



THE
ENVIRONMENT
PARTNERSHIP



BRUNSWICK STREET HEYWOOD LANDSCAPE ECOLOGICAL MANAGEMENT PLAN

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Document Title	Landscape Ecological Management Plan
Prepared for	Westchurch Homes
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Document Ref	10305.002

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Date	February 2024
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1.0 Introduction

Purpose of the Management Plan

- 1.1 This Landscape Ecological Management Plan (LEMP) has been produced by The Environment Partnership (TEP) Limited on behalf of Westchurch Homes to provide a framework for long term landscape and ecological management, and maintenance of the vegetated Public Open Space (POS) fronting Hill Street (hereby referred to as the 'Site').

Scope of the Management Plan

- 1.2 This Management Plan covers all landscape features within the Site as indicated on the Landscape Proposals (Trevor Bridge Associates Ltd ref: 6725.01 Rev D).
- 1.3 The Management Plan describes the Site in terms of landscape elements and management operations and provides a framework for the long-term landscape management and maintenance of the habitats and landscape features associated with the Site.
- 1.4 The Management Plan should be read in conjunction with the Ecological Assessment (TEP ref: 9072.002).

Structure of the Management Plan

- 1.5 Chapter 2.0 provides a summary of the factors influencing management and a site analysis. Chapter 3.0 outlines the long-term aims and objectives for management and Chapter 4.0 sets out how the success of the plan will be monitored, reviewed and updated over time.
- 1.6 Appendix A is the Landscape Proposals (Trevor Bridge Associates Ltd ref: 6725.01 Rev D), Appendix B is the Arboricultural Impact Assessment (Bowland Tree Consultancy Ltd ref: BTC2325), Appendix C provides a table of maintenance operations and Appendix D summarises relevant legislation.

Site Location

- 1.7 The Site lies approximately 100m south of Heywood town centre.
- 1.8 The Site is a POS adjacent to the proposed residential development, bounded by residential development on all sides. The Site is bordered by Hill Street to the east and Westley Street to the north.

Planning and Development Context

Planning Condition

- 1.9 Full planning permission consent was granted for the residential development (ref: 21/01796/FUL), subject to conditions, including Condition 21 which states:

“No part of the development shall be occupied until such time as a Landscape Ecological Management Plan for the vegetated area fronting Hill Street has been submitted to and approved in writing by the Local Planning Authority. The plan shall cover all necessary shrub clearance and tree works. The development shall be carried out in accordance with the approved LEMP thereafter.”

- 1.10 This Management Plan has been written to discharge Condition 21.
- 1.11 Westchurch Homes have agreed to pay an undisclosed sum to Rochdale Borough Council to facilitate the long-term management of the Site.

2.0 Site Management Considerations

Responsibility for Site Management

- 2.1 During the defects liability period, landscape maintenance and replacement of failed planting will be completed by the landscape contractor who has implemented the scheme.
- 2.2 Following the defects liability period Rochdale Borough Council will be responsible for operational management and maintenance of the landscape within the Site.
- 2.3 The Council's in-house maintenance team or contractor will require the necessary experience and certificates of competence to undertake landscape management operations on site. Where practical, contractors with experience in biodiversity management will be sought. The Council will ensure that management complies with the guidelines set out in this Plan.

Health and Safety

- 2.4 The Council will retain ultimate responsibility for the health and safety of the Site. The Site will be subject to informal inspections and a formal annual inspection. Whenever the Site is visited, any deficiencies in safety provision will be noted and acted upon.
- 2.5 The in-house maintenance team or contractor is responsible for complying with the provisions of the Health and Safety at Work Act 1974. All machinery and apparatus brought onto the Site shall be safe and maintained to a standard that will not breach provisions within the Health and Safety at Work Act 1974 or any other statutory obligations.
- 2.6 The in-house maintenance team or contractor shall be adequately trained and sufficiently competent to carry out maintenance operations without causing a Health and Safety risk to themselves or other uses of the site.
- 2.7 All works shall be undertaken in accordance to the relevant codes of practice. Appropriate machinery shall be used inclusive of adequate personal protective equipment to avoid harm to themselves or any other persons.

Biosecurity

- 2.8 The Council's in-house maintenance team or contractor should have a sufficient awareness of new and ongoing biosecurity threats, and the necessary precautions to avoid their spread should be undertaken on sites where they are known or suspected.
- 2.9 New findings of suspected non-indigenous plant pests and diseases should be reported to the Plant Health and Seeds Inspectorate or Forestry Commission - Forest Research Tree Health Diagnostic and Advisory Service or both.

Management Objectives

- 2.10 The long term management objectives of this plan are:
- To ensure the scheme is successfully maintained;
 - To safeguard and enhance the biological and physical integrity of the Site;
 - To ensure that retained and newly created habitats within the open space are managed to enhance their biodiversity and connectivity as foraging and commuting habitat for high value wildlife; and
 - To comply with legal obligations and constraints.

Ecological Factors

Designations

- 2.11 There are no statutory designated sites within 1km of the Site.
- 2.12 The Lomax Wood Site of Biological Importance (SBI) is located 0.8km northwest of the Site.

Habitats and Species of Principal Importance in England

- 2.13 Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006) requires a list of habitats and species of principal importance in England to be drawn up.
- 2.14 Local Biodiversity Action Plans (BAP) provide an indication of the relative value given to existing habitats and species. The Greater Manchester Biodiversity Action Plan (GMBAP) has been used when assessing the value of the habitats and species present within the Site.
- 2.15 The following priority species and habitats listed in the GMBAP will be sustained around or within the Site:
- Urban managed greenspace.

Ecological Surveys

- 2.16 Below is a list of the ecological surveys carried out at the adjacent residential development:
- Extended Phase 1 Survey (TEP, 2021);
 - Preliminary Day Time Bat Roost Assessment (TEP, 2021); and
 - Nocturnal Bat Roost Surveys (TEP, 2021).

Chemical Use

- 2.17 The use of herbicide will be minimised wherever possible. Hand weeding will be utilised when feasible and the use of mulch around new planting will assist with suppressing weeds.

Habitats

2.18 The following habitats will be retained or created within the Site:

- Retained trees; and
- Grassland.

Trees

2.19 The Site comprises of a group of trees along the western boundary which is set to be retained with the exception of one dead hawthorn tree, T3 which is to be removed. See Appendix B - Arboricultural Impact Assessment (Bowland tree Consultancy Ltd ref: BTC2325) for more information.

2.20 Along with the removal of one dead tree, group G5 and tree T4 require pruning to ensure a distance of 1.5m from the adjacent development. Cyclical management will help to improve the condition of the trees, with any further management to be informed by Arboricultural surveys. Deadwood may be left in-situ as habitat piles where practical.

2.21 Where a Tree Preservation Order (TPO) is in place, lopping, topping, felling, uprooting or wilful damage caused to a tree is prohibited and such actions may be prosecuted and incur an unlimited fine. Works to TPO protected trees must only be undertaken with the written consent of the local authority.

Invasive Non-Native Species (INNS)

2.22 Himalayan balsam and cotoneaster were identified within the adjacent residential development during the Phase 1 survey, however, this survey did not extend to the Site. Therefore, there is a risk of INNS being present or spreading from the adjacent development during works, and any INNS found during site surveys or works will require a separate INNS management plan to be produced.

2.23 Invasive non-native species are defined as those which are either listed on Part II Schedule 9 of the Wildlife and Countryside Act (1981) as amended, Schedule 2 of the Invasive Alien Species (Enforcement and Permitting) Order 2019 and/or listed as an Invasive Alien Species of Union concern under Regulation (EU) 1143/2014. Under both the Wildlife and Countryside Act (1981) and the Invasive Alien Species (Enforcement and Permitting) Order 2019, it is an offence to allow plants referenced to grow in the wild (including via moving contaminated soil or plant cuttings). Liability may also extend in situations where a landowner has knowingly permitted the spread of invasive non-native species on to neighbouring land.

Species

Birds

2.24 The grassland and trees will provide suitable nesting habitat for a range of common bird species in the area.

- 2.25 All UK wild birds are protected while at the nest under the Wildlife and Countryside Act (1981). Effectively, this means that if removal of habitats (which can include buildings, trees, hedges, scrub and grassland) cannot be timed to avoid the bird breeding season (March to August inclusive), then a survey by a suitably experienced ecologist will be required to ensure no nesting birds will be affected. There is generally no process to gain a licence to disturb nesting birds; therefore, if active nests are present works will need to avoid the area of the nest until the young have fledged.

Bats

- 2.26 The retained trees may provide commuting and foraging habitat for bats within the wider landscape.
- 2.27 Bats and their roosts are protected under Schedule 5 of the Wildlife and Countryside Act (1981) as amended and the Conservation of Habitats and Species Regulations 2017 (as amended).

Hedgehogs

- 2.28 The grassland habitat is likely to provide foraging habitat for hedgehog.
- 2.29 Hedgehog are S41 species of principal importance under the NERC Act (2006).

Social Factors

Public Amenity

- 2.30 The balance of both wildlife conservation and public amenity interests must be carefully managed due to close proximity to residential properties.

Accessibility

- 2.31 The site can be accessed from Hill Street along the eastern boundary.
- 2.32 The A58 Bury Street is located 100m north of the Site.

Site Users and Community Groups

- 2.33 Awareness of the potential user groups, and their impact on the site is an important aspect of implementing this Plan. The Council is responsible for considering the local community groups and their influence on the current use and future requirements of this landscape.
- 2.34 Possible key community groups or potential stakeholders within 1km of the site have been identified as: local schools, businesses, and community groups.

Legal Factors

- 2.35 Management of the Site must be in line with all legislation relating to health and safety and the environment. A review of the relevant legislation affecting site management is at Appendix D.

3.0 Management Intentions and Operations

Landscape Elements

- 3.1 The Site will comprise of retained trees, grassland, footpaths and benches, please refer to the Landscape Proposals (Trevor Bridge Associates Ltd ref: 6725.01 Rev D) for an indication of the layout of the Site.

Site Wide

Management Intention

- 3.2 The Site will be kept free from litter through regular cleansing. Regular inspections will ensure any health and safety hazards are identified and made safe.

Chemical Use

- 3.3 It should be recognised that plants considered as weeds can provide suitable habitat for invertebrates.
- 3.4 Weed control where feasible should be undertaken by hand pulling. However in certain instances, herbicide may be the most effective measure to remove unwanted species during the planting establishment period. Where herbicide application is needed this should be in small controlled areas and should only target the undesirable species. Herbicides should comply with the Control of Pesticides Regulations as amended (1997) and be on the current list of approved products.
- 3.5 Consideration would need to be given to the fact that chemicals can prevent growth of grasses and woody species in landscape schemes.

Maintenance Operations

Site Cleansing

- 3.6 A litter pick of the Site will be carried out weekly. All litter will be removed and disposed of in an authorised manner.

Site Inspections

- 3.7 Site inspections will be undertaken monthly to identify any health and safety hazards and arrange for them to be made safe as far as is practicable.
- 3.8 Results from the monthly site inspections will be compiled and presented within the annual report which will be used in the review of the Plan as detailed in Chapter 4.0.

Retained Trees

Management Intentions

- 3.9 Retained trees will be managed to improve their biodiversity value whilst providing a screen between the road and adjacent residential development.
- 3.10 An Arboriculturist must be consulted prior to undertaking any major tree works.

Maintenance Operations

Tree Survey

- 3.11 A trained arboriculturist will carry out an inspection of mature trees within or adjacent to areas of public access to check for damage and disease and to maintain appropriate height clearances for safe pedestrian access. The survey will be carried out every three years or following a storm.

Tree Removal and Pruning

- 3.12 One dead hawthorn tree (T3) to the north of the Site is recommended for removal within the Arboricultural Impact Assessment (Bowland Tree Consultancy ref: BTC2325). Deadwood should be left in a suitable location onsite as habitat piles where practical, with the remaining material removed off-site.
- 3.13 Future maintenance to existing trees outside of the cyclical maintenance detailed below, will be informed by the tree surveys. The Arboricultural Impact Assessment (Bowland Tree Consultancy ref: BTC2325) has made recommendations for retained trees (G5 and T4) to be pruned to achieve a 1.5m clearance of the adjacent development.

Cyclical Maintenance

- 3.14 Wood under 250 mm diameter collected from thinning, pruning, brashing and vegetation clearance will, wherever possible, be chipped and used sustainably on site for mulching.
- 3.15 Wood greater than 250 mm diameter will be logged and used to create deadwood piles in suitable woodland locations.
- 3.16 Maintenance will be undertaken on an annual cyclical programme (5 - 10 year cycle) and will be carried outside of bird nesting season. If works are required to any trees with bat roosting potential, advice must be sought from a licensed bat ecologist prior to any works commencing.
- 3.17 Trees covered by a Tree Preservation Order (TPO) are protected by law from felling or uprooting, pruning including 'topping/lopping' and wilful damage or destruction. Prior to any tree surgery and/or felling being carried out it will be necessary to apply to the local planning authority to gain consent for the works.

Grassland

Management Intentions

- 3.18 Open areas of grassland will be managed as required to maintain a tidy appearance as well as facilitating safe public usage.

Maintenance Operations

Grass Cutting

- 3.19 The grass will be kept as medium 'walk on' length of 35 mm. Arisings will be removed from Site and disposed of appropriately.

Cultivating and Re-seeding

- 3.20 Any bare ground will be cultivated and re-seeded as required to successfully establish sward. This will be carried out twice annually between August and October.

Weed Control

- 3.21 Weed control will be undertaken annually between April and September and where feasible should be undertaken by hand pulling and should remove all noxious weeds such as docks, thistles, nettles, ragwort and willowherb.
- 3.22 In certain instances, herbicide maybe the most effective measure to remove unwanted species. Where herbicide application is needed this should be in small controlled areas and should only target the undesirable species. Shields should be used as appropriate to prevent drift into sensitive areas. Herbicides should comply with the Control of Pesticides Regulations as amended (1997) and be on the current list of approved products.

Footpaths

Management Intention

- 3.23 Footpaths will be safe and useable. Maintenance will focus on clearing any obstacles to the use of footpaths and ensure they are free of slip and trip hazards.

Maintenance Operations

Inspections and Remedial Measures

- 3.24 Footpaths will be inspected during the monthly site inspection and will be kept safe and usable and cleared of overhanging vegetation and broken branches. Any item considered unsafe must be removed or made safe and replaced as soon as possible.
- 3.25 Repairs will be carried out as required, the surfacing will be replaced in line with the manufacturer's recommendations. The use of materials for repairs and replacements will conform to the original design specification for external works.

Encroaching Vegetation

- 3.26 Encroaching vegetation will be managed annually using an appropriate edging tool.

Benches

Management Intention

- 3.27 Benches on the Site will be maintained to a safe, clean and functional condition.

Maintenance Operations

Inspections and Remedial Measures

- 3.28 Benches will be inspected during the monthly site inspection. Any bench considered unsafe will be removed, or made safe and/or replaced as soon as possible. The use of materials for repairs and replacements will conform to the original design specification for external works.
- 3.29 Graffiti removal will be carried out as required.

4.0 Monitoring and Review

Site Monitoring

- 4.1 The key measures described in the table below will enable the Rochdale Borough Council to measure the appropriateness of landscape maintenance operations and whether management of the Site is meeting the long term management objectives.

Table 1: Key Measures for Monitoring

Feature	Key Measures
Site wide	Is the landscape establishing well and attractive to residents and wildlife overall? Is the Site in a clean and tidy condition? Is public access to the Site maintained? Are there any health and safety hazards / deficiencies which require rectification? Does the Site comply with the relevant environmental and health and safety legislation (as set out in Appendix D of this Plan)? Are there any instances where planting is repeatedly failing? If so, has an arboricultural consultant or landscape architect been consulted with to specify an alternative species?
Retained trees	Carry out an inspection to note any deficiencies. Concerns about risks to public health and safety and tree health, should be reported and specialist input sought as necessary. Review arboriculture assessment for recommendations on thinning and tree works.
Grassland	Inspection of the grass to ensure a well maintained weed free appearance. Re-seed as required.
Footpaths	Carry out an inspection to ensure weed free appearance and remove trip or slip hazards. Note any damage and carry out repairs as required.
Benches	Carry out an inspection to note any damage and carry out repairs/ replacement.

- 4.2 Ongoing monitoring and surveying is recommended to ensure that habitats are still viable for their intended purpose and to inform future management policies concerning potential matters such as protected species and invasive species control.

Review

- 4.3 The Management Plan will be reviewed on an annual basis by Rochdale Borough Council and their in-house maintenance team and/or contractors, and other key partners to ensure that the plan is meeting the original management objectives and responding to the developing needs of the Site.
- 4.4 The annual review will identify the need for additional maintenance operations and inform future management decisions. This can be achieved by:
- Quarterly formal site inspections by the Council to assess the quality standards and deliverables in line with this management plan,
 - An annual site meeting with the Council and stakeholders to assess quality standards and deliverables in line with this management plan; and
 - Ad hoc unannounced inspections by the Council to review quality of maintenance work and any potential Health and Safety issues.
- 4.5 The Council will produce an annual report, summarising the management of the Site over the last year. The report will include the key measures achieved, actions going forward and any updates to the maintenance operations if required, and how this information will be communicated to stakeholders and resident/friends groups.
- 4.6 It is also recommended the Council produces a cash-flow forecast for the next 3-5 years but that can be flexible enough to respond to changing circumstances. This will ensure sufficient funds are in place to deliver long term management of the Site.
- 4.7 An appropriately qualified landscape consultant will formally re-assess the management plan and annual review information on a five yearly basis to ensure the habitats and landscaping associated with the Site are maintained for 10 years.

APPENDIX A: Landscape Proposals (Trevor Bridge Associates Ltd ref: 6725.01 Rev D)

APPENDIX B: Arboricultural Impact Assessment (Bowland tree Consultancy Ltd ref: BTC2325)



Arboricultural Impact Assessment

in Relation to Proposed 61 Unit Residential Development at



**Land off Brunswick Street, Heywood,
Greater Manchester, OL10 1EZ**

Prepared by:

Bowland 
Tree Consultancy Ltd

December 2021

**ARBORICULTURAL IMPACT ASSESSMENT
LAND OFF BRUNSWICK STREET, HEYWOOD**

Control sheet

Project No.: BTC2325

Site: Land off Brunswick Street, Heywood, OL10 1EZ

Client: Westchurch Homes Ltd

Council: Rochdale Metropolitan Borough Council

Survey Dates: 1 October 2021

Surveyed by: Joseph Lambert BSc(Hons) FdSc ND MArborA

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Date of Issue: 13 December 2021

Status: First Draft for Agent/Client Review

Version No: 1

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DISCLAIMER

Survey Limitations: Unless otherwise stated all trees are surveyed from ground level using non-invasive techniques, in sufficient detail to gather data for and inform the design of the current project only. 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 located in areas of restrictive ground vegetation, cannot therefore be expected. 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 regard to 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. For these reasons the tree assessment advice only remains valid for one year from the date that the trees were last inspected.

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 and other measurements 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 potential risk to persons and/or property has been identified during our survey or, if applicable, where permissible works are required to implement a proposed development. 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 inform the relevant Council of the matter. 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 by the arboriculturist 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.

This document is intended as a guide to identify key tree related constraints to site development only, and 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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**ARBORICULTURAL IMPACT ASSESSMENT
LAND OFF BRUNSWICK STREET, HEYWOOD**

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1.0 INTRODUCTION

Terms of Reference

- 1.1 Bowland Tree Consultancy Ltd were instructed to:
- a) Survey, as individuals or by group, all trees having reasonable potential to affect or to be adversely affected by the proposed development of the site under consideration;
 - b) Annotate the existing and proposed site plans to produce a Tree Constraints Plan and a Tree Impact Plan, identifying tree retention categories, crown spreads, Root Protection Areas, projected tree related impacts, trees proposed for retention, etc.;
 - c) Prepare a tabulated Tree Survey Schedule based on guidance specified BS5837:2012 - Trees in Relation to Design, Demolition and Construction – Recommendations;
 - d) Evaluate the potential tree related impacts and design conflicts of the proposals, based on the supplied development proposal plan(s);
 - e) Advise on removal, retention and management options for the trees in the current context and in the context of the proposed development;
 - f) Advise on suitable retained tree protection measures required during development; and
 - g) Produce an Arboricultural Impact Assessment report outlining the main tree related issues and reasonably foreseeable tree impacts in relation to the proposals and commenting on suitable compensation and mitigation provisions and retained tree protection measures.

Scope and Purpose of Report

- 1.2 By detailing foreseeable tree related issues this report is intended to assist the Local Planning Authority (LPA), in this case Rochdale Metropolitan Borough Council (Rochdale MBC) in their review of the proposed development and, as such, should be supplied to them in support of the planning application to which it pertains. Essentially, it provides an initial analysis of the impacts that the proposed development is projected to have on trees located within the site and, where practicable, on land immediately adjacent to its boundaries. It also offers guidance on suitable retained tree management and compensation for projected losses, along with advice on appropriate tree protection measures in accordance with current guidance in the context of the proposals.

Site Visit, Data Collection and Tree Plans

- 1.3 Further to the instruction it is confirmed that a tree survey was carried out on 1 October 2021, in accordance with the preceding disclaimer, and all tree data collected on site is set out in the attached tabulated Tree Survey Schedule (TSS) at Appendix One which, for ease of interpretation, should be read alongside the appended BS5837:2012 Table 1.
- 1.4 The survey identified 11 individual trees (prefixed 'T') and nine groups of trees (prefixed 'G'), which have been numbered accordingly on the Tree Constraints Plan (TCP) and Tree Impact Plan (TIP) appended. The plans, which together detail the existing and readily definable tree constraints along with an overlay of the development proposals and the projected impacts, are based on the existing topographical survey plan and the proposed site plan, which were provided in electronic format by the client Westchurch Homes Ltd. In turn, for the purpose of this report, it is presumed that the provided plans' details are accurate and up to date.
- 1.5 In this respect the TCP details the existing site with the readily definable tree constraints, whilst the purpose of the TIP is to give an initial indication of the impacts that the proposed development is projected to have on trees. This should subsequently be used by the LPA's tree specialist to preliminarily assess if the proposed development can potentially be constructed in accordance with BS5837:2012 and, along with the information provided in this report, as a basis for the LPA to request further details regarding specific matters relating to trees at suitable stages in the planning process.

2.0 STATUTORY PROTECTION IN RESPECT OF TREES AND ASSOCIATED WILDLIFE

Tree Preservation Orders and Conservation Area Designations

- 2.1 The Town and Country Planning Act (1990) (the Act) and associated Regulations empower Local Planning Authorities (LPAs) to protect trees in the interests of amenity by making Tree Preservation Orders (TPOs). The Act also affords protection for trees of over 75 mm diameter that stand within the curtilage of a Conservation Area (CA). Subject to certain exemptions, an application must be made to the LPA in question to carry out works upon or to remove trees that are subject to a TPO, whilst six weeks' notice of intention must be given to carry out works upon or to remove trees within a CA that are not protected by a TPO.
- 2.2 According to the Rochdale MBC planning department website, the site does not stand within a CA. However, the council's website does not give details of TPOs and, as such, it is therefore essential that the LPA be contacted directly to check for any statutory protection prior to scheduling or carrying out any tree works that are not directly related to the implementation of a detailed (i.e. full) planning permission.

Protected Species

- 2.3 Nesting birds are afforded statutory protection under the Wildlife & Countryside Act (1981) (as amended) and their potential presence should therefore be considered when clipping hedges, removing climbing plants and pruning and removing trees. The breeding period for woodlands runs from March to August inclusive. Hedges provide valuable nesting sites for many birds and clipping should therefore be avoided during March to July. Trees, hedges and ivy should be inspected for nests prior to pruning or removal and any work likely to destroy or disturb active nests should be avoided until the young have fledged.
- 2.4 All bat species and their roosts are protected under Schedule 5 of the Wildlife & Countryside Act (1981) (as amended) and under Schedule 2 of the Conservation of Habitats & Species Regulations 2010 (as amended). In this respect it should be noted that it is possible that unidentified bat habitat features may be located high up in tree crowns and all personnel carrying out tree works at the site should therefore be vigilant and mindful of the possibility that roosting bats may be present in trees with such features. If any bat roosts are subsequently identified then it is essential that works are halted immediately and that a suitably qualified and experienced ecologist investigates and advises on appropriate actions prior to works continuing.
- 2.5 In turn, any subsequent works carried out in relation to any protected species must be carried out under guidance from a suitably qualified and experienced ecologist and in strict accordance with the guidance provided in BS42020:2013 - Biodiversity – Code of Practice for Planning and Development and, with regard to bats, in strict accordance with BS8596:2015 - Surveying for Bats in Trees and Woodlands.

Felling Licences

- 2.6 Subject to certain exemptions the Forestry Act (1967) requires that a 'Felling Licence' be obtained to remove growing trees amounting to more than five cubic metres of timber in a calendar quarter. Felling Licences are administered by the Forestry Commission and contravention of the associated controls can incur substantial penalties. A felling licence is, however, not required for the felling of trees immediately required for the purpose of carrying out development authorised by a full planning permission granted under the Town and Country Planning Act 1990.

3.0 THE SITE AND THE SURROUNDINGS

- 3.1 The site under consideration is located in an area of mixed commercial and residential character close to Heywood town centre. It is comprised of two parts, with Wesley Street crossing the wider site between the smaller northern section and the larger southern section from roughly east to west (see TCP).
- 3.2 The smaller section to the north of Wesley Street currently comprises a hard surfaced parking area and a single storey industrial building, and the larger section is located to the south. The larger southern section consists of several vacant one and two-storey brick factory buildings to its north, leading to various areas of hard surfaced yard which are becoming overgrown with dense regenerative vegetation to the south. The redline boundary also includes parts of various single track access roads to the south and south-east.
- 3.3 The wider site is bordered to the north by Fox Street, to the north-east by neighbouring industrial units, to the east by a pathway beyond which is an area of open space, to the south-east and south-west by terraced residential properties and their associated access roads, and to the west by Brunswick Street.
- 3.4 As indicated on the TCP the topographical survey plan provided shows that the site occupies a very slight south facing gradient with ground levels varying by approximately 2 metres from the highest point to the north to the lowest point to the south.

4.0 THE TREE POPULATION

- 4.1 As noted previously, a total of 11 individual trees and nine groups of trees were surveyed for the purpose of this appraisal. They range from young to mature in age, with heights up to approximately 19 metres, maximum diametrical crown spreads up to approximately 16 metres, and stem diameters up to approximately 610 millimetres. Detailed tree dimensions and other pertinent information, such as structural defects and physiological deficiencies, are included in the Tree Survey Schedule (TSS) at Appendix One.
- 4.2 In respect of the survey it should be noted that tree quality is categorised within the existing context without taking any development proposals into account. However, recommendations for works included in the TSS take both current site usage and the proposed development into consideration where there are definable issues with regard to specific trees.
- 4.3 Under the UK's planning system trees are a material consideration in the planning and development process. Nonetheless, only trees of a suitable quality and value should be considered a material constraint to development. In this respect the TSS includes a column ('Cat. Grade') listing the trees' respective retention values, where they are rated either 'A', 'B', 'C' or 'U', as per BS5837:2012 Table 1 (Appendix One). 'A' category trees are those considered to be of 'high quality' and, accordingly, the most suitable for retention, whilst 'B' category trees are those considered to be of 'moderate quality', and 'C' category trees are those considered to be of 'low quality' with a correlated low retention value. In turn, 'U' category trees are those that are considered to be 'unsuitable for retention'.
- 4.4 As detailed in Table A, overleaf, two trees and two groups were categorised as moderate quality (i.e. 'B' category), five trees and four groups of trees were categorised as low quality (i.e. 'C' category), and four trees and three groups were classed as unsuitable for long term retention (i.e. 'U' category) regardless of the development proposals.

Table A: BS5837-2012 Retention Categories of the Surveyed Trees and Groups

	Ret. Cats.	Tree/Group Numbers	Totals
Those of a moderate or high quality that should be afforded appropriate consideration in the context of development	'A'	-	-
	'B'	T6, T7 G5*, G7*	2 Trees 2 Groups
Those of a low quality that should not be considered a material constraint to development	'C'	T4*, T8, T9, T10, T11* G4, G6, G8, G9	5 Trees 4 Groups
Those that should be removed for sound management reasons regardless of site proposals	'U'	T1, T2, T3*, T5 G1, G2, G3	4 Trees 3 Groups
			= 11 Trees & 9 Groups in Total

*Note: Trees/groups denoted with an asterisk are located on, or potentially partly located on, neighbouring third-party owned land

- 4.5 With regard to the above it is noted that the vast majority of trees within the site stand as very closely spaced evidently self-set groups, some of which have been previously cleared and now comprise regenerative growth, and are located around various derelict structures and hard surfaces previously under industrial usage.

5.0 THE DEVELOPMENT PROPOSAL AND ITS PROJECTED ARBORICULTURAL IMPACTS

The Development Proposal

- 5.1 As indicated on the proposed site plan, as provided by the project architects MCK Associates, and the appended TIP, the proposal is for the demolition of the existing industrial buildings and other structures, and associated site clearance works, with the subsequent construction of 61 new semi-detached and terraced houses with private gardens, car parking provision, driveways, and access roadways (see TIP).
- 5.2 As also detailed on the TIP it is proposed that the units along the site's western and northern boundaries are to have separate individual vehicular access driveways off Brunswick Street and Fox Street, the units to the north-east are to have individual vehicular access off Wesley Street, and vehicular access to the remainder of the units to the centre and the south is proposed via a single point and associated access road and driveways off Hill Street/Mary Street to the east.

Projected Arboricultural Losses Relating to the Proposal

Table B: Projected Arboricultural Impacts of Proposed Development & Other Tree Removal Proposals

	Ret. Cats.	Removals necessary to implement development	Removals recommended regardless of development	Total no. of removals
Those of a high quality that should be afforded appropriate consideration in the context of development	'A'	-	-	-
Those of a moderate quality that should be afforded appropriate consideration in the context of development	'B'	T6, T7,	-	2 Trees
Those of a low quality that should be afforded appropriate consideration in the context of development	'C'	T8, T9, T10 G4, G6, G8, G9	-	3 Trees 4 Groups
Those that should be removed for sound management reasons regardless of plans	'U'	-	T1, T2, T5* G1, G2, G3	3 Trees 3 Groups
Totals		5 Trees 4 Groups	3 Trees 3 Groups	= 8 Trees and 7 Groups in Total

*Note: Trees denoted with an asterisk are located on, or potentially partly located on, neighbouring third-party owned land

- 5.3 In turn, as detailed in Table B, above, it is projected that construction of the development as proposed will require the removal of two moderate quality (i.e. B category) trees, three low quality (i.e. category 'C') trees and four low quality groups (see TIP). Additionally, as also detailed in Table B, three trees and three groups are considered unsuitable for retention, both in the context of the existing site and the proposed development.

- 5.4 In addition to the above it should also be noted that it is projected that pruning works will be required to the western side of the canopies of tree T4 and group G5, to attain clearances of approximately 1.5 metres to the adjacent existing building walls prior to demolition works in order to prevent tree canopy damage. In this respect it is understood, from information provided by the client, that the aforementioned trees are under the ownership of Rochdale MBC and, as such, permission will be required from the owner for both the recommended pruning works themselves and for contractor access onto the adjacent land in order for them to undertake said works.
- 5.5 Additionally, it is also note that the proposed works to remove the existing building foundations are in relatively close proximity to the indicated RPAs along the site's edge and, as such, the guidance set out in Table C should be followed.

Compensation for Projected Arboricultural Losses as Part of the Scheme's Landscaping

- 5.6 It is evident from the proposals that the site can accommodate new tree planting in various private garden areas of the proposed properties, and indicative locations are subsequently given on the appended TIP. In this respect it is understood that a detailed landscape proposal plan is to be prepared by Trevor Bridge Associates for submission with the planning application. As such, it is initially projected that adequate compensation, as a component of a detailed landscaping scheme, can be achieved for the necessary, mostly low quality, tree losses required to construct the development as proposed.
- 5.7 In turn, the provision of the new tree, shrub and hedge planting as a component of a detailed landscaping scheme, in agreement with the LPA, can be assured through the imposition of a suitably worded condition attached to a planning approval.

Special Design, Materials and Working Methods for Construction within RPAs

- 5.8 The appraisal identified that the demolition of the existing industrial building is proposed in close proximity to the RPAs and canopies of retained groups G5 and G7, as detailed on the TIP and at Table C, below. Nonetheless, it should be noted that such works are permissible under current government guidance (i.e. BS5837:2012) providing that they are planned and implemented whilst affording a suitable level of protection to the tree in question, such as through the use of appropriate working methods and procedures.

Table C: Elements of Proposal with Potential to Impact Upon Trees and Subsequent Specialist Working Methods

Element of Proposal with Potential to Impact Upon Retained Trees	Applicable Trees	Proposed Specialist Working and Construction Methods	Relevant BS5837 Section(s) to be Adhered to	Information Required and Relevant Specialist
Demolition of existing industrial buildings	G5, G7	- Building demolition to take place from within footprint of existing building where adjacent to canopy spreads and RPAs and on areas of existing hard standing. - Top down pull back method used to remove walls into site away from adjacent RPAs and tree canopies. - Removal of building foundations to be carried out from within site working from site edge (i.e. closest to RPA edges) first then back in towards site. - All site operations involving plant with booms, jibs and counterweights to be planned in advance to prevent contact with retained trees, and works adjacent to trees conducted under supervision of a banksman and under arboricultural direction to ensure that adequate clearances from retained trees are maintained.	7.3	Demolition contractor to provide detailed method statement of works

- 5.9 As such, it will subsequently be necessary to ensure that the trees under consideration are suitably protected in strict accordance with current government guidance through the use of special working and protection measures, specific details of which are given in Table C.
- 5.10 Consequently, in order to ensure adequate protection of retained trees, special working methods for proposed demolition of adjacent buildings, can be included in a suitably detailed site and development specific Arboricultural Method Statement and Tree Protection Plan, the provision of which and adherence to can be conditioned to a planning permission (see paragraphs 6.6 and 6.7 for further details regarding Arboricultural Method Statements and Tree Protection Plans).

6.0 RECOMMENDATIONS FOR SUCCESSFUL TREE RETENTION IN THE CONTEXT OF DEVELOPMENT

Root Protection Areas and Construction Exclusion Zones

- 6.1 Adequate protection of the Root Protection Areas (RPAs) of retained trees during construction is essential if their long-term viability is to be assured. RPAs, which are calculated through a method provided in BS5837:2012, are ground areas that should be protected by temporary protective fencing as Construction Exclusion Zones (CEZs) throughout the development process, thereby keeping the trees' root zones free from disturbance. Consequently, the RPA distances, as detailed in the TSS (see 6.2) and on the TCP and the TIP, give an idea of the on-site below-ground constraints in respect of tree roots and assist in planning for appropriate tree retention in relation to feasible development.
- 6.2 The TSS includes two columns listing the RPAs of the individually surveyed trees and, where applicable, the largest of the trees in any surveyed groups as overall areas in square metres and as radial distances. The radial RPAs are indicated as magenta coloured circles on the TCP and TIP.
- 6.3 With regard to CEZs the design, materials and construction of the fencing should be appropriate for the intensity and type of site construction works, should conform to at least section 6.2 of BS5837:2012, and should be secured by the imposition of a suitably worded planning condition. A default Temporary Protective Fencing Specification is included at Appendix Two.

Underground Utilities and Drainage

- 6.4 The installation of underground utilities in close proximity to trees can cause serious damage to their roots. As such, it is essential that utilities be routed outside RPAs unless there is no other available option. Where RPAs cannot be avoided then guidelines set out in the National Joint Utilities Group publication 'Volume 4: NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Issue 2) – Operatives Handbook' should be followed (e.g. trenches of a very limited width to be hand dug or the use of directional drilling).
- 6.5 To date, no service plan showing proposed service and/or drainage runs has been provided in respect of the development under consideration. Nonetheless, the proposed site plan provided indicates that, if correctly planned, there should be sufficient space to run the services and drainage outside the RPAs of the trees adjacent to the site. In turn, in order to ensure that this advice is adhered to, the provision of a service plan, with all service runs and drainage routed outside retained tree RPAs, can be conditioned to a planning approval.

Arboricultural Method Statement and Tree Protection Plan

- 6.6 Government guidance recommends that, where considered expedient by the LPA, an Arboricultural Method Statement (AMS) and a Tree Protection Plan (TPP) be prepared detailing special mitigation construction issues in relation to the development under consideration. Essentially, the AMS and TPP describe and detail the procedures, working methods and protective measures to be used in relation to retained trees in order to ensure that they are adequately protected during the construction process.
- 6.7 In order to ensure that any such special working methods are followed, and that the retained trees are adequately protected throughout the development process, the production of and adherence to an AMS and a TPP in support of a subsequent reserved matters application, can be conditioned to a planning approval if deemed necessary.

7.0 OTHER RECOMMENDATIONS

Non-Development Related Tree Works and Recommendations

- 7.1 Any general management pruning works for retained trees that are stated to be non-development related, as detailed in the TSS, are recommended in accordance with prudent arboricultural management and should therefore be carried out regardless of any site development proposals and potential changes in land usage. All tree works should be carried out in accordance with BS3998:2010 - Tree Work – Recommendations.

Tree Work Related Consents

- 7.2 No tree pruning or removal works should commence on site until necessary consents have been obtained from the LPA as part of a planning approval or in respect of any statutory tree protection (e.g. CA and/or TPO protection).

Arboricultural Contractors

- 7.3 All tree works should be carried out by suitably qualified and experienced arboricultural contractors carrying appropriate public liability insurance cover and be implemented to the minimum current CE and UK industry standards and in accordance with industry codes of practice. Only certificated personnel should, in accordance with The Control of Pesticides Regulations, apply any pesticides.

Contractors and Subsequently Identified Tree Defects

- 7.4 Tree contractors should be made aware that, should any significant tree defects become apparent during operations that would not have been immediately obvious to the surveyor, then such defects should be notified immediately to the client and subsequently confirmed to the consultant within five working days.

New Tree Planting

- 7.5 All tree planting at the site should be carried out in accordance with BS8545:2014 Trees: from nursery to independence in the landscape – Recommendations, and in accordance with the guidance detailed in section 5.6 and Table A.1 of BS5837:2012.

Landscaping Within and Close to Retained Trees' RPAs

- 7.6 Any landscaping carried out within and close to retained trees' RPAs should be carried out in strict accordance with the guidance detailed in section 8 of BS5837:2012. As is the case with 7.5, above, a requirement for these works to conform with the current guidance detailed in BS5837:2012 can be conditioned to a planning approval.

Retained Tree Management

- 7.7 Any tree risk management appraisals and subsequent recommendations made in this report were based on observations and site circumstances at the time of the survey. Trees are dynamic living organisms whose structure is constantly changing and even those evidently in good condition can succumb to damage and/or stress.
- 7.8 In this respect, it should be noted that, under the Occupiers' Liability Act (1957 & 1984), site occupants have a duty of care to take reasonable steps to prevent or minimise the risk of personal injury and/or damage to property from any tree located within the curtilage of the land they occupy. In turn, it is accepted that these steps should normally include commissioning a qualified and experienced arboriculturist to survey their trees in order to identify any risk of harm to persons or damage to property that they may present and, where unacceptable risks are identified, taking suitable remedial action to negate those risks.

8.0 SUMMARY AND CONCLUSIONS

- 8.1 Eleven individual trees and nine groups of trees were surveyed in respect of the proposed demolition of the existing buildings and the subsequent construction of a 61-unit residential scheme at the site under consideration.
- 8.2 Two trees were categorised as moderate quality, five trees and four groups were categorised as low quality, and four trees and three groups were classed as unsuitable for long term retention regardless of the development proposals.
- 8.3 An appraisal of the proposal documentation provided to date identified that, discounting the trees and groups considered unsuitable for long term retention regardless, construction of the development as proposed will require the removal of two moderate quality trees, three low quality trees, and four low quality groups.
- 8.4 Nonetheless, it is noted that the proposed layout evidently has sufficient space within private gardens that is considered suitable for new tree, shrub and hedge planting, as demonstrated through the indicative planning locations detailed on the Tree Impact Plan.
- 8.5 In this respect, it is understood that a detailed landscape proposal plan, with provision for new tree, shrub and hedge planting, is to be supplied as a component of the planning application documentation and, as such, it is initially projected that adequate tree related compensation can be achieved for the projected necessary losses.
- 8.6 In turn, the provision of the new tree, shrub and hedge planting can be assured through the imposition of a suitably worded condition attached to a planning approval.
- 8.7 Consequently, any new tree planting or other landscaping works subsequently carried out within and close to retained trees' RPAs, should be carried out in strict accordance with current government guidance.
- 8.8 In addition to the above it is also concluded that, in order to ensure successful existing tree preservation over the long-term, it is essential that any retained trees are protected in strict accordance with current Government guidance and the recommendations included herein.

- 8.9 In this respect the appraisal identified that the proposed demolition of various existing buildings has the potential to impact upon the RPAs and canopy spreads of several retained trees located on neighbouring land adjacent to the site. As such, pruning works are recommended to applicable canopies, subject to permission from the trees' owner (i.e. Rochdale MBC), and specialist demolition methods are proposed in order to minimise any potential damage to retained trees.
- 8.10 Accordingly, in order to ensure adequate protection of retained trees, then the aforementioned special consideration factors can be included in a suitably detailed Arboricultural Method Statement and Tree Protection Plan, the provision of which and adherence to can be conditioned to a planning permission.
- 8.11 As a final point, it should also be noted that all site works must be carried out in strict accordance with any advice and recommendations made by the project ecologist where applicable and, in turn, in accordance with current government guidance relating to biodiversity, wildlife and development. As such, it may be necessary for the project arboriculturist and ecologist to converse on these matters as part of the planning process.

REFERENCES

- BS42020:2013 - Biodiversity – Code of Practice for Planning and Development. BSI British Standards, London.
- BS8596:2015 - Surveying for Bats in Trees and Woodlands. BSI British Standards, London.
- BS8545:2014 - Trees: From Nursery to Independence in the Landscape – Recommendations. BSI British Standards, London.
- BS3998:2010 - Tree Work - Recommendations. BSI British Standards, London.
- BS5837:2012 - Trees in Relation to Design, Demolition and Construction – Recommendations. BSI British Standards, London.
- National House Building Council (2017). NHBC Standards Chapter 4.2 - Building Near Trees. NHBC, Amersham.
- National Joint Utilities Group (2007). Volume 4: NJUG Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2) – Operatives Handbook.

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT APPRAISAL							
Site:	Land off Brunswick Street, Heywood, Greater Manchester, OL10 1EZ						
Client:	Westchurch Homes Ltd						

Surveyor:	Joseph Lambert BSc (Hons) FdSc MArborA
Survey Date:	1 October 2021
Job Reference:	BTC2325

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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)
T1	Common Ash	9.5	6x100 (ms)#	N 4.5 E 4.5 S 4.5 W 4.5	N/A 2	SM	P	- Located to south of metal palisade fence with ownership subsequently unclear. - Stem to west in contact with adjacent brick building. - Dense ivy to stems. - Canopy showing up to 50% dieback due to effects of colonisation by Ash Dieback Disease.	Remove tree due to evident colonisation by Ash Dieback Disease and conflict with built structure.	<10	U	27	2.94
T2	Downy Birch	6	90	N 1 E 1 S 1 W 1	N/A 0	Y	G	Stem growing against brick wall of adjacent building and subsequently projected to displace structure through incremental growth.	Remove tree due to projected conflict with built structure.	<10	U	4	1.08
T3	Common Hawthorn	5	220	N 3.5 E 3.5 S 3.5 W 3.5	2 1.5	EM	D	Dead tree located in adjacent area of neighbouring grass land.	Recommend tree owner removes tree as it is dead.	<10	U	22	2.64
T4	Cockspur Thorn	7	240	N 2 E 2 S 4.5 W 4.5	2 2.5	EM	M	- Located in neighbouring area of adjacent grassland understood to be owned by Rochdale MBC. - Suppressed by larger trees within group G5. - Dense ivy to stem. - Canopy showing a moderate reduction in vitality. - Canopy in contact with building to west.	- Prune tree to attain approximately 1.5m clearance to adjacent building to west prior to commencement of demolition works. NB: Notification would be required to applicable tree owner(s) prior to works. - Not projected to require any specific temporary protection measures due to location within greenspace on neighbouring land on east side of road, however, due to proximity of tree canopies to existing building, all demolition works to be carried out in accordance with details set out in Table C of AIA. NB: Protection can be further afforded through erection of site hoarding following demolition works along eastern boundary.	10+	C1	26	2.88

Headings and Abbreviations:

No.	Allocated sequential reference number - Tree ('T'), Group ('G'), Woodland ('W') or Hedge ('H') reference number - refer to plan and to numbered tags where applicable
Species:	Common name
Height:	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 Diam.:	Stem diameter in millimetres, to nearest 10mm - measured and calculated as per Annex C of BS5837:2012. MS = multi-stemmed, TS = twin-stemmed
Branch Spread:	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
Branch & Canopy Clearances:	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.
Life Stage:	Estimated age class - Y = young, SM = semi-mature, EM = early-mature, M = mature, PM = post-mature
PC:	Physiological Condition - a measure of the tree(s)' overall vitality, i.e. D = Dead, MD = Moribund, P = Poor, M = Moderate, G = Good
General Observations and Comments:	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.
Management Recommendations:	Either Preliminary or In Consideration of the Proposal - In the case of Arboricultural Constraints Surveys the recommended management works only take existing 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
ERC:	Estimated Remaining Contribution - in years as per BS5837:2012 (i.e. <10, 10+, 20+, 40+)
Cat. Grade:	Category Grading - tree retention value listed as U, A, B or C - in accordance with BS5837:2012 Table 1
RPA m²:	Root Protection Area in m² - calculated area around the tree that must be appropriately protected throughout the development process in order avoid root damage
RPA Radius (m):	Root Protection Area Radius - in metres measured from the centre of the stem to the line of tree protection
# (Estimated Dimensions):	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

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Survey Date:	1 October 2021
Job Reference:	BTC2325

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)	
T5	Common Ash	7	90	N E S W	0.5 0.5 0.5 0.5	N/A 0	Y	MD	▪ Growing out of base of factory building wall and canopy showing up to 75% dieback due to effects of colonisation by Ash Dieback Disease.	▪ Remove tree due to unsuitable location and poor physiological condition.	<10	U	4	1.08
T6	Common Hornbeam	10	310	N E S W	5.5 5.5 5.5 5.5	2.5 0	SM	M/G	▪ Located in slightly raised earth bank in border between access road rear of terraced houses and metal palisade fence. ▪ Low basal growth restricted visibility of lower stem.	▪ Remove tree in order to construct development as proposed.	20+	B1	43	3.72
T7	Common Hornbeam	10	1x320 1x130 (ts)	N E S W	5 6 5 4	2 0	SM	M/G	▪ Located in slightly raised earth bank in border between access road rear of terraced houses and metal palisade fence. ▪ Adventitious shoot arising from base and dense ground vegetation restricting basal inspection.	▪ Remove tree in order to construct development as proposed.	20+	B1	54	4.14
T8	Norway Maple	7	260	N E S W	1 3 1 3	2.5 2.5	SM	M	▪ Located in slightly raised earth bank in border between access road rear of terraced houses and metal palisade fence. ▪ Ownership unclear. ▪ Topped at approximately 7m height.	▪ Remove tree in order to construct development as proposed.	10+	C1	31	3.12
T9	Common Hornbeam	10	310	N E S W	1.5 4 5 2	2 0	SM	G	▪ Located in slightly raised earth bank in border between access road rear of terraced houses and metal palisade fence. ▪ Ownership unclear. ▪ Evidently previously suppressed by tree T8 to north with resultant highly biased canopy to south-east.	▪ Remove tree in order to construct development as proposed.	10+	C1	43	3.72
T10	Sycamore	5	1x150 2x100 (ms)#	N E S W	3 3 3 4	N/A 0	SM	M	▪ Located on neighbouring land and subsequently unable to access to inspect in detail. ▪ Dense ivy throughout. ▪ Canopy encroaching around streetlight to south.	▪ Remove tree in context of proposed development.	10+	C1	19	2.47
T11	Goat Willow	7	320	N E S W	5 5.5 3 3	2.5 3	EM	G	▪ Located in neighbouring public greenspace area. ▪ East and stem is displacing kerb of footpath to north. ▪ Moderate stem lean to east from ground level. ▪ Canopy has low clearance of adjacent road.	▪ Not projected to require any specific temporary protection measures due to location within greenspace on neighbouring land on east side of road, however, due to proximity of tree canopies to existing building, all demolition works to be carried out in accordance with details set out in Table C of AIA.	10+	C1	46	3.84

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT APPRAISAL							
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Client:		Westchurch Homes Ltd					

Surveyor:	Joseph Lambert BSc (Hons) FdSc MArborA
Survey Date:	1 October 2021
Job Reference:	BTC2325

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)
G1	Ash, Birch, Elder, Goat Willow, Sycamore	≤ 4	≤ 50	N ≤ 1 E ≤ 1 S ≤ 1 W ≤ 1	N/A ≥ 0	Y	M-G	- Dense area of young trees and regrowth from evidently coppiced self-set stems up to 150mm diameter at ground level. - Located in and around areas of soil piles, concrete hard standing and dense undergrowth. - Group has limited future potential in context of current site and ground conditions.	Remove group due to limited future potential for growth.	<10	U	N/A	≤ 0.6
G2	2no. Ash, Cotoneaster	≤ 5	≤ 75	N ≤ 1 E ≤ 1 S ≤ 1 W ≤ 1	N/A ≥ 0	Y	M	- Closely spaced group of shrubs growing amongst southern and eastern palisade fence line and straddling boundary fence in parts with ownership subsequently unclear. - Self-set Ash within with group with up to 25% canopy dieback due to effects of colonisation by Ash Dieback Disease. - Cotoneaster on east boundary has evidently been previously managed at approximately 1m height.	Remove group due to limited future potential for growth.	<10	U	≤ 3	≤ 0.9
G3	Birch, Buddlea, Goat Willow, Sycamore	≤ 4	≤ 70	N ≤ 0.5 E ≤ 0.5 S ≤ 0.5 W ≤ 0.5	N/A ≥ 0	Y	G	- Very closely spaced group of young self set trees growing within hardstanding area. - Group has limited future potential in context of current site and ground conditions.	Remove group due to limited future potential for growth.	<10	U	N/A	≤ 0.84
G4	Birch, Cherry, Goat Willow, Norway Maple, Sycamore	≤ 9	≤ 120#	N ≤ 1 E ≤ 1 S ≤ 1 W ≤ 1	N/A ≥ 0	Y-SM	G	- Unable to access to inspect in detail due to concrete panel fencing and brick walls, which also impeded visual inspection. - Edges of group in contact with building to north and neighbouring dwelling to south and boundary features to east and west.	Remove group in context of proposed development.	10+	C1	≤ 7	≤ 1.44
G5	approx. 7no. Sycamore, 4no. Wild Cherry, 1no. Ash, 1no. Goat Willow	≤ 16	≤ 1x420 2x360 1x310 (ms)	N ≤ 8 E ≤ 9 S ≤ 8 W ≤ 7	N/A ≥ 0	M	G	- Closely spaced group located in shrubs and on neighbouring area of adjacent grassland understood to be owned by Rochdale MBC. - Dense undergrowth impeded access in parts. - Several trees have multiple stems from ground level with tight forks and included bark unions. - Number of canopies in contact with adjacent factory building to west.	- Prune applicable trees within group to attain approximately 1.5m clearance to adjacent building to west prior to demolition works commencing. NB: Notification would be required to applicable tree owner(s) prior to works. - Not projected to require any specific temporary protection measures due to location within greenspace on neighbouring land on east side of road, however, due to proximity of tree canopies to existing building, all demolition works to be carried out in accordance with details set out in Table C of AIA. - NB: Protection can be further afforded through erection of site hoarding following demolition works along eastern boundary.	20+	B1/2	≤ 241	≤ 8.75

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT APPRAISAL							
Site:	Land off Brunswick Street, Heywood, Greater Manchester, OL10 1EZ						
Client:	Westchurch Homes Ltd						

Surveyor:	Joseph Lambert BSc (Hons) FdSc MArborA
Survey Date:	1 October 2021
Job Reference:	BTC2325

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)	
G6	1no. Ash, 1no. Rowan, 1no. Wild Cherry	≤ 10	≤ 200	N E S W	≤ 3.5 ≤ 4 ≤ 3.5 ≤ 3	N/A 0	Y- SM	M	▪ Located in slightly raised earth bank in border between access road rear of terraced houses and metal palisade fence. ▪ Rowan canopies showing a moderately severe reduction in vitality. ▪ Ash stem evidently self-set within group.	▪ Remove group in order to construct development as proposed.	10+	C1	≤ 18	≤ 2.4
G7	Ash, Beech, Norway Maple, Lime	≤ 19	≤ 610	N E S W	≤ 7 ≤ 7 ≤ 8 ≤ 7	N/A ≥ 2	EM-M	G	▪ Moderately closely spaced group along west of adjacent road in public greenspace and extending further to west. ▪ RPA reduced on east side due to projected restriction to rooting by hard surfaced road, path and kerbs.	▪ Not projected to require any specific temporary protection measures due to location within public greenspace on west side of road, however, adjacent demolition works should be carried out in accordance with Table C of AIA.	40+	B1/2	≤ 168	≤ 7.32
G8	3no. Rowan	≤ 5	≤ 200	N E S W	≤ 2 ≤ 2 ≤ 2 ≤ 2	2 ≥ 1.5	SM	M	▪ Group located in area of hard surfaced block paving adjacent to car park. ▪ Larger tree to centre of group has a partially occluded wound of approximately 300mm long and 75mm wide to east of stem at approximately 1.5m height. ▪ All canopies showing a moderate reduction in vitality.	▪ Remove group in order to construct development as proposed.	10+	C1	≤ 18	≤ 2.4
G9	Elder, Leyland Cypress	≤ 6	≤ 120	N E S W	≤ 2 ≤ 2 ≤ 2 ≤ 2	N/A ≥ 0	Y	G	▪ Not accessed to inspect in detail. ▪ Linear group of Leyland Cypress extending to west of site in with canopy in contact with adjacent building. ▪ Elder to south of building in neighbouring drive/alley adjacent to neighbouring residential properties. ▪ Dense Russian Vine throughout western section of group suppressing canopies.	▪ Remove group in context of proposed development.	10+	C1	≤ 7	≤ 1.44

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:

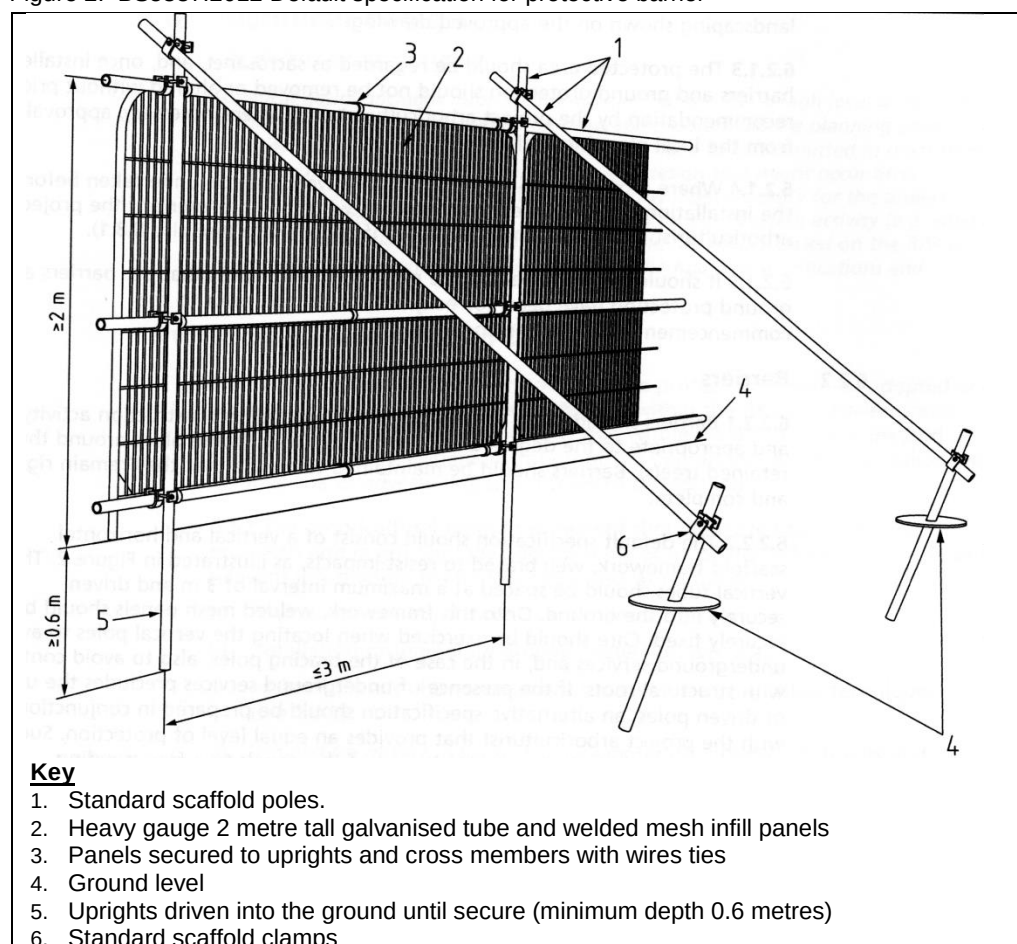
- THE PROTECTIVE FENCING MUST NOT BE MOVED
- NO PERSON SHALL ENTER THE CONSTRUCTION EXCLUSION ZONE
- NO MACHINE, PLANT OR VEHICLES SHALL ENTER THE EXCLUSION ZONE
- NO MATERIALS SHALL BE STORED IN THE EXCLUSION ZONE
- NO SPOIL SHALL BE DEPOSITED IN THE EXCLUSION ZONE
- NO EXCAVATION SHALL OCCUR IN THE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

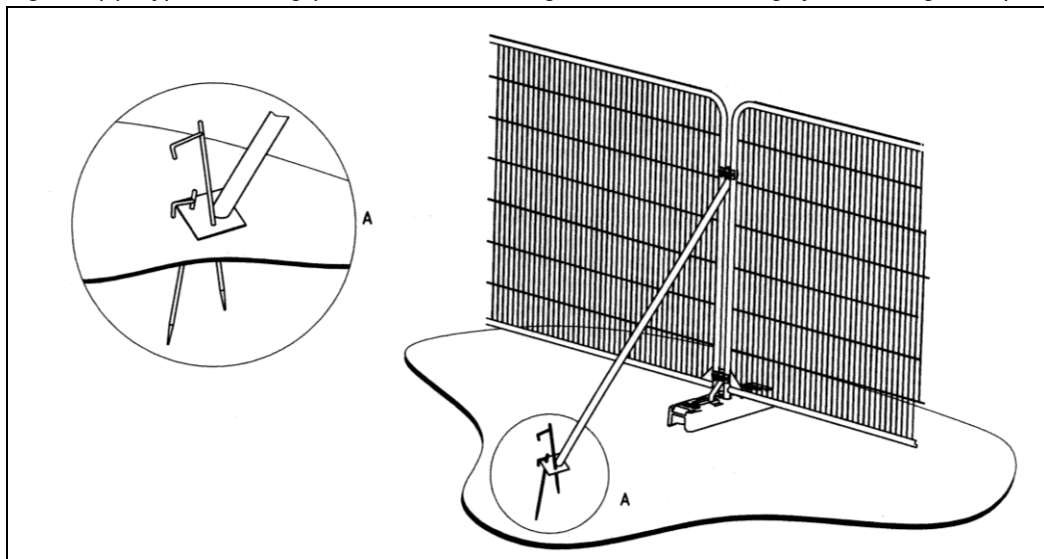
Figure 2: BS5837:2012 Default specification for protective barrier



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.

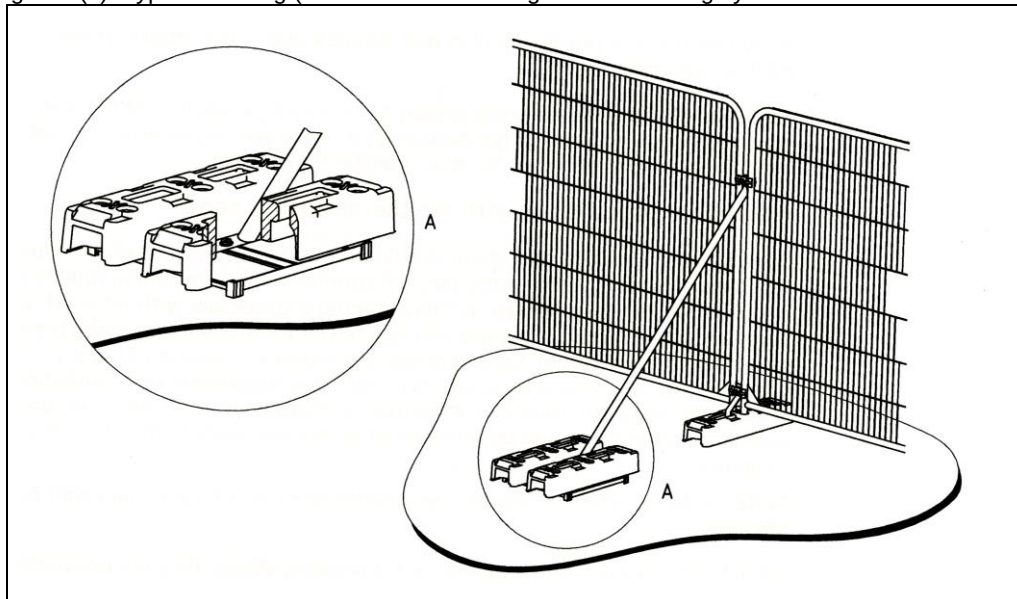
Figure 3(a): Type 2 Fencing (BS5837:2012 above-ground strut stabilising system with ground pins)



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.

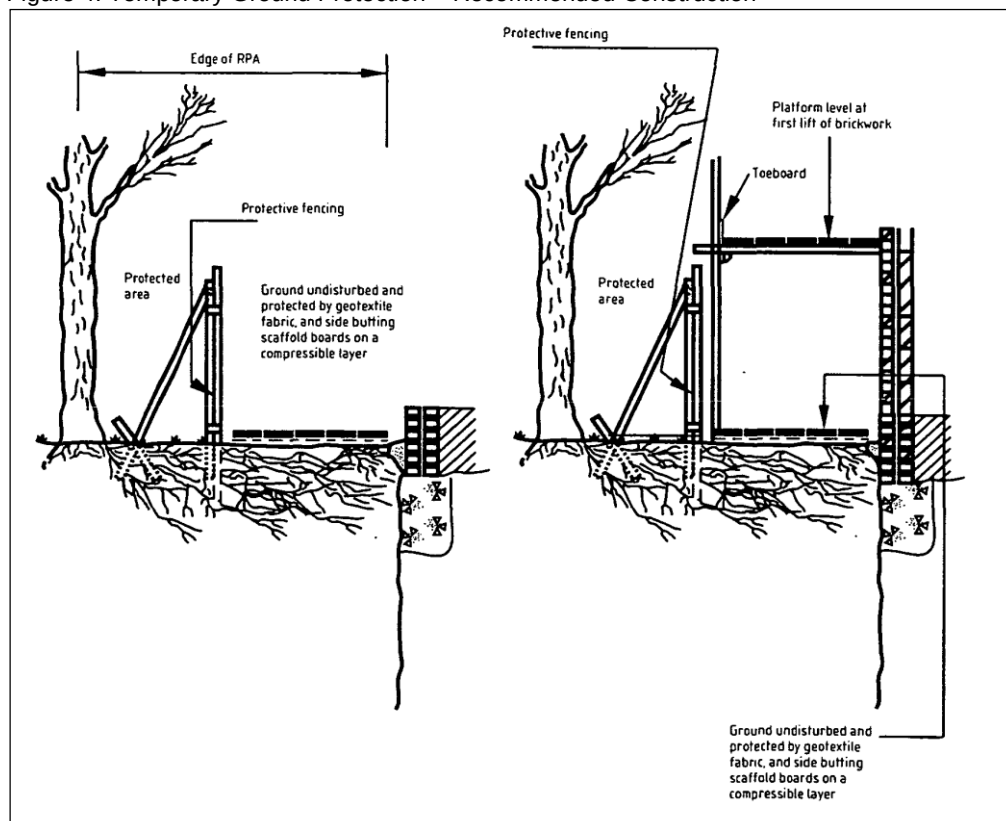
Figure 3(b): Type 3 Fencing (BS5837:2012 above-ground stabilising system with strut on block tray)

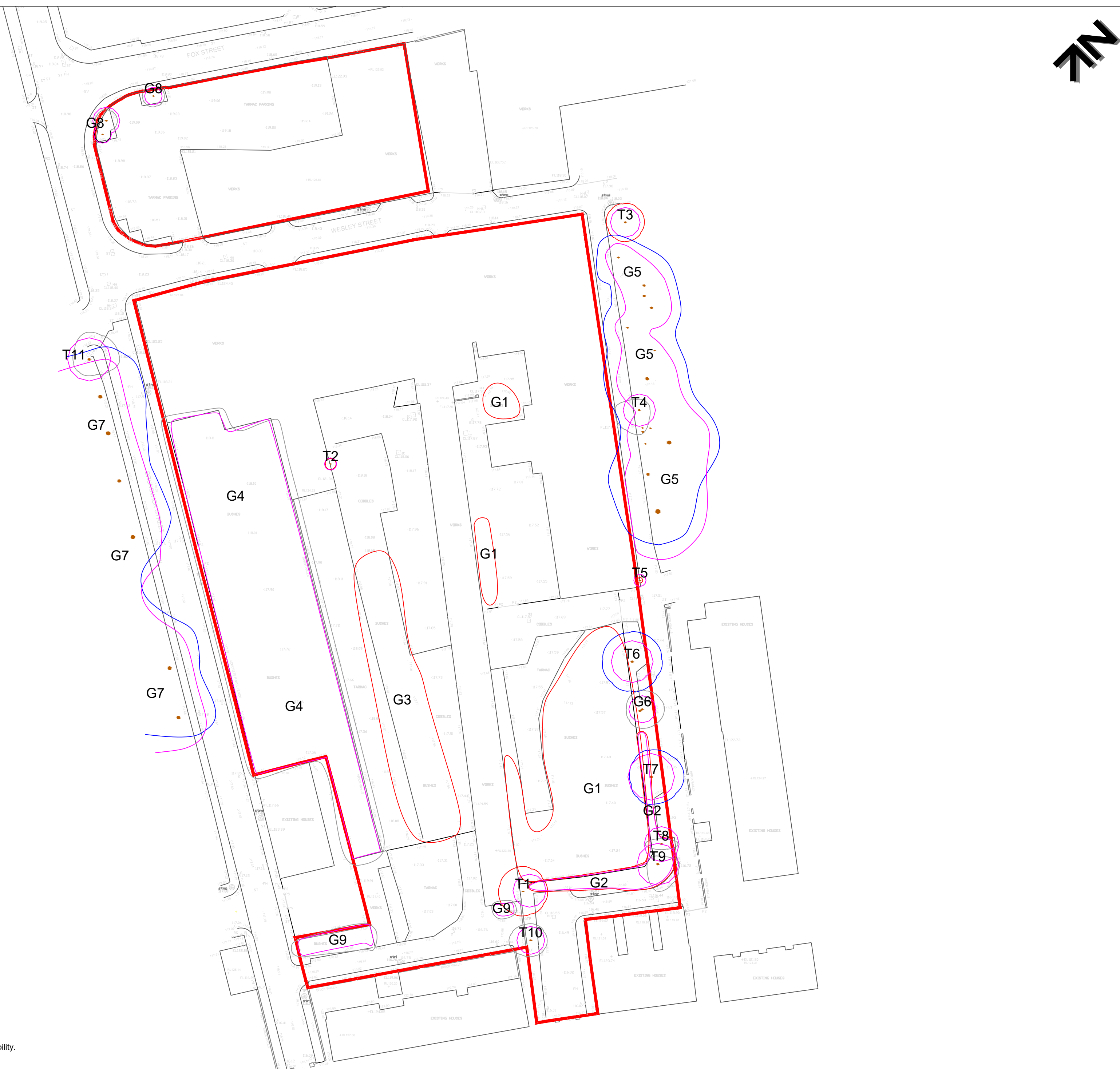


Temporary Ground Protection

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





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

Please refer to associated Arboricultural Impact Assessment report for specific details in respect of items below:

Tree Categorisations:

Those to be Considered for Retention:

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

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

Category 'C' Tree/Group
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
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 location of trees T2, T5 and T11, and the full extents of group G7, were not plotted on the topographical survey based site plan provided, and their locations were subsequently plotted by the arboricultural surveyor using GPS stiling and estimation at the time of the survey. As such, the plotted locations of these trees and this group cannot therefore be considered to be wholly accurate

Root Protection Areas (RPAs):

RPAs
Area(s) of Ground Around 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 BRUNSWICK STREET
HEYWOOD
GREATER MANCHESTER
OL10 1EZ

Client:

WESTCHURCH HOMES LTD

Title:

TREE CONSTRAINTS PLAN
in Relation to Proposed 61-Unit Residential Development

Scale:

1:500@A2

Date:

October 2021

Drawn by:

JL

Checked by:

PH

Bowland

Tree Consultancy Ltd

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

Ref: BTC2325-TCP

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

Please refer to associated Arboricultural Impact Assessment report for specific details in respect of items below:

Tree Categorisations:

Those to be Considered for Retention:

- Category 'A' Tree/Group
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years
- Category 'B' Tree/Group
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years
- Category 'C' Tree/Group
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
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 1: The stem location of trees T2, T5 and T11, and the full extents of group G7, were not plotted on the topographical survey based site plan provided, and their locations were subsequently plotted by the arboricultural surveyor using GPS staking and estimation at the time of the survey. As such, the plotted locations of these trees and this group cannot therefore be considered to be wholly accurate
Note 2: Trees with their identifying numbers labelled in grey are proposed for removal in the context of the proposed development

Root Protection Areas (RPAs):

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

Project:
LAND OFF BRUNSWICK STREET
HEYWOOD
GREATER MANCHESTER
OL10 1EZ

Client:
WESTCHURCH HOMES LTD

Title:
TREE IMPACT PLAN
in Relation to Proposed 61-Unit Residential Development

Scale: 1:500@A2
Date: December 2021
Drawn by: JL
Checked by: PH

APPENDIX C: Maintenance Operations

Key

✓ Works to be carried out in these months

Works not to be carried out in these months

*Bird breeding and nesting season (March to August inclusive) no works that may have an impact on nesting birds are to be undertaken

Activity	Frequency per Annum	Years	Indicative Timing of Operation											
			J	F	M	A	M	J	J	A	S	O	N	D
Inspections, Surveys and Cleansing														
Health and Safety														
Undertake a formal inspection to review hazards identified by original assessment.	12	All years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Specialist Surveys														
Instruct a trained arboriculturist to undertake a tree hazard and condition survey of mature trees.	0.3	Every 3 years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Site Cleansing														
Cleanse the whole site weekly.	52	All years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Remove fly-tipping and graffiti as soon as possible.	As required	All years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft Landscape Elements														
Retained Trees														
Initial tree removal and pruning	1	Year 1	✓	✓								✓	✓	✓
Undertake a cyclical programme of selective thinning, coppicing, pruning and felling. Wood under 250 mm diameter collected from thinning, pruning, brashing and scrub/vegetation clearance will, wherever possible, be chipped and used on site for mulching. Wood greater than 250 mm diameter will be logged and used to create deadwood piles to increase biodiversity.	N/A	Every 5 years	✓	✓								✓	✓	✓
Amenity Grass														
Cut (35mm) fortnightly during the growing season and remove arisings from the Site.	16	All years				✓	✓	✓	✓	✓	✓	✓		
Cultivate and re-seed as required.	As required	1 to 5								✓	✓	✓		
Weed control.	1	All years				✓	✓	✓	✓	✓	✓			
Hard Landscape Elements														
Footpaths														
Inspect footpaths monthly and clear overhanging vegetation, broken branches, leaf litter and trip hazards as required.	12	All years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1 x cut back vegetation with appropriate edging tool.	1	All years				✓	✓	✓	✓	✓	✓	✓		
Repairs to footpath surfacing.	As required	All years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Site Furniture														
Benches														
Inspect during monthly site inspections.	12	All years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Repairs to benches as required.	As required	All years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Graffiti removal as required.	As required	All years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Monitoring and Review														
Ongoing monitoring and surveying of habitats	1	All years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Quarterly site inspections by council	4	All years			✓			✓			✓			✓
Annual site meeting with stakeholders	1	All years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Formal review of management plan and maintenance operations.	0.2	Every 5 years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

NOTE Glyphosate formulations containing the surfactant Polyethoxylated tallow amine (POEA) should not be used within close proximity to waterbodies or other wetland habitats as it can cause high amphibian larvae mortality.

APPENDIX D: Relevant Legislation

Summary of Relevant Legislation

The following legal obligations, among others must be considered in carrying out any management operations:

Legislation	Obligations
Health and Safety Legislation	
The Health and Safety at Work Act (1974)	All operations carried out on the Site must only be undertaken by trained personnel, using methods and equipment approved by the Health and Safety Executive (HSE).
Occupiers Liability Act (1984)	Management organisation must ensure that every reasonable care is taken to remove any risks to both legitimate visitors and to any trespassers. In compliance it will be necessary: • To make sure that all footpaths and any other structures are safe; • To remove any hazardous objects; and • To conduct an annual safety audit in order to identify any further hazards.
Environmental Legislation	
Conservation of Habitats and Species Regulations 2017 (as amended)	The Habitat Regulations for England and Wales assign a greater level of protection to a variety of native species of animals and plants listed. The 2017 Regulations have been amended by the 2019 EU Exit Regulations.
Wildlife and Countryside Act (1981)	There is an obligation to comply with legislation for UK species protected (including amphibians, reptiles and bats) under this Act.
Environmental Protection Act (1990)	There is an obligation to keep the Site free from litter and refuse.
Countryside and Rights of Way Act (2000)	Imposes a new right of access on foot to registered common land and other areas of 'open countryside' which under certain circumstances allows access without being confined to footpaths.



THE
ENVIRONMENT
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