



Arboricultural Constraints Appraisal

in Respect of Proposed Mixed Residential/Commercial
Development at



**Land off Stakehill Lane, Middleton,
Greater Manchester, M24 2RQ**

Prepared by:

Bowland 
Tree Consultancy Ltd

December 2024

ARBORICULTURAL CONSTRAINTS APPRAISAL LAND OFF STAKEHILL LANE, MIDDLETON

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ARBORICULTURAL CONSTRAINTS APPRAISAL LAND OFF STAKEHILL LANE, MIDDLETON

PROJECT DETAILS

Project No.:	BTC3091
Site:	Land off Stakehill Lane, Middleton, M24 2RQ
Agent:	WSP
Council:	Rochdale Metropolitan Borough Council
Survey Date:	27 & 28 November 2024
Surveyed by:	Megan Hodgkinson BSc(Hons) FdSc
Prepared by:	Megan Hodgkinson BSc(Hons) FdSc
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Date of Issue:	16 December 2024
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Please note that some trees within the indicated red line boundary are subject to a Tree Preservation Order (TPO): Stakehill Lane, Middleton Tree Preservation Order No.49. 1981.

As such, the presence and exact coverage of any statutory tree protection at the site should be checked by the client's agent directly with the local planning authority, and any applicable permission should be obtained, prior to scheduling or undertaking any tree works at the site.

DISCLAIMER

Survey Limitations: Unless otherwise stated all trees are surveyed from ground level using non-invasive techniques. The disclosure of hidden crown and stem defects, in particular where they may be above a reachable height or where trees are ivy clad or in areas of ground vegetation, cannot therefore be expected. All obvious defects, however, are reported. Detailed tree safety appraisals are only carried out under specific written instructions. Comments upon evident tree safety relate to the condition of said tree at the time of the survey only.

Unless otherwise stated all trees should be re-inspected annually in order to appraise their on-going mechanical integrity and physiological condition. It should, however, be recognised that tree condition is subject to change, for example due to the effects of disease, decay, high winds, development works, etc. Changes in land use or site conditions (e.g. development that increases access frequency) and the occurrence of severe weather incidents are also significant considerations with regards tree structural integrity and trees should therefore be re-assessed in the context of such changes and/or incidents and inspected at intervals relative to identified and varying site conditions and associated risks.

Where trees are located wholly or partially on neighbouring private third-party land then said land is not accessed and our inspection is therefore restricted to what can reasonably be seen from within the site. Stem diameters of trees located on such land are estimated. Any subsequent comments and judgments made in respect of such trees are based on these restrictions and are our preliminary opinion only. Recommendations for works to neighbouring third-party trees are only made where a potentially unacceptable risk to persons and/or property has been identified during our survey. Where significant structural defects of third-party trees are identified and associated management works are considered essential to negate any risk of harm and/or damage then we will first attempt to inform the site occupier of the issues and, if not possible, then inform the relevant Council. Where a more detailed assessment is considered necessary then appropriate recommendations are set out in the Tree Survey Schedule.

Where tree stem locations are not included on the plan(s) provided then they are plotted at the time of the survey using, where appropriate and/or practicable, a combination of measurement triangulation and GPS co-ordination. Where this is not possible then locations are estimated. Restrictions in these respects are detailed in the report.

The tree survey and any report information provided is intended as a guide to identify key tree related constraints to site development only. As such, the potential influence of trees upon existing or proposed buildings or other structures resulting from the effects of their roots abstracting water from shrinkable load-bearing soils is not considered herein. The tree survey information in its current form should not therefore be considered sufficient to determine appropriate foundation depths for new buildings. Accordingly, an updated survey, with reference to the current NHBC Standards Chapter 4.2 - Building Near Trees, must therefore be prepared for the specific purpose of informing suitable foundation depths subsequent to planning approval being granted. The advice of a structural engineer must also be sought with regard to appropriate foundation depths for new buildings.

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Statutory Tree Protection: It is the client's responsibility to check for the presence of any statutory tree protection measures, such as the site's location within a Conservation Area and/or the presence of any Tree Preservation Orders, directly with the applicable Council's planning department prior to scheduling or carrying out any tree works. In turn, it is also the client's responsibility to check for the need for a felling licence with the Forestry Commission prior to scheduling or carrying out any tree works. Bowland Tree Consultancy Ltd cannot be held responsible for any decisions made by the client to prune or remove trees where any such statutory protection exists.

Liability: This report was prepared for the sole use of 'The Client' and, where applicable, the client's 'Agent', in accordance with the agreement under which the services were instructed. No warranty, express or implied, is made as to the advice in this report or any other service provided by Bowland Tree Consultancy Ltd. This report may not be relied upon by any other party except the client or any third party for whom the report is intended without the prior written permission of Bowland Tree Consultancy Ltd. The content of this report is, at least in part, based upon information provided by secondary data sources and on the assumption that all relevant information has been provided by those parties from whom it has been requested. Information obtained from any third party has not been independently verified by Bowland Tree Consultancy Ltd, unless otherwise stated in the report.

Validity: The findings and recommendations contained within this report are, providing its recommendations are observed and the site conditions are retained as per the date(s) of the survey, valid for a period of twelve months from the last survey date. This period of validity may be reduced should there be any changes in factors affecting both the surrounding environment and/or built structures in relative proximity to the trees. The condition of trees should be re-appraised directly, through a site survey, following major weather events such as storms, changes undertaken to the site's conditions, inclusive of demolition and/or ground works, or the removal of existing site vegetation, including trees.

No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)	
T01	Common Ash	7	120	N E S W	0.5 0.5 0.5 0.5	3-N 4	SM	D	▪ Dead stem.	▪	<10	U	N/A	N/A
T02	Common Oak	7	570	N E S W	5 6.5 6.5 4	1.5-NW 1.5	M	G	▪ Severe main stem lean from ground level to approximately 2m height, correcting in crown. ▪ Minor deadwood up to 150mm throughout canopy. ▪ Some minor open cavities less than 100mm in diameter with good occlusion, decay extent unknown.	▪	20+	B1	147	6.84
T03	Common Elder	4	1x110 1x80 (ts)	N E S W	1 1 1 1	0 0	M	D	▪ Dead stem.	▪	<10	U	N/A	N/A
T04	Sycamore	7	460	N E S W	6 6 6 6	2-E 2	M	P	▪ Open cavity at base of main stem on north-east side, approximately 400mm length and 450mm width with severe decay with <i>Ganoderma</i> present. ▪ Decay extending to height of at least 2m, with moderate bark loss to main stem. ▪ Internal hollowing indicated with mallet. ▪ Severe bark loss to primary branches within canopy up to a height of approximately 4m.	▪	<10	U	96	5.52
T05	Hybrid Black Poplar	13	730	N E S W	3 6 4 4	2-S 1.5	M	M	▪ Moderate epicormic growth throughout, indicating physiological stress. ▪ Multiple open cavities on main stem measuring up to 300mm length and 180mm width, some with desiccated fungal fruiting bodies present, however decay extent unknown. ▪ Moderate dieback to canopy on northwest side.	▪	<10	U	241	8.76

Headings and Abbreviations:

No.

Species:

Height:

Stem Diam.:

Branch Spread:

Branch & Canopy Clearances:

Life Stage:

PC:

General Observations and Comments:

Management Recommendations:

Allocated sequential reference number - Tree ('T'), Group ('G'), Woodland ('W') or Hedge ('H') reference number - refer to plan and to numbered tags where applicable

Common name

In metres, to half nearest metre – where possible approximately 80% are measured using an electronic clinometer and the remainder estimated against the measured trees. In the case of Groups and Woodlands the measurement listed is that of the highest tree

Stem diameter in millimetres, to nearest 10mm - measured and calculated as per Annex C of BS5837:2012. MS = multi-stemmed, TS = twin-stemmed

Crown radius measured (or estimated where considered appropriate) from the four cardinal points (north, east, south and west) to give an accurate visual representation of the crown

Existing height above ground level, in metres, of first significant branch and direction of growth (e.g. 2.5-N) and of canopy at lowest point – to inform on crown to height ratio, potential for shading, etc.

Estimated age class - Y = young, SM = semi-mature, EM = early-mature, M = mature, PM = post-mature

Physiological Condition - a measure of the tree('s)' overall vitality, i.e. D = Dead, MD = Moribund, P = Poor, M = Moderate, G = Good

Comments relating to the tree('s)' overall condition and any other pertinent factors including structural defects, current and potential direct structural damage, physiological decline, poor form, etc.

Either Preliminary or In Consideration of the Proposal - In the case of Arboricultural Constraints Surveys the recommended management works only take exiting site and tree circumstances and conditions into account and not proposed developments. Arboricultural Impact Assessment and Method Statement related

Surveys take the proposed development into consideration with recommendations made accordingly. More than one option may be given if considered appropriate

Estimated Remaining Contribution - in years as per BS5837:2012 (i.e. <10, 10+, 20+, 40+)

Category Grading - tree retention value listed as U, A, B or C - in accordance with BS5837:2012 Table 1

Root Protection Area in m² - calculated area around the tree that must be appropriately protected throughout the development process in order avoid root damage

Root Protection Area Radius - in metres measured from the centre of the stem to the line of tree protection

Where trees are located off-site, or are inaccessible for any other reason, and accurate measurements or other information cannot be taken then the information provided is estimated and is duly suffixed with a “#” symbol

ERC:

Cat. Grade:

RPA m²:

RPA Radius (m):

(Estimated Dimensions):

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Agent:		WSP					

Surveyor:	Megan Hodgkinson BSc(Hons) FdSc
Survey Date:	27 & 28 November 2024
Job Reference:	BTC3091

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T06	Hybrid Black Poplar	14	610	N E S W	5 5 5 5	2.5-W 3	M	G	▪ Moderate main stem lean north-east from ground to height of approximately 2m. ▪ Minor deadwood up to 150mm diameter throughout canopy.	▪	20+	B1	168	7.32
T07	Common Ash	12.5	550	N E S W	5.5 6 6.5 6	4-N 4	M	M	▪ Bifurcates at height of approximately 2m. ▪ Tree displaying signs of moderate colonisation by ADD, with remaining canopy being classified as Class 3. ▪ Moderate deadwood up to 150mm diameter throughout canopy.	▪	10+	C1	137	6.6
T08	Common Ash	10	320	N E S W	5 5 5 5	2-S 2.5	EM	G	▪ Trifurcates at a height of approximately 2m. ▪ Wire fencing occluding into main stem on south side.	▪	10+	C1	46	3.84
T09	Common Holly	8	210#	N E S W	4 4 4 4	2-S 2	EM	G	▪ Located in area of dense vegetation and subsequently not accessed to inspect in detail.	▪	10+	C1	20	2.52
T10	Wild Cherry	6	230#	N E S W	4.5 4.5 4.5 4.5	2.5-E 2.5	EM	G	▪ Tree is located within hedge H01. ▪ Main stem in contact with boundary fencing.	▪	10+	C1	24	2.76
T11	Wild Cherry	5	170#	N E S W	4 4 5 4	2.5-W 3	EM	G	▪ Tree is located within hedge H01. ▪ Main stem in contact with boundary fencing.	▪	10+	C1	13	2.04
T12	Common Ash	9	260#	N E S W	5 5 5 5	2.5-S 5	SM	G	▪ Tree is located within hedge H01.	▪	10+	C1	31	3.12
T13	Silver Birch	10	310#	N E S W	6.5 6.5 6.5 6.5	3-S 2.5	M	G	▪ Located on neighbouring land and subsequently not accessed to inspect in detail.	▪	20+	B1	43	3.72

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T14	Common Horse Chestnut	8	1x310 1x210 1x200 (ms)#	N E S W	5 5 5 5	2-E 4	EM	G	▪ Located behind fencing on banking along dual carriageway, subsequently not accessed to inspect in full and only viewed from within site boundaries.	▪	10+	C1	81	5.09
T15	Common Ash	6.5	180#	N E S W	1.5 1.5 1.5 1.5	3-S 2	SM	D	▪ Dead stem located behind fencing on banking along dual carriageway, subsequently not accessed to inspect in full and only viewed from within site boundaries.	▪	<10	U	N/A	N/A
T16	Sycamore	8	360#	N E S W	4 4 4 4	1.5-N 2.5	M	G	▪ Located behind fencing on banking along dual carriageway, subsequently not accessed to inspect in full and only viewed from within site boundaries. ▪ Crown lift pruning wounds on south side.	▪	10+	C1	59	4.32
T17	Common Hawthorn	5	6x90 (ms)	N E S W	3 3 3 3	0.5-N 3	M	G	▪ Main stem in contact with fencing.	▪	10+	C1	22	2.65
T18	Common Hawthorn	5	6x90 (ms)	N E S W	3 3 3 3	0.5-N 3	M	G	▪ Main stem in contact with fencing.	▪	10+	C1	22	2.65
T19	Common Hawthorn	5	6x90 (ms)	N E S W	3 3 3 3	0.5-N 3	M	G	▪ Main stem in contact with fencing.	▪	10+	C1	22	2.65
T20	Common Oak	8.5	340	N E S W	3 7 7 5	1-E 1.5	EM	G	▪ No significant defects noted at time of survey.	▪	20+	B1	52	4.08
T21	Common Hawthorn	4.5	1x120 1x90 (ts)	N E S W	3 4 3 2	0.5-N 1	M	G	▪ No significant defects noted at time of survey.	▪	10+	C1	10	1.8
T22	Common Hawthorn	4	150	N E S W	3 3 3 3	N/A 0.5	M	G	▪ No significant defects noted at time of survey.	▪	10+	C1	10	1.8

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T23	Common Hawthorn	4.5	1x250 1x110 2x100 (ms)	N 3 E 5 S 3 W 2	0.5-N 1	M	G	▪ Significant main stem lean to north-east, correcting at height of 2m.	▪	10+	C1	43	3.69
T24	Common Hawthorn	5	1x130 1x120 1x100 2x90 (ms)	N 3.5 E 3 S 3 W 2	0.5-E 0.5	M	G	▪ No significant defects noted at time of survey.	▪	10+	C1	26	2.88
T25	Common Oak	6	240	N 4 E 4 S 4 W 4	1.5-S 1	SM	G	▪ No significant defects noted at time of survey.	▪	10+	C1	26	2.88
T26	Common Oak	9.5	1x680 1x650 (ts)	N 5 E 6 S 9 W 6	1.5-S 4	EM	G	▪ Bifurcates at ground level. ▪ Severe main stem lean to south-east. ▪ Minor deadwood up to 150mm diameter throughout canopy.	▪	20+	B1	400	11.29
T27	Sycamore	9	540	N 5 E 5 S 5 W 5	2-N 4.5	EM	G	▪ Bifurcates at height of 2m. ▪ Severe stem lean to north from base to height of 1m, with root flare on south side.	▪	20+	B1/2	132	6.48
T28	Common Oak	7	430	N 6 E 6 S 5 W 4	2-S 1	SM	G	▪ Minor deadwood up to 50mm diameter throughout canopy.	▪	20+	B1	84	5.16
T29	Sycamore	15	650#	N 9 E 9 S 9 W 9	2.5-N 4	M	G	▪ Road front tree located on neighbouring land and not accessed to inspect in detail. ▪ Union at height of approximately 2.5m. ▪ Fencing attached to main stem.	▪	20+	B1	191	7.8
T30	Common Hawthorn	10	370#	N 3 E 3 S 3 W 3	3-W 2	M	G	▪ Located on neighbouring land and not accessed to inspect in detail. ▪ Substantial root flare on north-west side. ▪ Bird house fixed to main stem at height of 4m on east side.	▪	10+	C1	62	4.44

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T31	Eucalyptus	15.5	400#	N 8 E 8 S 8 W 8	2.5-N 4	M	G	▪ Located on neighbouring land and not accessed to inspect in detail.	▪	20+	B1	72	4.8
T32	Common Ash	6.5	390	N 4.5 E 4.5 S 4.5 W 4.5	1.5-E 1.5	EM	G	▪ Tree displaying signs of moderate colonisation by ADD, with remaining canopy being classified as Class 2. ▪ Stem trifurcates at height of 3m. ▪ Compaction to base from livestock.	▪	10+	C1	69	4.68
T33	Italian Alder	11	300#	N 6 E 6 S 6 W 6	4-N 2	EM	G	▪ Located on neighbouring land, within boundaries of group G37 and not accessed to inspect in detail.	▪	20+	B1	41	3.6
T34	Common Ash	10	8x120 (ms)	N 6 E 6 S 6 W 6	9 3	EM	G	▪ Growing from banking around pond. ▪ Multi-stemmed from ground level. ▪ Historical mechanical damage to main stem on east side with good occlusion.	▪	10+	C1	52	4.07
T35	Common Horse Chestnut	7.5	1x110 1x90 1x70 (ms)	N 3 E 3 S 3 W 3	1-S 0.5	SM	P	▪ Horse Chestnut Bleeding Canker (HCBC) throughout main stems with resultant moderate bark loss and poor vitality.	▪	<10	U	11	1.9
T36	Sycamore	9	1x340 1x300 (ts)	N 6 E 6 S 6 W 6	0.5-W 1.5	M	G	▪ Bark-included union approximately 300mm in length with natural bracing present.	▪	10+	C1	93	5.44
T37	Sycamore	9	1x260 1x240 1x180 (ms)	N 2.5 E 2.5 S 2.5 W 2.5	0.5-N 4	SM	D	▪ Dead stem.	▪	<10	U	N/A	N/A
T38	Goat Willow	9	6x200 (ms)#	N 3 E 3 S 3 W 3	2-W 3	M	G	▪ Growing on pond banking and subsequently not accessed to inspect in detail.	▪	10+	C1	109	5.88

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T39	Sycamore	9	1x320 1x300 1x250 2x190 (ms)	N E S W	6 6 6 6	0.5-N 1.5	EM	G	▪ Multi-stemmed from ground level.	▪	10+	C1	148	6.86
T40	Common Ash	10	1x200 2x150 1x120 (ms)	N E S W	4.5 4.5 4.5 4.5	4-N 2.5	EM	G	▪ Located within boundaries of group G43. ▪ Severe ivy up stem impeded inspection. ▪ Fencing attached to main stem on south-east side.	▪	10+	C1	45	3.78
T41	Sycamore	14	420	N E S W	6 6 6 6	4-N 4	M	M	▪ Fence attached to main stem. ▪ Moderate deadwood up to 150mm diameter throughout canopy.	▪	10+	C1	80	5.04
T42	Common Ash	20.5	960	N E S W	7 7 7 7	10-W 10	M	G	▪ Minor deadwood up to 150mm diameter throughout canopy. ▪ Fencing attached to main stem.	▪	20+	B1	417	11.52
T43	Sycamore	11	400	N E S W	5 5 5 5	5-E 2	M	G	▪ Fencing attached to main stem. ▪ Moderate deadwood up to 150mm diameter throughout canopy.	▪	20+	B1	72	4.8
T44	Sycamore	11	400	N E S W	5 5 5 5	5-E 2	M	G	▪ Fencing attached to main stem. ▪ Moderate deadwood up to 150mm diameter throughout canopy.	▪	20+	B1	72	4.8
T45	Sycamore	11	400	N E S W	5 5 5 5	5-E 2	M	G	▪ Fencing attached to main stem. ▪ Moderate deadwood up to 150mm diameter throughout canopy.	▪	20+	B1	72	4.8
T46	Sycamore	8	520	N E S W	6 6 6 6	3.5-N 1.5	EM	G	▪ No significant defects noted at time of survey.	▪	20+	B1	122	6.24

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T47	Common Ash	16.5	510	N E S W	6.5 6.5 6.5 6.5	5-SE 5	M	G	- Located within boundaries of group G51. - Moderate epicormic growth up stem. - Tree displaying signs of moderate colonisation by ADD, with remaining canopy being classified as Class 2.	10+	C1	118	6.12
T48	Unknown	7	2x100 (ts)	N E S W	1 1 1 1	N/A 4	EM	D	Dead stem.	<10	U	N/A	N/A
T49	Goat Willow	12	7x160 (ms)	N E S W	4.5 4.5 4.5 4.5	0 3	M	G	Multi-stemmed from ground level.	10+	C1	81	5.08
T50	Sycamore	12	1000	N E S W	7.5 7.5 7.5 7.5	4-SE N/A	M	G	- Open cavity on base of main stem on south-east side measuring 150mm length and 200mm width, decay extent unknown. - Bird box attached to stem at height of approximately 4.5m on north side.	20+	B1/2	452	12
G01	Sycamore, Cypress, Apple, Common Hawthorn, Laurel	≤ 11	≤ 280#	N E S W	≤ 3.5 ≤ 3.5 ≤ 3.5 ≤ 3.5	5-S ≥ 4	SM-EM	G	Fragmented group within neighbouring rear gardens and not accessed to inspect in detail.	10+	C1	≤ 35	≤ 3.36
G02	Common Oak, Sycamore, Field Maple, Holly, Common Hawthorn, Elder, Hazel	≤ 14	≤ 570#	N E S W	≤ 5.5 ≤ 8.5 ≤ 5.5 ≤ 5.5	3-E ≥ 1.5	EM-M	G	- Closely spaced group located behind fencing on banking along dual carriageway, subsequently not accessed to inspect in full and only viewed from within site boundaries. - Predominantly Oak and Sycamore with an understory of Hawthorn and Field Maple, with other species interspersed throughout.	20+	B1/2	≤ 147	≤ 6.84
G03	Approx. 3no. Common Holly, 3no. Hawthorn	≤ 8.5	≤ 6x170 (ms)	N E S W	≤ 2.5 ≤ 2.5 ≤ 2.5 ≤ 2.5	0 ≥ 0	EM	G	Closely spaced group.	10+	C1	≤ 79	≤ 5

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G04	Approx. 5no. Common Hawthorn, 2no. Common Ash, 1no. Common Oak	≤ 7.5	≤ 120#	N ≤ 2 E ≤ 2 S ≤ 2 W ≤ 2	2-S ≥ 0	Y-SM	G	- Loosely spaced group. - Not accessed to inspect in full detail due to dense vegetation at base.	▪	10+	C1	≤ 7	≤ 1.44
G05	Approx. 6no. Common Hawthorn, 1no. Elder	5.5	≤ 1x190 1x180 1x160 1x100 (ms)	N ≤ 5 E ≤ 5 S ≤ 5 W ≤ 5	0 ≥ 0	M	G	- Closely spaced group. - Compaction to base from livestock in field. - Minor deadwood up to 100mm diameter throughout canopy.	▪	10+	C1	≤ 47	≤ 3.87
G06	3no. Common Hawthorn	5.5	≤ 1x120 1x110 1x100 (ms)	N ≤ 3 E ≤ 3 S ≤ 3 W ≤ 3	0 ≥ 0	M	G	Loosely spaced group.	▪	10+	C1	≤ 16	≤ 2.29
G07	4no. Common Ash	≤ 13	≤ 1x460 1x240 (ts)#	N ≤ 7 E ≤ 8 S ≤ 9 W ≤ 8.5	N/A ≥ 1	M	G	- Loosely spaced group located outside of site boundary behind fencing, and subsequently not accessed to inspect in detail. - Minor deadwood up to 150mm diameter throughout canopy. - All displaying signs of colonisation by ADD, with canopy being classified as Class 2.	▪	10+	C1	≤ 96	≤ 5.52
G08	3no. Common Hawthorn	≤ 4.5	≤ 1x100 2x90 1x80 (ms)#	N ≤ 3.5 E ≤ 3.5 S ≤ 3.5 W ≤ 3.5	0 ≥ 1.5	M	G	Closely spaced group located outside of site boundary behind fencing and not accessed to inspect in detail	▪	10+	C1	≤ 15	≤ 2.17
G09	7no. Common Ash, 1no. Common Hawthorn, 1no. Laburnum, 1no. Birch	≤ 10	≤ 230	N ≤ 6 E ≤ 6 S ≤ 6 W ≤ 6	2-S 1	EM	G-M	- Group located outside of site boundary behind fencing. - Ash trees displaying signs of moderate colonisation by ADD, with remaining canopy being classified as Class 3.	▪	10+	C1	≤ 24	≤ 2.76
G10	13no. Lombardy Poplar	≤ 21	≤ 550	N ≤ 3 E ≤ 3 S ≤ 3 W ≤ 3	3-E 4	M	G	Moderate deadwood throughout canopies.	▪	10+	C1	≤ 137	≤ 6.6

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Agent:		WSP					

Surveyor:	Megan Hodgkinson BSc(Hons) FdSc
Survey Date:	27 & 28 November 2024
Job Reference:	BTC3091

No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
G11	15no. Common Hawthorn, 6no. Holly	≤ 8	≤ 1x180 1x130 1x100 (ms)	N ≤ 5 E ≤ 5 S ≤ 5 W ≤ 5	0 ≥ 1	M	G	- Closely spaced group. - Majority of group multi-stemmed from ground level.	▪	10+	C1	≤ 27	≤ 2.92
G12	7no. Mixed Willow Species, 3no. Common Hawthorn	11	≤ 1x320 1x290 2x280 (ms)	N ≤ 5 E ≤ 5 S ≤ 5 W ≤ 5	N/A ≥ 0.5	M	G	- Loosely spaced group. - Minor deadwood up to 100mm diameter throughout canopy. - Predominantly Goat Willow with other species interspersed throughout.	▪	10+	C1	≤ 155	≤ 7.03
G13	13no. Common Hawthorn, 2no. Elder	≤ 5	≤ 2x150 1x90 (ms)	N ≤ 4 E ≤ 5 S ≤ 6 W ≤ 5	0 ≥ 0.5	M	G	- Moderately spaced group. - Minor deadwood up to 50mm diameter throughout canopy. - Majority of group multi-stemmed from ground level.	▪	10+	C1	≤ 24	≤ 2.77
G14	7no. Sycamore	≤ 4	≤ 140	N ≤ 0.5 E ≤ 0.5 S ≤ 0.5 W ≤ 0.5	0.5-W ≥ 0.5	Y	G	Self-seeded group closely spaced to base of tree T04.	▪	10+	C1	≤ 9	≤ 1.68
G15	Approx. 3no. Sycamore, 5no. Wild Cherry, 3no. Common Ash, 14no. Common Hawthorn	13	≤ 6x280 (ms)	N ≤ 4 E ≤ 5 S ≤ 6 W ≤ 5	2-N ≥ 1.5	EM	G	Moderately spaced group.	▪	20+	B1	≤ 213	≤ 8.23
G16	Approx. 19no. Common Hawthorn, 1no. Elder	≤ 5	≤ 1x220 1x170 1x160 (ms)	N ≤ 4.5 E ≤ 4.5 S ≤ 4.5 W ≤ 4.5	N/A ≥ 1	M	G	Linear group.	▪	10+	C1	≤ 47	≤ 3.85
G17	2no. Common Hawthorn	≤ 6	≤ 190	N ≤ 1 E ≤ 1 S ≤ 1 W ≤ 1	2-N ≥ 2	M	D	Dead stems.	▪	<10	U	N/A	N/A

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No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
G18	Common Oak, Sycamore, Field Maple, Holly, Common Hawthorn, Elder, Hazel	≤ 14	≤ 390	N ≤ 8 E ≤ 8 S ≤ 10 W ≤ 8	N/A 4	EM-M	G	- Closely spaced group located behind fencing on banking along dual carriageway, subsequently not accessed to inspect in full and only viewed from within site boundaries. - Predominantly Oak and Sycamore with an understory of Hawthorn and Field Maple, with other species interspersed throughout.	▪	20+	B1/2	≤ 69	≤ 4.68
G19	Approx. 31no. Common Hawthorn, 1no. Elder	≤ 6	≤ 4x90 (ms)	N ≤ 3 E ≤ 3 S ≤ 3 W ≤ 3	0 ≥ 1	M	G	- Linear boundary group. - Compaction to base from livestock. - Moderate deadwood up to 100mm diameter throughout canopy.	▪	10+	C1	≤ 15	≤ 2.16
G20	Common Oak, Common Hawthorn, Common Ash, Sycamore	≤ 9	≤ 250	N ≤ 4 E ≤ 4 S ≤ 4 W ≤ 4	2-N ≥ 1.5	Y-SM	G	- Closely spaced group located behind fencing on banking along dual carriageway, subsequently not accessed to inspect in full and only viewed from within site boundaries. - Predominantly Oak with other species interspersed throughout.	▪	20+	B1/2	≤ 28	≤ 3
G21	Common Oak, Common Hawthorn, Common Ash, Sycamore, Elm	≤ 11	≤ 310	N ≤ 6 E ≤ 6 S ≤ 6 W ≤ 6	4-S ≥ 3	SM-EM	G	- Closely spaced group located behind fencing on banking along dual carriageway, subsequently not accessed to inspect in full and only viewed from within site boundaries. - Ash trees displaying signs of minor colonisation by ADD, with remaining canopy being classified as Class 2.	▪	20+	B1/2	≤ 43	≤ 3.72
G22	Approx. 3no. Elder, 6no. Common Hawthorn	≤ 5	≤ 1x270 1x190 1x170 (ms)	N ≤ 4 E ≤ 4 S ≤ 4 W ≤ 4	0 ≥ 1.5	M	G	Loosely spaced group along boundary fencing.	▪	10+	C1	≤ 62	≤ 4.46
G23	Common Oak, Common Hawthorn, Elder, Sycamore	≤ 8	≤ 400	N ≤ 4.5 E ≤ 4.5 S ≤ 4.5 W ≤ 4.5	1.5-E ≥ 1.5	SM-M	G	Not accessed to inspect in full detail due to location within pond banking.	▪	20+	B1	≤ 72	≤ 4.8
G24	2no. Common Hawthorn, 1no. Elder	≤ 6	≤ 320	N ≤ 4 E ≤ 4 S ≤ 4 W ≤ 4	1.5-S ≥ 2	M	G	Closely spaced group.	▪	10+	C1	≤ 46	≤ 3.84
G25	Approx. 7no. Common Alder	≤ 5.5	≤ 130	N ≤ 1 E ≤ 1 S ≤ 1 W ≤ 1	1.5-S ≥ 2	SM	D	Dead stems on pond banking.	▪	<10	U	N/A	N/A

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No.	Species	Height	Stem Diam.	Branch Spread		Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
G26	Common Oak, Common Hawthorn, Alder, Sycamore	≤ 10	≤ 1x300 1x260 (ts)	N ≤ 5 E ≤ 5 S ≤ 5 W ≤ 5	1-N ≥ 2	EM	G		- Predominantly Oak with other species interspersed throughout. - Not accessed to inspect in full detail due to location within pond banking.	▪	20+	B1	≤ 71	≤ 4.76
G27	4no. Common Hawthorn, 1no. Common Oak	≤ 8.5	≤ 1x190 1x140 (ts)	N ≤ 4 E ≤ 4 S ≤ 4 W ≤ 4	1.5-S ≥ 0	SM-M	G		Loosely spaced group.	▪	10+	C1	≤ 25	≤ 2.83
G28	Approx. 5no. Crack Willow	≤ 5	≤ 150	N ≤ 5 E ≤ 5 S ≤ 5 W ≤ 5	1.5-E ≥ 4	SM	G		- Group growing from ditch. - Majority of main stems in contact with floor.	▪	10+	C1	≤ 10	≤ 1.8
G29	2no. Common Hawthorn	≤ 7	≤ 340	N ≤ 3 E ≤ 3 S ≤ 3 W ≤ 3	1.5-S ≥ 3.5	M	G		- Closely spaced group. - Moderate deadwood up to 150mm diameter throughout canopy.	▪	10+	C1	≤ 52	≤ 4.08
G30	9no. Common Hawthorn	≤ 7	≤ 2x120 1x110 (ms)	N ≤ 3.5 E ≤ 3.5 S ≤ 3.5 W ≤ 3.5	1.5-S ≥ 4	M	G		Fragmented group.	▪	10+	C1	≤ 19	≤ 2.43
G31	11no. Common Hawthorn	≤ 5.5	≤ 1x140 1x120 (ts)	N ≤ 3 E ≤ 3 S ≤ 3 W ≤ 3	1.5-S ≥ 2.5	M	G		Fragmented group.	▪	10+	C1	≤ 15	≤ 2.21
G32	4no. Common Hawthorn	≤ 6	≤ 2x150 1x120 (ms)	N ≤ 3 E ≤ 2.5 S ≤ 1 W ≤ 2	2-N ≥ 1	M	D		Fragmented group of dead stems.	▪	<10	U	N/A	N/A
G33	3no. Sycamore	≤ 11	≤ 1x310 1x300 (ts)	N ≤ 6 E ≤ 6 S ≤ 6 W ≤ 6	0.5-W ≥ 1.5	M	G		- Linear group. - Bark included unions throughout up to 400mm in length with natural bracing present.	▪	20+	B1	≤ 84	≤ 5.18

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No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
G34	4no. Mixed Willow Species	≤ 5	≤ 310	N ≤ 3 E ≤ 4 S ≤ 6 W ≤ 4	1.5-W ≥ 0.5	EM	G	- Fragmented linear group growing from banking. - Majority of trees have severe main stem leans to south. - Compaction to base from livestock. - Moderate deadwood up to 100mm diameter throughout canopy.	▪	10+	C1	≤ 43	≤ 3.72
G35	Mixed Willow Species, Common Ash, Birch	≤ 11	≤ 500#	N ≤ 6 E ≤ 6 S ≤ 6 W ≤ 6	1.5-N ≥ 2	M	G	Fragmented group within neighbouring rear gardens and not accessed to inspect in detail.	▪	10+	C1	≤ 113	≤ 6
G36	Common Hawthorn, Dogwood, Holly, etc.	≤ 6.5	≤ 4x80 (ms)#	N ≤ 4.5 E ≤ 4.5 S ≤ 4.5 W ≤ 4.5	0 ≥ 1	M	G	- Overgrown group located within neighbouring rear gardens and not accessed to inspect in detail. - Canopies encroaching into site. - Majority of trees multi-stemmed from ground level.	▪	10+	C1	≤ 12	≤ 1.92
G37	Common Holly, Common Hawthorn, Cypress, Common Ash	≤ 8	≤ 150#	N ≤ 5.5 E ≤ 5.5 S ≤ 5.5 W ≤ 5.5	0.5-W ≥ 0.5	EM	G	- Boundary group. - Some stems within site boundary, however majority within ownership of neighbouring Stakehill Nursery, and not subsequently accessed to inspect in detail. - Ash trees displaying signs of minor colonisation by ADD, with remaining canopy being classified as Class 2.	▪	10+	C1	≤ 10	≤ 1.8
G38	Sycamore, Common Ash, Common Alder	≤ 11	≤ 320#	N ≤ 5.5 E ≤ 5.5 S ≤ 5.5 W ≤ 5.5	2-E ≥ 2.5	EM	G	Fragmented group of trees within hedge H02, and evidently under ownership of neighbouring Stakehill Nursery, and not subsequently accessed to inspect in detail.	▪	20+	B1	≤ 46	≤ 3.84
G39	Oak, Mixed Willow Species	12	≤ 140#	N ≤ 6 E ≤ 6 S ≤ 6 W ≤ 6	N/A ≥ 0.5	EM	G	Not accessed to inspect in full detail due to location within pond banking.	▪	10+	C1	≤ 53	≤ 4.12
G40	Mixed Willow Species, Common Hawthorn	≤ 6.5	≤ 4x90 (ms)	N ≤ 4.5 E ≤ 4.5 S ≤ 4.5 W ≤ 4.5	0 ≥ 0.5	SM	G	- Dense, closely spaced group of mixed Willow species with Hawthorn interspersed throughout. - Majority of group multi-stemmed from ground level.	▪	10+	C1	≤ 15	≤ 2.16
G41	4no. Grey Poplar, 2no. Elder, Goat Willow	≤ 12	≤ 410#	N ≤ 6 E ≤ 6 S ≤ 6 W ≤ 6	1.5-S ≥ 1	EM-M	G	- Closely spaced group. - Not accessed to inspect in full detail due to fencing and dense vegetation at base.	▪	10+	C1	≤ 76	≤ 4.92

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G42	1no. Common Ash, 2no. Goat Willow, 1no. Sycamore	≤ 12	≤ 380	N ≤ 5.5 E ≤ 5.5 S ≤ 5.5 W ≤ 5.5	5-E ≥ 4.5	M	G	▪ Boundary group.	▪	10+	C1	≤ 65	≤ 4.56
G43	Common Hawthorn, Mixed Willow Species	≤ 7	≤ 130	N ≤ 3.5 E ≤ 3.5 S ≤ 3.5 W ≤ 3.5	2-E ≥ 0.5	EM	G	▪ Dense group of predominantly Hawthorn with mixed Willow species interspersed throughout.	▪	10+	C1	≤ 8	≤ 1.56
G44	2no. Common Ash, 1no. Sycamore, 1no. Lombardy Poplar	≤ 13	≤ 430#	N ≤ 6.5 E ≤ 6.5 S ≤ 6.5 W ≤ 6.5	7.5-S ≥ 6	M	G	▪ Located in neighbouring rear gardens and subsequently not accessed to inspect in detail.	▪	10+	C1	≤ 84	≤ 5.16
G45	3no. Common Ash, 1no. Sycamore. Hawthorn	≤ 15	≤ 560	N ≤ 8.5 E ≤ 8.5 S ≤ 8.5 W ≤ 8.5	5-N ≥ 1.5	M	G	▪ Ash trees displaying signs of colonisation by ADD, with remaining canopy being classified as Class 2. ▪ Moderate deadwood throughout canopies ▪ Hawthorn interspersed throughout. ▪ Fencing attached to main stems.	▪	10+	C1	≤ 142	≤ 6.72
G46	Approx. 10no. Common Hawthorn, 1no. Sycamore	≤ 6	≤ 170	N ≤ 3 E ≤ 3 S ≤ 3 W ≤ 3	3-N ≥ 2	Y-M	G	▪ Linear group.	▪	10+	C1	≤ 13	≤ 2.04
G47	2no. Sycamore	≤ 12	≤ 810	N ≤ 7 E ≤ 7 S ≤ 7 W ≤ 7	4-S ≥ 2.5	M	G	▪ Closely spaced group.	▪	20+	B1	≤ 297	≤ 9.72
G48	Common Hawthorn	≤ 6.5	≤ 1x150 1x140 1x100 1x90 (ms)	N ≤ 2.5 E ≤ 2.5 S ≤ 2.5 W ≤ 2.5	0 ≥ 0.5	M	G	▪ Linear fragmented group.	▪	10+	C1	≤ 27	≤ 2.94

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No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
G49	Common Hawthorn	≤ 6.5	≤ 1x150 1x140 1x100 1x90 (ms)	N ≤ 2.5 E ≤ 2.5 S ≤ 2.5 W ≤ 2.5	0 ≥ 0.5	M	G	▪ Linear fragmented group.	▪	10+	C1	≤ 27	≤ 2.94
G50	Wild Cherry, Sycamore, Common Hawthorn	≤ 11	≤ 380#	N ≤ 6 E ≤ 6 S ≤ 6 W ≤ 6	2-S ≥ 4	M	G	▪ Fragmented group located in neighbouring rear gardens and not accessed to inspect in detail.	▪	10+	C1	≤ 65	≤ 4.56
G51	Common Hawthorn, Elder	≤ 5.5	≤ 1x110 1x100 1x90 (ms)	N ≤ 3 E ≤ 3 S ≤ 3 W ≤ 3	0 ≥ 1	M	G	▪ Linear group of predominantly Hawthorn with Elder interspersed throughout. ▪ Majority of group multi-stemmed from ground level.	▪	10+	C1	≤ 14	≤ 2.09
G52	2no. Common Hawthorn	≤ 5	≤ 3x90 (ms)	N ≤ 2 E ≤ 2 S ≤ 2 W ≤ 2	0 ≥ 0	M	D	▪ Loosely spaced group of dead stems.	▪	<10	U	N/A	N/A
G53	Common Oak, Willow, Hawthorn, Common Ash	≤ 9	≤ 320	N ≤ 5 E ≤ 5 S ≤ 5 W ≤ 5	3-S ≥ 3	EM	G	▪ Closely spaced group located behind fencing on banking along dual carriageway, subsequently not accessed to inspect in full and only viewed from within site boundaries. ▪ Predominantly Oak with other species interspersed throughout.	▪	20+	B1,2	≤ 46	≤ 3.84
G54	2no. Common Ash	≤ 6	≤ 280	N ≤ 3 E ≤ 3 S ≤ 3 W ≤ 3	1.5-S ≥ 2	SM	MD	▪ Closely spaced group. ▪ Displaying signs of significant colonisation by ADD, with remaining canopy being classified as Class 3.	▪	<10	U	≤ 35	≤ 3.36
G55	4no. Common Hawthorn	≤ 5.5	≤ 1x120 1x100 2x90 (ms)	N ≤ 3 E ≤ 3 S ≤ 3 W ≤ 3	0 ≥ 1	M	G	▪ No significant features noted at time of survey.	▪	10+	C1	≤ 18	≤ 2.42
G56	Mixed Willow Species, Birch, Hawthorn	≤ 8	≤ 280#	N ≤ 4 E ≤ 4 S ≤ 4 W ≤ 4	1.5-S ≥ 1.5	EM	G	▪ Located behind fencing in neighbouring rear garden and not accessed to inspect in detail. ▪ Boundary group of predominantly mixed Willow species with other species interspersed throughout.	▪	10+	C1	≤ 35	≤ 3.36

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G57	Common Ash, Sycamore, Birch	≤ 11	≤ 180	N ≤ 3 E ≤ 3 S ≤ 3 W ≤ 3	4-W ≥ 2	SM	G	▪ No significant features noted at time of survey.	▪	10+	C1	≤ 15	≤ 2.16
G58	1no. Common Hawthorn, 1no. Elder	≤ 6	≤ 1x160 1x120 2x90 (ms)	N ≤ 2.5 E ≤ 2.5 S ≤ 2.5 W ≤ 2.5	0 ≥ 1	M	G	▪ Fragmented group. ▪ Majority of trees multi-stemmed from ground level.	▪	10+	C1	≤ 25	≤ 2.84
G59	3no. Sycamore, 3no. Common Ash	≤ 12	≤ 380	N ≤ 6 E ≤ 6 S ≤ 6 W ≤ 6	2-N ≥ 2	M	G	▪ Located along boundary fence.	▪	20+	B1	≤ 65	≤ 4.56
G60	Approx. 6no. Common or Black Elder, 1no. Hawthorn	≤ 5	≤ 1x150 1x130 2x90 (ms)	N ≤ 2 E ≤ 2 S ≤ 2 W ≤ 2	0 ≥ 0	M	D	▪ Fragmented group of dead stems.	▪	<10	U	N/A	N/A
G61	Common Ash, Sycamore, Birch	≤ 11	≤ 180	N ≤ 3 E ≤ 3 S ≤ 3 W ≤ 3	4-W ≥ 2	SM	G	▪ No significant features noted at time of survey.	▪	10+	C1	≤ 15	≤ 2.16
G62	1no. Common Hawthorn, 1no. Common Oak	≤ 6	≤ 1x120 2x110 (ms)	N ≤ 2.5 E ≤ 2.5 S ≤ 2.5 W ≤ 2.5	N/A ≥ 1	SM	G	▪ No significant features noted at time of survey.	▪	10+	C1	≤ 17	≤ 2.36
G63	1no. Goat Willow, 4no. Sycamore, 3no. Common Ash, Common Hawthorn	≤ 10	≤ 180	N ≤ 6.5 E ≤ 6.5 S ≤ 6.5 W ≤ 6.5	2.5-N ≥ 2	M	G	▪ Hawthorn interspersed throughout main group.	▪	10+	C1	≤ 102	≤ 5.71
G64	Common Hawthorn, Cypress, Laurel, Mahonia	≤ 5	≤ 130	N ≤ 2 E ≤ 2 S ≤ 2 W ≤ 2	0.5-E ≥ 1.5	EM	G	▪ Fragmented group located in neighbouring rear garden and subsequently not accessed to inspect in full detail.	▪	10+	C1	≤ 8	≤ 1.56

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G65	2no. Unknown Species	≤ 5	≤ 1x140 1x130 1x110 (ms)	N E S W	≤ 3 ≤ 3 ≤ 3 ≤ 3	1.5-N ≥ 1	SM	D	▪ Dead stems.	▪	<10	U	N/A	N/A
H01	Common Hawthorn	≈ 3	N/A	≈ 1 wide	N/A 0	M	G	▪ Predominantly Hawthorn.	▪	10+	C1	N/A	≈ 1	
H02	Lawson Cypress	≈ 7	N/A	≈ 2 wide	N/A 0	EM	G	▪ Boundary hedge.	▪	10+	C1	N/A	≈ 1.8	
H03	Common Hawthorn	≈ 3.5	N/A	≈ 1 wide	N/A 0	M	G	▪ Boundary hedge.	▪	10+	C1	N/A	≈ 1	
H04	Common Hawthorn	≈ 3.5	N/A	≈ 1 wide	N/A 0	M	G	▪ Boundary hedge.	▪	10+	C1	N/A	≈ 1	
H05	Common Hawthorn	≈ 2	N/A	≈ 1 wide	N/A 0	M	G	▪ Boundary hedge managed at height of 2m.	▪	10+	C1	N/A	≈ 1	
H06	Common Hawthorn	≈ 2	N/A	≈ 1 wide	N/A 0	M	G	▪ Boundary hedge managed at height of 2m.	▪	10+	C1	N/A	≈ 1	
H07	Common Hawthorn	≈ 2	N/A	≈ 1 wide	N/A 0	M	G	▪ Boundary hedge managed at height of 2m.	▪	10+	C1	N/A	≈ 1	
H08	Common Hawthorn	≈ 2	N/A	≈ 1 wide	N/A 0	M	G	▪ Boundary hedge managed at height of 2m.	▪	10+	C1	N/A	≈ 1	
H09	Common Hawthorn	≈ 2	N/A	≈ 1 wide	N/A 0	M	G	▪ Boundary hedge managed at height of 2m.	▪	10+	C1	N/A	≈ 1	

BS5837:2012 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 BS5837:2012 paragraph 4.5.7.</i>			Red
	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)	Green
Category B Those of moderate quality and value: those in such a condition as to make a significant contribution. A minimum of 20 years is suggested.	Trees that might be included in the high category, but are downgraded because of impaired condition. Examples include the presence of remediable defects including unsympathetic past management and minor storm damage	Trees present in numbers, usually as groups or woodlands, so they form distinct landscape features which attract a higher collective rating than they might as individuals. But which are not, individually, essential components of formal or semi-formal arboricultural features. For example, trees of moderate quality within an avenue that includes better, A category specimens. Or trees which are internal to the site, therefore individually having little visual impact on the wider locality	Trees with clearly identifiable conservation or other cultural benefits	Blue
Category C Those trees of low quality and value: currently in adequate condition to remain until new planting could be established - a minimum of 10 years is suggested - or young trees with a stem diameter below 150 mm	Trees not qualifying in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit	Trees with very limited conservation or other cultural benefits	Grey
	Note – Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation			

- TEMPORARY PROTECTIVE FENCING & GROUND PROTECTION SPECIFICATION -

Construction Exclusion Zones (CEZs), shall be enclosed by **Temporary Protective Fencing** and/or, where necessary, **Temporary Ground Protection Measures**. The fencing/ground protection Type(s), locations, and extents shall be agreed, in writing, with the Local Planning Authority (LPA). In turn, the **Temporary Protective Fencing** and/or **Temporary Ground Protection Measures** shall:

1. be constructed as in accordance with the Type 1, Type 2 or Type 3 'Temporary Protective Fencing Construction' sections and, where applicable the 'Temporary Ground Protection Measures' section, as detailed herein and agreed, in advance with the LPA;
2. be retained in place throughout the development process until completion of the project, and only removed following receipt of written permission from the LPA;
3. be sited in the area(s) defined by the Root Protection Areas on the associated Tree Impact Plan, or as the CEZs on the Tree Protection Plan;
4. be erected prior to any construction, demolition or excavation works and remain in place for the duration of the project;
5. preclude any delivery of site accommodation and/or materials and/or plant machinery;
6. preclude all construction related activity, with the sole exception of specified arboricultural works and any other works to be carried out under supervision that have been agreed by all parties;
7. preclude the storage of all development related materials and substances including fuels, oils, additives, cement and/or any other deleterious substance; and
8. be affixed with a 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1, below), at every 10.0 metre length of protective fencing.
9. Important: Any incursion into CEZs must be by prior arrangement, following consultation with the LPA.

Figure 1: CEZ Warning Sign

**- TREE PROTECTION AREA –
KEEP OUT!**

(TOWN & COUNTRY PLANNING ACT 1990)

**THE TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING
CONDITIONS AND/OR SUBJECTS OF A 'TREE PRESERVATION ORDER',
THE CONTRAVENTION OF WHICH MAY LEAD TO CRIMINAL
PROSECUTION**

THE FOLLOWING MUST BE OBSERVED BY ALL PERSONNEL:

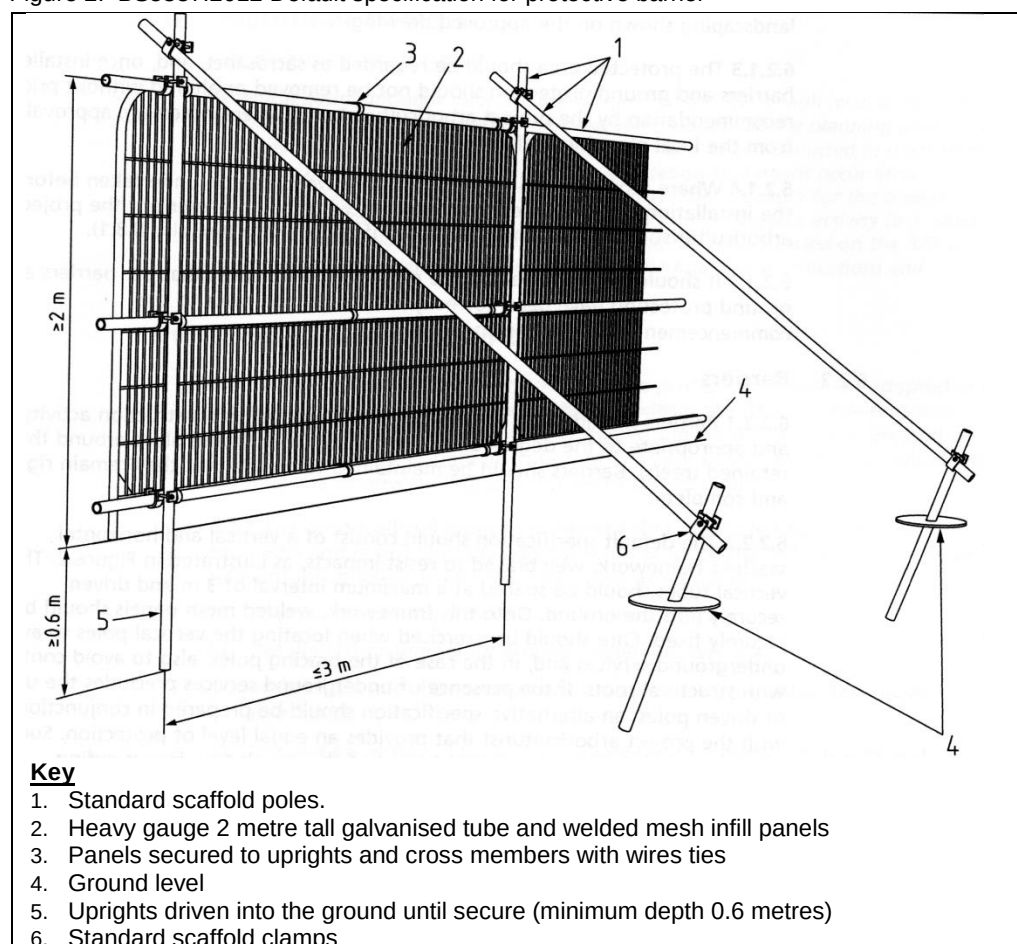
- THE PROTECTIVE FENCING MUST NOT BE MOVED
- NO PERSON SHALL ENTER THE CONSTRUCTION EXCLUSION ZONE
- NO MACHINE, PLANT OR VEHICLES SHALL ENTER THE EXCLUSION ZONE
- NO MATERIALS SHALL BE STORED IN THE EXCLUSION ZONE
- NO SPOIL SHALL BE DEPOSITED IN THE EXCLUSION ZONE
- NO EXCAVATION SHALL OCCUR IN THE EXCLUSION ZONE
- NO FIRES SHALL BE LIT IN THE EXCLUSION ZONE

**ANY INCURSION INTO THE EXCLUSION ZONE MUST BE WITH THE
WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY**

Type 1 (i.e. 'Default') Temporary Protective Fencing Construction (see Figure 2, below)

1. Temporary protective fencing panels shall be weldmesh "Heras" panels of at least 2.0 metres in height.
2. The panels shall butt together and be securely fixed to a scaffold framework, as per points 3 to 5 of Figure 2, overleaf.
3. The scaffold framework shall comprise of upright poles of at least 3.0 metres in length driven no less than 0.6 metres into the ground at maximum 3.0 metre centres with horizontal and diagonal poles fixed to the uprights, as per points 4 to 5.
4. The two horizontal rail poles shall be attached to the uprights at heights of 0.6 and 1.8 metres with 3 no. clamps to each joint.
5. The diagonal scaffold pole struts be clamped to the top rail of the scaffold framework at a 45° angle and extend back into the CEZ and clamped to a 0.7 metre length of scaffold tube that shall be driven no less than 0.5m into the ground.
6. No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to tree roots when locating posts.
7. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1) shall be fixed to every 10.0 metre length of protective fencing.
8. On completion of erection, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Protective Fencing.

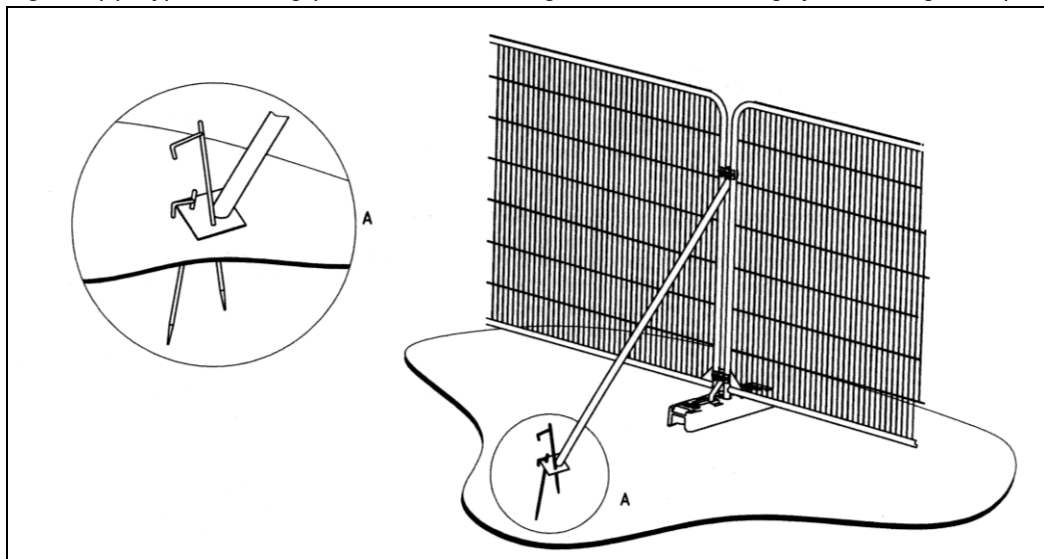
Figure 2: BS5837:2012 Default specification for protective barrier



Type 2 Temporary Protective Fencing Construction (see Figure 3(a), below)

1. Temporary protective fencing panels shall be weldmesh "Heras" panels of at least 2.0 metres in height.
2. The panels shall stand on rubber or concrete feet.
3. The panels shall butt together, and be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence.
4. The distance between the fence couplers shall be at least 1.0 metre, and shall be uniform throughout the fence.
5. The panels shall be supported on the inner side by stabiliser struts, which shall be clamped to the scaffold framework at a 45° angle and extend back into the CEZ and shall be attached to a base plate, which shall be secured to the ground with pins (Figure 3a).
6. No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to tree roots when locating posts.
7. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1) shall be fixed to every 10.0 metre length of protective fencing.
8. On completion of erection, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Protective Fencing.

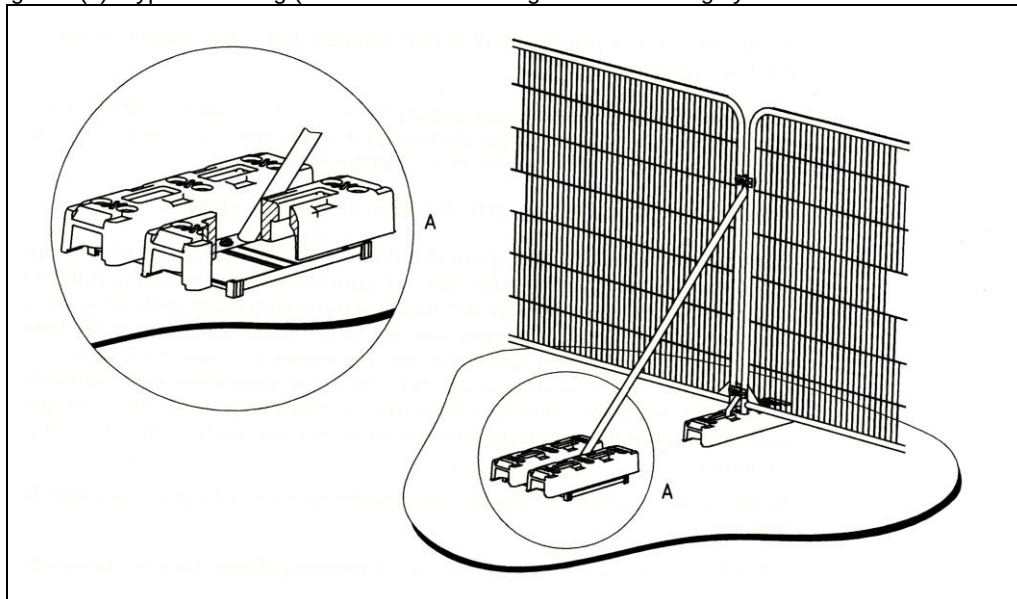
Figure 3(a): Type 2 Fencing (BS5837:2012 above-ground strut stabilising system with ground pins)



Type 3 Temporary Protective Fencing Construction (see Figure 3(b), overleaf)

1. Temporary protective fencing panels shall be weldmesh "Heras" panels of at least 2.0 metres in height.
2. The panels shall stand on rubber or concrete feet.
3. The panels shall butt together, and be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence.
4. The distance between the fence couplers shall be at least 1.0 metre, and shall be uniform throughout the fence.
5. The panels shall be supported on the inner side by stabiliser struts, which shall be clamped to the scaffold framework at a 45° angle and extend back into the CEZ and shall be attached to a block tray base (Figure 3b).
6. No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to tree roots when locating posts.
7. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1) shall be fixed to every 10.0 metre length of protective fencing.
8. On completion of erection, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Protective Fencing.

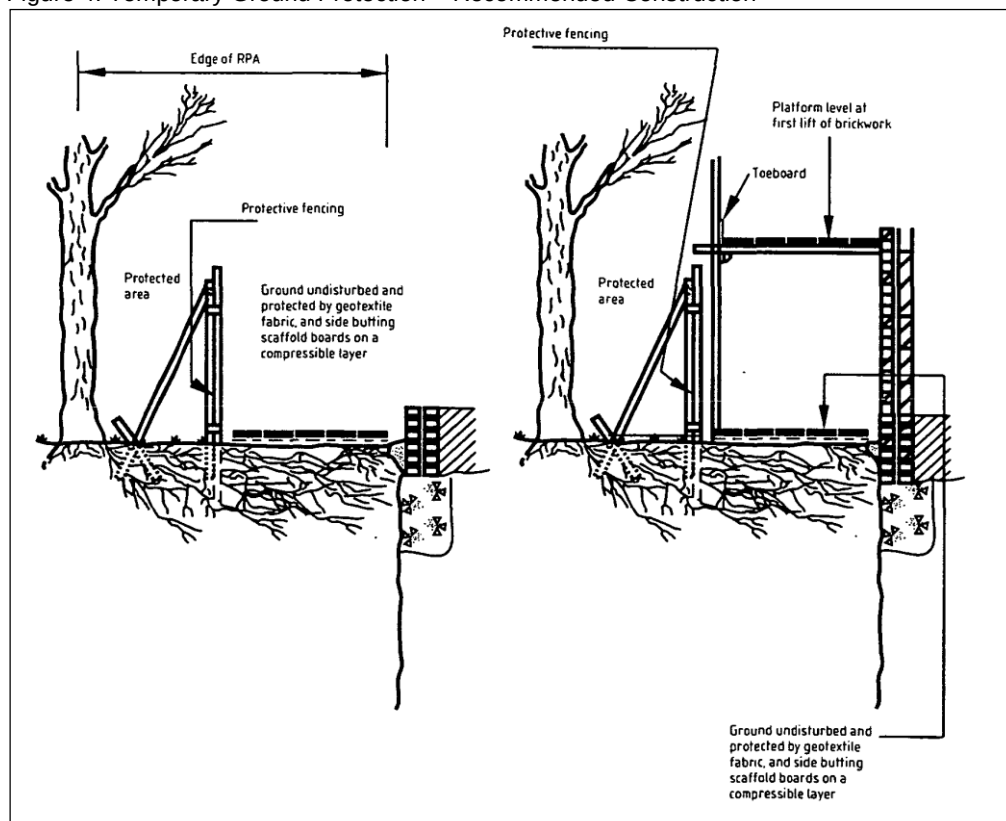
Figure 3(b): Type 3 Fencing (BS5837:2012 above-ground stabilising system with strut on block tray)

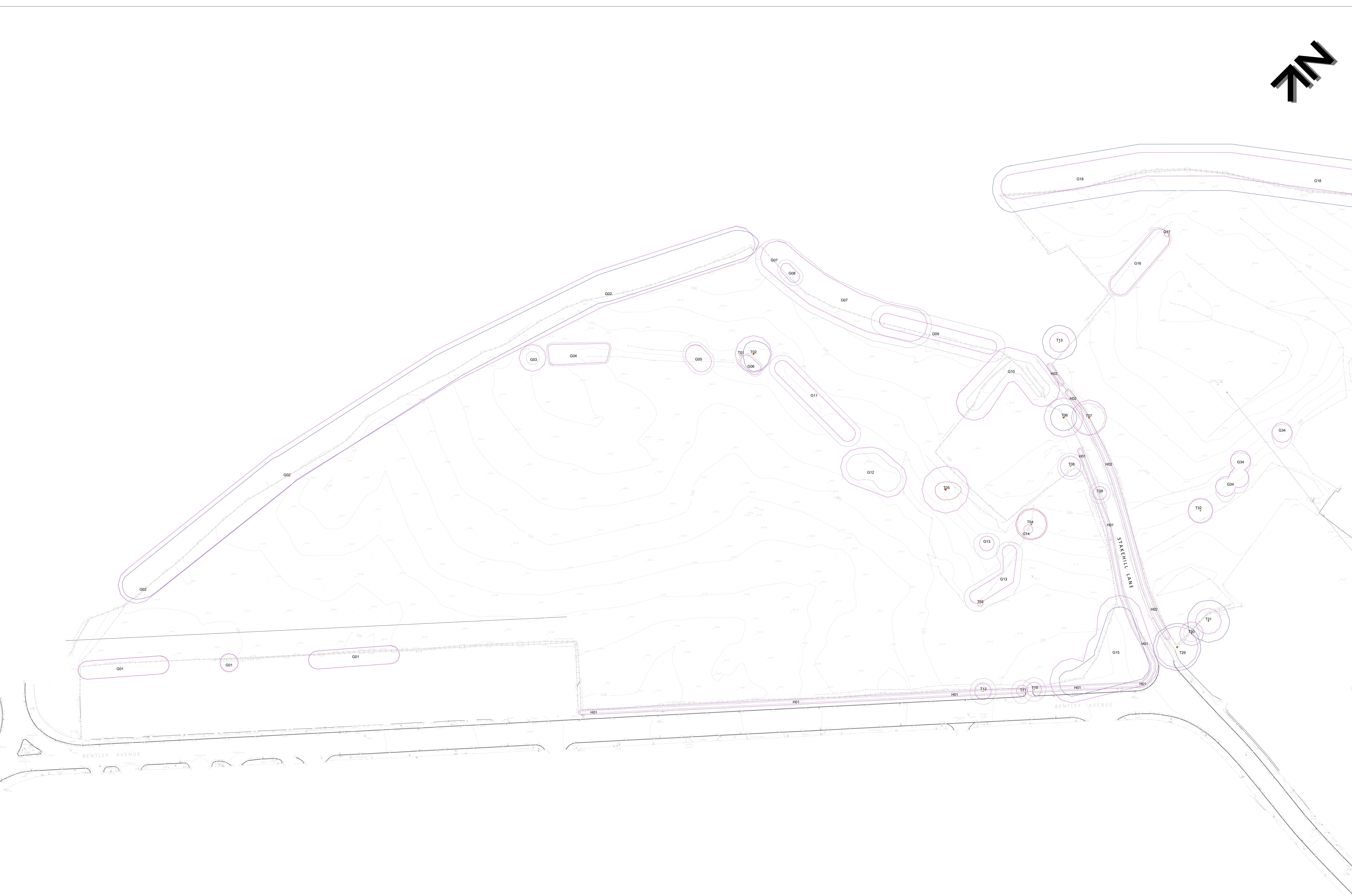


Temporary Ground Protection

1. Any necessary Temporary Ground Protection areas shall conform to Figure 4, below, unless otherwise agreed with the LPA.
2. The Ground Protection Area shall be left undisturbed and covered by a semi-permeable geotextile membrane which shall, in turn, be covered by a compressible layer consisting of a material such as woodchip.
3. Side-butting scaffold boards shall then be fitted to cover the Ground Protection Area.
4. On completion of installation, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Ground Protection.
5. The Temporary Ground Protection shall remain in place until completion of the project and only removed following receipt of written permission from the LPA.

Figure 4: Temporary Ground Protection – Recommended Construction





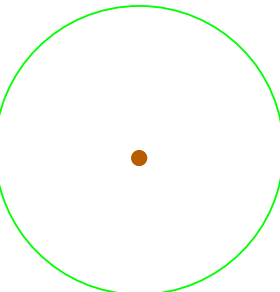
KEY

T = Individual Tree
G = Group of Trees
H = Hedge

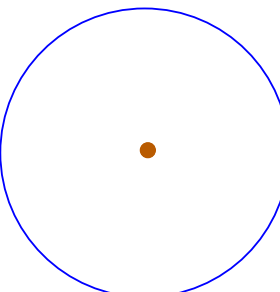
Please refer to associated Tree Survey Schedule and appendices for specific details in respect of items below:

Tree Categorisations:

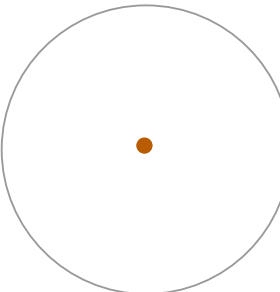
Those to be Considered for Retention:



Category 'A' Tree/Group/Hedge
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years

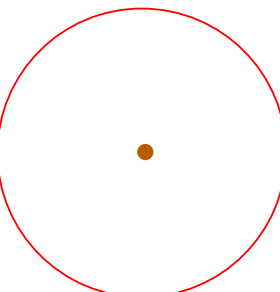


Category 'B' Tree/Group/Hedge
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years



Category 'C' Tree/Group/Hedge
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees

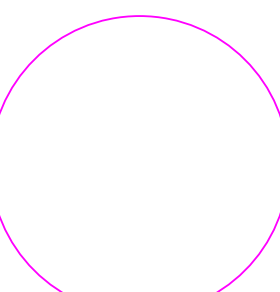
Those Considered Unsuitable for Retention:



Category 'U' Tree/Group/Hedge
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

Note: The stem locations of trees T01-03, T07, T09, T11, T13-16, T19, T29-31, T33, T35 and T49, groups G01-09, G11-22, G25, G27-30, G35-40, G44, G48, G50-53, G55-57, G59 and G61-65 were not included on the topographical survey plan provided, and were subsequently plotted by the arboriculturist at the time of the survey using GPS and, where possible, measurement from existing site features or, where not possible, estimation. As such, the locations and extents of this group cannot therefore be considered to be entirely accurate.

Root Protection Areas (RPAs):



RPAs
Area(s) of Ground Around Retained Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see Temporary Protective Fencing Specification

Project:

LAND OFF STAKEHILL LANE
MIDDLETON
GREATER MANCHESTER
M24 2RQ

Agent:

WSP

Title:

TREE CONSTRAINTS PLAN
in Relation to Proposed Mixed Residential/Commercial Development
(Plan 1 of 3)

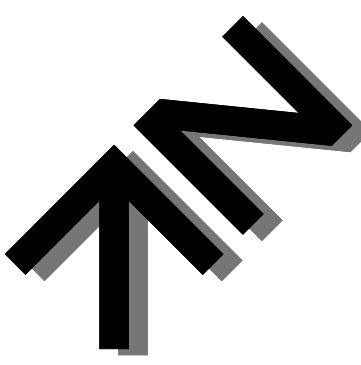
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Date: December 2024
Drawn by: JT & MH
Checked by: JL



Ref: BTC3091-TCP-1

Rev:

Important: The original version of this plan was produced in colour, which is essential to the plan's interpretation and usability. As such, a monochrome copy should not be relied upon



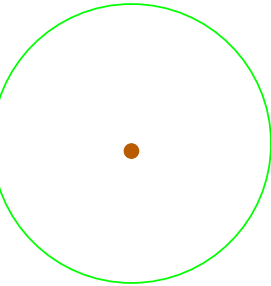
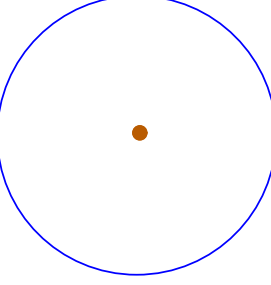
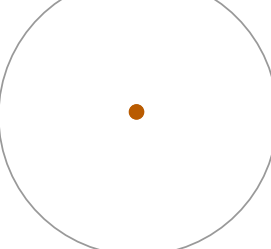
KEY

- T = Individual Tree
- G = Group of Trees
- H = Hedge

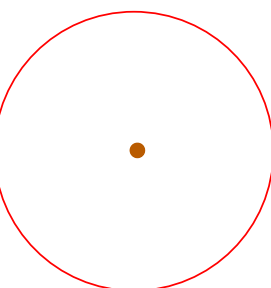
Please refer to associated Tree Survey Schedule and appendices for specific details in respect of items below:

Tree Categorisations:

Those to be Considered for Retention:

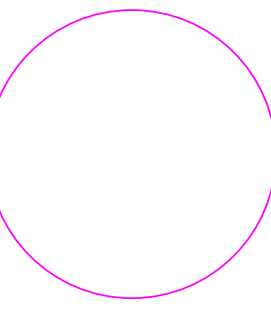
-  Category 'A' Tree/Group/Hedge
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years
-  Category 'B' Tree/Group/Hedge
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years
-  Category 'C' Tree/Group/Hedge
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees

Those Considered Unsuitable for Retention:

-  Category 'U' Tree/Group/Hedge
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

Note: The stem locations of trees T01-03, T07, T09, T11, T13-16, T19, T29-31, T33, T35 and T49, groups G01-09, G11-22, G25, G27-30, G35-40, G44, G48, G50-53, G55-57, G59 and G61-65 were not included on the topographical survey plan provided, and were subsequently plotted by the arboriculturist at the time of the survey using GPS and, where possible, measurement from existing site features or, where not possible, estimation. As such, the locations and extents of this group cannot therefore be considered to be entirely accurate.

Root Protection Areas (RPAs):

-  RPAs
Area(s) of Ground Around Retained Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see Temporary Protective Fencing Specification

Project:
LAND OFF STAKEHILL LANE
MIDDLETON
GREATER MANCHESTER
M24 2RQ

Agent:
WSP

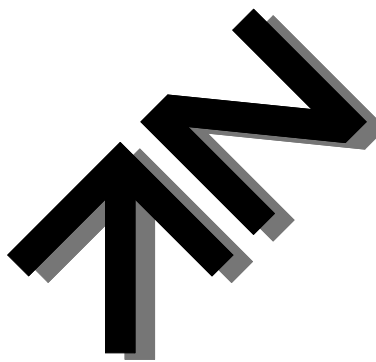
Title:
TREE CONSTRAINTS PLAN
In Relation to Proposed Mixed Residential/Commercial Development
(Plan 2 of 3)

Scale: 1:500@A0
Date: December 2024
Drawn by: JT & MH
Checked by: JL



Ref: BTC3091-TCP-2 Rev:

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KEY

T = Individual Tree
G = Group of Trees
H = Hedge

Please refer to associated Tree Survey Schedule and appendices for specific details in respect of items below:

Tree Categorisations:

Those to be Considered for Retention:

Category 'A' Tree/Group/Hedge
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years

Category 'B' Tree/Group/Hedge
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years

Category 'C' Tree/Group/Hedge
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees

Those Considered Unsuitable for Retention:

Category 'U' Tree/Group/Hedge
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

Note: The stem locations of trees T01-03, T07, T09, T11, T13-16, T19, T29-31, T33, T35 and T49, groups G01-09, G11-22, G25, G27-30, G35-40, G44, G48, G50-53, G55-57, G59 and G61-65 were not included on the topographical survey plan provided, and were subsequently plotted by the arboriculturist at the time of the survey using GPS and, where possible, measurement from existing site features or, where not possible, estimation. As such, the locations and extents of this group cannot therefore be considered to be entirely accurate.

Root Protection Areas (RPAs):

RPAs
Area(s) of Ground Around Retained Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see Temporary Protective Fencing Specification

Project:

LAND OFF STAKEHILL LANE
MIDDLETON
GREATER MANCHESTER
M24 2RQ

Agent:

WSP

Title:

TREE CONSTRAINTS PLAN

in Relation to Proposed Mixed Residential/Commercial Development
(Plan 3 of 3)

Scale: 1:500@A0
Date: December 2024
Drawn by: JT & MH
Checked by: JL



e: info@bowlandtreeconsultancy.co.uk
t: 01772 437150

Ref: BTC3091-TCP-3

Rev:

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