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Arboricultural Impact Assessment

Land at Don Street
Middleton
Rochdale

Ref: 1580.21

January 2022

Revision	Date	Description

Ascerta

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P.1580.21

Arboricultural Impact Assessment

**Land at Don Street
Middleton
Rochdale**

For

Kellen Homes

January 2022

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Appendix 1 Tree Data Tables in accordance with Table 1 of BS5837: 2012

Appendix 2 Drawing P.1580.21.01 *Tree Survey*
 Drawing P.1580.21.02 *Tree Protection Drawing*

EXECUTIVE SUMMARY

A survey of the existing trees on and adjacent land at Don Street, Middleton, Rochdale has been carried out by a suitably qualified and competent Arboriculturist in accordance with British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations*.

The purpose of the survey and of this report is to identify the impact of the proposed development of the site on trees, both within and immediately adjacent the site, in accordance with the provisions of BS5837: 2012.

The development of the site will involve the construction of 311 residential dwellings with associated access and landscaping, which will require the removal of a number of existing trees. In the absence of suitable controls, the development also has the potential to have an indirect impact on a number of the trees proposed for retention.

Mitigation for the impact of the development can be provided in the form of the following:

- The erection of protective fencing in advance of the commencement of the development to safeguard the root systems of retained trees;
- The agreement, in advance of the commencement of the development, together with the implementation during the construction phase, of an Arboricultural Method Statement;
- If required, the use of geotextiles and a 'no-dig' construction methodology where proposed hard surfaces overlap with root protection areas; and
- Arboricultural site supervision where works are proposed within and immediately adjacent root protection areas.

Compensation for the impact of the development, together with landscape and biodiversity enhancements can be achieved by way of the following:

- The planting of trees, shrubs and where applicable hedges as part of a comprehensive landscape scheme to replace any vegetation lost and to integrate the development into the wider landscape; and
- The use of a mixture of native and ornamental species within planting schemes, where those species are suited to the site and local landscape.

1.0 Introduction

- 1.1** Ascerta has been instructed to carry out a survey of the trees within and immediately adjacent land at Don Street, Middleton, Rochdale and to assess the potential impact of the development as proposed on trees within / adjacent the site in accordance with British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations*.
- 1.2** The site was visited on 21st January 2022 by Kevin Pope, a competent and qualified arboriculturist with experience of the UK and European arboricultural and landscape industries within the context of the planning system. During the site visit, a survey was carried out of the trees growing both on and immediately adjacent the site to the standards contained within BS5837: 2012. This report presents the results of the survey, provides an assessment of the impact of the development and includes recommendations for further actions, where applicable, to mitigate any potentially negative effects of the development on tree cover within the local landscape.

2.0 Objectives

- 2.1** Our client's objective is to develop the site by the construction of 311 residential dwellings, with associated access and landscaping.
- 2.2** Our objectives are as follows:
- Identify what arboricultural features exist presently within and adjacent the site and to record and categorise them in a manner consistent with BS5837: 2012;
 - Identify which trees will need to be removed directly as a result of the proposed development of the site;
 - Identify any indirect impact from the proposed development on trees proposed for retention;
 - Provide an indication of what protection measures can be implemented as part of the development of the site to ensure the physical protection of retained trees;
 - Provide recommendations for mitigation and compensation in terms of new planting or enhancement of existing features of arboricultural, landscape or ecological interest or importance; and
 - Provide any other recommendations to assist our clients in achieving their objectives whilst satisfying current legislation or policy guidance in relation to the woody vegetation on site.

3.0 Planning Policy & Relevant Legislation

3.1 The revised National Planning Policy Framework, updated in July 2021, sets out the government's planning policies for England and how these are expected to be applied. It provides a Framework within which locally prepared plans for housing and other development can be designed and produced.

3.2 The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) **an economic objective-** to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) **a social objective-** to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, safe and beautiful places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) **an environmental objective-** to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

These objectives should be delivered through the preparation and implementation of plans and the application of the policies in the Framework; they are not criteria against which every decision can or should be judged.

The Framework promotes the retention of existing trees wherever possible, that new streets are tree-lined, and that the right trees are planted in the right places.

3.3 The site lies within the Rochdale Council administrative area and is subject to the policies contained within its Local Plan, which have been considered when writing this report.

3.4 Checks made with the Local Planning Authority on 21st January 2022 indicate that none of the trees within our survey are statutorily protected by a Tree Preservation Order and the site is not located within a Conservation Area. In advance of the commencement of any works to trees within or adjacent the site however, those instructing and proposing to carry out such works should satisfy themselves that all appropriate consents are in place to prevent potential breach of legislation.

3.0 Planning Policy & Relevant Legislation (Continued)

- 3.5** British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations* provides current recommendations and guidance on the relationship between trees and design, demolition and the construction processes. It sets out the principles and procedures to be applied to achieve a harmonious and sustainable relationship between trees and structures.
- 3.6** Notwithstanding the aforementioned policies and legislation, consideration should also be given to any impacts from the proposed development in respect of the Hedgerow Regulations 1997 and the Forestry Act 1967 (and specifically the potential need for a felling licence), as well as existing UK and European legislation relating to wildlife and nature conservation.

4.0 Survey & Survey Methodology

- 4.1** We have been supplied with a digital copy of the topographical survey for the site, which satisfies the relevant part of section 4.2 of BS5837: 2012. Features of arboricultural or landscape interest that have been excluded from the original plan (for example trees on or located off site but within a distance from the boundary of the site equal to or less than 12 times the stem diameter of that tree) have been added to the plan manually.
- 4.2** Our assessment of the soils within the site, based on local site conditions, geography, available soil maps and our own experience of soils across the United Kingdom, indicates that the soils on site are likely to contain a clay element, and that this will have a plasticity index in the low/moderate range. Any further details or confirmation of the exact nature of soil conditions on site will require further, more rigorous sampling and analysis. It is not however anticipated that the clay content will cause specific issues relating to retention of trees given the impact of the development proposals, providing that consideration is given to this aspect in advance of and during the construction phase of the development. Provision will need to be made for the protection of soil structure in key areas during the construction phase and the repair of any damage post construction. Further details are provided throughout this report and final details can be secured via planning condition.
- 4.3** Our survey of the trees within and adjacent the site was carried out by a qualified and competent arboriculturist in accordance with sections 4.4 and 4.5 of BS5837: 2012 on 21st January 2022 during mild, dry weather conditions. Those trees surveyed have been numbered sequentially, although for the purposes of this project they have not been tagged. The trees have also been categorised in accordance with section 4.5 and Table 1 of the Standard.
- 4.4** Where relevant and where the quality of shrub masses and hedges justifies recording, details have been recorded to the tree survey plan and tree data tables.

4.0 Survey & Survey Methodology (Continued)

- 4.5** Where trees are surveyed that require immediate attention, for example to abate a nuisance, prevent a serious hazard to life or property, or are affected by a pathogen or pest that could cause widespread damage unless it is controlled, notification will be issued to the relevant person or organisation such that appropriate action can be taken.
- 4.6** Root Protection Areas for those trees surveyed have been calculated in accordance with the formulas within section 4.6 and Annex C of the Standard and can be found within the tree data tables that accompany this report. The tree data tables also contain a key to abbreviations used and the rationale for determining Root Protection Areas for groups of trees and woodlands (where applicable).

5.0 Survey Results & Impact Assessment

- 5.1 Existing Tree Cover:** A mixture of tree cover exists across the site, the details of which can be found within Appendix 1 to this report and cross referenced with drawing P.1580.21.01 *Tree Survey*.
- 5.2 Direct Impact on Trees:** The tree data tables and drawings appended to this report show those trees proposed for removal in order to accommodate the development proposals.
- 5.3 Landscape Compensation:** Compensation for the loss of trees and the impact on canopy cover can be provided by way of planting new trees at the landscape stage of the project. Where applicable, opportunities for new planting are indicated on the drawings accompanying this report. Given the nature of the proposals, the context of the site in the local landscape and the opportunities for higher quality new planting and landscaping, it is considered that in terms of canopy cover, the medium to long term impact of the development will be positive.
- 5.4 Indirect Impact on Trees:** In the absence of suitable controls, the development may well have an indirect impact on a number of trees on and adjacent the site. Measures are therefore required during the construction phase, as described throughout this report and on supporting drawings, in order to safeguard retained trees for the long-term benefit of the landscape.
- 5.5 Hedgerows:** In accordance with the Hedgerow Regulations 1997, 'important' hedgerows (in the context of the Regulations) should not be removed without a Hedgerow Removal Notice issued by the relevant Local Authority, unless that removal is subject to an appropriate consent under the Town and Country Planning Act 1990. In this instance however, there are no hedgerows of any significance within or immediately adjacent the site that could be considered important in the context of the regulations.

5.0 Survey Results & Impact Assessment (Continued)

- 5.6 Potential Mitigation for Development Impacts:** Mitigation of the direct impacts from the development of the site can be provided in the form of the erection of protective fencing as indicated on the attached drawings and the use of site-specific actions adopting modern methods of construction as agreed and documented within an appropriate Arboricultural or Tree Protection Method Statement.
- 5.7 Potential for Shading & Nuisance:** Mature trees in urban and suburban areas add significant value and environmental benefits to sites; however, it is acknowledged that some land / property owners are averse to retaining trees close to buildings and areas of public use because of shading and other potential nuisances (leaf / fruit drop for example). Whilst efforts can be made to minimise the impact from shading by trees, it is almost inevitable that in some situations, whether in the short term from existing trees or in the long term from new trees, trees will cast shade on parts of sites, whether that be buildings, garden / open space or other areas of general use during part of the day. Generally, any shade cast from trees will be for relatively short periods and entirely acceptable given the accepted co-existence of large trees in a development context. The acceptability or otherwise of shade is a somewhat subjective issue driven largely by land or property owner / occupier perceptions and in the majority of cases is not necessarily something that should be determined by a local planning authority. We do not consider in this case that shade will be excessive, or that any other ordinary circumstance arising from the presence of trees, for example from leaf or fruit drop, will constitute an unacceptable nuisance.
- 5.8 Boundary Screening:** Trees located adjacent to site boundaries generally make a welcome contribution to the screening of views, however in some cases there may be valid reasons for opening up views to enhance visibility, or to carry out additional planting to screen views. Where applicable, the drawings supporting the application indicate opportunities for management of boundaries in line with project aims and objectives.
- 5.9 Long Term Spatial Constraints:** The proposed layout has been designed to meet the standards set by the local planning authority as well as current best practice guidance. Where applicable, and subject to the possibility of an element of acceptable pruning, there should generally be adequate space between new buildings and trees to limit the potential for future pressure to remove trees. Acknowledgement should however be given to the fact that property owners are largely free to plant trees where they wish, therefore any requirement for future maintenance of existing or future vegetation should not be given any weight in the determining of this application. Whilst it is not possible to predict what actions future occupiers will seek to take in respect of trees within or adjacent sites, the existing layout, together with any vegetation management prescriptions either at this stage or in the future, is considered acceptable from a design perspective.

5.0 Survey Results & Impact Assessment (Continued)

- 5.10 Existing Areas of Hard Standing:** There are a small number of existing areas of hard standing across the site, remnants from the site's previous use. Where there is a risk of damage to retained trees from the proposed removal of these surfaces, appropriate controls and safeguards will need to be implemented, for example the erection of suitable protective fencing in advance of the commencement of works and the careful breaking up and removal of surfaces using tools and equipment suitable for the task without causing unnecessary damage either to above or below ground parts of trees. This element of the project should be agreed in advance and documented within a suitable Method Statement. Specific areas requiring attention in this regard are marked on the drawings supporting this report.
- 5.11 Existing buildings/structures to be removed:** There are no buildings to be demolished and therefore there are no arboricultural implications associated to demolition.
- 5.12 Proposed Areas of Hard Standing:** Where areas of proposed hard surfaces encroach within or are immediately adjacent root protection areas of retained trees, appropriate precautions can be taken to limit the impact on trees and their root systems such as to safeguard those trees.
- 5.13 Proposed Buildings Located Adjacent / Within Root Protection Areas:** There are no areas within the proposed development where proposed buildings encroach within, or are located immediately adjacent to the Root Protection Areas of retained trees. There is therefore no need in this instance for special construction methodologies over and above the proposed arrangements for tree protection as outlined elsewhere in this report in order to safeguard trees from the impacts of construction works.
- 5.14 Proposed Drainage & Domestic Services:** At the planning application stage of the project, details of proposed drainage arrangements and provision of utility services are generally not known. During the installation process however, general guidance can be obtained from the National Joint Utilities Group Publication *Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees – Volume 4* such as to minimise the impact of works on retained trees.
- 5.15 Working Space During the Construction Phase:** The site is of a size such that there will be adequate working space throughout the construction phase, with little if any potential impact on retained trees. However, it is essential that construction exclusion zones created to safeguard retained trees are not breached without prior consideration and implementation of control measures to limit any potentially negative impacts on trees.

5.0 Survey Results & Impact Assessment (Continued)

- 5.16 Access Facilitation Pruning:** There may be a limited number of areas within the site where an element of access facilitation pruning may be required, as indicated on the attached drawings. Providing that these works are controlled and carried out to a minimum of the standards as contained within BS3998: 2010 *Tree work – Recommendations*, then the visual impact of the work will be minimal and will not detract from the overall landscape value of the site. Our preliminary recommendations for arboricultural works are stated within the Tree Data Tables at Appendix 1 to this report.
- 5.17 Protection of Planting Areas:** In this case, parts of the site that could be planted up at the landscaping stage of the project can be effectively excluded from construction activities by the tree protection fencing and therefore there is no need to erect additional fencing to protect the soil structure.
- 5.18 Requirement for an Arboricultural Method Statement:** It would be beneficial to agree and implement a Method Statement for Tree Protection (an Arboricultural Method Statement) to ensure that retained trees are adequately protected from the outset and that no unnecessary harm occurs during the construction phase. Section 6 of this report contains further details of the aspects of the development that could successfully be controlled, which can in turn be subject to a suitably worded planning condition.
- 5.19 Planning for New Landscaping:** If not considered carefully at the design stage, new planting and landscaping can have an adverse impact on existing trees and cause long term problems for the built environment. Care should be taken in the design of new landscapes to prevent physical damage to retained trees during the planting process, and to ensure that schemes are designed to survive and thrive rather than compete for resources. Similarly, new trees and shrubs should not be planted where they will cause damage to structures, either directly or indirectly in the future. Table A1 at Annex A of the Standard gives advice on minimum distances for new trees from structures to avoid direct damage from future tree growth. Further advice should be sought from the project arboriculturist and a suitably qualified and experienced engineer as to the potential indirect impact of trees on structures in the long term (from clay shrinkage subsidence).

6.0 Tree Protection Measures

6.1 Based on the proposed layout and those trees proposed for retention, the drawings attached to this report show our preliminary recommendations for the physical protection of retained trees throughout the construction phase. The plans indicate the location of protective barriers, as well as the specification for construction of the protective fencing in accordance with Figures 2 & 3 of the Standard. These barriers will form construction exclusion zones around the retained trees.

6.2 In addition to the erection of protective fencing, the attached drawings show areas where it would be beneficial to agree a tree protection method statement between the project arboriculturist, design & construction teams and the local planning authority tree officer. The method statement will need to address and make allowance for the following:

- All forms of access required to the site;
- Site cabins and storage areas;
- Proposed parking for site personnel;
- Phasing of works;
- Space required for excavations (including foundation excavations);
- Any required special construction techniques (for example provision of porous surfaces);
- The location and construction methodology for installation of services in close proximity to retained trees & hedges;
- Any changes in ground levels and any resulting requirement for retaining structures;
- Proposed root zone enhancement measures;
- Working space for cranes, plant and scaffolding; and
- Management of waste products within the site.
- Protection of the soil structure within the proposed planted areas (where applicable);
- Planting operations within the root protection areas of retained trees;
- Any required / additional precautions outside of construction exclusion zones in relation to the treatment & landscaping of garden or open space areas;
- System of arboricultural site monitoring / schedule of site visits and resulting actions.

7.0 Summary of Impacts & Potential Mitigation Factors

- 7.1 Table 1 below summarises the impacts of the development as proposed on tree cover within and immediately adjacent the site. Comments are also provided on potential mitigation, compensation or special measures required to minimise the impact of the development and safeguard trees proposed for retention.

Table 1: Summary of the impacts of the development on trees within / adjacent the site.

Issue	Affecting	Mitigation / Compensation / Special Procedures
Trees / hedges to be removed	Trees across the central development footprint area.	Appropriate compensation can be provided by way of new / replacement planting at the landscape stage of the project. Biodiversity enhancements can also be achieved through the landscape proposals.
Indirect physical impact on retained trees	River corridor & boundary trees.	Tree protection fencing should be erected to an agreed specification in advance of the commencement of the development. Key areas where works are proposed within or immediately adjacent root protection areas of retained trees should be subject to an Arboricultural Method Statement, agreed in advance as a condition of planning consent.
Provision of new hard surfaces	Adjacent river corridor trees proposed for retention.	Suitable construction methodologies are achievable, with the use of geotextiles / porous surfaces where applicable. Careful excavations with an element of root pruning when necessary. Works in this area to be overseen by project arboriculturist.
Provision of drainage / services	Retained trees within the river corridors.	Where existing services cannot be utilised, NJUG principles must be adopted to and adhered to.
Access Facilitation Pruning	Retained trees close to proposed buildings.	All pruning works should be carried out to a minimum of the standards contained within BS3998: 2010 <i>Tree work – Recommendations</i> .
Protection of proposed planting areas	Adjacent proposed play areas / open space.	These areas should be fenced off at the start of the development for the protection of soil structure.
Protective Fencing	To be erected to an agreed specification in advance of the commencement of the development and retained in-situ throughout the course of the construction phase.	

- 7.2 On the basis of the above and the contents of this report, it is considered appropriate that an Arboricultural Method Statement be prepared to demonstrate how trees proposed for retention can be suitably safeguarded. The Arboricultural Method Statement can be secured by way of an appropriately worded planning condition attached to the consent for the development and should be adopted as a control document by site personnel.

8.0 Conclusions & Recommendations

- 8.1** The direct and indirect impacts on tree cover as a result of the development proposals are outlined within this report and mitigation proposed accordingly that seeks where possible to satisfy local and national planning guidance and policy. Where trees are proposed for removal, replacement planting should be undertaken as part of the landscape strategy prepared for the site in line with local plan requirements and to integrate the development into the surrounding landscape. Arrangements for the safeguarding and physical protection of retained trees should be agreed and implemented in a manner consistent with current best arboricultural management practices to minimise any potentially negative effects on long term tree cover.
- 8.2** We recommend that the landscape proposal prepared for the site be implemented as a condition of planning consent. We also recommend that tree protection measures are implemented in accordance with finalised versions of the drawings appended to this report and that an Arboricultural Method Statement be prepared and implemented to safeguard those trees proposed for retention.

9.0 References

Ministry of Housing, Communities & Local Government (July 2021) *National Planning Policy Framework*;

British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations*;

National Joint Utilities Group Publication *Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees – Volume 4*.

Appendix 1

Site:	Don Street, Rochdale	Surveyor:	Kevin Pope	 Landscape Trees Ecology
Client:	Kellen Homes	Survey Date:	6th January 2022	
Brief:	Tree Survey to BS5837:2012	Survey Conditions:	Rainy and snowy	

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T. No	Species	Ht (m)	Stem DBH (mm)	RPA Radius	Branch Spread				Ht Crown Clearance (m)	Age Class	P Condition	Structural Condition & General Comments	Preliminary Recommendations (not to be actioned without a valid planning consent)	Est. (yrs)	Cat
				(m)	N	S	E	W							Grade
G1	Ash, Alder, Oak, Laurel, Sycamore	6-18	460 max	5.52 max	5	6	6	6	0	Y/EM/M	F/G	Mixed group located along north of track. Predominately early mature Ash, Alder and Oak. Adjacent to neighbouring properties. Small-medium sized diameter deadwood throughout. No significant structural defects visible.	Thin to remove any poor quality trees & prune back canopies from adjacent properties where required.	30+	C2 / B2
G2	Ash, Birch, Crack Willow, Oak	7-23	780 max	9.36 max	7	5	7	7	0	Y/EM/M	F/G	Predominately alders with two larger Crack Willows on edge of track. Stream running through group. Some dead standing/fallen stems. No structural defects visible over track.	Retain trees closest to stream where these do not conflict with the proposed layout. Remove trees as agreed on site to accommodate proposals.	30+	C2 / B2
G3	Crack Willow, Alder, Birch	10-20	870 max	10.44 max	5	9	6	6	1	Y/EM/M	G	Prominent landscape feature. Predominately 14-20m Crack Willow with no visible defects. Supressed Birch and Alder within. Evidence of previously failed trees. One Birch and one Crack Willow in eastern corner of group with 3m longitudinal decay cavities. No danger over track.	Remove trees as required to accommodate proposed locally equipped area of play and associated footpaths. Implement planting proposal as per agreed landscape plan.	30+	B2
G4	Crack Willow, Birch, Ash, Alder	10-18	#350+ 350 + 350 + 170 max	8.64 max	4	4	4	4	0	Y/EM/M	F/G	Larger multi-stemmed Willows with young/supressed trees within. Evidence of failed stems. Bramble and occasional holly under-scrub. Low arboricultural importance.	Where possible, retain trees closest to stream where these do not conflict with the proposed layout. Remove trees as agreed on site to accommodate proposals.	20+	C2
G5	Alder, Crack Willow, Birch	7-15	#400 max	4.80 max	4	4	4	4	0	Y/EM	F	Located on hardstanding. Low arboricultural importance. Typical form for species.	Remove as required for the development proposals & plant replacement as part of the landscape proposals for the site.	20+	C2

NOTE: The Category Grade applied to trees surveyed is consistent with the recommendations within Table 1 of BS5837: 2012, however this does not necessarily correlate with the visual importance of a tree within the wider landscape, nor does it dictate which trees should be retained at the cost of quality development. Where trees are to be lost to accommodate a development, recommendations will be made such as to provide suitable mitigation and compensation, and to integrate the development into the wider landscape.

Key to Abbreviations & Headings

T. No.: Tree number (T = Tree, G – Group, W = Woodland, H = Hedge, Cpt. = Compartment)
Stem DBH (Diameter at Breast Height): Measured at 1.5m above ground level*
Ht Crown Clearance: Canopy ground clearance
Structural Condition: Description of any observed defects
Cat. Grade: Tree quality assessment in accordance with BS5837: 2012

Species: Common name used
Root Protection Area Radius: Root Protection Area as per BS5837: 2012
Age Class: Y = Young, EM = Early Mature, M = Mature, OM = Over mature, D = Dead
Preliminary Recommendations: Made in respect of known / intended use of the site
* For groups of trees, the stem diameter of the largest tree in the group is generally used
Denotes estimated DBH where access was not possible

Ht: Approximate height of tree from ground level in metres
Branch Spread: Extent of canopy spread in metres to each of the four cardinal points
P (Physiological) Condition: G = Good, F = Fair, P = Poor, D = Dead
Est. (yrs): Estimated remaining contribution in years

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Site:	Don Street, Rochdale	Surveyor:	Kevin Pope	 Landscape Trees Ecology
Client:	Kellen Homes	Survey Date:	6 th January 2022	
Brief:	Tree Survey to BS5837:2012	Survey Conditions:	Rainy and snowy	

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T. No	Species	Ht (m)	Stem DBH (mm)	RPA Radius	Branch Spread				Ht Crown Clearance (m)	Age Class	P Condition	Structural Condition & General Comments	Preliminary Recommendations (not to be actioned without a valid planning consent)	Est. (yrs)	Cat
				(m)	N	S	E	W							Grade
G6	Alder, Goat Willow, Sycamore	6-10	#500 max	6.00 max	5	5	5	5	2	Y/EM	F/G	Predominately young low value Alders approx. 100dbh. Two larger Willows and one larger Sycamore adjacent stream. No visible defects.	Remove as required for the development proposals & plant replacement as part of the landscape proposals for the site.	20+	C2
G7	Alder, Goat Willow, Sycamore	5-15	#250 +250 max	4.24 max	5	5	5	5	1	Y/EM	G	Located along side adjacent stream. Group of 13m Alders densely grouped together to the west of group in good condition. No significant structural defects visible.	Retain trees closest to river where these do not conflict with the proposed layout. Remove trees as agreed on site to accommodate proposed footpath & general layout. Thin retained trees to improve structure & underplant in accordance with agreed management plan.	30+	B2
G8	Alder, Birch, Goat Willow	7-13	#250 max	3.00 max	3	3	3	3	0	Y	P/F	Predominately etiolated Alder with occasional Birch and Goat Willow saplings growing on hardstanding. North end of the group is flooded. Low arboricultural importance.	Remove as required for the development proposals & plant replacement as part of the landscape proposals for the site.	20+	C2
G9	Alder, Crack Willow, Birch, Sycamore	9-17	460 max	5.04 max	5	5	5	5	2	Y/EM/M	F/G	Located adjacent to existing palisade fencing. Younger Alders with more mature Crack Willow and Sycamore next to fencing. No significant structural defects visible.	Retain trees closest to river where these do not conflict with the proposed layout. Remove trees as agreed on site to accommodate proposed footpath & general layout. Thin retained trees to improve structure & underplant in accordance with agreed management plan.	30+	B2/C2

NOTE: The Category Grade applied to trees surveyed is consistent with the recommendations within Table 1 of BS5837: 2012, however this does not necessarily correlate with the visual importance of a tree within the wider landscape, nor does it dictate which trees should be retained at the cost of quality development. Where trees are to be lost to accommodate a development, recommendations will be made such as to provide suitable mitigation and compensation, and to integrate the development into the wider landscape.

Key to Abbreviations & Headings

T. No.: Tree number (T = Tree, G – Group, W = Woodland, H = Hedge, Cpt. = Compartment)
Stem DBH (Diameter at Breast Height): Measured at 1.5m above ground level*
Ht Crown Clearance: Canopy ground clearance
Structural Condition: Description of any observed defects
Cat. Grade: Tree quality assessment in accordance with BS5837: 2012

Species: Common name used
Root Protection Area Radius: Root Protection Area as per BS5837: 2012
Age Class: Y = Young, EM = Early Mature, M = Mature, OM = Over mature, D = Dead
Preliminary Recommendations: Made in respect of known / intended use of the site
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Est. (yrs): Estimated remaining contribution in years

Site:	Don Street, Rochdale	Surveyor:	Kevin Pope	 Landscape Trees Ecology
Client:	Kellen Homes	Survey Date:	6 th January 2022	
Brief:	Tree Survey to BS5837:2012	Survey Conditions:	Rainy and snowy	

T. No	Species	Ht (m)	Stem DBH (mm)	RPA Radius	Branch Spread				Ht Crown Clearance (m)	Age Class	P Condition	Structural Condition & General Comments	Preliminary Recommendations (not to be actioned without a valid planning consent)	Est. (yrs)	Cat
				(m)	N	S	E	W							Grade
G10	Alder, Birch, Oak	6-15	320 max	3.84 max	4	4	4	4	0	Y/EM	F/G	Etiolated Alder with occasional Birch. One early mature Alder in centre of group. Located on hardstanding. Fallen trees within. North end of group is flooded.	Retain trees closest to river where these do not conflict with the proposed layout. Remove trees as agreed on site to accommodate proposed footpath & general layout. Thin retained trees to improve structure & underplant in accordance with agreed management plan.	20+	C2
G11	Alder, Lime, Sycamore,	7-15	#450 max	5.40 max	5	5	5	5	1	Y/EM	F/G	Located on stream embankment. Predominately young Alders with one early mature Sycamore. Fallen and smaller dead standing trees within.	Remove as required for the development proposals & plant replacement as part of the landscape proposals for the site.	30+	C2
G12	Alder, Goat Crack Willow, Willow	7-16	#300 +300 +200 +100 +100	5.88 max	4	4	4	4	1	Y/EM	F/G	Young Alders with three early mature Willows in typical form. Surrounded by bramble and unmaintained grass. Dead standing and fallen trees within.	Remove as required for the development proposals & plant replacement as part of the landscape proposals for the site.	20+	C2
G13	Lombardy Poplar	28-30	690 max	8.28 max	1.5	1.5	1.5	1.5	7	M	P/F	Linear group of Poplars located along western boundary. Three fallen trees into site. Evidence of fungal growth (unidentifiable due to time of year) at base of one stem. Small - medium sized diameter deadwood throughout group. Ivy colonising all trees limiting visibility. Dieback in canopies.	Replace with more appropriate species given the intended residential use of the site.	20	C2

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Key to Abbreviations & Headings

T. No.: Tree number (T = Tree, G – Group, W = Woodland, H = Hedge, Cpt. = Compartment)
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Species: Common name used
Root Protection Area Radius: Root Protection Area as per BS5837: 2012
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Brief:	Tree Survey to BS5837:2012	Survey Conditions:	Rainy and snowy	

T. No	Species	Ht (m)	Stem DBH (mm)	RPA Radius	Branch Spread				Ht Crown Clearance (m)	Age Class	P Condition	Structural Condition & General Comments	Preliminary Recommendations (not to be actioned without a valid planning consent)	Est. (yrs)	Cat
				(m)	N	S	E	W							Grade
G14	Lombardy Poplar	25-28	#650 max	7.80 max	1.5	3	1.5	1.5	7	M	P/F	Evidence of previously failed tree and limbs. Deadwood throughout canopies. Evidence of dieback. Majority of group colonised by Ivy. Unbale to access all stems due to palisade fencing and flooded site. Relatively poor examples of species.	Remove as required for the development proposals & plant replacement as part of the landscape proposals for the site.	20	C2
G15	Lombardy Poplar, Goat Willow, & mixed understorey	25	690 max	8.28 max	5	5	5	5	0	M	F/P	Limited quality group having been unmaintained for a number of years. Some trees windblown. Gaps in tree cover with some limited emerging understorey.	Thin to remove hazardous trees & create new planting opportunities in line with an agreed management plan.	30	B2
G16	Willow, Goat Willow & Plum	Max 20	Max 800	9.6 max	7	7	7	7	0	M	F	Defects throughout. Limited quality as individuals.	Remove as required for the development proposals & plant replacement as part of the landscape proposals for the site.	20	C2
G17	Goat Willow	7	100	1.2	2	2	2	2	0.3	EM	F	Low quality self seeded group of limited value.	Remove as required for the development proposals & plant replacement as part of the landscape proposals for the site.	20	C2
G18	Mixed species including Poplar with a Laurel Understorey	14	400	4.8	8	8	8	8	0	EM/M	F/P	Defects throughout including failed stems. Low quality.	Remove as required for the development proposals & plant replacement as part of the landscape proposals for the site.	20	C2
T1	Goat Willow	14	1320	15	8	7	8	7	0.6	OM	P	Typical for species. Over mature. Low visual value outside of site.	Remove & replace.	20	C2

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Ht Crown Clearance: Canopy ground clearance

Structural Condition: Description of any observed defects

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Species: Common name used

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Branch Spread: Extent of canopy spread in metres to each of the four cardinal points

P (Physiological) Condition: G = Good, F = Fair, P = Poor, D = Dead

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Site:	Don Street, Rochdale	Surveyor:	Kevin Pope	 Landscape Trees Ecology
Client:	Kellen Homes	Survey Date:	6 th January 2022	
Brief:	Tree Survey to BS5837:2012	Survey Conditions:	Rainy and snowy	

T. No	Species	Ht (m)	Stem DBH (mm)	RPA Radius	Branch Spread				Ht Crown Clearance (m)	Age Class	P Condition	Structural Condition & General Comments	Preliminary Recommendations (not to be actioned without a valid planning consent)	Est. (yrs)	Cat
				(m)	N	S	E	W							Grade
G19	Goat Willow, Hawthorn, Oak, Alder, Birch	7	460	5.52	4	5	5	6	0.3	EM/M	F	Typical form & condition for species & age class.	Remove as required for the development proposals & plant replacement as part of the landscape proposals for the site.	30	C2
G20	Hawthorn, Goat Willow, Birch	10	410	4.92	6	6	6	6	0.2	EM/M	F	Includes linear Hawthorn hedge. Snapped branches & deadwood throughout.	Remove as required for the development proposals & plant replacement as part of the landscape proposals for the site.	30	C2
G21	Hawthorn, Oak, Sycamore	Max 8	370 max	4.44	4	5	5	5	0	EM/M	F	Managed hedgerow & mixed species group.	Retain as facilitated by the development proposals.	30	B2
G22	Hawthorn, Alder, Willow, Oak	7	150	1.8	3	3	4	2	0.1	EM/M	F	Mixed group. Oak in poor structural condition – low value.	Remove & replace.	20	C2
G23	Sycamore, Hawthorn, Oak, Goat Willow, Alder	Max 16	490 max	5.88	5	5	5	5	0.5	EM/M	F	Multi stems & suckers throughout. Devay & possible fire damage evident. Minor deadwood.	Remove as required for the development proposals & plant replacement as part of the landscape proposals for the site.	20	C2
G24	Alder, Willow, Goat Willow	10 max	760 max	9.12	5	5	5	5	0.7	EM	F	Multi stems throughout. Deadwood throughout. Bark cracks evident.	Remove major deadwood / hanging branches. Monitor.	30	B2
G25	Goat Willow, Alder, Hawthorn	9	250	3	4	4	4	4	0.3	EM	F	Some failed stems. Growing around edge of pond.	Remove failed stems & thin to improve group structure.	30	B2
G26	Hawthorn, Oak	5	220	2.64	3	3	3	3	0.3	EM	F	Dense Hawthorn with occasional Oak.	Thin / remove as required to accommodate proposed play area. Plant replacement to improve group structure & species diversity.	30	B2
G27	Goat Willow, Hawthorn	10	220	2.64	4	4	4	4	0	EM/M	F	Dense group, typical for species.	Thin to improve spacings and allow underplanting with native mix.	30	B2

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Page 6 of 6

Page 6 of 7

T. No	Species	Ht (m)	Stem DBH (mm)	RPA Radius	Branch Spread				Ht Crown Clearance (m)	Age Class	P Condition	Structural Condition & General Comments	Preliminary Recommendations (not to be actioned without a valid planning consent)	Est. (yrs)	Cat
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G28	Lombardy Poplar, Willow, Alder, Oak, Sycamore, Goat Willow, Birch, Norway Maple, Hawthorn	20 max	520 max	6.24	6	6	6	6	0.3	EM/M	F	Extensive group along the river corridor. Typical defects throughout for species & age class.	Thin to remove poorer specimens. Remove selected trees to accommodate development proposals. Plant native mix understorey in line with landscape proposals.	30+	B2
G29	Oak, Hawthorn, Goat Willow, Cherry	14 max	600 max	7.2	6	6	6	6	0.4	EM/M	F	Dense in areas.	Prune back to allow sufficient space between canopy edge and proposed houses. Thin to remove poorer quality trees & remove trees as required for the proposed development.	30	C2
G30	Goat Willow, Birch, Sycamore, Norway Spruce, Cypress, Oak, Elder, Laurel, Birch	16 max	480 max	5.76	6	6	6	6	0.1	EM/M	F	Scattered group to rear of existing properties / gardens. Some planted as ornamentals. Limited quality.	Remove as required for the development proposals & plant replacement as part of the landscape proposals for the site.	30	C2
G31	Sycamore, Birch, Cherry, Elder	15 max	320 max	3.84	6	6	6	6	1	EM	F	Part growing out of top of retaining wall. One dead tree. Located mainly off site.	Retain where possible.	30	C2
G32	Sycamore	12	230	2.76	5	5	5	5	1.1	EM	F	Some multi stems. Off site. Causing damage to boundary wall.	No works at this stage,	30	C2
G33	Mixed species	8 max	220 max	2.64	3	3	3	3	0.5	EM	F	Scattered group or self seeded trees. Low quality.	Remove for the development proposals & plant replacement as part of the landscape proposals for the site.	30	C2

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Appendix 2



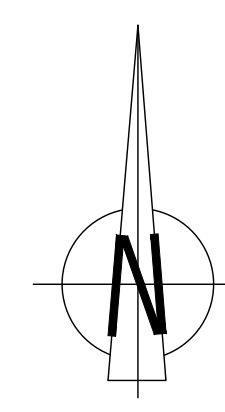
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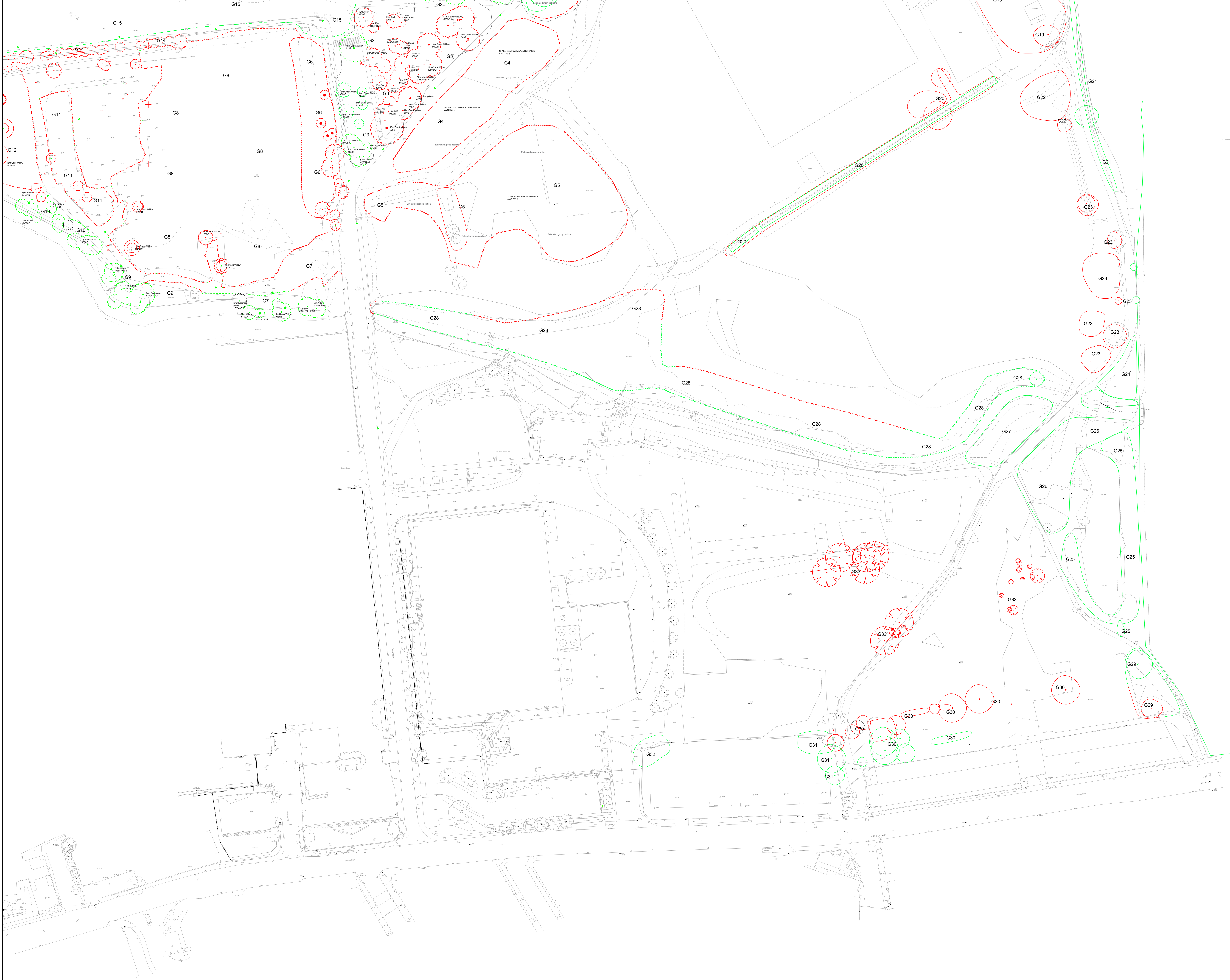
KEY

Existing tree to be retained

Existing tree to be removed

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CLIENT: Kallen Homes
PROJECT: Don St, Middleton
DRAWING TITLE: Tree Survey
Sheet 1 of 2
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DRAWN BY: KP
CHKD BY: CP
DATE: 20/01/2021
DRAWING No: P.1580.21.01
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Sheet 2 of 2

SCALE: 1:500 @ A0

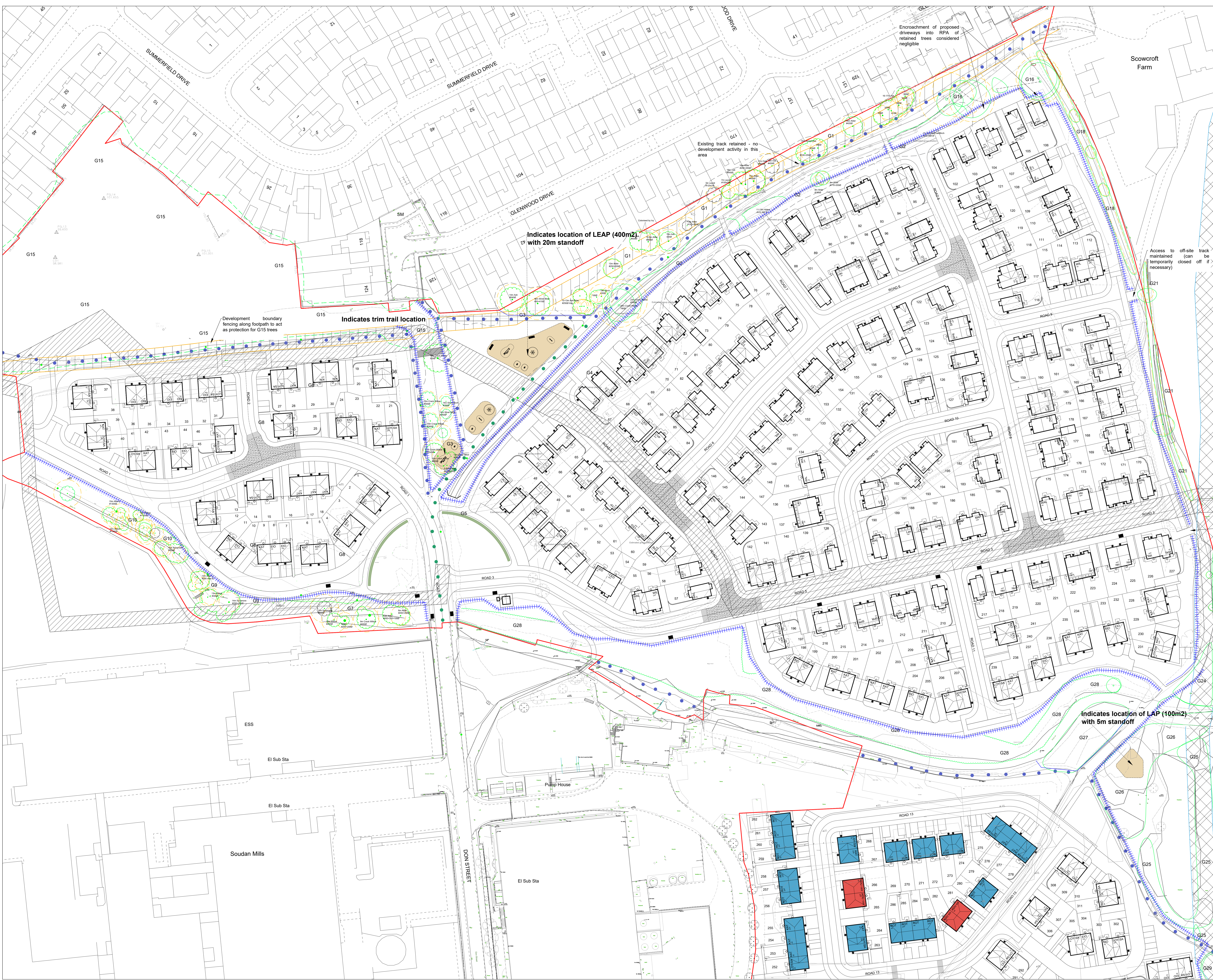
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KEY

- Existing tree to be retained
- Extent of Root Protection Area for retained trees in accordance with BS5837: 2012 Trees in relation to design, demolition and construction - Recommendations
- Proposed location of protective fencing - see inset for type / construction detail

NOTE: All tree works / tree removals to be agreed on site with the project arboriculturist. Tree protection fencing to be erected in locations fit for purpose and suitable to the degree of development activity in that area. Areas for protection of soil structure and future planting to be fenced off accordingly.

Scowcroft Farm

Access to off-site track be maintained (can be closed off if necessary)

Indicates location of LEAP (400m²) with 20m standoff

Indicates trim trail location

Development boundary fencing along footpath to act as protection for G15 trees

Existing track retained - no development activity in this area

Encroachment of proposed driveways into RPA of retained trees considered negligible

Indicates location of LAP (100m²) with 5m standoff

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

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PROJECT: Don Street, Middleton

DRAWING TITLE: Tree Protection Drawing

SHEET 1 of 2

SCALE: 1:500 @ A0

DRAWN BY: KP

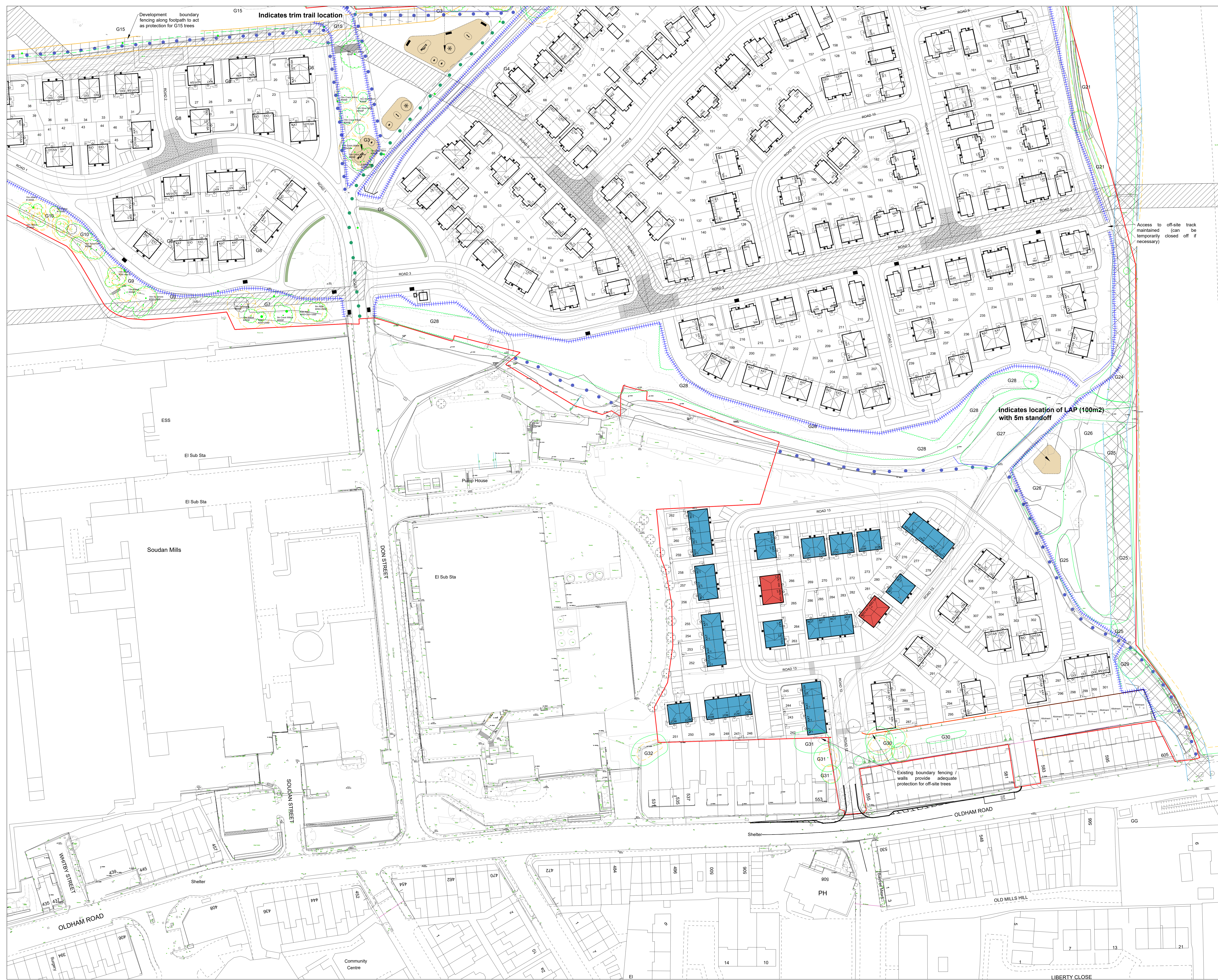
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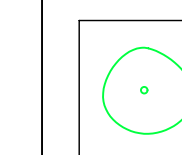
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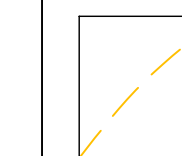
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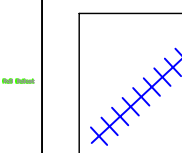
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Existing tree to be retained



Extent of Root Protection Area for retained trees in accordance with BS5837: 2012 *Trees in relation to design, demolition and construction - Recommendations*

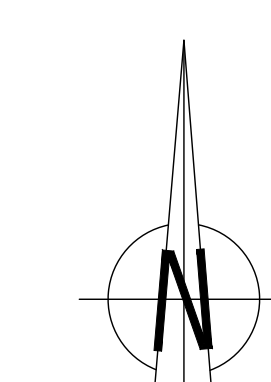


Proposed location of protective
fencing - see inset for type /
construction detail

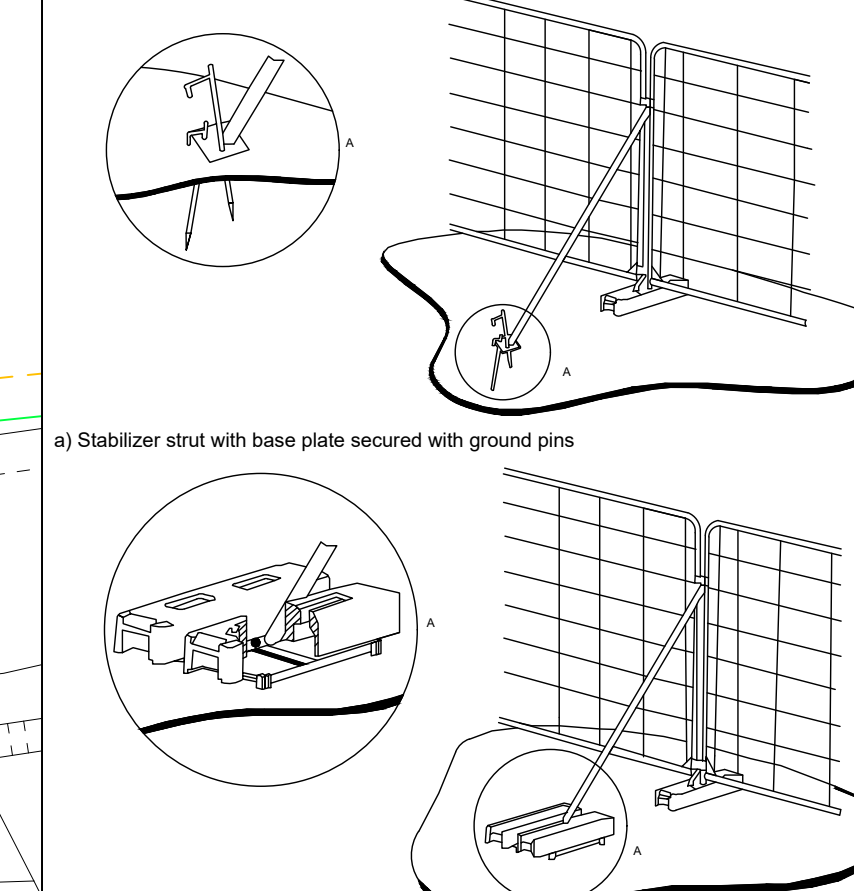
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Access to off-site track maintained (can be temporarily closed off if necessary)

Indicates location of LAP (100m2) with 5m standoff



BS5837:2012
Figure 3 Examples of above-ground stabilizing systems



a) Stabilizer strut with base plate secured with ground

b) Stabilizer strut mounted on block

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Don Street, Middleton

DRAWING TITLE:
Tree Protection Drawi

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SCALE: 1:500 @ A0			
DRAWN BY: KP	CHKD BY: CP	DATE: 20/01/2021	

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