



ARBORICULTURAL IMPACT ASSESSMENT

SITE LOCATION

Hopwood Hall College,
Rochdale Road
Middleton
Manchester
M24 6XH

ISSUE DATE

23rd January 2024

SEED REF

1697a-AIA-V1-A

CLIENT

Seven Architecture

ARBORICULTURAL CONSULTANCY

SEED-ARB.CO.UK

DOCUMENT CONTROL

Date	Author	Checked	Revision
24.01.2021	Sam Selwyn <i>Dip arb L4 (abc), TechArborA</i>	SH	Rev A

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Any alteration to the application site or development proposals could change the current circumstances and may invalidate this report and any recommendations made.

The tree survey was a preliminary assessment from ground level and observations were made solely from visual inspection for the purposes of an assessment relevant to planning and development. 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 tree risk assessment.

This is not an ecological report. The Wildlife and Countryside Act 1981 (as amended) and the Conservation of Species and Habitat Regulations 2017 make it an offence to disturb nesting birds or recklessly endanger a bat or its roost. Where the presence of birds or bats is suspected, a qualified ecologist or Natural England should be contacted for advice.



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Plans

Tree Constraints Plans

Ref: 1697a-TCP-001-A Revision: A

Arboricultural Impact & Tree Protection Plan

Ref: 1697a-AIP-002-A Revision: A

1. Introduction

Background & Instruction

- 1.1.1. This report has been prepared by Sam Selwyn *Dip Arb L4 (abc), TechArborA*. Sam is a Technical Member of the Arboricultural Association (AA) and is therefore required to uphold the professional and ethical standards within the AA Code of Conduct. Sam holds the LANTRA certificate in Professional Tree Inspection.
- 1.1.2. This Arboricultural Impact Assessment (AIA) has been prepared by SEED Arboriculture Ltd on behalf of Seven Architecture in support of a planning application at the site relating to a series of building demolitions and rebuilding, and existing building refurbishments at Hopwood Hall College (Animal Management), Rochdale Road, Middleton, Manchester, M24 6XH (hereafter referred to as the 'site').
- 1.1.3. The planning application is to be submitted to Rochdale Metropolitan Borough Council (RMBC)

Purpose

- 1.1.4. The tree survey and AIA has been carried out in accordance with the recommendations outlined within British Standard BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'.
- 1.1.5. This AIA report:
 - Provides the baseline survey data of existing trees, including a Tree Schedule and Tree Constraints Plan (TCP).
 - Evaluates the direct and indirect impacts of the Proposed Development upon the existing trees.
 - Where necessary, provides details of mitigation and tree protection, including a Draft Tree Protection Plan

Site Description

- 1.1.6. The site is centred at UK National Grid Reference (SD 8744208326) and is primarily an educational facility. Associated buildings such as barns, animal encloses, classrooms and car parks are all present within the application site. Mature woodland surrounds the site on the western and northern boundaries and further mature trees are scattered in groups throughout the site. Grass paddock areas have been created to allow animals to graze. Tarmac roads and footpaths are present to allow movement of people, animals and machinery internally. The site topography is fairly level with a slight gradient present, rising from south to north. The application boundary is illustrated on the Site Location Plan (**Appendix 1**).



Reference Documents

1.1.7. **Table 1** provides a summary of documents which provide the basis for this tree survey and AIA.

Table 1 - Reference Documents

Document	Reference Number	Prepared By	Date
Topographical Survey	P21-000207	Met Geo Environmental Ltd	January 2024
Proposed Site Plan	HAT-SEV-ZZ-00-DR-A- 01020-S02	Seven Architecture	January 2024
Demolition Site Plan	HAT-SEV-ZZ-00-DR-A- 01015-S02	Seven Architecture	January 2024

2. Planning Policy and Legislation

National Planning Policy Framework (NPPF)

2.1.1. The following paragraphs within the NPPF set out policies which guide the planning policy and decision-making process of Local Planning Authorities in relation to trees. These are:

2.1.2. **Paragraph 136**

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.

2.1.3. **Paragraph 180 (b & d)**

Planning policies and decisions should contribute to and enhance the natural and local environment by:

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;

minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

2.1.4. **Paragraph 186**

When determining planning applications, Local Planning Authority's (LPA) should apply the following principles:

If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternate site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

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.

Development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

Local Planning Policy

- 2.1.5. Rochdale core strategy 2016 is the adopted local plan for RMBC and is the basis for determining planning applications. This Local Plan Strategy document sets out the overall vision and planning strategy for development in the borough. Policies G6 & G7 below are considered to be relevant to this assessment.

Policy G6 – Enhancing green infrastructure

Policy G7 - Increasing the value of biodiversity and geodiversity

Statutory Tree Protection & Designations

- 2.1.6. It has not been determined if any of the trees within the site are protected by a Tree Preservation Order (TPO).
- 2.1.7. The site is not located within a Conservation Area.
- 2.1.8. An online search using Magic Maps found that woodland adjacent the site is designated Ancient Woodland¹,

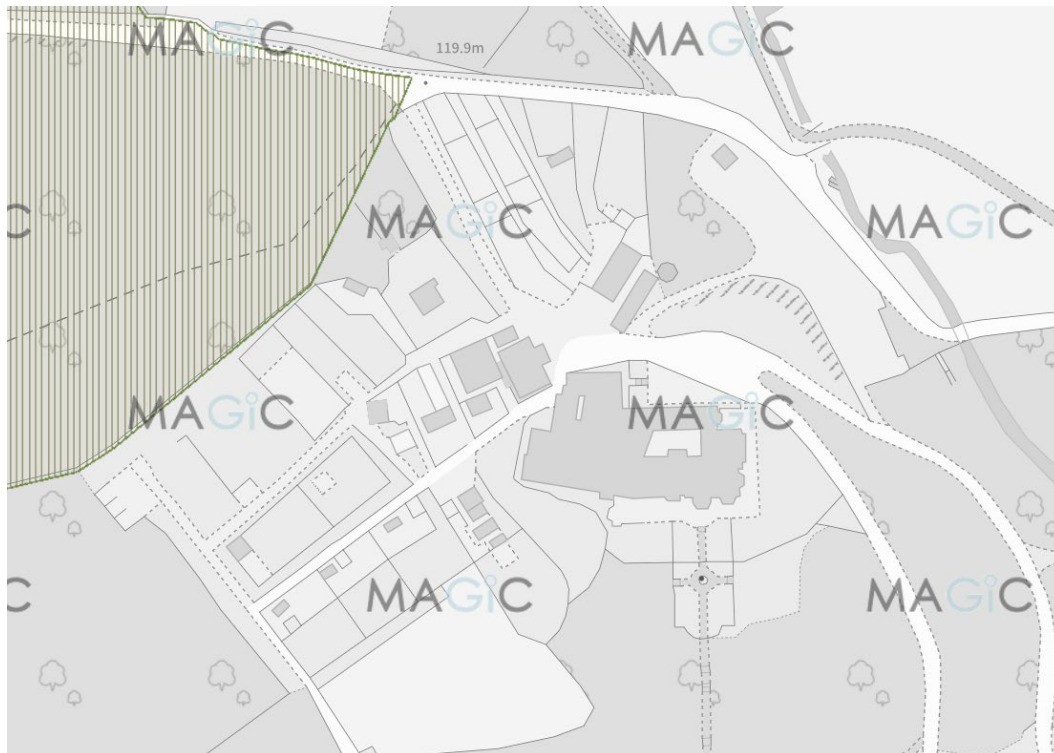


Image 1 - Ancient woodland boundary (Magic Map, 2024)

¹ 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.

Felling Licence

- 2.1.9. Tree felling is restricted under the Forestry Act 1967. Under this act, there is an exemption from the need for a felling licence for “Felling trees immediately required for the purpose of carrying out development authorised by planning permission (granted under the Town and Country Planning Act 1990)”
- 2.1.10. If full planning permission is granted, then any trees which require felling to implement the approved plans are exempt from this statutory protection. Outline planning permission does not provide an exemption to the regulations that control tree felling in the Forestry Act 1967.
- 2.1.11. **All statutory controls must be reviewed in detail ahead of undertaking any tree works relevant to this arboricultural report.**

3. Baseline Tree Survey

- 3.1.1. The tree survey was undertaken in on 12th January 2024, by Sam Selwyn *Dip Arb L4 (abc)*, *TechArborA* Arboricultural consultant at SEED Arboriculture Ltd
- 3.1.2. The tree survey was undertaken in accordance with the methodology outlined within BS5837:2012.
- 3.1.3. The locations of the trees surveyed are illustrated on the Tree Constraints Plan (TCP) (**Appendix 3**) together with details of the constraints to new development in accordance with BS5837, including:
- Tree Retention Category
 - Root Protection Areas (RPAs)
 - Tree Canopy Spreads
- 3.1.4. Details for each of the trees surveyed are provided in the Tree Schedule (**Appendix 2**), including; reference numbers, species, tree dimensions, life stage, physiological and structural condition, and retention category.

Tree Survey Summary

Trees

- 3.1.5. The survey recorded 9no. individual trees, comprising of 1no category A, 5no. category B and 3no. category C retention value.

Groups

- 3.1.6. The survey recorded 6no. groups of trees, comprising of 3no. category B and 3no. category C retention value.

Hedgerows

- 3.1.7. 1no. single species hedgerow was also recorded, however, was not assigned a retention category.

4. Impact Assessment

- 4.1.1. The impact of the proposed development upon existing trees is illustrated on the Arboricultural Impact & Tree Protection Plan (**Appendix 3**).
- 4.1.2. Development proposals for this site are contained to a number of small areas throughout the site. Different phases of development are also proposed. To fully evaluate the direct and indirect impacts of the Proposed Development upon the existing trees the development phases have been assessed separately.
- 4.1.3. Development phases include:
- **Demolition** of the barn canopy, FEAS Block, WC block next to Smallbridge A, Cattery, Meerkat, and Alpaca Shed- **No impact** on existing trees.
 - **Construction** of an extension to the barn, a new cattery, a new Alpaca shed and a new lean to canopy next to Smallbridge A – **No impact** on existing trees.
 - **Refurbishment** of the existing barn, polytunnel, FEAM building and FEAR building - **No impact** on existing trees.
- 4.1.4. The design has sought to incorporate the existing trees and minimise the requirement for tree removal. As a result, there will be no requirement for tree removal to implement the proposed development in all areas.

Root Protection Areas (RPAs)

- 4.1.5. The RPA is an area equivalent to a circle with a radius 12 times the diameter of the trees measured at 1.5 metres for single stemmed trees. For trees with more than one stem, one of two calculation methods should be used. In all cases, the stem diameter(s) should be measured in accordance with Annex C, and the RPA should be guided from Annex D of BS5837:2012.
- 4.1.6. The RPA is an area in which no ground works should be undertaken without due care in relation to the retained tree(s), to avoid soil compaction, changes in levels or soil contamination which could alter the trees condition and/or stability. The shape of the RPA and its exact location will depend upon arboricultural considerations and ground conditions.
- 4.1.7. The RPA for the trees has been calculated as prescribed by BS5837:2012 and are shown in relation to the Proposed Development on the Arboricultural Impact Plan at **Appendix 3**.
- 4.1.8. **There are no new RPA incursions as a result of the Proposed Development in all areas.**

Tree Canopies & Shade

- 4.1.9. The distribution of tree canopy cover on and within influencing distance of the site is illustrated on the TCP (**Appendix 3**). The Tree Schedule lists the vertical clearance from site ground level to significant tree branching of individual trees. This measurement informs the impacts of accessibility and development beneath tree canopies.
- 4.1.10. If considered appropriate the principal tree shadow constraints can be shown on the TCP and are plotted in accordance with BS5837 using the current height of surveyed trees.
- 4.1.11. Where shading is unavoidable, the potential adverse impact of shadowing should also be reviewed on balance with the positive aspects of retaining a degree of canopy shade. BS5837:2012 (para.

5.3.4, a) NOTE 1) states that “shading can be desirable to reduce glare or excessive solar heating, or to provide comfort during hot weather. The combination of shading, wind speed/turbulence reduction and evapotranspiration effects of trees can be utilised in conjunction with the design of buildings and spaces to provide local microclimatic benefits”.

- 4.1.12. The impact of shade upon the Proposed Development is not considered to be significant or negative.

Future growth

- 4.1.13. Due to the location of retained trees, future growth of trees is not considered to be an issue to the Proposed Development.
- 4.1.14. Minor pruning of lateral branches will address any issues where the canopy of trees encroaches towards the proposed buildings.

5. Tree Protection

- 5.1.1. An overview of the recommended tree protection measures has been provided within this AIA. An Arboricultural Impact & Tree Protection Plan (TPP) is provided at **Appendix 3**.
- 5.1.2. To ensure all tree protection measures are implemented, arboricultural supervision should be undertaken by an appointed Project Arboriculturist (PA). The PA will be a suitably qualified arboriculturist appointed by the client / contractor / other party responsible for implementation of tree protection measures.

Tree Protection Fencing

- 5.1.3. The principal protection for the retained trees is provided by Tree Protection Fencing (TPF) positioned to form a Construction Exclusion Zone (CEZ) around retained trees. No access should be allowed to the other than for operations specified in the approved documents or those agreed with the LPA later.
- 5.1.4. The indicative location of Tree Protection Fencing (TPF) is illustrated on the Arboricultural Impact & Tree Protection Plan at **Appendix 3**.
- 5.1.5. The CEZ must be in place prior to the commencement of construction work on site. The TPF must not be moved or relocated without approval from the Project Arboriculturist and, where necessary, approval from the Local Planning Authority.
- 5.1.6. The TPF specification should be fit for the purpose of excluding construction activity and appropriate to the degree and proximity of work taking place around the retained trees.
- 5.1.7. The most common specification as illustrated in BS5837:2012 Figure 3b (**Appendix 4**) comprises welded mesh panels (Heras Fencing) on rubber or concrete feet, the panels should be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from within the fence. The distance between fence couplers should be at least 1m and should be uniform throughout the fence. The panels should be supported on the inner side by stabilizer struts, which should normally be attached to a base plate secured with ground pins. Where the fencing is to be erected on retained hard surfacing or it is otherwise unfeasible to use ground pins, e.g. due to the presence of underground services, the stabilizer struts should be mounted on a block tray.
- 5.1.8. Weatherproof signage will be attached to the fencing with words such as 'Construction Exclusion Zone – No Access' (signage example at **Appendix 4**).

At the end of the project the fence will be removed only after confirmation by the Project Arboriculturist and the Council that this is appropriate.

6. References

- 6.1.1. British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendation'
- 6.1.2. British Standard 3998:2010 'Tree work – Recommendations'
- 6.1.3. BS8545:2014 Trees: from nursery to independence in the landscape – Recommendations
- 6.1.4. National Planning Policy Framework (NPPF) 2023
- 6.1.5. The Forestry Act 1967
- 6.1.6. The Town and Country Planning Act 1990
- 6.1.7. The Town and Country Planning (Tree Preservation) (England) Regulations 2012.

Appendix 1 – Site Location Plan



Appendix 2 – Tree Schedule

BS5837:2012 TREE SCHEDULE

DATE OF SURVEY: 12.01.2024

CLIENT: Seven Architecture

SITE: Hopwood Hall College (Animal Management)

REFERENCE: 1697A-TS-V1-A

Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	BS5837 Retention Category	RPA (m ²)	RPA Radius (m)
					N	E	S	W									
T1	Sycamore	<i>Acer pseudoplatanus</i>	16	711	3	8	8	8	4.5	Mat	Good	Fair	Located on a wedge of land adjacent to building, footpath and access road. Twin stemmed dividing at ground level. Suppressed canopy due to group pressure. Minor deadwood and stubs present. Visible from access road, adds landscape value.	No work recommended at time of survey.	B1	222	8.40
T2	Common beech	<i>Fagus sylvatica</i>	24	1200	6	8	6	7	4.5	Mat	Good	Fair	An excellent example of its species, located adjacent to footpath and building. Codominant stem at 4m. Very large spreading canopy. Important tree in the landscape highly visible and provides many benefits.	No work recommended at time of survey.	A1, 2	651	14.40
T3	Sycamore	<i>Acer pseudoplatanus</i>	14	410	3	6	7	3	4	Mat	Good	Fair	Located on banked ground adjacent to wooden building. Minor to moderate deadwood throughout. Canopy distorted due to group pressure. Adds to the density of the wider green landscape.	No work recommended at time of survey.	B2	72	4.80
T4	Sycamore	<i>Acer pseudoplatanus</i>	18	950	7	3	3	5	0	Mat	Fair	Poor	Located within a copse of trees, adjacent to animal enclosure. The tree has sustained multiple breakouts leaving a distorted shape and cavities forming at the wounds. Epicormic regrowth is present. Low arboricultural value but still provides positive wildlife benefit.	No work recommended at time of survey.	C2	408	11.40
T5	Sycamore	<i>Acer pseudoplatanus</i>	18	620	7	8	4	2	3	Mat	Good	Fair	Located in ditch network. Distorted canopy growing in close proximity to a neighbouring tree. Fair arboricultural condition. Makes a positive contribution to the area as it's surrounded by low quality trees.	No work recommended at time of survey.	B1	177	7.50
T6	Sycamore	<i>Acer pseudoplatanus</i>	20	550	7	4	7	6	4	Mat	Declining	Fair	Located within woodland group. Declining condition. Deadwood and dieback present.	No work recommended at time of survey.	C1, 2	137	6.60
T7	Sycamore	<i>Acer pseudoplatanus</i>	20	375	4	3	1	4	6	Mat	Declining	Fair	Located within animal enclosure. Dieback and dysfunction associated with canopy. Limited remaining contribution.	No work recommended at time of survey.	C1, 2	64	4.50
T8	Pedunculate oak	<i>Quercus robur</i>	10	475	6	7	6	2	3.5	E/Mat	Fair	Fair	Located in close proximity to Hopwood Hall. Distorted canopy minor dieback observed. Canopy overhangs building to the east of the tree. Current clearance 0.5m. Has good potential.	No work recommended at time of survey.	B1	102	5.70

BS5837:2012 TREE SCHEDULE

DATE OF SURVEY: 12.01.2024

CLIENT: Seven Architecture

SITE: Hopwood Hall College (Animal Management)

REFERENCE: 1697A-TS-V1-A

Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	BS5837 Retention Category	RPA (m ²)	RPA Radius (m)
					N	E	S	W									
T9	Yew	<i>Taxus baccata</i>	12	800	5	6	7	6	1	Mat	Good	Good	Located on raised ground. In good condition. Adds green screening. Future growth can be expected.	No work recommended at time of survey.	B1	290	9.60
G1	Common beech, Common lime		Min 17 - Max 20	3	See associated plans				1	Mat	Good	Fair	A group of three trees forming a mutual canopy. Future growth of the group should be expected. Cavity present in one beech tree, adaptive growth present. Makes a positive contribution to the amenity value of the area.	No work recommended at time of survey.	B1	See associated plans	
G2	Goat willow		Min 5 - Max 7	Min 75 - Max 125	See associated plans				0.5	Young	Good	Fair	Young group of trees, low quality.	No work recommended at time of survey	C1	See associated plans	
G3	Sycamore, Common ash		Min 12 - Max 18	Min 225 - Max 660	See associated plans				2	Mat	Poor	Declining	Group of trees located along ditch network adjacent to metal fence and animal enclosure. Extensive deadwood and declining condition on most trees. Ash dieback likely on the Ash trees. Provides wildlife and limited landscape value.	No work recommended at time of survey.	C1	See associated plans	
G4	Sycamore, Common lime		Ave 20	Min 150 - Max 850	See associated plans				0	Mat	Fair	Fair	A group of mature mainly sycamore trees growing in a small copse. Livestock enclosures have been installed around the trees. Fair condition overall minor deadwood observed. Overall an important group to the landscape.	No work recommended at time of survey.	B1, 2	See associated plans	
G5	Silver birch, Pedunculate oak, Goat willow		Ave 9	Min 125 - Max 350	See associated plans				2.5	S/Mat	Good	Fair	A group of young trees growing in close proximity to Hopwood Hall. Plenty of future growth can be expected. Have the potential to grow into valuable assets.	No work recommended at time of survey.	C1	See associated plans	
G6	Sycamore, Silver birch, Pedunculate oak		Min 16 - Max 20	Min 250 - Max 475	See associated plans				5	Mat	Good	Fair	A group of trees located on edge of woodland. Access road and small compound adjacent. Typical slender woodland type structure. Attributes estimated, inspection limited. Current clearance to the road is approx 4m. A significant block of trees in the landscape, valuable asset.	No work recommended at time of survey.	B1, 2	See associated plans	
H1	Common beech		Min 4 - Max 5	Min 5 - Max 125	See associated plans				0	Mat	-	-	Linear hedgerow. Unmanaged. Dividing field paddocks. Useful screening, wildlife corridor potential.	No work recommended at time of survey.	-	See associated plans	

Appendix 3 – Plans

Tree Protection Fencing

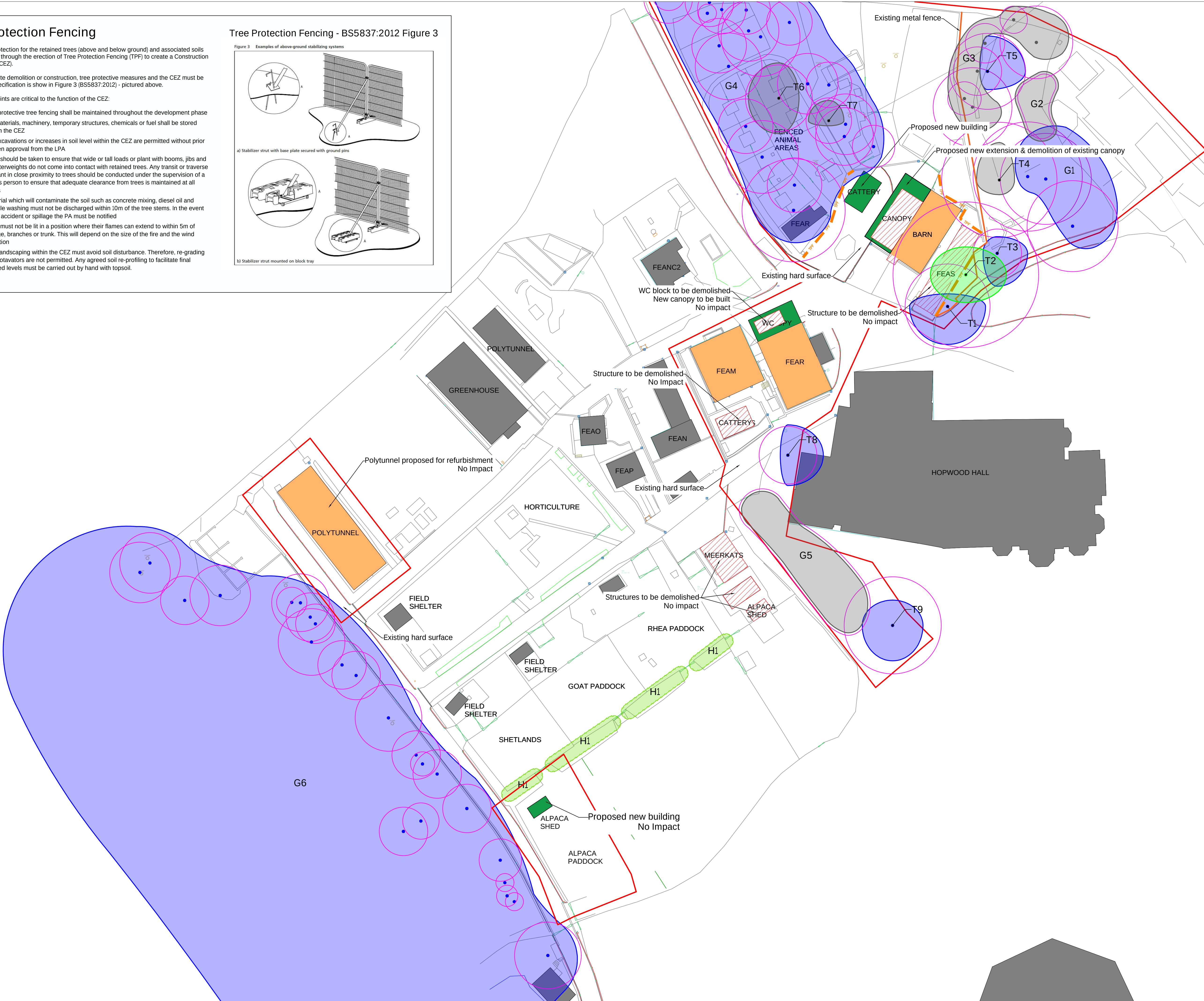
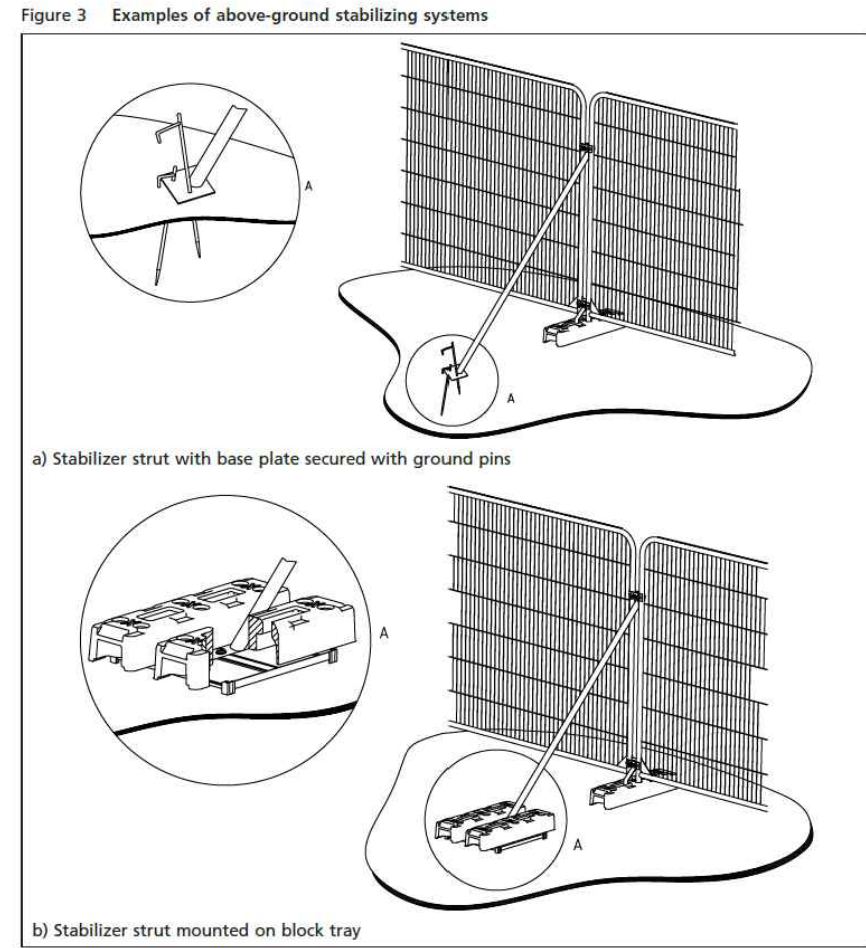
The principal protection for the retained trees (above and below ground) and associated soils within the Site is through the erection of Tree Protection Fencing (TPF) to create a Construction Exclusion Zone (CEZ).

Prior to any on-site demolition or construction, tree protective measures and the CEZ must be in place. TPF Specification is show in Figure 3 (BS5837:2012) - pictured above.

The following points are critical to the function of the CEZ:

- The protective tree fencing shall be maintained throughout the development phase
- No materials, machinery, temporary structures, chemicals or fuel shall be stored within the CEZ
- No excavations or increases in soil level within the CEZ are permitted without prior written approval from the LPA
- Care should be taken to ensure that wide or tall loads or plant with booms, jibs and counterweights do not come into contact with retained trees. Any transit or traverse of plant in close proximity to trees should be conducted under the supervision of a banks person to ensure that adequate clearance from trees is maintained at all times
- Material which will contaminate the soil such as concrete mixing, diesel oil and vehicle washing must not be discharged within 10m of the tree stems. In the event of an accident or spillage the PA must be notified
- Fires must not be lit in a position where their flames can extend to within 5m of foliage, branches or trunk. This will depend on the size of the fire and the wind direction
- Any landscaping within the CEZ must avoid soil disturbance. Therefore, re-grading and rotavators are not permitted. Any agreed soil re-profiling to facilitate final agreed levels must be carried out by hand with topsoil.

Tree Protection Fencing - BS5837:2012 Figure 3



KEY.

Trees / Groups

- Canopy Spread
- Tree Stem
- Root Protection Area

A Category Tree (High quality / retention value)

B Category Tree (Moderate quality / retention value)

C Category Tree (Low quality / retention value)

U Category Tree (No remaining retention value)

Hedgerows (Not assigned BS5837:2012 category)

ARBORICULTURAL IMPACT

- Structures to be demolished
- Proposed new building/structure
- Referbishment of building/structure

TREE PROTECTION

- Tree Protection Fencing
- Existing fencing

Rev A
Rev

Issue to client
Description

24.01.2024
Date

N

SEED

SEED Arboriculture Ltd
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PROJECT
Hopwood Hall College, Animal Management

TITLE
Arboricultural Impact & Tree Protection Plan

DRAWING REF
1697a-AIP-002-A

DRAWING NO
002

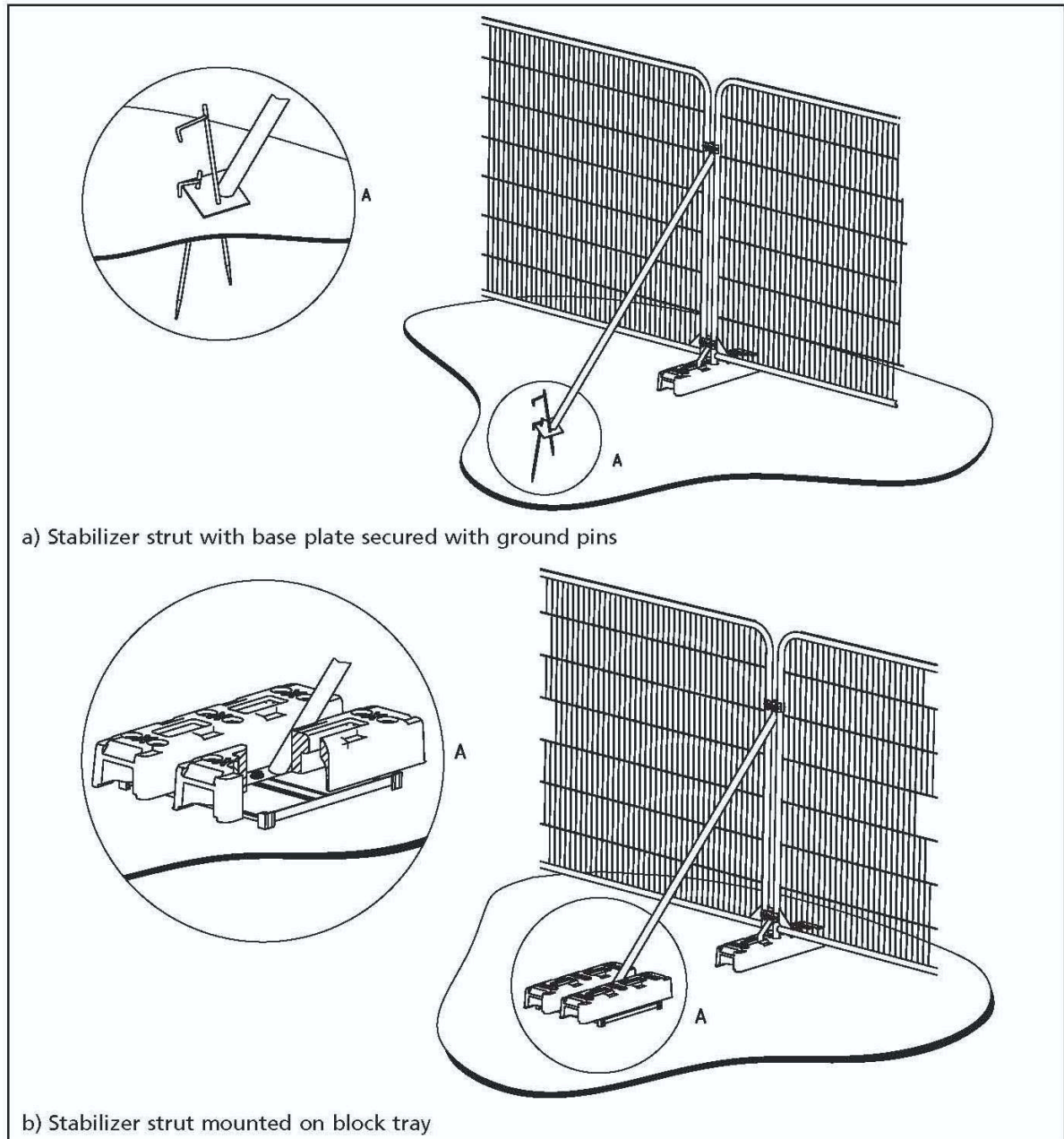
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REVISION
Rev A

Appendix 4 – Tree Protective Fencing

BS5837:2012 – Figure 3

Figure 3 Examples of above-ground stabilizing systems



TREE PROTECTION AREA



NO ACCESS - TREE PROTECTION AREA

- NO MATERIALS, MACHINERY, TEMPORARY STRUCTURES OR CHEMICALS SHALL ENTER OR BE STORED WITHIN THIS AREA
- FENCING WILL NOT BE ALTERED OR MOVED WITHOUT PRIOR AGREEMENT OF THE PROJECT ARBORICULTURIST.



TREE PROTECTION FENCING

- TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND/OR ARE THE SUBJECTS OF A TREE PRESERVATION ORDER.
- UNAUTHORISED DAMAGE TO PROTECTED TREES IS A CRIMINAL OFFENCE AND COULD LEAD TO ENFORCEMENT ACTION.



ARBORICULTURAL CONSULTANTS

For any issues relating to this Tree Protection Fencing or other guidance with any arboricultural matters on this development, please contact **Seed Arboriculture Ltd.**

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- info@seed-arb.co.uk

- 01625 460 252