



Arboricultural Impact Assessment

in Relation to Outline Planning Application for
Proposed Mixed Residential/Commercial Development at



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

Prepared by:

Bowland 
Tree Consultancy Ltd

March 2025

**ARBORICULTURAL IMPACT ASSESSMENT
LAND OFF STAKEHILL LANE, MIDDLETON**

CONTROL SHEET

Project No.: BTC3091

Site: Land off Stakehill Lane, Middleton, Greater Manchester, M24 2RQ

Agent: WSP

Council: Rochdale Metropolitan Borough Council

Survey Dates: 27 & 28 November 2024

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Date of Issue: 19 March 2025

Status: First Issue for Planning

Version No: 1

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DISCLAIMER

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

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

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

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

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

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

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

**ARBORICULTURAL IMPACT ASSESSMENT
LAND OFF STAKEHILL LANE, MIDDLETON**

<u>CONTENTS</u>	Page
1.0 INTRODUCTION	1
Terms of Reference	1
Scope and Purpose of Report	1
Site Visit, Data Collection and Tree Plans	1
2.0 STATUTORY PROTECTION IN RESPECT OF TREES AND ASSOCIATED WILDLIFE	1
Tree Preservation Orders and Conservation Area Designations	1
Protected Species	2
Felling Licences	2
3.0 THE SITE AND THE SURROUNDINGS	2
4.0 THE TREE POPULATION	3
5.0 THE DEVELOPMENT PROPOSAL AND ITS PROJECTED ARBORICULTURAL IMPACTS.....	4
The Development Proposal	4
Projected Arboricultural Losses Relating to the Proposal	4
Compensation for Projected Arboricultural Losses	4
Special Design, Materials and Working Methods for Construction within RPAs	5
6.0 RECOMMENDATIONS FOR SUCCESSFUL TREE RETENTION IN THE CONTEXT OF DEVELOPMENT.....	5
Root Protection Areas and Construction Exclusion Zones	5
Underground Utilities and Drainage	6
Arboricultural Method Statement and Tree Protection Plan	6
7.0 OTHER RECOMMENDATIONS	6
Non-Development Related Tree Works and Recommendations	6
Tree Work Related Consents	6
Arboricultural Contractors	7
Contractors and Subsequently Identified Tree Defects	7
New Tree Planting	7
Landscaping Within and Close to Retained Trees' RPAs	7
Retained Tree Management	7
8.0 SUMMARY AND CONCLUSIONS	7
REFERENCES	8

APPENDICES

APPENDIX ONE:.....	TREE SURVEY SCHEDULE & BS5837:2012 - TABLE 1
APPENDIX TWO:	TEMPORARY PROTECTIVE FENCING SPECIFICATION

PLANS

PLAN ONE:	TREE CONSTRAINTS PLAN
PLAN TWO:	TREE IMPACT PLAN

1.0 INTRODUCTION

Terms of Reference

- 1.1 Bowland Tree Consultancy Ltd were instructed by WSP 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;
 - 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 in regard to the above.

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.
- 1.3 Essentially, the report provides an initial analysis of the impacts that the proposed development is projected to have on trees located both within the site and, where practicable, on land immediately adjacent to its boundaries. It also offers guidance on suitable retained tree management and mitigation for projected losses, along with advice on appropriate tree protection measures in the context of the proposed development in accordance with current guidance.

Site Visit, Data Collection and Tree Plans

- 1.4 Further to the instruction it is confirmed that a tree survey was carried out on 27 & 28 November 2024, 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.
- 1.5 The survey identified 50 individual trees (prefixed 'T'), 65 groups of trees (prefixed 'G') and nine hedges (prefixed 'H'), which have been numbered accordingly on the Tree Constraints Plan (TCP) and Tree Impact Plan (TIP), as appended. The TCP, which details the existing site with the readily definable tree constraints, is based on the topographical survey site plan supplied, whilst the TIP is based on the development proposal plan supplied. Both the plans were provided in electronic format by the agent for the client, WSP and, for the purpose of this report, we presume the provided plans' details to be accurate.

2.0 STATUTORY PROTECTION IN RESPECT OF TREES AND ASSOCIATED WILDLIFE

Tree Preservation Orders and Conservation Area Designations

- 2.1 The Town & 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 75mm 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 Rochdale MBC's website, checked on 7 March 2025, the site does not stand within a CA. However, the council's website does not currently list extant TPO information online. That said, several trees and groups of trees are indicated on plans supplied by the project agent WSP as being afforded TPO protection. As such, it is essential that the presence and exact coverage of any statutory tree protection be checked and verified directly with Rochdale MBC prior to scheduling or undertaking tree works that are not deemed essential in order to implement a full planning approval granted under the Town and Country Planning Act 1990.

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 and Species Regulations 2017 (as amended). In this respect, it should be noted that it is possible that unidentified bat habitat features may be located high 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 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 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 necessary 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 extends to 24.86 hectares, and currently consists of managed farmland with several associated agricultural buildings and dwellings within, and a number of ponds to its centre-east, with the northern section of the site being dissected by Stakehill Lane from north to south. There are various trees, shrubs and hedges present throughout the site, predominantly to its boundaries, but also located along individual boundaries to agricultural parcels within the wider site.

- 3.2 The site is bordered to the north-west, north and east by the A627(M) motorway, to the south and south-east by Hough Lane, and to the south and south-west by Bentley Avenue and Stakehill Lane, with various residential and commercial properties also located along this boundary.
- 3.3 It is understood, from information provided by the agent for the client, WSP, that the site forms part of the Greater Manchester Places for Everyone Policy JP Allocation 2 Stakehill (Policy JPA2).

4.0 THE TREE POPULATION

- 4.1 As noted previously, a total of 50 individual trees, 65 groups of trees and nine hedges were surveyed for the purpose of this appraisal. They range from young to mature in age, with heights of up to approximately 21 metres, maximum diametral crown spreads up to approximately 18 metres, and stem diameters up to approximately 1000 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 site development proposals into account. However, recommendations for works included in the TSS take both current site usage into consideration and the proposed site development where there are definable development related 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, below, 16 trees and 12 groups of trees were categorised as moderate quality (i.e. 'B' category), and 26 trees, 46 groups of trees and nine hedges were categorised as low quality (i.e. 'C' category). Additionally, eight trees and seven groups were categorised as unsuitable for long term retention ('U' category) regardless of the development proposals.

Table A: BS5837-2012 Retention Categories of the Surveyed Vegetation

	Ret. Cats.	Tree/Group/Hedge Numbers	Totals
Those of a moderate or high quality that should be afforded appropriate consideration in the context of development	'A'	-	-
	'B'	T02, T06, T13*, T20, T26, T27, T28, T29*, T31*, T33, T42, T43, T44, T45, T46, T50, G02, G15, G18*, G20*, G21*, G23, G26 G33, G38, G47, G53*, G59	16 Trees 12 Groups
Those of a low quality that should not be considered a significant constraint to development	'C'	T07, T08, T09, T10, T11, T12, T14*, T16*, T17, T18, T19, T21, T22, T23, T24, T25, T30*, T32, T34, T36, T38, T39, T40, T41, T47, T49, G01*, G03, G04, G05, G06, G07*, G08*, G09*, G10, G11, G12, G13, G14, G16, G19, G22, G24, G27, G28, G29, G30, G31, G34, G35*, G36*, G37, G39, G40, G41, G42, G43, G44*, G45, G46, G48, G49, G50, G51, G55, G56*, G57, G58, G61, G62, G63, G64*, H01, H02, H03, H04, H05, H06, H07, H08, H09	26 Trees 46 Groups 9 Hedges
Those that should be removed for sound management reasons regardless of site proposals or retained for ecological value	'U'	T01, T03, T04, T05, T15*, T35, T37, T48, G17, G25, G32, G52, G54, G60, G65	8 Trees 7 Groups
			= 50 Trees, 65 Groups, & 9 Hedges in Total

*Note: Denotes vegetation located on areas of land outside red-line boundary, and subsequently understood to be under third-party ownership

5.0 THE DEVELOPMENT PROPOSAL AND ITS PROJECTED ARBORICULTURAL IMPACTS

The Development Proposal

- 5.1 As indicated on the proposed site plans supplied, and the associated appended TIP, the proposal is for an outline planning application for a mixed commercial / residential development, with associated vehicular access roads, parking and turning areas, pedestrian access, areas of public open space, and various watercourse diversions and attenuation ponds. As also detailed on the TIP, vehicular access is proposed via two points; from Bentley Avenue and from an extension of Finlan Road.

Projected Arboricultural Losses Relating to the Proposal

- 5.2 From the information provided to date it is projected that, as detailed in Table B, below, construction of the development as proposed is projected require the removal of six trees, two groups, and one part group of moderate quality (i.e. 'B' category), and 13 trees, 19 groups, one part group, one hedge, and eight part hedges of low quality (i.e. 'C' quality). In addition, as also detailed in Table B, it is noted that eight trees and seven groups are considered unsuitable for retention (i.e. 'U' category) regardless of the development proposals (see TIP).

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 context of development	'A'	-	-	-
Those of a moderate quality that should be afforded appropriate consideration in context of development	'B'	T20, T26, T27, T28, T33, T50 G15, G23 (part), G38	-	6 Trees 2 Groups 1 Part Group
Those of a low quality that should be afforded appropriate consideration in context of development	'C'	T07, T08, T09, T10, T11, T12, T21, T22, T23, T24, T25, T32, T47, G10, G11, G13, G14, G19, G22, G27, G28, G29, G30, G31, G37, G42, G45, G48, G49, G50 (part), G51, G61, G62, H01 (part), H02 (part), H03, H04 (part), H05 (part), H06 (part), H07, (part), H08 (part), H09 (part)		13 Trees 19 Groups 1 Part Group 1 Hedge 8 Part Hedges
Those that should be removed for sound management reasons regardless of plans	'U'		T01, T03, T04, T05, T15*, T35, T37, T48, G17, G25, G32, G52, G54, G60, G65	8 Trees 7 Groups
Totals		19 Trees 21 Groups 2 Part Groups 1 Hedge 8 Part Hedges	8 Trees 7 Groups	= 27 Trees, 29 Groups, 2 Part Groups, 1 Hedge & 8 part Hedges in Total

*Denotes vegetation located on areas of land outside red-line boundary, and subsequently understood to be under third party ownership, whereby it will be necessary to inform the applicable tree owners of the projected impacts and, in turn agree their removal

- 5.3 In respect of the above tree impacts, it should be noted that, due to the outline nature of the planning application, then any projected tree impacts should be reviewed and finalised as part of a subsequent detailed design stage (see paragraphs 6.6 to 6.8).
- 5.4 Additionally, it is noted that tree T33 and groups G37 and G38 are located within the grounds of Stakehill Nurseries, which were not inspected in detail during the tree survey, as the nursery site was evidently inaccessible to the surveyor at the time. That said, it is evident that the outline application considered herein covers the area of the nursery, and the subsequent tree removals.

Compensation for Projected Arboricultural Losses

- 5.5 Although it will be necessary to remove a number of trees, groups and hedges in order to develop the site as proposed, it is evident that the proposed site plan has sufficient space to accommodate a

considerable number of new trees and hedges, of suitable species planted in appropriate locations, as part of a detailed landscaping scheme.

- 5.6 In regard to the above it is noted that there will be a requirement for the application under consideration to meet the requirements of Biodiversity Net Gain (BNG). BNG is an approach to development to ensure that habitats for wildlife are left in a measurably better state than they were before the development (10% BNG increase) and is mandatory in England under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). As such, it will be essential for the information provided within this arboricultural report to be supplied to the relevant parties undertaking the overall BNG assessment of the application (in this case the project ecologist) in order that existing biodiversity considerations relating to the trees on site are assessed and any tree impacts of the development, and subsequent impacts to biodiversity, are duly considered and compensated for under suitable on or off-site mitigation measures.
- 5.7 Consequently, specific details regarding new tree planting, as part of a detailed landscaping scheme, should be prepared by a suitably qualified and experienced landscape architect in accordance with the guidance listed at paragraphs 7.5 and 7.6, and based on both the project ecologist's BNG assessment of the development. The provision of and adherence to a detailed landscape proposal plan for the development, inclusive of suitable compensatory tree planting, can be assured through the imposition of a suitably worded condition attached to a planning approval requiring landscaping details to be provided as part of a subsequent reserved matters application.

Special Design, Materials and Working Methods for Construction within RPAs

- 5.8 The appraisal identified that there are a number of site development works potentially proposed in close proximity to and within the RPAs and canopies of various retained trees, as detailed on the TIP. Nonetheless, it should be noted that such works are permissible under current industry 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.
- 5.9 However, as the application is currently only in outline, then sufficient detail in regard to these proposed works, under a fixed layout, is not currently available and, as such, in order to ensure adequate protection of retained trees then any special working methods and or protection measures for the proposed development should be included in a suitably detailed site and development specific Arboricultural Method Statement and Tree Protection Plan. In turn, the provision of and adherence to these documents, should be conditioned to a planning permission (see paragraphs 6.6 to 6.8 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 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 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, with the exception of some indicative watercourse alterations. Nonetheless, the proposed site plan provided indicates that, if correctly planned, there should be sufficient space to run the majority of services and drainage outside the RPAs of retained trees, and details of this can be provided as part of a subsequent reserved matters application.

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 to ensure that they are adequately protected during the construction process.
- 6.7 An AMS is, as it suggests, a statement of a methodology that will be implemented at a particular point, following a set process, involving pre-agreed procedures and to be adhered to by relevant persons, irrespective of what the issue is. For that to occur, the author of the AMS must be in full receipt of the facts of a particular situation to prepare a document that will both stand up to scrutiny and be fit for purpose.
- 6.8 As the development is only outline, it is deemed that there is insufficient information available to progress to a technical design stage of elements of the site around trees, and therefore production of an AMS and TPP at this stage would not be able to provide sufficient detail of the works to ensure successful tree retention. As such, an AMS and a TPP should form part of a pre-commencement condition, which should be attached to a planning approval, to enable tree protection measures and specialist working methods to be reviewed as part of a subsequent detailed design phase.

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 until necessary consents have been obtained from the LPA as part of a planning approval or in respect of any statutory tree 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 these should be notified immediately to the client and the consultant.

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. In turn, a requirement for these works to conform with the current guidance can be conditioned to a planning approval.

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 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 Fifty individual trees, 65 groups of trees and nine hedges were surveyed in respect of an outline planning application for a mixed commercial / residential development.
- 8.2 Sixteen trees and 12 groups of trees were categorised as moderate quality, 26 trees, 46 groups, and nine hedges were categorised as low quality, and eight trees and seven groups were categorised as unsuitable for long term retention regardless of the development proposals.
- 8.3 An appraisal of the information provided to date indicated that implementation of the development as proposed will require the removal of six trees, two groups and one part group of moderate quality, and 13 trees, 19 groups, one part group, one hedge, and eight part hedges of low quality.
- 8.4 Nonetheless, although it will be necessary to remove a number of trees, groups and hedges in order to develop the site as proposed, it should be noted that the design evidently has sufficient space to accommodate a considerable number of new trees, shrubs and hedges, of suitable species planted in appropriate locations, as part of a landscaping plan.

- 8.5 In regard to the above, however, it is noted that there will be a requirement for the application to meet the requirements of Biodiversity Net Gain, and it will therefore be essential for the information provided within this report to be supplied to the relevant parties undertaking the overall BNG assessment of the application in order that existing biodiversity considerations relating to the trees on site are assessed and any tree impacts of the development, and subsequent impacts to biodiversity, are duly considered and compensated for under suitable on or off-site mitigation measures.
- 8.6 As such, specific details regarding new tree planting as part of a landscaping scheme should be prepared by a suitably qualified and experienced landscape architect in accordance with the project ecologist's BNG assessment of the development.
- 8.7 In turn, the provision of and adherence to a detailed landscape proposal plan for the development, inclusive of suitable compensatory tree planting, can be assured through the imposition of a suitably worded condition attached to a planning approval requiring details of landscaping to be submitted as part of a subsequent reserved matters application.
- 8.8 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.
- 8.9 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.
- 8.10 In this respect the appraisal identified that a number of proposed construction related works have the potential to impact upon the RPAs and canopy spreads of various retained trees. That said, at outline application stage, insufficient design details exist to comment further on exact provisions of specialist working methods that will be required to afford the applicable trees a suitable level of protection.
- 8.11 Accordingly, in order to ensure adequate protection of retained trees, a site and development specific Arboricultural Method Statement and Tree Protection Plan should be produced at a subsequent reserved matters application stage, the provision of which should be conditioned to a planning approval.
- 8.12 Finally, it is emphasised 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, and it may therefore be necessary for the project arboriculturist and ecologist to converse on these matters as part of the planning process.

REFERENCES

- 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.

APPENDICES



TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT ASSESSMENT							
Site:	Land off Stakehill Lane, Middleton, Greater Manchester, M24 2RQ						
Agent:	WSP						

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

Page: 1 of 17

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

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
ERC:	Surveys take the proposed development into consideration with recommendations made accordingly. More than one option may be given if considered appropriate
Cat. Grade:	Estimated Remaining Contribution - in years as per BS5837:2012 (i.e. <10, 10+, 20+, 40+)
RPA m²:	Category Grading - tree retention value listed as U, A, B or C - in accordance with BS5837:2012 Table 1
RPA Radius (m):	Root Protection Area in m² - calculated area around the tree that must be appropriately protected throughout the development process in order avoid root damage
# (Estimated Dimensions):	Root Protection Area Radius - in metres measured from the centre of the stem to the line of tree protection
	Where trees are located off-site, or are inaccessible for any other reason, and accurate measurements or other information cannot be taken then the information provided is estimated and is duly suffixed with a "#" symbol

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Agent:		WSP					

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

No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)	
T06	Hybrid Black Poplar	14	610	N E S W	5 5 5 5	2.5-W 3	M	G	▪ Moderate main stem lean north-east from ground to height of approximately 2m. ▪ Minor deadwood up to 150mm diameter throughout canopy.	▪ Retain tree within context of proposed development. ▪ Ensure protection of tree through provision of suitable tree protection planning condition to be discharged as part of a subsequent reserved matters application.	20+	B1	168	7.32
T07	Common Ash	12.5	550	N E S W	5.5 6 6.5 6	4-N 4	M	M	▪ Bifurcates at height of approximately 2m. ▪ Tree displaying signs of moderate colonisation by ADD, with remaining canopy being classified as Class 3. ▪ Moderate deadwood up to 150mm diameter throughout canopy.	▪ Remove tree in order to construct proposed development.	10+	C1	137	6.6
T08	Common Ash	10	320	N E S W	5 5 5 5	2-S 2.5	EM	G	▪ Trifurcates at a height of approximately 2m. ▪ Wire fencing occluding into main stem on south side.	▪ Remove tree in order to construct proposed development.	10+	C1	46	3.84
T09	Common Holly	8	210#	N E S W	4 4 4 4	2-S 2	EM	G	▪ Located in area of dense vegetation and subsequently not accessed to inspect in detail.	▪ Remove tree in order to construct proposed development.	10+	C1	20	2.52
T10	Wild Cherry	6	230#	N E S W	4.5 4.5 4.5 4.5	2.5-E 2.5	EM	G	▪ Located within hedge H01. ▪ Main stem in contact with boundary fencing.	▪ Remove tree in order to construct proposed development.	10+	C1	24	2.76
T11	Wild Cherry	5	170#	N E S W	4 4 5 4	2.5-W 3	EM	G	▪ Located within hedge H01. ▪ Main stem in contact with boundary fencing.	▪ Remove tree in order to construct proposed development.	10+	C1	13	2.04
T12	Common Ash	9	260#	N E S W	5 5 5 5	2.5-S 5	SM	G	▪ Located within hedge H01.	▪ Remove tree in order to construct proposed development.	10+	C1	31	3.12
T13	Silver Birch	10	310#	N E S W	6.5 6.5 6.5 6.5	3-S 2.5	M	G	▪ Located on neighbouring land and subsequently not accessed to inspect in detail.	▪ Ensure protection of tree through provision of suitable tree protection planning condition to be discharged as part of a subsequent reserved matters application.	20+	B1	43	3.72
T14	Common Horse Chestnut	8	1x310 1x210 1x200 (ms)#	N E S W	5 5 5 5	2-E 4	EM	G	▪ Located behind fencing on banking along dual carriageway, subsequently not accessed to inspect in full and only viewed from within site boundaries.	▪ Ensure protection of tree through provision of suitable tree protection planning condition to be discharged as part of a subsequent reserved matters application.	10+	C1	81	5.09

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T15	Common Ash	6.5	180#	N 1.5 E 1.5 S 1.5 W 1.5	3-S 2	SM	D	▪ Dead stem located behind fencing on banking along dual carriageway, subsequently not accessed to inspect in full and only viewed from within site boundaries.	▪ N/A	<10	U	N/A	N/A
T16	Sycamore	8	360#	N 4 E 4 S 4 W 4	1.5-N 2.5	M	G	▪ Located behind fencing on banking along dual carriageway, subsequently not accessed to inspect in full and only viewed from within site boundaries. ▪ Crown lift pruning wounds on south side.	▪ Ensure protection of tree through provision of suitable tree protection planning condition to be discharged as part of a subsequent reserved matters application.	10+	C1	59	4.32
T17	Common Hawthorn	5	6x90 (ms)	N 3 E 3 S 3 W 3	0.5-N 3	M	G	▪ Main stem in contact with fencing.	▪ Retain tree within context of proposed development. ▪ Ensure protection of tree through provision of suitable tree protection planning condition to be discharged as part of a subsequent reserved matters application.	10+	C1	22	2.65
T18	Common Hawthorn	5	6x90 (ms)	N 3 E 3 S 3 W 3	0.5-N 3	M	G	▪ Main stem in contact with fencing.	▪ Retain tree within context of proposed development. ▪ Ensure protection of tree through provision of suitable tree protection planning condition to be discharged as part of a subsequent reserved matters application.	10+	C1	22	2.65
T19	Common Hawthorn	5	6x90 (ms)	N 3 E 3 S 3 W 3	0.5-N 3	M	G	▪ Main stem in contact with fencing.	▪ Retain tree within context of proposed development. ▪ Ensure protection of tree through provision of suitable tree protection planning condition to be discharged as part of a subsequent reserved matters application.	10+	C1	22	2.65
T20	Common Oak	8.5	340	N 3 E 7 S 7 W 5	1-E 1.5	EM	G	▪ No significant defects noted at time of survey.	▪ Remove tree in order to construct proposed development.	20+	B1	52	4.08
T21	Common Hawthorn	4.5	1x120 1x90 (ts)	N 3 E 4 S 3 W 2	0.5-N 1	M	G	▪ No significant defects noted at time of survey.	▪ Remove tree in order to construct proposed development.	10+	C1	10	1.8
T22	Common Hawthorn	4	150	N 3 E 3 S 3 W 3	N/A 0.5	M	G	▪ No significant defects noted at time of survey.	▪ Remove tree in order to construct proposed development.	10+	C1	10	1.8
T23	Common Hawthorn	4.5	1x250 1x110 2x100 (ms)	N 3 E 5 S 3 W 2	0.5-N 1	M	G	▪ Significant main stem lean to north-east, correcting at height of 2m.	▪ Remove tree in order to construct proposed development.	10+	C1	43	3.69

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T24	Common Hawthorn	5	1x130 1x120 1x100 2x90 (ms)	N E S W 3.5 3 3 2	0.5-E 0.5	M	G	▪ No significant defects noted at time of survey.	▪ Remove tree in order to construct proposed development.	10+	C1	26	2.88
T25	Common Oak	6	240	N E S W 4 4 4 4	1.5-S 1	SM	G	▪ No significant defects noted at time of survey.	▪ Remove tree in order to construct proposed development.	10+	C1	26	2.88
T26	Common Oak	9.5	1x680 1x650 (ts)	N E S W 5 6 9 6	1.5-S 4	EM	G	▪ Bifurcates at ground level. ▪ Severe main stem lean to south-east. ▪ Minor deadwood up to 150mm diameter throughout canopy.	▪ Remove tree in order to construct proposed development.	20+	B1	400	11.29
T27	Sycamore	9	540	N E S W 5 5 5 5	2-N 4.5	EM	G	▪ Bifurcates at height of 2m. ▪ Severe stem lean to north from base to height of 1m, with root flare on south side.	▪ Remove tree in order to construct proposed development.	20+	B1/2	132	6.48
T28	Common Oak	7	430	N E S W 6 6 5 4	2-S 1	SM	G	▪ Minor deadwood up to 50mm diameter throughout canopy.	▪ Remove tree in order to construct proposed development.	20+	B1	84	5.16
T29	Sycamore	15	650#	N E S W 9 9 9 9	2.5-N 4	M	G	▪ Road front tree located on neighbouring land and not accessed to inspect in detail. ▪ Union at height of approximately 2.5m. ▪ Fencing attached to main stem.	▪ Ensure protection of tree through provision of suitable tree protection planning condition to be discharged as part of a subsequent reserved matters application.	20+	B1	191	7.8
T30	Common Hawthorn	10	370#	N E S W 3 3 3 3	3-W 2	M	G	▪ Located on neighbouring land and not accessed to inspect in detail. ▪ Substantial root flare on north-west side. ▪ Bird house fixed to main stem at height of 4m on east side.	▪ Ensure protection of tree through provision of suitable tree protection planning condition to be discharged as part of a subsequent reserved matters application.	10+	C1	62	4.44
T31	Eucalyptus	15.5	400#	N E S W 8 8 8 8	2.5-N 4	M	G	▪ Located on neighbouring land and not accessed to inspect in detail.	▪ Ensure protection of tree through provision of suitable tree protection planning condition to be discharged as part of a subsequent reserved matters application.	20+	B1	72	4.8
T32	Common Ash	6.5	390	N E S W 4.5 4.5 4.5 4.5	1.5-E 1.5	EM	G	▪ Tree displaying signs of moderate colonisation by ADD, with remaining canopy being classified as Class 2. ▪ Stem trifurcates at height of 3m. ▪ Compaction to base from livestock.	▪ Remove tree in order to construct proposed development.	10+	C1	69	4.68

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T33	Italian Alder	11	300#	N 6 E 6 S 6 W 6	4-N 2	EM	G	Located on neighbouring land, within boundaries of group G37 and not accessed to inspect in detail. NB: Tree located within boundaries of Stakehill Nurseries and access to site not available during tree survey. That said, as is evident on the TIP, trees are evidently within the boundaries of the outline application and subsequent development and thus not considered to be under third party ownership in relation to this outline application.	Remove tree in order to construct proposed development.	20+	B1	41	3.6
T34	Common Ash	10	8x120 (ms)	N 6 E 6 S 6 W 6	9 3	EM	G	- Growing from banking around pond. - Multi-stemmed from ground level. - Historical mechanical damage to main stem on east side with good occlusion.	- Retain tree within context of proposed development. - Ensure protection of tree through provision of suitable tree protection planning condition to be discharged as part of a subsequent reserved matters application.	10+	C1	52	4.07
T35	Common Horse Chestnut	7.5	1x110 1x90 1x70 (ms)	N 3 E 3 S 3 W 3	1-S 0.5	SM	P	Horse Chestnut Bleeding Canker (HCBC) throughout main stems with resultant moderate bark loss and poor vitality.	Remove due to evidently short projected remaining life expectancy.	<10	U	11	1.9
T36	Sycamore	9	1x340 1x300 (ts)	N 6 E 6 S 6 W 6	0.5-W 1.5	M	G	Bark-included union approximately 300mm in length with natural bracing present.	- Retain tree within context of proposed development. - Ensure protection of tree through provision of suitable tree protection planning condition to be discharged as part of a subsequent reserved matters application.	10+	C1	93	5.44
T37	Sycamore	9	1x260 1x240 1x180 (ms)	N 2.5 E 2.5 S 2.5 W 2.5	0.5-N 4	SM	D	Dead stem.	Remove tree as is dead.	<10	U	N/A	N/A
T38	Goat Willow	9	6x200 (ms)#	N 3 E 3 S 3 W 3	2-W 3	M	G	Growing on pond banking and subsequently not accessed to inspect in detail.	- Retain tree within context of proposed development. - Ensure protection of tree through provision of suitable tree protection planning condition to be discharged as part of a subsequent reserved matters application.	10+	C1	109	5.88
T39	Sycamore	9	1x320 1x300 1x250 2x190 (ms)	N 6 E 6 S 6 W 6	0.5-N 1.5	EM	G	Multi-stemmed from ground level.	- Retain tree within context of proposed development. - Ensure protection of tree through provision of suitable tree protection planning condition to be discharged as part of a subsequent reserved matters application.	10+	C1	148	6.86
T40	Common Ash	10	1x200 2x150 1x120 (ms)	N 4.5 E 4.5 S 4.5 W 4.5	4-N 2.5	EM	G	- Located within boundaries of group G43. - Severe ivy up stem impeded inspection. - Fencing attached to main stem on south-east side.	- Retain tree within context of proposed development. - Ensure protection of tree through provision of suitable tree protection planning condition to be discharged as part of a subsequent reserved matters application.	10+	C1	45	3.78

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T41	Sycamore	14	420	N E S W	6 6 6 6	4-N 4	M	M	▪ Fence attached to main stem. ▪ Moderate deadwood up to 150mm diameter throughout canopy.	▪ Retain tree within context of proposed development. ▪ Ensure protection of tree through provision of suitable tree protection planning condition to be discharged as part of a subsequent reserved matters application.	10+	C1	80	5.04
T42	Common Ash	20.5	960	N E S W	7 7 7 7	10-W 10	M	G	▪ Minor deadwood up to 150mm diameter throughout canopy. ▪ Fencing attached to main stem.	▪ Retain tree within context of proposed development. ▪ Ensure protection of tree through provision of suitable tree protection planning condition to be discharged as part of a subsequent reserved matters application.	20+	B1	417	11.52
T43	Sycamore	11	400	N E S W	5 5 5 5	5-E 2	M	G	▪ Fencing attached to main stem. ▪ Moderate deadwood up to 150mm diameter throughout canopy.	▪ Retain tree within context of proposed development. ▪ Ensure protection of tree through provision of suitable tree protection planning condition to be discharged as part of a subsequent reserved matters application.	20+	B1	72	4.8
T44	Sycamore	11	400	N E S W	5 5 5 5	5-E 2	M	G	▪ Fencing attached to main stem. ▪ Moderate deadwood up to 150mm diameter throughout canopy.	▪ Retain tree within context of proposed development. ▪ Ensure protection of tree through provision of suitable tree protection planning condition to be discharged as part of a subsequent reserved matters application.	20+	B1	72	4.8
T45	Sycamore	11	400	N E S W	5 5 5 5	5-E 2	M	G	▪ Fencing attached to main stem. ▪ Moderate deadwood up to 150mm diameter throughout canopy.	▪ Retain tree within context of proposed development. ▪ Ensure protection of tree through provision of suitable tree protection planning condition to be discharged as part of a subsequent reserved matters application.	20+	B1	72	4.8
T46	Sycamore	8	520	N E S W	6 6 6 6	3.5-N 1.5	EM	G	▪ No significant defects noted at time of survey.	▪ Retain tree within context of proposed development. ▪ Ensure protection of tree through provision of suitable tree protection planning condition to be discharged as part of a subsequent reserved matters application.	20+	B1	122	6.24
T47	Common Ash	16.5	510	N E S W	6.5 6.5 6.5 6.5	5-SE 5	M	G	▪ Located within boundaries of group G51. ▪ Moderate epicormic growth up stem. ▪ Tree displaying signs of moderate colonisation by ADD, with remaining canopy being classified as Class 2.	▪ Remove tree in order to construct proposed development.	10+	C1	118	6.12
T48	Unknown	7	2x100 (ts)	N E S W	1 1 1 1	N/A 4	EM	D	▪ Dead stem.	▪ N/A	<10	U	N/A	N/A
T49	Goat Willow	12	7x160 (ms)	N E S W	4.5 4.5 4.5 4.5	0 3	M	G	▪ Multi-stemmed from ground level.	▪ Retain tree within context of proposed development. ▪ Ensure protection of tree through provision of suitable tree protection planning condition to be discharged as part of a subsequent reserved matters application.	10+	C1	81	5.08

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T50	Sycamore	12	1000	N E S W	7.5 7.5 7.5 7.5	4-SE N/A	M	G	- Open cavity on base of main stem on south-east side measuring 150mm length and 200mm width, decay extent unknown. - Bird box attached to stem at height of approximately 4.5m on north side.	Ensure protection of group through provision of suitable tree protection planning condition to be discharged as part of a subsequent reserved matters application.	20+	B1/2	452	12
G01	Sycamore, Cypress, Apple, Common Hawthorn, Laurel	≤ 11	≤ 280#	N E S W	≤ 3.5 ≤ 3.5 ≤ 3.5 ≤ 3.5	5-S ≥ 4	SM-EM	G	Fragmented group within neighbouring rear gardens and not accessed to inspect in detail.	Ensure protection of group through provision of suitable tree protection planning condition to be discharged as part of a subsequent reserved matters application.	10+	C1	≤ 35	≤ 3.36
G02	Common Oak, Sycamore, Field Maple, Holly, Common Hawthorn, Elder, Hazel	≤ 14	≤ 570#	N E S W	≤ 5.5 ≤ 8.5 ≤ 5.5 ≤ 5.5	3-E ≥ 1.5	EM-M	G	- Closely spaced group located behind fencing on banking along dual carriageway, subsequently not accessed to inspect in full and only viewed from within site boundaries. - Predominantly Oak and Sycamore with an understory of Hawthorn and Field Maple, with other species interspersed throughout.	Ensure protection of group through provision of suitable tree protection planning condition to be discharged as part of a subsequent reserved matters application.	20+	B1/2	≤ 147	≤ 6.84
G03	approx. 3no. Common Holly, 3no. Hawthorn	≤ 8.5	≤ 6x170 (ms)	N E S W	≤ 2.5 ≤ 2.5 ≤ 2.5 ≤ 2.5	0 ≥ 0	EM	G	Closely spaced group.	- Retain group in context of proposed development. - Ensure protection of group through provision of suitable tree protection planning condition to be discharged as part of a subsequent reserved matters application.	10+	C1	≤ 79	≤ 5
G04	approx. 5no. Common Hawthorn, 2no. Common Ash, 1no. Common Oak	≤ 7.5	≤ 120#	N E S W	≤ 2 ≤ 2 ≤ 2 ≤ 2	2-S ≥ 0	Y-SM	G	- Loosely spaced group. - Not accessed to inspect in full detail due to dense vegetation at base.	- Retain group in context of proposed development. - Ensure protection of group through provision of suitable tree protection planning condition to be discharged as part of a subsequent reserved matters application.	10+	C1	≤ 7	≤ 1.44
G05	approx. 6no. Common Hawthorn, 1no. Elder	5.5	≤ 1x190 1x180 1x160 1x100 (ms)	N E S W	≤ 5 ≤ 5 ≤ 5 ≤ 5	0 ≥ 0	M	G	- Closely spaced group. - Compaction to base from livestock in field. - Minor deadwood up to 100mm diameter throughout canopy.	- Retain group in context of proposed development. - Ensure protection of group through provision of suitable tree protection planning condition to be discharged as part of a subsequent reserved matters application.	10+	C1	≤ 47	≤ 3.87
G06	3no. Common Hawthorn	5.5	≤ 1x120 1x110 1x100 (ms)	N E S W	≤ 3 ≤ 3 ≤ 3 ≤ 3	0 ≥ 0	M	G	Loosely spaced group.	- Retain group in context of proposed development. - Ensure protection of group through provision of suitable tree protection planning condition to be discharged as part of a subsequent reserved matters application.	10+	C1	≤ 16	≤ 2.29

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Agent:		WSP					

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

No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
G07	4no. Common Ash	≤ 13	≤ 1x460 1x240 (ts)#	N ≤ 7 E ≤ 8 S ≤ 9 W ≤ 8.5	N/A ≥ 1	M	G	- Loosely spaced group located outside of site boundary behind fencing, and subsequently not accessed to inspect in detail. - Minor deadwood up to 150mm diameter throughout canopy. - All displaying signs of colonisation by ADD, with canopy being classified as Class 2.	Ensure protection of group through provision of suitable tree protection planning condition to be discharged as part of a subsequent reserved matters application. NB: Group in close proximity to indicative dwellings which should be reviewed as part of subsequent detailed design stage.	10+	C1	≤ 96	≤ 5.52
G08	3no. Common Hawthorn	≤ 4.5	≤ 1x100 2x90 1x80 (ms)#	N ≤ 3.5 E ≤ 3.5 S ≤ 3.5 W ≤ 3.5	0 ≥ 1.5	M	G	Closely spaced group located outside of site boundary behind fencing and not accessed to inspect in detail	Ensure protection of group through provision of suitable tree protection planning condition to be discharged as part of a subsequent reserved matters application. NB: Group in close proximity to indicative dwellings which should be reviewed as part of subsequent detailed design stage.	10+	C1	≤ 15	≤ 2.17
G09	7no. Common Ash, 1no. Common Hawthorn, 1no. Laburnum, 1no. Birch	≤ 10	≤ 230	N ≤ 6 E ≤ 6 S ≤ 6 W ≤ 6	2-S 1	EM	G-M	- Group located outside of site boundary behind fencing. - Ash trees displaying signs of moderate colonisation by ADD, with remaining canopy being classified as Class 3.	Ensure protection of group through provision of suitable tree protection planning condition to be discharged as part of a subsequent reserved matters application. NB: Group in close proximity to indicative dwellings which should be reviewed as part of subsequent detailed design stage.	10+	C1	≤ 24	≤ 2.76
G10	13no. Lombardy Poplar	≤ 21	≤ 550	N ≤ 3 E ≤ 3 S ≤ 3 W ≤ 3	3-E 4	M	G	Moderate deadwood throughout canopies.	Remove group in order to construct proposed development.	10+	C1	≤ 137	≤ 6.6
G11	15no. Common Hawthorn, 6no. Holly	≤ 8	≤ 1x180 1x130 1x100 (ms)	N ≤ 5 E ≤ 5 S ≤ 5 W ≤ 5	0 ≥ 1	M	G	- Closely spaced group. - Majority of group multi-stemmed from ground level.	Remove group in order to construct proposed development.	10+	C1	≤ 27	≤ 2.92
G12	7no. Mixed Willow Species, 3no. Common Hawthorn	11	≤ 1x320 1x290 2x280 (ms)	N ≤ 5 E ≤ 5 S ≤ 5 W ≤ 5	N/A ≥ 0.5	M	G	- Loosely spaced group. - Minor deadwood up to 100mm diameter throughout canopy. - Predominantly Goat Willow with other species interspersed throughout.	Retain group within context of proposed development.	10+	C1	≤ 155	≤ 7.03
G13	13no. Common Hawthorn, 2no. Elder	≤ 5	≤ 2x150 1x90 (ms)	N ≤ 4 E ≤ 5 S ≤ 6 W ≤ 5	0 ≥ 0.5	M	G	- Moderately spaced group. - Minor deadwood up to 50mm diameter throughout canopy. - Majority of group multi-stemmed from ground level.	Remove group in order to construct proposed development.	10+	C1	≤ 24	≤ 2.77

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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)
G14	7no. Sycamore	≤ 4	≤ 140	N ≤ 0.5 E ≤ 0.5 S ≤ 0.5 W ≤ 0.5	0.5-W ≥ 0.5	Y	G	▪ Self-seeded group closely spaced to base of tree T04.	▪ Remove group in order to construct proposed development.	10+	C1	≤ 9	≤ 1.68
G15	Approx. 3no. Sycamore, 5no. Wild Cherry, 3no. Common Ash, 14no. Common Hawthorn	13	≤ 6x280 (ms)	N ≤ 4 E ≤ 5 S ≤ 6 W ≤ 5	2-N ≥ 1.5	EM	G	▪ Moderately spaced group.	▪ Remove group in order to construct proposed development. NB: Attenuation pond could be revised to facilitate retention of all or parts of group as part of later detailed design stage.	20+	B1	≤ 213	≤ 8.23
G16	Approx. 19no. Common Hawthorn, 1no. Elder	≤ 5	≤ 1x220 1x170 1x160 (ms)	N ≤ 4.5 E ≤ 4.5 S ≤ 4.5 W ≤ 4.5	N/A ≥ 1	M	G	▪ Linear group.	▪ Retain group in context of proposed development. ▪ Ensure protection of group through provision of suitable tree protection planning condition to be discharged as part of a subsequent reserved matters application.	10+	C1	≤ 47	≤ 3.85
G17	2no. Common Hawthorn	≤ 6	≤ 190	N ≤ 1 E ≤ 1 S ≤ 1 W ≤ 1	2-N ≥ 2	M	D	▪ Dead stems.	▪ Remove group as is dead.	<10	U	N/A	N/A
G18	Common Oak, Sycamore, Field Maple, Holly, Common Hawthorn, Elder, Hazel	≤ 14	≤ 390	N ≤ 8 E ≤ 8 S ≤ 10 W ≤ 8	N/A 4	EM-M	G	▪ Closely spaced group located behind fencing on banking along dual carriageway, subsequently not accessed to inspect in full and only viewed from within site boundaries. ▪ Predominantly Oak and Sycamore with an understory of Hawthorn and Field Maple, with other species interspersed throughout.	▪ Ensure protection of group through provision of suitable tree protection planning condition to be discharged as part of a subsequent reserved matters application.	20+	B1/2	≤ 69	≤ 4.68
G19	approx. 31no. Common Hawthorn, 1no. Elder	≤ 6	≤ 4x90 (ms)	N ≤ 3 E ≤ 3 S ≤ 3 W ≤ 3	0 ≥ 1	M	G	▪ Linear boundary group. ▪ Compaction to base from livestock. ▪ Moderate deadwood up to 100mm diameter throughout canopy.	▪ Remove group in order to construct proposed development.	10+	C1	≤ 15	≤ 2.16
G20	Common Oak, Common Hawthorn, Common Ash, Sycamore	≤ 9	≤ 250	N ≤ 4 E ≤ 4 S ≤ 4 W ≤ 4	2-N ≥ 1.5	Y-SM	G	▪ Closely spaced group located behind fencing on banking along dual carriageway, subsequently not accessed to inspect in full and only viewed from within site boundaries. ▪ Predominantly Oak with other species interspersed throughout.	▪ Ensure protection of group through provision of suitable tree protection planning condition to be discharged as part of a subsequent reserved matters application.	20+	B1/2	≤ 28	≤ 3

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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)
G21	Common Oak, Common Hawthorn, Common Ash, Sycamore, Elm	≤ 11	≤ 310	N E S W	≤ 6 ≤ 6 ≤ 6 ≤ 6	4-S ≥ 3	SM-EM	G	- Closely spaced group located behind fencing on banking along dual carriageway, subsequently not accessed to inspect in full and only viewed from within site boundaries. - Ash trees displaying signs of minor colonisation by ADD, with remaining canopy being classified as Class 2.	Ensure protection of group through provision of suitable tree protection planning condition to be discharged as part of a subsequent reserved matters application.	20+	B1/2	≤ 43	≤ 3.72
G22	approx. 3no. Elder, 6no. Common Hawthorn	≤ 5	≤ 1x270 1x190 1x170 (ms)	N E S W	≤ 4 ≤ 4 ≤ 4 ≤ 4	0 ≥ 1.5	M	G	Loosely spaced group along boundary fencing.	Remove group in order to construct proposed development.	10+	C1	≤ 62	≤ 4.46
G23	Common Oak, Common Hawthorn, Elder, Sycamore	≤ 8	≤ 400	N E S W	≤ 4.5 ≤ 4.5 ≤ 4.5 ≤ 4.5	1.5-E ≥ 1.5	SM-M	G	Not accessed to inspect in full detail due to location within pond banking.	- Remove western extents of group in context of proposed development. - Retain remainder of group within context of proposed development. - Ensure protection of remaining group through provision of suitable tree protection planning condition to be discharged as part of a subsequent reserved matters application.	20+	B1	≤ 72	≤ 4.8
G24	2no. Common Hawthorn, 1no. Elder	≤ 6	≤ 320	N E S W	≤ 4 ≤ 4 ≤ 4 ≤ 4	1.5-S ≥ 2	M	G	Closely spaced group.	Remove group in order to construct proposed development.	10+	C1	≤ 46	≤ 3.84
G25	approx. 7no. Common Alder	≤ 5.5	≤ 130	N E S W	≤ 1 ≤ 1 ≤ 1 ≤ 1	1.5-S ≥ 2	SM	D	Dead stems on pond banking.	N/A	<10	U	N/A	N/A
G26	Common Oak, Common Hawthorn, Alder, Sycamore	≤ 10	≤ 1x300 1x260 (ts)	N E S W	≤ 5 ≤ 5 ≤ 5 ≤ 5	1-N ≥ 2	EM	G	- Predominantly Oak with other species interspersed throughout. - Not accessed to inspect in full detail due to location within pond banking.	- Retain group in context of proposed development. - Ensure protection of group through provision of suitable tree protection planning condition to be discharged as part of a subsequent reserved matters application.	20+	B1	≤ 71	≤ 4.76
G27	4no. Common Hawthorn, 1no. Common Oak	≤ 8.5	≤ 1x190 1x140 (ts)	N E S W	≤ 4 ≤ 4 ≤ 4 ≤ 4	1.5-S ≥ 0	SM-M	G	Loosely spaced group.	Remove group in order to construct proposed development.	10+	C1	≤ 25	≤ 2.83

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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)
G28	approx. 5no. Crack Willow	≤ 5	≤ 150	N ≤ 5 E ≤ 5 S ≤ 5 W ≤ 5	1.5-E ≥ 4	SM	G	- Group growing from ditch. - Majority of main stems in contact with floor.	Remove group in order to construct proposed development.	10+	C1	≤ 10	≤ 1.8
G29	2no. Common Hawthorn	≤ 7	≤ 340	N ≤ 3 E ≤ 3 S ≤ 3 W ≤ 3	1.5-S ≥ 3.5	M	G	- Closely spaced group. - Moderate deadwood up to 150mm diameter throughout canopy.	Remove group in order to construct proposed development.	10+	C1	≤ 52	≤ 4.08
G30	9no. Common Hawthorn	≤ 7	≤ 2x120 1x110 (ms)	N ≤ 3.5 E ≤ 3.5 S ≤ 3.5 W ≤ 3.5	1.5-S ≥ 4	M	G	Fragmented group.	Remove group in order to construct proposed development.	10+	C1	≤ 19	≤ 2.43
G31	11no. Common Hawthorn	≤ 5.5	≤ 1x140 1x120 (ts)	N ≤ 3 E ≤ 3 S ≤ 3 W ≤ 3	1.5-S ≥ 2.5	M	G	Fragmented group.	Remove group in order to construct proposed development.	10+	C1	≤ 15	≤ 2.21
G32	4no. Common Hawthorn	≤ 6	≤ 2x150 1x120 (ms)	N ≤ 3 E ≤ 2.5 S ≤ 1 W ≤ 2	2-N ≥ 1	M	D	Fragmented group of dead stems.	Remove group as is dead.	<10	U	N/A	N/A
G33	3no. Sycamore	≤ 11	≤ 1x310 1x300 (ts)	N ≤ 6 E ≤ 6 S ≤ 6 W ≤ 6	0.5-W ≥ 1.5	M	G	- Linear group. - Bark included unions throughout up to 400mm in length with natural bracing present.	- Retain group in context of proposed development. - Ensure protection of group through provision of suitable tree protection planning condition to be discharged as part of a subsequent reserved matters application.	20+	B1	≤ 84	≤ 5.18
G34	4no. Mixed Willow Species	≤ 5	≤ 310	N ≤ 3 E ≤ 4 S ≤ 6 W ≤ 4	1.5-W ≥ 0.5	EM	G	- Fragmented linear group growing from banking. - Majority of trees have severe main stem leans to south. - Compaction to base from livestock. - Moderate deadwood up to 100mm diameter throughout canopy.	Remove group in order to construct proposed development.	10+	C1	≤ 43	≤ 3.72
G35	Mixed Willow Species, Common Ash, Birch	≤ 11	≤ 500#	N ≤ 6 E ≤ 6 S ≤ 6 W ≤ 6	1.5-N ≥ 2	M	G	Fragmented group within neighbouring rear gardens and not accessed to inspect in detail.	Ensure protection of group through provision of suitable tree protection planning condition to be discharged as part of a subsequent reserved matters application.	10+	C1	≤ 113	≤ 6

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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)
G36	Common Hawthorn, Dogwood, Holly, etc.	≤ 6.5	≤ 4x80 (ms)#	N ≤ 4.5 E ≤ 4.5 S ≤ 4.5 W ≤ 4.5	0 ≥ 1	M	G	- Overgrown group located within neighbouring rear gardens and not accessed to inspect in detail. - Canopies encroaching into site. - Majority of trees multi-stemmed from ground level.	Ensure protection of group through provision of suitable tree protection planning condition to be discharged as part of a subsequent reserved matters application.	10+	C1	≤ 12	≤ 1.92
G37	Common Holly, Common Hawthorn, Cypress, Common Ash	≤ 8	≤ 150#	N ≤ 5.5 E ≤ 5.5 S ≤ 5.5 W ≤ 5.5	0.5-W ≥ 0.5	EM	G	- Boundary group. - Some stems within site boundary, however majority within ownership of neighbouring Stakehill Nursery, and not subsequently accessed to inspect in detail. - Ash trees displaying signs of minor colonisation by ADD, with remaining canopy being classified as Class 2. - NB: Tree located within boundaries of Stakehill Nurseries and access to site not available during tree survey. That said, as is evident on the TIP, trees are evidently within the boundaries of the outline application and subsequent development and thus not considered to be under third party ownership in relation to this outline application.	Remove group in order to construct proposed development.	10+	C1	≤ 10	≤ 1.8
G38	Sycamore, Common Ash, Common Alder	≤ 11	≤ 320#	N ≤ 5.5 E ≤ 5.5 S ≤ 5.5 W ≤ 5.5	2-E ≥ 2.5	EM	G	- Fragmented group of trees within hedge H02, and evidently under ownership of neighbouring Stakehill Nursery, and not subsequently accessed to inspect in detail. - NB: Tree located within boundaries of Stakehill Nurseries and access to site not available during tree survey. That said, as is evident on the TIP, trees are evidently within the boundaries of the outline application and subsequent development and thus not considered to be under third party ownership in relation to this outline application.	Remove group in order to construct proposed development.	20+	B1	≤ 46	≤ 3.84
G39	Oak, Mixed Willow Species	12	≤ 140#	N ≤ 6 E ≤ 6 S ≤ 6 W ≤ 6	N/A ≥ 0.5	EM	G	Not accessed to inspect in full detail due to location within pond banking.	- Retain group in context of proposed development. - Ensure protection of group through provision of suitable tree protection planning condition to be discharged as part of a subsequent reserved matters application.	10+	C1	≤ 53	≤ 4.12
G40	Mixed Willow Species, Common Hawthorn	≤ 6.5	≤ 4x90 (ms)	N ≤ 4.5 E ≤ 4.5 S ≤ 4.5 W ≤ 4.5	0 ≥ 0.5	SM	G	- Dense, closely spaced group of mixed Willow species with Hawthorn interspersed throughout. - Majority of group multi-stemmed from ground level.	- Retain group in context of proposed development. - Ensure protection of group through provision of suitable tree protection planning condition to be discharged as part of a subsequent reserved matters application.	10+	C1	≤ 15	≤ 2.16

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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)
G41	4no. Grey Poplar, 2no. Elder, Goat Willow	≤ 12	≤ 410#	N ≤ 6 E ≤ 6 S ≤ 6 W ≤ 6	1.5-S ≥ 1	EM-M	G	- Closely spaced group. - Not accessed to inspect in full detail due to fencing and dense vegetation at base.	- Retain group in context of proposed development. - Ensure protection of group through provision of suitable tree protection planning condition to be discharged as part of a subsequent reserved matters application.	10+	C1	≤ 76	≤ 4.92
G42	1no. Common Ash, 2no. Goat Willow, 1no. Sycamore	≤ 12	≤ 380	N ≤ 5.5 E ≤ 5.5 S ≤ 5.5 W ≤ 5.5	5-E ≥ 4.5	M	G	Boundary group.	Remove group in order to construct proposed development.	10+	C1	≤ 65	≤ 4.56
G43	Common Hawthorn, Mixed Willow Species	≤ 7	≤ 130	N ≤ 3.5 E ≤ 3.5 S ≤ 3.5 W ≤ 3.5	2-E ≥ 0.5	EM	G	Dense group of predominantly Hawthorn with mixed Willow species interspersed throughout.	- Retain group in context of proposed development. - Ensure protection of group through provision of suitable tree protection planning condition to be discharged as part of a subsequent reserved matters application.	10+	C1	≤ 8	≤ 1.56
G44	2no. Common Ash, 1no. Sycamore, 1no. Lombardy Poplar	≤ 13	≤ 430#	N ≤ 6.5 E ≤ 6.5 S ≤ 6.5 W ≤ 6.5	7.5-S ≥ 6	M	G	Located in neighbouring rear gardens and subsequently not accessed to inspect in detail.	- Retain group in context of proposed development. - Ensure protection of group through provision of suitable tree protection planning condition to be discharged as part of a subsequent reserved matters application.	10+	C1	≤ 84	≤ 5.16
G45	3no. Common Ash, 1no. Sycamore. Hawthorn	≤ 15	≤ 560	N ≤ 8.5 E ≤ 8.5 S ≤ 8.5 W ≤ 8.5	5-N ≥ 1.5	M	G	- Ash trees displaying signs of colonisation by ADD, with remaining canopy being classified as Class 2. - Moderate deadwood throughout canopies - Hawthorn interspersed throughout. - Fencing attached to main stems.	Remove group in order to construct proposed development.	10+	C1	≤ 142	≤ 6.72
G46	Approx. 10no. Common Hawthorn, 1no. Sycamore	≤ 6	≤ 170	N ≤ 3 E ≤ 3 S ≤ 3 W ≤ 3	3-N ≥ 2	Y-M	G	Linear group.	- Retain group in context of proposed development. - Ensure protection of group through provision of suitable tree protection planning condition to be discharged as part of a subsequent reserved matters application.	10+	C1	≤ 13	≤ 2.04
G47	2no. Sycamore	≤ 12	≤ 810	N ≤ 7 E ≤ 7 S ≤ 7 W ≤ 7	4-S ≥ 2.5	M	G	Closely spaced group.	- Retain group in context of proposed development. - Ensure protection of group through provision of suitable tree protection planning condition to be discharged as part of a subsequent reserved matters application.	20+	B1	≤ 297	≤ 9.72

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G48	Common Hawthorn	≤ 6.5	≤ 1x150 1x140 1x100 1x90 (ms)	N ≤ 2.5 E ≤ 2.5 S ≤ 2.5 W ≤ 2.5	0 ≥ 0.5	M	G	▪ Linear fragmented group.	▪ Remove group in order to construct proposed development.	10+	C1	≤ 27	≤ 2.94
G49	Common Hawthorn	≤ 6.5	≤ 1x150 1x140 1x100 1x90 (ms)	N ≤ 2.5 E ≤ 2.5 S ≤ 2.5 W ≤ 2.5	0 ≥ 0.5	M	G	▪ Linear fragmented group.	▪ Remove group in order to construct proposed development.	10+	C1	≤ 27	≤ 2.94
G50	Wild Cherry, Sycamore, Common Hawthorn	≤ 11	≤ 380#	N ≤ 6 E ≤ 6 S ≤ 6 W ≤ 6	2-S ≥ 4	M	G	▪ Fragmented group located in neighbouring rear gardens and not accessed to inspect in detail.	▪ Remove group in order to construct proposed development, where within redline development boundary. ▪ Retain sections of group where outside development redline boundary.	10+	C1	≤ 65	≤ 4.56
G51	Common Hawthorn, Elder	≤ 5.5	≤ 1x110 1x100 1x90 (ms)	N ≤ 3 E ≤ 3 S ≤ 3 W ≤ 3	0 ≥ 1	M	G	▪ Linear group of predominantly Hawthorn with Elder interspersed throughout. ▪ Majority of group multi-stemmed from ground level.	▪ Remove group in order to construct proposed development.	10+	C1	≤ 14	≤ 2.09
G52	2no. Common Hawthorn	≤ 5	≤ 3x90 (ms)	N ≤ 2 E ≤ 2 S ≤ 2 W ≤ 2	0 ≥ 0	M	D	▪ Loosely spaced group of dead stems.	▪ Remove group as is dead.	<10	U	N/A	N/A
G53	Common Oak, Willow, Hawthorn, Common Ash	≤ 9	≤ 320	N ≤ 5 E ≤ 5 S ≤ 5 W ≤ 5	3-S ≥ 3	EM	G	▪ Closely spaced group located behind fencing on banking along dual carriageway, subsequently not accessed to inspect in full and only viewed from within site boundaries. ▪ Predominantly Oak with other species interspersed throughout.	▪ Ensure protection of group through provision of suitable tree protection planning condition to be discharged as part of a subsequent reserved matters application.	20+	B1/2	≤ 46	≤ 3.84
G54	2no. Common Ash	≤ 6	≤ 280	N ≤ 3 E ≤ 3 S ≤ 3 W ≤ 3	1.5-S ≥ 2	SM	MD	▪ Closely spaced group. ▪ Displaying signs of significant colonisation by ADD, with remaining canopy being classified as Class 3.	▪ N/A	<10	U	≤ 35	≤ 3.36

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G55	4no. Common Hawthorn	≤ 5.5	≤ 1x120 1x100 2x90 (ms)	N ≤ 3 E ≤ 3 S ≤ 3 W ≤ 3	0 ≥ 1	M	G	▪ No significant features noted at time of survey.	▪ Ensure protection of group through provision of suitable tree protection planning condition to be discharged as part of a subsequent reserved matters application.	10+	C1	≤ 18	≤ 2.42
G56	Mixed Willow Species, Birch, Hawthorn	≤ 8	≤ 280#	N ≤ 4 E ≤ 4 S ≤ 4 W ≤ 4	1.5-S ≥ 1.5	EM	G	▪ Located behind fencing in neighbouring rear garden and not accessed to inspect in detail. ▪ Boundary group of predominantly mixed Willow species with other species interspersed throughout.	▪ Ensure protection of group through provision of suitable tree protection planning condition to be discharged as part of a subsequent reserved matters application.	10+	C1	≤ 35	≤ 3.36
G57	Common Ash, Sycamore, Birch	≤ 11	≤ 180	N ≤ 3 E ≤ 3 S ≤ 3 W ≤ 3	4-W ≥ 2	SM	G	▪ No significant features noted at time of survey.	▪ Ensure protection of group through provision of suitable tree protection planning condition to be discharged as part of a subsequent reserved matters application.	10+	C1	≤ 15	≤ 2.16
G58	1no. Common Hawthorn, 1no. Elder	≤ 6	≤ 1x160 1x120 2x90 (ms)	N ≤ 2.5 E ≤ 2.5 S ≤ 2.5 W ≤ 2.5	0 ≥ 1	M	G	▪ Fragmented group. ▪ Majority of trees multi-stemmed from ground level.	▪ Retain group within context of proposed development. ▪ Ensure protection of group through provision of suitable tree protection planning condition to be discharged as part of a subsequent reserved matters application.	10+	C1	≤ 25	≤ 2.84
G59	3no. Sycamore, 3no. Common Ash	≤ 12	≤ 380	N ≤ 6 E ≤ 6 S ≤ 6 W ≤ 6	2-N ≥ 2	M	G	▪ Located along boundary fence.	▪ Retain group within context of proposed development. ▪ Ensure protection of group through provision of suitable tree protection planning condition to be discharged as part of a subsequent reserved matters application.	20+	B1	≤ 65	≤ 4.56
G60	Approx. 6no. Common or Black Elder, 1no. Hawthorn	≤ 5	≤ 1x150 1x130 2x90 (ms)	N ≤ 2 E ≤ 2 S ≤ 2 W ≤ 2	0 ≥ 0	M	D	▪ Fragmented group of dead stems.	▪ N/A	<10	U	N/A	N/A
G61	Common Ash, Sycamore, Birch	≤ 11	≤ 180	N ≤ 3 E ≤ 3 S ≤ 3 W ≤ 3	4-W ≥ 2	SM	G	▪ No significant features noted at time of survey.	▪ Remove group in order to construct proposed development.	10+	C1	≤ 15	≤ 2.16
G62	1no. Common Hawthorn, 1no. Common Oak	≤ 6	≤ 1x120 2x110 (ms)	N ≤ 2.5 E ≤ 2.5 S ≤ 2.5 W ≤ 2.5	N/A ≥ 1	SM	G	▪ No significant features noted at time of survey.	▪ Remove group in order to construct proposed development.	10+	C1	≤ 17	≤ 2.36

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT ASSESSMENT							
Site:		Land off Stakehill Lane, Middleton, Greater Manchester, M24 2RQ					
Agent:		WSP					

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

No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
G63	1no. Goat Willow, 4no. Sycamore, 3no. Common Ash, Common Hawthorn	≤ 10	≤ 180	N ≤ 6.5 E ≤ 6.5 S ≤ 6.5 W ≤ 6.5	2.5-N ≥ 2	M	G	▪ Hawthorn interspersed throughout main group.	▪ Ensure protection of group through provision of suitable tree protection planning condition to be discharged as part of a subsequent reserved matters application.	10+	C1	≤ 102	≤ 5.71
G64	Common Hawthorn, Cypress, Laurel, Mahonia	≤ 5	≤ 130	N ≤ 2 E ≤ 2 S ≤ 2 W ≤ 2	0.5-E ≥ 1.5	EM	G	▪ Fragmented group located in neighbouring rear garden and subsequently not accessed to inspect in full detail.	▪ Ensure protection of group through provision of suitable tree protection planning condition to be discharged as part of a subsequent reserved matters application.	10+	C1	≤ 8	≤ 1.56
G65	2no. Unknown Species	≤ 5	≤ 1x140 1x130 1x110 (ms)	N ≤ 3 E ≤ 3 S ≤ 3 W ≤ 3	1.5-N ≥ 1	SM	D	▪ Dead stems.	▪ N/A	<10	U	N/A	N/A
H01	Common Hawthorn	≈ 3	N/A	≈ 1 wide	N/A 0	M	G	▪ Predominantly Hawthorn.	▪ Retain within context of proposed development.	10+	C1	N/A	≈ 1
H02	Lawson Cypress	≈ 7	N/A	≈ 2 wide	N/A 0	EM	G	▪ Boundary hedge.	▪ Remove central section in order to construct proposed development. ▪ Retain remainder of hedge within context of proposed development.	10+	C1	N/A	≈ 1.8
H03	Common Hawthorn	≈ 3.5	N/A	≈ 1 wide	N/A 0	M	G	▪ Boundary hedge.	▪ Remove hedge in context of proposed development.	10+	C1	N/A	≈ 1
H04	Common Hawthorn	≈ 3.5	N/A	≈ 1 wide	N/A 0	M	G	▪ Boundary hedge.	▪ Remove southern section in order to construct proposed development. ▪ Retain remainder of hedge within context of proposed development.	10+	C1	N/A	≈ 1
H05	Common Hawthorn	≈ 2	N/A	≈ 1 wide	N/A 0	M	G	▪ Boundary hedge managed at height of 2m.	▪ Remove short section from north of hedge in context of proposed development. ▪ Retain remainder of hedge within context of proposed development.	10+	C1	N/A	≈ 1
H06	Common Hawthorn	≈ 2	N/A	≈ 1 wide	N/A 0	M	G	▪ Boundary hedge managed at height of 2m.	▪ Remove central section in order to construct proposed development. ▪ Retain remainder of hedge within context of proposed development.	10+	C1	N/A	≈ 1

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT ASSESSMENT							
Site:		Land off Stakehill Lane, Middleton, Greater Manchester, M24 2RQ					
Agent:		WSP					

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

Page: 17 of 17

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)
H07	Common Hawthorn	≈ 2	N/A	≈ 1 wide	N/A 0	M	G	▪ Boundary hedge managed at height of 2m.	▪ Remove central section in order to construct proposed development. ▪ Retain remainder of hedge within context of proposed development.	10+	C1	N/A	≈ 1
H08	Common Hawthorn	≈ 2	N/A	≈ 1 wide	N/A 0	M	G	▪ Boundary hedge managed at height of 2m.	▪ Remove central section in order to construct proposed development. ▪ Retain remainder of hedge within context of proposed development.	10+	C1	N/A	≈ 1
H09	Common Hawthorn	≈ 2	N/A	≈ 1 wide	N/A 0	M	G	▪ Boundary hedge managed at height of 2m.	▪ Remove central section in order to construct proposed development. ▪ Retain remainder of hedge within context of proposed development.	10+	C1	N/A	≈ 1

BS5837:2012 Table 1 – Cascade Chart for Tree Quality Assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) - Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline - Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <i>Note: Category U trees can have existing or potential conservation value which it might be desirable to preserve; see BS5837:2012 paragraph 4.5.7.</i>			Red
	1. Mainly arboricultural qualities	2. Mainly landscape qualities	3. Mainly cultural values, including conservation	
Trees to be considered for retention				
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	Green
Category B Those of moderate quality and value: those in such a condition as to make a significant contribution. A minimum of 20 years is suggested.	Trees that might be included in the high category, but are downgraded because of impaired condition. Examples include the presence of remediable defects including unsympathetic past management and minor storm damage	Trees present in numbers, usually as groups or woodlands, so they form distinct landscape features which attract a higher collective rating than they might as individuals. But which are not, individually, essential components of formal or semi-formal arboricultural features. For example, trees of moderate quality within an avenue that includes better, A category specimens. Or trees which are internal to the site, therefore individually having little visual impact on the wider locality	Trees with clearly identifiable conservation or other cultural benefits	Blue
Category C Those trees of low quality and value: currently in adequate condition to remain until new planting could be established - a minimum of 10 years is suggested - or young trees with a stem diameter below 150 mm	Trees not qualifying in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit	Trees with very limited conservation or other cultural benefits	Grey
	Note – Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation			

- TEMPORARY PROTECTIVE FENCING SPECIFICATION -

Construction Exclusion Zones (CEZs), enclosed by **Temporary Protective Fencing**, as detailed below and to be agreed with the Local Planning Authority (LPA), shall:

1. be retained in place throughout the development process, as specified in the 'Temporary Protective Fencing Construction' section below and detailed in BS5837:2012 Figure 2 (overleaf);
2. be sited in the area(s) defined by the Root Protection Areas or, if applicable, the Construction Exclusion Zones, as detailed on the associated Tree Plan;
3. be erected prior to any construction, demolition or excavation works and remain in place for the duration of the project;
4. preclude any delivery of site accommodation and/or materials and/or plant machinery;
5. 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; and
6. preclude the storage of all development related materials and substances including fuels, oils, additives, cement and/or any other deleterious substance.

Any incursion into CEZs must be by prior arrangement, following consultation with the LPA.

Temporary Protective Fencing Construction

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 3 to 5 below.
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 4 to 5 below.
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, below) shall be fixed to every 10.0 metre length of protective fencing.
8. On completion and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the LPA shall inspect and approve the Temporary Protective Fencing.

Figure 1: CEZ Warning Sign

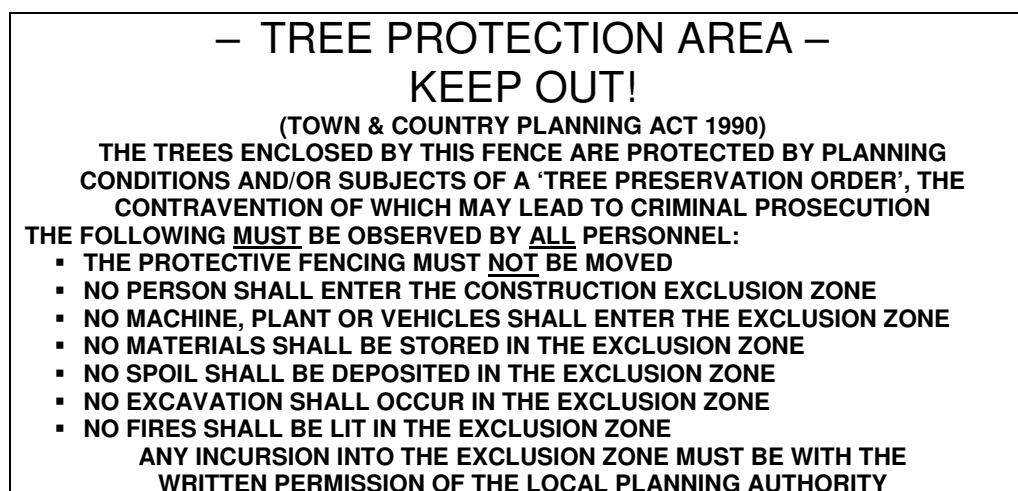
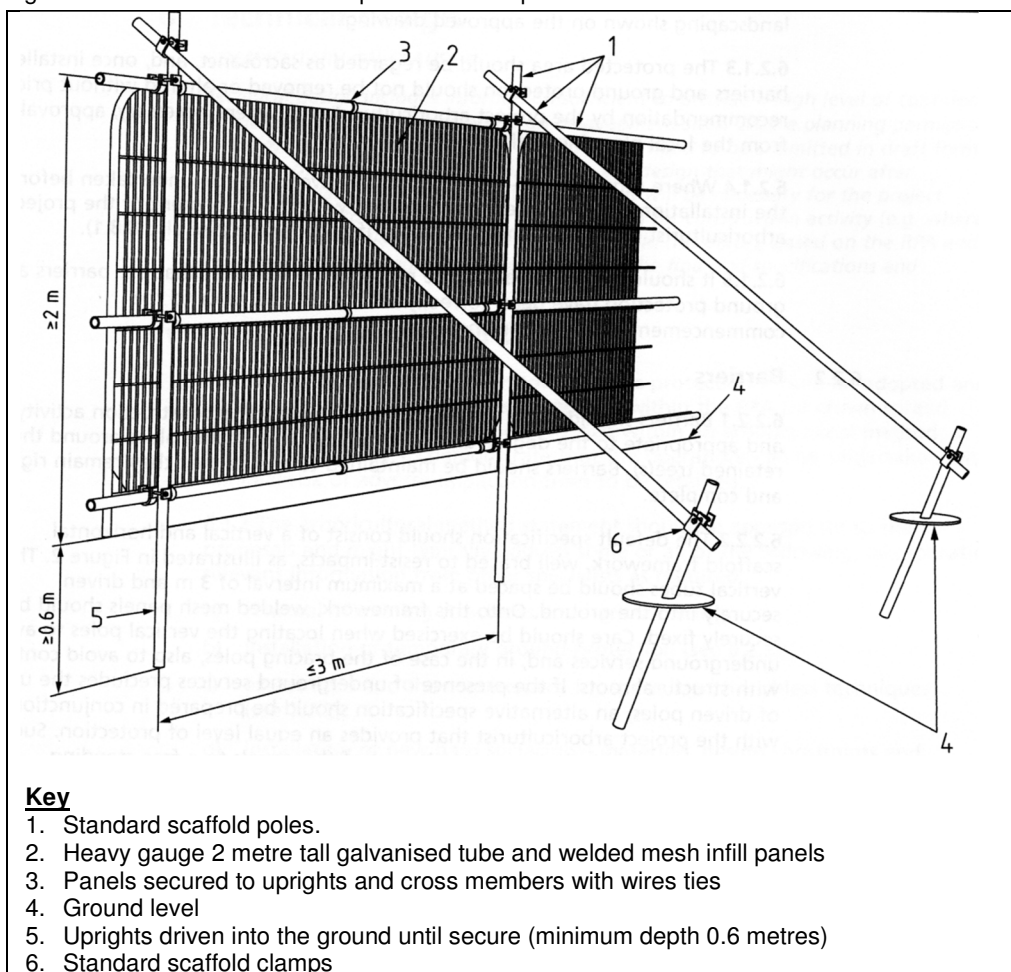


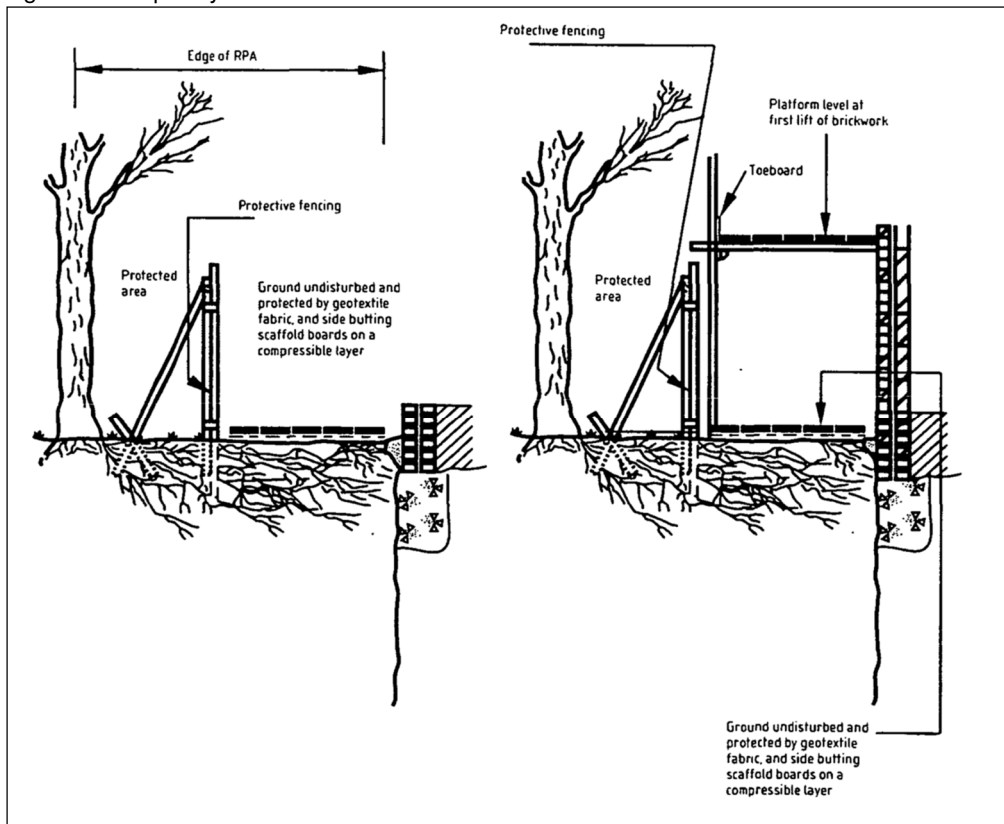
Figure 2: BS5837:2012 Default specification for protective barrier

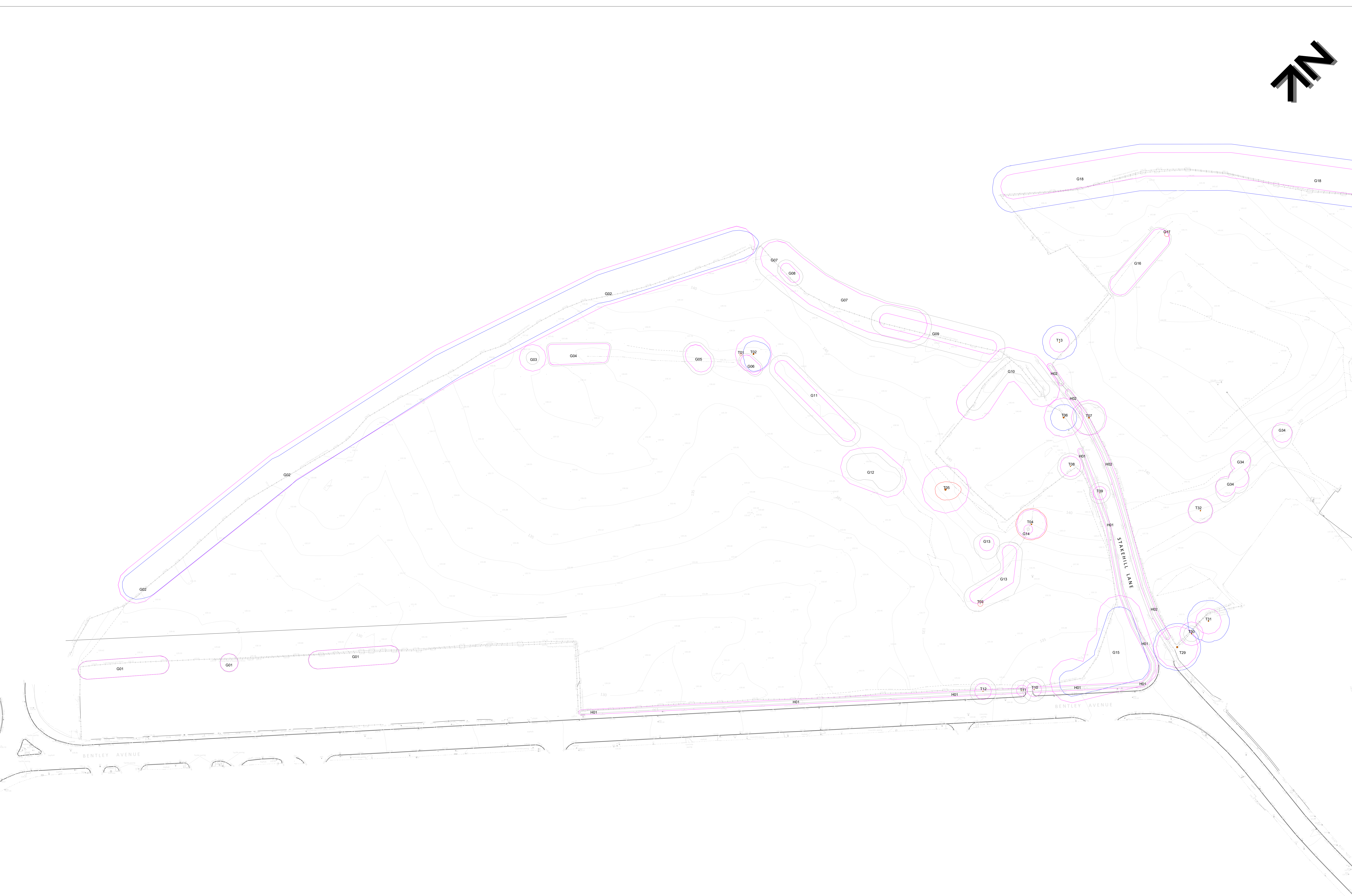


Temporary Ground Protection

1. Any necessary Temporary Ground Protection areas shall conform to Figure 3, 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 3: Temporary Ground Protection – Recommended Construction





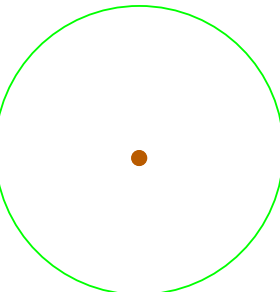
KEY

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G = Group of Trees
H = Hedge

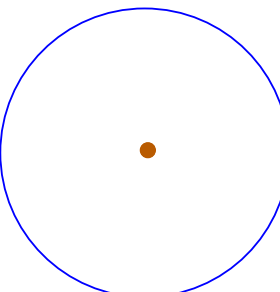
Please refer to associated Tree Survey Schedule and appendices for specific details in respect of items below:

Tree Categorisations:

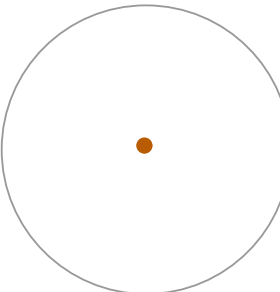
Those to be Considered for Retention:



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

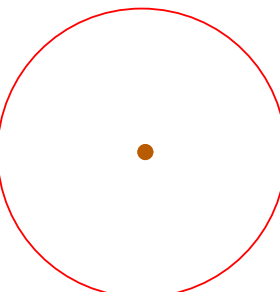


Category 'B' Tree/Group/Hedge
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years



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

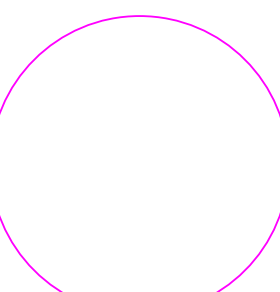
Those Considered Unsuitable for Retention:



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

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

Root Protection Areas (RPAs):



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

Project:

LAND OFF STAKEHILL LANE
MIDDLETON
GREATER MANCHESTER
M24 2RQ

Agent:

WSP

Title:

TREE CONSTRAINTS PLAN

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

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



Ref: BTC3091-TCP-1

Rev:

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



KEY

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

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

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

Agent:
WSP

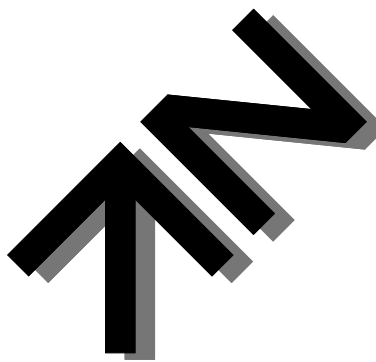
Title:
TREE CONSTRAINTS PLAN
In Relation to Proposed Mixed Residential/Commercial Development
(Plan 2 of 3)

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

Bowland 
Tree Consultancy Ltd
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t: 01772 437150

Ref: BTC3091-TCP-2 Rev:

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

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

Agent:
WSP

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

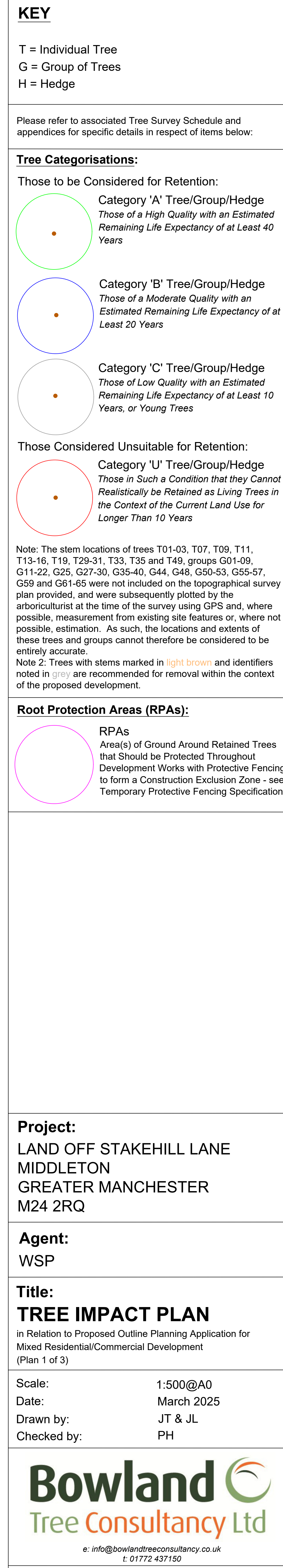
Scale: 1:500@A0
Date: December 2024
Drawn by: JT & MH
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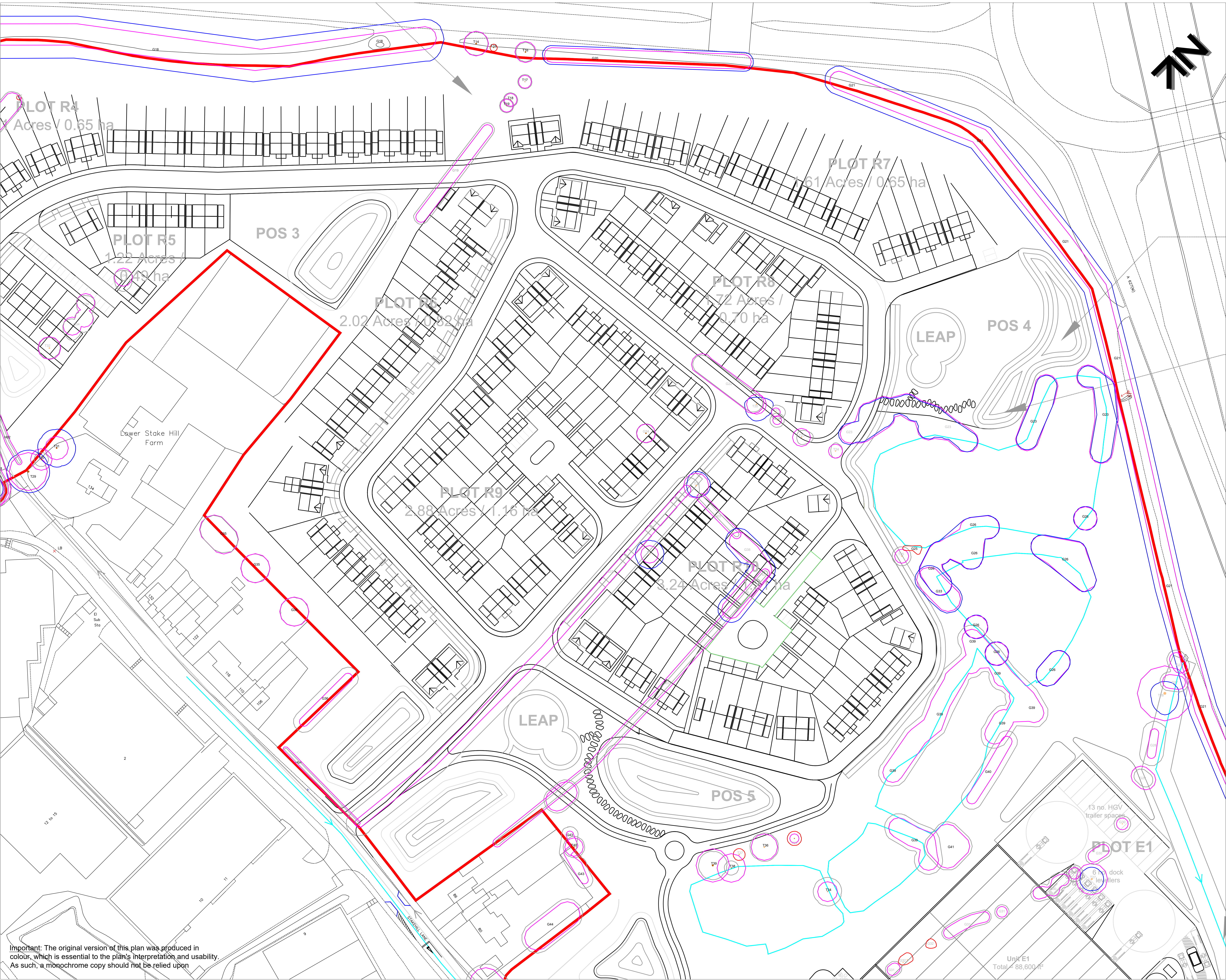


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Note 2: Trees with stems marked in light brown and identifiers noted in grey are recommended for removal within the context of the proposed development.

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RPAs
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Project:

LAND OFF STAKEHILL LANE
MIDDLETON
GREATER MANCHESTER
M24 2RQ

Agent:

WSP

Title:

TREE IMPACT PLAN

In Relation to Proposed Outline Planning Application for Mixed Residential/Commercial Development (Plan 2 of 3)

Scale:

1:500@A0

Date:

March 2025

Drawn by:

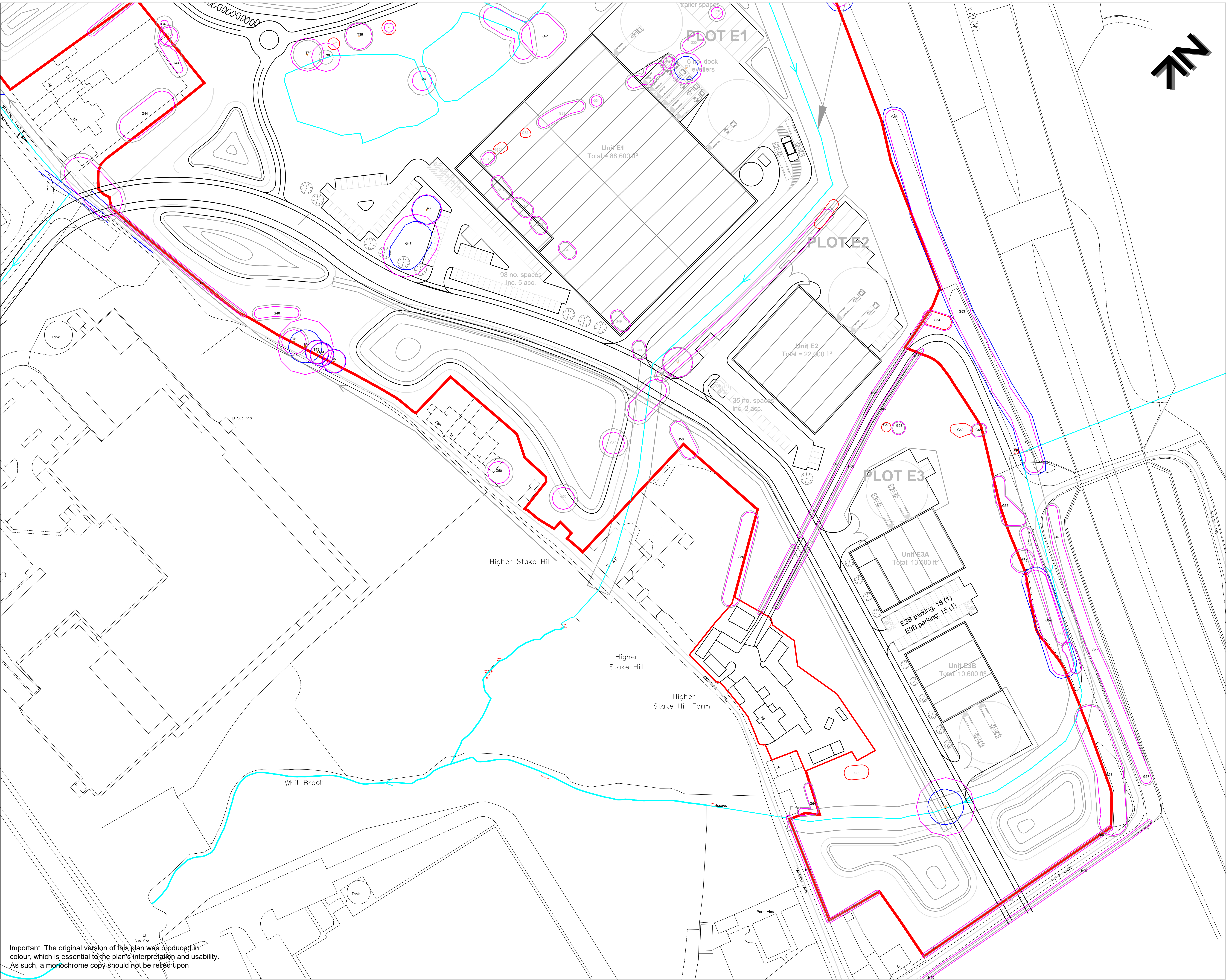
JT & JL

Checked by:

PH

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Project:

LAND OFF STAKEHILL LANE
MIDDLETON
GREATER MANCHESTER
M24 2RQ

Agent:

WSP

Title:

TREE IMPACT PLAN

In Relation to Proposed Outline Planning Application for Mixed Residential/Commercial Development
(Plan 3 of 3)

Scale: 1:500@A0
Date: March 2025
Drawn by: JT & JL
Checked by: PH

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Ref: BTC3091-TIP-3

Rev:

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