



Arboriculture Impact Assessment
And
Method Statement
Rev C

Project:
Former Prescott Police Station,
Derby Street,
Prescot

Date:
November 2025

MPTREES

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Disclaimer:

Unless otherwise stated, tree inspections have been undertaken from ground level and using non-invasive techniques only. Comments upon the condition and safety of any tree relate to the condition of the tree at the time of the survey. It should be recognized that tree condition is subject to change due to, for example, the effects of disease, wind or nearby development works. Changes in land use are also significant in respect of risk assessment. Trees should therefore be inspected at intervals relative to identified site risks.

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Appendix 2: BS5837: 2012 Tree Survey Data Tables Former Prescott Police Station
November 2025

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1.0 Introduction

- 1.1 MPTrees have prepared this Arboriculture Impact Assessment (AIA) and Method Statement (AMS) further to the instructions of Prima Group, who seek to discharge planning condition no.20 of planning decision notice ref: 22/00757/FUL that granted permission for development at the site of the former Prescott Police Station, Derby Street, Prescott, L34, hereafter referred to as the site or the application site. Condition no.20 required the AIA&AMS Rev B prepared by MPTrees in November 2022 to be updated to reflect the proposed new site layout.
- 1.2 The purpose of this AIA is to provide an assessment of the existing arboricultural resource on/adjacent the application site, and of the significance of the potential impacts of the proposed new layout on the resource.
- 1.3 To assess the significance of the potential impacts of this proposal, all trees on/adjacent the application site were surveyed by a qualified surveyor using ground based, non-invasive, visual survey techniques.
- 1.4 The surveyor recorded the baseline arboricultural conditions on/adjacent site in accordance with British Standard 5837: 2012 *Trees in relation to construction – Recommendations*. The survey details recorded in the format recommended by BS5837: 2012 can be found at appendices 1 and 2 of this report.

2.0 Site Description

- 2.1 The application site is the former Prescott Police Station and is located within the Prescott Town Centre Conservation Area. It is a level site that contains a detached, vacant, brick building, that was once the Police Station, as well as areas of hard standing, as can be seen in Fig. 1 below. The existing site layout, and all trees potentially impacted by the application proposal that are on/adjacent site, can be seen on drawing MPT261.01.25 at appendix 1 of this report.

Fig. 1 – Aerial Site View



3.0 Application Proposal

3.1 Prima Group have planning approval for the conversion of the former Police Station building into 7no. residential flats, and the construction of 4no. new houses with associated hard and soft landscaping. They seek to discharge planning condition no. 20 of planning decision notice ref: 22/00757/FUL that requires the approved new site layout to be added to this report and the report amended accordingly. The approved new site layout can be seen on drawing MPT261.02.25 at appendix 3 of this report.

4.0 Impact Assessment

4.1 As can be seen on drawing MPT261.02.25 and detailed in the survey data tables at appendix 2, the application will not require the removal of any trees from or adjacent site.

4.2 As can also be seen on drawing MPT261.02.25, all trees potentially impacted by the application are off-site, located in neighbouring residential properties, close to site boundaries. Due to their proximity, there is the potential for significant negative impacts on their long-term health and condition from the application proposal.

4.3 Table 1 below summarises the potential impacts.

Tree Ref.	% RPA Impacted	Operations required within RPA	Potential Impacts
T1, T2, T3 & T5	34.6, 36.5, 36.5 & 26.4	Demolition of existing hard surfaces and new boundary treatment and soft landscaping.	Root damage and loss
T6	35.9	Removal of existing hard surfaces and construction of new hard surfaces.	Root damage and loss and crown reduction
T7	30.7	Removal of existing hard surfaces and construction of new hard surfaces.	Root damage and loss

4.4 Although existing site conditions (hard surfaces and buildings) will not have favoured root development by trees adjacent site, to mitigate potential root damage and loss it will be necessary that the demolition and construction methods specified in the Method Statement at section 6 of this report are implemented.

4.5 To mitigate any unintended negative impacts from facilitation pruning works required to the canopy of T6, it will be necessary that the specification for tree works detailed in the Method Statement at section 6 of this report is adhered to.

5.0 Conclusions & Recommendation

- 5.1 The application has the potential for significant negative impacts on the visual and wider amenity benefit value that trees adjacent the application site provide.
- 5.2 To mitigate the potentially significant negative impacts of the application proposal on trees adjacent the application site, the Method Statement at section 6 of this report will need to be understood and agreed by all relevant parties, before the start of any development activities on site.
- 5.3 It is recommended that there are no arboriculture reasons why planning permission cannot be granted for this application provided that any planning permission granted for this application includes relevant conditions to ensure that the details of the Method Statement at section 6 of this report are fully implemented.

6.0 Arboriculture Method Statement

6.1 Relevant Contact Details –

Client / Developer: Prima Group

Site address: Former Prescott Police Station, Derby Street, Prescott, L34 3LG

Site manager: Unconfirmed

Local Planning Authority: Knowsley Council

Arboriculture Planning Officer: Unconfirmed

Project Arboriculturist: Matthew Potier, MPTrees, 07575 360202,
matthew@mptrees.com

Arboriculture Clerk of Works: Unconfirmed

6.2 Tree Works Specification

Tree Ref. as per dwg. MPT261.01.25 and MPTrees BS5837: 2012 Tree Survey data Tables, former Prescott Police Station, November 2025	Specification
T6	Remove lowest primary branch at 4m to west and the lowest secondary branch at 4.25m to west. Reduce primary branches to west over site by 2-3m, back to suitable branch unions, up to height of 5m.

6.21 Work to be carried out by a fully insured and qualified tree work contractor in accordance with the recommendations of BS3998: 2010.

6.22 Work to be carried out outside of bird nesting season (March to September inclusive) or only after survey and confirmation of absence of active birds' nests.

6.3 Site Compound and Storage Specification

6.31 Site Compound and storage of all materials to be located outside of RPA as shown on drawing MPT261.02.25 at appendix 3.



6.4 Demolition of Existing Hard Surfaces

- 6.41 Break up existing hard surfaces using machine with body sat on existing hard surfaces, working backwards away from retained trees, towards the middle of site.
- 6.42 Remove broken hard surfaces within RPA by hand and store all debris outside of RPA.
- 6.43 Retain existing hard surface sub-base. See section 6.62.
- 6.44 Any tree roots that are exposed during demolition to be treated in accordance with section 7.2.2 of BS5837: 2012, as follows:
 - Any roots less than 25mm diameter exposed to be pruned back to edge of excavations using sharp secateurs or saw.
 - Any exposed roots greater than 25mm or occurring in clumps to be cut only after agreement from project Arboriculturist.
 - Any exposed roots to be covered with sheeting or sacking if left exposed overnight or longer.
 - Any exposed roots left overnight or longer to be kept moist by watering with clean tap or rainwater, as and when required, depending on prevailing weather conditions.

6.5 Tree Protection Fencing

- 6.51 Install tree protection fencing as per appendix 4 in locations shown on drawing MPT261.02.25 after removal of existing hard surfaces.
- 6.52 Areas behind fencing to be exclusion zones to all site activities including the passage of men and machinery, the lighting of fires or discharge of liquids, or the storage of materials.
- 6.53 Fencing to remain in locations shown until construction of new hard surfacing and soft landscaping phases.

6.6 New Hard Surfaces Construction

- 6.61 Remove Tree Protection Fencing for trees T2, T4, T6 and T7.
- 6.62 Level retained existing hard surfaces sub-base where required using sharp sand (not builders' sand due to high salt content), or similar non-toxic porous aggregate, using hand tools only in RPA. No machine access permitted in RPA.
- 6.63 Compact levelled sub-base in RPA using hand tools only.
- 6.64 Construct new hard surfaces on top of retained, levelled sub-base.

6.7 New Boundary Fence Construction

- 6.71 Remove Tree Protection Fencing for T1, T2, T3, T4 and T5.
- 6.72 New fence post holes within RPA to be dug by hand and any exposed roots to be treated as per section 6.44 of this AMS.
- 6.73 Line post holes within RPA with impermeable membrane before pouring concrete if exposed pruned root ends present.

6.8 Soft Landscaping

- 6.81 Areas of new lawn within RPA of T1, T2, T3, T4 and T5 to be levelled by hand. Areas to be levelled using sharp/horticultural sand (not builders' sand due to high salt content) where required.
- 6.82 New topsoil conforming to the specifications BS3882: 2015 *Topsoil*, to be added at maximum depth of 150mm by hand and levelled by hand in RPA.
- 6.83 Apply new turf layer or grass seed by hand in RPA in accordance with the specifications of BS4428:1989 *Code of practice for general landscape operations (excluding hard surfaces)*.

6.9 Sequence of Operations

Pre-start:

- Nominate Arboriculture Clerk of Works (ACoW) and provide copy of this Method Statement.

- Nominated construction contractor(s) to be provided with a copy of this Method Statement and to be fully aware of its implications prior to the start of site activities. If any issues are found with the detail of this Method Statement, they should be raised immediately to the ACoW before the start of any development activities on site.
- Nominated ACoW and nominated site agent to hold pre-commencement site meeting to agree on details of this Method Statement.

Site set-up:

- Carry out tree works detailed as per section 6.2.
- Install cabins and site compound and store materials as per section 6.3.

Demolition:

- Demolish existing hard surfaces as per section 6.4.

Tree Protection Measures:

- Install Tree Protection Fencing as per sections 6.5 and appendix 4.

Construction:

- Construct new hard surfaces as per section 6.6.
- Construct new boundary treatment as per section 6.7.

Soft Landscaping:

- Carry out soft landscaping as per section 6.8.

Completion:

- Carry out any required remedial works to retained trees and their RPA only after consultation with ACoW and agreement from Arboriculture Planning Officer.

6.10 Monitoring Specification

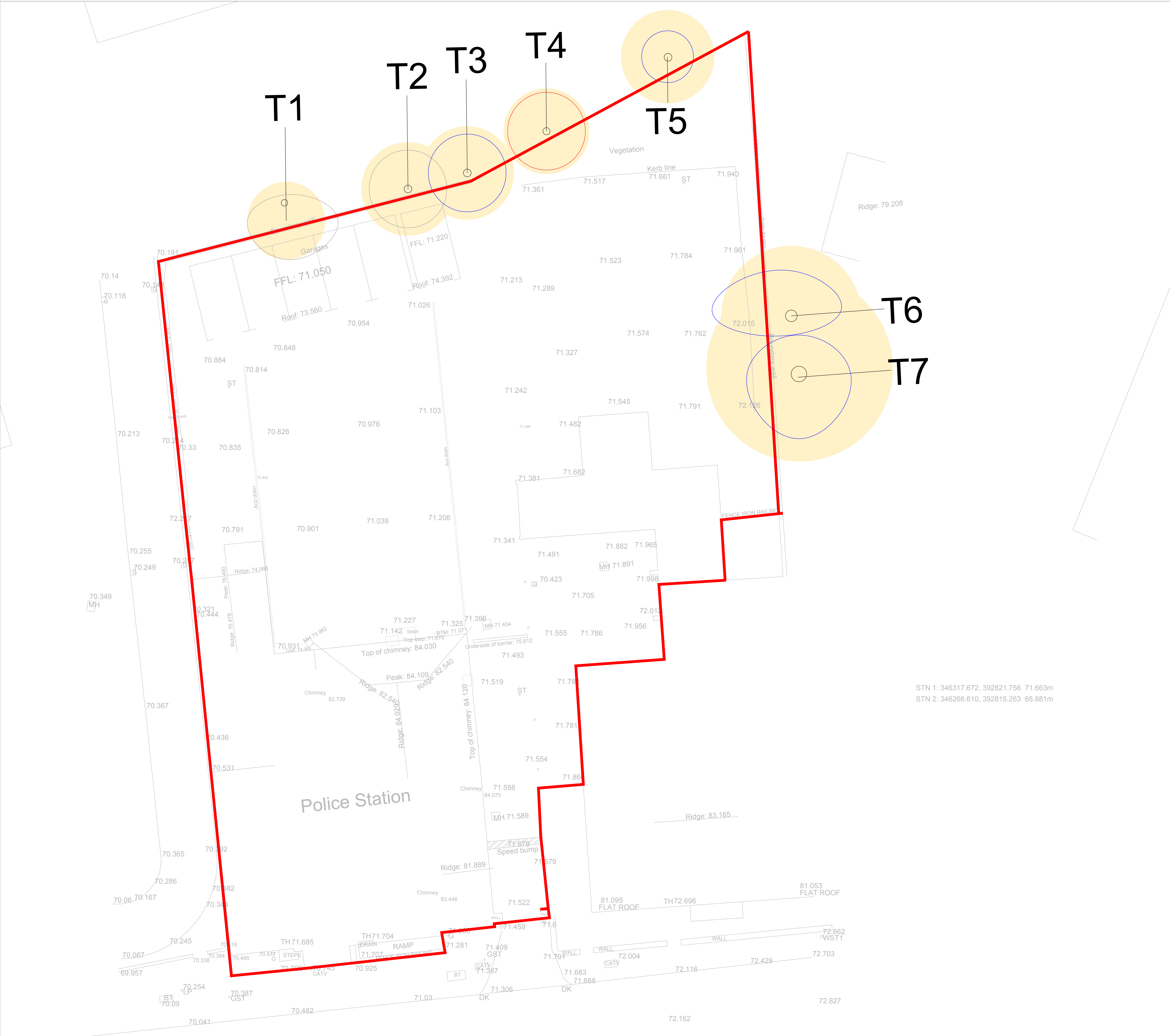
The ACoW is to be notified by site agent at the following times and is to visit site when notified to ensure compliance with this Method Statement:

- I. After site set up.
- II. During removal of existing hard surfaces within RPA.
- III. After installation of tree protection measures.
- IV. During construction new boundary fence and new hard surfaces within RPA.

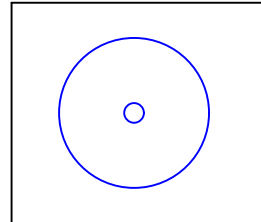
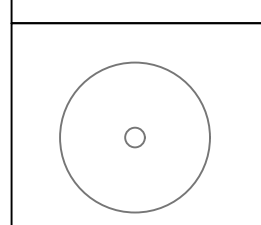
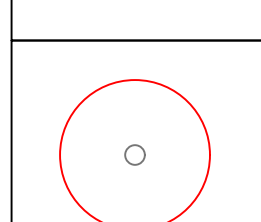
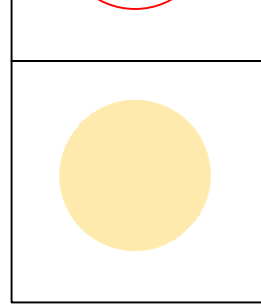


- V. At completion. Any remedial works to retained trees or amelioration works to their RPA to be notified by project ACoW to client and Knowsley Council.

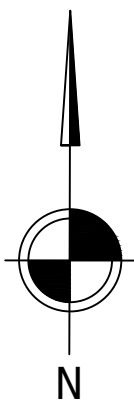
Appendix 1

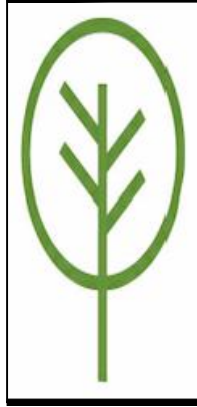


LEGEND

-  Category B Trees as per BS5837: 2012.
-  Category C Trees as per BS5837: 2012.
-  Category U Trees as per BS5837: 2012.
-  Nominal Root Protection Area (RPA) as per BS5837: 2012. See notes below.

- Notes:
- Plan to be read in conjunction with MPTrees BS5837: 2012 Tree Survey Data Tables, Former Prescott Police Station, November 2025.
 - Do not scale from this drawing as printing may distort the scale. Work from figured dimensions only.



	MP	CS	MP		11/11/2025
VERSION	DRWN	CHKD	REVD		DATE
DRAWING NO.				MPT261.01.25	
				101 Marsden Ave., St Helens, Merseyside, WA10 4DY Tel: 01744 604250 / 07575360202 e-mail: matthew@mptrees.com www.mptrees.com	

CLIENT:
Prima Group
LOCATION:
Former Prescott Police Station, Derby St, Prescott.
DRAWING TITLE:
BS5837: 2012 Tree Constraints Plan
SCALE:
1:100 @ A0

Appendix 2

BS5837: 2012 Tree Data Tables

Site: Former Prescott Police Station

Date: 11/11/2025

Key:

Ref. No.: Reference number (T = Tree, G – Group, W = Woodland, H = Hedge, Cpt. = Compartment)

Ht: Height of tree/group of trees measured in meters (to nearest 0.5m)

Species: Common name used

Stem DBH: Diameter at Breast Height measured at 1.5m above ground level (in mm to nearest 10mm).

RPA Area & Radius: Root Protection Area dimensions in m²/m

Branch Spread: in meters to each of the four cardinal points (to nearest 0.5m)

Cr. Cl.: Canopy ground clearance (to nearest 0.5m) with compass direction of lowest primary branch

Age Class: Y=Young, SM=Semi Mature, EM=Early Mature, M=Mature, FM=Fully Mature, D=Dead

Observations and Recommendations: General observations and preliminary recommendations for planning

Est. (yrs): Estimated remaining contribution in years

Cat.: Tree Category in accordance with Table 1 of BS5837: 2012.

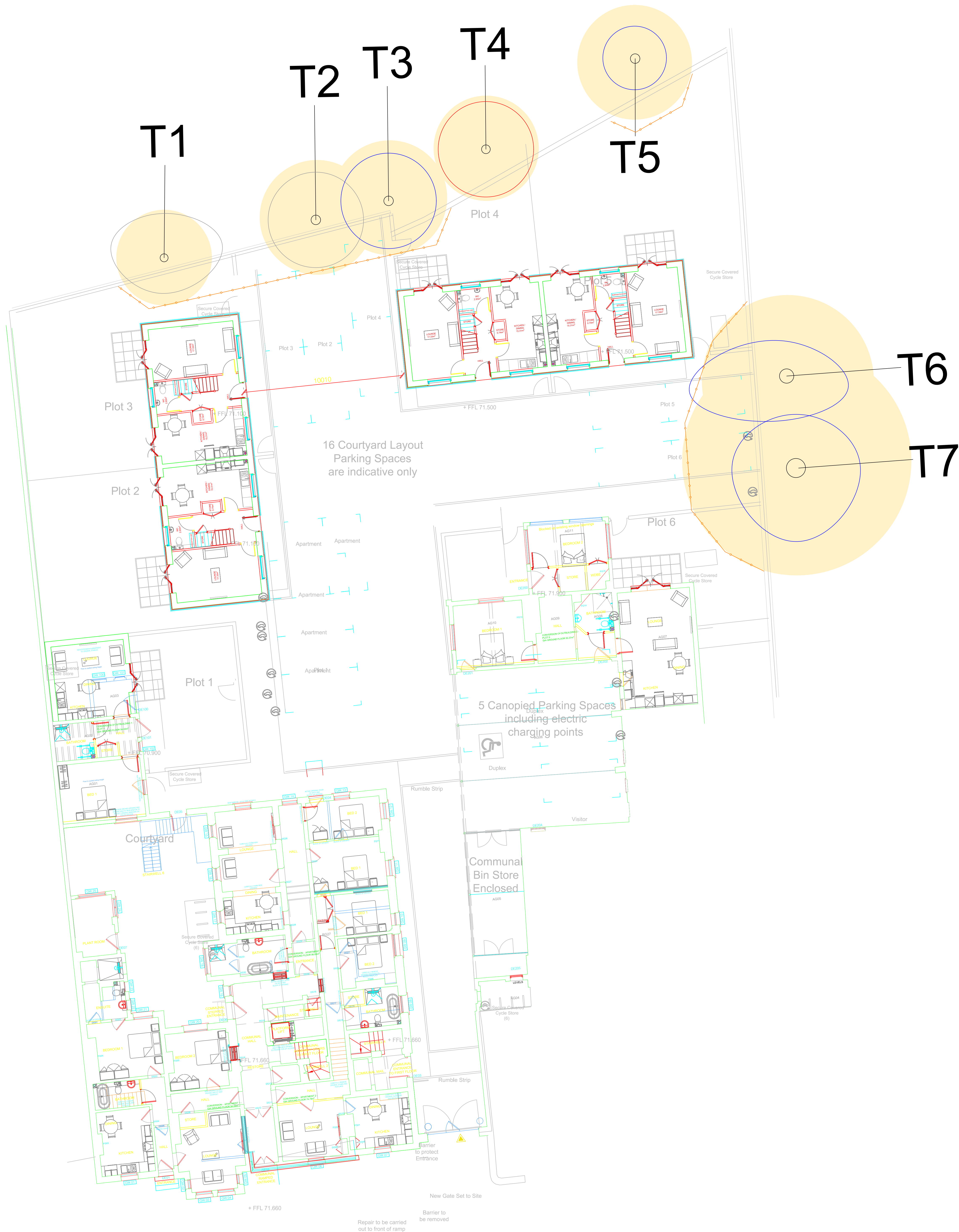
[recommended for removal irrespective of development.](#)

, Cat. B - Medium Value Trees, Cat. C - Low Value Trees, [Cat. U - Trees](#)

Ref. No.	Species	Ht.	Stem DBH	RPA Area & Radius	Branch Spread				Cr. Cl.	Age Class	Observations & Recommendations	Est. Yrs	Cat.
					N	S	E	W					
T1	Wild Cherry	5.00	250	28.27	2	3	4	3	3.5S	EM	Off site. Dbh estimate. Has been reduced in height with poor pruning cuts. Will require protection to BS5837 as demolition of existing hard surfaces and new boundary treatment will have potential to damage roots.	40	C1
				3.00									
T2	Hawthorn	4.50	300	40.72	3	3	3	3	3S	M	Off site. Dbh estimate. Twin stem at 2.5m, leans south, covered in dense ivy. Has been reduced in height in past. Will require protection to BS5837 as demolition of existing hard surfaces and new boundary treatment will have potential to damage roots.	25	C1
				3.60									
T3	Hawthorn	4.50	300	40.72	3	3	3	3	3S	M	Off site. Dbh estimate. Leans southeast and is pushing against brick boundary wall causing it to crack. Will require protection to BS5837 as demolition of existing hard surfaces and new boundary treatment will have potential to damage roots.	25	B1
				3.60									

T4	Hawthorn	5.00	275	34.21	3	3	3	3	2.5S	M	Off site. Dbh estimate. Twin stem at 1m. Covered in dense ivy. Poor included bark unions between stems. In decline, approx. 70% crown dead.	5	U
				3.30									
T5	Hawthorn	5.00	300	40.72	2	2	2	2	2.5S	M	Off site. Dbh estimate. Will require protection to BS5837 as demolition of existing hard surfaces and new boundary treatment will have potential to damage roots.	5	B!
				3.60									
T6	Wild Cherry	7.50	450	91.61	3	2	3	6	1W	M	Off site. Dbh estimate. 1m wide soft landscaping strip between boundary wall and existing hard standing. Has been crown reduced to north with poor pruning cuts. Will require protection to BS5837 as removal of existing landscaping and hard standing and construction of new car parking will have potential to damage roots. Will require crown raising to west to height of 3m to give clearance over new parking and facilitate construction. Raise by removing lowest primary branch at 4m to west and lowest secondary branch at 4.25m to west.	25	B1
				5.40									
T7	Wild Cherry	8.00	600	162.86	3	5	4	4	5W	M	Off site. Dbh estimate. Multi stem at 3.5m. Secondary branches to west bending over site. 1m wide soft landscaping strip between boundary wall and existing hard standing. Will require protection to BS5837 as removal of existing landscaping and hard standing and construction of new car parking will have potential to damage roots.	25	B1
				7.20									

Appendix 3



LEGEND

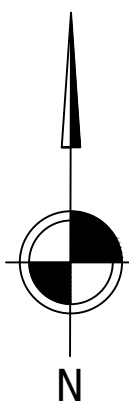
Category B Trees as per BS5837: 2012 proposed for retention.

Category C Trees as per BS5837: 2012 proposed for retention.

Category U Trees as per BS5837: 2012 proposed for removal.

Nominal Root Protection Area (RPA) as per BS5837: 2012.

Tree Protection Fencing. See section 6.5 of MPTrees Arboriculture Impact Assessment and Method Statement Rev C, Former Prescott Police Station, November 2025.



Notes:

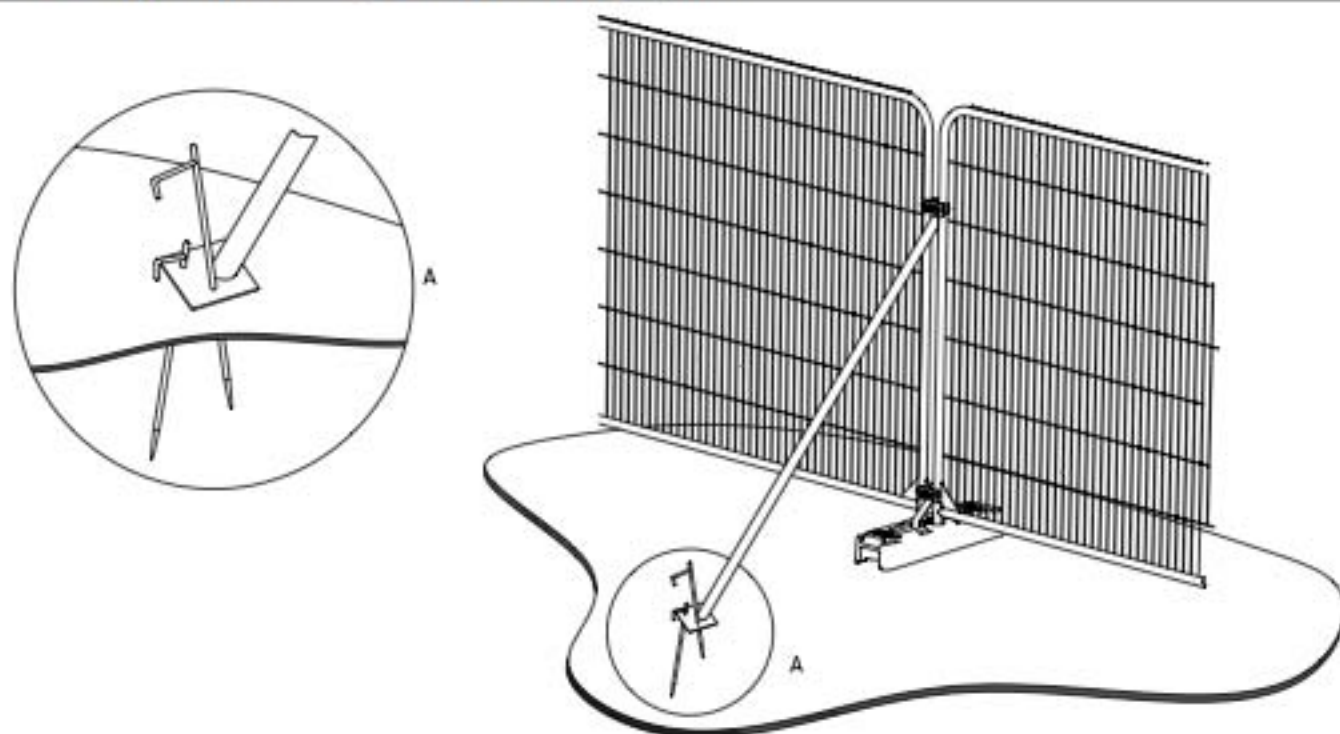
1. Plan to be read in conjunction with MPTrees Arboriculture Impact Assessment and Method Statement Rev. C, Former Prescott Police Station, November 2025.
2. Do not scale from this drawing as printing may distort the scale. Work from figured dimensions only.

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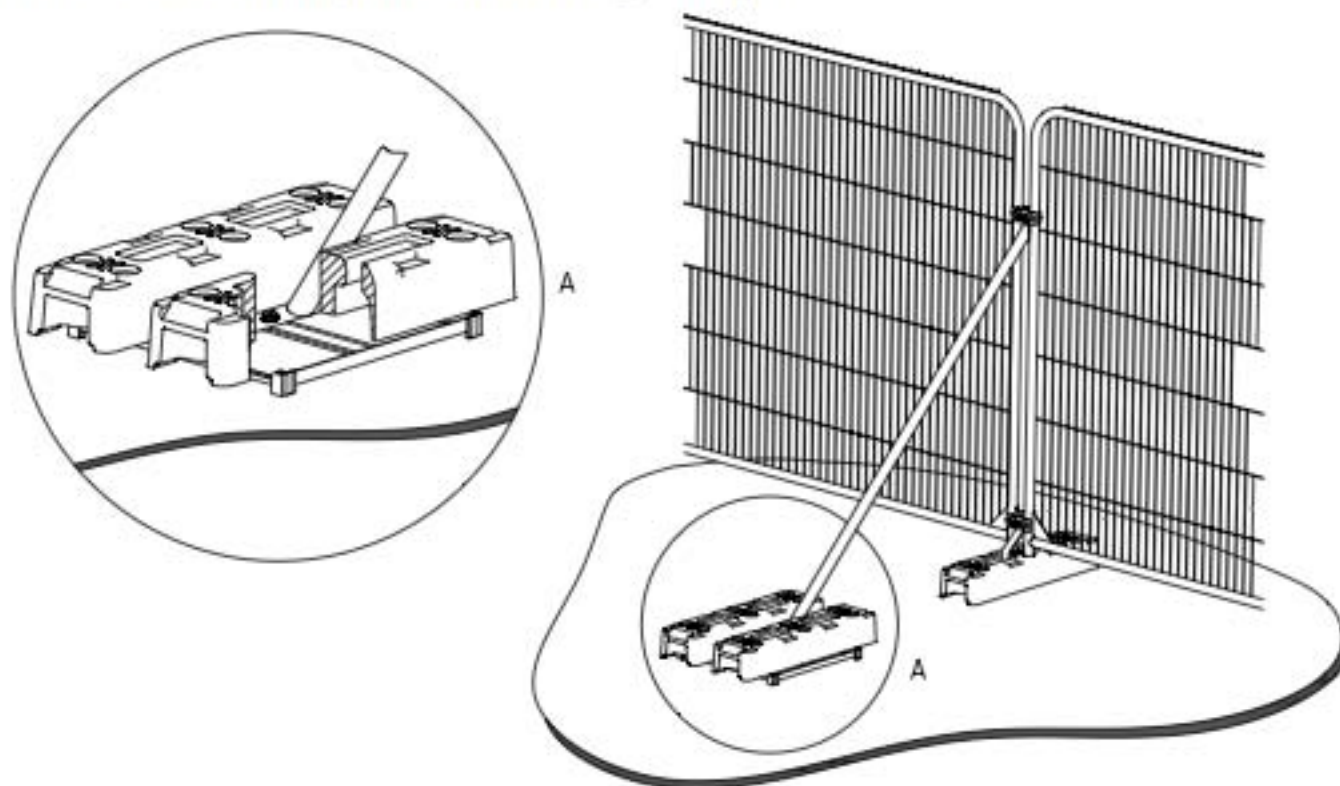
CLIENT:
Prima Group
LOCATION:
Former Prescott Police Station, Derby St, Prescott
DRAWING TITLE:
BS5837: 2012 Tree Protection Plan
SCALE:
1:100 @ A0

Appendix 4

Figure 3 Examples of above-ground stabilizing systems



a) Stabilizer strut with base plate secured with ground pins



b) Stabilizer strut mounted on block tray



**PROTECTIVE FENCING. THIS
FENCING MUST BE
MAINTAINED IN ACCORDANCE
WITH THE APPROVED PLANS
AND DRAWINGS FOR THIS
DEVELOPMENT.**



**TREE PROTECTION AREA
KEEP OUT !**

**(TOWN & COUNTRY PLANNING ACT 1990)
TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY
PLANNING CONDITIONS AND/OR ARE THE SUBJECTS OF A
TREE PRESERVATION ORDER.
CONTRAVENTION OF A TREE PRESERVATION ORDER MAY
LEAD TO CRIMINAL PROSECUTION**

**ANY INCURSION INTO THE PROTECTED AREA MUST BE
WITH THE WRITTEN PERMISSION OF THE LOCAL
PLANNING AUTHORITY**