

**ARBORICULTURAL REPORT
AND
ARBORICULTURAL IMPACT ASSESSMENT
to BS 5837:2012
at
Dale Street
Milnrow
Rochdale
Lancashire
OL16 3LH**

Client:
Howe Rigout
& Construction

Client Address:
Explore House
Sutcliffe Street
Littleborough
OL15 9BE

JCA Ref:
22292/ME

JCA Limited
Arboricultural & Ecological Consultants

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1. Introduction

1.1 Purpose of the Report

- 1.1.1 JCA Limited has been instructed by **Howe Rigout & Construction** to survey the trees at **Dale Street, Milnrow, Rochdale** and prepare the findings in a report.
- 1.1.2 This report provides detailed, independent, arboricultural advice on the trees in the context of potential development, conducted in accordance with the guidelines contained within BS5837: 2012 '*Trees in relation to design, demolition and construction – Recommendations*' (BS5837:2012).
- 1.1.3 The specific design of the proposed development has been considered within the Arboricultural Impact Assessment in **Section 4** and is detailed on the Arboricultural Implications Plan at **Appendix 6**.
- 1.1.4 Where necessary, recommendations will be given with a view to the long-term management of sustainable tree cover and to uphold the interests of health and safety.

1.2 Terms of Reference

- 1.2.1 For this purpose, a topographical survey (**Ref: Topographical survey Dale Street**) has been supplied, which forms the basis for the Tree Constraints Plan at **Appendix 5**. The topographical survey, along with all other documents supplied to JCA, is assumed to be correct. No checking of such documents will be undertaken and JCA cannot be held responsible for incorrect data supplied by other parties.

1.3 Tree Survey Details and Methodology

- 1.3.1 The survey took place during September 2024 and was conducted by **Mick Eltringham ND (Forestry)**.
- 1.3.2 During this survey, all trees were inspected from ground level. Further investigations, such as a climbed inspection or a decay detection survey, have not been undertaken.
- 1.3.3 Only those trees within the site boundary with a stem diameter above 75mm have been included. Where applicable, trees outside the site boundary, but close enough to be affected by a proposed development, are also included.
- 1.3.4 Tree data was collected in accordance with **Section 4.4** and **Section 4.5** of BS5837: 2012. Full details of all trees surveyed are recorded in the tables at **Appendix 1** which can be cross referenced with the Tree Constraints Plan at **Appendix 5**. A full explanation of the tables can be found at **Appendix 2**.

- 1.3.5 Measurements were obtained using clinometers, specialist tapes or electronic distometers. Where this was not possible, due to restricted access or other mitigating circumstances, measurements were estimated to the best ability of the surveyor. Where measurements have been estimated, these are clearly highlighted at **Appendix 1** with a ‘#’ symbol.

2. Status of the Trees

- 2.1 A check was made with **Rochdale Borough Council** in August 2024 to determine whether any of the trees surveyed as part of this report are subject to any statutory controls.
- 2.2 We are informed that no trees within our survey are subject to any Tree Preservation Orders (TPO) and the site is not located within a Conservation Area.
- 2.3 However, prior to any works being undertaken to trees, those instructing and proposing to carry out the work should satisfy themselves that all appropriate consents are in place to prevent potential breach of legislation.

3. Tree Survey Details

3.1 Tree Retention Categories

- 3.1.1 Below is a summary of the surveyed vegetation with retention categories identified in accordance with BS5837: 2012. For a full explanation of the retention categories, please refer to **Appendix 2 (Section A2.3)**.

Retention Categories of the Surveyed Vegetation				
Retention Category	Trees	Groups	Hedges	Totals
A	1	0	0	1
B	1	1	0	2
C	5	5	1	11
U	1	1	0	2
Totals	8	7	1	16

- 3.1.2 As a general rule, those trees listed as retention category ‘A’ or retention category ‘B’ are the most valuable items of vegetation and as such the removal of these is likely to be met with resistance by the Local Planning Authority (LPA).
- 3.1.3 Those items listed as retention category ‘C’ are of lesser value and the removal of these is generally less likely to be met with resistance by the LPA.
- 3.1.4 Items listed as retention category ‘U’ comprise of dead trees or trees of limited safe life expectancy and are often recommended for removal, irrespective of any proposals.

3.2 Recommended Work for Arboricultural Reasons

- 3.2.1 Where necessary, recommendations have been prescribed for reasons of public safety, to benefit the trees and/or for general maintenance purposes. Such recommendations have been made for Arboricultural reasons and should be undertaken irrespective of development, as follows.

Arboricultural Recommendations				
Ref No	Species	Height (m)	Stem Diameter (cm)	Recommendations
T1	Common Ash	11	44	Remove deadwood and monitor dieback annually.
T2	Common Ash	11	46	Remove deadwood and monitor dieback annually.
T4	Common Ash	13	62	Remove larger Deadwood and monitor.
T8	Sycamore	10	32	Remove due to damage to retaining wall.
G11	Mixed	To 12	#8 to #20	Remove Ash and Elm.
G13	Mixed	9	To 10	Remove.

3.2.3 Full details of all recommended works are detailed in the ‘Recommendations Column’ of the Tree Data Tables at **Appendix 1**.

3.2.4 For an explanation of the priority ratings, see **Appendix 2 (A2.2.5)**.

3.2.5 All trees which are to be retained within the proposed development should be inspected on a regular basis in the interests of risk management. They should have a biennial re-inspection regime, ideally with each inspection being undertaken during a different season, in order to observe any defects, pests and diseases that are only evident at certain times of year.

4. Arboricultural Impact Assessment (AIA)

4.1 Proposed Development

- 4.1.1 The proposed development will consist of the construction of 7 dwellings with associated access, parking and outdoor space.
- 4.1.2 We have been supplied with **Drawing No. 23-23071 - 001**, which details the proposed development. The tree data has been overlaid onto the proposed designs to create the Arboricultural Implications Plan, which can be found at **Appendix 6**. This provides the basis for which this Arboricultural Impact Assessment has been prepared.
- 4.1.3 All tree works required to accommodate the proposals are detailed in *italics* in the recommendation columns of the tables at **Appendix 1**. Please note that any required Arboricultural works recommended during the initial survey are also listed in these tables in non-italics.

4.2 Tree Removals for Development

- 4.2.1 **5** category 'C' trees/groups require removal to accommodate the proposals. These items are of lower/poor quality and can be removed without significantly affecting the visual amenity of the surrounding area.
- 4.2.2 The removal of trees for development can often be mitigated (either partially or entirely) by the replacement of suitable specimens within a planting scheme. Whilst not always necessary, the planting of trees can improve the aesthetic value of the surrounding area and may be conditioned in the usual manner.

4.3 Pruning for Development

- 4.3.1 To accommodate the proposals, it will be necessary to prune one of the retained trees (**T1**), in order to provide suitable access and working distances and to afford reasonable clearances from the building. Also known as 'access facilitation pruning' this is relevant to **T1**.
- 4.3.2 Where the footprint of the proposed building passes within the RPA of **T1**, root pruning will be required, under the supervision of an appointed arboriculturist. Root pruning will accommodate the proposed building whilst preventing any 'ripping' damage, a problem commonly associated with mechanical excavations.

4.4 Temporary Protection Measures

4.4.1 The Protective Barrier

- 4.4.1.1 In order to ensure the effective protection of any retained trees during development, a protective barrier will be installed, in accordance with BS5837: 2012 and may comprise of protective fencing and ground protection. This will be the first job on site following the tree removal and pruning works. The fencing should ideally be positioned to protect the entire **Root Protection Area (RPA)** of the retained trees, in order to create a **Construction Exclusion Zone (CEZ)**.
- 4.4.1.2 Routes for pedestrian and site traffic will be located outside, and diverted away from, the RPAs of the retained trees wherever possible. Where this is not practicable, temporary protective surfaces (ground protection) must be laid over the exposed RPAs to reduce/limit soil compaction. The ground protection must therefore distribute the weight of site vehicles, machinery or pedestrians whilst allowing moisture to reach the tree rooting area beneath. Such surfaces must be constructed in accordance with BS5837: 2012.

4.5 Implications for Retained Trees

4.5.1 Works within the RPA

- 4.5.1.1 Where the proposals require work to be undertaken within the RPA of a tree which is to be retained, specialist measures must be adopted during the construction phase to avoid ground compaction and minimise root damage.
- 4.5.1.2 Such areas are highlighted in **blue** on the Arboricultural Implications Plan at **Appendix 6** and are addressed in the following sections.

4.5.2 Demolition

- 4.5.2.1 In this case, no significant demolition activities are required adjacent to retained trees and as such, no mitigation measures are considered necessary.

4.5.3 Access/Construction of Hard Surfacing

- 4.5.3.1 In this case, the proposed scheme does not require the construction of access roads, driveways or other hard surfaces within the RPA of retained trees. As such no specialised construction techniques/surface treatments will be required for this purpose.

4.5.4 Construction / Foundation Design

- 4.5.4.1 The footprint of a proposed building incurs the RPA of **T1**. In this case, because of the minimal nature of the incursion, it is considered appropriate to undertake root pruning. This will allow for the construction of the building, without causing ‘ripping’ damage to the roots, a problem commonly associated with mechanical excavation, whilst also preventing the need for specialist foundation designs.
- 4.5.4.2 Advice should always be sought from a suitably qualified Structural Engineer. The water demand of trees can be an important consideration when determining the appropriate foundation design. Due of this, water demands for the trees identified on this site are included in **Appendix 1**, in accordance with current **NHBC Standards**, for the use of the appointed structural expert.

4.5.5 Tree Shade

- 4.5.5.1 Due to the location of the trees, and their distance from to the proposed buildings, issues related to shading are considered to be unlikely and do not require mitigation.

4.5.6 Utilities

- 4.5.6.1 Details on service routes are not available at this time. Where utilities need to be brought onto the site, these should be routed away from the RPAs of retained trees. Where this is not possible, methodologies on the installation of underground services without damage to tree roots should be considered.
- 4.5.6.2 All service providers should be consulted prior to commencement of works with the aim of minimising the number of service runs on the site. Any foreseeable incursions to RPAs should be communicated to the appointed arboricultural consultant and the LPA at the earliest possible time to prevent breach of planning conditions and damage to retained trees.

4.5.7 Site Compound

- 4.5.7.1 The site compound, which typically includes the site office, mess facilities, toilets, storage of materials and parking, must be located away from the trees and outside the RPAs.
- 4.5.7.2 Care should also be taken to prevent soil contamination with chemical spillages, including petrol, diesel and oils.

4.5.8 Landscaping

- 4.5.8.1 Proposed fence lines may be constructed within the RPA of a tree if necessary, providing that appropriate considerations are taken with regards to the well-being of the effected tree. As such, no continual trenching is to be undertaken within the RPA (e.g. for small walls onto which panel fencing is installed). Excavations must be kept to a minimum and therefore only fence designs requiring intermittent posts will be acceptable within the RPA. Fences should also be kept as far away from the main stems of the trees as is reasonably possible.
- 4.5.8.2 Any patios, garden paths or other hard surfaces within RPAs which may not be shown on the projected layout (**Appendix 6**), and in addition to those mentioned in **Section 4.5 (hard surfaces)** may be constructed using no-dig techniques, providing that they do not cover more than 20% of the RPA and are implemented in accordance with BS5837: 2012. Such surfaces are to be kept as far away from the main stems of the trees as is reasonably practicable. If there is any concern of damaging retained trees, further advice should be sought from a qualified Arboriculturalist.
- 4.5.8.3 No ground level changes are to be undertaken within the RPAs of retained trees, unless otherwise stated or agreed with the appointed Arboricultural Consultant or the LPA. The requirement to raise/lower ground levels within RPAs must be communicated to these parties at the earliest practical convenience.

4.6 Remedial Measures

- 4.6.1 Protective fencing specifications and on-site positioning, along with details of any necessary specialist construction methods, can be provided in an Arboricultural Method Statement (AMS).
- 4.6.2 The site offers scope for landscaping and tree planting. All areas identified for the new planting should also be protected by fencing during the construction phase to prevent the compaction of the soil.

5. Summary

- 5.1 Recommendations have been prescribed for reasons of public safety, to benefit the trees and/or for general maintenance purposes. Such recommendations have been made for Arboricultural reasons and should be undertaken irrespective of development.
- 5.2 Particular attention is drawn to the **High Priority** works which, in the interest of risk management, need to be carried out as soon as practically possible.
- 5.3 The arboricultural implications of the development have been considered and discussed in **Section 4**.
- 5.4 Some trees require removal in order to facilitate the proposed development. These are discussed in **Section 4.2** and detailed on the Arboricultural Implications Plan at **Appendix 6**.
- 5.5 All development work carried out in close proximity to trees must be executed in a manner sympathetic to their needs. Otherwise, the condition of the trees may deteriorate in the months and years following development, leading to a loss of amenity and resulting in potentially hazardous trees. Care must therefore be taken to ensure that the retained trees are suitably protected.
- 5.6 In accordance with **Section 6.1 of BS 5837: 2012**, the next stage on this site should be the preparation of an **Arboricultural Method Statement (AMS)**, to ensure that all the retained trees survive the development process. An **AMS** details which trees are to be removed, which trees are to be retained, and any other tree works which are required to facilitate development. The **AMS** will also advise on temporary protective barriers, temporary ground protection, site supervision, location of services and it will detail specialist construction techniques.
- 5.7 It is advised that in accordance with **Section 5.6 of BS 5837: 2012** that a **Tree Planting Scheme** is prepared which will help to ensure that the site retains a sustainable tree cover. A carefully designed **Tree Planting Scheme** will incorporate tree species in harmony with the development whilst seeking to improve the overall age range and species diversity.
- 5.8 In accordance with **Section 6.3 of BS 5837: 2012**, site supervision at key stages of the development is likely to be advisable.
- 5.9 The data gained during the survey provides an indication of the health of the trees. However, it does not enable a comprehensive assessment of their condition over time. Trees are living organisms which are affected by many factors including weather conditions, diseases/disorders, light levels and human activities. Due to this, this report is only valid for a period of 1 year from the date of issuing. Should an update or revision of this report be required outside of this time period, JCA may require a further site visit to ensure that the condition of the trees has not significantly changed. It is advised that the trees are inspected regularly, in the interests of risk management.

Appendices

Tree Ref.	Age Common Name <i>Botanical Name</i>	Height (m)	Crown Height (m)	Height (m) and Direction of the Lowest Branch	Diameter (cm)	Crown Spread N W E S	Observations	Recommendations Priority	Physiological Condition	Structural Condition	Amenity Value	NHBC Water Demand	Life Expectancy (yrs)	Retention Category	Root Protection Area Radius (m)
T 1	Early mature Common Ash <i>Fraxinus excelsior</i>	11	6	5 SW	44	7.5 5 5.5 5(SW), 4.5(S)	A street tree located in a narrow grass verge. Single stemmed and vertical becoming multiple stemmed between 4 to 5m. Deadwood and tip dieback noted, possible early Ash Dieback and/or root damage from road works close to the stem and compaction on grass verge.	Remove deadwood and monitor dieback annually. <i>Root prune and prune back canopy to facilitate development.</i> Moderate	FAIR	FAIR	HIGH	MOD	10+	C 1 2	5.28
T 2	Early mature Common Ash <i>Fraxinus excelsior</i>	11	4.5	5 SW	46	1 3 5 5	A street tree located in a narrow grass verge. Single stemmed and vertical becoming twin stemmed at 4 metres. Deadwood throughout with large deadwood over road. Possible Ash Dieback present and or the result of root damage from adjacent road works close to stem and compaction of grass verge. Insect damage in upper crown. Evidence of past pruning occluding. Appears to in decline.	Remove deadwood and monitor dieback annually. <i>Remove to facilitate development.</i> High	POOR	FAIR	HIGH	MOD	<10	C 1 2	5.52
T 3	Early mature Sycamore <i>Acer pseudoplatanus</i>	11	6	6 W	45	5 4.3 4.3 4.4	A third party tree located within a driveway. Single stemmed and vertical becoming twin stem at 5 metres. Pruning wound to the east side at 2m occluding. Phone lines through centre of canopy. No major visible defects. Located to corner of a tarmac driveway.	No action required at present n/a	GOOD	GOOD	HIGH	MOD	20+	B 1	5.4
T 4	Mature Common Ash <i>Fraxinus excelsior</i>	13	3	3 SE	62	5 #5 5.5 7.5	A street tree, overhangs footpath, road and sub station. Single stemmed and vertical becoming twin stemmed at 6m. An old wound at 1m to the east side, deep decay cavity in the wound extending up into the stem, good reactionary wound wood noted. An active Beehive observed in cavity. Damage to the buttress and surface roots. Located within grass verge. Occasional pruning wounds occluding well. Deadwood/dieback throughout, likely due to root compaction damage and possible onset of Ash Dieback.	Remove deadwood and monitor annually. High	FAIR	FAIR	HIGH	MOD	10+	C 1 2	7.44
G 5	Semi mature to Early mature Sycamore <i>Acer pseudoplatanus</i>	#12	3&4	2 S	28, 32, 40, 20	#8 5.4 #6 8.5	Three third party trees located on raised ground at the entrance of Delph Street, opposite T4. Southern most tree is twin stemmed. Canopy overhangs over footpath and road. No major visible defects. Crown spread measured to central tree.	No action required at present n/a	GOOD	GOOD	HIGH	MOD	20+	B 2	3.36, 3.84, 5.37
T 6	Mature Whitebeam <i>Sorbus aria</i>	8	2+	2 E	62	5.75 #3 3.6 #5.5	Triple stemmed at 1.5m (diameter taken at 1m) with an unbalanced crown. Pruning wounds to the east side and deadwood from shading. Suppressed by offsite trees to the west and historically remove trees to the east. Located on steep bank.	No action required at present. <i>Remove to facilitate development.</i> n/a	GOOD	GOOD	MOD	MOD	20+	C 1	7.44

Tree Ref.	Age Common Name <i>Botanical Name</i>	Height (m)	Crown Height (m)	Height (m) and Direction of the Lowest Branch	Diameter (cm)	Crown Spread N W E S	Observations	Recommendations Priority	Physiological Condition	Structural Condition	Amenity Value	NHBC Water Demand	Life Expectancy (yrs)	Retention Category	Root Protection Area Radius (m)
G 7	Semi mature to Early mature Goat Willow <i>Salix caprea</i>	3	0+	n/a n/a	#2	See plan	Regeneration from four cut stumps, of limited arboricultural value.	No action required at present. <i>Remove Willow stumps to facilitate development.</i> n/a	FAIR	POOR	LOW	HIGH	10+	C 2	n/a
T 8	Semi mature Sycamore <i>Acer pseudoplatanus</i>	10	3	5 E	32	4 #4 3.5 #4	Single stemmed and vertical with a balanced crown. Maturing epicormic growth at the base. Located adjacent to boundary retaining wall, starting to push against retaining wall causing slight deformation.	Remove due damage to retaining wall. Low	GOOD	FAIR	HIGH	MOD	10+	U	3.84
G 9	Young to Semi mature Mixed <i>Details in observations</i>	To 8	0+	n/a n/a	To 8	See plan	Consisting of predominantly of self set Sycamore with occasional Ash. Mostly regrowth from stumps, (Ash Dieback noted). Of low quality but offers screening to the site. Future potential damage to retaining wall. Of limited arboricultural value.	No action required at present n/a	FAIR	FAIR	MOD	MOD	10+	C 2	1
G 10	Young to Semi mature Mixed <i>Details in observations</i>	to 10	2	2 E	10 to 30	See plan	Consisting of four stems, three Sycamore and one young Ash with extensive Ash Dieback. Crowns are one sided dominant to the south and east no crown spread to the north and west due to now removed tree to the site side. Potential future for damage to retaining wall.	No action required at present n/a	POOR to FAIR	FAIR	MOD	MOD	10+	C 2	1.2 to 3.6
G 11	Young to Semi mature Mixed <i>Details in observations</i>	To 12	3+	2 S	#8 to #20	See plan	A self set group consisting of eight Ash with established Ash Dieback, two Sycamores and one Elm with dieback. Located off site within substation area. Crowns of Elm and Sycamore overhang boundary over road. Of little arboricultural value.	No action required at present <i>Remove to facilitate development.</i> Low	POOR to FAIR	FAIR	MOD	MOD to HIGH	<10	C 2	1 to 2.4
T 12	Early mature Goat Willow <i>Salix caprea</i>	12	2.5	4 E	37	7.5 (NW) 0 4(NE) 1	Twin stemmed with a tight union with a slightly lean to the northeast. A one sided crown due to the removal of a large primary stem to the West. Overhangs boundary and adjacent road. Of limited life expectancy. Occasional pruning wounds showing some occlusion. Of poor form.	No action required at present. <i>Remove to facilitate development.</i> n/a	GOOD	FAIR	MOD	HIGH	10+	C 1	4.44
G 13	Young Mixed <i>Details in observations</i>	9	3	3 W	To 10	See plan	A self set linear group of Ash and Sycamore growing adjacent to fence line. Stems grow through the fence line and are beginning to occlude fencing. Of poor quality. Ash Dieback noted.	Remove Low	FAIR	FAIR	MOD	MOD	10+	U	n/a
G 14	Young Mixed <i>Details in observations</i>	To 3	0+	n/a n/a	To 8	See plan	Consisting of one Beech and a Cotoneaster growing on the site boundary. Heavily suppressed by large trees, of little arboricultural value.	No action required at present n/a	FAIR	FAIR	LOW	MOD	10+	C 2	1

Tree Ref.	Age	Height (m)	Crown Height (m)	Height (m) and Direction of the Lowest Branch	Diameter (cm)	Crown Spread	Observations	Recommendations	Physiological Condition	Structural Condition	Amenity Value	NHBC Water Demand	Life Expectancy (yrs)	Retention Category	Root Protection Area Radius (m)
	Common Name <i>Botanical Name</i>					N W E S		Priority							
T 15	Mature Copper Beech <i>Fagus sylvatica 'Atropurpurea'</i>	13	2 to 8	3 N	#55	6 6.5 5.5 8.5	An off site tree, lower crown suppressed to the northeast side due to other vegetation. Occasional tight unions. Limited inspection due to location. No major visible defects.	No action required at present. n/a	GOOD	GOOD	HIGH	MOD	40+	A 1	6.6
H 16	Semi mature Privet <i>Ligustrum ovalifolium</i>	2	0+	n/a n/a	n/a	See plan	A boundary hedge, lapsed in management. Overhangs adjacent footpath. Offers screening to the site.	No action required at present. n/a	GOOD	FAIR	MOD	NO DATA	10+	C 2	1

Appendix 2: Explanation of Tree Descriptions

A2.1 Measurements/ Reference Information

- A2.1.1 *REF NUMBER*. All items surveyed are allocated a reference number preceded with a letter, identifying the type of vegetation surveyed: T = an individual tree, G = a group of trees or an area of vegetation, W = woodland, H = a hedgerow.
- A2.1.2 *SPECIES: COMMON AND BOTANICAL NAME*. The common and botanical names of the species present are noted. If the species is not clear or identifiable, then a general common name and genus will be noted.
- A2.1.3 *AGE CLASS* of the tree is described as young, semi-mature, early-mature, mature, over-mature, veteran or dead.
- A2.1.4 *HEIGHT* of the tree is measured in metres from the stem base to the top of the crown.
- A2.1.5 *CROWN HEIGHT* is an indication of the height above ground level at which the crown begins.
- A2.1.6 *STEM DIAMETER* is measured at 1.5 metres above (higher) ground level. Where the tree is multi-stemmed at this point; diameter measurements are taken for each stem. If more than five stems are present, an average stem diameter is taken. If for whatever reason it is not practical to measure multiple-stemmed trees in this way, the diameter is measured close to ground level, just above the root buttress.
- A2.1.7 *CROWN SPREAD* is measured from the centre of the stem base to the tips of the branches to all four cardinal points.
- A2.1.8 *HEIGHT AND DIRECTION OF LOWEST BRANCH*. The height and direction of the lowest significant branch is noted because of potential issues relating to clearances and the need for tree pruning.
- A2.1.9 *NHBC WATER DEMAND*. The water demand of each tree is listed in accordance with current NHBC Standards. This is included to aid structural engineers, architects and other members of the design team as it determines foundation depth and other considerations with regard to trees.

A2.2 Evaluations

- A2.2.1 *PHYSIOLOGICAL CONDITION* is classed as good, fair, poor, or dead. This is an indication of the health and vitality of the tree and takes into account vigour, presence of disease and dieback.
- A2.2.2 *STRUCTURAL CONDITION* is classed as good, fair or poor. This is an indication of the structural integrity of the tree and takes into account significant wounds, decay and quality of branch junctions.
- A2.2.3 *LIFE EXPECTANCY* is classed as; 0, less than 10 years, 10+ years, 20+ years, or 40 + years. This is an indication of the minimum number of years before removal of the tree is likely to be required.
- A2.2.4 *AMENITY VALUE*. A general indication is given in respect to the amenity/landscape value of the tree/group within the surrounding area.
- A2.2.5 *PRIORITIES*. A priority rating is given concerning the time periods in which the recommended works should be undertaken. LOW priority works should be undertaken within 12 months of the survey, MOD (moderate) priority works should be undertaken within 6 months and HIGH priority works should be completed as soon as practically possible. If no works are recommended, N/A (not applicable) will be used.

A2.3 Retention Categories

- A2.3.1 *A (marked green on the Tree Constraints Plan) = Trees of high quality.*
- These trees are of high quality and value with a good life expectancy (usually with an estimated remaining life expectancy of 40 years).
- A2.3.2 *B (marked in blue on the Tree Constraints Plan) = Trees of moderate quality.*
- These trees are of moderate quality and value with a reasonable life expectancy (usually with an estimated life expectancy of at least 20 years).
- A2.3.3 *C (marked in grey on the Tree Constraints Plan) = Trees of low quality.*
- These trees are of low quality and value but which are in adequate condition to remain or are young trees with a stem diameter below 15cm (usually with an estimated life expectancy of at least 10 years).
- A2.3.4 Trees categorised as retention category 'A', 'B' or 'C' are then justified by being further divided into 3 subcategories:
- 1 = Mainly arboricultural qualities.
 - 2 = Mainly landscape qualities.
 - 3 = Mainly cultural values, including conservation value.
- A2.3.5 *U (marked in red on the Tree Constraints Plan) = Trees usually unsuitable for*

retention due to poor condition.

These trees are in such a condition that they cannot be realistically retained as living trees in the context of the current land use for longer than 10 years. This may be due to any of the following:

- 1) Failure is likely due to serious, irredeemable, structural defects.
- 2) Removal of other category U trees will render them exposed and unstable.
- 3) They are in serious, overall decline or are dead.
- 4) They are of low quality and suppressing adjacent trees of better quality.
- 5) Diseases are present which may affect the health of adjacent trees.

These trees are to be removed or managed in a way which reduces their risk of failure, where they have high ecological value, such as in a woodland setting.

Appendix 3: General Guidelines

- A3.1 All tree work must be undertaken to BS 3998: 2010 '*Recommendations for tree work*' or other recognised industry practice.
- A3.2 Staff carrying out the work must be qualified, experienced and ideally be Arboricultural Association approved contractors. They should be covered by adequate public liability insurance.
- A3.3 This report is based upon a visual inspection. The consultant shall not be responsible for events which happen after this time due to factors which were not apparent at the time, and the acceptance of this report constitutes an agreement with the guidelines and the terms listed in this report.
- A3.4 Any defects seen by a contractor or the employer that were not apparent to the consultant must be brought to the consultant's attention immediately.
- A3.5 No liability can be accepted by JCA in respect of the trees unless the recommendations of this report are carried out under the supervision of JCA and within JCA's timescale.
- A3.6 It is advisable to have trees inspected by an arboricultural consultant regularly.

Appendix 4: Author Qualifications

Principal Consultant and Managing Director

Jonathan Cocking *F.R.E.S., Tech. Cert. (Arbor.A), PDipArb (RFS) FArborA CBiol MSB. MICFor.* Jonathan is a Registered Consultant and Fellow of the Arboricultural Association and sits on its Professional Committee. He has 31 years' experience in the Arboricultural profession and served for eight years as Senior Arboriculturist with a large local authority before establishing JCA in 1997. Jonathan has since developed JCA's portfolio of services and its extensive client base. He is a Chartered Biologist, a Chartered Arboriculturalist and an Expert Witness with much experience of litigation work.

Technical Director

Toby Thwaites *BSc (Hons), HND (Arboriculture), MArborA.* Toby joined JCA in 1998 after graduating in Ecology at the University of Huddersfield and has since graduated in Arboriculture at the University of Central Lancashire. A former JCA team leader and Consulting Arboriculturist, Toby is now Technical Director and oversees all office and on-site activities at JCA and is on hand to offer technical support and advice.

Operations Director

Charles Cocking *FdSc (Arboriculture), MArborA.* Charles joined JCA in January 2014 having previously worked for the company on a part time basis during 2013. Charles obtained his Foundation Degree in Arboriculture at Askham Bryan College, York, and is a Professional Member of the Arboricultural Association. Charles now oversees all internal operations for the company.

Consulting Staff: Arboriculture

Andrew Bussey. Andrew started working in consultancy at JCA in 2006 having spent 12 years working as an arborist for various private companies before joining a Local Authority forestry team. He has various NPTC qualifications, is QTRA qualified and is a LANTRA Accredited Professional Tree Inspector.

Emily Wilde *FdSc (Arboriculture).* Emily joined JCA having previously worked for various private tree surgery and consultancy companies over the past 8 years. She initially obtained a ND in Forestry & Arboriculture, followed by a FdSc in Arboriculture at Askham Bryan College, York. Emily has various NPTC certificates and is QTRA qualified.

Mick Eltringham *ND (Forestry).* Mick joined JCA after spending 12 years working in the industry for various private companies in the north and south of England. He has also spent the last five years working as a consultant for two canopy research projects in the Amazon Rainforest, working with Oxford University and the University of Arizona. He has various NPTC Qualifications.

Dan Kemp *FdSc (Arboriculture), BTEC National Diploma(Arboriculture), National Certificate In Horticulture, City & Guilds In Horticulture.* Dan joined JCA in February 2019 with nearly 30 years' experience in arboriculture with extensive Botanical and Mycological expertise. He worked as a London Tree Officer for 12 years and in several arboricultural and horticultural management posts, specialising particularly in tree risk assessments and tree related subsidence.

Luke Wickham *FdSc (Arboriculture and Urban Forestry), TechArborA.* Luke joined JCA in 2021 after obtaining his Foundation Degree in Arboriculture and Urban Forestry at Askham Bryan College. Having previously worked within the industry for the past 4 years, running his own small business and sub-contracting for local firms, Luke brings a sound knowledge and understanding of the practical and academic sides of the industry.

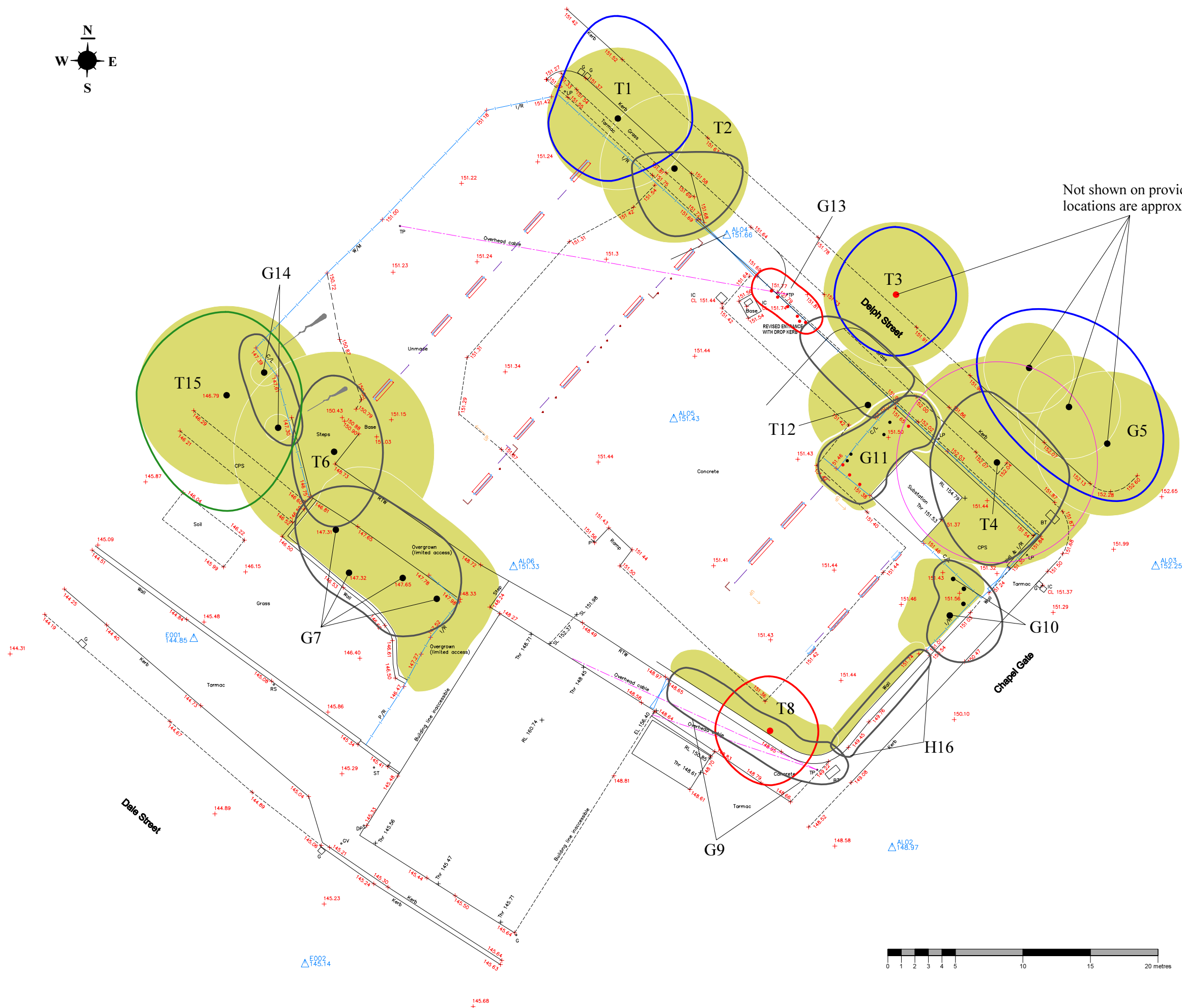
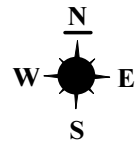
David de Peña *BSc (Hons) Ecology and Conservation.* After earning his degree from Manchester Metropolitan University, David worked as an ecologist at various consultancies, contributing to a wide range of projects, including major infrastructure projects across the UK. More recently, David transitioned to arboriculture and served as a surveyor for Manchester City of Trees, where he participated in a project to quantify the value of Greater Manchester's woodlands and trees.

Stella Bolam *Dip Arb L4 (ABC), TechArborA.* Stella joined JCA having previously worked at a Local Authority as a Community Forestry Project Development Officer for over two years. She holds a degree in English, gained her Level 4 Diploma in Arboriculture in 2023, and was elected as a Board Trustee for the Arboricultural Association in 2022.

Administrative Staff

Catherine Cocking Accounts Manager.
Kelly Saunders Accounts Assistant.

Lorraine Spink Administrative Assistant.
Adie Gray I.T. Officer.



Not shown on provided plan,
locations are approximate.

Appendix 5: Tree Constraints Plan

ADDRESS: Dale Street,
Milnrow, Rochdale, OL16 3LH.
JCA REF: 22292/ME

SCALE : 1:200 PAPER SIZE : A2
SURVEYED BY: ME DRAWN BY: ME APPROVED BY: DK

BRITISH STANDARD 5837:2012: 4.5 RETENTION CATEGORIES	
Detailed definitions of these categories are at Appendix 2 of our report. N.B. These categories do not necessarily represent or correspond to recommendations for action made in this report.	
	CATEGORY A: 'RETENTION MOST DESIRABLE'
	CATEGORY B: 'RETENTION DESIRABLE'
	CATEGORY C: 'TREE WHICH COULD BE RETAINED'
	CATEGORY U: 'TREE FOR REMOVAL'
	STEM OF TREE TO BE RETAINED
	STEM OF TREE TO BE REMOVED
	ROOT PROTECTION AREA
	ROOT PROTECTION AREA (PRIOR TO OFF-SETTING)



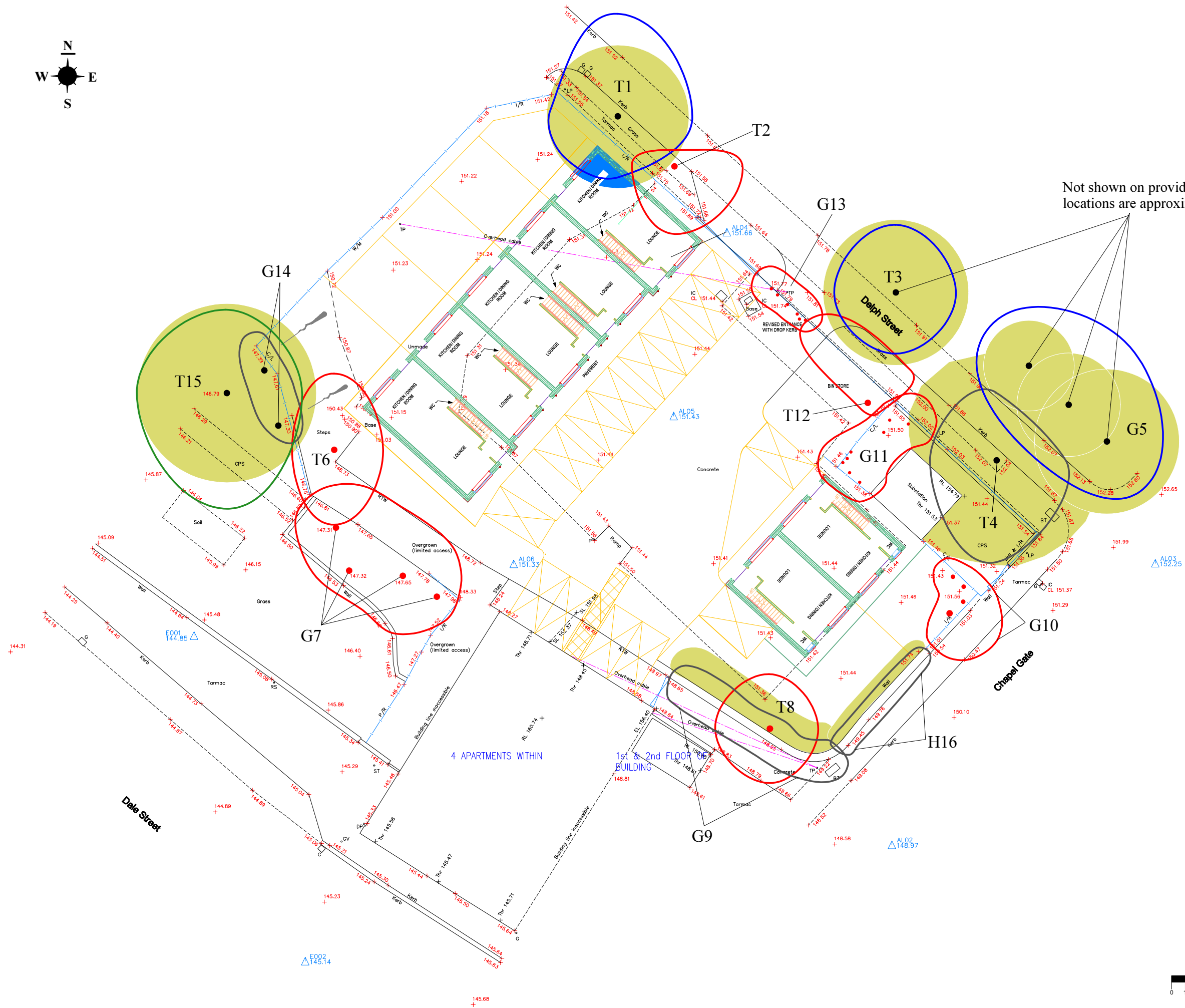
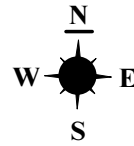
THIS PLAN IS TO BE PRINTED IN COLOUR
AND READ IN CONJUNCTION WITH THE
JCA ARBORICULTURAL REPORT
(JCA REF: 22292/ME)

Root Protection Area: RPA

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

THE DEVELOPMENT PROPOSALS SHOULD THEREFORE BE
DESIGNED TO AVOID THE RPA OF ANY TREE WHICH IS TO
BE RETAINED.

IF IT IS NECESSARY FOR THE DEVELOPMENT TO ENCROACH
INTO THE RPA OF A TREE WHICH IS TO BE RETAINED THEN
SPECIALIST CONSTRUCTION TECHNIQUES AND MATERIALS
MUST BE CONSIDERED.



Appendix 6: Arboricultural Implications Plan

ADDRESS: Dale Street,
Milnrow, Rochdale, OL16 3LH.
JCA REF: 22292/ME

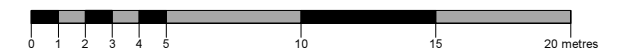
SCALE : 1:200

PAPER SIZE : A2

	TREE TO BE RETAINED
	TREE TO BE REMOVED
	STEM OF TREE TO BE RETAINED
	STEM OF TREE TO BE REMOVED
	ROOT PROTECTION AREA
	ROOT PROTECTION AREA ENCROACHED BY THE PROPOSED DEVELOPMENT



THIS PLAN IS TO BE PRINTED IN COLOUR
AND READ IN CONJUNCTION WITH THE
JCA ARBORICULTURAL REPORT
(JCA REF: 22292/ME)



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

Signed



.....
Mick Eltringham *ND (Forestry)*.

10th October 2024

For and on behalf of *JCA Ltd*

Registered Office:

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

**Tel. 01422 376335
Fax. 01422 376232
Email: info@jcaac.com**

www.jcaac.com

JCA Ltd. Arboricultural and Ecological Consultants

Professional Tree and Ecology Advice nationwide

ARBORICULTURAL SERVICES

Guidance for Architects and Developers

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

Tree Advice for the Legal Profession

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

Advice for Engineers, Loss Adjusters and Insurers

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

Veteran Tree Management

- Ancient Woodland Management
- Veteran Tree Management

Advice for Local Authorities and Social Housing

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

Tree Health and Pest and Disease Management

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

ECOLOGICAL SERVICES

Ecological Pre-Planning Services

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

Ecological Post-Planning Services

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

HEAD QUARTERS:

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

Tel: 01422 376335
Email: info@jcaac.com
Website: www.jcaac.com

