



Arboricultural Survey to BS5837:2012

Derrick Cullen

**Hillcrest,
Hillcrest Road,
Rochdale,
OL11 2QB**

24 June 2024

Tom Baron BSc. (Hons) TechArborA

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If this report has been released electronically the appendices referred to herein can be found in the annexed zip folder/s as .pdf files. If this report has been released in hard copy the appendices will be bound into the back of this report. Plans are annexed separately as A0, A1, A2 or A3 as appropriate.

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1. Introduction

Arbtech Consulting Limited (Arbtech) received written instruction on 27 May 2024 from Derrick Cullen to attend Hillcrest, Hillcrest Road, Rochdale, OL11 2QB; grid reference, SD888104 (site) to undertake an arboricultural survey a to BS5837:2012 guidance to assess trees, hedges and major shrub groups growing on and within influencing distance of the site and to produce a Schedule of trees, Tree Constraints Plan

I am Tom Baron, Senior Arboricultural Consultant for Arbtech Consulting Ltd. I undertook the tree survey on 13 June 204 and subsequently, have produced this summary of my findings.

I have six years of professional experience working as an Arboricultural Consultant. I have a degree level background in Forestry and Arboriculture and hold various qualifications in practical Arboriculture and Countryside Management. I am a Technician member of the Arboricultural Association.

The advice below and appended is underwritten by our Professional Indemnity insurance for the business practice of Arboricultural Consultancy in the sum of one million Pounds Sterling in each and every claim.

Table 1: Documents referred to.

Document	Reference No.
Survey base drawing	M23-31-01
LPA pre-app comments	N/A
British Standard 5837:2012	“BS5837”
Tree Survey Schedule	Arbtech TS 01
Tree Constraints Plan	Arbtech TCP 01

2. Survey

Survey: An arboricultural survey to BS5837 of all trees within impacting distance of the site was undertaken by Tom Baron on 13 June 2024.

During the survey I categorised the trees using “Table 1 – Cascade chart for tree quality assessment” of the BS5837:2012 (see Appendix 1).

A total of 12 No. individual trees, 4 No. groups of trees and 1 No. hedges were surveyed. Details for each of the trees surveyed are provided in the Schedule of Trees (see Appendix 2).

Multiple small trees and shrubs occupy the site, none of which meet the minimum diameter requirements to be considered for this survey.

Table 2: Documents upon which this tree survey has been based.

Document	Originator	Reference Number	Title
Survey base drawing	JHA Architecture	M23-31-01	Combined Topographical Survey/ Ordnance Survey

Limitations: The survey was made at ground level using visual observation only. Detailed examinations, such as climbing inspections and advanced decay detection equipment were not employed, though may form part of the survey's management recommendations. Measurements were taken using specialist tapes, laser, and GPS devices. Where this was not possible, measurements are estimated.

Scope: Pre-development tree surveys make arboricultural management recommendations based exclusively upon the individual tree or group of trees condition relative to their present context (*i.e. not in relation to the proposed development*).

Legal Status: No statutory protection check has been performed. BS5837 does not draw any distinction between trees subject to statutory protection, such as a Tree Preservation Order ("TPO"), and those trees without. This is principally because a detailed planning consent overrides any TPO protection. Consequently, we do not seek to offer any comparison between or infer any difference in the quality or importance of TPO trees and other trees.

* For more information on the surveyed trees please see Arbtech Consulting Ltd, Tree Survey Schedule (Appendix 1), Tree Survey Report and Tree Constraints Plan.

Site description

The site comprises an existing detached house, outbuildings and gardens, located off Hillcrest Road to the south of Rochdale. The site is roughly rectangular, generally level - save for localised excavations along the eastern embankment, and is bounded by Hillcrest Road to the north and residential properties to the other three sides. The mature trees on the site mostly comprise degraded ash along the northwest boundary, which aren't particularly suitable for long-term retention due to ash dieback disease. Other smaller amenity trees and shrubs are scattered throughout the site.

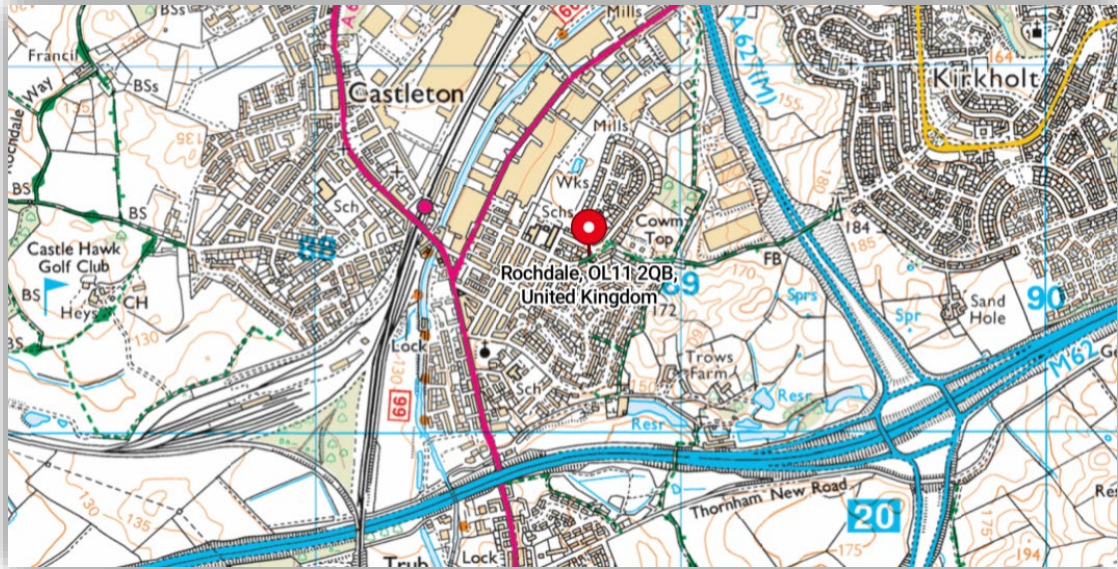


Figure 1: OS Map showing Site location (Bing Maps)



Figure 2: Aerial Image of Site with approximate red line boundary (Google Earth)

Proposed scheme

The development proposal comprises the erection of 2 No. new dwellings and works to the existing dwelling, Hillcrest.



Figure 3: Drawing Title, Drawing No. M23-31-01 (JHA Architecture)

It is likely that arboricultural impacts can be addressed with arboricultural methodology or minor amendments to the proposal.

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3. BS5837:2012 Scope

This standard recognises that there can be problems for development close to existing trees which are to be retained, and of planting trees close to existing structures. This standard sets out to assist those concerned with trees, in relation to construction, to form balanced judgements. It does not set out to put arguments for or against development, or for the removal or retention of trees. Where development, including demolition, is to occur, the standard provides guidance on how to decide which trees are appropriate for retention, on the means of protecting these trees during development, including demolition and construction work, and on the means of incorporating trees into the developed landscape.

4. Methodology

The methodology used to assess the trees was the British Standard 5837:2012 'Trees in Relation to Construction' tree survey method. The aim of the survey is to establish which trees are moderate and good quality; suitable for retention and justifying protection. And which trees are low or poor quality; either undesirable or unsuitable to retain and protect.

The tree survey includes all trees included in the land survey red line boundary plan, as well as any that may have been missed, and it should categorize trees or groups of trees, including woodlands for their quality and value within the existing context, in a transparent, understandable, and systematic way. Where the arboriculturist has deemed it appropriate, the trees have been tagged with small metal or plastic tags, placed as high as is convenient on the stem of each tree.

Whilst master plan proposals for the development of the site might be available, the trees have been surveyed without taking these into consideration. All detailed design work on site layout should take into consideration the results of the tree survey (and the TCP).

Trees forming groups and areas of woodland (including orchards, wood pasture and historic parkland) are identified and considered as groups where the arboriculturist has determined that this is appropriate, particularly where they contain a variety of species and age classes that could aid long-term management. It is often expedient to assess the quality and value of such groups of trees as a whole, rather than as individuals. However, an assessment of individuals within any group has been undertaken if they are open-grown or if there is a need to differentiate between them.

The quality and value of each tree or group of trees has been recorded by allocating it to one of the four categories: **A**, **B**, **C**, or **U** (highest to lowest quality respectively). The categories are differentiated on the tree survey plan by colour, or by suffixing the category adjacent to the tree identification number on the TCP.

The survey schedule lists all the trees or groups of trees. The following information is also provided:

- a) reference number (to be recorded on the tree survey plan);
- b) species (common or scientific names);
- c) height in meters (m);
- d) stem diameter in millimetres (mm) at 1.5m above adjacent ground level or immediately above the root flare for multi-stemmed trees;
- e) branch spread in meters taken at the four cardinal compass points;
- f) height of crown clearance above adjacent ground level in meters (m);
- g) age class (newly planted, young, semi-mature, early mature, mature, over mature);
- h) physiological condition (e.g. good, fair, poor, decline and dead);
- i) structural condition (e.g. good, fair, poor or not visible);
- j) comment about the tree, its location and preliminary management recommendations, including further investigation of suspected defects that require more detailed assessment and potential for wildlife habitat;
- k) The retention category referring to the quality and useful contribution in years; **U** = <10yrs; **A** = >40yrs; **B** = >20yrs; **C** = >10yrs. The retention subcategory referring to the type of amenity; 1 = Arboricultural; 2 = Landscape; 3 = Cultural including conservation (see Appendix 1 Cascade chart for tree quality assessment).

5. Definitions

Arboriculturist

An arboriculturist (or arboricultural consultant) is a person who has, through relevant education, training, and experience, gained recognized qualifications and expertise in the field of trees in relation to construction.

Tree Survey

A tree survey should be undertaken by an arboriculturist and should record information about the trees on a site independently of and prior to any specific design for development. As a subsequent task, and with reference to a design or potential design, the results of the survey should be included in the preparation of a tree constraints plan, which should be used to assist with site layout design.

Tree Constraints Plan

A TCP is plan, typically delivered as an AutoCAD drawing (.DWG file format), prepared by an arboriculturist for the purposes of layout design showing the root protection area and representing the effect that the mature height and spread of retained trees will have on layouts through shade, dominance, etc.

Root Protection Area

An RPA is a layout design tool indicating the area surrounding a tree that contains sufficient rooting volume to ensure the survival of the tree, shown in plan form in m².

Construction Exclusion Zone (also termed Tree Protection Zone)

A construction exclusion or tree protection zone is an area based on the RPA (in m²), identified by an arboriculturist, to be protected during development, including demolition and construction work, by the use of barriers and/or ground protection fit for purpose to ensure the successful long-term retention of a tree.

Arboricultural Impact Assessment (AIA)

This is a study, undertaken by an arboriculturist, to identify, evaluate and possibly mitigate the extent of direct and indirect impacts on existing trees that may arise as a result of the implementation of any site layout proposal.

Tree Protection Plan (TPP)

A TPP is plan, typically delivered as an AutoCAD drawing (.DWG file format), prepared by an arboriculturist showing the finalized layout proposals, tree retention and tree and landscape protection measures detailed within the arboricultural method statement, which can be shown graphically.

Arboricultural Method Statement (AMS)

This is a methodology for the implementation of any aspect of development that has the potential to result in loss of or damage to a tree. The AMS is likely to include details of an on-site tree protection monitoring regime.

6. Recommendations

With the benefit of making an assessment of your planning proposals, we make the following recommendation to ensure that there are no irrevocable issues to the proposed retained trees and so that no conditions relating to arboriculture are attached to any planning consent secured; obtain an arboricultural report to include:

- a) An arboricultural impact assessment (AIA).
- b) An arboricultural method statement (AMS).
- c) A tree protection plan drawing (TPP).

7. Limitations

Trees were inspected from using visual observation from ground level only. Trees were not climbed or inspected below ground level. Inaccessible trees will have best estimates made about the location, physical dimensions, and characteristics. Trees have been grouped where BS5837 guides us that it is expedient to do so. Trees have been excluded from the survey if they are found by us to be sufficiently far away from the proposed developable area or if they are outside of the red line boundary plan showing the expectations of our client for the extent of the survey. BS5837 does not draw any distinction between trees subject to statutory protection, such as a Tree Preservation Order (“TPO”), and those trees without. This is principally because a detailed planning consent overrides any TPO protection. Consequently, we do not seek to offer any comparison between or infer any difference in the quality or importance of TPO trees and other trees.

8. Appendices

The following documents were released to the Client as appendices to this report:

- Survey Schedule (.PDF)
- Tree Constraints Plan drawing (.DWG & .PDF)

If you require clarification of information contained herein, please do not hesitate to contact us via 01244 661170.

Yours Sincerely,



Tom Baron

Tom Baron BSc. (Hons) TechArborA

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TomBaron@Arbtech.co.uk

Appendix 1: Table 1 Cascade chart for tree quality assessment

BS5837:2012 Trees in relation to design, demolition and construction – Recommendations

Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories when 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 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 might be desirable to preserve; see 4.5.7.</i>			Dark 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 dominate 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).	Light green
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remedial defects, including unsympathetic management and storm damage), such that they are unlikely to be suitable for retention of beyond 40 years; or trees lacking the special quality necessary to merit the category 'A' designation.	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.	Trees with material conservation or other cultural value.	Mid blue
Category C Trees of low quality with an estimated remaining expectancy of at least 10 years, or young trees with a stem diameter below 150mm.	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape value.	Trees with no material conservation or other cultural value.	Grey

Appendix 2: Schedule of Trees

BS5837:2012 Tree Survey

Arbtech Consulting Ltd.

Client: Derrick Cullen
 Project: Hillcrest, Hillcrest Road, Rochdale, OL11 2QB
 Survey Date: 13/06/2024
 Surveyor: Tom Baron



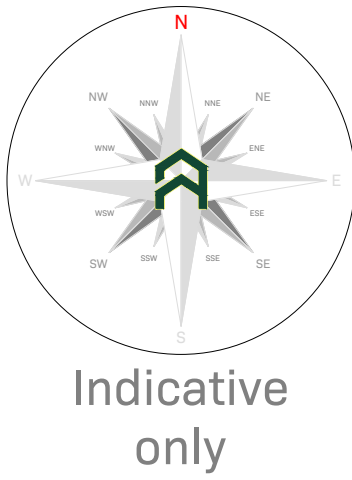
Unit 3 Well House Barns
 Chester
 Cheshire
 CH4 0DH
 Phone: 01244661170
 Mobile: N/A

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations			Cat ERC
		No	Ø (mm)	Spread (m)	Clear (m)					Survey Comment			
G01												Estimated Measurements	
Various	6	2	142 (Eq)	N	3	1	SM	A: 9.1	Good	C: Good			C.2
<i>See comments for details</i>				E	3	1		R: 1.7		S: Good	Linear group along front of site; species include ash, laburnum and privet; overhanging boundary wall into private track; overhanging access gate by up to 1.5m on west side with 1m ground clearance; dimensions recorded are the largest within the group.	10+ yrs	
				S	3	1				B: Good			
				W	3	1							
G02												Estimated Measurements	
Common Ash	17	1	650	N	6	3	EM	A: 191.2	Poor	C: Fair			C.2
<i>Fraxinus excelsior</i>				E	6	1		R: 7.8		S: Fair	Linear group of early mature and semi mature ash; all trees showing signs of ash dieback disease, with some trees in poor condition; it would be prudent to replace the trees in the long-term; minor shrubs to bases of trees in areas; levels higher than track level; dimensions recorded are the largest within the group.	10+ yrs	
				S	6	1				B: Good			
				W	6	1							
G03												Estimated Measurements	
Lawson Cypress	6	1	100	N	2	0	SM	A: 4.5	Good	C: Good			C.2
<i>Chamaecyparis lawsoniana</i>				E	2	0		R: 1.19		S: Good	Small section of conifers to edge of garden; ground vegetation limited inspection; dimensions recorded are the largest within the group.	10+ yrs	
				S	2	0				B: Good			
				W	2	0							
G04												Estimated Measurements	
Various	7	1	200	N	4	1	SM	A: 18.1	Good	C: Good			C.2
<i>See comments for details</i>				E	3	1		R: 2.4		S: Good	Off-site group - not inspected in detail; species including goat willow, ash and cypress; overhanging the site on the north side by up to 3m in areas with 1m ground clearance; dimensions recorded are the largest within the group.	10+ yrs	
				S	3	1				B: Good			
				W	3	1							
Age Classifications:	N	Newly planted	EM	Early Mature			Condition:	C	Crown		Stems:	Ø	Diameter
	Y	Young	M	Mature				S	Stem			(Eq)	Equivalent stem diameter using BS5837:2012 definition
	SM	Semi-mature	OM	Over Mature				B	Basal area		ERC:		Estimated Remaining Contributio

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations			Cat ERC
		No	Ø (mm)	Spread (m)	Clear (m)					Survey Comment			
H01											Estimated Measurements		
Various <i>See comments for details</i>	6	1	170	N	1.5	0	SM	A: 13.1 R: 2.04	Good	C: Good S: Good B: Good	Boundary hedge; species including cypress, privet, elder and cherry laurel, with occasional sycamore saplings.		C.2 10+ yrs
T01											Estimated Measurements		
Common or Black Elder <i>Sambucas nigra</i>	3.5	1	120	N	2	1	EM	A: 6.5 R: 1.43	Good	C: Good S: Good B: Fair	Located atop of sloped embankment.		C.1 10+ yrs
T02											Estimated Measurements		
Common or Black Elder <i>Sambucas nigra</i>	2.5	3	134 (Eq)	N	1	2	SM	A: 8.1 R: 1.6	Decline	C: Poor S: Fair B: Fair	Located atop of sloped embankment; in poor condition structurally and physiologically; not suitable for long-term retention.		U <10 yrs
T03											Estimated Measurements		
Common Hawthorn <i>Crataegus monogyna</i>	6	1	130	N	1.5	4	SM	A: 7.6 R: 1.55	Good	C: Fair S: Good B: Good	Off-site and not inspected in detail; overhanging the site on the north side by up to 1m with 4m ground clearance; almost in contact with boundary fence.		C.1 10+ yrs
T04											Estimated Measurements		
Common Ash <i>Fraxinus excelsior</i>	7	2	184 (Eq)	N	1.5	2	SM	A: 15.3 R: 2.2	Decline	C: Poor S: Poor B: Good	Off-site and not inspected in detail; overhanging the site on the north side by up to 1m with 2m ground clearance; almost in contact with boundary fence; in poor condition likely due to ash dieback disease.		U <10 yrs
T05											Estimated Measurements		
Sycamore <i>Acer pseudoplatanus</i>	6	2	262 (Eq)	N	3	2.5	SM	A: 31 R: 3.14	Good	C: Good S: Fair B: Fair	Close to outbuilding with potential for damage as the tree grows; crown in contact with walls and roof; multi-stemmed at 1m.		C.1 10+ yrs
Age Classifications: N Newly planted EM Early Mature Condition: C Crown Y Young M Mature S Stem SM Semi-mature OM Over Mature B Basal area Stems: Ø Diameter (Eq) Equivalent stem diameter using BS5837:2012 definition ERC: Estimated Remaining Contributio													

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations			Cat ERC
		No	Ø (mm)	Spread (m)	Clear (m)					Survey Comment			
T06													
Whitebeam <i>Sorbus aria</i>	9	2	233	(Eq)	N E S W	4.5 3 4 2	2 1.5 2 4	SM A: 24.6 R: 2.79	Good	C: Fair S: Fair B: Fair	Closely spaced to adjacent trees with suppressed crown; codominant stems from 1.5m.		C.1 10+ yrs
T07													
Elm <i>Ulmus sp.</i>	11	1	270		N E S W	4 5 3 4	1.5 1.5 1.5 1.5	SM A: 33 R: 3.24	Good	C: Good S: Good B: Good	Planted tree to bottom of garden; slightly suppressed by adjacent trees.		B.1 20+ yrs
T08													
Sycamore <i>Acer pseudoplatanus</i>	14	2	580	(Eq)	N E S W	7 6 6 7	2 6 5 1	EM A: 152.1 R: 6.95	Good	C: Fair S: Fair B: Fair	Located at a higher level than the track; codominant stems at base; growing between two ash trees leading to stems growing away from one another; crown in contact with BT lines.		B.1 20+ yrs
T09													
Goat Willow <i>Salix caprea</i>	11	3	520	(Eq)	N E S W	6.5 5 5 5.5	1 1 5 3	M A: 122.2 R: 6.23	Good	C: Good S: Fair B: Good	Located to corner of garden; multi-stemmed at 1m.		C.1 10+ yrs
T10													
Common Ash <i>Fraxinus excelsior</i>	7	3	293	(Eq)	N E S W	4.5 4 3 3	1 1 1 1.5	SM A: 38.8 R: 3.51	Fair	C: Good S: Fair B: Good	Multi-stemmed at base; minor decline in crown likely due to ash dieback.		C.1 10+ yrs
T11													
Wild Cherry <i>Prunus avium</i>	7	1	200		N E S W	3.5 4.5 4.5 4	1.5 1.5 1.5 1.5	SM A: 18.1 R: 2.4	Good	C: Good S: Good B: Good	Limited access - dimensions estimated; within close contact of shed.		C.1 10+ yrs
Estimated Measurements													
Age Classifications:	N Y SM	Newly planted Young Semi-mature	EM M OM	Early Mature Mature Over Mature	Condition:			C S B	Crown Stem Basal area	Stems:	Ø	Diameter (Eq) Equivalent stem diameter using BS5837:2012 definition	ERC: Estimated Remaining Contributio

Appendix 3: Tree Constraints Plan



Tree Categories

These are categorised in accordance with the cascade chart in Table 3 of the British Standard BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'

Category 'U' - Trees in such condition that they cannot realistically be retained as living trees in context of the current land use for longer than 10 years.

Category 'V' - Trees of high quality with an estimated remaining life expectancy of at least 40 years.

Category 'W' - Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

Category 'X' - Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.

Root Protection Area

In order to avoid damage to the roots or rooting environment of retained trees, the Root Protection Areas (RPA) should be plotted around each of the category 'U', 'V', and 'W' trees. This is a minimum area in m² which should be left undisturbed around each retained tree.

The RPA is calculated using the British Standard BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'

The calculated RPA is capped to 707m², which is the equivalent to a circle with a radius of 15m. Where there appears to be restrictions to root growth the root protection area is reshaped to more accurately reflect the likely distribution of the roots.

Tree Survey Report

Please refer to Arbtch Consulting Ltd. Tree Survey Report and Tree Schedule for full details on all surveyed trees, hedgerows and major shrub groups.

All trees were surveyed and categorised in accordance with the guidance as set out in the British Standard BS5837:2012 Tree in relation to design, demolition and construction - Recommendations.

We make the following recommendation to ensure that no conditions relating to arboriculture are attached to any planning consent secured: obtain an arboricultural report to include:

- a) An arboricultural impact assessment (AIA);
- b) An arboricultural method statement (AMS); and
- c) A tree protection plan (TPP).



Project:

Hillcrest,
Hillcrest Road,
Rochdale,
OL11 2QB

Client:

Derrick Cullen

Drawing:

Tree Constraints Plan

Based on:

M23 - 31 - 01

Drawing No:

Arbtech TCP 01

Rev:

Date:

June 2024

Scale:

1:200 @ A0

Drawn:

TB

Key:

Tree No.:	T01	Tree Category:	Category 'U' trees	Trunk:	Category 'U' trees
RPA:		Category 'V' trees	Category 'W' trees	Category 'U' trees	Category 'V' trees
Category 'U' trees:		Category 'V' trees:	Category 'W' trees:	Category 'U' trees:	Category 'V' trees:

Arbtch Consulting Ltd. 2024

This drawing was produced in colour. A monochrome copy should not be relied upon.

9. Document Production Record

Document number	Editor	Signature	Position	Issue number	Date
Arbtech TSR 01	Tom Baron	<i>TJ Baron</i>	Senior Consultant	01	24/06/24

Limitations

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