



**Arboricultural Impact Assessment
54 Norden Road
Rochdale**

Report Reference: AIA-2157-1
23 January 2025

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Prepared For:
Northern Design Partnership

1 Introduction

1.1 Instruction and Brief

- 1.1.1 Tree Care Consultancy was commissioned by Northern Design Partnership to prepare an updated Arboricultural Survey and Impact Assessment to accompany a retrospective planning application for the erection of a detached dwelling at 54 Norden Road. The report is an update on a previous Arboricultural report that accompanied approved planning application, reference 23/00130/HOUS. The report produced includes the following information:
- A tree survey (appendix 3), undertaken in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction' - Recommendations
 - A Tree Impact Plan (appendix 4) which highlights the potential development limitations trees pose on site
 - An Arboricultural Impact Assessment which evaluates any potential impact the proposal may have on surrounding trees.
- 1.1.2 This report is based on site observations and information provided. Conclusions have been made in light of the surveyor's experience and qualifications. A list of experience and qualifications in arboriculture are detailed below.
- 1.1.3 This report is only concerned with trees in relation to construction. This report makes no attempt to provide a full safety inspection of the trees surveyed. It should not be seen as an alternative for a Tree Hazard Assessment which is specific to minimising the risk and liability associated with trees.
- 1.1.4 Climatic conditions including storms, drought and temperature-related factors can cause damage and failure in apparently healthy trees. It should be remembered that all trees do pose a risk and whilst every effort has been made to detect any major defects in inspected trees, no guarantee can be given as to their safety. Although the risk should be managed to an acceptable level, no tree can be guaranteed as safe at all times.
- 1.1.5 This report is based on Visual Tree Assessment (VTA) methodology, as devised by Mattheck (1991). V.T.A is a ground level visual assessment of a tree, which is carried out to identify obvious mechanical defects, signs of ill health, potential mechanical failure and the suitability of a tree to a site. The survey is compiled in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction' - Recommendations with Root Protection Areas (RPA's) based upon section 4.6 of the document.

1.2 Site Visit

- 1.2.1 An arboricultural survey was undertaken by Mike Shackleton on 8 January 2025. Mike has over 20 years' experience within the Arboricultural Industry. He has a Higher National Diploma in Arboriculture, is a Professional member of the Arboricultural Association and an associate member of the Institute of Chartered Foresters. He is a Valid Tree Risk-Benefit Validator. He has been involved in dealing with proposed/active development sites, advice on trees in relation to structures, health and safety appraisals, tree inventories and planning appeals. As part of his continuing professional development, he regularly attends seminars and training events on issues relating to Arboriculture.
- 1.2.2 On the day of the survey the weather conditions were dry and still with no visibility constraints.
- 1.2.3 Measurements were estimated where access could not be gained. No climbing inspections or decay detection analysis was undertaken.
- 1.2.1 Details explaining the criteria and methodology used in generating the tree survey schedule is included at Appendix 1 and 2. Trees were graded using table 1 of BS5837. The resulting tree survey data results are included within the tree survey schedule at Appendix 3.
- 1.2.2 This survey should be read in conjunction with the Tree Impact Plan (TIP) (located at appendix 4) which has been prepared by overlaying tree survey data onto the site layout drawing. The author has relied on the accuracy of these drawings in the production of this report.

1.3 Site Description

- 1.3.1 Prior to its demolition the property consisted of a two storey dwelling, attached garage and a separate detached double garage standing forward of the host dwelling. The property is served from Norden Road by means of an existing driveway. The surrounding land use is characterized by residential property to the east of Norden Road and agricultural land to the west of Norden Road.
- 1.3.2 Trees within the property comprise of a mature Lime T1 which stands close to the north eastern side boundary of the property and a semi mature Ash T4 which occupies the north western site boundary. A further mature off site Lime T2 and a semi mature Maple occupy offsite garden locations to the south east and north west of the site respectively.
- 1.3.3 Tree cover within the immediate neighbourhood is moderate in terms of numbers and species mix, being defined by the prevailing land use and topography. The material present appears to be weighted towards trees of a mature age.

1.4 Tree Status

- 1.4.1 The property is not located within a Conservation Area. However in the case of Lime T1 this tree is understood to be subject of a Tree Preservation Order - TPO No.74-1983, Beechfield Close, Bamford. In the case of trees that are subject of TPO, Conservation Area controls or planning application procedures it is essential the Local Authority's advice is sought and where necessary consent obtained prior to undertaking any tree removal or pruning operations.
- 1.4.2 It is apparent a Sycamore tree subject of TPO No.74-1983, has been removed from during the redevelopment of the site. This event occurred during the construction phase of the extant planning permission 23/00130/HOUS. An accompanying Tree Planting Mitigation Plan will seek to address the removal of this tree.

1.5 Soil Assessment

- 1.5.1 No soil testing was undertaken and no soil information was provided for the author. However from studying the British Geological Survey 'Geology of Britain Viewer' the underlying geology is recorded as; Pennine Lower Coal Measures Formation - Mudstone, siltstone and sandstone.
- 1.5.2 With reference to soil information on Canfield University, 'Soilscapes Viewer' which details the information of the National Soils Resources Institute, identifies the superficial layer as, slowly permeable seasonally wet acid loamy and clayey soils.
- 1.5.3 The precise soil type could only be confirmed with further soil investigation/analysis though it is assumed that the potential for the sub soil to consists of a highly shrinkable clay to be low.

2 Tree Quality Assessment

- 2.1.1 As highlighted in table 1 below, the tree survey included no retention category "A" or "U" items. Of the 4No. trees detailed there are 2No. retention category "B" items and 2No. category "C" items.

Table 1:

Category	Category Description	Tree Numbers
'A'	Trees of high quality, with life expectancy in excess of 40 years	Not applicable
'B'	Trees of moderate quality, with life expectancy in excess of 20 years	T1, T2
'C'	Trees of low quality with life expectancy in excess of 10 years or young trees	T3, T4
'U'	Seriously defective trees that cannot be retained in present context for longer than 10 years	Not applicable
Total number of trees:		4No. individual trees.

- 2.1.2 The onsite and offsite moderate category "B" Lime trees T1 and T2 are reasonably well formed items.
- 2.1.3 The onsite and offsite low-quality category 'C' trees T3 and T4 are considered less significant items. In the case of T4 Ash the tree appears to be infected by Ash Dieback - *Hymenoscyphus fraxinea* and as such this tree is likely to require removal in the relative short term irrespective of the proposed development.
- 2.1.4 Generally, the Local Planning Authority is likely to accept the removal of trees in a poor condition or those with a minimal, safe, useful life expectancy. This usually includes category 'U' and 'C' trees. This presumption is also viewed reasonable where it accords with accepted arboricultural objectives.

3 Arboricultural Impact Assessment

- 3.1.1 The following section evaluates the proposed layout in relation to trees within influencing distance of the proposed development. Any tree and design conflicts are highlighted, and possible remedial action recommended. The assessment is based on the surveyor's findings and the proposed plans and information provided by Northern Design Partnership.
- 3.1.2 The proposal seeks to extend the original building on 3 sides.

Table 2:

Tree categories A, B, C & U	Trees to be retained and protected	Trees to be removed for development	Trees to be removed for arboricultural management reasons
'A'	Nil	Nil	Nil
'B'	T1, T2,	Nil	Nil
'C'	T4, T5	Nil	Nil
'U'	Nil	Nil	Nil

3.2 Trees to be removed to accommodate the proposal

- 3.2.1 As demonstrated in Table 2 above, no tree removal will be required in order to complete the proposed development.

3.3 Trees to be removed for Arboricultural Management Reasons

- 3.3.1 In terms of the previously recommended removal of Ash T4 (T6 on previous report - 23/00130/HOUS), this tree is to be retained pending re-inspection over subsequent growing seasons. This recommendation is influenced by earlier tree losses. Should the Ash Dieback - *Hymenoscyphus fraxinea* infection escalate and tree removal becomes necessary replacement planting with 1No. Norway Maple is recommended.

3.4 Below Ground Constraints

- 3.4.1 The area of roots that need to be protected around a tree to try to ensure it does not suffer damage during the construction process is called the Root Protection Area (RPA).
- 3.4.2 As recommended in BS5837 we have plotted the RPAs (in magenta) onto the attached Tree Constraints Plans (TCP) taking full account of the surrounding topographical factors, tree condition and the likely root disposition.
- 3.4.3 It will be noted that the footprint of the proposed dwelling involves a minor incursion within the RPA of Lime T1. The extent of encroachment will be approximately 1%, a proportion of which until recent construction activity was overlaid by hard surfacing where rooting volume is likely to have been impacted. Furthermore taking account of the strong growing condition of the specimen and the markedly improved growing conditions this tree will have derived from the removal of a neighbouring Ash the tree is likely to overcome the aforementioned construction activities. As such construction of the dwelling foundations is unlikely to have caused any demonstrable harm to the health and longer term viability of this tree.

3.5 Above Ground Constraints

- 3.5.1 The off-site Maple T3 was beginning to encroach upon the former dwelling and requires drawing back to facilitate scaffolding access on the new build. Drawing back of the crown by approximately 1.5m will provide adequate clearance.
- 3.5.2 With the exception of the off-site Maple T3 which will require periodic pruning to abate a nuisance retained trees can be expected to grow to their overall dimensions subject to remaining free of disease and the completion of routine maintenance. Such pruning works would be carried out in accordance with BS3998:2010 recommendations for tree work.

3.6 Alterations to Ground Levels

- 3.6.1 A rise or reduction in soil level can have major implications on the longevity and health of trees. Minor changes (up to 100mm) can be tolerated in some cases but is heavily dependent on tree species, condition and growing environment. There is no requirement for alterations to ground levels within the prescribed RPA's of retained trees.

3.7 Tree Protection

- 3.7.1 Accepting the proposed construction work is nearing substantive completion, the installation of BS5837:2012 compliant tree protection fencing is considered unnecessary.

3.8 Material Storage

- 3.8.1 Again accepting the proposed construction work is nearing substantive completion at this stage no material storage or plant movement will be required within the RPA's of retained trees.

3.9 Services

- 3.9.1 No new services or soak-a-ways are to be sited or constructed within the RPA of any retained trees; the existing drainage and services will be used eliminating the requirement for trenching work.
- 3.9.2 Should it become necessary to excavate within the prescribed RPAs of surrounding trees these must be installed using techniques and methods described at section 4.1 of the current edition of the National Joint Utilities Group (NJUG) Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (www.njug.org.uk) or if this is not practicable, trenches are to be opened by compressed air excavation tools and not mechanically dug. Before any excavation within the highlighted RPAs commences, advice should be sought from either the project Arboriculturist or the local authority tree officer.

3.10 Landscaping

- 3.10.1 The proposed development provides opportunities for replacement planting with sufficient space available to house medium and larger sized tree species. In this regard see attached a proposed mitigation tree planting plan that proposes 8 No. trees. This proposal seeks to address the impact associated with the removal of the Sycamore subject of TPO No.74-1983, reference T10 and more generally the appearance of the proposed development.

4 Conclusions

- 4.1.1 The design intention is to safeguard wherever reasonably practicable the health and longer term viability of retained tree cover and the value it affords to the property and local landscape.
- 4.1.2 As demonstrated the proposed development can safely retain existing tree cover whilst controlling the planting of replacement trees.
- 4.1.3 The protection of trees and their subsequent health and future potential is totally dependent upon all persons operating within the site. Communications are vitally important to ensure that all parties understand the reason for tree protection and its continued existence. Providing all necessary tree protection works are undertaken as required by a planning condition on any approval notice, retained trees and development alike will satisfactorily coexist.
- 4.1.4 It is hoped that this report and recommendations provides all necessary information, however, should there be any queries, or should clarification of any points be required, please contact the report author.

5 Appendices

Appendix 1 - Explanation of Survey Details

Tree Id- Each tree/group has been given a unique number, which coincides with the drawings located in appendix 3.

Species & botanical name- where identifiable the full botanical name has been given. Where a cultivar, variety or species cannot be accurately given the genus name only will be given.

Height (m)- measured approximately to the nearest 1m. If height issues are critical, measurements can be collected accurately using optical instruments.

No of stems- the number of separate stems each individual tree has.

Stem Dia @1.5m (mm)- the diameter of the given tree at 1.5m above soil level, (on sloping ground taken on the up-slope side of the tree base). Where the tree is multi-stemmed measurements will be record for each stem.

Spread- indicates the crown radius from the base of tree in four compass directions, recorded to the nearest metre.

Crown height + direction (m)- recorded as the first significant branch and direction of growth.

Life stage- described as young, semi-mature, early-mature, mature or over-mature.

Physiological condition (P)- an assessment of the tree's health. Considers vitality, die back and the presence of disease. Described as Good = no significant health problems Fair = symptoms of ill health that can be remediated Poor = significant ill health.

Structural condition (S)- an assessment of the trees structural condition. Described as Good = no significant defects Fair = significant defects that can be remediated Poor = significant defects no remedy.

Observations – negative and positive- narrative comments on general condition, significant defects and overall appearance (e.g. the presence of any decay).

Preliminary management recommendations- e.g. requires pruning or further investigation of suspected defects is needed.

Life expectancy- preliminary management recommendations, e.g. requires pruning or further investigation of suspected defects is needed.

Retention Category- Each tree/group is identified with a retention category in accordance with BS5837 (an in-depth explanation is provided on the following page)

RPA radius (m)- minimum area in metres which should be left undisturbed around each retained tree.

Appendix 2 - Cascade Chart for Tree Quality Assessment (Extract from BS5837 table 1)

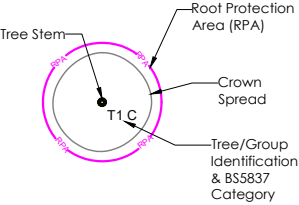
Category and definition	Criteria (including subcategories where appropriate)			Identification on Plan
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) - Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline - Trees infected with pathogens of significance to health and/or safety of other trees nearby, or very low-quality trees suppressing adjacent trees of better quality NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve			DARK RED
TREES TO BE CONSIDERED FOR RETENTION				
Category and definition	Criteria – Subcategories			Identification on Plan
	1 Mainly arboricultural values	2 Mainly landscape values	3 Mainly cultural values, including conservation	
Category A Trees of a high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	LIGHT GREEN
Category B Those of moderate quality with and estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	MID BLUE
Category C Those of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm	Unremarkable trees of a very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value; and/or trees offering low or only temporary/transient screening benefits	Trees with no material conservation or other cultural values	GREY

Appendix 3 - Tree Survey Schedule

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	Recommendations	Life expectancy	Retention category	RPA Radius (m)
T1	Common Lime, <i>Tilia X europaea</i>	13	1	450	3.5	4	4	4	2ar	Mature	P= Good, S= Good. Well formed item located having been previously suppressed by a previously removed larger more dominant Ash. Epicormic growth is present to base. Minor deadwood due to squirrel damage.	Retain tree and remove basal epicormic growth.	20 to 40 yrs	B2	5.4
T2	Common Lime, <i>Tilia X europaea</i>	18	1	650	5	5	5	5	4ar	Mature	P= Good, S= Good. Large mature off site tree. All measurements estimated due to restricted access.	Retain tree, no work required.	20 to 40 yrs	B2	7.8
T3	Norway Maple, <i>Acer platanooides</i> 'Purpurea'	8	1	290	3	3	3	3	2w	Semi-mature	P= Good, S= Good. Off site establishing tree with crown encroaching towards existing property.	Retain tree and draw back north-eastern quadrant of crown by maximum of 1.5m to suitable growing points.	10 to 20 yrs	C2	3.5
T4	Common Ash, <i>Fraxinus excelsior</i>	8	1	270	3	3	3	3	3n	Semi-mature	P= Fair, S= Fair. Single stemmed to 3.5m before becoming codominant. Minor pruning wounds, snags and Ash Dieback (<i>Hymenoscyphus fraxinea</i>) is again evident.	Retain tree and carry out annual inspections when in leaf to identify the likely deterioration in tree health. If tree is removed within a 5 year period post development the tree shall be replaced with 1No. Norway Maple - <i>Acer platanooides</i> minimum standard variety 8-10cm girth.	10 to 20 yrs	C2	3.2



KEY



Category A
Tree/group of high quality with an estimated remaining life expectancy of at least 40 years.

Category B
Tree/group of moderate quality with an estimated remaining life expectancy of at least 20 years.

Category C
Tree/group of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.

Category U
Trees in such condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.

Appendix- 4

Drawing Title:
Tree Impact Plan

Site Address:
54 Norden Road
Rochdale

Client:
Mr Chauhdry

Date:
15/01/2025

Job Ref:
TCC-2157-1

Scale:
1:200 at A3

Revision:
1


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