

# Ascerta

Landscape, Arboricultural & Ecological Solutions  
for the Built Environment

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## Arboricultural Impact Assessment

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Castleton Sidings,  
Rochdale

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Ref: P. 1733.22

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April 2024

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| Revision | Date                          | Description               |
|----------|-------------------------------|---------------------------|
| A        | 2 <sup>nd</sup> March 2023    | Updated Layout            |
| B        | 28 <sup>th</sup> March 2023   | Additional tree details   |
| C        | 13 <sup>th</sup> April 2023   | Updated layout            |
| D        | 11 <sup>th</sup> October 2023 | Updated tree survey       |
| E        | 18 <sup>th</sup> April 2024   | Updated red line boundary |

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**P. 1733.22**

**Arboricultural Impact Assessment**

**For  
Kellen Homes**

**April 2023  
(Rev E – 18<sup>th</sup> April 2024)**

|                                 |                                           |
|---------------------------------|-------------------------------------------|
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## EXECUTIVE SUMMARY

A survey of the existing trees on and adjacent land at Castleton Sidings, Rochdale has been carried out by a suitably qualified and competent Arboriculturist in accordance with British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations*.

The purpose of the survey and of this report is to identify the impact of the proposed development of the site on trees, both within and immediately adjacent the site, in accordance with the provisions of BS5837: 2012.

The development of the site will involve the construction of 191 residential units which will require the removal of a number of existing trees and in the absence of suitable controls, also has the potential to have an indirect impact on a number of the trees proposed for retention.

Mitigation for the impact of the development can be provided in the form of the following:

- The erection of protective fencing in advance of the commencement of the development to safeguard the root systems of retained trees;

Compensation for the impact of the development, together with landscape and biodiversity enhancements can be achieved by way of the following:

- The planting of trees, shrubs and where applicable hedges as part of a comprehensive landscape scheme to replace any vegetation lost and to integrate the development into the wider landscape; and
- The use of a mixture of native and ornamental species within planting schemes, where those species are suited to the site and local landscape.

## **1.0 Introduction**

- 1.1** Ascerta has been instructed to carry out a survey of the trees within and immediately adjacent land at Castleton Sidings, Rochdale and to assess the potential impact of the development as proposed on trees within / adjacent the site in accordance with British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations*.
- 1.2** The site was originally visited on 27 January 2023 by Helen Millner and again on 11<sup>th</sup> October 2023 by Kevin Pope, both competent and qualified arboriculturists with experience of the UK and European arboricultural and landscape industries within the context of the planning system. During the site visit, a survey was carried out of the trees growing both on and immediately adjacent the site to the standards contained within BS5837: 2012. This report presents the results of the survey, provides an assessment of the impact of the development and includes recommendations for further actions, where applicable, to mitigate any potentially negative effects of the development on tree cover within the local landscape.

## **2.0 Objectives**

- 2.1** Our client's objective is to develop the site by the construction of 191 residential dwelling.
- 2.2** Our objectives are as follows:
- Identify what arboricultural features exist presently within and adjacent the site and to record and categorise them in a manner consistent with BS5837: 2012;
  - Identify which trees will need to be removed directly as a result of the proposed development of the site;
  - Identify any indirect impact from the proposed development on trees proposed for retention;
  - Provide an indication of what protection measures can be implemented as part of the development of the site to ensure the physical protection of retained trees;
  - Provide recommendations for mitigation and compensation in terms of new planting or enhancement of existing features of arboricultural, landscape or ecological interest or importance; and
  - Provide any other recommendations to assist our clients in achieving their objectives whilst satisfying current legislation or policy guidance in relation to the woody vegetation on site.

### 3.0 Planning Policy & Relevant Legislation

**3.1** The revised National Planning Policy Framework, updated in July 2021, sets out the government's planning policies for England and how these are expected to be applied. It provides a Framework within which locally prepared plans for housing and other development can be designed and produced.

**3.2** The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) **an economic objective-** to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) **a social objective-** to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, safe and beautiful places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) **an environmental objective-** to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

These objectives should be delivered through the preparation and implementation of plans and the application of the policies in the Framework; they are not criteria against which every decision can or should be judged.

The Framework promotes the retention of existing trees wherever possible, that new streets are tree-lined, and that the right trees are planted in the right places.

**3.3** The site lies within the Rochdale Council administrative area and is subject to the policies contained within its Local Plan, which have been considered when writing this report.

**3.4** Checks have been made with the Local Planning Authority and using the DEFRA Magic Map resource. At the time of writing this report, the results of those checks are as follows:

|                                    |     |
|------------------------------------|-----|
| <b>Conservation Area:</b>          | N/A |
| <b>Tree Preservation Order(s):</b> | TBC |
| <b>Ancient Woodlands:</b>          | N/A |

### **3.0 Planning Policy & Relevant Legislation (Continued)**

Irrespective of the above and the outcome of the planning application, in advance of the commencement of any works to trees within or adjacent the site however, those instructing and proposing to carry out such works should satisfy themselves that all appropriate consents are in place to prevent potential breach of legislation.

- 3.5** British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations* provides current recommendations and guidance on the relationship between trees and design, demolition and the construction processes. It sets out the principles and procedures to be applied to achieve a harmonious and sustainable relationship between trees and structures.
- 3.6** Notwithstanding the aforementioned policies and legislation, consideration should also be given to any impacts from the proposed development in respect of the Hedgerow Regulations 1997 and the Forestry Act 1967 (and specifically the potential need for a felling licence), as well as existing UK and European legislation relating to wildlife and nature conservation.

### **4.0 Survey & Survey Methodology**

- 4.1** We have been supplied with a digital copy of the topographical survey for the site, which satisfies the relevant part of section 4.2 of BS5837: 2012 for the site. Features of arboricultural or landscape interest that have been excluded from the original plan (for example trees on or located off site but within a distance from the boundary of the site equal to or less than 12 times the stem diameter of that tree) have been added to the plan manually.
- 4.2** Our assessment of the soils within the site, based on local site conditions, geography, available soil maps and our own experience of soils across the United Kingdom, indicates that the soils on site are likely to contain a clay element, and that this will have a plasticity index in the medium range. Any further details or confirmation of the exact nature of soil conditions on site will require further, more rigorous sampling and analysis. It is not however anticipated that the clay content will cause specific issues relating to retention of trees given the impact of the development proposals, providing that consideration is given to this aspect in advance of and during the construction phase of the development. Provision will need to be made for the protection of soil structure in key areas during the construction phase and the repair of any damage post construction. Further details are provided throughout this report and final details can be secured via planning condition.
- 4.3** Our survey of the trees within and adjacent the site was carried out by a qualified and competent arboriculturist in accordance with sections 4.4 and 4.5 of BS5837: 2012 on 27<sup>th</sup> January 2023 and 28<sup>th</sup> March 2023 during inclement weather conditions. Those trees surveyed have been numbered sequentially, although for the purposes of this project they have not been tagged. The trees have also been categorised in accordance with section 4.5 and Table 1 of the Standard.

## 4.0 Survey & Survey Methodology (Continued)

- 4.4** Where relevant and where the quality of shrub masses and hedges justifies recording, details have been recorded to the tree survey plan and tree data tables.
- 4.5** Where trees are surveyed that require immediate attention, for example to abate a nuisance, prevent a serious hazard to life or property, or are affected by a pathogen or pest that could cause widespread damage unless it is controlled, notification will be issued to the relevant person or organisation such that appropriate action can be taken.
- 4.6** Root Protection Areas for those trees surveyed have been calculated in accordance with the formulas within section 4.6 and Annex C of the Standard and can be found within the tree data tables that accompany this report. The tree data tables also contain a key to abbreviations used and the rationale for determining Root Protection Areas for groups of trees and woodlands (where applicable).

## 5.0 Survey Results & Impact Assessment

- 5.1 Existing Tree Cover:** 5 individual and 8 groups of trees, 1 woodland and 1 hedgerow were recorded during our survey. The site has begun to reforest with a large amount of young self-seeded Birch, Alder, Goat Willow growing to the south and east of the site. Details of can be found within Appendix 1 to this report and cross referenced with drawing P.1733.22.01E *Tree Survey*.
- 5.2 Direct Impact on Trees:** The development of the site as proposed will directly require the removal of T1, T2, T3, T4, H1, G1, G2, G3, G4 (in part) G5, G7, G8 and W1 (small section).
- 5.3 Landscape Compensation:** Compensation for the loss of trees and the impact on canopy cover can be provided by way of planting new trees at the landscape stage of the project. Where applicable, opportunities for new planting are indicated on the drawings accompanying this report. Given the nature of the proposals, the context of the site in the local landscape and the opportunities for new planting and landscaping, it is considered that in terms of canopy cover, the medium to long term impact of the development will be positive.
- 5.4 Indirect Impact on Trees:** In the absence of suitable controls, the development may well have an indirect impact on a number of trees on and adjacent the site. Measures are therefore required during the construction phase, as described throughout this report and on supporting drawings, in order to safeguard retained trees for the long-term benefit of the landscape.
- 5.5 Hedgerows:** In this instance however, there are no hedgerows within or immediately adjacent the site that could be considered important in the context of the regulations.

## 5.0 Survey Results & Impact Assessment (Continued)

- 5.6 Potential Mitigation for Development Impacts:** Mitigation of the direct impacts from the development of the site can be provided in the form of the erection of protective fencing as indicated on the attached drawings and the use of site specific actions adopting modern methods of construction as agreed and documented within an appropriate Arboricultural or Tree Protection Method Statement.
- 5.7 Potential for Shading & Nuisance:** Mature trees in urban and suburban areas add significant value and environmental benefits to sites; however, it is acknowledged that some land / property owners are averse to retaining trees close to buildings and areas of public use because of shading and other potential nuisances (leaf / fruit drop for example). Whilst efforts can be made to minimise the impact from shading by trees, it is almost inevitable that in some situations, whether in the short term from existing trees or in the long term from new trees, trees will cast shade on parts of sites, whether that be buildings, garden / open space or other areas of general use during part of the day. Generally, any shade cast from trees will be for relatively short periods and entirely acceptable given the accepted co-existence of large trees in a development context. The acceptability or otherwise of shade is a somewhat subjective issue driven largely by land or property owner / occupier perceptions and in the majority of cases is not necessarily something that should be determined by a local planning authority. We do not consider in this case that shade will be excessive, or that any other ordinary circumstance arising from the presence of trees, for example from leaf or fruit drop, will constitute an unacceptable nuisance.
- 5.8 Boundary Screening:** Trees located adjacent to site boundaries generally make a welcome contribution to the screening of views, however in some cases there may be valid reasons for opening up views to enhance visibility, or to carry out additional planting to screen views. Where applicable, the drawings supporting this report indicate opportunities for management of boundaries in line with project aims and objectives.
- 5.9 Long Term Spatial Constraints:** The proposed layout has been designed to meet the standards set by the local planning authority as well as current best practice guidance. Where applicable, and subject to the possibility of an element of acceptable pruning, there should generally be adequate space between new buildings and trees to limit the potential for future pressure to remove trees. Acknowledgement should however be given to the fact that property owners are largely free to plant trees where they wish, therefore any requirement for future maintenance of existing or future vegetation should not be given any weight in the determining of this application. Whilst it is not possible to predict what actions future occupiers will seek to take in respect of trees within or adjacent sites, the existing layout, together with any vegetation management prescriptions either at this stage or in the future, is considered acceptable from a design perspective.
- 5.10 Existing Areas of Hard Standing:** There are a number of existing areas of hard standing across the site, remnants from the site's previous use. Where there is a risk of damage to retained trees from the proposed removal of these surfaces, appropriate controls and safeguards will need to be implemented, for example the erection of suitable protective fencing in advance of the commencement of works and the careful breaking up and removal of surfaces using tools and equipment suitable for the task without causing unnecessary damage either to above or below ground parts of trees.

## 5.0 Survey Results & Impact Assessment (Continued)

- 5.11 Existing buildings/structures to be removed:** Providing that protective fencing is erected in advance of the commencement of demolition / site clearance works, and retained in-situ during the entire construction phase, the potential for unnecessary damage to retained trees should be limited.
- 5.12 Proposed Areas of Hard Standing:** There are no areas within the proposed development where proposed hard surfaces encroach within root protection areas of retained trees; therefore, there are potentially no indirect impacts from the development process providing that all other recommended safeguards as outlined in this report are implemented.
- 5.13 Proposed Buildings Located Adjacent / Within Root Protection Areas:** There are no areas within the proposed development where proposed buildings encroach within, or are located immediately adjacent to the Root Protection Areas of retained trees. There is therefore no need in this instance for special construction methodologies over and above the proposed arrangements for tree protection as outlined elsewhere in this report in order to safeguard trees from the impacts of construction works.
- 5.14 Proposed Drainage & Domestic Services:** At the planning application stage of the project, details of proposed drainage arrangements and provision of utility services are generally not known. During the installation process however, general guidance can be obtained from the National Joint Utilities Group Publication *Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees – Volume 4* such as to minimise the impact of works on retained trees.
- 5.15 Working Space During the Construction Phase:** Considering the layout of trees on site and in some cases their close proximity to areas proposed for intense development activity, it is possible that working space across the site may be somewhat restricted, therefore some key activities may have the potential to cause harm to retained trees. Provision will therefore need to be made for the physical protection of retained trees and in particular their root systems during the construction phase, as indicated on the attached drawings.

## 5.0 Survey Results & Impact Assessment (Continued)

- 5.16 Access Facilitation Pruning:** There may be a limited number of areas within the site where an element of access facilitation pruning may be required, as indicated on the attached drawings. Providing that these works are controlled and carried out to a minimum of the standards as contained within BS3998: 2010 *Tree work – Recommendations*, then the visual impact of the work will be minimal and will not detract from the overall landscape value of the site. Our preliminary recommendations for arboricultural works are stated within the Tree Data Tables at Appendix 1 to this report.
- 5.17 Protection of Planting Areas:** It is often desirable to fence off areas that are to be newly planted to protect the soil structure for future planting; however, works will be required across the majority of the site, therefore there is little scope to set aside areas for such treatment. Provided that adequate provisions are made for ground preparations in advance of the landscape stage, there is unlikely to be a negative impact on the viability of newly planted stock.
- 5.18 Requirement for an Arboricultural Method Statement:** It would be beneficial to agree and implement a Method Statement for Tree Protection (an Arboricultural Method Statement) to ensure that retained trees are adequately protected from the outset and that no unnecessary harm occurs during the construction phase. Section 6 of this report contains further details of the aspects of the development that could successfully be controlled, which can in turn be subject to a suitably worded planning condition.
- 5.19 Planning for New Landscaping:** If not considered carefully at the design stage, new planting and landscaping can have an adverse impact on existing trees and cause long term problems for the built environment. Care should be taken in the design of new landscapes to prevent physical damage to retained trees during the planting process, and to ensure that schemes are designed to survive and thrive rather than compete for resources. Similarly, new trees and shrubs should not be planted where they will cause damage to structures, either directly or indirectly in the future. Table A1 at Annex A of the Standard gives advice on minimum distances for new trees from structures to avoid direct damage from future tree growth. Further advice should be sought from the project arboriculturist and a suitably qualified and experienced engineer as to the potential indirect impact of trees on structures in the long term (from clay shrinkage subsidence).

## **6.0 Tree Protection Measures**

- 6.1** Based on the proposed layout and those trees proposed for retention, the drawings attached to this report show our preliminary recommendations for the physical protection of retained trees throughout the construction phase. The plans indicate the location of protective barriers, as well as the specification for construction of the protective fencing in accordance with Figures 2 & 3 of the Standard. These barriers will form construction exclusion zones around the retained trees.
- 6.2** In addition to the erection of protective fencing, the attached drawings show areas where it would be beneficial to agree a tree protection method statement between the project arboriculturist, design & construction teams and the local planning authority tree officer. The method statement will need to address and make allowance for the following:
- All forms of access required to the site;
  - Site cabins and storage areas;
  - Proposed parking for site personnel;
  - Phasing of works;
  - Space required for excavations (including foundation excavations);
  - Any required special construction techniques (for example provision of porous surfaces);
  - The location and construction methodology for installation of services in close proximity to retained trees & hedges;
  - Any changes in ground levels and any resulting requirement for retaining structures;
  - Proposed root zone enhancement measures;
  - Working space for cranes, plant and scaffolding; and
  - Management of waste products within the site.
  - Protection of the soil structure within the proposed planted areas (where applicable);
  - Planting operations within the root protection areas of retained trees;
  - Any required / additional precautions outside of construction exclusion zones in relation to the treatment & landscaping of garden or open space areas;
  - System of arboricultural site monitoring / schedule of site visits and resulting actions.

## 7.0 Summary of Impacts & Potential Mitigation Factors

**7.1** Table 1 below summarises the impacts of the development as proposed on tree cover within and immediately adjacent the site. Comments are also provided on potential mitigation, compensation or special measures required to minimise the impact of the development and safeguard trees proposed for retention.

*Table 1: Summary of the impacts of the development on trees within / adjacent the site.*

| Issue                                      | Affecting                                                                                                                                                        | Mitigation / Compensation / Special Procedures                                                                                                                                                                                                                                                                                                   |
|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Trees / hedges to be removed               | T1, T2, T3, T4, H1, G1, G2, G3, G4 (in part), G5, G7, G8 & W1 (small section)                                                                                    | Appropriate compensation can be provided by way of new / replacement planting at the landscape stage of the project. Biodiversity enhancements can also be achieved through the landscape proposals.                                                                                                                                             |
| Indirect physical impact on retained trees | All retained trees                                                                                                                                               | Tree protection fencing should be erected to an agreed specification in advance of the commencement of the development. Key areas where works are proposed within or immediately adjacent root protection areas of retained trees should be subject to an Arboricultural Method Statement, agreed in advance as a condition of planning consent. |
| Removal of existing hard standing          | All retained trees                                                                                                                                               | Existing hard standing should be removed with care and no excavations permitted deeper than existing sub-base without adequate precautionary measures to prevent unnecessary damage to retained trees.                                                                                                                                           |
| Construction of new golf net               | G3 & G5                                                                                                                                                          | Sections of foundations within and immediately adjacent root protection areas to be excavated carefully, with machinery located outside of RPAs and roots pruned cleanly back to the soil surface when necessary. Works in these areas of the site to be subject to a tree Arboricultural Method Statement.                                      |
| Provision of drainage / services           | TBA                                                                                                                                                              | Where existing services cannot be utilised, NJUG principles must be adopted to and adhered to.                                                                                                                                                                                                                                                   |
| Working Space                              | TBA                                                                                                                                                              | Working methodology to be agreed in advance.                                                                                                                                                                                                                                                                                                     |
| Access Facilitation Pruning                | G3 & G5                                                                                                                                                          | All pruning works should be carried out to a minimum of the standards contained within BS3998: 2010 <i>Tree work – Recommendations</i> .                                                                                                                                                                                                         |
| Protection of proposed planting areas      | Area TBA                                                                                                                                                         | These areas should be fenced off at the start of the development for the protection of soil structure.                                                                                                                                                                                                                                           |
| Protective Fencing                         | To be erected to an agreed specification in advance of the commencement of the development and retained in-situ throughout the course of the construction phase. |                                                                                                                                                                                                                                                                                                                                                  |

**7.2** On the basis of the above and the contents of this report, it is considered appropriate that an Arboricultural Method Statement be prepared to demonstrate how trees proposed for retention can be suitably safeguarded. The Arboricultural Method Statement can be secured by way of an appropriately worded planning condition attached to the consent for the development and should be adopted as a control document by site personnel.

## **8.0 Conclusions & Recommendations**

- 8.1** The direct and indirect impacts on tree cover as a result of the development proposals are outlined within this report and mitigation proposed accordingly that seeks where possible to satisfy local and national planning guidance and policy. Where trees are proposed for removal, replacement planting should be undertaken as part of a landscape strategy for the site in line with local plan requirements and to integrate the development into the surrounding landscape. Arrangements for the safeguarding and physical protection of retained trees should be agreed and implemented in a manner consistent with current best arboricultural management practices to minimise any potentially negative effects on long term tree cover.
- 8.2** We recommend that the landscape proposal prepared for the site includes, where feasible, provision for the planting of a mixture of native as well as ornamental trees, shrubs and hedges, implemented as a condition of planning consent. We also recommend that tree protection measures are implemented in accordance with finalised versions of the drawings appended to this report and that an Arboricultural Method Statement be prepared and implemented to safeguard those trees proposed for retention.

## 9.0 References

Ministry of Housing, Communities & Local Government (July 2021) *National Planning Policy Framework*;

British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations*;

National Joint Utilities Group Publication *Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees – Volume 4*.

# Appendix 1

|         |                             |                    |                                                                |                                                                                                                    |
|---------|-----------------------------|--------------------|----------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| Site:   | Castleton Sidings, Rochdale | Surveyor:          | Kevin Pope                                                     | <br>Landscape   Trees   Ecology |
| Client: | Kellen Homes                | Survey Date:       | 28 <sup>th</sup> March 2023 &<br>11 <sup>th</sup> October 2023 |                                                                                                                    |
| Brief:  | Tree Survey to BS5837:2012  | Survey Conditions: | Overcast and rainy                                             |                                                                                                                    |

| T. No | Species                                       | Ht (m) | Stem DBH (mm) | RPA Radius (m) | Branch Spread |     |     |     | Ht Crown Clearance (m) | Age Class | P Condition | Structural Condition & General Comments                                                                                                                                | Preliminary Recommendations (not to be actioned without a valid planning consent)                                     | Est. (yrs) | Cat   |
|-------|-----------------------------------------------|--------|---------------|----------------|---------------|-----|-----|-----|------------------------|-----------|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|------------|-------|
|       |                                               |        |               |                | N             | S   | E   | W   |                        |           |             |                                                                                                                                                                        |                                                                                                                       |            | Grade |
| H1    | Silver Birch, Goat Willow, Leyland Cypress    | 9      | #150-450      | 5.69           | 3.0           | 3.0 | 3.0 | 3.0 | 0.0                    | EM        | Fair /Poor  | Form and condition typical of tree species. Fallen trees, lifted root plates. Ivy clad stems. Large deadwood within Willow. Approx 20 trees within 20m of hedge.       | Remove to accommodate development proposals. Replace with suitable specimens at the landscaping stage of the project. | <20        | C2    |
| G1    | Silver Birch, Cherry, Rowan, Goat Willow      | 9 – 15 | #100 - 800    | 9.60           | 8             | 8   | 8   | 8   | 0.0                    | EM        | Fair /Poor  | Overgrown scrappy group located adjacent eastern boundary. Predominately Goat Willow with occasional taller Silver Birch.                                              | Remove group to facilitate access into site. Replace with suitable specimens at the landscaping stage of the project. | <30        | C2    |
| G2    | Leyland Cypress, Goat Willow, Silver birch    | 14.5   | #150-350      | 4.57           | 3.5           | 2.5 | 3.0 | 3.0 | 0.2                    | EM        | Fair        | Form and condition typical of tree species.                                                                                                                            | Remove to accommodate development proposals. Replace with suitable specimens at the landscaping stage of the project. | <30        | C2    |
| G3    | Silver Birch, Cherry, willow, Leyland cypress | 10.5   | #150-520      | 6.49           | 5.5           | 5.0 | 5.0 | 5.0 | 1.0                    | EM /M     | Fair /Poor  | Form and condition typical of tree species. Approx 10 trees                                                                                                            | Remove to accommodate development proposals. Replace with suitable specimens at the landscaping stage of the project. | <30        | C2    |
| G4    | Silver Birch, Goat Willow, Leyland cypress    | 14     | #180 300      | 4.20           | 4.0           | 2.0 | 3.0 | 3.0 | 3.0                    | Y /EM     | Fair        | Form and condition typical of tree species. Located on golf course / bottom of embankment. Elongated stems. Reasonable condition for age and species. Approx 18 trees. | Remove large goat willow shown on plan. Replace with suitable specimen at the landscaping stage of the project.       | 30+        | B2    |
| G5    | Goat willow                                   | 8.0    | #300-500      | 7.00           | 9.0           | 4.0 | 4.0 | 4.0 | 0.0                    | M         | Poor        | Canopy bias to north. Stem lean north. Approx 10 trees. Large deadwood. Limbs extending to North away from H1                                                          | Remove to accommodate development proposals. Replace with suitable specimens at the landscaping stage of the project. | <30        | C2    |

NOTE: The Category Grade applied to trees surveyed is consistent with the recommendations within Table 1 of BS5837: 2012, however this does not necessarily correlate with the visual importance of a tree within the wider landscape, nor does it dictate which trees should be retained at the cost of quality development. Where trees are to be lost to accommodate a development, recommendations will be made such as to provide suitable mitigation and compensation, and to integrate the development into the wider landscape.

#### Key to Abbreviations & Headings

T. No.: Tree number (T = Tree, G – Group, W = Woodland, H = Hedge, Cpt. = Compartment)  
Stem DBH (Diameter at Breast Height): Measured at 1.5m above ground level\*  
Ht Crown Clearance: Canopy ground clearance  
Structural Condition: Description of any observed defects  
Cat. Grade: Tree quality assessment in accordance with BS5837: 2012

Species: Common name used  
Root Protection Area Radius: Root Protection Area as per BS5837: 2012  
Age Class: Y = Young, EM = Early Mature, M = Mature, OM = Over mature, D = Dead  
Preliminary Recommendations: Made in respect of known / intended use of the site  
\* For groups of trees, the stem diameter of the largest tree in the group is generally used  
# Denotes estimated DBH where access was not possible

Ht: Approximate height of tree from ground level in metres  
Branch Spread: Extent of canopy spread in metres to each of the four cardinal points  
P (Physiological) Condition: G = Good, F = Fair, P = Poor, D = Dead  
Est. (yrs): Estimated remaining contribution in years

|         |                             |                    |                                                                |                                                                                     |
|---------|-----------------------------|--------------------|----------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Site:   | Castleton Sidings, Rochdale | Surveyor:          | Kevin Pope                                                     |  |
| Client: | Kellen Homes                | Survey Date:       | 28 <sup>th</sup> March 2023 &<br>11 <sup>th</sup> October 2023 |                                                                                     |
| Brief:  | Tree Survey to BS5837:2012  | Survey Conditions: | Overcast and rainy                                             |                                                                                     |

Page 2 of 3

| T. No | Species                                    | Ht (m) | Stem DBH (mm) | RPA Radius | Branch Spread |     |     |     | Ht Crown Clearance (m) | Age Class | P Condition | Structural Condition & General Comments                                                                                                                  | Preliminary Recommendations<br>(not to be actioned without a valid planning consent)                                                       | Est. (yrs) | Cat   |
|-------|--------------------------------------------|--------|---------------|------------|---------------|-----|-----|-----|------------------------|-----------|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|------------|-------|
|       |                                            |        |               | (m)        | N             | S   | E   | W   |                        |           |             |                                                                                                                                                          |                                                                                                                                            |            | Grade |
| G6    | Birch; silver, Black pine, Leyland cypress | 16.5   | #200-550      | 7.02       | 6.0           | 4.0 | 4.0 | 4.0 | 3.0                    | EM /M     | Fair        | Form and condition typical of tree species. As G4. Approx 14 trees                                                                                       | No works required at this stage.                                                                                                           | 20+        | B2    |
| G7    | Silver birch, Goat willow, Leyland cypress | 9.5    | #250-500      | 6.71       | 6.0           | 6.0 | 4.0 | 6.0 | 0.0                    | EM /M     | Fair /Poor  | Significant deadwood. Approx 14 trees. Willow failures with regrowth. Large cracks and splits. Spreading canopies of poor form. Young Birch establishing | Remove to accommodate development proposals. Replace with suitable specimens at the landscaping stage of the project.                      | <30        | C2    |
| G8    | Goat willow                                | 9.5    | #250-500      | 6.71       | 5.0           | 5.0 | 5.0 | 5.0 | 0.0                    | EM /M     | Fair        | Form and condition typical of tree species. Deadwood and branch failures typical of species. Approx 22 trees. Within W1                                  | Remove to accommodate development proposals. Replace with suitable specimens at the landscaping stage of the project.                      | <30        | C2    |
| W1    | Silver birch, Goat willow                  | 13.0   | #100-300      | 3.79       | 4.0           | 4.0 | 4.0 | 4.0 | 0.0                    | EM        | Fair        | Form and condition typical of tree species.                                                                                                              | Remove small section to facilitate new footpath to east of group. Replace with suitable specimens at the landscaping stage of the project. | 30+        | B2    |
| T1    | Sycamore, Maple                            | 10.5   | 380           | 4.56       | 5.0           | 5.0 | 4.0 | 4.0 | 3.5                    | EM        | Fair        | Form and condition typical of tree species. Bifurcate at 2m. Located outside site boundary                                                               | Remove to accommodate development proposals. Replace with suitable specimens at the landscaping stage of the project.                      | 30+        | C1    |
| T2    | Field maple                                | 9.0    | 380           | 4.56       | 5.0           | 4.0 | 4.0 | 4.0 | 2.0                    | EM        | Good        | Form and condition typical of tree species.                                                                                                              | Remove to accommodate development proposals. Replace with suitable specimens at the landscaping stage of the project.                      | <30        | C1    |
| T3    | Beech                                      | 6.5    | 480           | 5.76       | 6.0           | 5.0 | 3.0 | 4.0 | 1.5                    | EM        | Fair        | Form and condition typical of tree species. See ep3. Located outside of site boundary.                                                                   | Remove to accommodate development proposals. Replace with suitable specimens at the landscaping stage of the project.                      | 30+        | B1    |

NOTE: The Category Grade applied to trees surveyed is consistent with the recommendations within Table 1 of BS5837: 2012, however this does not necessarily correlate with the visual importance of a tree within the wider landscape, nor does it dictate which trees should be retained at the cost of quality development. Where trees are to be lost to accommodate a development, recommendations will be made such as to provide suitable mitigation and compensation, and to integrate the development into the wider landscape.

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Age Class: Y = Young, EM = Early Mature, M = Mature, OM = Over mature, D = Dead  
Preliminary Recommendations: Made in respect of known / intended use of the site  
\* For groups of trees, the stem diameter of the largest tree in the group is generally used  
# Denotes estimated DBH where access was not possible

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Branch Spread: Extent of canopy spread in metres to each of the four cardinal points  
P (Physiological) Condition: G = Good, F = Fair, P = Poor, D = Dead  
Est. (yrs): Estimated remaining contribution in years

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|         |                             |                    |                                                                |                                                                                                                    |
|---------|-----------------------------|--------------------|----------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| Site:   | Castleton Sidings, Rochdale | Surveyor:          | Kevin Pope                                                     | <br>Landscape   Trees   Ecology |
| Client: | Kellen Homes                | Survey Date:       | 28 <sup>th</sup> March 2023 &<br>11 <sup>th</sup> October 2023 |                                                                                                                    |
| Brief:  | Tree Survey to BS5837:2012  | Survey Conditions: | Overcast and rainy                                             |                                                                                                                    |

Page 3 of 3

| T. No | Species        | Ht (m) | Stem DBH (mm) | RPA Radius | Branch Spread |     |     |     | Ht Crown Clearance (m) | Age Class | P Condition | Structural Condition & General Comments                                                                                                          | Preliminary Recommendations<br>(not to be actioned without a valid planning consent)                                  | Est. (yrs) | Cat   |
|-------|----------------|--------|---------------|------------|---------------|-----|-----|-----|------------------------|-----------|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|------------|-------|
|       |                |        |               | (m)        | N             | S   | E   | W   |                        |           |             |                                                                                                                                                  |                                                                                                                       |            | Grade |
| T4    | Horse chestnut | 8.0    | 460           | 5.52       | 5.5           | 5.5 | 5.5 | 5.5 | 3.0                    | EM        | Fair        | Form and condition typical of tree species. Located outside of site boundary. Multiple scaffold limbs from 2m. Reasonable condition for species. | Remove to accommodate development proposals. Replace with suitable specimens at the landscaping stage of the project. | <20        | C1    |
| T5    | Sycamore       | 14     | #400          | 4.80       | 7             | 7   | 7   | 7   | 3                      | EM        | Fair        | Located on the assumed site boundary fence line adjacent palisade fencing at the top of steep embankment. No defects visible.                    | No works required at this stage.                                                                                      | <20        | C2    |

NOTE: The Category Grade applied to trees surveyed is consistent with the recommendations within Table 1 of BS5837: 2012, however this does not necessarily correlate with the visual importance of a tree within the wider landscape, nor does it dictate which trees should be retained at the cost of quality development. Where trees are to be lost to accommodate a development, recommendations will be made such as to provide suitable mitigation and compensation, and to integrate the development into the wider landscape.

#### Key to Abbreviations & Headings

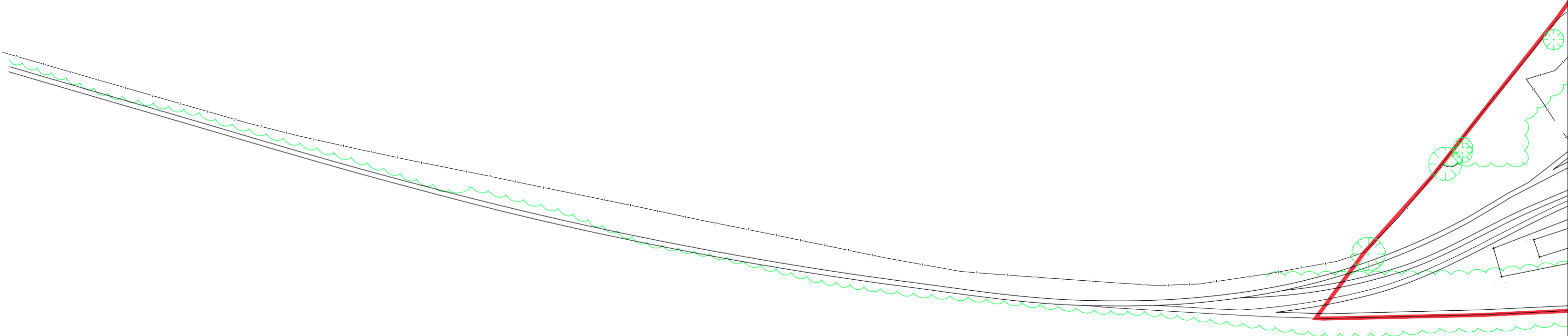
T. No.: Tree number (T = Tree, G – Group, W = Woodland, H = Hedge, Cpt. = Compartment)  
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Structural Condition: Description of any observed defects  
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Preliminary Recommendations: Made in respect of known / intended use of the site  
\* For groups of trees, the stem diameter of the largest tree in the group is generally used  
# Denotes estimated DBH where access was not possible

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P (Physiological) Condition: G = Good, F = Fair, P = Poor, D = Dead  
Est. (yrs): Estimated remaining contribution in years

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# Appendix 2



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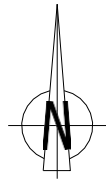
KEY



Existing tree to be retained



Existing tree to be removed

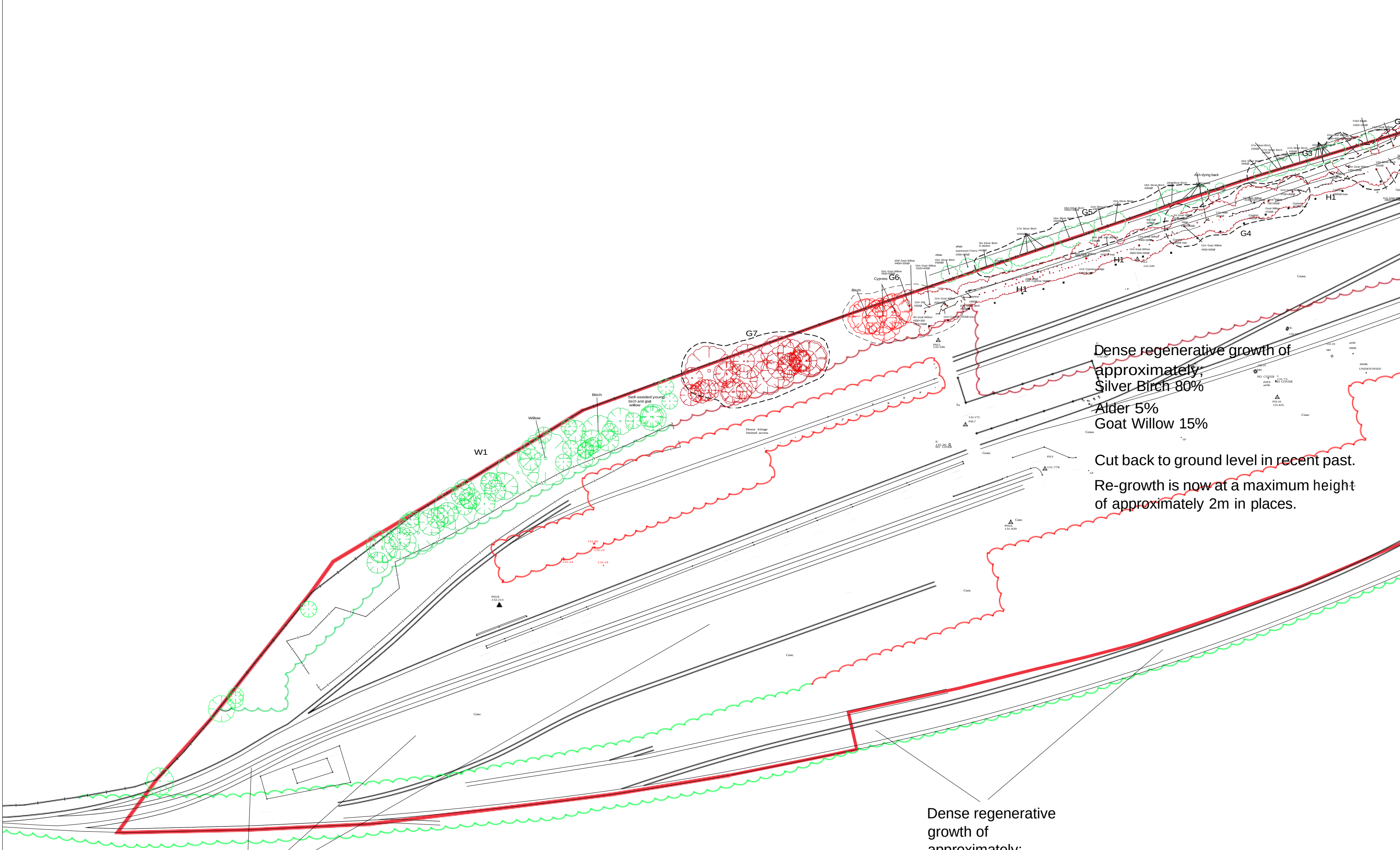


|     |                                   |          |
|-----|-----------------------------------|----------|
| E   | updated redline boundary          | 18/04/24 |
| D   | Tree survey update                | 11/10/23 |
| C   | General updates                   | 14/04/23 |
| B   | Additional tree details           | 28/03/23 |
| A   | Updated to latest planning layout | 02/03/23 |
| REV | DESCRIPTION                       | DATE     |



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|                                         |                          |                  |
|-----------------------------------------|--------------------------|------------------|
| CLIENT:<br>Kellen Homes                 |                          |                  |
| PROJECT:<br>Castleton Sidings, Rochdale |                          |                  |
| DRAWING TITLE:<br>Tree Survey 1-4       |                          |                  |
| SCALE: 1:500 @ A0                       | DRAWING No: P.1733.22.01 | REV: E           |
| DRAWN BY: SR                            | CHKD BY: KP              | DATE: 09/02/2023 |



Dense regenerative growth of approximately;  
Silver Birch 75%  
Alder 10%  
Goat Willow 10%  
Oak 2.5%  
Buddleia 2.5%.  
Height 0.3m to 5m.  
DBH 20mm to 100mm.

Dense regenerative growth of approximately;  
Silver Birch 80%  
Alder 5%  
Goat Willow 15%  
Height 0.5m to 6m.  
DBH 20mm to 120mm.

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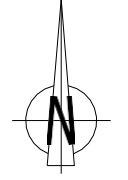
KEY



Existing tree to be retained



Existing tree to be removed



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| A   | Updated to latest planning layout | 02/03/23 |
| REV | DESCRIPTION                       | DATE     |

CLIENT:  
Kellen Homes

PROJECT:  
Castleton Sidings, Rochdale

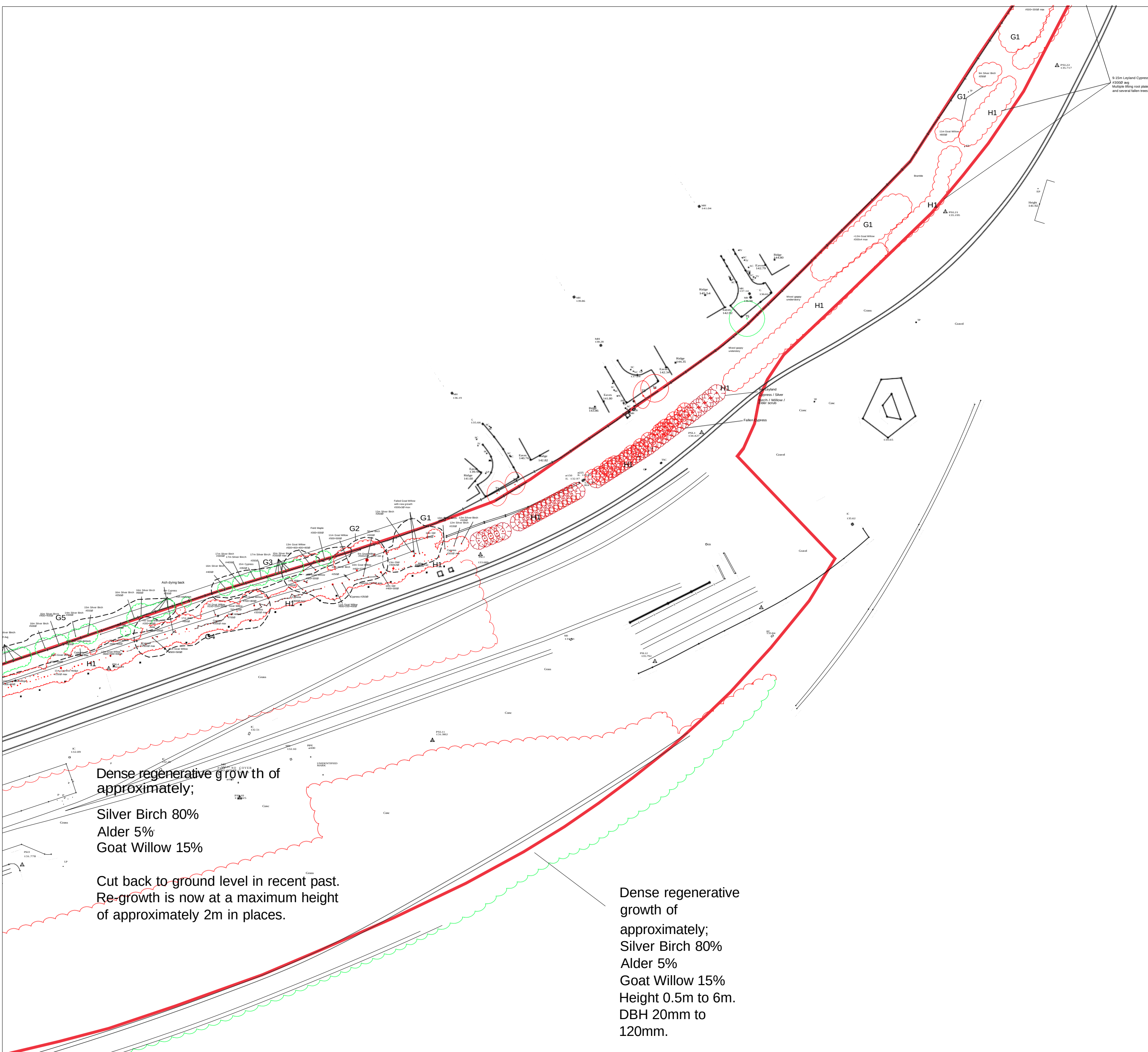
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Tree Survey 2-4

SCALE: 1:500 @ A0

DRAWN BY: SR  
CHKD BY: KP  
DATE: 09/02/2023

DRAWING No: P.1733.22.01

REV: E



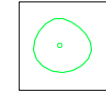
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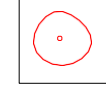
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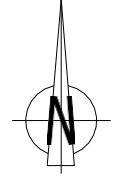
KEY



Existing tree to be retained



Existing tree to be removed



N

|     |                                   |          |
|-----|-----------------------------------|----------|
| E   | updated redline boundary          | 18/04/24 |
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| CLIENT:        | Kellen Homes                |             |    |       |            |              |   |
| PROJECT:       | Castleton Sidings, Rochdale |             |    |       |            |              |   |
| DRAWING TITLE: | Tree Survey 3-4             |             |    |       |            |              |   |
| SCALE:         | 1:500 @ AO                  | DRAWING No: |    | REV:  |            |              |   |
| DRAWN BY:      | SR                          | CHKD BY:    | KP | DATE: | 09/02/2023 | P.1733.22.01 | E |

Existing tree to be removed



H1

GP

Ground

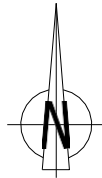
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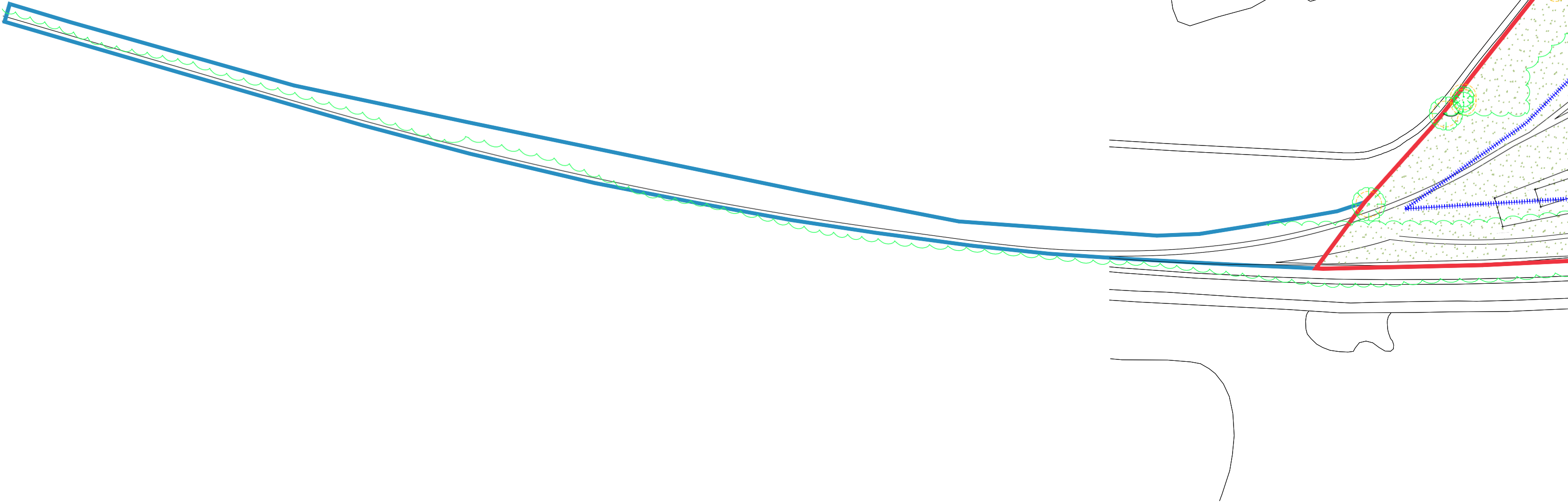


CLIENT:  
Kellen Homes  
PROJECT:  
Castleton Sidings, Rochdale  
DRAWING TITLE:  
Tree Survey 4-4

SCALE: 1:500 @ A0 DRAWING No: REV

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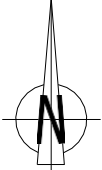
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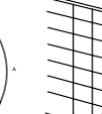
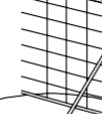
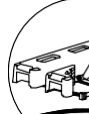
Existing tree to be retained

Extent of Root Protection Area for retained trees in accordance with BS5837: 2012 *Trees in relation to design, demolition and construction - Recommendations*

Proposed location of protective fencing - see inset for type / construction detail



BS5837:2012  
Figure 2: Examples of above-ground stabilising systems



a) Stabilizer strut with base plate secured with ground pins

b) Stabilizer strut secured on block bay

|     |                                   |          |
|-----|-----------------------------------|----------|
| E   | updated redline boundary          | 18/04/24 |
| D   | Tree survey update                | 11/10/23 |
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| A   | Updated to latest planning layout | 02/03/23 |
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CLIENT:  
Kellen Homes

PROJECT:  
Castleton Sidings, Rochdale

DRAWING TITLE:  
Tree Constraints and Draft Protection Drawing 1-4

|           |            |             |    |              |            |
|-----------|------------|-------------|----|--------------|------------|
| SCALE:    | 1:500 @ A0 | DRAWING No: |    | REV:         |            |
| DRAWN BY: | SR         | CHKD BY:    | KP | DATE:        | 02/03/2023 |
|           |            |             |    | P.1733.22.02 | E          |

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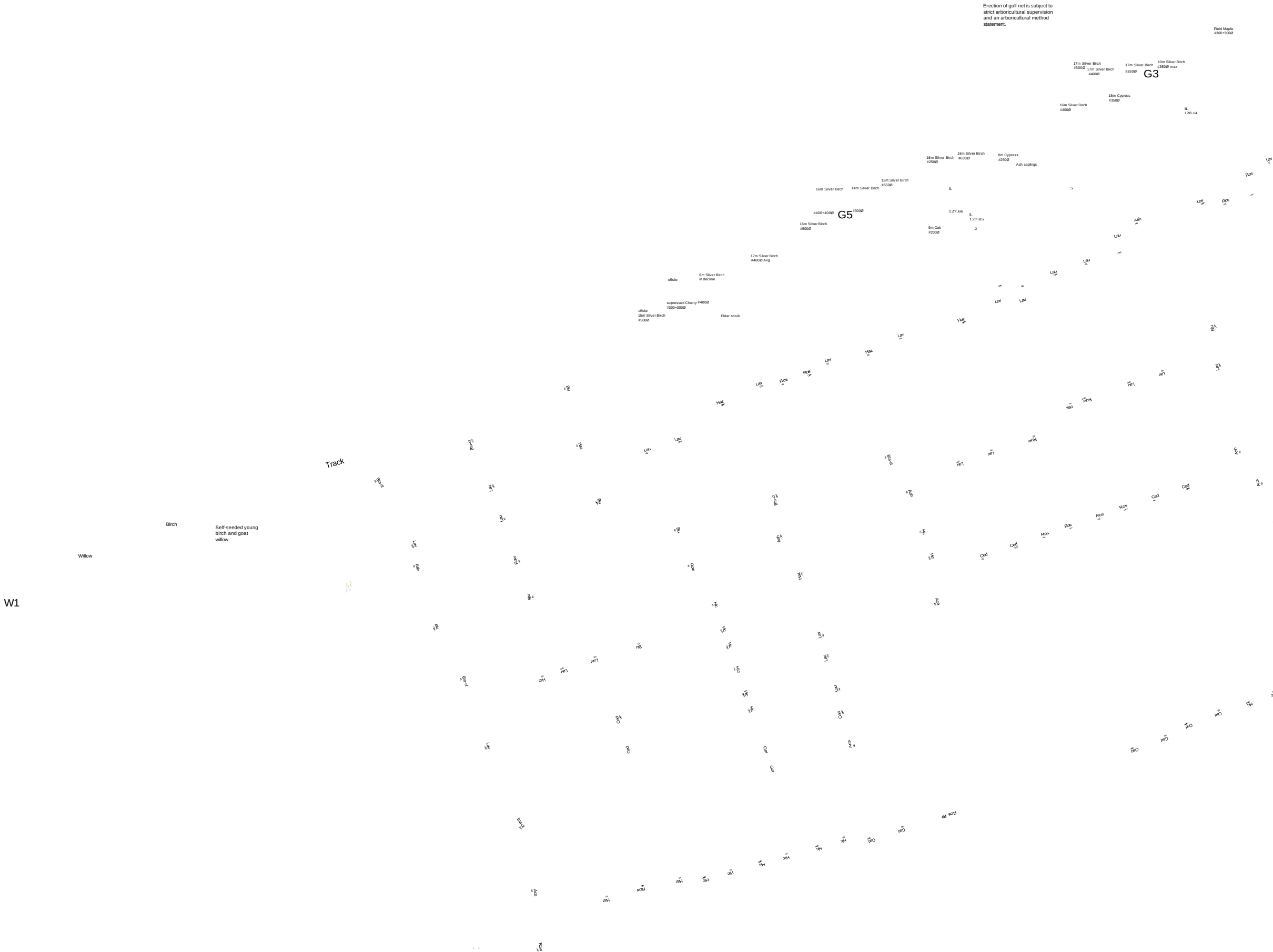
KEY

Existing tree to be retained

Extent of Root Protection Area for retained trees in accordance with BS5837: 2012 *Trees in relation to design, demolition and*

construction - Recommendations

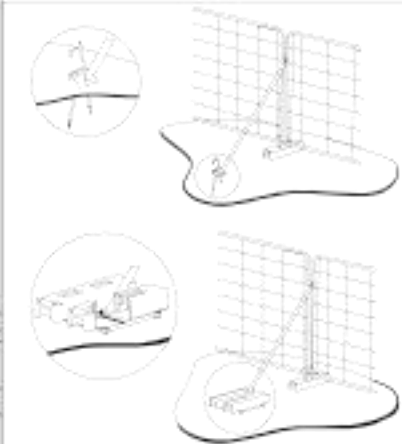
Proposed location of protective fencing - see inset for type / construction detail



B05837-2012  
Figure 3 Examples of above-ground stabilizing systems

a) Stabilizer strut with base plate secured with ground pins

|                                           |                                   |          |
|-------------------------------------------|-----------------------------------|----------|
| b) Stabilizer strut mounted on block stay |                                   |          |
| E                                         | updated redline boundary          | 18/04/24 |
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| REV                                       | DESCRIPTION                       | DATE     |



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### KEY

**Existing tree to be retained**

**Extent of Root Protection Area for retained trees in accordance with BS5837: 2012** *Trees in relation to design, demolition and*

### construction - Recommendations

Proposed location of protective  
fencing - see inset for type /  
construction detail

Blue Pits  
Middle Lock Number 52

FB

Erection of golf net is subject to strict arboricultural supervision and an arboricultural method statement.

Field Map  
1980-1981

10m Silver Birch  
#2500 max  
**G3**

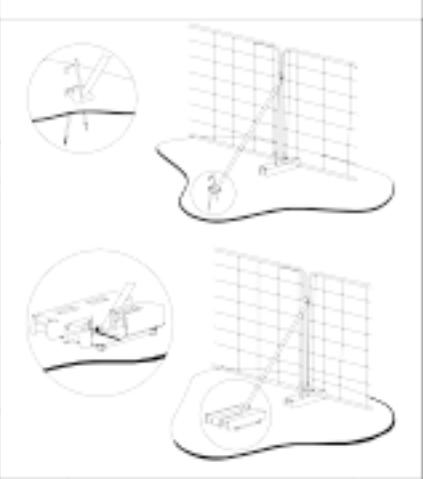
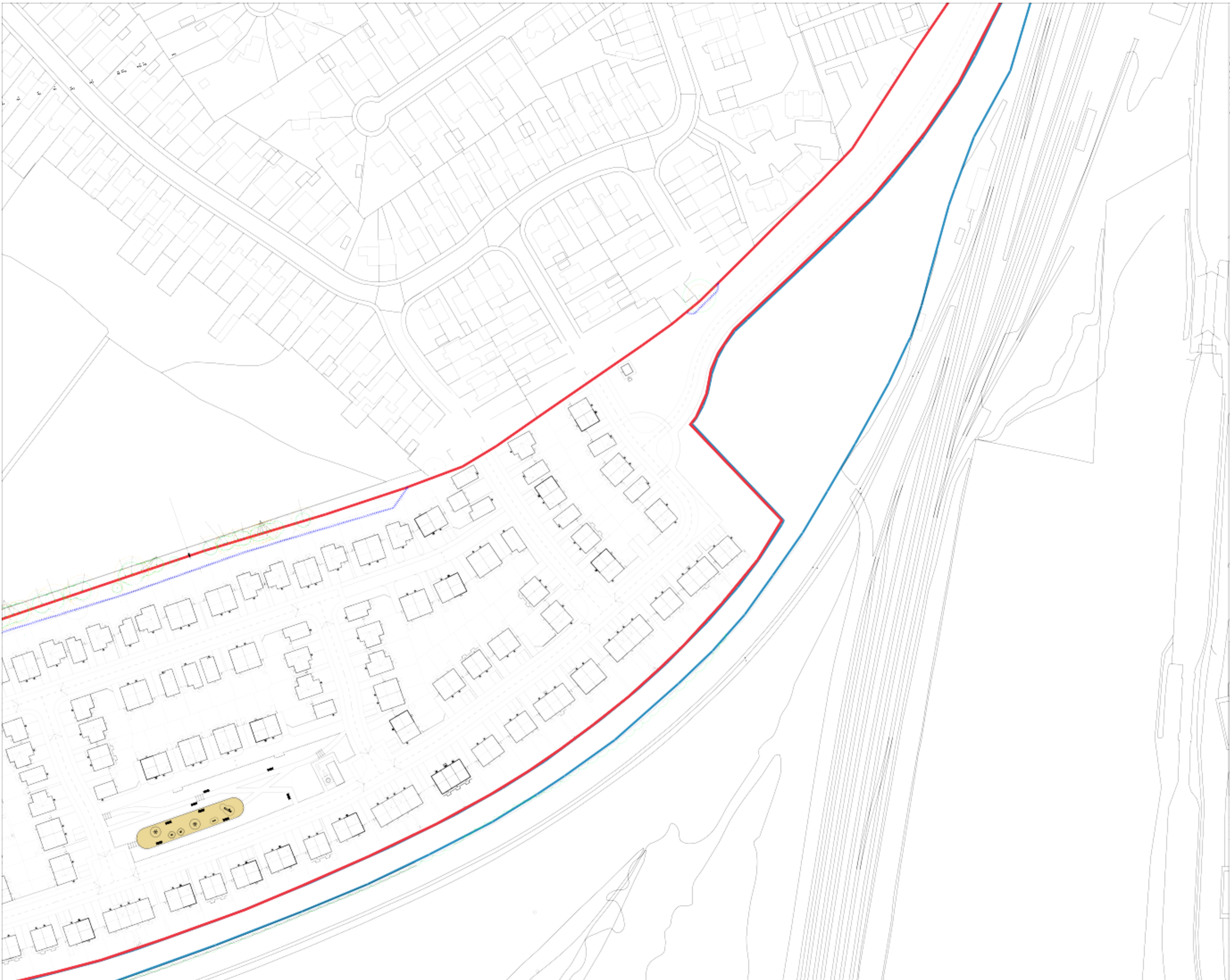
BS5837:2012  
Figure 3 Examples of above-ground stabilizing systems

a) Stabilizer strut with base plate secured with ground pin

b) Stabilizer strut mounted on block tray

|     |                                   |          |
|-----|-----------------------------------|----------|
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**KEY**

Existing tree to be retained

Extent of Root Protection Area for retained trees in accordance with BS5837: 2012 *Trees in relation to design, demolition and construction - Recommendations*

Proposed location of protective fencing - see inset for type / construction detail

BS5837:2012  
Figure 3 Examples of above-ground stabilizing systems

a) Stabilizer strut with base plate secured with ground pins

b) Stabilizer strut mounted on block tray

|     |                                   |          |
|-----|-----------------------------------|----------|
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| D   | Tree survey update                | 11/10/23 |
| C   | General updates                   | 14/04/23 |
| B   | Additional tree details           | 28/03/23 |
| A   | Updated to latest planning layout | 02/03/23 |
| REV | DESCRIPTION                       | DATE     |

CLIENT:  
Kellen Homes

DRAWING TITLE:

Tree Constraint

DRAWING No:

REV.

DRAWN BY: SR  
CHKD BY: KP

E



Field Map

17m Silver Birch 17m Silver Birch 30m Silver Birch

