction of the new building.		
<b>Stage 9</b>	Following the completion of the construction phase and when the site has been cleared, the ground protection can be removed.		

## 6. Relevant Contact Details

Contact Name	Organisation/Detail	Contact Number
Daniel Kemp Arboricultural Consultant	JCA Limited	01422 376335
Ben Caine Tree Officer	Local Authority	TBC
TBC Site Manager	TBC	TBC
TBC Architect	TBC	TBC



# Appendices

## **Appendix 1: Tree Works Schedule**

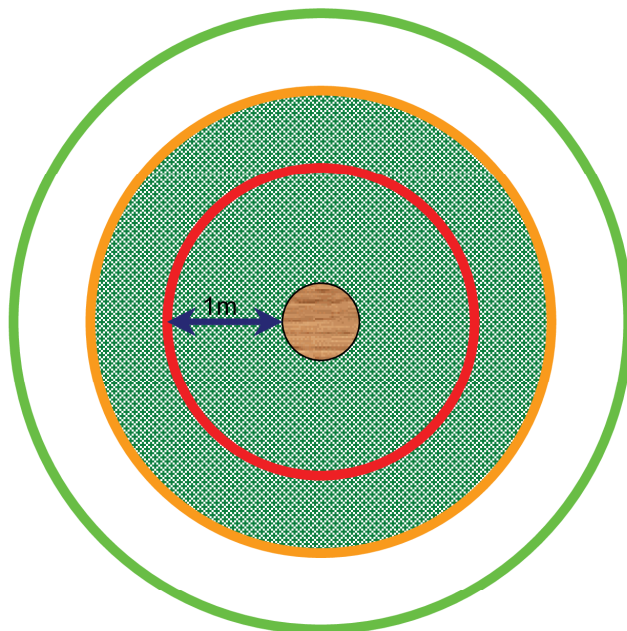
Tree Ref	Age	Height (m)	Diameter (cm)	Crown Height (m)	Height (m) and Direction of the Lowest Branch	No. of Stems	Crown Spread			Observations	Recommendations	Physiological Condition	Structural Condition	Amenity Value	NHBC Water Demand	Life Expectancy (yrs)	Retention Category
	Common Name						Botanical Name	N	W								
T 1	Mature Downy Birch <i>Betula pubescens</i>	14 to 18 #	48	2 to 3 #	2 to 3 # N/A	1	5 # 4 #		5.5 # 5 #	Vertical main stem and spreading crown. Minor mower damage.	No action required	GOOD	GOOD	MOD	LOW	40+	B 1
T 2	Mature Downy Birch <i>Betula pubescens</i>	14 to 18 #	31	2 to 3 #	2 to 3 # N/A	1	3 #		4 # 4 #	Vertical main stem and spreading crown. Minor mower damage.	No action required	GOOD	GOOD	MOD	LOW	40+	B 1
T 3	Mature Downy Birch <i>Betula pubescens</i>	14 to 18 #	29	2 to 3 #	2 to 3 # N/A	1	4 # 3 #		3 # 2 #	Vertical main stem and spreading crown. Minor mower damage. Slight lean.	No action required	GOOD	GOOD	MOD	LOW	40+	B 1
T 4	Mature Downy Birch <i>Betula pubescens</i>	14 to 18 #	30	2 to 3 #	2 to 3 # N/A	1	6 # 5 #		3 # 3.5 #	Vertical main stem and spreading crown. Minor mower damage.	No action required	GOOD	GOOD	MOD	LOW	40+	B 1
T 5	Mature Downy Birch <i>Betula pubescens</i>	14 to 18 #	42	2 to 3 #	2 to 3 # N/A	1	4 # 4 #		3 # 3 #	Vertical main stem and spreading crown. Minor mower damage.	Root prune to facilitate development.	GOOD	GOOD	MOD	LOW	40+	B 1
T 6	Mature Downy Birch <i>Betula pubescens</i>	14 to 18 #	35	2 to 3 #	2 to 3 # N/A	1	4.5 # 3.5 #		4 # 3 #	Vertical main stem and spreading crown. Minor mower damage.	No action required	GOOD	GOOD	MOD	LOW	40+	B 1

## Appendix 2: Utilities and Drainage

- A3.1 Over-ground services should be routed away from areas where they are likely to interfere with the crowns of trees. Similarly any landscaping should take account of over-ground services and mature tree size.
- A3.2 Underground services must be routed outside the RPA of retained trees, unless otherwise specified within this report. NJUG Volume 4 Issue 2 (on the next page) is a set of accepted guidelines for installing services in the proximity of trees. Please note that this is not a substitute for site-specific advice by an Arboriculturalist and consultation should be made wherever incursions of RPAs are envisaged. The contents of this report, specifically **Section 4.5**, supersede the set of guidelines on the next page, which are only included for reference.



NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees – Issue 2



**TREE PROTECTION ZONE**

Key to Diagram



Trunk of Tree



Spread of canopy or branches



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



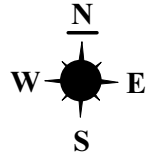
**PRECAUTIONARY ZONE – 4 x tree circumference.** Where excavations must be undertaken within this zone the use of mechanical excavation plant should be prohibited. Precautions should be undertaken to protect any exposed roots. Materials, plant and spoil should not be stored within this zone. Consult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



**PERMITTED ZONE – outside of 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.



## Appendix 3: Tree Protection Plan



**TREE PROTECTION MEASURES**

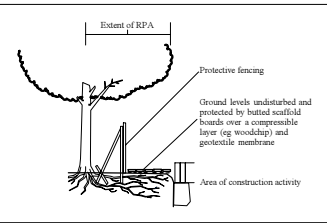
THE ROOT PROTECTION AREA (RPA) SHOULD IDEALLY REMAIN UNDISTURBED IF THE TREE IS TO BE RETAINED.

UNLESS OTHERWISE STATED IN THE ARBORICULTURAL METHOD STATEMENT, THE RPA NEEDS TO REMAIN UNDISTURBED.

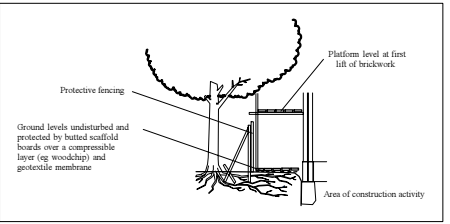
THIS AREA IS TO BE CONSIDERED A RESTRICTED AREA: NO PEDESTRIANS, VEHICLES, THE STORAGE OF MATERIALS, EQUIPMENT OR MACHINERY ARE ALLOWED WITHIN THE CEZ, UNLESS SPECIFIED WITHIN THE ARBORICULTURAL METHOD STATEMENT.

GROUND PROTECTION MEASURES NEED TO BE LAID TO MINIMIZE ANY GROUND COMPACTION AND ANY DISTURBANCE TO THE UNDERLYING SOIL.

**An example of a walkway within the RPA**



**An example of scaffolding within the RPA**



THIS PLAN IS TO BE PRINTED IN COLOUR AND READ IN CONJUNCTION WITH THE JCA ARBORICULTURAL REPORT (JCA REF: 21728a/DK)

**Appendix 5:  
Tree Protection Plan**

ADDRESS: 45c, Turfland Avenue, Oldham, Lancashire, OL2 6EL.  
JCA REF: 21728a/DK

SCALE: 1:200 PAPER SIZE : A3

	TREE TO BE RETAINED
	TREE TO BE REMOVED
	STEM OF TREE TO BE RETAINED
	STEM OF TREE TO BE REMOVED
	ROOT PROTECTION AREA (RPA)
	AREA OF RPA NOT ENCLOSED BY THE TEMPORARY PROTECTIVE FENCING. GROUND PROTECTION REQUIRED
	AREA OF RPA ENCLOSED BY THE DEVELOPMENT. ROOT PRUNING REQUIRED UNDER ARBORICULTURAL SUPERVISION
	PROPOSED EXTENSION



I hope that this report provides all the necessary information, but should any further advice be needed please do not hesitate to contact the author.

*D Kemp*

Dan Kemp *FdSc (Arboriculture)*.

21<sup>st</sup> February 2024

For and on behalf of *JCA Ltd*

**Registered Office:**

**Unit 80  
Bowers Mill  
Branch Road  
Barkisland  
Halifax  
HX4 0AD**

**Tel. 01422 376335  
Fax. 01422 376232  
Email: [info@jcaac.com](mailto:info@jcaac.com)**

**[www.jcaac.com](http://www.jcaac.com)**

# JCA Ltd. Arboricultural and Ecological Consultants

## Professional Tree and Ecology Advice nationwide

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### ARBORICULTURAL SERVICES

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#### Guidance for Architects and Developers

- British Standard 5837 Tree Surveys
- Arboricultural Implication Assessments (AIA)
- Arboricultural Method Statements (AMS)

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#### Advice for Engineers, Loss Adjusters and Insurers

- Tree Surveys for Subsidence
- Heave Assessment
- Tree Root Identification

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#### Advice for Local Authorities and Social Housing

- Tree Safety Surveys
- Specialist Decay Detection
- Landscape and Orchard Design

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#### Tree Advice for the Legal Profession

- Subsidence Litigation
- Personal Injury and Accident Investigation
- Expert Witness, Planning Inquiries and Appeals

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#### Veteran Tree Management

- Ancient Woodland Management
- Veteran Tree Management

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#### Tree Health and Pest and Disease Management

- Pest and Disease Surveys
- Tree Health Checks
- Disease Mitigation and Control

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### ECOLOGICAL SERVICES

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#### Ecological Pre-Planning Services

- Phase 1 Habitat Surveys
- Great Crested Newt eDNA Sampling
- Protected Species: Bat, Wintering and Nesting Bird, Badger, Amphibian, Otter, Water Vole, White-Clawed Crayfish, Dormice and Reptile Surveys.
- Preparation for Environmental Impact Assessment (EIA)
- Invasive Species Surveys
- Code for Sustainable Homes

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#### Ecological Post-Planning Services

- Biodiversity Enhancement Plans
- Protected Species Mitigation
- Ecological Management (Bat and Bird box installation and inspection)

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#### HEAD QUARTERS:

Unit 80 Bowers Mill,  
Branch Road,  
Barkisland,  
Halifax, HX4 0AD.

Tel: 01422 376335  
Email: [info@jcaac.com](mailto:info@jcaac.com)  
Website: [www.jcaac.com](http://www.jcaac.com)

