



Arboricultural Survey & Impact Assessment
Eazy Cars Ltd
Proposed Car Workshop
Manchester Road
Rochdale

Report Reference: AIA-1933-1
11 April 2024

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1 Introduction

1.1 Instruction and Brief

Tree Care Consultancy was commissioned by Eazy Cars Ltd to prepare an Arboricultural Survey and Impact Assessment to accompany a Planning Application for the erection of a car workshop at land north of Manchester Road, Rochdale. 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 Constraints Plan (TCP - appendix 4) and a Tree Impact Plan (TIP - appendix 5) which highlights the potential development limitations trees pose on site
- An Arboricultural Impact Assessment which evaluates potential implications the proposal may have on surrounding trees.

1.1.1 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.

1.1.2 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.

1.1.3 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.

1.1.4 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/Surveyor

- 1.2.1 A tree survey was undertaken by Stephen Waterson on 12 March 2024. Stephen has many years' experience within the Arboricultural industry, predominantly in the role of a Local Authority Tree Officer, though more recently he has worked in the role of Arboricultural Consultancy. He has a wide range of experience covering tree management, trees in relation to development and tree work applications associated with protected trees. In 1997 Stephen was awarded the Technicians Certificate in Arboriculture. As part of his continuing professional development Stephen attends seminars and develops contacts with fellow professionals ensuring his knowledge and awareness of industry best practice is current and up to date.
- 1.2.2 On the day of the survey the weather conditions were dry with no visibility constraints.
- 1.2.3 Measurements were calculated using the necessary instruments or 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 in 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 Constraints Plan (TCP) (appendix 4) and Tree Impact Plan (appendix 5) which have been prepared by overlaying tree survey data onto topographical and proposed site layout drawings respectively. The author has relied on the accuracy of the drawings in the production of this report.

1.3 Site Description

- 1.3.1 The application site appears to be a previously developed partially surfaced rectangular parcel of vacant land. No buildings occupy the site and there are no noticeable level changes within the site. The surrounding area is one of mixed use.
- 1.3.2 Tree cover within the area is moderate, being defined by the local land use and topography.

1.4 Tree Status

- 1.4.1 Certain of the sites tree cover are understood to be the subject of a Tree Preservation Order (TPO), though the site does not lie within a Conservation Area. 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.

1.5 Soil Assessment

- 1.5.1 No soil testing was undertaken and no soil information was provided for the author. The precise soil type could only be confirmed with further soil investigation/analysis.

2 Tree Quality Assessment

- 2.1.1 As highlighted in table 1 below, the tree survey included no retention category "A" items. 3No. individual trees were identified as moderate quality category "B" items. 2No. individual trees were identified as low quality category "C" items. 1No. individual tree and 1No. tree group were identified as seriously defective category "U" material.

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	T2, T3, T4
'C'	Trees of low quality with life expectancy in excess of 10 years or young trees	T1, T5
'U'	Seriously defective trees that cannot be retained in present context for longer than 10 years	T6, G7
Total number of trees:		6No. individual trees and 1No. tree group

- 2.1.2 The site itself supports 3No. visually prominent trees, including 1No. Sycamore T1, and 2No. Maple T2 and T3. The remaining tree cover detailed in the report occupies adjoining property. Collectively these trees combine with neighbouring offsite tree cover to provide welcome greenery and visual interest within the local streetscene. It will be noted from the tree survey findings that the Sycamore T1 is considered to be in a poor condition and unlikely to remain viable beyond the relative short term.

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, proposed plans and information provided by Alan Davies of Northern Design Group.
- 3.1.2 The development proposal seeks to construct a car workshop with ancillary forecourt and customer parking.

Table 2:

Tree categories A, B, C & U	Trees to be retained and protected	Trees to be removed for on basis of proposed layout	Trees to be removed for arboricultural management reasons
'A'	Nil	Nil	Nil
'B'	T2, T3, T4	Nil	Nil
'C'	T5,	Nil	T1, G7
'U'	T6	Nil	Nil

3.2 Trees to be removed to accommodate the proposal

- 3.2.1 As shown in Table 2 it is not necessary to remove any trees in order to undertake the proposed development.
- 3.2.2 In terms of the recommended removal of T1 the loss of this tree is not required for the purpose of completing the proposed development. Its removal is solely recommended for reasons of its declining condition and an acknowledgement the tree is likely to be short lived and of insufficient quality to control development. It seems appropriate to use the opportunity development presents to accommodate its removal and replacement within the wider development context. However if for any reason the Council do not support removal of T1 it will be entirely feasible to retain the tree as part of the development process. Refer to 3.3 below.

3.3 Below Ground Constraints

- 3.3.1 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).

- 3.3.2 As recommended in BS5837 we have plotted the RPAs (in magenta) onto the attached Tree Constraints Plan (TCP) taking full account of the surrounding topographical factors, tree condition and likely root disposition.
- 3.3.3 Save for Sycamore T1 there are no foreseeable conflicts between the proposed development and retained trees that cannot be addressed by customary tree protection measures.
- 3.3.4 In terms of the possible retention of Sycamore T1 which is unlikely to be achievable beyond the relative short term special measures would have to be incorporated in the form of "no dig construction" where customer parking would overlap the RPA of T1. Refer to paragraph 3.4.1 below.

3.4 No Dig Construction

- 3.4.1 If the LPA are minded to insist on retention of T1 the proposed customer parking will require new surfacing within the RPA of T1 amounting to approximately 6% of the RPA. This area will need to withstand the weight of vehicles without causing compaction to the underlying soils. As per BS5837 and Arboricultural Practice Note (APN12) the proposed surface will be constructed on a no dig basis. This matter can be addressed in the form of an Arboricultural Method Statement (AMS). It will be noted BS5837 paragraph 7.4.2.3 recommends new permanent hard surfacing should not exceed 20% of any existing unsurfaced ground. As such the necessary 6% incursion falls well within the recommended guidance. It is requested the LPA agree to condition an AMS and wider Tree Protection as part of a detailed planning permission.

3.5 Above Ground Constraints

- 3.5.1 The expected future growth of retained trees is not considered to cause any conflicts with the future use of the property.

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 RPA's of retained trees.

3.7 Tree Protection

- 3.7.1 A tree protection fence and where necessary ground protection will be installed prior to the commencement of any sitework, e.g. before any materials are brought on site. The fence will have signs attached to it stating that this is a Construction Exclusion Zone (CEZ) and that **NO WORKS** are permitted within the CEZ. The protective fence may only be removed following completion of all construction works.

- 3.7.2 The positioning and implementation of tree protection can be addressed by the imposition of a suitably worded planning condition.

3.8 Material Storage

- 3.8.1 No material storage or plant movement will be required within the Construction Exclusion Zone of retained tree cover.

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 tree. Wherever practicable the existing drainage and services will be used eliminating the requirement for unnecessary trenching work.
- 3.9.2 Should it become necessary to excavate within the prescribed RPA's of retained 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.

3.10 Landscaping

- 3.10.1 The proposed development provides opportunities for new planting with space available to house tree and shrub material within the site. Again such matters can be addressed by planning condition.

4 Conclusions

- 4.1.1 Retained tree cover will need to be safeguarded by tree protection measures which should be documented in an Arboricultural Method Statement. It is presumed the Local Planning Authority would be agreeable to conditioning this as part of a detailed planning permission.
- 4.1.2 The protection, management of trees and their subsequent health and future potential is totally dependent upon all people 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.
- 4.1.3 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	Sycamore, <i>Acer pseudoplatanus</i>	15	1	850	7	6	8	5	5s	Mature	P= Fair, S= Poor. Visually prominent tree. West facing basal wound at ground level with what appears to be development of juvenile <i>Kretzschmaria deusta</i> above the wound. Presence of further dysfunctional cambium and early stage <i>Phytophthora spp</i> exudations were evident above the same wound. Recovered pollard from 2.5m with various included unions and evidence of incipient decay around the tight forks. Crown supports prominent cavities, former pruning wounds, snags and dead wood. The tree appears to have entered a period of reducing vitality and taking account of the basal and crown defects removal and replacement within the development context is recommended.	Remove and replace within development context.	10 to 20 yrs	C2	10.2
T2	Norway Maple, <i>Acer platanoides</i>	17	1	530	7	2	7	4	3n	Early-mature	P= Good, S= Good. Partial root girdling. Reasonably well formed tree. Triple stemmed from 2.5m with characteristic tightly forking included unions.	Retain, crown lift to achieve 5.3 metres clearance over the highway.	20 to 40 yrs	B2	6.4
T3	Norway Maple, <i>Acer platanoides</i>	17	1	420	7	2	6	7	3n	Early mature	P= Good, S= Good. Reasonably well formed, though somewhat suppressed by neighbouring T2. Crown supports minor snags and dead wood.	Retain, crown lift to achieve 5.3 metres clearance over the highway.	20 to 40 yrs	B2	5
T4	Norway Maple, <i>Acer platanoides</i>	17	1	630	7	3	8	5	4s	Mature	P= Good, S= Good. Reasonably well formed triple stemmed tree. Leader historically shed with a major tear present above the most upright leader. Crown supports former pruning wounds snags and dead wood.	Retain no work required at this stage.	20 to 40 yrs	B2	7.6
T5	Wild Cherry, <i>Prunus avium</i>	10	1	300	6	1	1	5	3w	Mature	P= Fair, S= Poor. Off site tree of very poor suppressed form with snags and dead wood.	Retain no work required at this stage.	10 to 20 yrs	C2	3.6
T6	Goat Willow, <i>Salix caprea</i>	9	1	320	2	2	3	6	3s	Over mature	P= Fair, S= Poor. Off site tree. Originally twin stemmed with one stem long removed. Growing tight against boundary retaining wall with evidence of tree related structural disturbance. Crown supports minor snags and dead wood.	Retain no work required at this stage.	0 to 10 yrs	U	3.8
G7	Goat Willow, <i>Salix caprea</i>	<5	1	<150	See plan				3s	Semi mature	P= Fair, S= Poor. Off site trees presently of inconsequential proportions. All items growing through the palisade boundary fence. Removal necessary as part of any boundary upgrade.	Remove and replace within development context.	0 to 10 yrs	U	1.8

KEY

Tree Stem

Root Protection Area (RPA)

Crown Spread

Tree/Group Identification & BS5837 Category

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.

MANCHESTER ROAD

EI Sub Sta

G7 U

T6 U

T1 C

T2 B

T3 B

T5 C

T4 B

Drawing Title:
Tree Constraints Plan

Site Address:
Proposed Car Workshop
Manchester Road
Rochdale

Client:
Northern Design

Date:
25/03/2024

Job Ref:
TCC-1933-1

Scale:
1:200 at A3

Revision:
1

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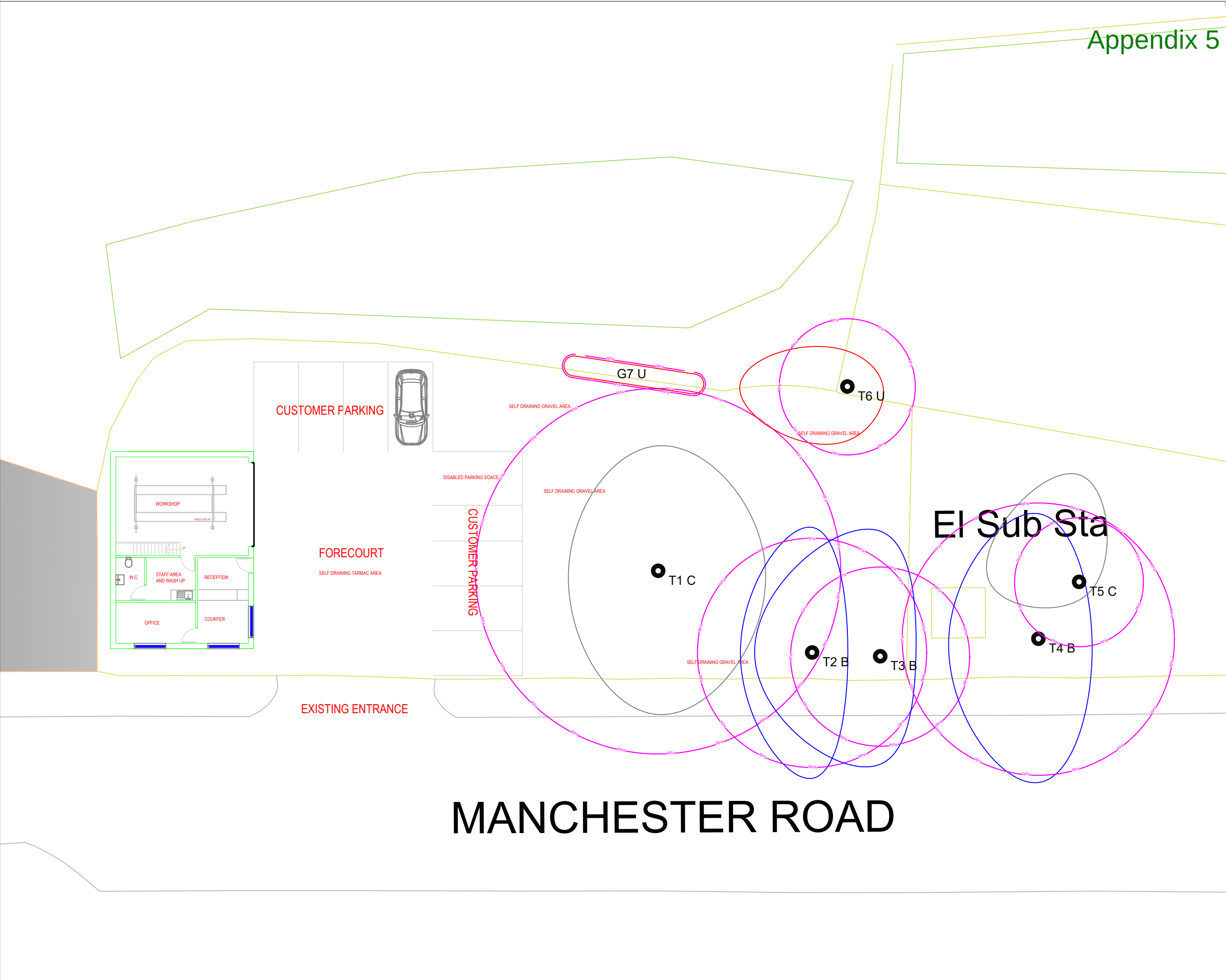
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KEY

- Tree Stem
- Tree/Group Identification & BS5837 Category
- Tree Crown Spread
- Root Protection Area (RPA)
- 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.

Drawing Title:			
Tree Impact Plan			
Site Address:			
Proposed Car Workshop Manchester Road Rochdale			
Client:			
Northern Design			
Date:	25/03/2024	Job Ref:	TCC-1933-2
Scale:	1:200 at A3	Revision:	1