



Arboricultural Impact Assessment Overview

in Relation to Proposed 18 Unit Residential Development at



**Land off Crompton Avenue,
Rochdale, Greater Manchester,
OL16 4PB**

Prepared by:

Bowland 
Tree Consultancy Ltd

April 2023

ARBORICULTURAL IMPACT ASSESSMENT OVERVIEW LAND OFF CROMPTON AVENUE, ROCHDALE

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**ARBORICULTURAL IMPACT ASSESSMENT OVERVIEW
LAND OFF CROMPTON AVENUE, ROCHDALE**

PROJECT DETAILS

Project No.: BTC2665

Site: Land off Crompton Avenue, Rochdale, OL16 4PB

Client: Lancet Homes Ltd

Council: Rochdale Metropolitan Borough Council

Survey Date: 08 February 2023

Surveyed by: Ryan Gledhill FdSc MArborA

Prepared by: Ryan Gledhill FdSc MArborA

Checked by: Joseph Lambert BSc(Hons) FdSc MArborA MICFor

Date of Issue: 18 April 2023

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DISCLAIMER

Survey Limitations: Unless otherwise stated all trees are surveyed from ground level using non-invasive techniques. The disclosure of hidden crown and stem defects, in particular where they may be above a reachable height or where trees are ivy clad or in areas of ground vegetation, cannot therefore be expected. All obvious defects, however, are reported. Detailed tree safety appraisals are only carried out under specific written instructions. Comments upon evident tree safety relate to the condition of said tree at the time of the survey only.

Unless otherwise stated all trees should be re-inspected annually in order to appraise their on-going mechanical integrity and physiological condition. It should, however, be recognised that tree condition is subject to change, for example due to the effects of disease, decay, high winds, development works, etc. Changes in land use or site conditions (e.g. development that increases access frequency) and the occurrence of severe weather incidents are also significant considerations with regards tree structural integrity and trees should therefore be re-assessed in the context of such changes and/or incidents and inspected at intervals relative to identified and varying site conditions and associated risks.

Where trees are located wholly or partially on neighbouring private third-party land then said land is not accessed and our inspection is therefore restricted to what can reasonably be seen from within the site. Stem diameters of trees located on such land are estimated. Any subsequent comments and judgments made in respect of such trees are based on these restrictions and are our preliminary opinion only. Recommendations for works to neighbouring third-party trees are only made where a potentially unacceptable risk to persons and/or property has been identified during our survey. Where significant structural defects of third-party trees are identified and associated management works are considered essential to negate any risk of harm and/or damage then we will first attempt to inform the site occupier of the issues and, if not possible, then inform the relevant Council. Where a more detailed assessment is considered necessary then appropriate recommendations are set out in the Tree Survey Schedule.

Where tree stem locations are not included on the plan(s) provided then they are plotted at the time of the survey using, where appropriate and/or practicable, a combination of measurement triangulation and GPS co-ordination. Where this is not possible then locations are estimated. Restrictions in these respects are detailed in the report.

The tree survey and any report information provided is intended as a guide to identify key tree related constraints to site development only. As such, the potential influence of trees upon existing or proposed buildings or other structures resulting from the effects of their roots abstracting water from shrinkable load-bearing soils is not considered herein. The tree survey information in its current form should not therefore be considered sufficient to determine appropriate foundation depths for new buildings. Accordingly, an updated survey, with reference to the current NHBC Standards Chapter 4.2 - Building Near Trees, must therefore be prepared for the specific purpose of informing suitable foundation depths subsequent to planning approval being granted. The advice of a structural engineer must also be sought with regard to appropriate foundation depths for new buildings.

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Statutory Tree Protection: It is the client's responsibility to check for the presence of any statutory tree protection measures, such as the site's location within a Conservation Area and/or the presence of any Tree Preservation Orders, directly with the applicable Council's planning department prior to scheduling or carrying out any tree works. In turn, it is also the client's responsibility to check for the need for a felling licence with the Forestry Commission prior to scheduling or carrying out any tree works. Bowland Tree Consultancy Ltd cannot be held responsible for any decisions made by the client to prune or remove trees where any such statutory protection exists.

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Validity: The findings and recommendations contained within this report are, providing its recommendations are observed and the site conditions are retained as per the date(s) of the survey, valid for a period of twelve months from the last survey date. This period of validity may be reduced should there be any changes in factors affecting both the surrounding environment and/or built structures in relative proximity to the trees. The condition of trees should be re-appraised directly, through a site survey, following major weather events such as storms, changes undertaken to the site's conditions, inclusive of demolition and/or ground works, or the removal of existing site vegetation, including trees.

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT ASSESSMENT							
Site:	Land off Crompton Avenue, Rochdale, Greater Manchester, OL16 4PB						
Client:	Lancet Homes Ltd						

Surveyors:	Ryan Gledhill FdSc ArborA & Joseph Lambert Chartered Arboriculturist
Survey Date:	9 February 2023 & 4 April 2023
Job Reference:	BTC2665

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No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)	
T1	Common Lime	6	140#	N E S W	0.5 2 2 1.5	N/A 2	SM	M	▪ Located on neighbouring land behind outbuildings and fence and therefore not accessed to inspect in detail and visibility significantly impeded. ▪ Located close to wooden outbuilding with evidently significant pruning on north side to clear roof. ▪ No projected development related impacts.	▪ Retain tree in context of proposed development.	10+	C1	9	1.68
T2	Sycamore	15	480#	N E S W	8 7 6.5 7	2-N 2	M	G	▪ Located on neighbouring land and not accessed to inspect in detail and only viewed from a distance within site. ▪ No significant visible defects noted at time of survey. ▪ No projected development related impacts.	▪ Retain tree in context of proposed development.	20+	B1	104	5.76
T3	Common Beech	18	950	N E S W	4 6 9.5 9	1.8 2.5	M	M/G	▪ Part of wider group. ▪ Barbed wire fence attached and grown into stem to a height of approximately 1m on west side. ▪ Old wire and wooden post fencing on ground to south partially restricted access for buttress inspection. ▪ Evident ground compaction within paddock to south-west from livestock within field and several historic partly occluded buttress wounds between ground level and a height of approximately 200mm. ▪ Compacted hard surfaced access track to north-east. ▪ Four primary branches arise from a height of approximately 1.8m with wide unions. ▪ Canopy moderately highly biased to south-east.	▪ Retain tree in context of proposed development. ▪ Ensure protection of tree's Root Protection Area (RPA) (see Tree Impact Plan (TIP)) throughout development through establishment of Construction Exclusion Zone (CEZ) in accordance with appended specification. ▪ Install garden boundary fencing within RPA using special construction methods as part of site landscaping following completion of main construction phase and removal of temporary protective fencing (see TIP). ▪ NB: Tree's protection during development can be assured through imposition of a suitably worded condition attached to a planning approval requiring provision of and adherence to a site and development specific Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP).	20+	B1	408	11.4

Headings and Abbreviations:

No.	Allocated sequential reference number - Tree ('T'), Group ('G'), Woodland ('W') or Hedge ('H') reference number - refer to plan and to numbered tags where applicable
Species:	Common name
Height:	In metres, to half nearest metre – where possible approximately 80% are measured using an electronic clinometer and the remainder estimated against the measured trees. In the case of Groups and Woodlands the measurement listed is that of the highest tree
Stem Diam.:	Stem diameter in millimetres, to nearest 10mm - measured and calculated as per Annex C of BS5837:2012. MS = multi-stemmed, TS = twin-stemmed
Branch Spread:	Crown radius measured (or estimated where considered appropriate) from the four cardinal points (north, east, south and west) to give an accurate visual representation of the crown
Branch & Canopy Clearances:	Existing height above ground level, in metres, of first significant branch and direction of growth (e.g. 2.5-N) and of canopy at lowest point – to inform on crown to height ratio, potential for shading, etc.
Life Stage:	Estimated age class - Y = young, SM = semi-mature, EM = early-mature, M = mature, PM = post-mature
PC:	Physiological Condition - a measure of the tree(s)' overall vitality, i.e. D = Dead, MD = Moribund, P = Poor, M = Moderate, G = Good
General Observations and Comments:	Comments relating to the tree(s)' overall condition and any other pertinent factors including structural defects, current and potential direct structural damage, physiological decline, poor form, etc.
Management Recommendations:	Either Preliminary or In Consideration of the Proposal - In the case of Arboricultural Constraints Surveys the recommended management works only take existing site and tree circumstances and conditions into account and not proposed developments. Arboricultural Impact Assessment and Method Statement related
ERC:	Surveys take the proposed development into consideration with recommendations made accordingly. More than one option may be given if considered appropriate
Cat. Grade:	Estimated Remaining Contribution - in years as per BS5837:2012 (i.e. <10, 10+, 20+, 40+)
RPA m²:	Category Grading - tree retention value listed as U, A, B or C - in accordance with BS5837:2012 Table 1
RPA Radius (m):	Root Protection Area in m² - calculated area around the tree that must be appropriately protected throughout the development process in order avoid root damage
# (Estimated Dimensions):	Root Protection Area Radius - in metres measured from the centre of the stem to the line of tree protection
	Where trees are located off-site, or are inaccessible for any other reason, and accurate measurements or other information cannot be taken then the information provided is estimated and is duly suffixed with a "# symbol

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T4	Sycamore	19	680	N E S W	4.5 6 8.5 6	3-W 2.5	M	M/G	▪ Evident ground compaction within paddock to south-west from livestock within field and metal ring attached to west side at a height of approximately 1.5m which has evidently been used to feed hay to livestock with hay chaff and seeded grass around buttresses. ▪ Large historic stem wound on south side stem of approximately 700mm height and 600mm width with well-established and sound occluding tissues to either side of wound and into buttresses. ▪ Area sounded with nylon mallet to a height of approximately 1.5m and probed with no significant hollowing or decay evident at time of survey.	▪ Retain tree in context of proposed development. ▪ Ensure protection of tree's RPA (see TIP) throughout development through establishment of CEZ in accordance with appended specification. ▪ Install garden boundary fencing within RPA using special construction methods as part of site landscaping following completion of main construction phase and removal of temporary protective fencing (see TIP). ▪ NB: Tree's protection during development can be assured through imposition of a suitably worded condition attached to a planning approval requiring provision of and adherence to an AMS and TPP.	20+	B1	209	8.16
T5	Common Lime	12	520	N E S W	2 1 7.5 6.5	2-N 2	M	M	▪ Evident ground compaction within Root Protection Area (RPA) from livestock within field. ▪ Suppressed by larger trees wider group. ▪ Large historic stem wound to a height of approximately 1.6m from animal damage, with metal rings attached to west at a height of approximately 1.5m to feed hay to livestock. ▪ Moderate hollowing noted around wound when sounded with nylon mallet.	▪ Retain tree in context of proposed development. ▪ Ensure protection of tree's RPA (see TIP) throughout development through establishment of CEZ in accordance with appended specification. ▪ Install garden boundary fencing within RPA using special construction methods as part of site landscaping following completion of main construction phase and removal of temporary protective fencing (see TIP). ▪ NB: Tree's protection during development can be assured through imposition of a suitably worded condition attached to a planning approval requiring provision of and adherence to an AMS and TPP.	10+	C1	122	6.24

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T6	Common Lime	20.5	520	N E S W 5 1 6.5 8.5	2.5-W 2	M	M	- Evident ground compaction within RPA from livestock within field and exposed roots to south up to approximately 75mm diameter. - Frequent historic partly occluded wounds between ground level and approximately 300mm height from animal damage. - Slight swelling to lower stem between ground level and a height of approximately 1.2m and slight to moderate hollowing noted when sounded nylon mallet. - Moderate curvature and stem lean to west from a height of approximately 5m. - Canopy moderately highly biased to west and showing signs of a moderate reduction in vitality.	- Retain tree in context of proposed development. - Ensure protection of tree's RPA (see TIP) throughout development through establishment of CEZ in accordance with appended specification. - NB: Tree's protection during development can be assured through imposition of a suitably worded condition attached to a planning approval requiring provision of and adherence to an AMS and TPP.	10+	C1	122	6.24
T7	Common Lime	20.5	640	N E S W 7 9.5 6 5.5	2.5-W 2	M	M/G	- Evident ground compaction within RPA from livestock within field. - Stock fence grown into stem to approximately 1m height. - Compacted hard surfaced access track to north-east. - Combination of moderate ivy cover on south side to a height of approximately 1.5m, light basal growth and barbed wire fencing partially impeded access and visibility for inspection of buttresses. - Branch of approximately 300mm diameter arises to north-east over track with moderate curvature and significant adaptive growth approximately 1m from stem indicating possible past internal failure. - Several broken branches within canopy up to approximately 60mm diameter.	- Retain tree in context of proposed development. - Ensure protection of tree's RPA (see TIP) throughout development through establishment of CEZ in accordance with appended specification. - NB: Tree's protection during development can be assured through imposition of a suitably worded condition attached to a planning approval requiring provision of and adherence to an AMS and TPP.	20+	B1	185	7.68

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T8	Common Beech	24	950#	N E S W	10 10 10 10	6-SW 2	M	G	- Located on neighbouring land and not accessed to inspect in detail, and unable to view stem base due to hedge H1. - Three stems arise from a height of approximately 2m with likely tight unions.	- Retain tree in context of proposed development. - Ensure protection of tree's RPA (see TIP) throughout development through establishment of CEZ in accordance with appended specification. - Excavation and installation of utilities to be completed using special construction methods in accordance with NJUG v4: Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees (see TIP). - Install iron railing fencing within RPA using special construction methods as part of site landscaping following completion of main construction phase and removal of temporary protective fencing (see TIP). - NB: Tree's protection during development can be assured through imposition of a suitably worded condition attached to a planning approval requiring provision of and adherence to an AMS and TPP.	20+	B1	408	11.4
T9	Norway Maple	17.5	360#	N E S W	6.5 6.5 6 6.5	4 7	EM	G	- Growing adjacent to compacted vehicle access track and hardstanding pedestrian footpath; time of construction projected to be within a relatively similar time period to planting of T9, subsequently inhibiting incremental root growth north-west, with RPA offset accordingly (see TIP). - Located on neighbouring land and not accessed to inspect in detail. - Multiple branches arise from a height of approximately 4m with slightly tight unions. - High canopy clearance from works to raise canopy.	- Retain tree in context of proposed development. - Ensure protection of tree's RPA (see TIP) throughout development through establishment of CEZ in accordance with appended specification. - NB: Tree's protection during development can be assured through imposition of a suitably worded condition attached to a planning approval requiring provision of and adherence to an AMS and TPP.	20+	B1	59	4.32
T10	Norway Maple	16.5	470#	N E S W	5 7 8 7	3.5 5	EM	G	- Located on neighbouring land and not accessed to inspect in detail. - Twin stemmed from a height of approximately 0.5m with significant bark inclusion and stems in contact up to a height of approximately 2m. - Moderate gap in canopy between foliage supported by each stem indicating progressive subsidence.	- Retain tree in context of proposed development. - Ensure protection of tree's RPA (see TIP) throughout development through establishment of CEZ in accordance with appended specification. - NB: Tree's protection during development can be assured through imposition of a suitably worded condition attached to a planning approval requiring provision of and adherence to an AMS and TPP.	<10	U	100	5.64

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T11	Mountain Ash	6	230#	N E S W	2.5 2.5 3 2.5	3 2	EM	M	- Located on neighbouring land and not accessed to inspect in detail. - Several partly occluded historic pruning wounds between heights of approximately 1.5m and 2.5m and up to approximately 80mm diameter.	- Retain tree in context of proposed development. - Ensure protection of tree's RPA (see TIP) throughout development through establishment of CEZ in accordance with appended specification. - NB: Tree's protection during development can be assured through imposition of a suitably worded condition attached to a planning approval requiring provision of and adherence to an AMS and TPP.	10+	C1	24	2.76
T12	Sycamore	11	350	N E S W	5.5 1 5.5 5.5	2-N 1.5	EM	G	- Located approximately 300mm from metal palisade fence and 1m from edge of brick retaining wall to east of approximately 1.5m in height, with ground levels evidently lower on neighbouring land. - Canopy significantly pruned on north-east side to remove branches overhanging boundary and resulting in moderately highly biased canopy south-west. - No projected development related impacts.	Retain tree in context of proposed development.	10+	C1	55	4.2
T13	Common Beech	20.5	840	N E S W	11.5 11 7 6	4-W 3	M	G	- Moderately dense ivy between ground level and a height of approximately 5m, which impeded inspection of main stem and point where primary branches arise. - Compacted hard surfaced access track to south-west. - Moderate stem lean and curvature to west from ground level. - Canopy moderately biased to north-east. - No projected development related impacts.	Retain tree in context of proposed development.	20+	B1	319	10.08
T14	Sycamore	17	540	N E S W	3 5 6 6.5	5-SW 6	M	M	- Compacted hard surfaced access track to south-west. - Several fully occluded pruning wounds up to approximately 150mm diameter to stem between heights of approximately 2m and 5m. - Dead branch of approximately 120mm diameter and 6m length to south-east. - Canopy moderately sparse and showing a moderate reduction in vitality. - No projected development related impacts.	Retain tree in context of proposed development.	10+	C1	132	6.48

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T15	Sycamore	11	220#	N E S W	3 3 0 2	N/A 4	SM	M	- Located on neighbouring land and not accessed to inspect in detail. - Very small canopy to height ratio due to excessive pruning works to raise canopy. - Canopy suppressed by larger neighbouring trees. - No projected development related impacts.	Retain tree in context of proposed development.	10+	C1	22	2.64
T16	Common Beech	24	820#	N E S W	7.5 7.5 7.5 7.5	5 3	M	G	- Located on neighbouring land and not accessed to inspect in detail. - Moderate ivy between heights of approximately 1.5m to 5m, which impeded visibility of main stem and point where primary branches arise. - Multiple branches arise at a height of approximately 5m with tight unions. - Evident minor damage to surface roots >25mm from grass cutting machinery. - No projected development related impacts.	Retain tree in context of proposed development.	20+	B1	304	9.84
T17	Goat Willow	10	1x400 1x300 1x170 1x150 (ms)#	N E S W	6 5 7 7	N/A 1.5	EM	M/G	- Located within neighbouring fence line outside redline boundary and therefore not accessed to inspect in detail - Dense Holly growing around base, which impeded visibility. - No projected development related impacts.	Retain tree in context of proposed development.	10+	C1	136	6.59
T18	Common Elder	4.5	1x100 1x60 (ts#)	N E S W	1 3 3 3	N/A 0	SM	G	- Located on neighbouring land and not accessed to inspect in detail. - Severe stem leans to south-east. - Stems displacing wire stock boundary fence.	- Retain tree in context of proposed development. - Ensure protection of tree's RPA (see TIP) throughout development through establishment of CEZ in accordance with appended specification. - NB: Tree's protection during development can be assured through imposition of a suitably worded condition attached to a planning approval requiring provision of and adherence to an AMS and TPP.	<10	U	6	1.4
T19	Common Hawthorn	9	1x200 1x150 1x80 (ms)#	N E S W	2 4 4 4	N/A 2	EM	G	- Located on neighbouring land and not accessed to inspect in detail. - Pile of top-soil of approximately 500mm height within RPA on south-east side, which has evidently previously been deposited in field.	- Retain tree in context of proposed development. - Ensure protection of tree's RPA (see TIP) throughout development through establishment of CEZ in accordance with appended specification. - NB: Tree's protection during development can be assured through imposition of a suitably worded condition attached to a planning approval requiring provision of and adherence to an AMS and TPP.	10+	C1	31	3.15

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T20	Goat Willow	13	1x280 1x250 1x190 1x120 (ms)#	N E S W	8.5 8 8.5 0	N/A 0	EM	M	▪ Located on neighbouring land and not accessed to inspect in detail. ▪ Multiple stems from ground level. ▪ Large gap between canopies of each stem and low stems over field. ▪ Stem arising to north has a severe stem lean to the north indicating partial stem failure and progressive subsidence. ▪ Pile of top-soil of approximately 500mm height within RPA on south-east side, which has evidently previously been deposited in field.	▪ Retain tree in context of proposed development. ▪ Ensure protection of tree's RPA (see TIP) throughout development through establishment of CEZ in accordance with appended specification. ▪ NB: Tree's protection during development can be assured through imposition of a suitably worded condition attached to a planning approval requiring provision of and adherence to an AMS and TPP.	<10	U	87	5.25
T21	Common Elder	4	1x100 2x50 (ms)	N E S W	0 1 5 5	N/A 0	SM	M	▪ Self-set, with stems arising horizontally to south-west from ground level and suppressed by canopies of group G2 above. ▪ Significantly limited future potential.	▪ Remove tree due to significantly limited future potential.	<10	U	7	1.47
T22	Crab Apple	6.5	150#	N E S W	2.5 2.5 2.5 2.5	N/A 3	SM	M/G	▪ Located on neighbouring land and not accessed to inspect in detail and visibility restricted by wooden panel fence of approximately 2m height. ▪ Ground to east of tree within site boundaries water logged with significant compaction from livestock. ▪ Lower canopy evidently pruned to raise. ▪ Construction of proposed driveway projected to encroach into <2% of calculated RPA; and no significant long term structural and/or physiological impacts are projected providing remaining RPA is afforded adequate protection (see TIP).	▪ Retain tree in context of proposed development. ▪ Ensure protection of tree's RPA (see TIP) throughout development through establishment of CEZ in accordance with appended specification. ▪ NB: Tree's protection during development can be assured through imposition of a suitably worded condition attached to a planning approval requiring provision of and adherence to an AMS and TPP.	10+	C1	10	1.8
T23	Common Beech	16	1x810 1x600 (ts)	N E S W	10.5 7 8 9	5-W 5	M	G	▪ Growing adjacent to watercourse embankment. NB: RPA offset accordingly (see TIP). ▪ Third party tree. ▪ Growing from south side of watercourse embankment. ▪ Several fruiting bodies of white rot decay causing fungus <i>Ganoderma sp.</i> at 0.5m north. ▪ Stem bifurcates at a height of 1m, into acute union with significant adaptive 'bulge' growth. ▪ Previous crown lift pruning to a height of 6m. ▪ Minor instances of deadwood to a diameter of approximately 70mm. ▪ Canopy moderately biased north.	▪ Retain tree in context of proposed development. ▪ Ensure protection of tree's RPA (see TIP) throughout development through establishment of CEZ in accordance with appended specification. ▪ Excavation and installation of utilities to be completed using special construction methods in accordance with NJUG v4: Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees (see TIP). ▪ NB: Tree's protection during development can be assured through imposition of a suitably worded condition attached to a planning approval requiring provision of and adherence to an AMS and TPP.	20+	B1	460	12.1

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No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
T24	Sycamore	20	520	N E S W 5 6.5 7.5 4	3.5-E 2	M	G	- Growing adjacent to watercourse embankment. NB: RPA offset accordingly (see TIP). - Third party tree located in neighbouring area of public open space and part of wider group continuing along water course to north-east. - Multiple branches arise from approximately 3.5m height. - Moderate suppression by tree T23 to south-west.	- Retain tree in context of proposed development. - Ensure protection of tree's RPA (see TIP) throughout development through establishment of CEZ in accordance with appended specification. - NB: Tree's protection during development can be assured through imposition of a suitably worded condition attached to a planning approval requiring provision of and adherence to an AMS and TPP.	20+	B1/2	122	6.24
T25	Wych Elm	19	410	N E S W 5 4 7 2.5	2.5 3	EM	M/P	- Growing adjacent to watercourse embankment. NB: RPA offset accordingly (see TIP). - Third party tree located in neighbouring area of public open space and part of wider group continuing along water course to north-east. - Moderate Ivy to base. - Biased canopy north-east due to relatively recent removal of neighbouring tree to south-west. - Canopy showing a moderate reduction in vitality and dieback to upper reaches likely due to colonisation by Dutch Elm Disease. - Resultant short projected remaining life expectancy of <10 years.	- Retain tree in context of proposed development. - Ensure protection of tree's RPA (see TIP) throughout development through establishment of CEZ in accordance with appended specification. - NB: Tree's protection during development can be assured through imposition of a suitably worded condition attached to a planning approval requiring provision of and adherence to an AMS and TPP.	<10	U	76	4.92
T26	Common Beech	21.5	490	N E S W 6 4 6.5 7	4 1	EM	G	- Growing adjacent to watercourse embankment. NB: RPA offset accordingly (see TIP). - Third party tree located in neighbouring area of public open space and part of wider group continuing along water course to north-east. - Moderate Ivy to stem part impeding visibility.	- Retain tree in context of proposed development. - Ensure protection of tree's RPA (see TIP) throughout development through establishment of CEZ in accordance with appended specification. - NB: Tree's protection during development can be assured through imposition of a suitably worded condition attached to a planning approval requiring provision of and adherence to an AMS and TPP.	20+	B1/2	109	5.88

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT ASSESSMENT							
Site:	Land off Crompton Avenue, Rochdale, Greater Manchester, OL16 4PB						
Client:	Lancet Homes Ltd						

Surveyors:	Ryan Gledhill FdSc MArborA & Joseph Lambert Chartered Arboriculturist
Survey Date:	9 February 2023 & 4 April 2023
Job Reference:	BTC2665

No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)	
T27	Norway Maple	22	600#	N E S W	6.5 6.5 7 7.5	3-SW 6.5	M	G	- Located in garden of neighbouring residential flats and not accessed to inspect in detail. - Moderately high canopy to height ratio from previous crown raising.	- Retain tree in context of proposed development. - Ensure protection of tree's RPA (see TIP) throughout development through establishment of CEZ in accordance with appended specification. - NB: Tree's protection during development can be assured through imposition of a suitably worded condition attached to a planning approval requiring provision of and adherence to an AMS and TPP.	20+	B1	163	7.2
G1	2no. Crab Apple, 1no. Cherry, 1no. Plum	≤ 3	≤ 90	N E S W	≤ 1 ≤ 1 ≤ 1 ≤ 1	N/A ≥ 1.5	Y	M	- Loosely spaced group of planted fruit trees. - Evident ground compaction around stems and various poor staking and string rubbing and damaging stems.	- Remove group to facilitate construction of development as proposed. - Compensate for loss through new tree planting elsewhere on site as component of landscaping scheme. - NB: Delivery of compensatory tree planting elsewhere on site can be assured through imposition of a suitably worded condition attached to a planning approval requiring provision of and adherence to a development specific Landscape Proposal Plan (LPP).	10+	C1	≤ 4	≤ 1.08
G2	Approx. 5no. Sycamore, 1no. Goat Willow	≤ 18	≤ 350#	N E S W	≤ 7.5 ≤ 7.5 ≤ 7.5 ≤ 7.5	N/A ≥ 2	EM-M	M/G	- Moderately spaced linear group located on neighbouring land. - Located on neighbouring land and not accessed to inspect in detail - Part of wider wooded group extending to north-west. - Moderate to dense ivy to several lower stems, which impeded inspection. - Goat Willow is twin stemmed from ground level with large stem arising to south-east into site at a height of approximately 2m at boundary. - Third Sycamore from east has staining on stem consistent with colonisation by bacterial pathogen <i>Phytophthora</i> sp.	- Retain group in context of proposed development. - Ensure protection of group's RPA (see TIP) throughout development through establishment of CEZ in accordance with appended specification. - Install garden boundary fencing within RPA using special construction methods as part of site landscaping following completion of main construction phase and removal of temporary protective fencing (see TIP). - NB: Group's protection during development can be assured through imposition of a suitably worded condition attached to a planning approval requiring provision of and adherence to an AMS and TPP.	20+	B1	≤ 160	≤ 7.13

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT ASSESSMENT							
Site:		Land off Crompton Avenue, Rochdale, Greater Manchester, OL16 4PB					
Client:		Lancet Homes Ltd					

Surveyors:	Ryan Gledhill FdSc MArborA & Joseph Lambert Chartered Arboriculturist
Survey Date:	9 February 2023 & 4 April 2023
Job Reference:	BTC2665

No.	Species	Height	Stem Diam.	Branch Spread		Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
G3	Common Beech, Sycamore	≤ 19	≤ 1x320 1x240 1x150 (ms)	N E S W	≤ 5 ≤ 5 ≤ 6.5 ≤ 5	2.5 ≥ 1	SM-EM	G	▪ Growing adjacent to watercourse embankment. NB: RPA offset accordingly (see TIP). ▪ Third party group of trees located to north-west of watercourse and embankment ▪ Moderately spaced group forming part of wider group of trees along watercourse. ▪ Not accessed to inspect in detail due to railings and steep banking down to watercourse. ▪ Dense Ivy to stem bases.	▪ Retain group in context of proposed development. ▪ Ensure protection of group's RPA (see TIP) throughout development through establishment of CEZ in accordance with appended specification. ▪ NB: Group's protection during development can be assured through imposition of a suitably worded condition attached to a planning approval requiring provision of and adherence to an AMS and TPP.	20+	B1/2	≤ 83	≤ 5.13
H1	Leyland Cypress, Hawthorn	≤ 4	≤ 120#	≈ 3 Wide		N/A ≥ 0	SM	G	▪ Leyland Cypress hedge with self-set Hawthorn dispersed within. ▪ Located on neighbouring land and not accessed to inspect in detail. ▪ Evidently maintained to a height of approximately 3m on garden side. ▪ Up to approximately 3.2m overhang into site.	▪ Retain hedge in context of proposed development.	10+	C1	N/A	≈ 1.5

BS5837:2012 Table 1 – Cascade Chart for Tree Quality Assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
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 the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <i>Note: Category U trees can have existing or potential conservation value which it might be desirable to preserve; see BS5837:2012 paragraph 4.5.7.</i>			Red
	1. Mainly arboricultural qualities	2. Mainly landscape qualities	3. Mainly cultural values, including conservation	
Trees to be considered for retention				
Category A Trees of 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 those that are essential components of groups or 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)	Green
Category B Those of moderate quality and value: those in such a condition as to make a significant contribution. A minimum of 20 years is suggested.	Trees that might be included in the high category, but are downgraded because of impaired condition. Examples include the presence of remediable defects including unsympathetic past management and minor storm damage	Trees present in numbers, usually as groups or woodlands, so they form distinct landscape features which attract a higher collective rating than they might as individuals. But which are not, individually, essential components of formal or semi-formal arboricultural features. For example, trees of moderate quality within an avenue that includes better, A category specimens. Or trees which are internal to the site, therefore individually having little visual impact on the wider locality	Trees with clearly identifiable conservation or other cultural benefits	Blue
Category C Those trees of low quality and value: currently in adequate condition to remain until new planting could be established - a minimum of 10 years is suggested - or young trees with a stem diameter below 150 mm	Trees not qualifying 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 screening benefit	Trees with very limited conservation or other cultural benefits	Grey
	Note – Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation			

- TEMPORARY PROTECTIVE FENCING & GROUND PROTECTION SPECIFICATION -

Construction Exclusion Zones (CEZs), shall be enclosed by **Temporary Protective Fencing** and/or, where necessary, **Temporary Ground Protection Measures**. The fencing/ground protection Type(s), locations, and extents shall be agreed, in writing, with the Local Planning Authority (LPA). In turn, the **Temporary Protective Fencing** and/or **Temporary Ground Protection Measures** shall:

1. be constructed as in accordance with the Type 1, Type 2 or Type 3 'Temporary Protective Fencing Construction' sections and, where applicable the 'Temporary Ground Protection Measures' section, as detailed herein and agreed, in advance with the LPA;
2. be retained in place throughout the development process until completion of the project, and only removed following receipt of written permission from the LPA;
3. be sited in the area(s) defined by the Root Protection Areas on the associated Tree Impact Plan, or as the CEZs on the Tree Protection Plan;
4. be erected prior to any construction, demolition or excavation works and remain in place for the duration of the project;
5. preclude any delivery of site accommodation and/or materials and/or plant machinery;
6. preclude all construction related activity, with the sole exception of specified arboricultural works and any other works to be carried out under supervision that have been agreed by all parties;
7. preclude the storage of all development related materials and substances including fuels, oils, additives, cement and/or any other deleterious substance; and
8. be affixed with a 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1, below), at every 10.0 metre length of protective fencing.
9. Important: Any incursion into CEZs must be by prior arrangement, following consultation with the LPA.

Figure 1: CEZ Warning Sign

**- TREE PROTECTION AREA –
KEEP OUT!**

(TOWN & COUNTRY PLANNING ACT 1990)

**THE TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING
CONDITIONS AND/OR SUBJECTS OF A 'TREE PRESERVATION ORDER',
THE CONTRAVENTION OF WHICH MAY LEAD TO CRIMINAL
PROSECUTION**

THE FOLLOWING MUST BE OBSERVED BY ALL PERSONNEL:

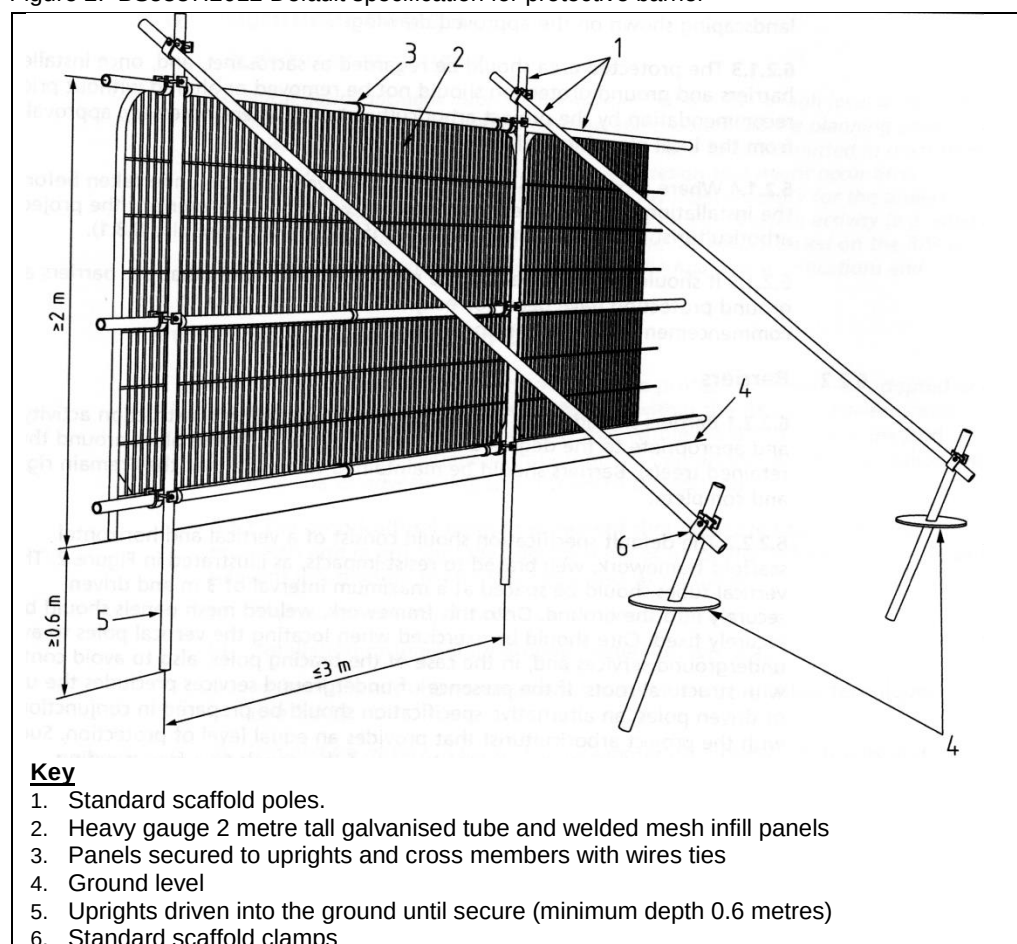
- THE PROTECTIVE FENCING MUST NOT BE MOVED
- NO PERSON SHALL ENTER THE CONSTRUCTION EXCLUSION ZONE
- NO MACHINE, PLANT OR VEHICLES SHALL ENTER THE EXCLUSION ZONE
- NO MATERIALS SHALL BE STORED IN THE EXCLUSION ZONE
- NO SPOIL SHALL BE DEPOSITED IN THE EXCLUSION ZONE
- NO EXCAVATION SHALL OCCUR IN THE EXCLUSION ZONE
- NO FIRES SHALL BE LIT IN THE EXCLUSION ZONE

**ANY INCURSION INTO THE EXCLUSION ZONE MUST BE WITH THE
WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY**

Type 1 (i.e. 'Default') Temporary Protective Fencing Construction (see Figure 2, below)

1. Temporary protective fencing panels shall be weldmesh "Heras" panels of at least 2.0 metres in height.
2. The panels shall butt together and be securely fixed to a scaffold framework, as per points 3 to 5 of Figure 2, overleaf.
3. The scaffold framework shall comprise of upright poles of at least 3.0 metres in length driven no less than 0.6 metres into the ground at maximum 3.0 metre centres with horizontal and diagonal poles fixed to the uprights, as per points 4 to 5.
4. The two horizontal rail poles shall be attached to the uprights at heights of 0.6 and 1.8 metres with 3 no. clamps to each joint.
5. The diagonal scaffold pole struts be clamped to the top rail of the scaffold framework at a 45° angle and extend back into the CEZ and clamped to a 0.7 metre length of scaffold tube that shall be driven no less than 0.5m into the ground.
6. No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to tree roots when locating posts.
7. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1) shall be fixed to every 10.0 metre length of protective fencing.
8. On completion of erection, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Protective Fencing.

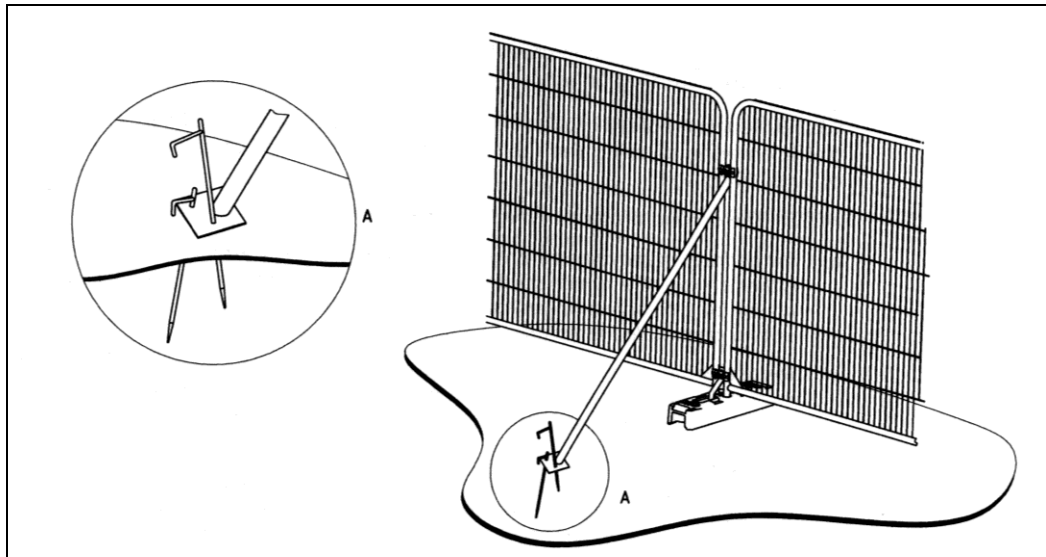
Figure 2: BS5837:2012 Default specification for protective barrier



Type 2 Temporary Protective Fencing Construction (see Figure 3(a), below)

1. Temporary protective fencing panels shall be weldmesh "Heras" panels of at least 2.0 metres in height.
2. The panels shall stand on rubber or concrete feet.
3. The panels shall butt together, and be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence.
4. The distance between the fence couplers shall be at least 1.0 metre, and shall be uniform throughout the fence.
5. The panels shall be supported on the inner side by stabiliser struts, which shall be clamped to the scaffold framework at a 45° angle and extend back into the CEZ and shall be attached to a base plate, which shall be secured to the ground with pins (Figure 3a).
6. No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to tree roots when locating posts.
7. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1) shall be fixed to every 10.0 metre length of protective fencing.
8. On completion of erection, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Protective Fencing.

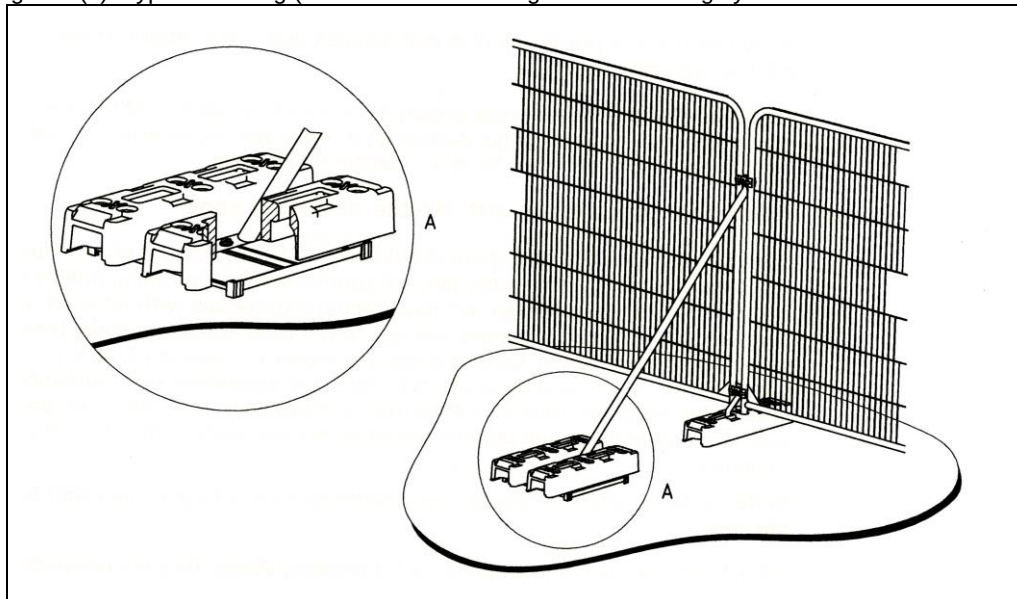
Figure 3(a): Type 2 Fencing (BS5837:2012 above-ground strut stabilising system with ground pins)



Type 3 Temporary Protective Fencing Construction (see Figure 3(b), overleaf)

1. Temporary protective fencing panels shall be weldmesh "Heras" panels of at least 2.0 metres in height.
2. The panels shall stand on rubber or concrete feet.
3. The panels shall butt together, and be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence.
4. The distance between the fence couplers shall be at least 1.0 metre, and shall be uniform throughout the fence.
5. The panels shall be supported on the inner side by stabiliser struts, which shall be clamped to the scaffold framework at a 45° angle and extend back into the CEZ and shall be attached to a block tray base (Figure 3b).
6. No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to tree roots when locating posts.
7. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1) shall be fixed to every 10.0 metre length of protective fencing.
8. On completion of erection, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Protective Fencing.

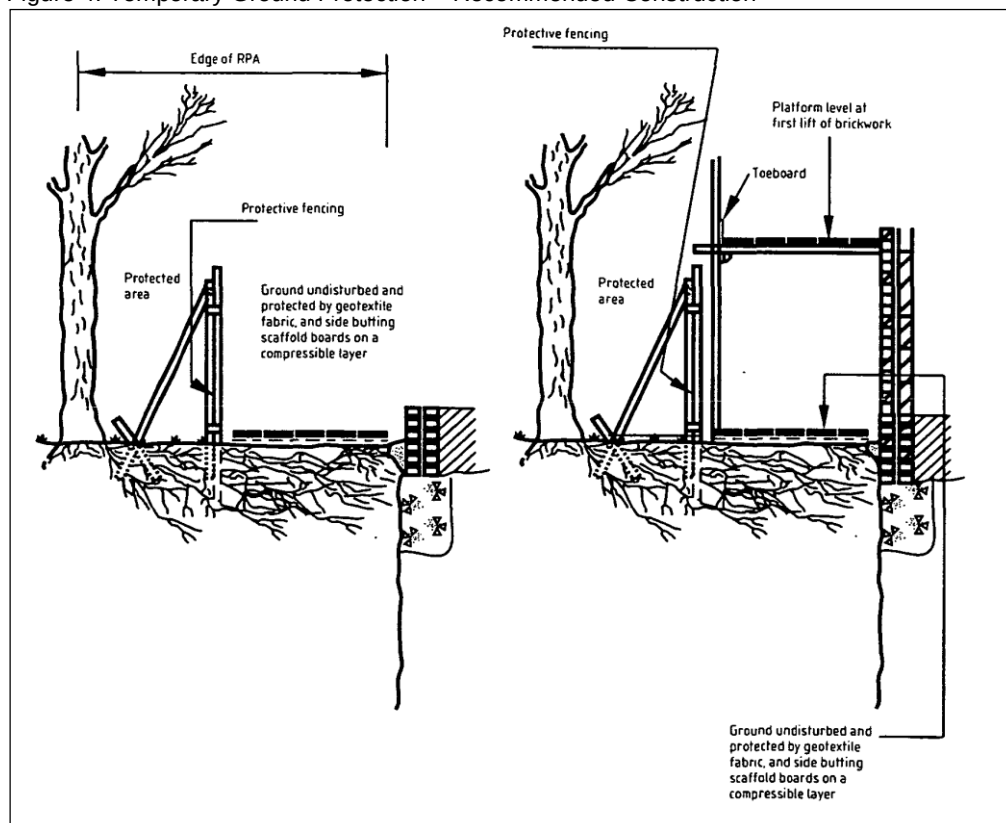
Figure 3(b): Type 3 Fencing (BS5837:2012 above-ground stabilising system with strut on block tray)



Temporary Ground Protection

1. Any necessary Temporary Ground Protection areas shall conform to Figure 4, below, unless otherwise agreed with the LPA.
2. The Ground Protection Area shall be left undisturbed and covered by a semi-permeable geotextile membrane which shall, in turn, be covered by a compressible layer consisting of a material such as woodchip.
3. Side-butting scaffold boards shall then be fitted to cover the Ground Protection Area.
4. On completion of installation, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Ground Protection.
5. The Temporary Ground Protection shall remain in place until completion of the project and only removed following receipt of written permission from the LPA.

Figure 4: Temporary Ground Protection – Recommended Construction





KEY
T = Individual Tree
G = Group of Trees
H = Hedge

Please refer to associated Tree Survey Schedule and appendices for specific details in respect of items below.

Tree Categorisations:

Those to be Considered for Retention:

- Category 'A' Tree/Group/Hedge**
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years
- Category 'B' Tree/Group/Hedge**
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years
- Category 'C' Tree/Group/Hedge**
Those of a Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees

Those Considered Unsuitable for Retention:

- Category 'U' Tree/Group/Hedge**
Those in Such a Condition that they Cannot Readily be Retained as Living Trees in the Context of the Current Land Use for Longer Than 10 Years

Note: The stem locations of trees T1, T2, T11, T15 to T16, T21, T22, T23, T24, T25, T26 and T27 and the full extents and stem locations of groups G1 and G3, were not included on the topographical survey plan provided, and their locations, including the extents of groups, were subsequently plotted by the arboricultural surveyor at the time of the survey using GPS sitting and, where possible, measurement from existing site features. As such, the plotted locations of the trees and the extents of the groups cannot therefore be considered to be wholly accurate.

Root Protection Areas (RPAs):

RPAs
Areas of Ground Around Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see Appendix Temporary Protective Fencing Specification

Project:
LAND OFF CROMPTON AVENUE
ROCHDALE
GREATER MANCHESTER
OL16 4PB

Client:
LANCET HOMES LTD

Title:
TREE CONSTRAINTS PLAN
in Relation to Proposed 18 Unit Residential Development

Scale: 1:250@AO
Date: April 2023
Drawn by: RG
Checked by: PH

Bowland
tree consultancy ltd
info@bowlandtreeconsultancy.co.uk
01707 471030

Ref: BTC2665-TCP Rev: A

Important: The original version of this plan was produced in colour. Where it is reproduced in black and white, the user's interpretation and quality of the original version should not be relied upon.



KEY

T = Individual Tree
G = Group of Trees
H = Hedge

Please refer to associated Tree Survey Schedule and appendices for specific details in respect of items below.

Tree Categorisations:

Those to be Considered for Retention:

Category 'A' Tree/Group/Hedge
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years

Category 'B' Tree/Group/Hedge
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years

Category 'C' Tree/Group/Hedge
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees

Those Considered Unsuitable for Retention:

Category 'U' Tree/Group/Hedge
Those in Such a Condition that they Cannot Readily be Retained as Living Trees in the Context of the Current Land Use for Longer Than 10 Years

Note: The stem locations of trees T1, T2, T11, T15 to T16, T21, T22, T23, T24, T25, T26 and T27 and the full extents and stem locations of groups G1 and G3, were not included on the topographical survey plan provided, and their locations, including the extents of groups, were subsequently defined by the arboricultural surveyor at the time of the survey using GPS siting and, where possible, measurement from existing site features.

As such, the plotted locations of the trees and the extents of the groups cannot therefore be considered to be wholly accurate.

Note: Trees with their identifying numbers allocated in (111) are proposed for removal in the context of the proposed development.

Root Protection Areas (RPAs):

RPAs

Areas of Ground Around Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see Appendix Temporary Protective Fencing Specification

Project:

LAND OFF CROMPTON AVENUE
ROCHDALE
GREATER MANCHESTER
OL16 4PB

Client:

LANCET HOMES LTD

Title:

TREE IMPACT PLAN
in Relation to Proposed 18 Unit Residential Development

Scale:

1:250@AO

Date:

April 2023

Drawn by:

RG

Checked by:

PH

Important: The original version of this plan was produced in colour. Where it is reproduced in black and white, the user is requested to refer to the original version of the plan for colour information.

As such, a monochrome copy should not be relied upon.

Bowland

tree consultancy Ltd

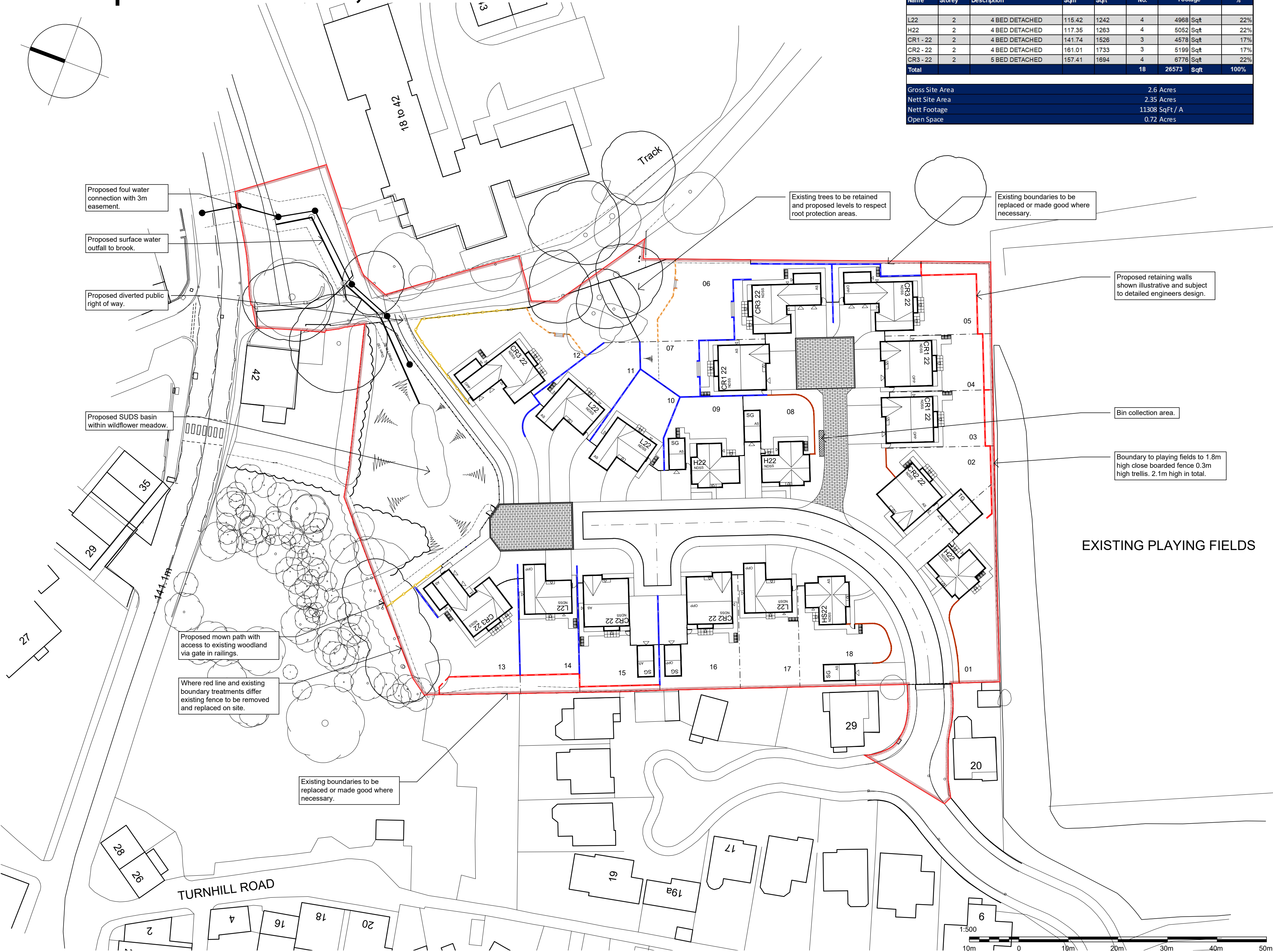
info@bowlandtreeconsultancy.co.uk

01707 471030

Ref: BTC2065-TIP

Rev: A

Crompton Avenue, Rochdale.



Schedule Of Accommodation							
Name	Storey	Description	Sqm	Sqft	No.	Footage	%
L22	2	4 BED DETACHED	115.42	1242	4	4968 Sqft	22%
H22	2	4 BED DETACHED	117.35	1263	4	5052 Sqft	22%
CR1 - 22	2	4 BED DETACHED	141.74	1526	3	4578 Sqft	17%
CR2 - 22	2	4 BED DETACHED	161.01	1733	3	5199 Sqft	17%
CR3 - 22	2	5 BED DETACHED	157.41	1694	4	6776 Sqft	22%
Total					18	26573 Sqft	100%
Gross Site Area						2.6 Acres	
Nett Site Area						2.35 Acres	
Nett Footage						11308 SqFt / A	
Open Space						0.72 Acres	

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Do not scale from this drawing - Work to figured dimensions only. All dimensions to be checked on site prior to the execution of any work.

For the avoidance of doubt all dimensions are measured to wall structure and not the finishes unless otherwise stated.

Where any discrepancy is found to exist within or between drawings and/or documents it should be reported to the architect immediately.

MP&L Planning & Design Ltd. shall not be liable for any use of drawings and documents for any purpose other than for which the same were prepared by or on behalf of MP&L Planning & Design Ltd.

NOTE:
Layout to be read in conjunction with boundary treatment layout, boundary treatment details, materials layout and engineer's drawing for retaining wall heights.

- KEY**
- Denotes proposed tegula paved areas
 - Denotes bin collection area
 - Denotes access gates to private properties.
 - Denotes 1.8m high screen brick wall & piers, to match adjacent property.
 - Denotes 1.8m high close-boarded timber screen fence with 0.3m high trellis. 2.1m total height.
 - Denotes 1.8m high plot divisional fence.
 - Denotes 1.2m high iron railings - painted black
 - Denotes retaining wall **A** Low rendered wall within gardens
 - Denotes retaining wall **B** Brick retaining wall within gardens
 - Denotes retaining wall **C** Brick retaining wall with piers and timber fence infill.
 - Denotes retaining wall **D** Low timber retaining wall.
 - Denotes proposed steps in gardens. Location and size shown indicatively, refer to engineers details for more information.

17.04.2023

Site boundary amended. Drainage strategy updated to reflect RSI 8 of the Drainage Strategy Plan.

CW

06.04.2023

Layout finalised for submission.

AC

31.03.2023

Notes added and plot 18 garage moved forward.

AC

20.01.2023

Boundary treatments amended & SUDS area updated.

AC

29.11.2022

Plot 02 & 03 amended.

AC

Rev	Date	Revision	Initials

Client

Drawing Title

PLANNING LAYOUT

Project

Proposed Residential Development, Crompton Avenue, Rochdale.

Job No	20109	Orig No	01	Drawn	AC	Rev	E
Scale	1:500 @ A2	Date	APRIL 2023	Stage	FOR PLANNING		

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