

ARBORICULTURAL IMPACT ASSESSMENT

Proposed HGV Trailer Park & Associated Acoustic Barrier

Martin Brower UK, Heywood

Issue Date: 2nd November 2024

QUALITY ASSURANCE & REPORT INFORMATION

Report Version	R1	R2	R3	R4
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Issue Date	30 th October 2024	2nd November 2024		
Comments	First issue	Updated mitigation		

Project: Proposed HGV Trailer Park & Associated Acoustic Barrier

Client: Meller

Reference: 24.249.1.R2

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1 INTRODUCTION

1.1 Appointment & Background

- 1.1.1 Professional Consult Limited has engaged our approved sub-Consultant SEED Arboriculture Limited to provide this Arboricultural Impact Assessment (AIA).
- 1.1.2 This report has been prepared by Sam Selwyn Dip Arb L4 (abc), TechArborA, Arboricultural Consultant at SEED Arboriculture Ltd. Sam is a Technician Member of the Arboricultural Association (AA) and is therefore required to uphold the professional and ethical standards within the AA Code of Conduct. Sam also holds the LANTRA award in Professional Tree Inspection.
- 1.1.3 This AIA has been prepared by SEED Arboriculture Ltd on behalf of Martin Brower UK in support of a planning application for a HGV trailer park which requires the installation of a 7m high acoustic fence at Martin Brower UK, Heywood DC, Hareshill Road in Heywood Lancashire OL10 2TN (hereafter referred to as the 'site').
- 1.1.4 The planning application is to be submitted to Rochdale Metropolitan Borough Council (RMBC).

1.2 Purpose of Assessment

- 1.2.1 The tree survey and AIA has been carried out in accordance with the recommendations outlined within British Standard BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'.
- 1.2.2 This AIA report:
- Provides the baseline survey data of existing trees, including a Tree Schedule and Tree Constraints Plan (TCP).
 - Evaluates the direct and indirect impacts of the Proposed Development upon the existing trees; and
 - Where necessary, provides details of mitigation and tree protection, including a Draft Tree Protection Plan

1.3 The Site

- 1.3.1 The site is a HGV car park located at the UK National Grid Reference (SD 84569 09894). Access is available via Mulberry Way; a road within the Heywood Distribution Park. The site area is primarily composed of hard standing, with tree coverage present around the edges. Most of the trees appear to be offsite, providing screening and enhancing the landscape for the surrounding industrial estates. The topography of the site is level, with landscaping bunds positioned around the site, particularly along the southwest boundary close to the car park entrance.
- 1.3.2 The indicative application boundary is shown on the Site Location Plan (Appendix 1).

1.4 Confidentiality

- 1.4.1 Professional Consult has prepared this report solely for the use of the Client. Should any third party wish to use or rely upon the contents of the report, written approval must be sought from Professional Consult; a charge may be levied against such approval.

1.5 Reference Documents

- 1.5.1 Table 1 provides a summary of documents which provide the basis for this tree survey and AIA.

Table 1. Reference Documents

Document	Reference Number	Prepared By	Date
Topographical Land Survey	240503 Proposed Site Location Plan showing the acoustic fence	-	-

2 POLICY & GUIDANCE

2.1 National Planning Policy Framework (NPPF)

2.1.1 The following paragraphs within the NPPF set out policies which guide the planning policy and decision-making process of Local Planning Authorities in relation to trees. These are:

Paragraph 136

Trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.

Paragraph 180 (b & d)

Planning policies and decisions should contribute to and enhance the natural and local environment by: Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

Paragraph 186

When determining planning applications, Local Planning Authority's (LPA) should apply the following principles: If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternate site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused; development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest; Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused unless there are wholly exceptional reasons and a suitable compensation strategy exists. Development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

2.2 Local Planning Policy

2.2.1 The Rochdale Core Strategy was adopted in October 2016 and is part of the local plan for RMBC. This Local Plan Strategy document sets out the overall vision and planning strategy for development in the borough. Policy G6 relates to trees as detailed below.

Policy G6 – Enhancing Green Infrastructure

"We shall take into account local and national planning policy requirements when considering the appropriateness of development proposals that may affect sports, recreation and open space provision. A Green Infrastructure Strategy for the borough and Green Infrastructure Action Plans for each Township will inform and

support area based masterplans and initiatives, development proposals and associated developer contributions, regeneration programmes and environmental management schemes.

We will expect development proposals and other proposals affecting green infrastructure to:

- a. be consistent with the above focus for green infrastructure and the wider than local value that green infrastructure can have;
- b. have regard to local landscape character and contribute to its conservation or enhancement;
- c. avoid the loss of existing urban greenspace or features e.g. trees unless suitable alternative provision is made, it has limited value, and its development or change of use will help to meet other sustainability or local regeneration objectives;
- d. in the case of residential development, provide or contribute financially towards recreational open space, including maintenance, in accordance with the standards set out in the Provision of Recreational Open Space in New Housing Supplementary Planning Document (SPD);
- e. take opportunities to improve access to, and the provision of, natural greenspace in accordance with local strategies and standards
- f. take opportunities to secure innovative solutions to the design of urban open space to widen its potential functions e.g. flood risk management, promoting urban wildlife or climate change adaptation;
- g. not sever, or impede the key functions of designated greenspace corridors or river valleys, or detract from their natural, visual or recreational quality, but enhance their value and accessibility;
- h. protect ancient woodlands and hedgerows, support new woodland and tree planting in new developments, and replace removed trees from a site at a ratio of 2:1; and
- i. take opportunities, where feasible, to improve the water quality and biodiversity of water bodies and their environs in compliance with the Water Framework Directive or equivalent."

2.3 Statutory Tree Protection & Designations

- 2.3.1 At the time of preparing this AIA, it has not been determined if any trees within the site are protected by a Tree Preservation Order (TPO).
- 2.3.2 The site is not positioned within a local Conservation Area.
- 2.3.3 No Ancient Woodland designations are present upon or adjacent to the Site.

2.4 Felling Licence

- 2.4.1 Tree felling is restricted under the Forestry Act 1967. Under this act, there is an exemption from the need for a felling licence for "Felling trees immediately required for the purpose of carrying out development authorised by planning permission (granted under the Town and Country Planning Act 1990)"
- 2.4.2 If full planning permission is granted, then any trees which require felling to implement the approved plans are exempt from this statutory protection. Outline planning permission does not provide an exemption to the regulations that control tree felling in the Forestry Act 1967.
- 2.4.3 All statutory controls must be reviewed in detail ahead of undertaking any tree works relevant to this arboricultural report.

3 BASELINE TREE SURVEY

3.1.1 The tree survey was undertaken on 25th October 2024, by Sam Selwyn Dip Arb L4 (abc), TechArborA, Arboricultural Consultant at SEED Arboriculture Ltd.

3.1.2 The tree survey was undertaken in accordance with the methodology outlined within BS5837:2012.

3.1.3 The locations of the trees surveyed are illustrated on the Tree Constraints Plan (TCP) (Appendix 3) together with details of the constraints to new development in accordance with BS5837, including:

- Tree Retention Category;
- Root Protection Areas (RPAs); and
- Tree Canopy Spreads.

3.1.4 Details for each of the trees surveyed are provided in the Tree Schedule (Appendix 2), including reference numbers, species, tree dimensions, life stage, physiological and structural condition, and retention category.

3.2 Tree Survey Summary

Trees

3.2.1 The survey recorded 12no. individual trees, comprising of 7no. category B, 4no. category C and 1no. category U retention value.

Groups

3.2.2 The survey recorded 7no. groups of trees all comprising of category C retention value.

Hedgerows

3.2.3 One hedge was recorded without being assigned a BS5837:2012 retention category. This hedge consists of Common privet.



Figure 1 - A view of hedge H1.



Figure 2 - View of the access to site.



Figure 3 - View of T2 & T3.



Figure 4 - View of the northeastern aspect.

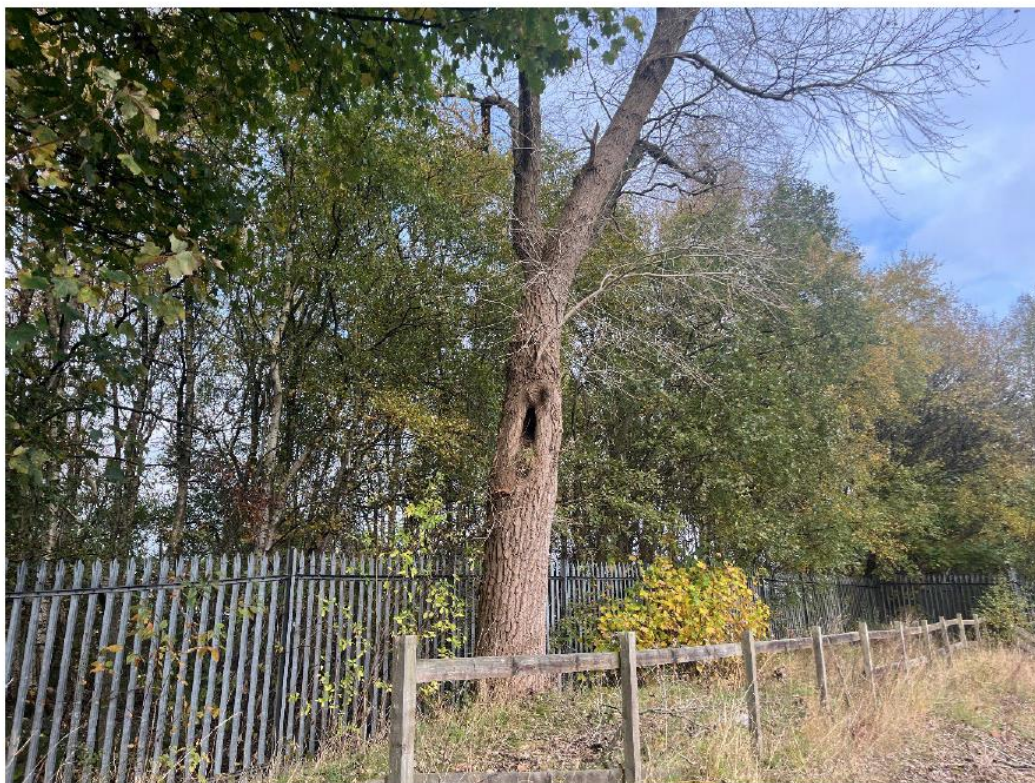


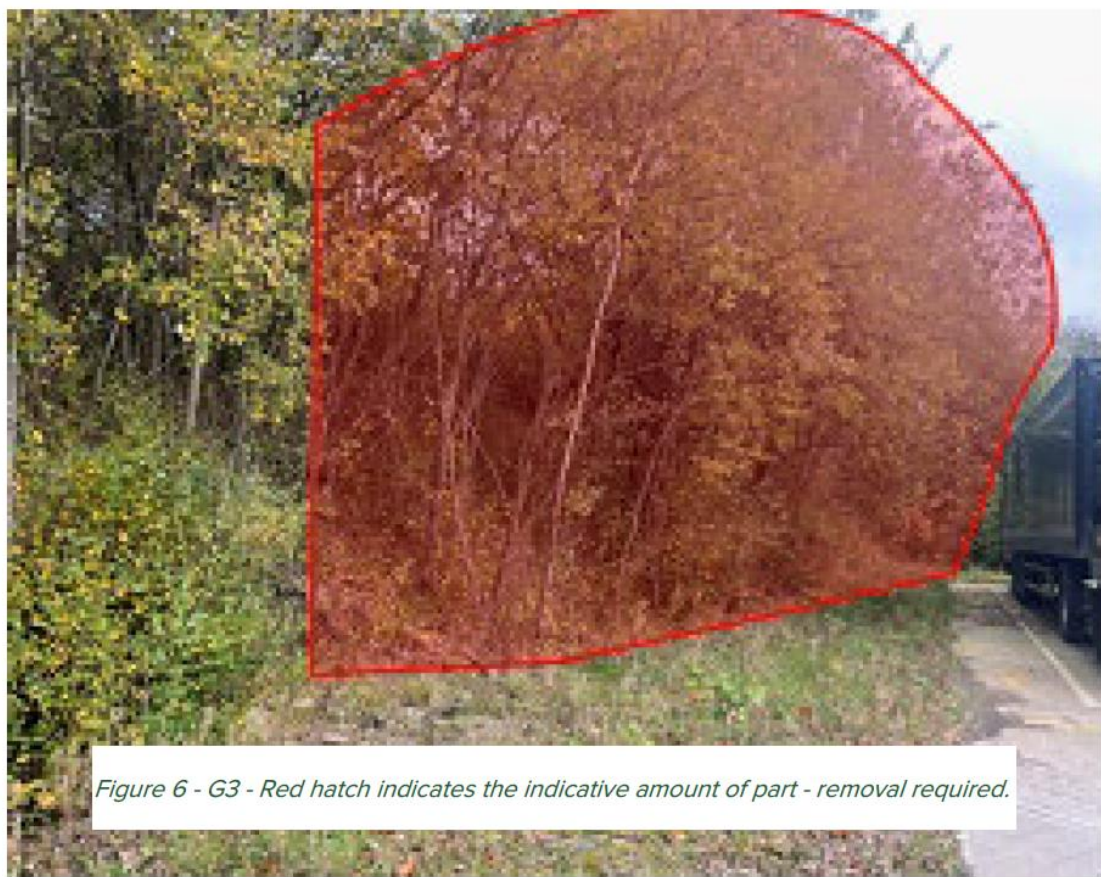
Figure 5 - View of T10.

4 ARBORICULTURAL IMPACT ASSESSMENT

- 4.1.1 The impact of the proposed development upon existing trees is illustrated on the Arboricultural Impact & Tree Protection Plan (Appendix 3).
- 4.1.2 The design has sought to incorporate the existing trees and minimise the requirement for tree removal. However, due to the installation and engineering requirements, there is conflict with trees which is considered unavoidable.
- 4.1.3 All trees proposed for removal are illustrated with a red canopy outline on the Arboricultural Impact and Tree Protection Plan (AIP & TPP). For groups of trees that will be partially removed, the red canopy outline is complemented by a red hatch on the AIP & TPP at Appendix 3.
- 4.1.4 Table 2 details the tree and group removals required to implement the Proposed Development.

Table 2 – Tree Removal for Proposed Development

	Retention Category				Total
	A	B	C	U	
Groups to be Part-Removed for Proposed Development	-	-	G3	-	1 Part - Removal
Total	0	0	1 Part - Removal	0	1 Part - Removal



- 4.1.11 None of the trees proposed for removal are considered aged or veteran and therefore the principles for refusal within the NPPF would not be considered applicable.

4.2 Root Protection Areas (RPAs)

- 4.2.1 The RPA is an area equivalent to a circle with a radius 12 times the diameter of the trees measured at 1.5 metres for single stemmed trees. For trees with more than one stem, one of two calculation methods should be used. In all cases, the stem diameter(s) should be measured in accordance with Annex C, and the RPA should be guided from Annex D of BS5837:2012.
- 4.2.2 The RPA is an area in which no ground works should be undertaken without due care in relation to the retained tree(s), to avoid soil compaction, changes in levels or soil contamination which could alter the trees condition and/or stability. The shape of the RPA and its exact location will depend upon arboricultural considerations and ground conditions.
- 4.2.3 The RPA for the trees has been calculated as prescribed by BS5837:2012 and are shown in relation to the Proposed Development on the Arboricultural Impact Plan at Appendix 3.

4.3 Working within RPAs – Fencing

- 4.3.1 The Proposed Development requires the installation of acoustic fencing within the RPAs of retained trees T8 & T10.
- 4.3.2 The installation of fence posts within RPAs is generally considered acceptable due to the minimal impact the process has on trees.
- 4.3.3 To ensure foreseeable damage does not occur, an example methodology for the process is provided within Section 5 of this AIA. Full details of tree protection and construction methods should be detailed within an Arboricultural Method Statement (AMS) following planning approval.

4.4 Future growth

- 4.4.1 Due to the location of retained trees, future growth of trees is not considered to be an issue to the Proposed Development.
- 4.4.2 Minor pruning of lateral branches will address any issues where the canopy of trees encroaches towards the proposed buildings.

5 TREE PROTECTION

5.1.1 An overview of the recommended tree protection measures has been provided within this AIA. An Arboricultural Impact & Tree Protection Plan (AIP & TPP) is provided at Appendix 3.

5.1.2 To ensure all tree protection measures are implemented, arboricultural supervision should be undertaken by an appointed Arboricultural Clerk of Works (ACoW). The ACoW will be a suitably qualified arboriculturist appointed by the client / contractor / other party responsible for implementation of tree protection measures.

5.2 Tree Protection Fencing

5.2.1 5.1.3. Due to the scale and change in levels across the site it is not suitable or proportionate to use the default Heras style Tree Protection Fencing (TPF). The specification of TPF for this application is recommended to be a flexible mesh fence with metal fencing pins to provide a visual barrier on site to prevent access into the Construction Exclusion Zone (CEZ).

5.2.2 Weatherproof signage will be attached to the fencing with words such as 'Construction Exclusion Zone – No Access'.



Figure 7 - Example of flexible orange mesh fencing.

- 5.2.3 Reusable weatherproof signage (rigid plastic or Foamex foamboard) will be attached to the fencing and fence pins with words such as 'Construction Exclusion Zone – No Access' (signage example at Appendix 4).
- 5.2.4 At the end of the project the fence will be removed only after confirmation by the ACoW and the Council that this is appropriate.
- 5.2.5 An existing metal boundary security fence and wooden post and rail fence will remain protecting off-site northern site boundary trees.

5.3 Methodology for the installation of fencing within RPAs

- 5.3.1 To ensure foreseeable damage does not occur during the installation of fencing within RPAs the following methodology should be followed:
- 5.3.2 The removal of the existing soft/hard surfaces within the RPAs must be undertaken under the direct supervision/guidance of the ACoW.
- 5.3.3 The post holes will be excavated with care using hand tools where feasible. Any minor identified roots <25mm diameter will be pruned back with secateurs or a root pruning hand saw. Any significant roots identified >25mm diameter will be avoided and if discovered post holes relocated.
- 5.3.4 Post holes will be lined with a non-porous lining such as a durable polythene to prevent leachates from concrete damaging tree roots. Post holes should be filled with concrete/postcrete just below the formation level. Finally, the polythene lining should be trimmed back and filled with clean topsoil in preparation for fixing the fence panels.

6 REFERENCES

- 6.1.1 British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendation'
- 6.1.2 British Standard 3998:2010 'Tree work – Recommendations'
- 6.1.3 BS8545:2014 Trees: from nursery to independence in the landscape – Recommendations
- 6.1.4 National Planning Policy Framework (NPPF) 2024
- 6.1.5 The Forestry Act 1967
- 6.1.6 The Town and Country Planning Act 1990
- 6.1.7 The Town and Country Planning (Tree Preservation) (England) Regulations 2012.

APPENDIX 1: SITE LOCATION PLAN

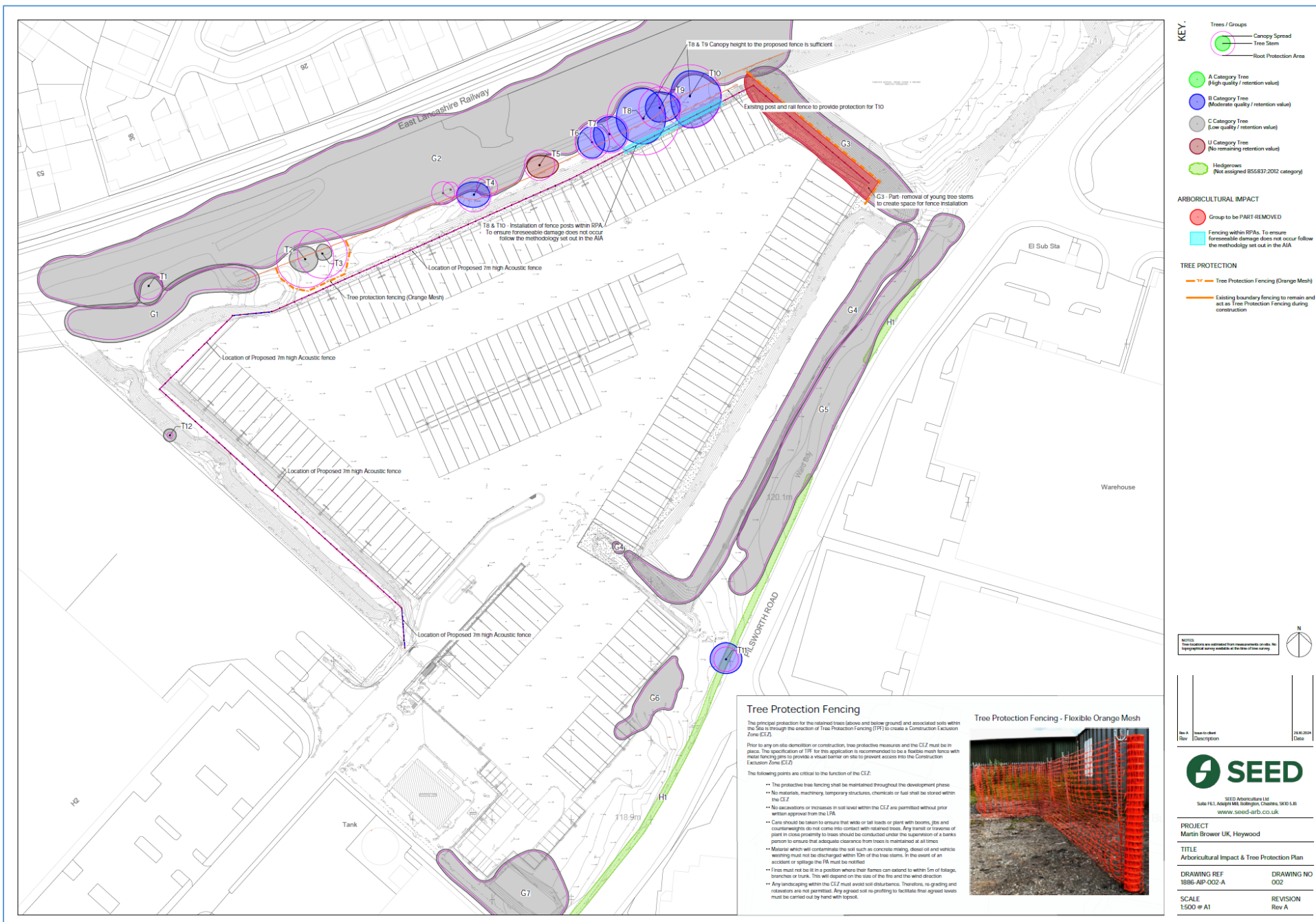


APPENDIX 2: BS5837:2012 - TREE SCHEDULES

Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia Ø (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	Estimated Remaining Contribution	BS5837 Retention Category	RPA (m²)	RPA Radius (m)
					N	E	S	W										
T1	Silver birch	<i>Betula pendula</i>	10	350	4	5	6	5	1.5	Mat	Fair	Fair	Tree ownership unclear. Establishing from the extensive northern boundary tree group. Fair condition. Surrounded by dense vegetation which limits detailed assessment and all attributes are estimated. Hidden from view but beginning to occupy the space above the average group height. Currently the tree has low arboricultural quality but decent future potential.	No work recommended at time of survey.	20 to 40 years	C1	55	4.20
T2	Hybrid black poplar	<i>Populus x canadensis</i>	16	750	4	4	4	5	2.5	Mat	Fair	Fair	On site. Located on the site's northern boundary. A tall mature specimen established on a grass verge directly adjacent to metal security fencing. The tree has been topped at 2.5m historically. A multi-stemmed structure results from the cut points, stems have merged in places. There is moderate deadwood within the canopy and evidence of old pruning wounds from stem removal over the fence. It's likely decay is present at the topped point. Although tall and prominent, the tree has low arboricultural quality.	No work recommended at time of survey.	10 to 20 years	C1	254	9.00
T3	Hybrid black poplar	<i>Populus x canadensis</i>	16	650	3	3	2	2	2	Mat	Fair	Poor	On site. Located on the site's northern boundary. Tall mature specimen established on grass verge directly adjacent to metal security fencing. The tree has been topped at 2.5m historically. A multi-stemmed structure results from the cut point. Exposed wood decay and a main stem cavity south at 2.5m were observed. Moderate to major deadwood within the canopy. Epicormic growth covers the lower main stem. The tree leans northeast. Although tall and prominent the tree has low arboricultural quality. Overall condition appears to be declining.	No work recommended at time of survey.	10 to 20 years	C1	191	7.80
T4	Horse chestnut	<i>Aesculus hippocastanum</i>	13	450	4	5	4	6	3	Mat	Fair	Good	Establishing from the extensive northern boundary tree group. Located to the north of metal palisade fencing assumed offsite. Canopy overhangs into the site by approx. 4m. Fair condition, well-formed branch and stem architecture. Yet to reach full maturity future growth can be expected. Moderate arboricultural quality.	No work recommended at time of survey.	20 to 40 years	B1	92	5.40

APPENDIX 3: PLANS





TREE PROTECTION AREA



NO ACCESS - TREE PROTECTION AREA

- NO MATERIALS, MACHINERY, TEMPORARY STRUCTURES OR CHEMICALS SHALL ENTER OR BE STORED WITHIN THIS AREA
- FENCING WILL NOT BE ALTERED OR MOVED WITHOUT PRIOR AGREEMENT OF THE PROJECT ARBORICULTURIST.



TREE PROTECTION FENCING

- TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND/OR ARE THE SUBJECTS OF A TREE PRESERVATION ORDER.
- UNAUTHORISED DAMAGE TO PROTECTED TREES IS A CRIMINAL OFFENCE AND COULD LEAD TO ENFORCEMENT ACTION.



For any issues relating to this Tree Protection Fencing or other guidance with any arboricultural matters on this development, please contact **Seed Arboriculture Ltd.**

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01625 460 252

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