

Arboricultural Impact Assessment



Rhodes Business Park, Middleton
1st November 2023



**Tyler
Grange**

TG Report No. 16200_R02_WS_LB

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16200	R02	1st November 2023	-
Admin QA	Author	Checked	Approved
LB	Wilson Scott BSc (Hons) FdSc MArborA	Jamie Pratt BSc (Hons) MArborA	Jamie Pratt BSc (Hons) MArborA

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Section 1: Introduction

Table 1: Overview and Summary

Purpose of report:	Following the recommendations of the British Standard ¹ , this report includes the necessary arboricultural information to support the planning application. It demonstrates that the impact, both direct and indirect, of the proposal, has been assessed and where appropriate, mitigation and tree protection may be required.
Site description:	The site is located within the existing Rhodes Business Park, Silburn Way, Manchester M24 4NE situated approximately 7 miles north of Manchester City Centre. the site comprises an area of hardstanding used for additional parking and HGV trailer storage, and is bordered to the south by the river Irk. A strip of woody vegetation is located on the southern boundary following the river bank, with the remaining green infrastructure consisting of grassed areas to the north of the site. (See Figure 1 overleaf).
Application type and description:	Full planning application for the Proposed erection of commercial/industrial building.
Report prepared on behalf of:	OLF1 PROPCO2 S.A.R.L (C/O Oxenwood Real Estate)
Local Planning Authority (LPA):	Rochdale Metropolitan Borough Council (RMBC).
Planning policies relating to arboricultural features:	G1 - Tackling and adapting to climate change and G6 - Enhancing green infrastructure of the Rochdale Core Strategy 2016. Planning policy is further detailed at Appendix 1. Planning policy is further detailed at Appendix 1.
Report Summary:	Thirteen trees are proposed for removal, the majority of which are from two moderate quality (Category B) groups. These are considered unavoidable and compensatory tree planting will be provided on the site. The removal will result in a temporary reduction in canopy cover, however, this will be re-established and improved as the replacement planting matures. A soft landscaping scheme (Ref: DLA-2203-L-01-RevP02 Soft Landscape Proposals) has been produced and is to be submitted separately to this report of the planning application. the landscaping scheme provides 26no. new native mixed tree planting towards the site boundaries, as well as within the internal areas of the proposed parking area to the north east of the site. The new tree planting numbers meet the number of trees required as per the LPAs '2-1' replacement planting policy. This report details where tree pruning works are required along with mitigative measures for working with the rooting areas of trees where this is required.

¹ BS5837:2012 Trees in relation to design, demolition and construction- Recommendations, London: British Standards Institute



The retention of the majority of the boundary trees and the replacement of those removed allows for the proposed development to be set within a well-treed environment. The collective visual amenity the trees provide to area will be preserved and therefore the proposal is not considered harmful to the character of the area and is therefore consistent with local planning policy G1 and G6.

The protection of the retained trees during the construction stage will require a detailed Arboricultural Method Statement (AMS). This report provides recommendations for protection to demonstrate how this can be achieved. An AMS is therefore recommended to be secured by planning conditions should consent be granted.



Figure 1: Site Location with Approximate Boundary (Google Earth ©).

Section 2: Arboricultural Baseline

Table 2: Survey Summary

Survey approach:	The tree survey was completed by a suitably qualified Arboricultural Surveyor of Tyler Grange in September 2023. The survey was completed in accordance with BS5837. A measured topographical survey was used to identify the location of trees and their surrounding context.
Survey findings:	Findings for each of the trees surveyed are detailed in the Tree Survey Schedule (See Appendix 3). This provides a tabulated record of the trees surveyed, including reference numbers, species composition, tree dimensions, life stage, physiological and structural condition, and the arboricultural value of each survey entry.
Survey mapping:	The distribution of the trees surveyed is illustrated on the Tree Constraints Plan (TCP) together details of their constraints to new development in accordance with BS5837, including, tree quality gradings ² , Root Protection Areas (RPAs) ³ , tree canopy spreads ⁴ and tree shading ⁵ .

Table 3: Tree related Designations

Designation Type	TG Tree Reference Number(s)
Tree Preservation Order ⁶	None
Conservation Area ⁷	None
Ancient Woodland ⁸	None
Other Woodland Habitat ⁹	G6, G7

² The arboricultural value of surveyed features under the criteria shown at Appendix 1. Allowing informed decisions to be made concerning which trees should be removed or retained in the event of development occurring.

³ a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority.

⁴ Dimensions of the trees crown spread and clearance from ground level.

⁵ Shade cast by existing trees which may affect the availability of sunlight and daylight within a new development.

⁶ A Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity. An Order prohibits the any works and damage to trees (with some exceptions) without the local planning authority's written consent. More information can be found online <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#tree-preservation-orders--general>.

⁷ Trees in a conservation area that are not protected by an Order are protected by the provisions in section 211 of the Town and Country Planning Act 1990. These provisions require people to notify the local planning authority, using a 'section 211 notice', 6 weeks before carrying out certain work on such trees, unless an exception applies. More information can be found online <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#tree-preservation-orders--general>.

⁸ Ancient woods are areas of woodland that have persisted since 1600 in England and Wales, and 1750 in Scotland. The Magic Maps website <https://magic.defra.gov.uk/MagicMap.aspx> has been used to search for ancient woodland on or adjacent to a site.

⁹ Spatial data of woodlands identified under the Priority Habitat Inventory (England) Published by Natural England. The Magic Maps website <https://magic.defra.gov.uk/MagicMap.aspx> has been used to search for woodland on or adjacent to a site.



Section 3: Arboricultural Impact Assessment

Tree Retention and Removal

- 3.1. Trees to be retained and removed are shown on the TRRP. Table 4 below describes the tree losses required to facilitate the development and provides recommendations for compensation.

Table 4: Trees to be Removed to Facilitate Development

Reference Number	Category Grading	Description of Loss	Compensatory Measures
G6 (Part)	B	Removal of two trees from moderate quality group to facilitate construction of condensers as proposed	Provision of c26no. new trees and associated new shrub and native hedgerow planting as detailed in the soft landscaping scheme (Ref: DLA-2203-L-01-RevP02 Soft Landscape Proposals)
G7 (Part)		Removal of seven trees from moderate quality group to facilitate partial removal of existing palisade fencing and gate, and installation of new boundary fencing and access gate.	
T2, T3, T4, T5	C	Removal of four low quality trees to facilitate construction of warehouse as proposed.	

Tree Pruning Works

- 3.2. Table 5 below details pruning works to retained trees to facilitate development.

Table 5: Tree Pruning Works

Reference Number	Category Grading	Description of Works
G2	B	Prune eastern extent of canopies of group to create suitable clearance from proposed seating area. Pruning works to not exceed 2m.
G6		Prune northern extents of canopies of group to create suitable clearance for proposed 3m MEWP access path and building escape routes. Pruning works to not exceed 2m.
G6		Prune most eastern extent of group canopy to facilitate construction of condensers as proposed.
G7		Prune western extents of group canopy to facilitate construction and create suitable clearance for the parking bays as proposed. Pruning works to not exceed 1.5m.

New Tree Planting

- 3.3. A proposed soft-landscaping scheme has been prepared and submitted separately as part of the application. The proposal includes for new tree planting at the boundaries of the site and internally within the new proposed parking area to the north eastern extents of the site. twenty-six new trees have been proposed, in addition to extensive native shrub and hedge planting a the site. Despite the proposed tree losses, it is anticipated that a net-gain in tree canopy will be achieved in the long-term. Moreover, RMBC operate a "2-1" replacement planting policy for new developments. Given the current proposals necessitate the removal of 13no. trees, a minimum of 26no. trees are required to meet this ratio, which the soft proposed soft landscaping scheme has detailed.

Works within Root Protection Areas

- 3.4. Works required within the RPAs of trees to facilitate the construction stages of the development are detailed in the table below. Recommendations to mitigate the working activities with respect to minimising impacts to roots and their environment is provided.
- 3.5. Adoption of the recommended protective measures is subject to the approval of a detailed Arboricultural Method Statement (AMS) which will be provided by condition should consent be granted.

Table 6: Works within RPAs

Tree Number	Description of works	Protective measures
Demolition / Ground Works		
G7	Removal of hard surfacing.	Sensitive removal under arboricultural watching brief. Limit disturbance to surrounding root-able soil. Retain sub-bases where possible beath new development or landscaping. Hand-held tools or appropriate machinery should be used to remove the existing surface, working backwards over the area, so that the machine is not moving over the exposed ground.

Long-term Tree Management and Social Proximity

- 3.6. The proximity associated with retained trees has been recognised in relation to the potential impacts of tree shading and future canopy growth towards new structures and habitable spaces.
- 3.7. The TRRP illustrates where shade cast by retained trees will be located for the main part of the day across the development and the distance between new built structures and the canopies of retained trees.
- 3.8. There are no undue tree shading or canopy encroachment issues anticipated from retained trees towards the proposed buildings and amenity spaces. This has been achieved by suitable development buffers from retained trees which also allows for future canopy development.

Construction Mitigation

- 3.9. Trees to be retained will remain unaffected by the proposed development subject to the adoption of tree protection measures during the demolition and construction phase.
- 3.10. It is recommended that a full Arboricultural Method Statement (AMS) is prepared as part of the Technical design stage as recommended by BS5837. Should consent be granted, this can be secured by way of a reserved matters application or to discharge suitably worded planning Conditions.
- 3.11. The AMS will set out a practical methodology to the protection of retained trees based on detailed construction plans. The AMS will typically include the following key items:
- A schedule and specification of tree removal and pruning works;
 - Specifications for tree protection barriers and ground protection;
 - Procedures for any specialist construction techniques / any supervised excavations within RPAs;
 - Phasing of work;
 - Site monitoring (where required); and
 - A Tree Protection Plan.

Conclusion

- 3.12. The proposed development requires the removal of 13no. trees, the majority of which are from groups of moderate quality, however, the trees removed are individually of lower quality and do not provide a substantial contribution to visual amenity. The group setting of the trees will remain largely unaltered as the trees being removed are at the peripheries of the group and the overall arboricultural resource will remain unaffected given the localised nature of the tree removals.
- 3.13. No trees at the site are subject to statutory protection under a Tree Preservation Order (TPO), nor is the site located within a Conservation Area. No Veteran Trees or Ancient Semi Natural Woodlands are present at the site or within influence of the site.
- 3.14. A soft landscaping scheme (Ref: DLA-2203-L-01-RevP02 Soft Landscape Proposals) has been produced and is to be submitted separately to this report of the planning application. the landscaping scheme provides 26no. new native mixed tree planting towards the site boundaries, as well as within the internal areas of the proposed parking area to the north east of the site. The new tree planting numbers meet the number of trees required as per the LPAs '2-1' replacement planting policy.
- 3.15. The impact is therefore considered negligible from an arboricultural perspective, subject to the adoption of tree protection measures during construction stage, and the planting of new trees. The proposed development is therefore considered consistent with local planning policies G1 and G6.
- 3.16. Further work is recommended to include an AMS to accompany a subsequent reserved matters application and/or discharge of suitably worded planning conditions.

Appendix 1: Planning Policy Relating to Trees

Table 7: National and Local Planning Policy Relating to Trees

Policy Document	Policy References	Policy Wording / Description
National Planning Policy Framework (NPPF)	Section 12, paragraph 131	"Trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users."
	Section 15, paragraph 174	"Planning policies and decisions should contribute to and enhance the natural and local environment by:" Subsection B; "recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland."
	Section 15, paragraph 180	"When determining planning applications, local planning authorities should apply the following principles:" Subsection C; "that development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists."
Local Planning Policy – Rochdale Core Strategy 2016	G6 - Enhancing green infrastructure	<i>We will expect development proposals and other proposals affecting green infrastructure to:</i> <i>a. be consistent with the above focus for green infrastructure and the wider than local value that green infrastructure can have;</i> <i>b. have regard to local landscape character and contribute to its conservation or enhancement;</i> <i>c. avoid the loss of existing urban greenspace or features e.g. trees unless suitable alternative provision is made, it has limited value, and its development or change of use will help to meet other sustainability or local regeneration objectives;</i> <i>d. in the case of residential development, provide or contribute financially towards recreational open space, including maintenance, in accordance with the standards set out in the Provision of Recreational Open Space in New Housing Supplementary Planning Document (SPD);</i> <i>e. take opportunities to improve access to, and the provision of, natural greenspace in accordance with local strategies and standards</i> <i>f. take opportunities to secure innovative solutions to the design of urban open space to widen its potential functions e.g. flood risk</i>



		management, promoting urban wildlife or climate change adaptation; g. not sever, or impede the key functions of designated greenspace corridors or river valleys, or detract from their natural, visual or recreational quality, but enhance their value and accessibility; h. protect ancient woodlands and hedgerows, support new woodland and tree planting in new developments, and replace removed trees from a site at a ratio of 2:1; and i. take opportunities, where feasible, to improve the water quality and biodiversity of water bodies and their environs in compliance with the Water Framework Directive or equivalent.
	G1 - Tackling and adapting to climate change	"New developments will be expected to: a. Be zero carbon in line with national targets and definitions; b. Adhere to the 'energy hierarchy' as outlined in policy G2, being designed in such a way that ensures that buildings require the minimum amount of energy to function over their lifetime; c. Reduce CO2 emissions through the use of renewable and low carbon decentralised energy technologies and networks. This will be through both on-site provision in new developments and through connection to local networks; d. Address the impacts of climate change by incorporating comprehensive adaptation measures, including: i. suitable measures, such as urban greening, for tackling the 'urban heat island' effect; ii. where possible, the opening up of covered and culverted sections of waterways and provision of new water features, to help cooling and provide biodiversity, landscape and flood prevention benefits; iii. the incorporation of appropriate water conservation and management measures, such as Sustainable Drainage Systems (SuDS), including ensuring that the rate of run-off on 'greenfield' sites is not increased and on 'brownfield' sites is significantly reduced, and avoiding the use of impermeable surfaces; iv. the retention of existing trees wherever possible and the taking of all appropriate opportunities to plant trees and other suitable vegetation on site; and v. the incorporation of 'green roofs' wherever possible, such as with flat roofs."



Appendix 2: BS 5837:2012 Cascade Chart for Tree Quality Assessment

TREES FOR REMOVAL				
Category and Definition	Criteria			Identification on Plan
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of			DARK RED
	Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.			
	Trees infected with pathogens of significance to the health and/or safety of other trees nearby or very low-quality trees suppressing adjacent trees of better quality. (NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve)			
TREES TO BE CONSIDERED FOR RETENTION				
Category and Definition	Criteria - Subcategories			Identification on Plan
	1. Mainly Arboricultural Values	2. Mainly Landscape Values	3. Mainly Cultural Values, including Conservation	
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	LIGHT GREEN
Category B <i>Trees of moderate quality with an estimated remaining life expectancy of at least 20 years</i>	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remedial defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural benefits.	MID BLUE
Category C <i>Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm</i>	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or temporary/transient landscape benefit.	Trees with no material conservation or other cultural value.	GREY



Appendix 3: Tree Survey Schedule (16200/TSS01)



Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
G1	Goat Willow (<i>Salix caprea</i>)	11(4)	225(1)	8.00	8.00	8.00	8.00	4.00	Semi Mature	Fair	Fair	B2	Established boundary screen situated on top of river bank. Trees within group are low quality, however form a collective moderate quality group. RPAS likely restricted to the south due to proximity of river bank. Scattered deadwood throughout group, with High canopies characteristic of group setting. Some self-seeded river birch saplings are located towards the northern extent of the group.	2.7	23
T2*	Himalayan Birch (<i>Betula utilis</i> var. <i>jacquemontii</i>)	5(0)	80, 70(2)	1.50	1.50	1.50	1.50	0.00	Young	Fair	Fair	C1	Self-seeded specimen located on top of small banking. Multi-stemmed from ground level. Not located on topographical survey, therefore location estimated. Limited growth potential in current context.	1.3	5
T3	Goat Willow (<i>Salix caprea</i>)	7(0.5)	250, 225, 200, 150(4)	5.00	6.00	6.00	5.50	0.50	Semi Mature	Fair	Fair	C1	Multi-stemmed from ground level. One primary stem has split at base, with failed stem still attached. Multiple snapped and broken branches located throughout canopy. Eastern canopy overhanging site by approximately 2m. RPA likely restricted to the east due to proximity of existing hard standing. Limited growth potential in current context.	5.0	80
T4	Downy Birch (<i>Betula pubescens</i>)	11(5)	235(1)	2.00	7.00	4.00	3.00	5.00	Semi Mature	Good	Fair	C1	Leaning slightly northeast. Slight elongation in form, likely attributed to competition. Raised ground around stem base. Eastern canopy overhanging site by approximately 5m, and encroaching onto lorry trailers. RPA likely restricted to the east due to proximity of existing hard standing. Limited growth potential in current context.	2.8	25

Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T5	Silver Birch (<i>Betula pendula</i>)	13(5)	110, 240(2)	5.00	6.00	2.00	4.00	5.00	Semi Mature	Good	Fair	C1	Leaning slightly northeast. Slight elongation in form, likely attributed to competition. Raised ground around stem base. Eastern canopy overhanging site by approximately 5m, and encroaching onto lorry trailers. RPA likely restricted to the east due to proximity of existing hard standing. Limited growth potential in current context.	3.2	32
G6	Goat Willow (<i>Salix caprea</i>), Ash (<i>Fraxinus excelsior</i>), Willow (<i>Salix</i> sp.)	14(6)	300(1)	7.00	5.00	6.00	6.00	6.00	Semi Mature	Good	Fair	B2	Established boundary screen located behind palisade fencing and subsequently not accessed to inspect in detail. Majority of trees are of lower quality, however form a collective group of moderate quality. Northern and southern RPAs of trees in group likely restricted due to proximity of site side hard standing and body of water. Majority of trees in group are multi-stemmed from ground level, with deadwood characteristic of group setting spread throughout canopies. Ash specimens in group displaying symptoms of Ash Dieback Disease. Inaccessible: diameter estimated.	3.6	41

Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
G7	Goat Willow (Salix caprea), Ash (Fraxinus excelsior), Willow (Salix sp.), Wild Cherry (Prunus avium), Sycamore (Acer pseudoplatanus)	16(6)	350(1)	5.00	6.00	6.00	5.00	6.00	Early Mature	Good	Fair	B2	Extension of Established boundary screen located behind palisade fencing and subsequently not accessed to inspect in detail. Majority of trees are of lower quality, however form a collective group of moderate quality. Northern and southern RPAs of trees in group likely restricted due to proximity of site side hard standing and body of water. Some stems of trees are starting to occlude palisade fencing, and subsequently have a reduced life expectancy. Majority of trees in group are multi-stemmed from ground level, with deadwood characteristic of group setting spread throughout canopies. Ash specimens in group displaying symptoms of Ash Dieback Disease. Trees located on internal access road are of slightly more maturity and overhang Road by approximately 6m. Inaccessible: diameter estimated.	4.2	55

Appendix 4: Report Limitations

Limitations

- A4.1. The comments made are based on observable factors present at the time of inspection. Although the health and stability of trees in their current context is an integral part of their suitability for retention, it must be understood that this report is not a tree risk assessment and should not be construed as such. While every attempt has been made to provide a realistic and accurate assessment of the trees' condition at the time of inspection, it may have not been appropriate, or possible, to view all parts or all sides of every tree to fulfil the assessment criteria of a risk assessment.
- A4.2. No tree can be considered entirely safe, given the possibility that exceptionally strong winds could damage or uproot even a mechanically 'perfect' specimen. It is therefore usually accepted that hazards are only recognisable from distinct defects or from other failure-prone characteristics of the tree or the site. An assessment of the potential influence of trees upon existing buildings or other structures resulting from the effects of trees upon shrinkable load-bearing soils or the effects of incremental root or branch growth, are specifically excluded from this report.

Un-assessable Risks

- A4.3. Any alteration to the application site or development proposals could change the current circumstances and may invalidate this report and any recommendations made.
- A4.4. The Wildlife and Countryside Act (WCA) 1981 (as amended) makes it an offence to disturb nesting birds or recklessly endanger a bat or its roost. Bats are also a European protected species and are additionally protected under the Conservation (Habitats & c) Regulations 1994 and 2010 (as amended). The survey findings, constraints, opportunities and design or mitigation recommendations included within that report must be read alongside this document.

A lack of recommended work does not imply that a tree does not pose an unacceptable level of risk and likewise, it should not be implied that a tree will present an acceptable level of risk following the completion of any recommended work.



Appendix 5: DLA-2203-L-01-RevP02 Soft Landscape Proposals



Plans:

Plan 1: Tree Constraints Plan (TCP), (16200/P01)

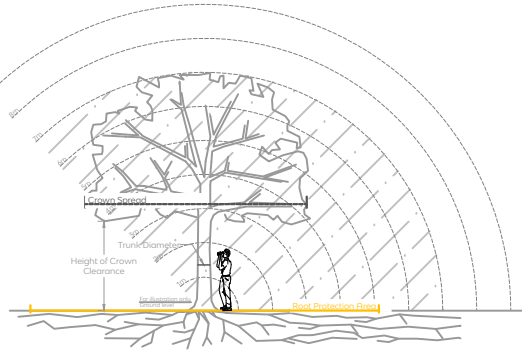
Plan 2: Tree Retention and Removal Plan (TRRP), (16200/P02)



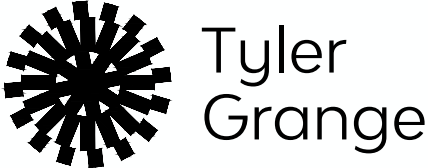


- Survey Boundary
- Category B - Trees of Moderate Quality and Value
- Category C - Trees of Low Quality and Value
- Influenced RPAs
- Root Protection Areas
- Tree Shading Constraints

*Denotes trees and groups not identified on topographical survey. Locations approximated using measurements taken on site.



Rev	Description	Date
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Head Office: Marsden Estate, Rendcomb,
Cirencester, Gloucestershire GL7 7EX
E:info@tylergrange.co.uk
W: www.tylergrange.co.uk

Project title
Rhodes Business Park, Middleton

Drawing title
Tree Constraints Plan

Scale	1:250 @ A1	Drawn	WS
Date	21.09.2023	Checked	BV
Drawing number	16002_P01	Revision	-

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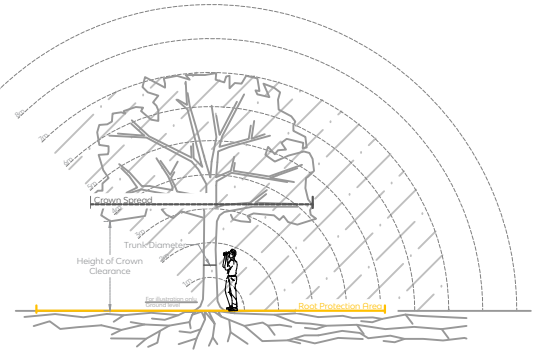
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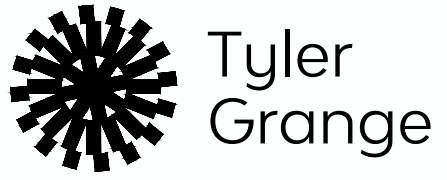


- Survey Boundary
- Category B - Trees of Moderate Quality and Value
- Category C - Trees of Low Quality and Value
- RPAs Influenced by Existing Hard Surfacing
- Areas of Existing Hard Surfacing to be Removed
- Proposed Tree Removals
- Proposed Pruning Works
- Root Protection Areas
- Tree Shading Constraints

*Denotes trees and groups not identified on topographical survey. Locations approximated using measurements taken on site.



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Head Office: Marsden Estate, Rendcomb,
Cirencester, Gloucestershire GL7 7EX
E: info@tylergrange.co.uk
W: www.tylergrange.co.uk

Project title
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Drawing title
Tree Retention and Removal Plan

Scale Date 1:250 @ A1 30.10.2023 Drawn Checked WS BV

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