

Arboricultural Impact Assessment

Royle Barn Road, Rochdale
Reference: 81-973-R3-1
Date: December 24





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QUALITY ASSURANCE

Report reference	81-973-R3
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EXECUTIVE SUMMARY

Site Address	Land off Royle Barn Road, Castleton, Rochdale OL11 3DT
Coordinates	E 388252, N 411096
Site Area	Approximately 0.24 ha
Results	The site survey identified a total of five individual trees, on and adjacent to the site. These one individual tree graded Category B (trees of moderate value), three individual trees graded Category C (trees of low value). One individual tree graded Category U (trees of poor value and unsuitable for retention).
Recommendations	An appraisal of the documentation provided to date identified no requirement for any tree removals. The appraisal identified various elements of the development that are proposed within and close to the RPAs and canopy spreads of retained trees. As such, various special working and protection methods and materials have subsequently been proposed in accordance with current government guidance. Adequate protective fencing as outlined in the Arboricultural Method Statement should be installed around all retained trees, where practical, before any materials and machinery are brought on site. Site operations involving plant with booms, jibs and counterweights should be planned in advance to prevent contact with retained trees. All operations involving such plant in close proximity to trees should be conducted under the supervision of a banksman to ensure that adequate clearance from the retained trees is maintained. All site storage areas, cement mixing and washing points for equipment and vehicles and fuel storage areas should be outside RPAs. No discharge of potential contaminants should occur within the RPA of a retained tree stem or where there is a risk of run off into RPA. All tree works should be carried out by a competent arborist in accordance with BS 3998:2010, Tree Work Recommendations. This document encloses a Preliminary Arboricultural Method Statement, which provides guidance on tree protection measures and mitigation.



1. BACKGROUND

1.1. PURPOSE OF THE REPORT

E3P Ltd have been instructed by Hallmark Developments (NW) Ltd to produce an Arboricultural Impact Assessment and Method Statement relating to proposed construction works at land off Royle Barn Road, Castleton, Rochdale OL11 3DT, hereafter referred to as 'the site'.

The purpose of the report is to:

- ✿ Assess the quality of the trees on and immediately adjacent to the site, in accordance with British Standards (2012)¹, hereafter referred to as 'BS5837: 2012'.
- ✿ Identify trees suitable for retention and for removal due to the proposed development.
- ✿ Prescribe tree protection measures to ensure that retained trees survive the proposed development and thrive after its completion.
- ✿ Prescribe arboricultural recommendations for the long-term management of trees on the site.
- ✿ If necessary, to assess the site for its suitability for mitigation planting, and to specify planting requirements.

1.2. SITE DETAILS

The site is located at on Land off Royle Barn Road, Castleton, Rochdale OL11 3DT and is within the administrative boundaries of Rochdale Metropolitan Borough Council. currently undergoing active construction works under a previous planning application. An area of bare ground was located directly adjacent to the north-west of the site, associated with works under a previous planning application. Adjacent areas comprised industrial units and associated hardstanding on remaining aspects.

Cranfield (2024) identified the soil type of the site and the surrounding area as freely draining slightly acid sandy soils. No further detailed soil analysis was undertaken.

1.3. LEGISLATION

A search of the Rochdale Metropolitan Borough Council's website confirmed the site does not stand within a CA, however, the website does not give details of specific TPOs. It is therefore essential that the presence of any such statutory protection at the site be checked directly with their planning department prior to scheduling or carrying out any tree works that are not directly related to, and subsequently authorised in accordance with, the implementation of a detailed (i.e. full) planning permission.

The Town and Country Planning (Tree Preservation) (England) Regulations 2012 make provision for, amongst other things, the form of Tree Preservation Orders (TPOs) and for applications for consent to carry out work on trees subject to an order. The order makes it an offence to cut down, uproot, prune, lop or damage the tree (including the roots) in question without first obtaining the Council's consent. A TPO can apply to a single tree, a group of trees or woodland. Anyone who wishes to fell or carry out work to a tree protected by a TPO must apply to the Council to obtain permission.

¹ British Standards (2012). *BS5837: 2012 - Trees in Relation to Design, Demolition and Construction: Recommendations*. British Standards Institute, London



There are exemptions for statutory undertakers under the Town and Country Planning Regulations which include where the land on which the tree is situated is operational land of the statutory undertaker and the work is necessary; and in the interests of the safe operation of the undertaking;

-  In connection with the inspection, repair or renewal of any sewers, mains, pipes, cables or other apparatus of the statutory undertaker.
-  To enable the statutory undertaker to carry out development permitted by or under the Town and Country Planning (General Permitted Development) Order 1995. This is only where works are within an operational site and does not include works outside of operational sites.

Where works are granted planning permission no additional specific permission in regard to works to TPOs is required.

1.4. TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

Conservation Areas are protected under the Town and Country Planning Act 1990 (as amended). Where trees within a Conservation Area are not a TPO permission must also be obtained by the Local Planning Authority (LPA) under a Section 211 notice, which gives the LPA the opportunity to consider protecting a tree. The exception is when a tree is less than 7.5 cm in diameter, measures 1.5 m above ground or 10 cm if thinning to help the growth of other trees.

1.5. THE PLANNING PROCESS

The National Planning Policy Framework (NPPF 2023) seeks to ensure that new development is sustainable and underlines the importance of green infrastructure, of which trees form an integral part. This includes recognition of the importance of trees in relation to the management of air, soil and water quality along with other associated ecosystem services and climate change adaption. The NPPF also seeks to achieve the protection and enhancement of landscapes and a net gain in biodiversity. Finally, it specifically identifies veteran and ancient trees and woodland as a highly valuable and irreplaceable habitat.

Local Planning Authorities (LPA) in the UK have a statutory duty to consider both the protection and planting of trees when considering planning applications. The potential impact of development on all trees (including those not protected by a Tree Preservation Order (TPO) or other statutory designation) is a material consideration in determining a planning application.

BS 5837 provides a framework which sets out how trees should be considered in the planning process and also explicitly applies to development where planning consent is not required.

BS 5837 recommends that a tree survey is undertaken to identify the quality and benefits of trees and the spatial constraints associated with them. This information is then used to produce a Tree Constraints Plan (TCP) illustrating the above and below ground constraints associated with trees (the Root Protection Area (RPA)). The TCP is intended to be used to inform the design process and to identify those trees considered to be a constraint to development due to the quality and value (in a non-fiscal sense).

Following the production of the final scheme design, an Arboricultural Impact Assessment (AIA) is produced to identify the likely direct and indirect impacts of the proposed development, along with a Tree Protection Plan (TPP) to identify trees to be removed and retained and to illustrate the protection of retained trees. An Arboricultural Method Statement (AMS) is also often required as a condition of planning consent to detail how sensitive operations are to be undertaken in close proximity to retained trees.



These documents and plans are considered the minimum requirement for arboricultural matters within a planning application and are intended to ensure both a long term sustainable and harmonious relationship between existing trees and the proposed development.

1.5.1. NATIONAL PLANNING POLICY FRAMEWORK 2023

At the heart of the National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development, and specifically states that for decision making, the LPA should be approving development proposals that accord with the development plan without delay.

Section 15 of the NPPF recognises the importance of conserving and enhancing the natural environment, and specifically acknowledges the role of trees and woodland in the provision of natural capital and ecosystem services.

It further acknowledges the importance of ancient woodlands and veteran trees for habitats and biodiversity and requires that planning consent should be refused where development schemes require the removal of such features unless there are wholly exceptional reasons.

It was confirmed that there are no designated ancient woodlands or veteran trees within the survey area.



2. METHODS

2.1. SITE SURVEY

The site survey was carried out by Martin Dilworth on the 13th December 2024. All trees on site were inspected from ground level, using the visual tree assessment (VTA) method. Any notable defects of trees were recorded, although the site survey did not constitute a full tree safety assessment.

Tree heights and crown clearances were measured to the nearest 0.5 m with a clinometer. Crown spreads of trees were measured on their north, east, south and west aspects to the nearest 0.5 m. The Diameter at Breast Height (DBH) of trees was measured to the nearest 1 cm, and was used to calculate the Root Protection Area (RPA) of trees using methods prescribed in BS 5837:2012.

In accordance with BS 5837:2012, trees were classified as either A, B, C or U using the criteria shown in Table 1. Trees were further classified by the subcategories 1, 2 and 3, depending upon whether they had mainly arboricultural, landscape, or cultural qualities. The additional subcategory does not affect the retention value of the tree, e.g. a Category A2 tree does not have a higher retention value than a Category A1 tree.

Table 1 BS5837 Cascade Chart (Adapted From British Standards, 2012)

CATEGORY	DEFINITION	RETENTION	COLOUR CODE
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.	Highly desirable	Light green
CATEGORY B	Trees of moderate quality with an estimated remaining life expectancy of at least 20 years; trees lacking the special quality to merit Category A designation.	Desirable	Dark blue
CATEGORY C	Trees of low quality with an estimated remaining contribution of at least 10 years, or trees with a stem diameter below 150 mm; unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	Feasible, but should be removed if posing a constraint to development	Grey
CATEGORY U	Trees that have serious, irremediable, structural and/or physiological defects, including those that will become unviable after removal of other Category U trees.	Unfeasible	Dark red

2.2. CONSTRAINTS

Only trees with a stem diameter greater than 75mm, (measured at 1.5m above ground level), have been included within the survey; however, it should be noted that a number of individual trees and shrubs with a stem diameter of less than 75mm were present within the study area.

Only trees within the likely influence of the proposed development have been included within this report. Any additional trees in the vicinity of the site have been deemed to not be affected by the proposals and have not been included.

Trees are living organisms and as such their health and condition are naturally subject to change over time. Unforeseen future circumstances such as neglect, wilful damage or severe/extreme weather conditions may affect the future health and condition of the trees included in this report.



2.3. QUALIFICATIONS OF THE AUTHOR

Martin Dilworth is a suitably qualified arboricultural consultant, who is a Professional member of the Arboricultural Association, and holds an FdSc in Arboriculture, and the LANTRA Professional Tree Inspection Certificate.



3. TREE SURVEY ASSESSMENT

3.1. TREE POPULATION ASSESSMENT

The site survey identified a total of five individual trees, on and adjacent to the site. These one individual tree graded Category B (trees of moderate value), three individual trees graded Category C (trees of low value). One individual tree graded Category U (trees of poor value and unsuitable for retention).

Table 2 Tree Categories Recorded

TREE CATEGORY	NO. OF INDIVIDUAL TREES	NO. OF GROUPS OF TREES	NO. OF HEDGEROWS	NO. OF WOODLANDS
Category A (trees of high quality)	0	0	0	0
Category B (trees of moderate quality)	1	0	0	0
Category C (trees of low quality)	3	0	0	0
Category U (trees of poor quality unsuitable for retention)	1	0	0	0
Totals	5	0	0	0

Tree data can be viewed in Appendix I: Tree Survey Schedule. Tree locations can be viewed in Appendix II: Tree Constraints Plan.



4. IMPACT ASSESSMENT

4.1. TREE REMOVALS DUE TO DEVELOPMENT

From the information provided to date it is projected that no trees will require removal.

4.2. WORKS WITHIN RPAS

The appraisal identified that the following development works are close to and within retained trees' RPAs and canopies:

-  Removal of existing hard surfaces and soft landscaping.

The calculated RPAs of the incursions are presented in Table 2.



Table 2 Root Protection Area Incursions

PROPOSED IMPACT	TREES IMPACTED	PROPOSED SPECIAL MEASURES	RELEVANT BS5837 SECTION(S) TO BE ADHERED TO	INFORMATION REQUIRED OR PROVIDED, AND RELEVANT SPECIALIST
Removal of existing hard surfacing to form new soft landscaping	T1	- Removal of existing hardstanding should be supervised by an Arboricultural Clerk of Works (ACoW). - Once the surface has been cut, any sub-base level to be excavated using a high pressure air lance (an 'airspade') when ground conditions allow (which allows roots to be exposed without damaging them). - No vehicular or plant access within retained trees' RPAs under soft surfaces.	7.2, 7.3	Ground works contractor to provide detailed schedule of works and method statement
New landscaping within trees RPA's	All retained trees	- All proposed landscaping to be 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. - Protect RPA adjacent to proposed development using temporary ground protection measures alongside fencing. - No vehicular or plant access within retained trees' RPAs under soft surfaces.	7.2, 7.3, 7.4, 8	Ground works contractor to provide detailed schedule of works and method statement



4.3. GENERAL CONSTRUCTION PRECAUTIONARY MEASURES

Site operations involving plant with booms, jibs and counterweights should be planned in advance to prevent contact with retained trees. All operations involving such plant in close proximity to trees should be conducted under the supervision of a banksman to ensure that adequate clearance from the retained trees is maintained.

All site storage areas, cement mixing and washing points for equipment and vehicles and fuel storage areas should be outside RPAs. No discharge of potential contaminants should occur within the RPA of a retained tree stem or where there is a risk of run off into RPA.

Any fence post excavations Within a trees RPA are to be carried out manually, using handheld tools only, and in accordance with the guidelines set out in section 7.2.1 of BS5837:2012.

All proposed landscaping to be 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.

4.4. FACILITATION PRUNING

Based on the information currently available, it is not possible to predict the requirement for access facilitation pruning. Any requirements for access facilitation pruning should be discussed at a pre-commencement meeting with the project arboriculturalist.

All tree works should be completed prior to the commencement of any development or construction vehicles/plant entering either site. It is recommended that all tree works are carried out in accordance with BS3998:2010: Tree Work - Recommendations.

4.5. UNDERGROUND UTILITIES AND DRAINAGE

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).

To date, there are no proposed works to service and/or drainage in respect of the development under consideration. In order to ensure that utilities and services are either routed outside RPAs where possible or special working methods are used, where required to install services within RPAs, the provision of a bespoke method statement can be conditioned to a planning approval.



5. SUMMARY AND CONCLUSIONS

The site survey identified a total of five individual trees, on and adjacent to the site. These one individual tree graded Category B (trees of moderate value), three individual trees graded Category C (trees of low value). One individual tree graded Category U (trees of poor value and unsuitable for retention).

An appraisal of the documentation provided to date identified no requirement for any tree removals.

The appraisal identified various elements of the development that are proposed within and close to the RPAs and canopy spreads of retained trees. As such, various special working and protection methods and materials have subsequently been proposed in accordance with current government guidance.

Adequate protective fencing as outlined in the Arboricultural Method Statement should be installed around all retained trees, where practical, before any materials and machinery are brought on site.

Site operations involving plant with booms, jibs and counterweights should be planned in advance to prevent contact with retained trees. All operations involving such plant in close proximity to trees should be conducted under the supervision of a banksman to ensure that adequate clearance from the retained trees is maintained.

All site storage areas, cement mixing and washing points for equipment and vehicles and fuel storage areas should be outside RPAs. No discharge of potential contaminants should occur within the RPA of a retained tree stem or where there is a risk of run off into RPA.

All tree works should be carried out by a competent arborist in accordance with BS 3998:2010, Tree Work Recommendations.

This document encloses a Preliminary Arboricultural Method Statement, which provides guidance on tree protection measures and mitigation.



6. ARBORICULTURAL METHOD STATEMENT

6.1. TIMING OF WORKS

The phasing of works must be carried out in accordance with 3.

Table 3 Timing of Works

STAGE	WORKS
1	Site induction
2	Install temporary tree protection fencing
3	Inspection by arboriculturist
4	Carry out construction works, subject to precautionary measures
5	Remove tree protection fencing once works complete
6	Final inspection by arboricultural consultant

6.2. SITE INDUCTION

Prior to works commencing, all contractors must attend a site induction. All contractors will be briefed on arboricultural concerns arising from the development proposals, including tree Root Protection Areas (RPAs). This method statement must be made available to all contractors working on the site.

6.3. TREE PROTECTION FENCING

Prior to machinery entering the site, it will be necessary to ensure that all trees are adequately protected. This will require the installation of temporary of tree protection fencing.

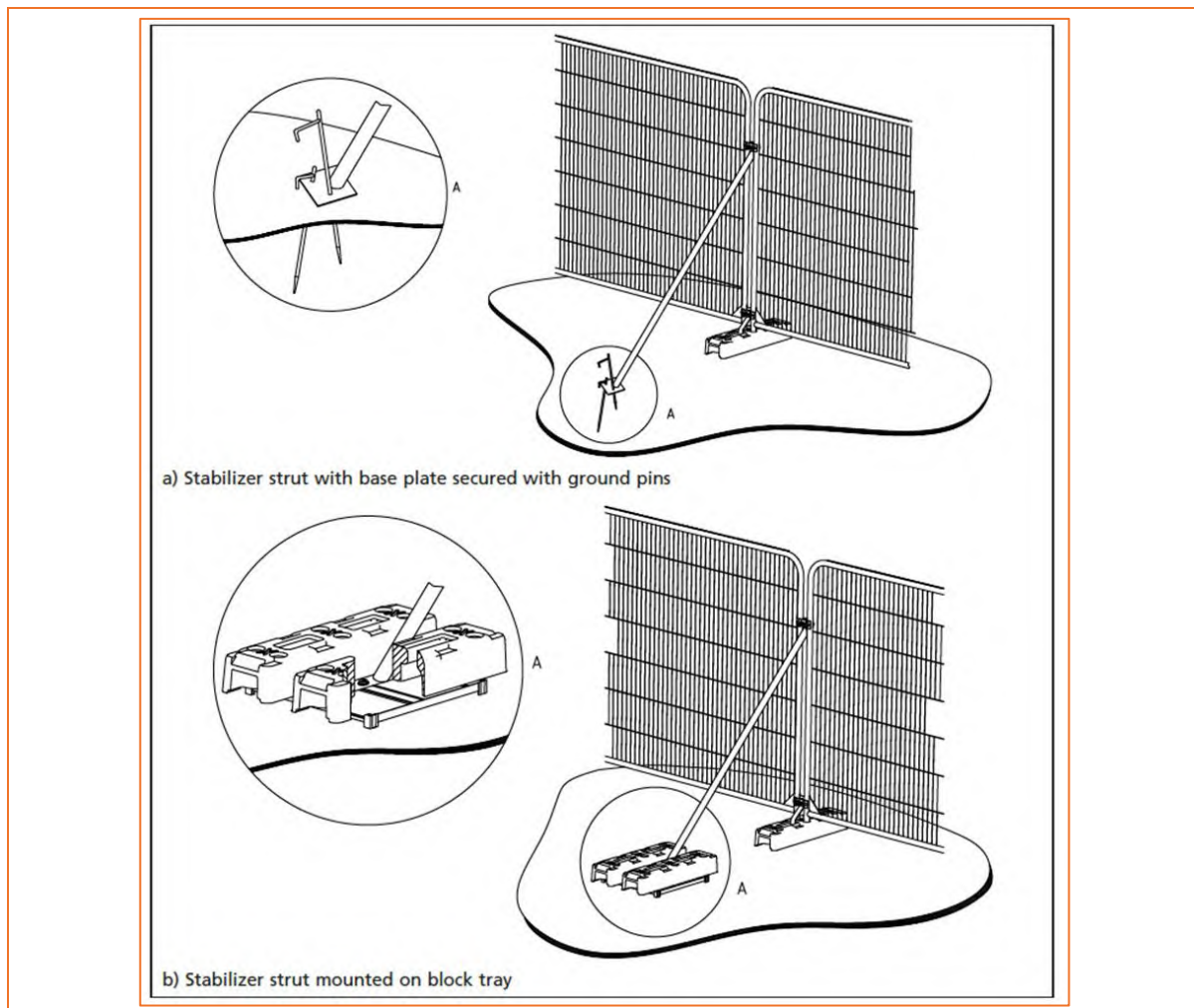
Tree protection fencing will consist of Heras fencing panels well braced to resist impacts. (see Figure 1).

Laminated waterproof A3 signs will be fixed securely to fencing panels on each enclosure at 9 m intervals. The signs must clearly read: 'Protected Tree Zone, no storage or operations within fenced off areas'.

Once the construction works have been completed, the tree protection fencing may be removed. This must be done with care to ensure that no damage to trees is caused.



Figure 1 **Tree Protection Fencing Specification**





6.4. GENERAL PRECAUTIONARY MEASURES

Prior to works commencing, a site storage area will be designated, which must be outside of the RPAs of trees. No materials hazardous to tree health, such as oil, bitumen or cement will be stored within RPAs of trees. Where possible this area should be extended to 10 m away from the tree protection fencing.

Where there is a risk of polluted water runoff into RPAs, heavy duty plastic sheeting and sandbags will be used to contain any spillages and prevent contamination. No fires will be lit within 20 m of the protective fencing.

If any breach in the tree protection measures occurs it is the site manager's responsibility to report this to an arboricultural consultant so the appropriate measures may be taken.



7. ARBORICULTURIST CONTACT DETAILS

If at any point during construction works, works are required within RPAs, if there is a breach within the tree protection fencing, and/or if the proposals change from those detailed within the Tree Protection Plan, the project arboriculturist must be consulted immediately. The project arboriculturist's details are below:

Martin Dilworth

E3P
Taylor Road
Trafford Park
Urmston
Manchester
M41 7JQ

trees@e3p.co.uk

Office: 01617079612

END OF REPORT

APPENDIX I TREE SURVEY SCHEDULE





A plan showing tree locations can be viewed in **Appendix III: Tree Constraints Plan**.

Table A.1 Key For Tree Tables

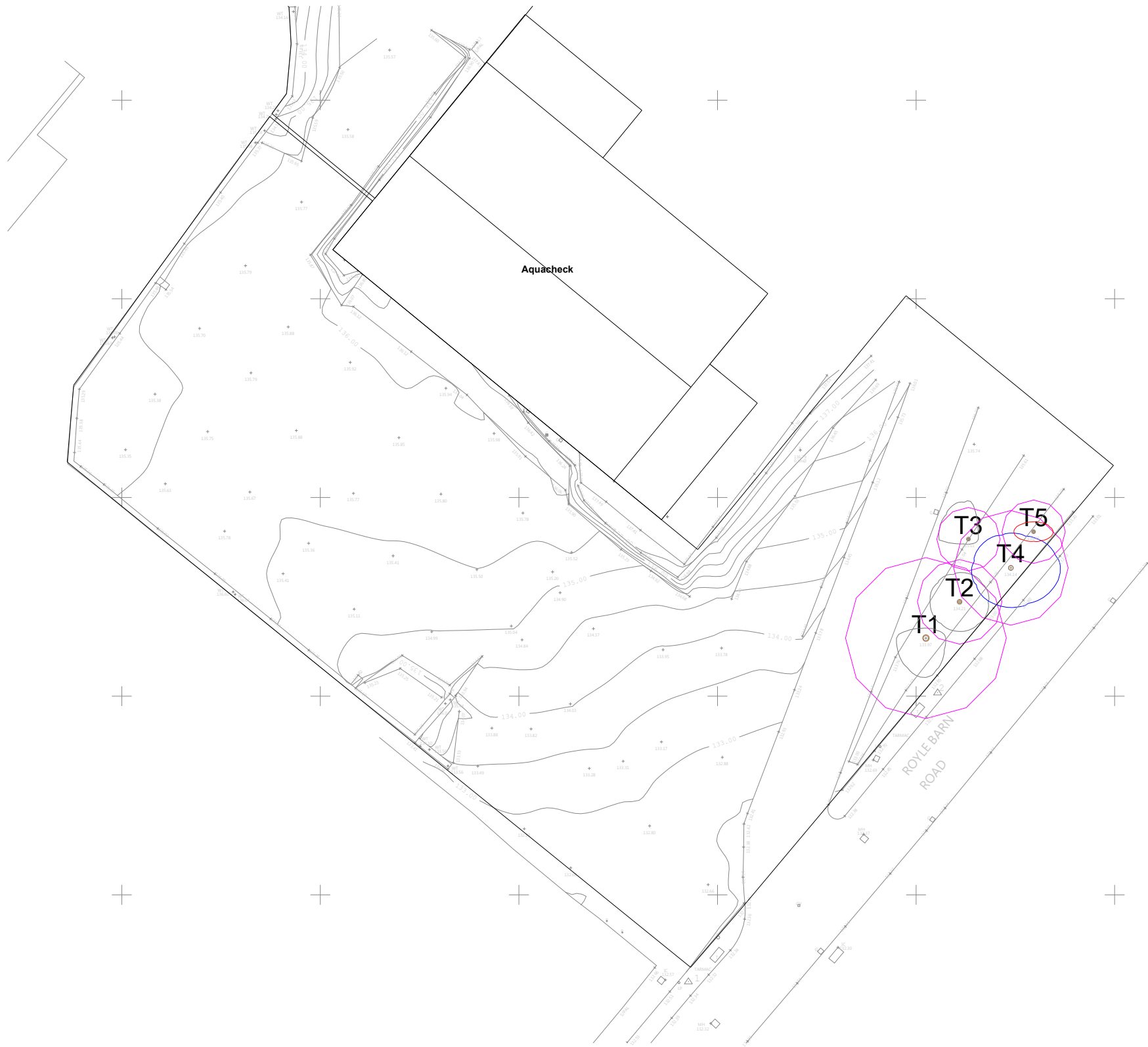
KEY	
SPECIES	Common name and scientific name
HEIGHT	Measured to nearest 0.5 m
C.C	Height of crown clearance, measured to nearest 0.5 m
DBH	Diameter at breast height (1.5 m), in centimetres
CROWN SPREAD	Measured to nearest 0.5 m
AGE	Y - sapling/newly planted tree
	SM - semi-mature; tree in 1/3 of estimated lifespan
	EM - early-mature; tree in 2/3 of estimated lifespan
	M - mature; tree in 3/3 of estimated lifespan
	V - Veteran tree
ERC	Safe useful life expectancy of tree, in years
CATEGORY	See cascade chart (Table 1)
#	Estimated value

Table A.2 Tree Data

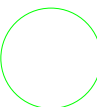
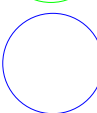
TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	CROWN SPREAD				HEIGHT OF C.C	AGE	COMMENTS	ERC	CATEGORY	RPA (M²)	RPA RADIUS (M)
				N	E	S	W							
T1	Poplar sp.	11	660	1	2	4	3	1	M	Stem bifurcated at 1.5m. Previously pollarded at approximately 4m. Dieback in northern stem.	10+	C1	197	7.9
T2	Goat willow	6	290 190	3	3	3	3	1	EM	Twin stemmed at ground level.	10+	C1	55	4.2
T3	Laburnum	4	260	4	1	0.5	3	2	M	Acute lean towards north.	10+	C1	31	3.1
T4	Silver birch	12	470	3.5	5	4	4	3	M	Stem bifurcated at 2m.	20+	B1	100	5.6
T5	Goat willow	4	260	1	2	1	2	0	EM	Stem snapped at 2.5m. Eppicormic shoots at base and on stem.	<10	U	31	3.1

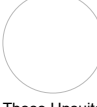
APPENDIX II TREE CONSTRAINTS PLAN





Tree Categorisations:
Those to be Considered for Retention:

-  **Category 'A' Tree/Group/Hedge**
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years
-  **Category 'B' Tree/Group/Hedge**
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years

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

-  **Category 'U' Tree/Group/Hedge**
Those in Such a Condition that they Cannot Realistically be Retained as Living Trees in the Context of the Current Land Use for Longer Than 10 Years

- 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 Appended Temporary Protective Fencing Specification

Notes:				
P1	REVA	13.12.2024	MD	MD
Phase	Issue	Date	Drawn	Checked

Client:	Hallmark Developments (NW) Ltd
Job Title:	Royle Barn Road, Rochdale

Job No:	81-973	Date:	13.12.2024
Drawing No:	001	Scale:	1:500 @ A3
Drawing Title:			
Tree Constraints Plan			

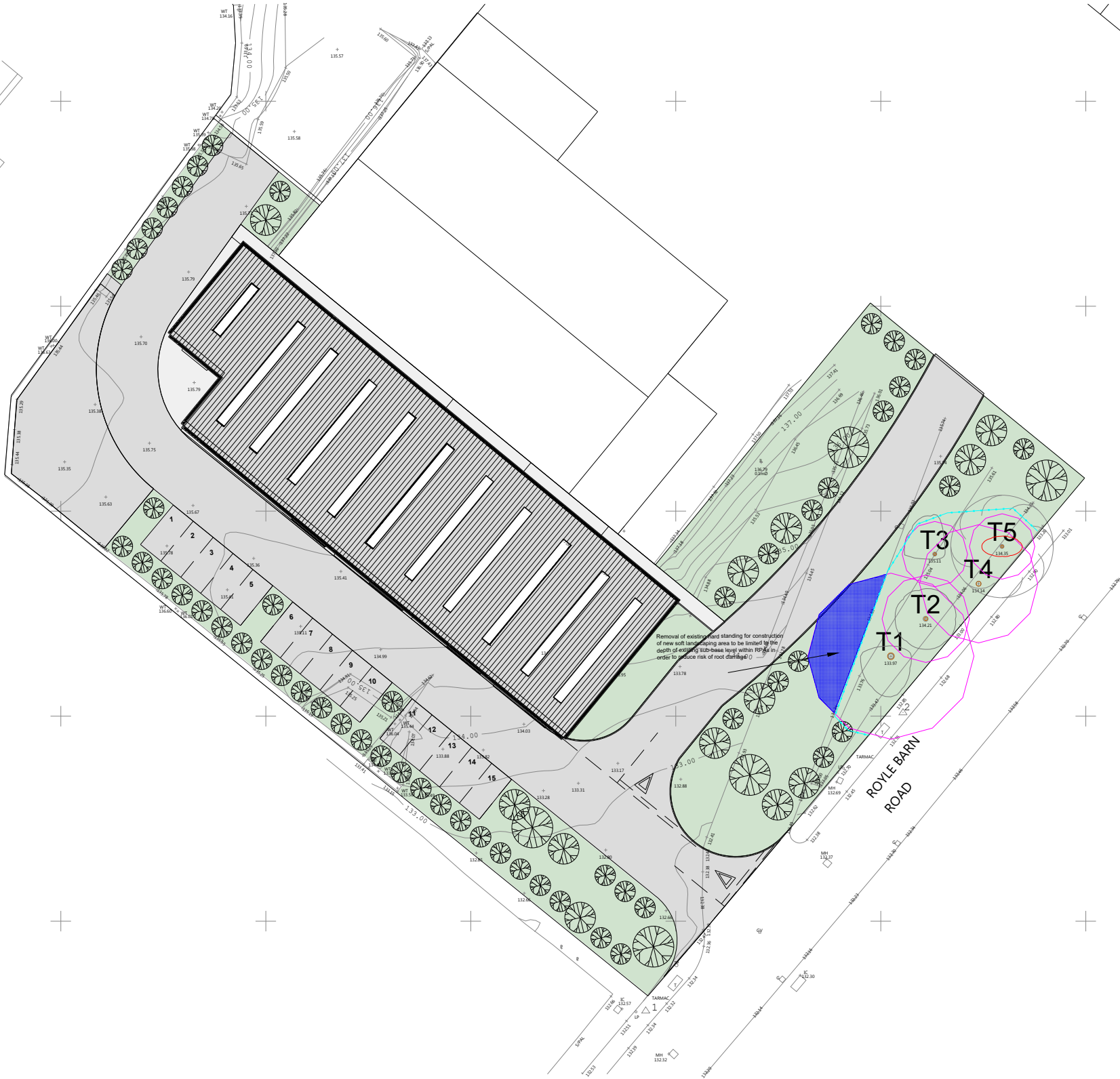


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APPENDIX III TREE IMPACTS & PROTECTION PLAN





Tree Categorisations:

Those to be Considered for Retention:

- Category 'A' Tree/Group/Hedge**
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years
- Category 'B' Tree/Group/Hedge**
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years



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

Those Unsuitable for Retention:

Category 'U' Tree/Group/Hedge
Those in Such a Condition that they Cannot Realistically be Retained as Living Trees in the Context of the Current Land Use for Longer Than 10 Years



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 Appended Temporary Protective Fencing Specification



Tree Removals:

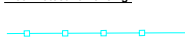
Tree removals
Proposed tree removals in the context of the development proposals



Root Protection Area Encroachment:



Tree Protective Fencing:



Notes:

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P1	REVA	13.12.2024	MD	MD
Phase	Issue	Date	Drawn	Checked

Client:

Hallmark
Developments
(NW) Ltd

Job Title:

Royle Barn
Road,
Rochdale

Job No:

81-973

Drawing No:

001

Date:

13.12.2024

Scale:

1:500 @ A3

Drawing Title:

Tree Impacts & Protection Plan



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