



ARBORICULTURAL REPORT & Impact Assessment to BS 5837:2012 at:

***Dobfield Road,
Rochdale
OL16 3AW***

Prepared for:
PIC Homes Ltd

Date: *November 2023*

Reference: *AWA5723*



Contents

1. Introduction.....	3
1.1 Instructions and Brief	3
1.2 Survey Details	3
2. The Site.....	4
2.1 Location and Description	4
3. The Trees.....	5
3.1 Legal	5
3.2 Tree Survey Results	6
3.3 Photographs	8
4. Arboricultural Impact Assessment	10
4.1 Proposed New Development.....	10
4.2 Direct Impacts.....	10
4.3 Indirect Impacts	10
4.4 Protection of the Retained Trees.....	11
5. Signature	12
Appendix 1: Authors Qualifications & Experience.....	14
Appendix 2: Survey Methodology and Limitations	15
Appendix 3: Explanation of Tree Descriptions	16
Appendix 4: Tree Data	17
Appendix 5: Tree Constraints Plan.....	18
Appendix 6: Tree Impacts Plan	19

1. Introduction

1.1 Instructions and Brief

- 1.1.1 We have been instructed by PIC Homes Ltd to visit the site and prepare our findings in a report.
- 1.1.2 The report is required in accordance with BS 5837:2012 *Trees in relation to design, demolition and construction – Recommendations*, to provide detailed, independent, arboricultural advice on the trees present, in the context of potential development.

1.2 Survey Details

- 1.2.1 The survey took place during November 2023.
- 1.2.2 The trees were surveyed visually from the ground using “Visual Tree Assessment” techniques and in accordance with the guiding principles of British Standard 5837:2012.
- 1.2.3 Any additional off-site trees that could impact a new development design have been included in the tree survey parameters.
- 1.2.4 The tree positions were plotted on an Ordnance Survey map base-layer using enhanced GPS technology (1-2m accuracy) and laser distance measurer.
- 1.2.5 This report has been prepared by Adam Winson, Chartered Arboriculturist, MSc, BSc (Hons), MLCFor, MArborA, Principal and Director of AWA Tree Consultants Ltd. The tree survey data collection was carried out by James Brown, BSc (Hons) Arboriculture, MArborA, Arboriculturist at AWA Tree Consultants Ltd.
- 1.2.6 Full qualifications and experience are included within **Appendix 1**. Explanatory details regarding the survey methodology are included within **Appendix 2**. A full explanation of the tree data can be found at **Appendix 3**. Full details of all the trees surveyed are found in **Appendix 4**. For tree locations please refer to the Tree Constraints Plan at **Appendix 5** and for detail of the impacts of the new development refer to the Tree Impacts Plan at **Appendix 6**.

2. The Site

2.1 Location and Description

- 2.1.1 The site comprises a commercial building located on Dobfield Road in Rochdale, Greater Manchester.
- 2.1.2 The approximate area of the survey is highlighted in the (2021 Google Earth) image below:



3. The Trees

3.1 Legal

- 3.1.1 The following advice is for guidance purposes only. Some trees are protected by legislation, and it is essential that the legal status of trees is established prior to carrying out works to them. Unauthorised work to protected trees could lead to prosecution, resulting in enforcement action such as fines or a criminal record. Tree Preservation Orders, Conservation Areas, Planning Conditions, Felling Licences or Restrictive Covenants legally protect many trees in the UK.
- 3.1.2 Trees at the site are protected by a Tree Preservation Order (T.P.O. No. 34 1977). The Tree Preservation Order documents are outdated and inaccurate and do not correlate with the trees at the site, however it is likely T1 to T4 and T11 within this report are protected by a Tree Preservation Order, and T5, T6 and T9 within this report maybe protected by a Tree Preservation Order.
- 3.1.3 Before carrying out any works to protected trees the permission of the local planning authority is required. There are large potential penalties for illegally carrying out work to protected trees. Statutory permission is not required for the removal of deadwood.
- 3.1.4 The Multi-Agency Geographical Information for the Countryside (MAGIC) website was used to search for areas of ancient woodlands listed on the Ancient Woodland (DEFRA 2021), and a check for catalogued Ancient and Veteran trees using the woodland trust ancient tree inventory (ATI) (Woodland Trust 2021).
- 3.1.5 It was confirmed that there are no designated ancient woodlands or veteran or ancient trees within the survey area.
- 3.1.6 Trees provide a wide range of habitats for many species, some of which are legally protected such as bats, nesting birds, badgers and dormice. It is essential that appropriate care is taken to ensure that this legislation is not contravened.
- 3.1.7 When appointing a tree surgeon, only properly qualified and experienced companies should be used, who have adequate Public Liability and Employer's Liability Insurance.
- 3.1.8 All tree work should be carried out according to British Standard 3998:2010 Tree Work - Recommendations.

3.2 Tree Survey Results

- 3.2.1 The tree survey revealed 11 items of woody vegetation, comprised of 8 individual trees and 3 tree groups or hedges.
- 3.2.2 Of the surveyed trees: 2 trees are retention category 'U', 3 trees are retention category 'B' and 6 trees, tree groups and hedges are retention category 'C' (explanatory details regarding the retention categories are included at Appendix 3).
- 3.2.3 Full details of the surveyed trees, tree groups and hedges are provided in the attached tree data schedule at Appendix 4. General comments are provided below:
- 3.2.4 T1 to T6 are individual Sycamores bordering the site's eastern boundary. T1, T2 and T3 are situated between the existing building and the boundary fence, while T4, T5 and T6 are situated further from the existing building.
- 3.2.5 T1 and T2 are in relatively good condition and of moderate value. The crowns of T1 and T2 overhang the existing building and there are pruning wounds to the lower south western crowns from previous crown reduction and lifting works from the building.
- 3.2.6 T3 and T6 require removal regardless of the development; T3 has significant dieback in its crown with little live crown remaining and very limited future prospects, and T6 is dead.
- 3.2.7 G7 forms a dense linear group situated in adjacent land to the east of the site, on the opposite side of an adjacent footpath to the site. The group is predominantly comprised of shrubby Hazel with occasional shrubby Hawthorn and Elder and taller young Ash.
- 3.2.8 G8 to T11 are situated in adjacent land at the site's northern boundary. G8 forms a linear group of shrubby Privet, G10 forms a managed linear group of Cypress and T9 and T11 are individual Sycamores. T11 appears of moderate value, while G8, T9 and G10 are of lower value. An adjacent driveway is situated between T9, G10 and T11 and the site.
- 3.2.9 G7, T9, G10 and T11 were inaccessible so were only given cursory inspections with measurements estimated and condition values indicative only.
- 3.2.10 The tree Root Protection Area (RPA) for each tree has been plotted as a polygon centred on the base of the stem. Due to the presence of roads, structures, topography (and past tree management) the RPA is likely to be a simplified representation of the tree roots actual morphology and disposition. However, detailed modifications to the shape of the RPA would largely be based on conjecture and so have been avoided.

- 3.2.11 Some lower value tree, hedge and shrub groups do not have RPAs detailed on tree plans. The detailed extent and spread of these low value groups, in conjunction with the tree schedule, is sufficient to assess the associated potential constraints.

3.3 Photographs



Photo 1: T1 to T6 from south east



Photo 2: T1, T2 and T3 from south east



Photo 3: T1 from north west



Photo 4: T3 to T6 from west



Photo 5: T4 from south east



Photo 6: T5 and T6 from south east



Photo 7: G7 from north west



Photo 8: G8 from south east



Photo 9: T9, G10 and T11 from south



Photo 10: T9 from south east



Photo 11: T11 from south east

4. Arboricultural Impact Assessment

4.1 Proposed New Development

- 4.1.1 It is proposed to change the use of the existing commercial building into a residential property, with associated landscaping. The development proposals have been provided by my client and inform this arboricultural impact assessment and the Tree Impacts Plan at Appendix 6.

4.2 Direct Impacts

- 4.2.1 From assessing the new development proposals, 2 trees will require removal to facilitate the development as they are situated in the footprint of the development or their retention and protection throughout the development is not suitable.
- 4.2.2 The trees that require removal to facilitate the development are T4 and T5.
- 4.2.3 T4 and T5 require removal to create a usable garden space for the residential property.
- 4.2.4 T4 and T5 are low value retention category 'C', and their removal will have little negative impact. 8 new replacement trees are to be planted to the south east of the site as part of the development. The new tree plantings will be situated in prominent boundary positions visible from within the site, from the surrounding residential properties, from the adjacent footpath and from the adjacent land to the south. The new tree plantings will easily mitigate for the required tree removals and will improve the site's tree cover in the longer term.
- 4.2.5 T3 and T6 also require removal regardless of the development; T3 has significant dieback in its crown with little live crown remaining and very limited future prospects, and T6 is dead.

4.3 Indirect Impacts

- 4.3.1 The tree Root Protection Area (RPA) detailed on the Tree Plans at Appendices 5 and 6, has been used as a layout design tool, to inform on the area around a tree where the protection of the roots and soil structure is treated as a priority.
- 4.3.2 No significant negative indirect impacts have been identified to the retained trees at the site.
- 4.3.3 Proposed new hardstanding encroaches into the RPA of retained trees T1 and T2, however, the encroachment into the RPAs is very minor and the works will have little negative impact on the retained trees.

- 4.3.4 Where new boundary fencing is proposed within the RPAs of retained trees, the encroachment into the trees' RPAs should not significantly adversely impact on the health or future condition of the trees, provided posts and panels type footings are used as opposed to strip footings, with the holes for the posts dug by hand, avoiding significant tree roots where possible.

4.4 Protection of the Retained Trees

- 4.4.1 The retained trees may require protection by fencing in accordance with BS 5837: 2012, during the development phase.
- 4.4.2 If required by the Local Planning Authority, an associated Arboricultural Method Statement, detailing protective fencing specifications and construction methods close to the retained trees can be provided.

5. Signature

I trust this report provides all the required information.

Signed



.....

Adam Winson, *Chartered Arboriculturist, MSc, BSc (Hons), MICFor, ACIEEM*

20th November 2023

**AWA Tree Consultants Limited
Union Forge
27 Mowbray Street
Sheffield
S3 8EN**

www.awatrees.com



Institute of
Chartered Foresters
Registered Consultant

Appendices

Appendix 1: Authors Qualifications and Experience

Appendix 2: Survey Methodology and Limitations

Appendix 3: Explanation of Tree Descriptions

Appendix 4: Tree Data

Appendix 5: Tree Constraints Plan

Appendix 6: Tree Impacts Plan

Appendix 1: Authors Qualifications & Experience

Adam Winson, Chartered Arboriculturist, MSc, BSc (Hons), MICFor, MARborA, ACIEEM, QTRA Registered

Adam is the company Director and Principal Consultant. He has a mix of the highest-level academic qualifications and relevant work experience. He has worked within the tree care profession for over 20 years and was awarded an MSc in Arboriculture and Urban Forestry, with distinction. Adam is a Chartered Arboriculturist and a Registered Consultant with the Institute of Chartered Foresters, a Professional Member of the Arboricultural Association and he has original research published by the UK Forestry Commission. His work ranges from individual expert tree inspections to managing trees on major infrastructure projects. His work often involves trees with preservation orders or litigation, and he has appeared as a tree expert, at planning appeal hearings up to the crown court. Adam also regularly undertakes locum Tree Officer work for several Local Planning Authorities.

James Brown, BSc (Hons) Arboriculture, MARborA, PTI (Lantra), QTRA Registered

James is a highly experienced and qualified Arboricultural Consultant. He has a BSc (Hons) in Arboriculture, attaining first class honours, as well as being awarded the Institute of Chartered Foresters student award. He is a Professional Member of the Arboricultural Association, an Associate of the Institute of Chartered Foresters, and he is working towards becoming a Chartered Arboriculturist. James joined AWA in 2016, he has many years' experience as an Arboricultural Consultant, he previously worked in Europe's largest container tree nursery and he has experience of local authority Tree Officer work.

James Godfrey, BA (Hons), FdSc Arboriculture and Tree Management, TechArborA, PTI (Lantra), QTRA Registered

James has had extensive arboricultural experience working as an arborist within the public and private sector. While working at AWA, James completed his FdSc in Arboriculture and Tree Management, graduating with a distinction and was also awarded for achieving the highest overall mark in his year. James has used his arboricultural knowledge to inform and carry out accurate tree surveys and produce detailed reports that aim to balance appropriate tree retention with the requirements of landowners.

Joe Thomas, MSci Biology, Award L4 Arboriculture, TechArborA, QTRA Registered

Joe achieved a first class degree in Biology with an integrated Masters (MSci) from the University of Sheffield. Additionally, he has a Level 4 Award in Arboriculture. Joe joined AWA after an Urban Forestry role with the Sheffield and Rotherham Wildlife Trust and Sheffield City Council, where he gained a variety of experience in different aspects of the arboriculture sector.

Lucy Garbutt, MSc Animal Behaviour, BSc (Hons) Biology, CIEEM membership

Lucy graduated with a masters degree in Animal Behaviour from the UK's highest rated university, St Andrews of Scotland, immediately following the completion of her BSc degree in Biology from Lancaster University. Lucy has experience in botany and plant science and moved into arboriculture after previous experience of protected species and botanical surveys with a large environmental consulting company.

Sophie Beckerman, BA (Hons), Dip Arboriculture Level 4, TechArborA

Sophie has more than 10 years' experience as an arborist, working for a variety of private companies as well as undertaking tree management with Sheffield City Council Ranger Service and The Wildlife Trust. Her expertise in arboriculture is demonstrated in the practical NPTC qualifications gained, and her excellent knowledge is reflected in the L4 diploma in Arboriculture, which she completed while working. Her roles as a climbing arborist and team leader included estimating for jobs and project management, supervising tree contracting teams - ensuring that work is carried out safely and efficiently and that health and safety standards are adhered to, and risk assessments are carried out.

Appendix 2: Survey Methodology and Limitations

The survey was undertaken in accordance with British Standard 5837:2012 *Trees in relation to design, demolition and construction – Recommendations*. The trees were assessed objectively and without reference to any proposed site layout. The trees were surveyed from the ground using 'Visual Tree Assessment' (VTA) methodology. VTA is appropriate and is endorsed by industry guidance. It is used by arboriculturists to evaluate the structural integrity of a tree, relying on observation of trees biomechanical and physiological features. Measurements are obtained using a diameter tape, clinometer, laser distometer and loggers tape. Where this is not practical measurements are estimated. Tree groups have been identified in instances as defined in BS 5837:2012. Shrubs and insignificant trees may have been omitted from the survey.

This report represents a BS 5837:2012 tree survey and should not be accepted as a detailed tree safety inspection report; however, tree related hazards are recorded and commented upon where observed, yet no guarantee can be given as to the absolute safety or otherwise of any individual tree. All recommended tree work must be to BS 3998:2010 - *'Tree Work: Recommendations'*.

The findings and recommendations contained within this report are valid for a period of twelve months from the date of survey. The author 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 these guidelines and terms.

Appendix 3: Explanation of Tree Descriptions

HEIGHT of the tree is measured from the stem base in metres. Where the ground has a significant slope the higher ground is selected.

CROWN HEIGHT is an indication of the average height at which the crown begins.

STEM DIAMETER is measured at 1.5 metres above (higher) ground level. Where the tree is multi-stemmed at this point; the diameter is measured close to ground level or else a combined stem diameter is calculated.

CROWN SPREAD is measured from the centre of the stem base to the tips of the branches in all four cardinal points.

AGE CLASS of the tree is described as young, semi-mature, early-mature, mature, or over-mature.

PHYSIOLOGICAL CONDITION is classed as good, fair, poor, or dead. This is an indication of the health of the tree and takes into account vigour, presence of disease and dieback.

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.

LIFE EXPECTANCY is classed as; less than 10 years, 10-20 years, 20-40 years, or more than 40 years. This is an indication of the number of years before removal of the tree is likely to be required.

Retention Categories

A (marked in green on Appendix 5) = retention most desirable. These trees are of very high quality and value with a good life expectancy.

B (marked in blue on Appendix 5) = retention desirable. These trees are of good quality and value with a significant life expectancy.

C (marked in grey on Appendix 5) = trees which could be retained. These trees are of low or average quality and value, and are in adequate condition to remain until new planting could be established.

U (marked in red on Appendix 5) = trees unsuitable for retention. These trees are in such a condition that any existing value would be lost within 10 years.

	Tree Species			Measurements			Crown (m)				Tree Condition							Value		Management		
Tree ID	Common Name	Latin Name	Maturity	Height (m)	Stems	Stem Diameter (mm)	Estimated	Crown height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works
T1	Sycamore	Acer pseudoplatanus	Early-mature	16	1	640	No	3.5	8	7.5	5.5	7	Increase in soil level	Single stemmed. Vertical. Old pruning wounds	Old pruning wounds. Minor deadwood. Minor snapouts	Pruning wounds to lower south western crown from crown reduction and lifting works from building. Crown overhangs building to west and adjacent footpath to east. Increase in soil level at base, likely recent. Likely protected by Tree Preservation Order.	Good	Good	>40 yrs	Moderate	B	No works required
T2	Sycamore	Acer pseudoplatanus	Early-mature	15	1	470	No	3	3	6.5	6	6	Increase in soil level	Single stemmed. Vertical. Old pruning wounds. Stubs	Minor deadwood. Old pruning wounds. Minor snapouts	Pruning wounds to lower south western crown from crown reduction and lifting works from building. Crown overhangs building to west and adjacent footpath to east. Increase in soil level at base, likely recent. Likely protected by Tree Preservation Order.	Good	Good	>40 yrs	Moderate	B	No works required
T3	Sycamore	Acer pseudoplatanus	Early-mature	12	1	470	No	3.5	5	5	3	3.5	Increase in soil level	Single stemmed. Vertical. Stubs. Bark damage	Major dieback. Minor deadwood. Moderate deadwood. Minor snapouts. Sparse	Bark wounds to north eastern side of stem at 0.5m to 1m. Crown overhangs adjacent footpath to east. Extensive dieback, deadwood and snapouts in crown, with little live crown remaining. Metal hook and strap attached to south western limb. Increase in soil level at base, likely recent. Likely protected by Tree Preservation Order.	Poor	Poor	<10 yrs	Low	U	Removal required regardless of development
T4	Sycamore	Acer pseudoplatanus	Early-mature	12	1	400	No	4	4.5	4.5	3.5	3.5	Increase in soil level	Single stemmed. Slight lean east. Bark damage	Sparse. Minor dieback. Minor deadwood. Minor snapouts	Wooden planks attached to stem and crown. Straps and ties around lower limbs. Swing attached to lower limb. Increase in soil level at base, likely recent. Likely protected by Tree Preservation Order.	Fair	Fair	10 to 20 yrs	Low	C	Removal required to facilitate development

	Tree Species			Measurements				Crown (m)					Tree Condition							Value		Management
Tree ID	Common Name	Latin Name	Maturity	Height (m)	Stems	Stem Diameter (mm)	Estimated	Crown height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works
T5	Sycamore	Acer pseudoplatanus	Semi-mature	8.5	1	250	No	3.5	2.5	4	2.5	2	Increase in soil level	Single stemmed. Slight lean south east. Epicormic growths. Stubbs. Bark damage	Sparse. Minor dieback. Minor deadwood. Minor snapouts	Increase in soil level at base, likely recent. Maybe protected by Tree Preservation Order.	Fair	Fair	10 to 20 yrs	Low	C	Removal required to facilitate development
T6	Sycamore	Acer pseudoplatanus	Dead	5	1	150	No	1.5	1	1.5	1	1.5	Increase in soil level	Single stemmed. Vertical. Ivy covered	Major dieback. Minor snapouts. Minor deadwood. Ivy covered	Dead. Very Ivy covered. Increase in soil level at base, likely recent. Maybe protected by Tree Preservation Order.	Dead	Dead	n/a	Dead	U	Removal required regardless of development
G7	Hazel. Hawthorn. Elder. Ash.	Corylus sp. Crataegus sp. Sambucus sp. Fraxinus sp.	Semi-mature	8	10	80	Yes	0.5	See plan				Limited access around base	Bark damage. Old pruning wounds. Tight unions. Minor cavities. Minor decay. Ivy covered	Old pruning wounds. Minor dieback. Minor deadwood. Ivy covered	Adjacent, no access. Dense linear group. Predominantly shrubby Hazel with occasional Hawthorn and Elder and taller young Ash. Adjacent footpath situated between group and site. Crowns slightly overhang into the site.	Fair	Fair	20 to 40 yrs	Low	C	No works required
G8	Privet	Ligustrum sp.	Semi-mature	8	10	60	No	0.5	See plan				Exposed roots	Old pruning wounds. Bark damage. Tight unions	Old pruning wounds. Minor dieback. Minor deadwood	Adjacent, no access. Linear group of shrubby Privet. Telegraph pole at south eastern end. Telephone lines above.	Fair	Fair	10 to 20 yrs	Low	C	No works required
T9	Sycamore	Acer pseudoplatanus	Semi-mature	17	1	350	Yes	9	4	4.5	4	4	Limited access around base	Single stemmed. Vertical	Minor deadwood	Adjacent, no access. Two co-dominant stems at 2.5m. Telephone lines to immediate south east. Adjacent driveway situated between tree and site. Maybe protected by Tree Preservation Order.	Good	Good	>40 yrs	Low	C	No works required

Tree Species				Measurements			Crown (m)				Tree Condition							Value		Management			
Tree ID	Common Name	Latin Name	Maturity	Height (m)	Stems	Stem Diameter (mm)	Estimated	Crown height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works	
G10	Cypress	Cupressus sp.	Semi-mature	10	10	100	Yes	0.5	See plan				Limited access around base	Old pruning wounds. Tight unions	Old pruning wounds. Minor deadwood	Adjacent, no access. Linear group of managed Cypress. Adjacent driveway situated between group and site.		Good	Good	10 to 20 yrs	Low	C	No works required
T11	Sycamore	Acer pseudoplatanus	Early-mature	18	1	450	Yes	7	7	6.5	9	7	Limited access around base	Single stemmed. Vertical	Minor deadwood. Minor snapouts	Adjacent, no access. Telegraph pole to immediate south east of stem. Adjacent driveway situated between tree and site. Likely protected by Tree Preservation Order.		Good	Good	>40 yrs	Moderate	B	No works required





AWA
TREE CONSULTANTS

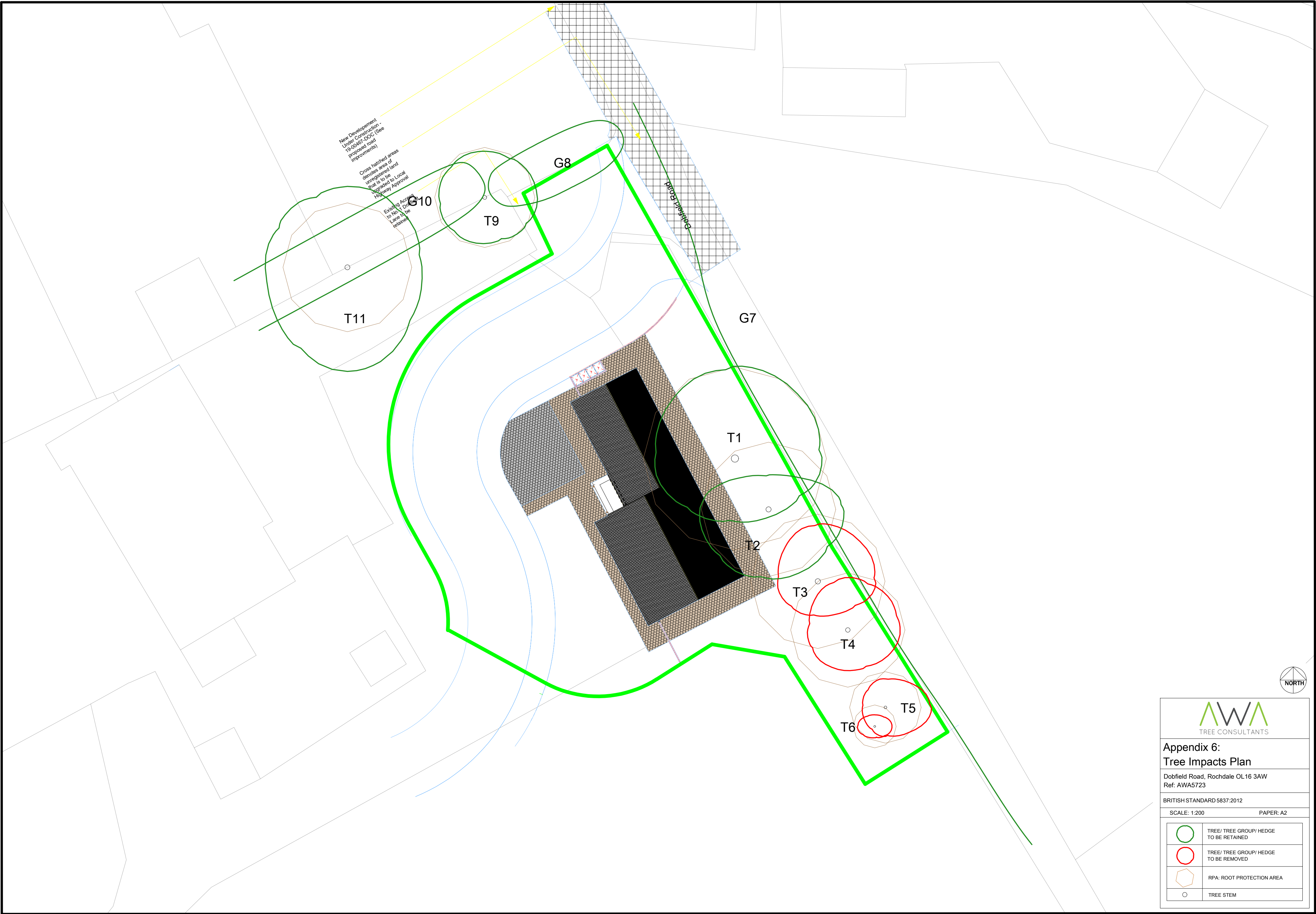
Appendix 5:
Tree Constraints Plan

Dobfield Road, Rochdale OL16 3AW
Ref: AWA5723

BRITISH STANDARD 5837:2012
RETENTION CATEGORIES
Definitions of these categories can be
found in Appendix 2 of the report.

SCALE: 1:200 PAPER: A2

	CATEGORY A: HIGH VALUE RETENTION MOST DESIRABLE
	CATEGORY B: MODERATE VALUE RETENTION DESIRABLE
	CATEGORY C: LOWER VALUE COULD BE RETAINED
	CATEGORY U: UNSUITABLE FOR RETENTION
	RPA: ROOT PROTECTION AREA
	TREE STEM





AWA
TREE CONSULTANTS

Appendix 6:
Tree Impacts Plan

Dobfield Road, Rochdale OL16 3AW
Ref: AWA5723

BRITISH STANDARD 5837:2012

SCALE: 1:200 PAPER: A2

	TREE/ TREE GROUP/ HEDGE TO BE RETAINED
	TREE/ TREE GROUP/ HEDGE TO BE REMOVED
	RPA: ROOT PROTECTION AREA
	TREE STEM