

NOTES

- This tree survey information has been prepared for planning purposes only. Additional detail will be needed for foundation design.
- The original of this drawing was produced in colour - a monochrome copy should not be relied upon.
- Scale for planning purposes only.
- All dimensions to be checked on site.
- The copyright of this document resides with Keen Consultants unless assigned in writing by the company.
- Details shown on this drawing are devised with reference to BS5837:2012: Trees in relation to design, demolition and construction Recommendations.
- Check if Tree Preservation Order or Conservation Area protection applies to trees before undertaking tree works.
- Topographical survey based on JLP Surveying drawing number S24-0677.
- Where trees were not identified on the topographical survey they have been plotted by eye.
- Proposed layout based on Ridge Proposed Site Plan drawing number NG-3010-03-A-0002-E.

KEY

- Existing site features
- Proposed layout
- Trees retained (Green-coloured line indicates extent of canopy)
- Trees for removal (Red-coloured dash line indicates extent of canopy)
- 2.0m high barrier as detail in Figure 1 (Temporary, for the duration of works)
- Area of ground protection as detail in Figure 2
- Minimum extent of no-dig construction. Actual deployment may be greater. As detail in Figure 3

KEY TO TREE SCHEDULE

Column Heading	Explanation
Tree No.	Unique number corresponding with number on plan
Species	English names
Ht (m)	Height in metres
Branch Spread	Crown radius in metres to cardinal points of the compass
Stem Dia	All measurements conform to Annex C of BS 5837:2012
	Single stem - Stem diameter in centimetres measured at 1.5m above ground level.
	Multi-stemmed tree with 2 to 5 stems - Diameter of each stem
	Multi-stemmed tree with more than 5 stems - Average stem diameter and number of stems
Height of crown clearance	Height in metres between the ground and underside of canopy
Height of first major branch and direction of growth	Height from ground level to base of first major branch and the approximate direction of growth
Abbreviations as suffix to a dimension	Suffix 'e' denotes an estimated dimension
Age Class	Suffix 'av' denotes an average dimension
	Age Class definitions: Y = Young S = Semi-mature E = Early mature M = Mature O = Over mature
Category grading and Estimated remaining Contribution (yrs)	Summary of BS 5837: 2012 categorisation: 1. Trees unsuitable for retention: U = those in such a condition that they cannot realistically be retained as living trees in the context of the current land use over longer than 10 years 2. Trees to be considered for retention: A1, 2 or 3 = trees of high quality (substantial contribution >40 yrs) B1, 2 or 3 = trees of moderate quality (significant contribution >20 yrs) C1, 2 or 3 = trees of low quality (but adequate, ie >10 yrs or young trees - until new planting can be established) Note: Useful estimated remaining contribution of the tree or tree group based on figures stated in BS5837:2012
Estimated remaining contribution Condition	Brief description including physiological and structural defects
Tree Works	Works required to be undertaken to the trees to facilitate the construction or remediate a defect encountered during the survey
Root Protection Radius	Radius of minimum root protection area in metres calculated from section 4.6 and Annex D of BS5837:2012
Root Protection Area	Total area of minimum root protection area extrapolated from root protection radius
0 Preliminary issue	27.11.25
Rev Description	Date
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Client	McCARTHY STONE

Project
BAMFORD MEWS,
ROCHDALE

Title
TREE PROTECTION PLAN

Date
NOV 2025
Scale
1:500@A1

Drawn by
ML
Checked by
JTK

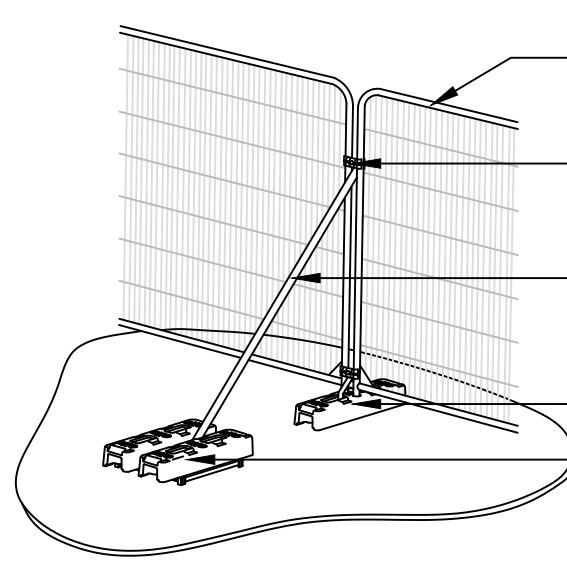
Drawing Number

2345-KC-XX-YTREE-TPP01Rev0

Schedule of trees at Bamford Mews, Bamford																				
Tree No.	Species	Ht (m)	Branch Spread (m)				Stem diameters (cm)					Height of crown clearance (m)	Height of first branch (m) (compass point)	Category grading	Estimated remaining contribution (yrs)	Condition Physiological / Structural	Tree Works to BS3998	Root protection radius (m)	Root system area	
			N	E	S	W	Single Stem	2-5 stems	More than 5 stems	Mean stems										
1	Mixed broadleaf tree belt	11av					30av				0	-	S	B2	>20	Established belt of trees along western boundary. Black oxidation at tree belt, maple with occasional hawthorn.	Remove section as shown.	3.60	41	
2	Group of crack willow	16av						45av				3	3N	S	B2	>20	One of a line of trees along northern boundary.	Crown lift to 5m above proposed parking bay.	5.40	92
3	Silver birch	12	7	7	6	45					0	2S	E	B2	>20	Contributes to row of trees but lacking vitality.	Crown lift to 5m above proposed garden.	1.92	12	
4	Rowan	9	2	2	2	1	16				2	2S	S	C2	>10	Contributes to tree belt but growing beyond its boundary. Development compromised by adjoining line.	Crown lift to 5m above proposed garden.	2.40	18	
5	Horse chestnut	10	6	5	2	3	20e				2	2N	Y	C2	>10	Established but sparse hedge along boundary of site.	Remove section as shown.	1.20	5	
6	Hawthorn hedge	2av					1av	10av			0	-	Y	B2	>20	Large tree growing along northern boundary.	Crown lift to 5m above proposed garden. Cut back to provide 3m clearance from proposed building.	7.08	157	
7	Line	15	6	7	7	5	59				0	2SE	E	B2	>20	Contributes to tree belt but development compromised by adjoining line.	Crown lift to 5m above proposed garden. Cut back to provide 3m clearance from proposed building.	3.72	43	
8	Silver birch	14	6	2	5	4	31				3	3SW	S	C2	>10	Contributes to row of trees but lacking vitality. Unsusled to long term retention.	Crown lift to 5m above proposed garden. Cut back to provide 3m clearance from proposed building.	6.84	147	
9	Silver birch	15	7	8	9	5	57				2	2W	S	B2	>20	Contributes to row of trees along northern boundary. Unsusled to long term retention.	Crown lift to 5m above proposed garden. Cut back to provide 3m clearance from proposed building.	5.52	96	
10	Silver birch	15	5	2	6	7	46				1	2S	S	C2	>10	Contributes to row of trees along northern boundary. Unsusled to long term retention.	Crown lift to 5m above proposed garden. Cut back to provide 3m clearance from proposed building.	5.16	84	
11	Silver birch	14	6	7	7	6	43				2	2S	S	B2	>20	Large tree growing along northern boundary of site.	Crown lift to 5m above proposed garden. Cut back to provide 3m clearance from proposed building.	6.84	147	
12	Hawthorn	7	1	2	3	2	19				2	2E	S	U	>10	Contributes to row of trees along northern boundary. Unsusled to long term retention.	Crown lift to 5m above proposed garden. Cut back to provide 3m clearance from proposed building.	2.28	16	
13	Silver birch	14	8	7	7	2	35				1	2S	S	B2	>20	One of a group of 3 similar size trees along the northern boundary.	Crown lift to 5m above proposed garden. Cut back to provide 3m clearance from proposed building.	4.20	55	
14	Silver birch	15	7	5	7	4	36				2	3SW	S	B2	>20	One of a group of 3 similar size trees along the northern boundary.	Crown lift to 5m above proposed garden. Cut back to provide 3m clearance from proposed building.	4.32	59	
15	Silver birch	14	7	5	8	7	43				1	2S	S	B2	>20	One of a group of 3 similar size trees along the northern boundary.	Crown lift to 5m above proposed garden. Cut back to provide 3m clearance from proposed building.	5.16	84	
16	Silver birch	14	5	3	4	2	21				2	2SE	S	C2	>10	One of a group of 3 trees growing along the northern boundary.	Crown lift to 5m above proposed garden. Cut back to provide 3m clearance from proposed building.	2.52	20	
17	Silver birch	14	7	5	7	3	31				1	2S	S	B2	>20	One of a group of 3 trees growing along the northern boundary.	Crown lift to 5m above proposed garden. Cut back to provide 3m clearance from proposed building.	3.72	43	
18	Silver birch	15	9	7	8	7	40				1	2S	S	U	>10	Lacking vitality. Black oxidation on lower stem indicates infection with honey fungus. Unsusled to long term retention.	Crown lift to 5m above proposed garden. Cut back to provide 3m clearance from proposed building.	4.80	72	
19	Pair of hawthorn	7av					3av	20av			0	-	S	U	>10	Pair of virtually dead trees growing along northern boundary.	Crown lift to 5m above proposed garden.	2.40	18	
20	Silver birch	13	7	5	6	4	35				2	3N	S	B2	>20	One of a group of 3 trees growing along northern boundary.	Crown lift to 5m above proposed garden.	4.20	55	
21	Silver birch	13	4	2	4	2	20e				2	2S	S	C2	>10	Slender form growing between 2 larger trees.	Crown lift to 5m above proposed garden.	2.40	18	
22	Silver birch	14	7	6	7	7	40e				2	2S	S	B2	>20	Larger example on the northern boundary. Good vitality.	Crown lift to 5m above proposed garden.	4.80	72	
23	Silver birch	14	8	6	5	6	47				0	2S	S	B2	>20	Established tree growing in corner of site. One of a group of 4 trees.	Crown lift to 5m above proposed garden.	5.64	100	
24	Silver birch	13	3	4	2	5	22				3	3E	S	B2	>20	One of a group of 4 trees in corner of site.	Crown lift to 5m above proposed garden.	2.64	22	
25	Silver birch	14	4	6	3	3	22				2	2N	S	B2	>20	One of a group of 4 trees in corner of site.	Crown lift to 5m above proposed garden.	2.64	22	
26	Silver birch	15	6	7	6	7	44				1	3S	S	B2	>20	One of a group of 4 trees in corner of site.	Crown lift to 5m above proposed garden.	5.38	88	
27	Silver birch	14	5	5	4	6	40				0	2E	S	B2	>20	One of a line of trees along the western boundary of the site.	Crown lift to 5m above proposed garden.	4.80	72	
28	Silver birch	12	2	4	3	3	22				3	3W	S	C2	>10	Contributes to row of trees but seems to be lacking sapling vitality.	Crown lift to 5m above proposed garden.	2.64	22	
29	Line	12	4	4	3	5	45				0	2SE	S	B2	>20	Stands along western boundary. Becoming superseded by adjoining trees.	Crown lift to 5m above proposed garden.	5.40	92	
30	Nonway maple	16	8	8	6	7	58				1	2E	S	B2	>20	Stand along western boundary. Development compromised by adjoining willow.	Crown lift to 5m above proposed garden.	4.96	132	
31	Crack willow	19	6	7	11	10	113				2	2E	E	U	>10	Large example growing on western boundary. Primary failure of main trunk at circa 3m above ground level rendering subsidiary stem highly susceptible to collapse. Unsusled to long term retention in its current form. Pollarding would enable retention and regrowth whilst overcoming propensity to failure.	Pollard to circa 6m above ground level.	13.56	576	
32	Group of crack willow	17av					7av	35av			0	-	S	B2	>20	Cluster of stems growing along western boundary. All attaining at size where stem failure is likely. Pollarding would enable their long term retention.	Crown lift to 5m above proposed garden. Cut back to provide 3m clearance from proposed building.	4.20	55	
33	Nonway maple	16	6	7	7	7	53				2	2S	S	C2	>10	Contributes to tree group but consists of multiple stems with narrow unions between them. These unions, on these species, are liable to failure as the tree matures.	Remove.	6.36	127	
34	Weeping willow	10	6	7	7	6	37				0	2E	S	C2	>10	Contributes to tree line but lacking vitality.	Crown lift to 5m above proposed garden. Cut back to provide 3m clearance from proposed building.	4.44	62	
35	Group of goat willow	14av					8av	50av			0	-	E	C2	>10	Group of multi stem trees growing close to western boundary. Interspersed with occasional hawthorn sapling. All attaining a size where stem failure is beginning to occur. Coppicing enable regeneration.	Crown lift to 5m above proposed garden.	6.00	113	
36	Nonway maple	16	8	7	6	7	48				2	2S	E	B2	>20	Contributes to group of trees in corner of site. Lacking vitality.	Crown lift to 5m above proposed garden.	5.76	104	
37	Goat willow	16	10	9	2	6		15 41 36 47 32			0	-	E	U	>10	Stem failure has occurred and decay now at base. Lacking vitality. Coppicing would promote regeneration.	Crown lift to 5m above proposed garden.	9.63	291	
38	Nonway maple	15	2	5	9	6	43				2	2E	E	B2	>20	Forms part of a group of trees in corner of site. Lacking vitality.	Crown lift to 5m above proposed garden.	5.16	84	
39	Row of line	16av					7av	40av			0	-	S	B2	>20	Contributes towards group of trees in corner of site. Clipped.	Crown lift to 5m above proposed garden.	4.80	72	
40	Weeping willow	10	4	2	3	5	36				3	3W	S	C2	>10	Contributes to group of trees but suppressed by the more dominant examples.	Crown lift to 5m above proposed garden.	4.32	59	
41	Hawthorn hedge	1.8av					1av	10av			0	-	S	B2	>20	Established hedgerow along southern boundary of site.	Remove section as shown.	1.20	5	
42	Silver birch	13	6	6	6	6		42 35			1.8	1.8W	S	B2	>20	Established tree growing on southern boundary of site.	Crown lift to 5m above proposed pathway. Cut back to provide 3m clearance from proposed building.	6.54	135	
43	Nonway maple	16	8	7	6	6	44				1	2S	S	B2	>20	Established tree growing towards southern boundary of site.	Crown lift to 5m above proposed pathway.	5.28	88	
44	Group of ash	15av					6av	45av			3	3N	S	U	>10	Group of ash trees on southern boundary. All showing signs of ash die back. Group includes occasional sycamore.	Crown lift to 5m above proposed pathway.	5.40	92	
45	Nonway spruce	14	3	3	3	2	25e				3	3N	S	C1	>10	Established tree growing within hedgerow. Lower stem snatched in year.	Remove.	3.00	28	
46	Group of mixed broadleaves	15av					7av	45av			3	3N	S	B2	>20	Collection of trees growing at corner of site. Mixed species including field maple, beech and sycamore.	Crown lift to 5m above proposed pathway.	5.40	92	
47	Mixed tree group	11av					4av	20av			0	-	S	B2	>20	Collection of small trees growing within adjoining hedgerow. Species include silver birch, hawthorn, sycamore and goat willow.	Remove.	2.40	18	
48	Silver birch	13	6	6	8	8		27 37 43			0	-	S	B2	>20	Established broad spreading tree growing amidst dense vegetation.	Remove.	2.84	26	
49	Alder	12	2	5	5	3	24				1	1S	S	C2	>10	One of a pair of trees growing amidst small vegetation.	Remove.	7.56	179	
50	Alder	16	6	7	5	7		27 47			0	-	S	C2	>10	Established tree growing amidst dense vegetation. Some crown dieback.	Remove.	6.50	133	
51	Group of sycamore	10av					4av	12av			0	-	Y	C2	>10	Group of self-seed stems growing amidst alders.	Remove.	1.44	7	
52	Alder	7	3	3	0	1	29				1	1E	S	U	>10	Extensive death of bark on what is left of the main stem.	Remove.	3.48	38	
53	Nonway maple	7	2	2	3	2	21				1.5	1.5N	Y	C1	>10	Small tree adjoining car park.	Remove.	2.52	20	
54	Cherry	5	3	2	2	2	20				1.5	1.5E	Y	C1	>10	Lacking vitality. Black oxidation on stem indicative of bacterial canker.	Remove.	2.40	18	
55	Cherry	6	3	3	3	3	28				1.5	1.5S	Y	C1	>10	Small tree lacking vitality.	Remove.	3.36	35	
56	Rowan	3	2	1	2	2	11				1.8	1.8N	Y	C1	>10	Small tree lacking vitality.	Remove.	1.32	5	
57	Silver birch	14	5	4	4	4	27				2	2N	S	B1	>20	Reasonably well formed tree adjoining car park.	Remove.	3.24	33	

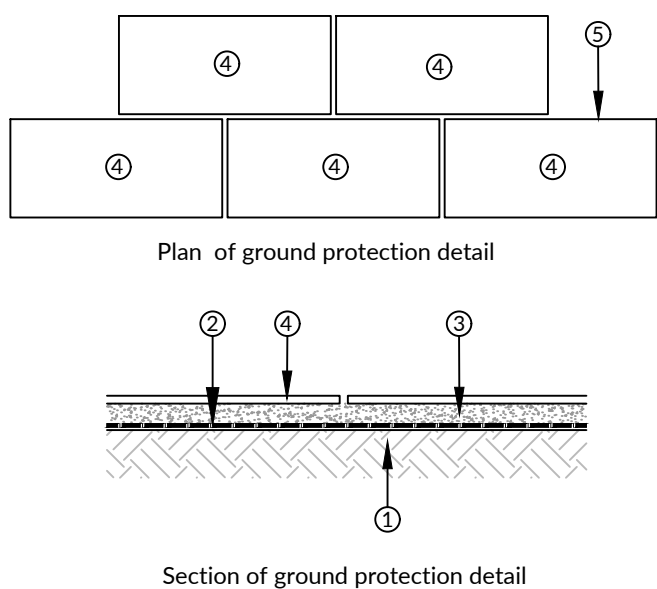


Figure 1: Example of a protective barrier



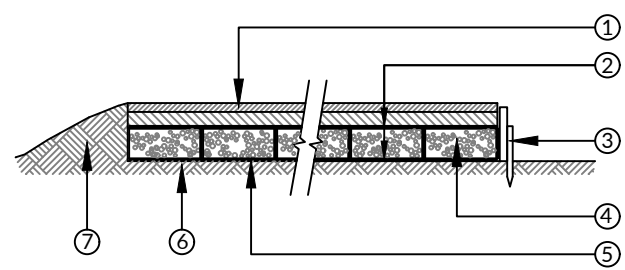
- Steel mesh panel
- Connectors fitted to secure panels
- Diagonal strut
- Block feet to avoid driven scaffold poles
- Block tray weighted with blocks

Figure 2: Typical ground protection detail



- Existing ground
- Geotextile membrane eg. Terram 1000 or similar
- Compression-resistant layer (e.g. 100mm depth of woodchip)
- Robust sheets (timber, steel, recycled plastic) overlying Terram 1000 or similar
- Where wider than one sheet stagger joints

Figure 3: Typical detail of 'no-dig' surfacing



- Surface material to engineer's specifications
- Geotextile separation fabric as specified by engineers
- Treated timber edging supported on timber posts or concrete gravel boards supported on concrete spur posts if required
- 40/20mm clean angular stone (e.g. 100mm depth of woodchip)
- Cellular confinement system to engineer's specification and depth
- Existing ground levels retained (no excavation)
- Soil filllet can be used at edges