
Arboricultural
Impact
Assessment

Kingsway Road
Rochdale
OL16 4PR

Ref: P.1027.18

February 2022

Revision	Date	Description
A	10 th February 2022	Update to site layout
B	22 nd June 2022	Update to site layout '...sketch 22'
C	10 th April 2024	Update to site layout '...Rev P02'

Ascerta

Mere One, Mere Grange, Elton Head Road, St Helens WA9 5GG
T: 0845 463 4404 E: info@landscapetreeseecology.com
www.landscapetreeseecology.com

P.1027.18

Arboricultural Impact Assessment

**Kingsway Road
Rochdale
OL16 4PR**

For

David Wilson Homes

**February 2022
(Rev C 10th April 2024)**

Field Work by	Kevin Pope
Document Author	Kevin Pope
Technical Review	Stuart Randle
QA Review & Approval	Ciaran Power - Office Manager

Contents

EXECUTIVE SUMMARY	- 3 -
1.0 Introduction	- 4 -
2.0 Objectives.....	- 4 -
3.0 Planning Policy & Relevant Legislation	- 5 -
4.0 Survey & Survey Methodology.....	- 6 -
5.0 Survey Results & Impact Assessment.....	- 7 -
5.1 Existing Tree Cover:.....	- 7 -
5.2 Direct Impact on Trees.....	- 7 -
5.3 Compensation	- 7 -
5.4 Indirect Impact on Trees.....	- 7 -
5.5 Hedgerows.....	- 7 -
5.6 Potential Mitigation for Development Impacts.....	- 7 -
5.7 Potential for Shading & Nuisance	- 8 -
5.8 Boundary Screening.....	- 8 -
5.9 Long Term Spatial Constraints	- 8 -
5.10 Existing Areas of Hard Standing	- 8 -
5.11 Existing buildings/structures to be removed	- 8 -
5.12 Proposed Areas of Hard Standing	- 9 -
5.13 Proposed Buildings Located Adjacent / Within Root Protection Areas	- 9 -
5.14 Proposed Drainage & Domestic Services:.....	- 9 -
5.15 Working Space During the Construction Phase:.....	- 9 -
5.16 Access Facilitation Pruning	- 9 -
5.17 Protection of Planting Areas	- 9 -
5.18 Requirement for an Arboricultural Method Statement.....	- 9 -
5.19 Planning for New Landscaping.....	- 10 -
6.0 Tree Protection Measures	- 10 -
7.0 Summary of Impacts & Potential Mitigation Factors	- 11 -
8.0 Conclusions & Recommendations	- 12 -
9.0 References.....	- 13 -

Appendix 1 **Tree Data Tables in accordance with Table 1 of BS5837: 2012**

Appendix 2 **Drawing P.1027.18.01C *Tree Survey***
 Drawing P.1027.18.02C *Tree Constraints & Draft Protection Drawing*

EXECUTIVE SUMMARY

A survey of the existing trees on and adjacent land off Kingsway Road, Rochdale, OL16 4PR, has been carried out by a suitably qualified and competent Arboriculturist in accordance with British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations*.

The purpose of the survey and of this report is to identify the impact of the proposed development of the site on trees, both within and immediately adjacent the site, in accordance with the provisions of BS5837: 2012.

The development of the site will involve the demolition of one existing building and the construction of sixty-two new residential dwellings which will require the removal of a number of existing trees and in the absence of suitable controls, also has the potential to have an indirect impact on a number of the trees proposed for retention.

Mitigation for the impact of the development can be provided in the form of the following:

- The erection of protective fencing in advance of the commencement of the development to safeguard the root systems of retained trees;
- The agreement, in advance of the commencement of the development, together with the implementation during the construction phase, of a methodology for the protection of retained trees; and
- Arboricultural site supervision where works are proposed within and immediately adjacent root protection areas.

Compensation for the impact of the development, together with landscape and biodiversity enhancements can be achieved by way of the following:

- The planting of trees, shrubs and, where applicable, hedges as part of a comprehensive landscape scheme to replace any vegetation lost and to integrate the development into the wider landscape; and
- The use of a mixture of native and ornamental species within planting schemes, where those species are suited to the site and local landscape.

1.0 Introduction

- 1.1** Ascerta has been instructed to carry out a survey of the trees within and immediately adjacent land off Kingsway Road, Rochdale, OL16 4PR and to assess the potential impact of the development as proposed on trees within / adjacent the site in accordance with British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations*.
- 1.2** The site was visited on 3rd February 2022 by Kevin Pope, a competent and qualified arboriculturist with experience of the UK and European arboricultural and landscape industries within the context of the planning system. During the site visit, a survey was carried out of the trees growing both on and immediately adjacent the site to the standards contained within BS5837: 2012. This report presents the results of the survey, provides an assessment of the impact of the development and includes recommendations for further actions, where applicable, to mitigate any potentially negative effects of the development on tree cover within the local landscape.

2.0 Objectives

- 2.1** Our client's objective is to develop the site by the demolition of one existing building and the construction of 62 new residential dwellings.
- 2.2** Our objectives are as follows:
- Identify what arboricultural features exist presently within and adjacent the site and to record and categorise them in a manner consistent with BS5837: 2012;
 - Identify which trees will need to be removed directly as a result of the proposed development of the site;
 - Identify any indirect impact from the proposed development on trees proposed for retention;
 - Provide an indication of what protection measures can be implemented as part of the development of the site to ensure the physical protection of retained trees;
 - Provide recommendations for mitigation and compensation in terms of new planting or enhancement of existing features of arboricultural, landscape or ecological interest or importance; and
 - Provide any other recommendations to assist our clients in achieving their objectives whilst satisfying current legislation or policy guidance in relation to the woody vegetation on site.

3.0 Planning Policy & Relevant Legislation

- 3.1 The National Planning Policy Framework (July 2021) sets out the Government's planning policies for England and how these are expected to be applied. The Framework contains a presumption in favour of sustainable development, with sustainable development in the UK being defined under the UK Sustainable Development Strategy *Securing the Future*. This sets out five 'guiding principles' of sustainable development: living within the planet's environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.
- 3.2 The Framework seeks to facilitate the approval, without delay, of developments that meet the objectives of up-to-date Local Plans. Where proposed developments involve net gains for nature and biodiversity, this is to be seen as a positive improvement in the quality of the natural environment and thus in compliance with the objectives of the Framework. Paragraph 131 of the Framework confirms that trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. It also confirms that planning decisions should ensure that existing trees are retained whenever possible.
- 3.3 The site lies within the Rochdale Council administrative area and is subject to the policies (P1, G1, G6, G7) contained within the Rochdale Core Strategy (2016) for the Local Plan. These policies have been considered when writing this report.
- 3.4 Checks made with the Local Planning Authority on 14th February 2022 via email with the planning department indicate that none of the trees within our survey are statutorily protected by a Tree Preservation Order and the site is not located within a Conservation Area. In advance of the commencement of any works to trees within or adjacent the site, those instructing and proposing to carry out such works should satisfy themselves that all appropriate consents are in place to prevent potential breach of legislation.
- 3.5 British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations* provides current recommendations and guidance on the relationship between trees and design, demolition and the construction processes. It sets out the principles and procedures to be applied to achieve a harmonious and sustainable relationship between trees and structures.
- 3.6 Notwithstanding the aforementioned policies and legislation, consideration should also be given to any impacts from the proposed development in respect of the Hedgerow Regulations 1997 and the Forestry Act 1967 (and specifically the potential need for a felling licence), as well as existing UK and European legislation relating to wildlife and nature conservation.

4.0 Survey & Survey Methodology

- 4.1** We have been supplied with a digital copy of the topographical survey for the site, which satisfies the relevant part of section 4.2 of BS5837: 2012. Features of arboricultural or landscape interest that have been excluded from the original plan (for example trees on or located off site but within a distance from the boundary of the site equal to or less than 12 times the stem diameter of that tree) have been added to the plan manually.
- 4.2** Our assessment of the soils within the site, based on local site conditions, geography, available soil maps and our own experience of soils across the United Kingdom, indicates that the soils on site are likely to contain a clay element, and that this will have a plasticity index in the low/medium range. Any further details or confirmation of the exact nature of soil conditions on site will require further, more rigorous sampling and analysis. It is not however anticipated that the clay content will cause specific issues relating to retention of trees given the impact of the development proposals, providing that consideration is given to this aspect in advance of and during the construction phase of the development. Provision will need to be made for the protection of soil structure in key areas during the construction phase and the repair of any damage post construction. Further details are provided throughout this report and final details can be secured via planning condition.
- 4.3** Our survey of the trees within and adjacent the site was carried out by a qualified and competent arboriculturist in accordance with sections 4.4 and 4.5 of BS5837: 2012 on 21st June 2018 during sunny weather conditions. Those trees surveyed have been numbered sequentially, although for the purposes of this project they have not been tagged. The trees have also been categorised in accordance with section 4.5 and Table 1 of the Standard.
- 4.4** Where relevant and where the quality of shrub masses and hedges justifies recording, details have been recorded to the tree survey plan and tree data tables.
- 4.5** Where trees are surveyed that require immediate attention, for example to abate a nuisance, prevent a serious hazard to life or property, or are affected by a pathogen or pest that could cause widespread damage unless it is controlled, notification will be issued to the relevant person or organisation such that appropriate action can be taken.
- 4.6** Root Protection Areas for those trees surveyed have been calculated in accordance with the formulas within section 4.6 and Annex C of the Standard and can be found within the tree data tables that accompany this report. The tree data tables also contain a key to abbreviations used and the rationale for determining Root Protection Areas for groups of trees and woodlands (where applicable).

5.0 Survey Results & Impact Assessment

- 5.1 Existing Tree Cover:** Eighteen individual trees and seven groups of trees were recorded during our survey, the details of which can be found within Appendix 1 to this report and cross referenced with drawing P.1027.18.01C *Tree Survey*.
- 5.2 Direct Impact on Trees:** The development of the site as proposed will directly require the removal of T1, G3, G4 (in part), G5, T3, T4, T5, T6, T7, T8, T9, T18, G6 (in part) and G7.
- 5.3 Compensation:** Compensation for the loss of trees and the impact on canopy cover can be provided by way of planting new trees at the landscape stage of the project. Given the nature of the proposals, the context of the site in the local landscape and the opportunities for new planting and landscaping, it is considered that in terms of canopy cover, the medium to long term impact of the development will be neutral.
- 5.4 Indirect Impact on Trees:** In the absence of suitable controls, the development may well have an indirect impact on a number of trees on and adjacent the site. Measures are therefore required during the construction phase, as described throughout this report and on supporting drawings, in order to safeguard retained trees for the long-term benefit of the landscape.
- 5.5 Hedgerows:** In accordance with the Hedgerow Regulations 1997, 'important' hedgerows (in the context of the Regulations) should not be removed without a Hedgerow Removal Notice issued by the relevant Local Authority, unless that removal is subject to an appropriate consent under the Town and Country Planning Act 1990. In this instance however, no hedgerows are proposed for removal to accommodate the development proposals, therefore there are no arboricultural implications associated with such work.
- 5.6 Potential Mitigation for Development Impacts:** Mitigation of the direct impacts from the development of the site can be provided in the form of the erection of protective fencing as indicated on the attached drawings and the use of site specific actions adopting modern methods of construction as agreed and documented within an appropriate Arboricultural Method Statement.

5.0 Survey Results & Impact Assessment (Continued)

- 5.7 Potential for Shading & Nuisance:** Mature trees in urban and suburban areas add significant value and environmental benefits to properties; however, it is acknowledged that some land / property owners are averse to retaining trees close to buildings and areas of public use because of shading and other potential nuisances (leaf / fruit drop for example). Whilst efforts can be made to minimise the impact from shading by trees, it is almost inevitable that in some situations, whether in the short term from existing trees or in the long term from new trees, trees will cast shade on parts of properties, whether that be buildings, garden / open space or other areas of general use during part of the day. Generally, any shade cast from trees will be for relatively short periods and entirely acceptable given the accepted co-existence of large trees in an urban context. The acceptability or otherwise of shade is a somewhat subjective issue driven largely by land or property owner / occupier perceptions and in the majority of cases is not necessarily something that should be determined by a local planning authority. We do not consider in this case that shade will be excessive, or that any other ordinary circumstance arising from the presence of trees, for example from leaf or fruit drop, will constitute an unacceptable nuisance.
- 5.8 Boundary Screening:** Trees located adjacent to site boundaries generally make a welcome contribution to the screening of views, however in some cases there may be valid reasons for opening up views to enhance visibility. Where applicable, the drawings supporting this report indicate opportunities for management of boundaries in line with project aims and objectives.
- 5.9 Long Term Spatial Constraints:** The proposed layout has been designed to meet the standards set by the local planning authority as well as current best practice guidance. Where applicable, and subject to the possibility of an element of acceptable pruning, there should generally be adequate space between new buildings and trees to limit the potential for future pressure to remove trees. Acknowledgement should however be given to the fact that property owners are largely free to plant trees as close to their property as they wish, therefore any requirement for future maintenance of existing or future vegetation should not be given any weight in the determining of this application. Whilst it is not possible to predict what actions future occupiers will seek to take in respect of trees within or adjacent properties, the existing layout, together with any vegetation management prescriptions either at this stage or in the future, is considered acceptable from a design perspective.
- 5.10 Existing Areas of Hard Standing:** There are no existing areas of hard standing located close to trees proposed for retention, therefore subject to the agreement and implementation of physical protection for those trees throughout the ground works / remediation stage of the project, there should be no arboricultural implications associated with the removal of such surfaces.
- 5.11 Existing buildings/structures to be removed:** Providing that protective fencing is erected in advance of the commencement of demolition / site clearance works, and retained in-situ during the entire construction phase, the potential for unnecessary damage to retained trees should be limited.

5.0 Survey Results & Impact Assessment (Continued)

- 5.12 Proposed Areas of Hard Standing:** Areas where proposed hard surfaces encroach within or are immediately adjacent root protection areas of retained trees are marked on the drawings appended to this report and the extent of precautionary measures required in order to safeguard retained trees are also indicated
- 5.13 Proposed Buildings Located Adjacent / Within Root Protection Areas:** There are no areas within the proposed development where proposed buildings encroach within, or are located immediately adjacent to the Root Protection Areas of retained trees. There is therefore no need in this instance for special construction methodologies over and above the proposed arrangements for tree protection as outlined elsewhere in this report in order to safeguard trees from the impacts of construction works.
- 5.14 Proposed Drainage & Domestic Services:** During the installation process, general guidance can be obtained from the National Joint Utilities Group Publication *Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees – Volume 4* such as to minimise the impact of works on retained trees.
- 5.15 Working Space During the Construction Phase:** The location of the tree protection fencing on the attached plan has been designed to balance the allocation of space for working area and the need to protect as much soft space within root protection areas of retained trees as possible. In the specified location, construction works should not be impaired by lack of space and in-turn, enough root protection area is protected to ensure no long-term adverse impacts on the health and/or structural integrity of retained trees. A working methodology can be agreed via an Arboricultural Method Statement.
- 5.16 Access Facilitation Pruning:** There may be a limited number of areas within the site where an element of access facilitation pruning may be required, as indicated on the attached drawings. Providing that these works are controlled and carried out to a minimum of the standards as contained within BS3998: 2010 *Tree work – Recommendations*, then the visual impact of the work will be minimal and will not detract from the overall landscape value of the site. Our preliminary recommendations for arboricultural works are stated within the Tree Data Tables at Appendix 1 to this report.
- 5.17 Protection of Planting Areas:** It is often desirable to fence off areas that are to be newly planted to protect the soil structure; however, works will be required across the majority of the site, therefore there is little scope to set aside areas for such treatment. Provided that adequate provisions are made for ground preparations in advance of the landscape stage, there is unlikely to be a negative impact on the viability of newly planted stock.
- 5.18 Requirement for an Arboricultural Method Statement:** Provided that protective fencing is erected in advance of the commencement of the development and retained intact throughout the construction phase, there should be no specific requirement for an Arboricultural Method Statement in this case. The erection of protective fencing in accordance with a suitable tree protection plan should however be subject to a suitably worded condition attached to the planning consent notice.

5.0 Survey Results & Impact Assessment (Continued)

- 5.19 Planning for New Landscaping:** If not considered carefully at the design stage, new planting and landscaping can have an adverse impact on existing trees and cause long term problems for the built environment. Care should be taken in the design of new landscapes to prevent physical damage to retained trees during the planting process, and to ensure that schemes are designed to survive and thrive rather than compete for resources. Similarly, new trees and shrubs should not be planted where they will cause damage to structures, either directly or indirectly in the future. Table A1 at Annex A of the Standard gives advice on minimum distances for new trees from structures to avoid direct damage from future tree growth. Further advice should be sought from the project arboriculturist and a suitably qualified and experienced engineer as to the potential indirect impact of trees on structures in the long term (from clay shrinkage subsidence).

6.0 Tree Protection Measures

- 6.1** Based on the proposed layout and those trees proposed for retention, the drawings attached to this report show our preliminary recommendations for the physical protection of retained trees throughout the construction phase. The plans indicate the location of protective barriers, as well as the specification for construction of the protective fencing in accordance with Figures 2 & 3 of the Standard. These barriers will form construction exclusion zones around the retained trees. Provided that these measures are implemented in advance of, and throughout the course of the construction phase, there should be no specific requirement for an Arboricultural Method Statement.

7.0 Summary of Impacts & Potential Mitigation Factors

- 7.1** Table 1 below summarises the impacts of the development as proposed on tree cover within and immediately adjacent the site. Comments are also provided on potential mitigation, compensation or special measures required to minimise the impact of the development and safeguard trees proposed for retention.

Table 1: Summary of the impacts of the development on trees within / adjacent the site.

Issue	Affecting	Mitigation / Compensation / Special Procedures
Trees / hedges to be removed	T1, T2 (previously removed), G3, G4 (in part), G5, G6 (in part), G7, T3, T4, T5, T6, T7, T8, T9 & T18	Appropriate compensation can be provided by way of new / replacement planting at the landscape stage of the project. Biodiversity enhancements can also be achieved through the landscape proposals.
Indirect physical impact on retained trees	Retained trees	Tree protection fencing should be erected to an agreed specification in advance of the commencement of the development.
Provision of new hard surfaces	T15 & T16	Careful excavations with an element of root pruning when necessary. Works in this area to be overseen by project arboriculturist.
Access Facilitation Pruning	T15 & T16	All pruning works should be carried out to a minimum of the standards contained within BS3998: 2010 <i>Tree work – Recommendations</i> .
Protective Fencing	To be erected to an agreed specification in advance of the commencement of the development and retained in-situ throughout the course of the construction phase.	

- 7.2** On the basis of the above and the contents of this report, we do not consider the production of an Arboricultural Method Statement necessary at this stage. The erection of tree protection fencing in advance of the commencement of the development, ensuring it is retained in-situ throughout the entire construction phase, with works carried out carefully within the influencing distance of retained trees, should ensure no particular adverse impact on retained trees from the proposed development.

8.0 Conclusions & Recommendations

- 8.1** The direct and indirect impacts on tree cover as a result of the development proposals are outlined within this report and mitigation proposed accordingly that seeks where possible to satisfy local and national planning guidance and policy. Where trees are proposed for removal, replacement planting should be undertaken as part of a landscape strategy for the site in line with local plan requirements and to integrate the development into the surrounding landscape. Arrangements for the safeguarding and physical protection of retained trees should be agreed and implemented in a manner consistent with current best arboricultural management practices to minimise any potentially negative effects on long term tree cover.
- 8.2** A landscape plan has been prepared for the site and will include where feasible, provision for the planting of a mixture of native as well as ornamental trees, shrubs and hedges, implemented as a condition of planning consent. We recommend that tree protection measures are implemented in accordance with finalised versions of the drawings appended to this report.

9.0 References

Ministry of Housing, Communities and Local Government (July 2021) *National Planning Policy Framework*;

British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations*;

National Joint Utilities Group Publication *Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees – Volume 4*.

Appendix 1

Site:	P.1027.18 Kingsway Road, Rochdale	Surveyor:	Kevin Pope	
Client:	David Wilson Homes	Survey Date:	3rd February 2022	
Brief:	Tree Survey to BS5837:2012	Survey Conditions:	Overcast	

T. No	Species	Ht (m)	Stem DBH (mm)	RPA Radius	Branch Spread				Ht Crown Clearance (m)	Age Class	P Condition	Structural Condition & General Comments	Preliminary Recommendations (not to be actioned without a valid planning consent)	Est. (yrs)	Cat
				(m)	N	S	E	W							Grade
G1	Larch, Cedar, Pine and Norway Spruce	4	80# ave	0.96	1.5	1.5	1.5	1.5	0	Y	F	Linear group of mixed conifer plantation providing screening.	No works required at this stage.	40+	B2/C2
G2	Grey Willow, Alder, Goat Willow and Ash	8.5	80# ave	0.96	2	2	2	2	0	Y	F	Predominantly self-seeded Alder and Goat Willow. Occasional Ash. Low value scrub group.	No works required at this stage.	40+	C2
T1	Beech	7.5	530	6.36	4	4	4	4	0	EM/M	F/G	Open grown, squat form. Barbed wire engulfed into lower stem. Canopy appears in relatively good vigour. Some retention value as an individual.	Remove to accommodate development proposals. Plant replacement tree elsewhere on site at the landscaping stage of the project.	30+	B1
G3	Sycamore, Hawthorn and White Willow	5	200#	2.40	3	3	3	3	0	Y/EM	F/P	Hawthorn and Sycamore along line of barbed wire fence. Low retention value. Larger Sycamore main stem snapped out at 5m with associated decay.	Remove to accommodate development proposals. Plant replacement trees elsewhere on site at the landscaping stage of the project.	30	C2
G4	Goat Willow, Alder, Sycamore, Birch and Ash	10	350#	4.20	5	5	5	5	0	Y/EM	F	High planting density linear group of predominantly multi-stemmed Goat Willow. Canopies extend well into site with no clearance. Individual low retention value. Group forms significant screen.	Remove low quality scrub towards front of group as necessary to provide suitable garden space. Retain main screening group.	30	B2/C2
G5	Goat Willow, Birch, Grey Poplar, Hawthorn, Sycamore, Beech, Rowan, Oak and Elder	12	900	10.80	4	4	4	4	0	Y/EM	F	Predominantly Grey and Goat Willow, multi-stemmed. Birch becomes more regular towards northern end. Group provides strong screen. Some larger mature Beech trees on western side of group (900DBH#) and Sycamore trees lining Broad Lane; however, unable to access stems from site.	Remove to accommodate development proposals. Replace with suitable specimens at the landscaping stage of the project.	30+	B2/C2

NOTE: The Category Grade applied to trees surveyed is consistent with the recommendations within Table 1 of BS5837: 2012, however this does not necessarily correlate with the visual importance of a tree within the wider landscape, nor does it dictate which trees should be retained at the cost of quality development. Where trees are to be lost to accommodate a development, recommendations will be made such as to provide suitable mitigation and compensation, and to integrate the development into the wider landscape.

Key to Abbreviations & Headings

T. No.: Tree number (T = Tree, G – Group, W = Woodland, H = Hedge, Cpt. = Compartment)

Stem DBH (Diameter at Breast Height): Measured at 1.5m above ground level*

Ht Crown Clearance: Canopy ground clearance

Structural Condition: Description of any observed defects

Cat. Grade: Tree quality assessment in accordance with BS5837: 2012

Species: Common name used

Root Protection Area Radius: Root Protection Area as per BS5837: 2012

Age Class: Y = Young, EM = Early Mature, M = Mature, OM = Over mature, D = Dead

Preliminary Recommendations: Made in respect of known / intended use of the site

* For groups of trees, the stem diameter of the largest tree in the group is generally used

Denotes estimated DBH where access was not possible

Ht: Approximate height of tree from ground level in metres

Branch Spread: Extent of canopy spread in metres to each of the four cardinal points

P (Physiological) Condition: G = Good, F = Fair, P = Poor, D = Dead

Est. (yrs): Estimated remaining contribution in years

© Ascerta

Site:	P.1027.18 Kingsway Road, Rochdale	Surveyor:	Kevin Pope	
Client:	David Wilson Homes	Survey Date:	3rd February 2022	
Brief:	Tree Survey to BS5837:2012	Survey Conditions:	Overcast	

Page 2 of 4

T. No	Species	Ht (m)	Stem DBH (mm)	RPA Radius	Branch Spread				Ht Crown Clearance (m)	Age Class	P Condition	Structural Condition & General Comments	Preliminary Recommendations (not to be actioned without a valid planning consent)	Est. (yrs)	Cat
				(m)	N	S	E	W							Grade
G6	Goat Willow, Grey Willow, Hazel, Birch, Hawthorn and Elder	7	200#	2.40	4	4	4	5	0	Y	F	High planting density group of predominantly Willow. Hazel in understorey.	Remove low quality scrub towards front of group as necessary to provide suitable clearance and working area and prune retained canopies clear of new road.	40+	B2/C2
G7	Goat Willow, Grey Willow, White Poplar, White Willow, Hazel, Birch, Hawthorn and Elder	7	100+ 100+ 100#	2.08	4	4	4	4	0	Y	F	Low value self-seeded scrub. One taller emerging 10m White Poplar. Low retention value.	Remove to accommodate development proposals. Replace with suitable specimens at the landscaping stage of the project.	30	C2
T2	Ash	10.5	410	4.92	3	4.5	4.5	3	5	EM	P	Evident decline in canopy and dieback at several branch tips. Mechanical stem damage. Immediately adjacent to the road.	Tree has now been removed.	10+	C1
T3	Sycamore	9	240 260	4.25	4	4	4	4	0	Y/EM	F	Canopy appears full and in good vigour. Lower stem mechanical damage. Immediately adjacent road. Two stems from base that are rubbing and crossing. Low arboricultural importance.	Remove to accommodate development proposals. Plant replacement tree elsewhere on site at the landscaping stage of the project.	30+	C2
T4	Sycamore	11	360	4.32	4	4	4	4	2	EM	F	Some minor mechanical damage on lower stem causing damage to flag retaining feature. Relatively low arboricultural importance. Emerging from dense roadside group of trees.	Remove to accommodate development proposals. Plant replacement tree elsewhere on site at the landscaping stage of the project.	30+	C2

NOTE: The Category Grade applied to trees surveyed is consistent with the recommendations within Table 1 of BS5837: 2012, however this does not necessarily correlate with the visual importance of a tree within the wider landscape, nor does it dictate which trees should be retained at the cost of quality development. Where trees are to be lost to accommodate a development, recommendations will be made such as to provide suitable mitigation and compensation, and to integrate the development into the wider landscape.

Key to Abbreviations & Headings

T. No.: Tree number (T = Tree, G – Group, W = Woodland, H = Hedge, Cpt. = Compartment)
 Stem DBH (Diameter at Breast Height): Measured at 1.5m above ground level*
 Ht Crown Clearance: Canopy ground clearance
 Structural Condition: Description of any observed defects
 Cat. Grade: Tree quality assessment in accordance with BS5837: 2012

Species: Common name used
 Root Protection Area Radius: Root Protection Area as per BS5837: 2012
 Age Class: Y = Young, EM = Early Mature, M = Mature, OM = Over mature, D = Dead
 Preliminary Recommendations: Made in respect of known / intended use of the site
 * For groups of trees, the stem diameter of the largest tree in the group is generally used
 # Denotes estimated DBH where access was not possible

Ht: Approximate height of tree from ground level in metres
 Branch Spread: Extent of canopy spread in metres to each of the four cardinal points
 P (Physiological) Condition: G = Good, F = Fair, P = Poor, D = Dead
 Est. (yrs): Estimated remaining contribution in years

© Ascerta

Site:	P.1027.18 Kingsway Road, Rochdale	Surveyor:	Kevin Pope	
Client:	David Wilson Homes	Survey Date:	3rd February 2022	
Brief:	Tree Survey to BS5837:2012	Survey Conditions:	Overcast	

T. No	Species	Ht (m)	Stem DBH (mm)	RPA Radius	Branch Spread				Ht Crown Clearance (m)	Age Class	P Condition	Structural Condition & General Comments	Preliminary Recommendations (not to be actioned without a valid planning consent)	Est. (yrs)	Cat
				(m)	N	S	E	W							Grade
T5	Sycamore	6	220	2.64	3	3	3	3	1	Y/EM	P	Central main leader dead with vigorous new growth from base of stem. Low retention value	Remove to accommodate development proposals. Plant replacement tree elsewhere on site at the landscaping stage of the project.	30+	C1
T6	Beech	12	850	10.20	5	5	7	5	3	M	F	Slight indications of reduced vigour towards a limited number of branch tips however canopy generally seems healthy. Evident lower stem bulging likely indicative of internal hollowing. Some evidence of decay going up main stem however this appears relatively insignificant	Remove to accommodate development proposals. Plant replacement tree elsewhere on site at the landscaping stage of the project.	30+	B2
T7	Beech	9	600	7.20	5	5	8	3.5	1	M	F	No evidence of significant structural defects, some larger dead wood. Canopy appears in relatively good vigour	Remove to accommodate development proposals. Plant replacement tree elsewhere on site at the landscaping stage of the project.	30+	B2
T8	Beech	9	580	6.96	5	5	6	5	6	M	F/P	Several areas of reduced vigour in canopy. Good retention values. Unable to inspect stem thoroughly for dense vegetation	Remove to accommodate development proposals. Plant replacement tree elsewhere on site at the landscaping stage of the project.	20+	B2/C2
T9	Beech	5	510	6.12	4	4	4	4	3	EM/M	F/P	Main lead is with snapped out and decay. Evidence of decay at branch fork approximately 2.5m. Unable to inspect stem thoroughly. Not particularly good example of species. Small leaves.	Remove to accommodate development proposals. Plant replacement tree elsewhere on site at the landscaping stage of the project.	20	C2
T10	Sycamore	13	420	5.04	4	4	4	4	0	EM	F	Typical form for species but not a particularly good example. No significant structural defects	No works required at this stage.	30+	C2

NOTE: The Category Grade applied to trees surveyed is consistent with the recommendations within Table 1 of BS5837: 2012, however this does not necessarily correlate with the visual importance of a tree within the wider landscape, nor does it dictate which trees should be retained at the cost of quality development. Where trees are to be lost to accommodate a development, recommendations will be made such as to provide suitable mitigation and compensation, and to integrate the development into the wider landscape.

Key to Abbreviations & Headings

T. No.: Tree number (T = Tree, G – Group, W = Woodland, H = Hedge, Cpt. = Compartment)

Stem DBH (Diameter at Breast Height): Measured at 1.5m above ground level*

Ht Crown Clearance: Canopy ground clearance

Structural Condition: Description of any observed defects

Cat. Grade: Tree quality assessment in accordance with BS5837: 2012

Species: Common name used

Root Protection Area Radius: Root Protection Area as per BS5837: 2012

Age Class: Y = Young, EM = Early Mature, M = Mature, OM = Over mature, D = Dead

Preliminary Recommendations: Made in respect of known / intended use of the site

* For groups of trees, the stem diameter of the largest tree in the group is generally used

Denotes estimated DBH where access was not possible

Ht: Approximate height of tree from ground level in metres

Branch Spread: Extent of canopy spread in metres to each of the four cardinal points

P (Physiological) Condition: G = Good, F = Fair, P = Poor, D = Dead

Est. (yrs): Estimated remaining contribution in years

© Ascerta

Site:	P.1027.18 Kingsway Road, Rochdale	Surveyor:	Kevin Pope	
Client:	David Wilson Homes	Survey Date:	3rd February 2022	
Brief:	Tree Survey to BS5837:2012	Survey Conditions:	Overcast	

Page 4 of 4

T. No	Species	Ht (m)	Stem DBH (mm)	RPA Radius	Branch Spread				Ht Crown Clearance (m)	Age Class	P Condition	Structural Condition & General Comments	Preliminary Recommendations (not to be actioned without a valid planning consent)	Est. (yrs)	Cat
				(m)	N	S	E	W							Grade
T11	Sycamore	12	490	5.88	6.5	6.5	6.5	6.5	2.5	EM/M	G	Well balanced open grown form. Good retention value	No works required at this stage.	30+	B2
T12	Sycamore	10	460	5.52	3	5	5	5	2	EM	F	Canopy appears slightly sparse on northern side. Provides good screening collectively	No works required at this stage.	30	B2
T13	Sugar Maple	9	450	5.40	5	5	5	5	3	EM	F/P	Canopy appears sparse. Multiple leaders from same point on stem at approximately 2m	No works required at this stage.	20+	B2/C2
T14	Sycamore	5	200	2.40	2	2	2	2	1	Y	P	Significant squirrel damage on main stem. Low retention value.	No works required at this stage.	20	C1
T15	Sycamore	10	400	4.80	2.5	4	4	4	3	EM	F	Typical form for species not particularly good example. Individual retention value however provides good screen as a group	Crown lift to 4m to facilitate access to proposed footpath.	30	B2/C2
T16	Sycamore	14	480	5.76	5	5	5	5	3	EM	F	Well balanced canopy that appears in good condition. Forms part of a wider screening group.	Crown lift to 4m to facilitate access to proposed footpath.	30+	B2
T17	Sycamore	11	400	4.80	5	5	5	5	3	EM	F	Canopy appears full and in good vigour. Good retention value in a wider group. Provides good screen.	No works required at this stage.	30	B2
T18	Oak	12	660	7.92	7	8.5	8.5	7	1E	M	G	Canopy appears full and in good vigour. Open grown form.	Remove to accommodate development proposals. Plant replacement tree elsewhere on site at the landscaping stage of the project.	40+	A1

NOTE: The Category Grade applied to trees surveyed is consistent with the recommendations within Table 1 of BS5837: 2012, however this does not necessarily correlate with the visual importance of a tree within the wider landscape, nor does it dictate which trees should be retained at the cost of quality development. Where trees are to be lost to accommodate a development, recommendations will be made such as to provide suitable mitigation and compensation, and to integrate the development into the wider landscape.

Key to Abbreviations & Headings

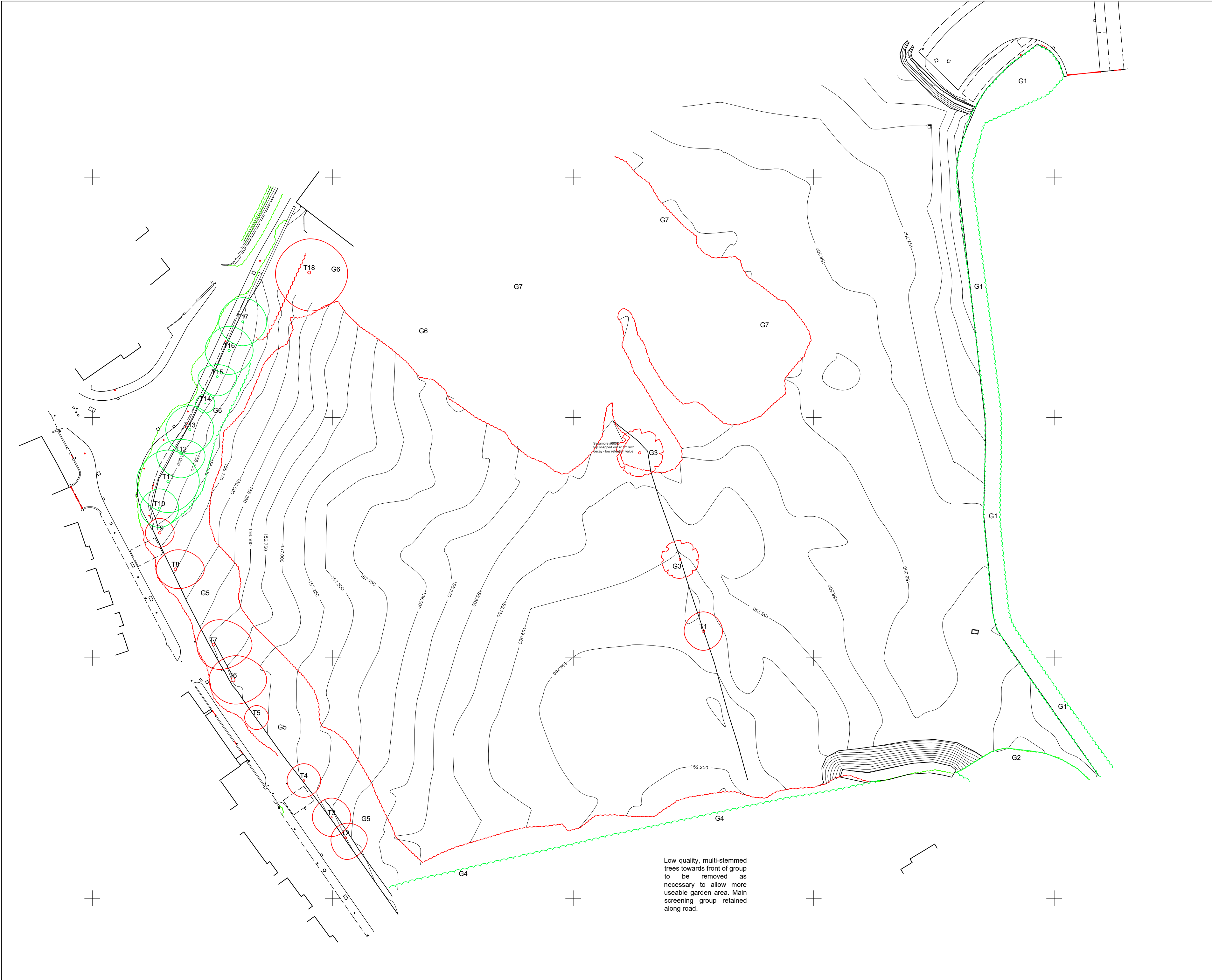
T. No.: Tree number (T = Tree, G = Group, W = Woodland, H = Hedge, Cpt. = Compartment)
Stem DBH (Diameter at Breast Height): Measured at 1.5m above ground level*
Ht Crown Clearance: Canopy ground clearance
Structural Condition: Description of any observed defects
Cat. Grade: Tree quality assessment in accordance with BS5837: 2012

Species: Common name used
Root Protection Area Radius: Root Protection Area as per BS5837: 2012
Age Class: Y = Young, EM = Early Mature, M = Mature, OM = Over mature, D = Dead
Preliminary Recommendations: Made in respect of known / intended use of the site
* For groups of trees, the stem diameter of the largest tree in the group is generally used
Denotes estimated DBH where access was not possible

Ht: Approximate height of tree from ground level in metres
Branch Spread: Extent of canopy spread in metres to each of the four cardinal points
P (Physiological) Condition: G = Good, F = Fair, P = Poor, D = Dead
Est. (yrs): Estimated remaining contribution in years

© Ascerta

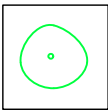
Appendix 2



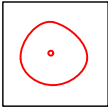
DO NOT SCALE. ALL COORDINATES RELATED TO LOCAL GRID LOCATED TO OS NG BY BEST FIT TO DETAIL, EXTRACTED FROM OS DIGITAL DATA.

© This drawing, including the design and technical information contained on it, is the property of Ascerta. The drawing may only be used for the specific purpose for which it has been intended and may not be reproduced or copied without prior permission.

KEY



Existing tree to be retained



Existing tree to be removed

REV	DESCRIPTION	DATE
A	Updated to newest layout	10/02/22
B	Update to newest layout "...Sketch 22"	22/06/22
C	Update to newest layout "...Rev P02"	10/04/24



f: 0845 463 4405
e: info@landscapetreeseecology.com
www.landscapetreeseecology.com

CLIENT:
David Wilson Homes

PROJECT:
Kingsway Road, Rochdale

DRAWING TITLE:
Tree Survey

SCALE: 1:500 @A2	DRAWN BY: CP	DRAWING No: P.1027.18.01	REV: C
DATE: 06/06/2018	CHKD BY: KP		

