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CHARTERED ARCHITECTURAL SERVICES



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Your ref:

Tree Survey & Tree Protection Plan

CHANGE OF USE OF PART GENERAL INDUSTRIAL BUILDING (USE CLASS B2) TO 1 X 5-BEDROOM RESIDENTIAL DWELLING (USE CLASS C3) INSTALLATION OF NEW WINDOWS AND DOORS AND APPLICATION OF RENDER AND EXTERNAL FAÇADE TO FRONT AND REAR ELEVATIONS.

KEN MILLS ENGINEERING CO, NEW STREET, ROCHDALE, OL12 6NS.

1. Introduction

This report outlines the findings of a tree survey conducted at the site of Ken Mills Engineering, New Street, Rochdale, and provides a plan for the protection of trees located along the northwestern boundary during construction works for the creation of a new dwelling. The report includes recommendations for tree protection measures, particularly the use of Heras fencing, to prevent damage or encroachment during the construction process.

This report is to be read in conjunction with James Campbell Associates' drawing reference 23.3108.22, which provides detailed plans for the site and proximity of construction activities to retained trees.

2. Tree Survey

2.1 Survey Methodology

The tree survey was conducted in line with BS 5837:2012 – Trees in Relation to Design, Demolition, and Construction. Each tree was inspected for its species, dimensions, health, and structural condition. Root Protection Areas (RPAs) were calculated based on tree diameter measurements to establish zones requiring protection.

2.2 Survey Findings

T1	Sycamore (<i>Acer pseudoplatanus</i>)	8m high 6m spread	Good condition	Located off-site at a lower level.
T2	Ash (<i>Fraxinus Excelsior</i>)	7m high 6.5m spread	Good condition	Located off-site at a lower level.
T3	Alder (<i>Alnus glutinosa</i>)	5m high 4.5m spread	Good condition	Located off-site at a lower level.

Location:

The fencing will be erected along the boundary of the calculated RPAs, as shown in James Campbell Associates' drawing 23.3108.22.

Specifications:

Fencing will consist of robust interlocking panels, at least 2m high, supported by metal posts secured with rubber footings or ground anchors.

Signs stating "Tree Protection Area – No Entry" will be displayed at regular intervals.

Gates will be installed only if absolutely necessary and will remain locked when not in use.

3.2 Restricted Activity Zone

The area within the fencing will be designated as a "No Construction Zone," prohibiting:

- Storage of materials or equipment.
- Vehicular or machinery movement.
- Excavation or ground disturbance.
- Disposal of waste, chemicals, or runoff water.

3.3 Monitoring and Maintenance

Weekly inspections will be conducted to ensure the fencing remains intact and effective.

Any damage to the fencing will be repaired immediately to maintain protection.

4. Compliance with Arboricultural Standards

The protection measures align with BS 5837:2012 and local authority requirements, ensuring that trees on-site are preserved and safeguarded from construction impacts.

Health and Structural Condition: All three trees are in good health and exhibit no signs of disease or structural instability.

Visual and Environmental Value: These trees provide aesthetic and environmental benefits to the area, contributing to local biodiversity.

Impact of Development: Due to their off-site location and the negligible RPA overlap, the proposed construction works are not expected to have any significant impact on the trees.

5. Conclusion

The implementation of Heras fencing as a tree protection measure will ensure that the trees along the northwestern boundary are not affected by construction activities. The robust fencing system will safeguard both the root systems and above-ground structures of the trees, preserving their health and structural integrity throughout the construction process.

The three surveyed trees—Sycamore, Ash & Alder—are native British species in good health and structural condition. Their location off the northwestern boundary and at a lower level minimizes potential impact from the proposed construction activities.

The installation of Heras fencing approximately 900mm from the boundary will provide adequate protection without hindering site operations. Adherence to these recommendations ensures the trees remain unaffected by the development.

By adhering to the recommendations outlined in this report and the guidance of James Campbell Associates' drawing 23.3108.22, the development can proceed without any adverse impact on the trees.