

Arboricultural Impact Assessment

Oakenrod, Rochdale

Prepared for:

HALLMARK DEVELOPMENTS

Our Ref: 22/AIA/ROCH/11

December 2022

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1.0 INSTRUCTION

- 1.1 We have been instructed by Hallmark Developments to carry out an Arboricultural Impact Assessment (AIA) in order to assess the masterplan development proposal in relation to trees in accordance with the principles of British Standard 5837 'Trees in Relation to Design, Demolition & Construction - Recommendations' 2012.
- 1.2 We are instructed to prepare a report in order to provide information to assist all parties involved in the planning process to make balanced judgements regarding arboricultural features in relation to the proposed development at Oakenrod, Rochdale. As such, all trees within influencing distance to the development proposal both on and adjoining the site have been surveyed and are listed within a Tree Survey Schedule (**Appendix 1**) and plotted on all accompanying plans.
- 1.3 The stage 1 tree survey was carried out on 03 December 2022 by Russell Pearce, Consultant to Tree Solutions Ltd. Our appraisal of the mechanical integrity of trees on the site is enough to inform the current project. The assessment of trees is carried out from ground level without invasive investigation and the disclosure of hidden defects cannot therefore be expected. Whilst the survey is not specifically commissioned to report on matters of tree safety, we report obvious defects that are significant in relation to the existing and proposed land use. We do not carry out detailed safety inspections unless specifically instructed to do so in writing and have not carried out such inspections of trees on the proposal site.
- 1.4 Twenty-nine individual trees (T1-T29) and three groups (G1-G3) were surveyed and mapped on a preliminary Tree Constraints and Impact Assessment Plan Ref: 22/AIA/ROCH/11, Drawing No's 1 & 2 at **Appendix 2/3**. All arboricultural information recorded during the survey is presented within a schedule at **Appendix 1**.
- 1.5 The Arboricultural Impact Assessment is based on site masterplan Ref: M4832, Drawing No: P (20) 100 (Rev D) provided by the project architects Nicol Thomas.

2.0 STATUTORY CONTROLS

- 2.1 Unfortunately Rochdale Borough Council do not have an online interactive map to check if a tree has a Tree Preservation Order or if the land falls within a designated Conservation Area. As such, you are advised to seek confirmation on this prior to undertaking any works to trees not granted consent as part of tis planning application.

2.2 Protected Species

- 2.2.1 Mature trees often contain cavities, crevices and hollows that offer potential habitat for species such as bats and barn owls. Both are afforded protection under the Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). Bats are also protected under The Conservation of Habitats and Species Regulations 2010 (as amended). Refer to Ecology report for further details.

2.3 Wildlife Habitats

- 2.3.1 Trees and hedgerows of most species provide valuable nesting sites for a wide range of birds, and it is likely that nesting birds will be present on the site during the period March to September.

3.0 THE SITE

- 3.1 The site is the former Oakenrod Primary School that has long since been demolished. The land has been cleared of most naturally colonised scrub in the past 2 years. Bury Road is to the north and the river Roch runs along the southern boundary.



P1 – Former Oakenrod Primary School (2004)



P2 – site cleared (2021)

4.0 DEVELOPMENT PROPOSAL

4.1 52 residential dwellings with associated vehicular access and parking.

5.0 GENERAL CONSTRAINTS DATA - CONSTRUCTION EXCLUSION ZONES (CEZ's)

5.1 GENERAL

5.1.1 During the development process for retention trees, there may be three and even four constraints to consider: Construction Exclusion Zone (CEZ's):

- CEZ 1: Root Protection Area (see 5.2)
- CEZ 2: Tree Crown Protection (see 5.3)
- CEZ 3: Tree Dominance (see 5.4)
- CEZ 4: New Tree Planting Zone (see 5.5)

CEZ's are explained below:

5.2 CEZ 1: ROOT PROTECTION AREA (RPA)

5.2.1 The RPA, calculated in m2, should be protected before and during any demolition/construction works. This ensures the effective retention of trees by safeguarding a reliable quantum of functioning tree roots. The RPA is based on a radial measure from the centre of the tree stem, which is calculated by multiplying the stem diameter by a factor of twelve or by the (mean stem diameter²) x number of stems for multi-stemmed trees. With the AIA 1, the RPA is only shown indicatively on the preliminary TCP, as its shape may be subject to amendment as the design progresses.

5.2.2 During the AIA 2, the derived radial measure is converted by the arboriculturalist into the actual area to be protected, having due regard to prevailing site conditions and how these may have affected the tree(s), particularly in relation to factors affecting their likely rooting disposition. The RPA for each tree should initially be plotted as a circle centred on the base of the stem. Where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, a polygon of equivalent area should be produced. Modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distribution.

5.2.3 The means of protecting the RPA will include the installation of tree protective fencing prior to the start of any demolition or construction work on site. The prohibition of various activities within the RPA must be adhered to (e.g. mechanical excavation, soil stripping, fire lighting, material storage, lowering levels and creating excessive sealed surfacing) and may include the use of temporary ground protection and/or special engineering solutions where construction is proposed near to retention trees or within the RPA.

5.3 CEZ 2: TREE CROWN PROTECTION ZONE

5.3.1 This is the area above ground occupied by the crown (branches) of the tree, along with allowances for working space (safe working area) and if appropriate, for future growth. The extent of CEZ 2 is determined by considering the existing and future crown spread of the tree(s), bearing in mind the possibility of this being modified by an acceptable quantum of pruning.

5.4 CEZ 3: TREE DOMINANCE ZONE

5.4.1 This is the area above ground dominated by the tree in relation to issues of shading, seasonal debris and safety apprehension. This area is calculated by considering the height and spread of the tree relative to the proposed buildings, cross referenced with intended end use. As such, what is assessed is the likely psychological effect of the tree on the end user.

5.4.2 The purpose of identifying CEZ 3 is to protect trees from post development pressure (resentment) by the site's end users, who may, if resentful of the trees, seek to procure excessive pruning treatments or even to have them removed. This is a common Planning Service concern, which has led on many occasions both to refusals of consent and to dismissed Appeals against those refusals

5.4.3 The means of protecting CEZ 3 is likely to include optimising the site layout and room type (especially in relation to new residential dwellings), such that any adverse psychological impacts of the trees are reduced to an acceptable minimum. Key principles include ensuring adequate separation distances between trees and new buildings, in the context of the buildings' end use relative to the location of the tree(s) and avoiding excessive obstruction by trees of critical solar access.

5.5 CEZ 4: NEW PLANTING ZONE

5.5.1 In some cases, it may be appropriate to identify and protect areas intended for new landscape planting, which can fail to establish if the soil has been heavily compacted or contaminated during the demolition/construction process. The means of protecting CEZ 4 will either be by fencing it off prior to the start of works on site, or by soil remediation once construction has finished (and prior to the start of planting).

6.0 SURVEY METHODOLOGY

6.1 The method used in the preparation of this report is based on the principles of BS 5837: 2012.

1. Tree heights were surveyed to the nearest 1m.
2. Trunk diameters were measured by use of forestry girth tape
3. The category assessment (Table 1) on which the trees is based include current and long-term arboricultural, landscape, cultural and conservation values (BS5837: 2012). This table can be found at **Appendix 1**
4. For clarity, the grading system is summarised from **Table 2** of the BS as follows:

- U grade** – trees for removal, effective for less than 10 years
A grade – trees of high quality and value, effective for more than 40 years
B grade – trees of moderate quality and value, effective for more than 20 years
C grade – trees of low quality and value, effective for 10 years

Note: We have indicated colour coding on the drawing and therefore a monochrome copy should not be relied on.

6.2 SOIL ASSESSMENT

6.2.1 A soil assessment should be undertaken by a competent person to inform decisions relating to:

- the root protection area (RPA)
- tree protection
- new planting design; and
- foundation design to take account of retained, removed and new trees (potential soil subsidence/heave)

Tree Solutions do not undertake soil assessments and the client is advised to seek specialist advice in this respect.

7.0 JUXTAPOSITION OF TREES AND STRUCTURES

7.1 Below ground constraints

7.1.1 The below ground constraints are generally summarised as the root protection area (RPA). The shape of the RPA and its exact location will depend upon arboricultural considerations including likely tolerance of the tree to root disturbance; morphology and disposition of the roots when known influenced by past or existing site conditions; soil type and structure; and topography and drainage.

7.1.2 The purpose of the RPA is to prevent physical damage to tree roots and to prevent damage to the soil structure. Tree roots are damaged by soil compaction, changes in soil levels or soil contamination which could reduce tree health and/or stability.

7.1.3 Root patterns are affected by topography and characteristics of the soil or substrate. Where trees are located within proximity to existing hard standing or underground physical barriers, they are unlikely to have an even distribution of lateral roots due to restrictions in root growth created by compacted sub-grades beneath. The RPA of tree numbers 1, 4-8, 11-13 have been modified and are shown running 2m within the road to their north and in line with the retaining wall to their south. The require RPA volume has been maintained by extending further in a direction where a more favourable rooting environment exists. The RPA of all other trees been plotted unmodified as there were no significant underground barriers present to prevent good radial root spread.

7.2 Underground Services

7.2.1 We have considered the broad implications of the provision of underground services but the locations of existing and proposed were not identified on the plans supplied by the Project Architect and in this regard, our advice is of a general nature.

7.2.2 Drainage and service runs may need to be constructed within the rooting areas of retained trees. If this is a requirement of the development it will be necessary to retain significant roots and methods of excavation, such as thrust boring or hand digging, may need to be adopted to ensure that these impacts are acceptable.

7.2.3 As with foundation design, low impact construction methods for services installation are now well established. For more information regarding underground services, reference should be made to the National Joint Utilities Group (NJUG) Publication No. 10. Volume 4 'Guidelines for the Planning, Installation and Maintenance of Utility Services in Proximity to Trees' 2007.

8.0 DEVELOPMENT IMPACT TO TREES

- 8.1 Tree Solutions carried out a stage one preliminary tree survey and provided the project architect with a report in which all existing trees and their respective Root Protection Areas (RPA) were identified and plotted on a tree constraints and impact assessment plan. We are satisfied that the proposal has taken the long-term future of the most important trees into account and the layout is therefore in accordance with National Planning Policy Framework (NPPF) 2021, Rochdale Borough Council Planning Policies and recommendations contained with BS5837: 2012.
- 8.2 Of the 29 trees and 3 groups surveyed it will be necessary to remove a total of 8 trees and 1 group in order to accommodate the proposed development as listed in the table below and within the survey schedule at *Appendix 1*. Of these trees 3 have been categorised a 'C' grade, i.e. unremarkable trees of limited merit or those only offering transient landscape benefit due to their location internal to the site or impaired condition. Such trees should not form a material consideration of planning. A total of 5 trees have been categorised as 'B' grade i.e. those of moderate quality and value as they offer some landscape benefit to the locale. Removal of these trees will be mitigated by new planting as part of a wider landscape plan that will provide good succession planting ensuring quality tree cover within the site in the future. There are also 3 trees identified as 'U' category i.e. those in such impaired condition that they cannot be realistically retained as living trees in the context of the current land use for longer than 10 years. These trees require remedial work to satisfy the landowners legal obligations under the Occupiers Liability Act 1984 irrespective of this planning proposal.

TREE/GROUP CATEGORY	NUMBER OF INDIVIDUAL/ GROUPS TREES	NUMBER OF INDIVIDUAL/GROUPS TREES TO BE REMOVED FOR DEVELOPMENT	NUMBER OF INDIVIDUAL TREES TO BE REMOVED FOR H&S	NUMBER OF TREES RETAINED
A	1	0	N/A	1
B	20 + 1 group	5	N/A	15+1 group
C	5 + 2 groups	3 + 2 groups	N/A	2
U	3	N/A	3	0
Total	29 = 3 groups	8 + 1 group	5	18 + 1 group

- 8.3 Trees retained to the rear of plots 32, 36 and 38 offer an attractive backdrop to these dwellings and a mature landscape to this boundary with the river. The plots are set at a suitable distance to ensure no adverse construction impacts and we do not anticipate any issues with over dominance and excessive shading and the plots received uninterrupted light from the west. Plots 17-23 also benefit from the retained mature tree cover along the northern boundary with Bury Road. These trees are predominantly located on elevated land beyond the retaining wall and will be unaffected by the development works beyond. Their retention ensures the amenity and landscape value they afford along Bury Road is maintained in the future. Plots 8-17 have an attractive copse of trees beyond their boundary that will provide good screen and an acoustic barrier to the road beyond. We are satisfied that the trees marked for retention will be seen as an asset to future residents as they have been coordinated well into this design.

9.0 PROPOSED REVISIONS TO THE SCHEME

- 9.1 We advise that all proposed revisions having implications for trees should be referred to us for review.

10.0 CONCLUSIONS

- 10.1 BS 5837: 2012 contains clear and current recommendations for a best practice approach to the assessment, retention and protection of trees on development sites. The proposed development has followed this guidance by:

- Seeking arboricultural advice and undertaking a phase 1 preliminary tree survey in order to inform the layout and design of the proposed development
- Respecting the constraints posed to development of the site by high or moderate quality trees
- Acting upon arboricultural advice throughout the design process in order to obtain the best development proposal whilst considering the current and future tree requirements
- All trees lost to development will be replaced on a 2:1 basis in order to ensure continued tree cover to the locale
- The new development represents a betterment from the existing housing stock

- Retained trees will be safeguarded through development by installation of appropriate Tree Protective fencing to be detailed as part of an Arboricultural Method Statement
- Taking the above into consideration we can see no valid Arboricultural grounds for refusal

11.0 LIMITING CONDITIONS

Unless stated otherwise:

Information contained in this report covers only those trees that were examined and reflects the condition of those trees at the time of the inspection.

The inspection is limited to visual examination of the subject trees from ground level only and without dissection, excavation, probing or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the subject trees may not arise in the future.

This report has been prepared for the sole use and benefit of the client. Any liability of Tree Solutions shall not be extended to any third party.

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Appendix One

Tree Survey Schedule

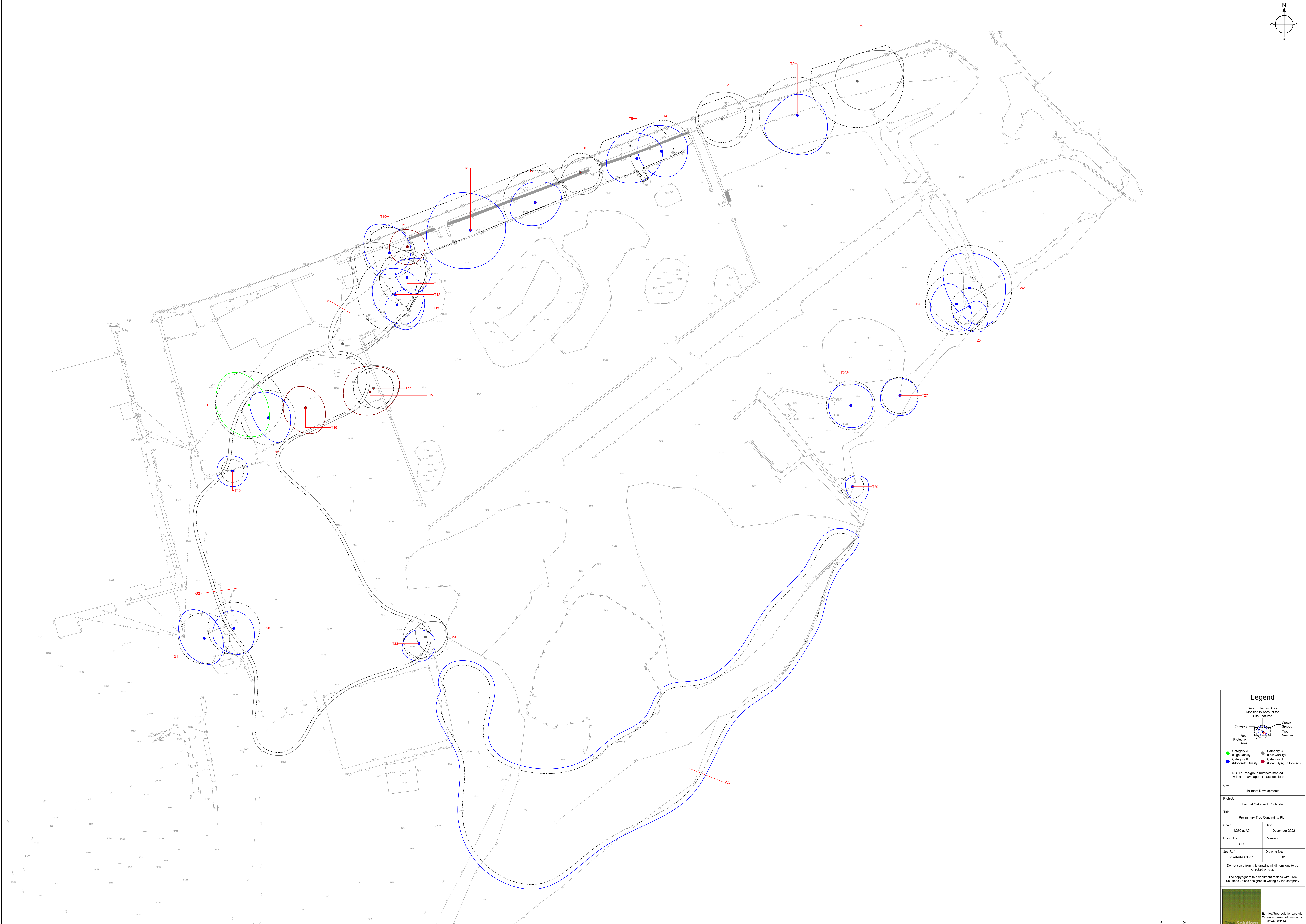
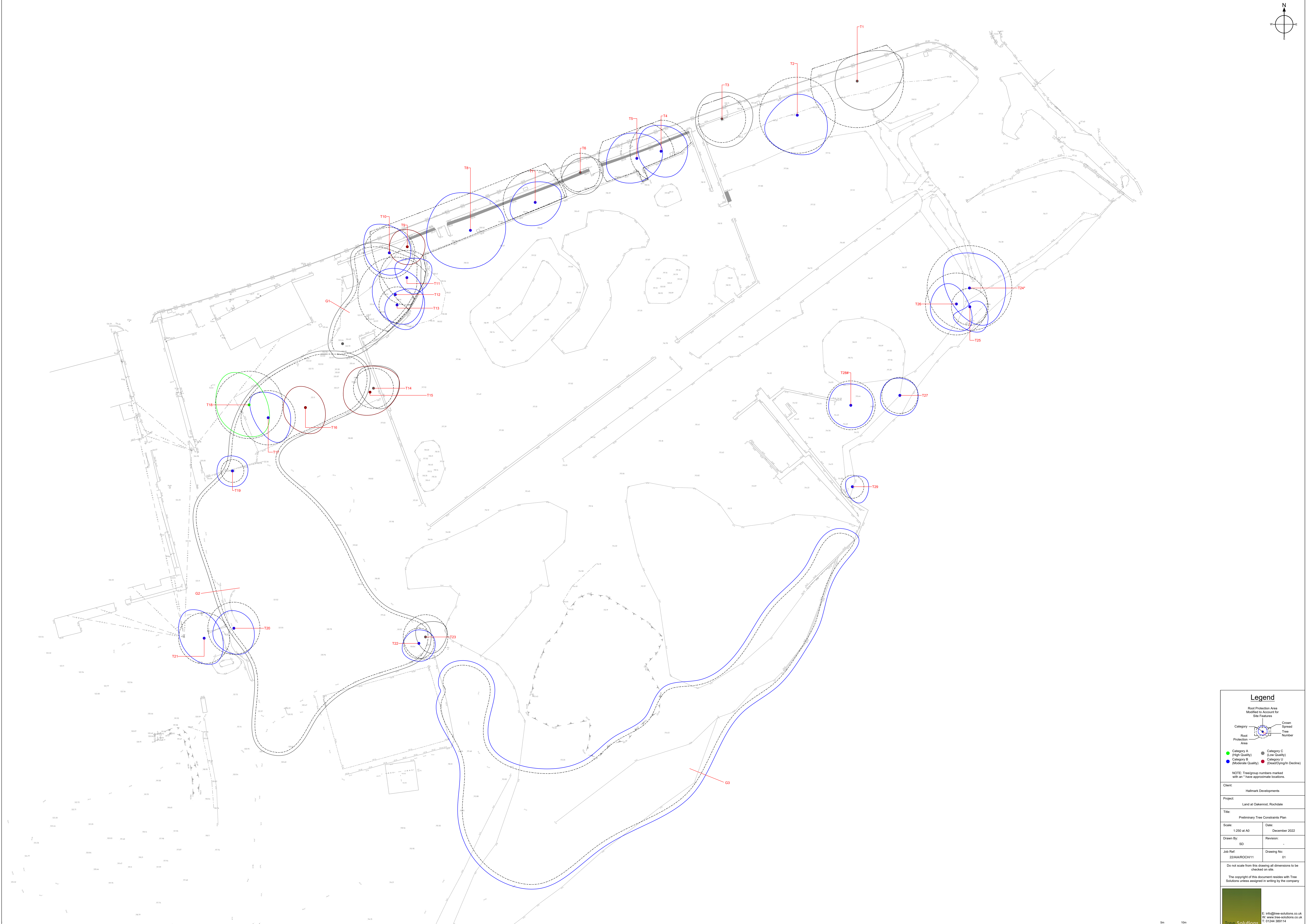
TREE SURVEY SCHEDULE (BS5837: 2012)											Tree Solutions Arboricultural Consultants					
Site	OAKENROD, ROCHDALE									Surveyor	RUSSELL REARCE			Page 1 of 2		
Client	HALLMARK DEVELOPMENTS									Assessment Dates	03.12.2022					
Brief	ARBORICULTURAL IMPACT ASSESSMENT									Viewing Conditions	CLEAR					
										Job Reference	22/AIA/ROCH/11					
Tree Number	Name	Age	Height (m)	Crown clear	North	East	South	West	Diameter (mm)	Vitality	Comments	E.R.C	Management	Category	RPA (m)	RPA (m²)
T1	White Willow	M	15	1	5.5	11	7	5	780	Good	Fair structure. Percussion test indicates some stem decay. Minor deadwood throughout crown.	10	Remove for development	C1	9.4	275
T2	Beech	EM	15	1	4.5	5.5	9	8	700	Good	Good structure. Open balanced crown. Long stubs in lower crown from previous crown lifts.	20	Remove for development	B1	8.4	221
T3	Sycamore	SM	12	1	6	7	6.5	6	230 240 180 200	Good	Multistemmed at base, with acute primary unions and poor stem taper. Minor deadwood within crown. Multiple stems abutting adjacent wall with contact/abrasion damage.	10+	No works	C1	5.1	82
T4	Sycamore	EM	14	2	6	6	6	5	470	Good	Good structure. Open balanced crown no defects noted. Supporting wall and tarmac surface 2m S of stem.	20+	No works	B1	5.6	100
T5	Elm	SM	14	2	6	6	5	7	370 410	Good	Codominant bifurcation at 1m. Old included union tearout wound from 2m to base - underlying wood is sound - partially occluded. Open balanced crown. Supporting wall and tarmac surface 2m S of stem.	20+	No works	B1	6.2	122
T6	Goat Willow	SM	8	0	3	5	5	4.5	140 190 210 160	Good	Structure poor. Multistemmed at base with acute included unions. Multiple stems occluded old metal fencing. Limited access to stems. Supporting wall and tarmac surface 2m S of stem.	10+	No works	C1	6.4	128
T7	Betula pubescens	EM	8	1	4.5	6	5	6	380 280	Good	Good form and vitality. Twinstemmed at base. No defects noted. Supporting wall and tarmac surface 2.5m S of stem.	20+	No works	B1	5.7	100
T8	Beech	M	18	4	9	8	8	10	1000	Good	Narrow sunken strip of stem with missing bark from base to crown break at 4m. Form indicates historically lapsed Pollard at 5m with poor stem taper distally. Multiple long slender limbs.	20+	Remove for development	B1	12	452
T9	Silver Birch	SM	14	3	4	4	4	4	290	Moribund	Significant crown dieback of >50%. Low aesthetic value.	<10	Remove.	U	N/A	N/A
T10	Sycamore	M	17	3	7	5	5	5	470	Good	Good form and vitality. Codominant bifurcation at 4m.	20+	No works	B1	5.6	100
T11	Sycamore	EM	15	5	4	6	4	2	460	Good	Good structure. Minor crown asymmetry due to proximity of adjacent trees. Limited access beyond 2m wall.	20+	No works	B1	5.5	95
T12	Sycamore	M	16	8	6	6	7	5	610	Good	Good structure. High crown break at 7m. Minor deadwood within crown. Limited access beyond 2m wall.	20+	No works	B1	7.3	168
T13	Elm	SM	10	6	2.5	6	6	3	310	Good	Fair structure. Asymmetric crown - suppressed by adjacent trees. Limited access beyond 2m wall.	20+	No works	B1	3.7	43
T14	Sycamore	SM	12	3	5	6	5	3	280 240	Moderate	Fair structure. Suppressed asymmetric imbalanced crown due to proximity of adjacent tree. No access to stem DBH estimated. Low aesthetic value.	10+	Remove for development	C1	4.4	61
HEADINGS & ABBREVIATIONS																
TREE NO.				REFERENCE NUMBER. REFER TO PLAN OR NUMBERED TAGS WHERE APPLICABLE (T = TREE, G = GROUP, H = HEDGE)												
SPECIES:				COMMON NAME (LATIN NAMES AVAILABLE ON REQUEST)												
AGE RANGE/LIFE STAGE:				Y = YOUNG, SM = SEMI MATURE, EM = EARLY MATURE, M = MATURE, PM = POST MATURE												
HEIGHT:				ESTIMATED AND RECORDED IN METRES. APPROXIMATELY 1 IN 10 TREES ARE MEASURED USING A CLINOMETER AND THE REMAINDER ESTIMATED AGAINST THE MEASURED TREES												
CROWN SPREAD:				MAXIMUM CROWN RADIUS MEASURED TO THE FOUR CARDINAL COMPASS POINTS FOR SINGLE SPECIMENS ONLY (MEASUREMENT FOR TREE GROUPS - MAXIMUM RADIUS OF THE GROUP)												
CROWN CLEARANCE & DIRECTION OF GROWTH:				HEIGHT IN METERS OF CROWN CLEARANCE ABOVE ADJACENT GROUND LEVEL (TO INFORM ON GROUND CLEARANCE, CROWN/STEM RATIO AND SHADING)												
STEM DIA/MULTI-STEM DIA:				STEM DIAMETER - MEASURED AT APPROXIMATELY 1.5 METRES ABOVE GROUND LEVEL OR A COMBINATION OF STEMS FOR MULTI-STEMMED TREES												
VITALITY:				A MEASURE OF PHYSIOLOGICAL CONDITION. D = DEAD, MD = MORIBUND, P = POOR, M = MODERATE, G = GOOD												
E.R.C. = ESTIMATED REMAINING CONTRIBUTION:				RELATIVE USEFUL LIFE EXPECTANCY (YEARS)												
BS 5837 CATEGORY & SUB-CATEGORY GRADING				A = HIGH QUALITY AND VALUE, B = MODERATE QUALITY AND VALUE, C = LOW QUALITY AND VALUE, U = UNSUITABLE FOR RETENTION (SUB-CATEGORY REFERS TO ARBORICULTURAL, LANDSCAPE AND CULTURAL/CONSERVATION VALUES)												
BS 5837 RADIUS & BS 5837 RPA:				PROTECTIVE DISTANCE - RADIUS FROM THE CENTRE OF THE STEM TO THE LINE OF TREE PROTECTION (CONSTRUCTION EXCLUSION ZONE - CEZ) AND PROTECTIVE BARRIER ROOT PROTECTION AREA - BS 5837 (2012) ANNEX D (THE RECOMMENDATIONS STATE THAT THE RPA SHOULD BE CAPPED AT 707 M²) NOTE – ALL CALCULATIONS ROUNDED TO NEAREST DECIMAL												

TREE SURVEY SCHEDULE (BS5837: 2012)										Tree Solutions						
										Arboricultural Consultants						
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Brief	ARBORICULTURAL IMPACT ASSESSMENT									Viewing Conditions	CLEAR					
										Job Reference	22/AIA/ROCH/11					
Tree/Group/ Woodland Number	Name	Age	Height (m)	Crown clear	North	East	South	West	Diameter (mm)	Vitality	Comments	E.R.C	Management	Category	RPA (m)	RPA (m ²)
T15	Ash	EM	17	6	6	7	5	6	590	Poor	Structure good. Ash dieback present >25% crown dieback. Dense ivy covering stem and primary branch framework. No access to stem, DBH estimated.	<10	Remove	U	N/A	N/A
T16	Ash	EM	13	4	5	4	6	5	520	Poor	Fair structure. Ash dieback - >30% crown dieback. Ivy enveloping the majority of the stem and crown. Limited access to stem. DBH estimated.	<10	Remove	U	N/A	N/A
T17	Sycamore	EM	13	2	6	5	6	3	500	Good	Dense ivy covering stem and primary branch framework. Limited access to stem - dimensions estimated.	20+	Sever ivy	B1	6	113
T18	Sycamore	M	17	2	8	4	7	7	620	Good	Good structure. Dense ivy covering stem and primary branch framework. Limited access to stem. Dimensions estimated.	40+	No works	A1	7.4	173
T19	Alder	SM	8	2	3.5	3.5	3.5	3.5	210	Good	Good structure. Open balanced crown. Codominant bifurcation at 2.5m.	20+	No works	B1	2.5	20
T20	Sycamore	EM	14	2	4	4	6	5	480	Good	Good structure. Dense ivy covering stem and primary branch.	20+	No works	B1	5.7	104
T21	Sycamore	SM	10	4	7	4	6	5	470	Good	Structure good. Dense ivy covering stem and primary branch framework. Open balanced crown. No defects noted.	20+	Sever ivy	B1	5.6	100
T22	Silver Birch	EM	13	2	3	3.5	4	4	280	Good	Good structure. Single straight stem. No defects noted.	20+	Remove for development	B1	3.4	35
T23	Goat Willow	EM	9	3	3	5	4	2	410	Moderate	Fair structure. Suppressed asymmetric crown due to proximity of adjacent trees. Heavy pruned back from utility fencing (electrical). Low aesthetic value.	10+	Remove for development	C1	4.9	76
T24	Goat Willow	M	13	1	8	8	9	5	780	Moderate	Slightly suppressed asymmetric crown due to proximity of adjacent trees. Minor deadwood throughout. Multi stemmed from 2.5m.	20+	Remove for development	B1	9.3	275
T25	Sycamore	SM	14	1	0	2.5	6	4	340	Good	Fair structure. 5° lean to south. Poor stem taper, slender phototrophic form, leaning over river.	20+	No works	B1	4	52
T26	Sycamore	EM	14	0	5	2.5	6	6	570	Good	Fair structure. Form indicates tree was historically pollarded/topped at approximately 5m. Slender limbs distally.	20+	Remove for development	B1	6.8	147
T27	Sycamore	SM	12	1	4	4	4.5	4.5	230 240	Good	Fair structure. Acute included codominant bifurcation at 1.25m. balanced crown. Located on rivers edge.	20+	No works	B1	4	50
T28	White Willow	SM	12	1	5	5	5	5	450	Good	Good structure. Open balanced spreading crown. Long slender limbs. Limited access to stem - DBH estimated.	20+	No works	B1	5.4	91
T29	Sycamore	SM	7	0	2	3.5	4	1.5	140 160	Good	Structure fair. Located at very edge of embankment. Acute basal sweep with 7.5° lean over river.	20+	No works	B1	3.3	35
G1	Sycamore, Elm, Beech and Ash	SM	5 to 11	1	3	3	3	3	160	Moderate	Structure fair. Dense group of approx x20 trees. Suppressed understory group. Standing deadwood within group.	10+	No works	C2	1.9	11
G2	Goat Willow, Birch, Alder	Y to SM	5 to 9	0	2.5	2.5	2.5	2.5	140	Good	Fair structure. Dense, scrubby low value group.	10	Remove for development	C2	1.7	8.9
G3	Goat Willow, Alder, Birch, Hawthorn	Y to SM	8 to 12	0	3	3	3	3	150	Good	Structure fair. Largely young dense scrubby group dominated by goat Willow. Slender phototrophic form throughout. Multiple EM to M Goat Willow closer to rivers edge. Multiple are layering with harp tree form.	20+	Thin out low vitality and poor structure trees.	B2	1.8	10

Table 1 Cascade chart for tree quality assessment

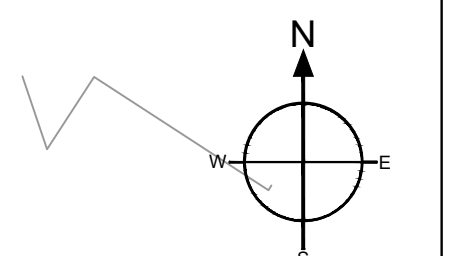
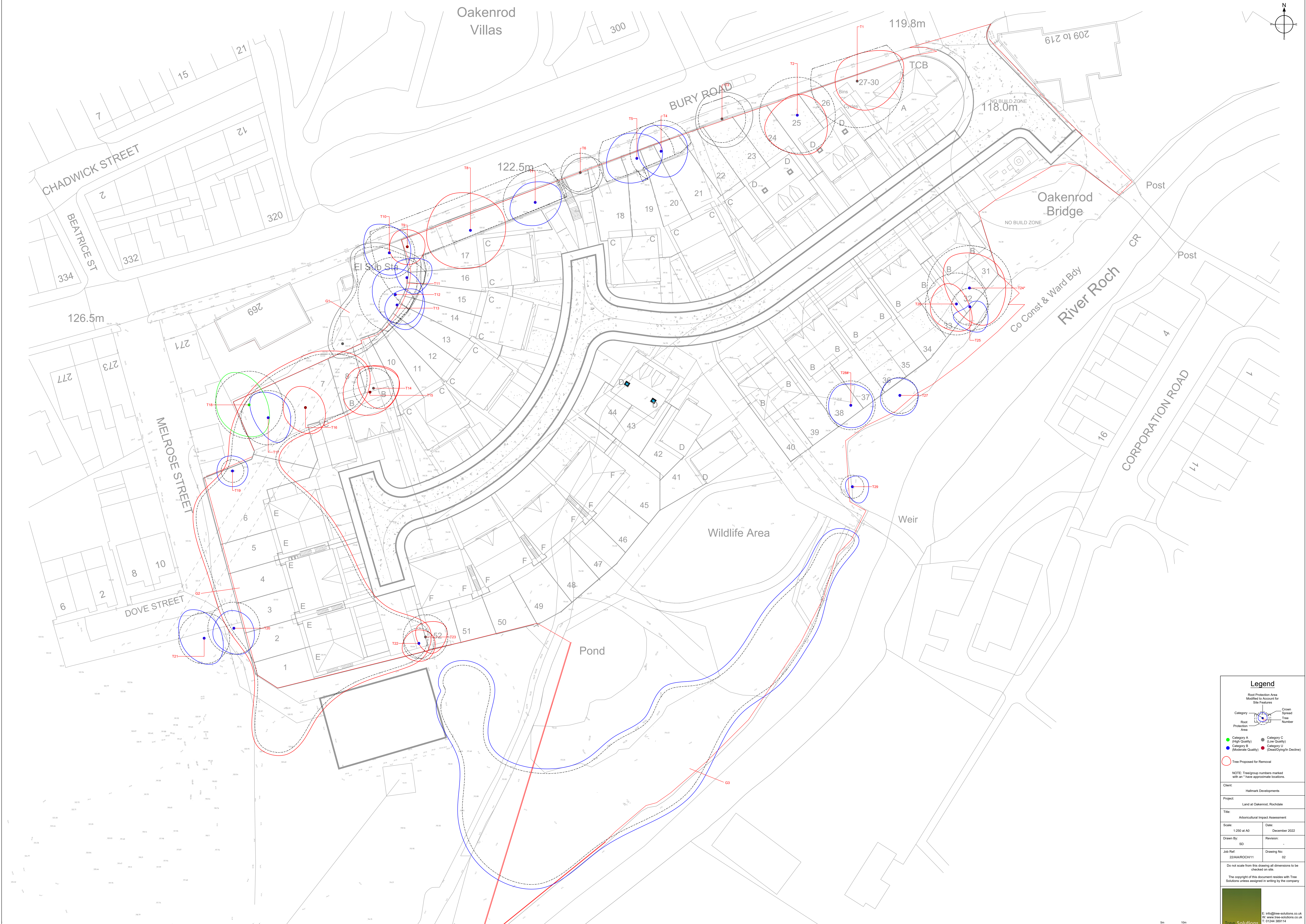
Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 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 other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) - 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 <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i>			See Table 2
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
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)	See Table 2
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable 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 designation	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 value	See Table 2
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	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 only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	See Table 2

Appendix Two
Preliminary Tree Constraints Plan



Appendix Three

Impact Assessment Plan



Legend
Root Protection Area
Modified to Account for
Site Features

Category A
(High Quality)

Category B
(Moderate Quality)

Category C
(Low Quality)

Category D
(Dead/Dying/In Decline)

Category E
(Tree Proposed for Removal)

Root
Protection
Area

Crown
Spread

Tree
Number

NOTE: Treegroup numbers marked
with an * have approximate locations.

Client: Hallmark Developments

Project: Land at Oakenrod, Rochdale

Title: Arboricultural Impact Assessment

Scale: 1:250 at A0	Date: December 2022
Drawn By: SD	Revision:
Job Ref: 22/AIA/ROCH11	Drawing No: 02

Do not scale from this drawing all dimensions to be checked on site.

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