



THE
ENVIRONMENT
PARTNERSHIP



FORMER HOLY TRINITY CHURCH PARKFIELD, MIDDLETON ARBORICULTURAL IMPACT ASSESSMENT AUGUST 2022

TEP
Genesis Centre
Birchwood Science Park
Warrington
WA3 7BH

Tel: 01925 844004
Email: tep@tep.uk.com
www.tep.uk.com

Offices in Warrington, Market Harborough, Gateshead, London and Cornwall

Document Title	Arboricultural Impact Assessment
Prepared for	Buttress
Prepared by	TEP - Warrington
Document Ref	9536.001

Author	Jonathan Smith
Date	August 2022
Checked	Heather Eilbeck
Approved	Robin Grimes

Amendment History					
Version	Date	Modified by	Check / Approved by	Reason(s) issue	Status
0.1	22/07/22	JGS	HEE	Internal checking	Draft
1.0	12/08/22	JGS	RMG	Issue	Final

CONTENTS	PAGE
Executive Summary	1
1.0 Scope	2
2.0 Baseline	3
3.0 Effects	15
4.0 Mitigation.....	17

TABLES	PAGE
Table 1 Existing canopy coverage.....	4
Table 2 Summary of BS 5837 quality categorisation	7
Table 3 Reference number and location of features that would be removed or pruned	15
Table 4 Quantity and percentage of trees to be removed.....	16
Table 5 Summary of effects and mitigation	17

FIGURES	PAGE
Figure 1 Site location and approximate boundary	3
Figure 2 view north from Archer Park with dead trees (T10-T12) centre of frame.....	4
Figure 3 Tree T15 growing close to and over the church.....	5
Figure 4 Entrance to the old vicarage with trees T6-T8 right of frame	5
Figure 5 View along northern boundary	6
Figure 6 Tree T1 (ash)	6
Figure 7 Dense ground vegetation obscuring the church perimeter path.....	6

APPENDICES

- APPENDIX A: Arboricultural Survey Data
APPENDIX B: Survey Method

DRAWINGS

- Drawing 1 - Tree Constraints Plan
Drawing 2 - Tree Works Plan
Drawing 3 - Tree Protection Plan
Drawing 4 - Tree Protection Fencing Specifications

Executive Summary

1. TEP has been commissioned by Buttress to conduct a survey of land at the former Holy Trinity Church in Middleton and a review of designations, policies and other instruments of relevance to arboriculture. This report presents the results and effects of proposed development.
2. 22 individual trees, 1 tree group and 2 hedges were recorded within influencing distance of the application site.
3. The majority of trees on the site are middle aged English elm situated to the south of the church building; 7 out of 9 of which are standing dead. Trees to the north and west of the Church are under third party ownership, growing within the grounds of the old vicarage.
4. The desktop review and site survey identified no Tree Preservation Orders; no trees within a Conservation Area; no ancient woodland; no veteran trees; and no Habitats of Principal Importance including Deciduous Woodland, and Traditional Orchard, and Wood Pasture and Parkland, and Hedgerow. The site is entirely within the Pennine Edge Community Forest.
5. The proposals comprise the conversion of the Grade II listed Holy Trinity Church, Parkfield to a single residential dwelling with off street parking and a double garage cutting into the sloping landscape. Access is taken from Archer Park.
6. Just under 0.03ha of tree canopy cover, recorded as 8 individual trees would be removed. 7 of these are dead and of poor quality (Category U in accordance with BS 5837) and 1 is of moderate quality (Category B). In addition, 3 trees would need to be pruned and/or crown lifted where they overhang or are interfering with the church building.
7. The development would give rise to no adverse effects that cannot be mitigated. There is ample space within the site's south-east corner and along the southern boundary to accommodate new trees. A scheme of new planting should include a minimum of 8 trees of medium to mature size. On this basis, it is reasonable to anticipate a net gain in tree canopy cover in the short to medium term, but with an immediate increase in tree quality due the high percentage of dead trees being removed.
8. Tree protection measures to be observed during construction are provided in the form of a Tree Protection Plan on Drawing 3. This includes barrier and demarcation fencing, and an area of excavation and root pruning that should proceed using hand-tools. Compliance with the recommended measures should be secured by planning condition.
9. This report constitutes a valid basis for the evaluation of impacts on trees resulting from the proposed development for a period not exceeding 2 years. After this, it would be necessary to review baseline data and conclusions to ensure reliability.

1.0 Scope

- 1.1 TEP has been commissioned by Buttress to conduct an arboricultural survey of land at Former Holy Trinity Church in Middleton and to make an assessment in accordance with BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations.
- 1.2 This report has been produced to support a planning application. It describes the findings of field and desktop surveys; the effects that granting planning permission would have on arboriculture; and measures that are and/or should be incorporated in the proposed development.

Survey

- 1.3 The survey was undertaken on 14th July 2022 in accordance with BS 5837 by a qualified arboriculturist. The survey method is included at Appendix B.
- 1.4 A topographical survey was not available to inform this assessment, therefore aerial photography was used to record the position of trees and vegetation onto an Ordnance Survey base map. Tree locations should therefore be regarded as estimations.
- 1.5 Trees on private land outside the application boundary, and at inaccessible locations¹ were surveyed insofar as was practicable. Whilst reasonable effort has been made to ensure the accuracy and comprehensiveness of such records, it cannot be guaranteed. At the time of the survey parts of the site were very overgrown and access to the southern third was largely prohibited.

Limitation

- 1.6 This report relates to a specific development proposal and should not be interpreted as advice in any other circumstance, including but not limited to the promotion or assessment of alternative schemes; the design of foundations; management of tree risk; and tree-related subsidence.
- 1.7 This report constitutes a valid basis for the evaluation of impacts on trees resulting from the proposed development for a period not exceeding 2 years. After this, it would be necessary to review baseline data and conclusions to ensure reliability.
- 1.8 Where the recommendations of this report have been followed, any future deterioration in tree condition shall not be attributable to the development.

¹ Limitations to the survey are described at Appendix A

2.0 Baseline

The Site

- 2.1 The former Holy Trinity Church is located in Middleton within the Metropolitan Borough of Rochdale, Greater Manchester. The site comprises a traditional stone-built church with a sloping grassed area to the south, and an access path around the north of the building.
- 2.2 At the time of the survey the church was in no formal use and parts of the grounds were heavily overgrown.



Figure 1 Site location and approximate boundary

Contains Ordnance Survey data © Crown copyright and database right 2022

- 2.3 The survey area is set off to the east of Archer Park which follows the profile of the site, sloping up from south to north. The northern, eastern and southern boundaries are defined by third party residential houses and gardens, with that to the north being the old vicarage. There is currently no vehicular access onto the church grounds, with the western boundary defined by the access track leading to the vicarage. Pedestrian access is directly off Archer Park.

Tree Survey

- 2.4 22 individual trees (T1-T22), 1 tree group (G1) and 2 hedges (H1-H2) were recorded within influencing distance of the application site.
- 2.5 Feature locations, their quality categories, canopy spreads and root protection areas are shown on Drawing 1. The following table provides the total canopy area for mapped trees and the total length of mapped hedgerow on Drawing 1. In some cases this may be more than the absolute area of cover due to canopy overlap between adjacent features.

Table 1 Existing canopy coverage

Trees	Groups	Woodland	Hedgerow
0.0767ha	0.0054ha	0.0ha	17m

2.6 All arboricultural information recorded during the survey is presented at Appendix A.

Overview

2.7 The majority of trees on the site are middle aged English elm, situated to the south of the church building (T10 to T13 and T15 to T19). 7 out of the 9 elm trees present are standing dead, a likely consequence of Dutch Elm Disease (*Ophiostoma novo-ulmi*) infection which is prevalent throughout the United Kingdom. The remaining two elms (T15 and T16) and a small leaved lime (T14) are in good condition and due to their age and stature are the highest quality trees on the site. There is currently no indication that the DED will affect further trees on the site as some individuals do have natural resistance, but it cannot be guaranteed.



Figure 2 view north from Archer Park with dead trees (T10-T12) centre of frame

2.8 To the west of the church is a small amenity space containing a weeping cherry (T9) and a short hedgerow (H1) that is beginning to grow-out. Other trees present are likely to be under third party ownership as they are growing adjacent to the old vicarage driveway in a retained planting strip. They comprise a laburnum (T6), a Turkey oak (T7) and a hawthorn (T8) that are competing for both root and branch space. The laburnum has been reduced to a stump but now has a secondary crown supported by two new stems.



Figure 3 Tree T15 growing close to and over the church

- 2.9 Along the northern site boundary are a mixture of ornamental trees growing within the grounds of the old vicarage. They overhang the site by varying degrees, the greatest of which is a wych elm, the southern branches of which touch the church wall. The western half of the boundary is retained by an intact 0.5m stone wall.



Figure 4 Entrance to the old vicarage with trees T6-T8 right of frame

- 2.10 In the north-east corner of the grounds is a mature ash (T1) that has been pollarded at various points from 5 to 6m. Resulting shoot regrowth forms the current canopy at 8m height, but a number of shoots display the characteristic dieback and lesion development of Chalara ash dieback disease (*Hymenoscyphus fraxineus*). Estimated to have the potential to affect up to 85% of ash across the UK, the prognosis for infected trees is progressive decline and death, often within only a few years of contracting the disease.



Figure 5 View along northern boundary



Figure 6 Tree T1 (ash)

- 2.11 To the south of the church there are areas of dense, young self-set trees and elm sucker growth that have established following cessation of site management. In other areas, dense bramble and herbaceous ground flora make access around the church and site perimeter very difficult.



Figure 7 Dense ground vegetation obscuring the church perimeter path

Tree Quality

- 2.12 Under BS 5837 trees are objectively assigned one of four categories to describe their quality. The table below includes a description of each category and the amount of trees within it. This information is presented by canopy area to allow comparison between features of varying size and maturity. Hedgerows have not been categorised.

Table 2 Summary of BS 5837 quality categorisation²

Category	Description	Total existing
A	Trees of high quality, typically with a long remaining life expectancy; and with clear and identified merit as specimens, visually, culturally or for conservation.	0.0118ha (14%)
B	Trees of moderate quality, typically with at least a medium remaining life expectancy; with remediable defects only; or low quality but with collective merit.	0.0185ha (23%)
C	Trees of low quality, typically with at least a short remaining life expectancy; unremarkable trees; young or small trees that could be replaced.	0.0226ha (28%)
U	Trees that cannot realistically be retained in the current land use for 10 years; with serious and irreparable defects, pathogens or decline.	0.0292ha (35%)

Root Protection Areas

- 2.13 Using the results of the field survey a Root Protection Area (RPA) has been calculated in accordance with BS 5837 using each tree's stem diameter at 1.5 metres³. The RPA represents the minimum area around each tree that must be left undisturbed to ensure its survival.
- 2.14 Where a tree's rooting pattern is considered to have been influenced by site conditions the RPA has been adjusted or offset to most accurately represent the likely spread of roots⁴. On this site influences on root morphology are considered to be the foundations of the church and retaining walls where they then form an abrupt level difference. In some cases, an accurate RPA is difficult to determine and therefore remains a circle centred on the stem.

² Refer to Appendix B for the full table

³ Refer to Appendix A for RPA area calculations

⁴ See Drawing 1 for RPA shapes

Policy, designations and protection

Planning Policy

- 2.15 All trees are a material consideration in the planning process. Effects on trees will therefore be considered by the consenting authority. Adverse effects that cannot be mitigated and which are not acceptable on balance against other benefits may weigh against the granting of planning permission.
- 2.16 There should be a common sense ambition to limit tree loss to that which is strictly required to facilitate the proposal, and to achieve a good design. Trees which are retained should not be harmed and the proposal should present a reasonable account of the prospects for tree retention in accordance with BS 5837.

National Planning Policy Framework

- 2.17 The National Planning Policy Framework (NPPF) has an overarching environmental objective. This embeds protection and enhancement of the natural environment and biodiversity in decision making⁵.
- 2.18 Planning policies and decision making should recognise the wider benefits from natural capital and ecosystem services, including those provided by trees and woodland, and minimise impacts on and provide net gains for biodiversity⁶.
- 2.19 Opportunities should be taken to incorporate trees into developments, ensure appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. New streets should be tree-lined unless there are clear, justifiable and compelling reasons why this would be inappropriate⁷.
- 2.20 Where significant harm to biodiversity cannot be avoided, mitigated, or compensation provided, planning permission should be refused⁸. Loss or fragmentation of trees and woodland may constitute or give rise to significant harm to biodiversity.
- 2.21 There is a strong policy presumption against loss or deterioration of irreplaceable habitats such as ancient woodland and ancient or veteran trees. Development resulting in the loss of either should be refused unless there are wholly exceptional reasons and a suitable compensation strategy exists⁹.

Local Planning Policy

- 2.22 Rochdale Metropolitan Borough Council has an adopted Core Strategy (October 2016) that contains policies of relevance to trees and this site. Policies from the Unitary Development Plan 1999-2016 are also still in use while the other aspects of the Local Plan are finalised and adopted. The Core Strategy policies of relevance are: G1; G6; and G7. The Unitary Development Plan policies of relevance are: BE/2; BE/8; and NE/8. These are recreated in full or part below.

⁵ NPPF paragraph 8 (c)

⁶ NPPF paragraph 174 (b) (d)

⁷ NPPF paragraph 131

⁸ NPPF paragraph 180 (a)

⁹ NPPF paragraph 180 (c)

Core Strategy Policies

G1 - Tackling and adapting to climate change (part)

New developments will be expected to:

d. Address the impacts of climate change by incorporating comprehensive adaptation measures, including:

iv. the retention of existing trees wherever possible and the taking of all appropriate opportunities to plant trees and other suitable vegetation on site.

G6 - Enhancing green infrastructure (part)

We will sustain and enhance a green network to support growth and regeneration in the borough and provide a high quality environment that meets the needs of our community and visitors to the borough. We will protect and improve green spaces and water bodies and ensure that their value to sustainable development and regeneration is maximised. Our priorities are to improve opportunities for recreation in urban areas and the countryside, improve opportunities for healthy lifestyles, and to help manage and respond to environmental risks such as flooding and the impacts of climate change. We will also ensure that the network supports the sustainable growth of the Greater Manchester city region and links with a wider Greater Manchester strategic green infrastructure network.

We will protect, improve and create green infrastructure to help deliver strategic sustainable development priorities and meet local needs in the following locations:

9. Urban areas and new development where the focus will be on incorporating green infrastructure into new development, sustainable urban drainage, increasing the number of street trees, greening housing areas and main roads, developing new green spaces, and incorporating green roofs and walls in new development.

We shall take into account local and national planning policy requirements when considering the appropriateness of development proposals that may affect sports, recreation and open space provision.

A Green Infrastructure Strategy for the borough and Green Infrastructure Action Plans for each Township will inform and support area based masterplans and initiatives, development proposals and associated developer contributions, regeneration programmes and environmental management schemes.

We will expect development proposals and other proposals affecting green infrastructure to:

c. avoid the loss of existing urban greenspace or features e.g. trees unless suitable alternative provision is made, it has limited value, and its development or change of use will help to meet other sustainability or local regeneration objectives;

h. protect ancient woodlands and hedgerows, support new woodland and tree planting in new developments, and replace removed trees from a site at a ratio of 2:1.

G7 - Increasing the value of biodiversity and geodiversity (part)

We will ensure that sites and features of biodiversity and geodiversity importance are given full and appropriate recognition and protection. Opportunities for enhancing biodiversity and geodiversity, creating new sites and features of interest and improving opportunities for public enjoyment will be supported. No development should result in a net loss of biodiversity or geodiversity interest in the borough and overall development in the borough should result in a net gain.

5. Urban Areas - our priority is to protect and enhance existing urban biodiversity and to support opportunities for new urban biodiversity corridors, sites and features including sustainable urban drainage schemes, new public realm provision, street trees and urban woodlands, ponds and lodges, green roofs and natural play areas.

Opportunities to protect, enhance and create features of biodiversity or geodiversity interest should be informed by the detail of any formal designation of a site or area and supporting plans and guidance such as Local Biodiversity Action Plans, Green Infrastructure Strategies and Action Plans and the Council's Biodiversity and Development SPD. We will expect development proposals and improvements to:

b. Protect and enhance existing features such as peatland, ponds, wetlands, reservoirs, mill lodges, trees, hedges, wooded areas, meadows, flora and fauna.

Unitary Development Plan Policies

BE/2 Design Criteria For New Development (part)

Development proposals will be required to demonstrate good design by:

f) Retaining key natural features, including trees, as part of the landscaping of the site.

BE/8 Landscaping In New Development (part)

All developments will be required, where appropriate, to incorporate landscape schemes of a high quality.

Amenity landscaping will be required where, in the Council's opinion, it is necessary to:

a) Retain and integrate existing trees, planting or other landscape features (including areas of nature conservation or value).

NE/8 Development Affecting Trees, Woodlands and Hedgerows (full)

Development proposals will be permitted that do not adversely affect trees, woodland or hedgerows.

Proposals on sites containing trees and woodlands should ensure:

a) Suitable space and conditions for the successful retention of trees, woodland and hedgerows;

b) That new tree planting is of an appropriate scale and species and that the impacts on the amenity of the development and surrounding area in the longer term e.g., root spread, stability, loss of daylight, leaf fall and personal safety have been fully considered;

c) Suitable care and protection of trees and their environment during construction;

d) The nature conservation value of existing hedgerows, trees and woodland has been safeguarded where appropriate including the incidence of protected species e.g., bat roosts, and the value of ground flora e.g. bluebells;

e) Hedgerows which meet the criteria set out in the Hedgerow Regulations 1997 and other hedgerows which are locally distinctive and valuable for their natural or historic value are fully safeguarded;

f) The requirement of the Forestry Commission for a felling licence to be obtained is met where appropriate;

g) Suitable arrangements for future maintenance and management of trees and woodland (which may need to be secured by means of a legal agreement); and

h) Replacement planting of trees in the event of death or failure during a 5 year period.

Tree Preservation Orders

- 2.23 A check with the local authority was undertaken on 18th July 2022. Sharon Hill from the Council's Planning and Development Department confirmed that none of the surveyed trees are protected by Tree Preservation Order.
- 2.24 Trees to the east of the old vicarage are protected but will be unaffected by the development proposals (TPO reference: 171. 1998).

Conservation Areas

- 2.25 A check with the local authority website was undertaken on 18th July 2022. This confirmed that no trees within and/or adjacent to the site are within a Conservation Area.

Ancient Woodland

- 2.26 Ancient Woodland is defined in England as any area that has been wooded continuously since at least 1600 AD; it is regarded as 'irreplaceable'¹⁰. The distribution of Ancient Woodland has been assessed on the basis of Natural England's Ancient Woodland Inventory (Provisional) for England via www.magic.defra.gov.uk.
- 2.27 There is no ancient woodland within and/or adjacent to the site.

¹⁰ NPPF Annex 2: Glossary (p.64)

Veteran Trees

- 2.28 NPPF defines veteran trees are those which, because of age, size and condition, are of exceptional biodiversity, cultural or heritage value¹¹. All ancient trees are veteran trees. Not all veteran trees are ancient, though they tend to be relatively old for the species. Ancient and veteran trees are regarded as 'irreplaceable'.
- 2.29 There is no comprehensive national register of veteran trees. The Woodland Trust maintains an inventory of significant trees which includes some ancient and veteran individuals¹². At the time of writing it contained no records of relevance to the site.
- 2.30 An assessment of each tree was made by a qualified arboriculturist as part of the tree survey. There are no veteran trees within or adjacent to the site.

Community Forests

- 2.31 Online mapping¹³ confirmed that the site is within the Pennine Edge Community Forest.

Habitats of Principal Importance

- 2.32 A list¹⁴ of habitats which are of principal importance for the purpose of conserving biodiversity is maintained by the Secretary of State¹⁵. The list includes habitat types that are defined by woody vegetation, which are listed below. The geographical extent and location of these habitats (excluding hedgerow) is mapped by Natural England on the Priority Habitat Inventory¹⁶. Observations were also made to corroborate the mapping during the site survey.
- 2.33 All public authorities, including local planning authorities and statutory undertakers have a duty to have regard to the purpose of conserving biodiversity¹⁷. Habitats of Principal Importance provide a means of evaluating effects on biodiversity, and thereby a metric to demonstrate the discharge of this duty. In the context of planning, adverse effects on Habitats of Principal Importance that cannot be mitigated are material to decision making.

Deciduous Woodland

- 2.34 Six distinct types of woodland¹⁸ are amalgamated in the Inventory under the habitat type 'Deciduous Woodland'.
- 2.35 The Inventory has no records of Deciduous Woodland at the site.

¹¹ NPPF Annex 2: Glossary (p. 64)

¹² <https://ati.woodlandtrust.org.uk/>

¹³ <https://magic.defra.gov.uk/>

¹⁴ <http://jncc.defra.gov.uk/page-5706>

¹⁵ Natural Environment and Rural Communities Act 2006, 41 (1)

¹⁶ <https://magic.defra.gov.uk/MagicMap.aspx>

¹⁷ Natural Environment and Rural Communities Act 2006, 40 (1)

¹⁸ Upland Oakwood; Lowland Beech and Yew Woodland; Upland Mixed Ashwoods; Wet Woodland; Lowland Mixed

Deciduous Woodland; Upland Birchwoods

Wood Pasture and Parkland¹⁹

- 2.36 Wood-pasture and parkland are mosaic habitats valued for their trees, especially veteran and ancient trees, and the plants and animals that they support. They are exclusively associated with some species of insects, lichens and fungi which depend on dead and decaying wood. Grazing animals and continuity of management are fundamental to the existence of the habitat and it can be a type of ancient woodland.
- 2.37 The Inventory has no records of Wood Pasture and Parkland at the site.

Traditional Orchards²⁰

- 2.38 Traditional orchards are defined, for priority habitat purposes, as groups of fruit and nut trees planted on vigorous rootstocks at low densities in permanent grassland; and managed in a low intensity way. Habitat structure rather than vegetation type, topography or soils, is the defining feature of the habitat.
- 2.39 The Inventory has no records of Traditional Orchards at the site.

Hedgerow²¹

- 2.40 Hedgerow is any boundary line of trees or shrubs over 20m long and less than 5m wide, and where any gaps are less than 20m wide. It may include banks, walls, ditches, herbaceous vegetation, climbing plants or trees within 2m of the centre line. All hedgerows which comprises at least 80% woody native species are included.
- 2.41 The survey identified 2 hedgerows, neither of which meet the description of Hedgerow.

Protected Species

- 2.42 No assessment of the presence of protected species has been made during the production of this report.
- 2.43 Works to and around trees have the capacity to affect protected species where present, particularly including birds, bats, great crested newts, badgers, dormice, otters and water voles. Contractors should be familiar with the locations and sensitivities of any protected species that are present and take reasonable avoidance measures or comply with the requirements of any licence agreement in accordance with the advice of an ecologist.

Birds

- 2.44 Intentional harm to a wild bird, egg, or a nest that is in use or being built is an offence²². Disturbance of certain wild birds that are building a nest, or are in, on or near a nest containing eggs or young, or disturbance of dependent young is also an offence²³.

¹⁹ http://jncc.defra.gov.uk/docs/UKBAP_BAPHabitats-65-WoodPastureParkland2011.doc

²⁰ http://jncc.defra.gov.uk/Docs/UKBAP_BAPHabitats-56-TraditionalOrchards.doc

²¹ http://jncc.defra.gov.uk/Docs/UKBAP_BAPHabitats-17-Hedgerows.doc

²² Wildlife and Countryside Act 1981, 1 (1)

²³ Wildlife and Countryside Act 1981, 1 (5)

- 2.45 All trees are a potential habitat for nesting birds so tree work should ideally, but not essentially, be undertaken outside the bird nesting season. Between March and August, a detailed inspection of each tree should be undertaken by a qualified ecologist to confirm the absence of nesting birds immediately prior to works.
- 2.46 Some birds nest outside the core nesting season. If an active nest is found at any time of year, work likely to affect the nest must be halted until the nest becomes inactive. This will vary depending on the species of bird but is typically up to six weeks. The advice of an ecologist regarding the duration and size of a protection buffer around the nest should be sought.

Bats

- 2.47 It is an offence to damage, destroy or obstruct access to any structure or place which is used for shelter or protection²⁴, or breeding or resting²⁵ by a bat. Mature trees often contain cavities, splits and ivy, which may be attractive to bats.
- 2.48 If the presence of a bat, or a roost or resting site is suspected whilst undertaking works on any trees, operations must be halted and the advice of appropriately licensed ecologist should be sought.

²⁴ Wildlife and Countryside Act 1981, 9 (4)

²⁵ The Conservation of Habitats and Species Regulations 2017, 43 (1)

3.0 Effects

- 3.1 In simple terms, the effects on arboriculture comprises an account of which existing trees, groups of trees, hedgerow and woodland would not be retained within the proposed development; what significance they have; and whether adverse effects would or can be mitigated or offset.

Proposed development

10. The proposals comprise the conversion of the Grade II listed Holy Trinity Church, Parkfield to a single residential dwelling with off street parking and a double garage cutting into the sloping landscape. Access is taken from Archer Park.
- 3.2 The proposed layout is shown on Drawing 2 and Drawing 3 and is based on the Proposed Site Plan produced by Buttress (reference: 9221-BA-XTG-XX-DR-A-(04)004 - A).
- 3.3 An external works plans showing the detail and arrangement of drainage, levels, retaining structures and utilities was not available to inform the production of this assessment.

Tree Removal and Pruning

- 3.4 This section details all tree removal which is proposed as part of the development. All trees not identified for removal can be retained in accordance with BS 5837.
- 3.5 In total, just under 0.03ha of tree canopy cover, recorded as 8 individual trees would be removed. In addition, 3 trees would need to be pruned and/or crown lifted where they overhang or are interfering with the church building.

Table 3 Reference number and location of features that would be removed or pruned

	Trees	Groups	Woodland	Hedgerow
Remove (on-site)	T11; T11; T12; T13; T14; T17; T18; T19	-	-	-
Remove (off-site)	-	-	-	-
Prune (on-site)	T15; T16	-	-	-
Prune (off-site)	T3	-	-	-

- 3.6 If planning permission is granted with reference to this report, the removal of any feature not listed above and shown on Drawing 2 for removal would constitute a material amendment and may therefore require an application to vary the consent.
- 3.7 The pruning of trees that are not wholly within the application boundary should be discussed with the landowner.
- 3.8 The following table provides an overview of the quantity and the percentage of trees that would be removed and a breakdown of the number of instances of removal by quality category. It uses canopy area to describe effects on Trees, Groups and Woodland. The reported areas may be higher than the absolute area of tree cover on the site due to overlap between adjacent features.

Table 4 Quantity and percentage of trees to be removed

Feature	Number of features affected				
	Category A	Category B	Category C	Category U	Hedges
Trees	0	0.0044	0	0.0281	0
Groups	0	0	0	0	
Woodland	0	0	0	0	
Total loss	0.0ha	0.0044ha	0.0ha	0.0281ha	0m
Proportion of existing	0%	24%	0%	96%	0%

Effects on designated or protected features

Community Forest

- 3.9 The proposed development, without mitigation, would result in a small net decrease in tree canopy cover within a Community Forest. New tree planting to replace the dead elm trees as part of the proposals could however easily deliver successional tree cover and contribute positively to the delivery of the policies and objectives of the Community Forest.

Protected Species

- 3.10 The effects of the proposed development on protected species and significance thereof is considered by the relevant ecology reports.

4.0 Mitigation

4.1 This section describes opportunities to mitigate or offset adverse effects described by the previous section. It summarises measures that are part of the proposed development and which are relied upon by this report, and measures that are not proposed but could be secured by planning condition or agreement. Conclusions are drawn regarding overall effects, and the requirements that should be imposed in order to secure the outcomes described.

4.2 The table below provides an overview of effects on the receptors described in the preceding sections. Within it, Column (1) describes the outcome for each receptor without mitigation; Column (2) reflects whether any mitigation would be secured by the current application; Column (3) represents whether predicted effects are (or could be rendered) neutral or positive; and Column (4) defines the outcome in simple terms.

Table 5 Summary of effects and mitigation

Receptor	(1) Adverse effect*	(2) Mitigation proposed	(3) Mitigation possible	(4) Residual effect
Tree cover	Yes	Yes	Yes	Pending
Tree condition ²⁶	Yes	Yes	Yes	Neutral
Ancient Woodland	No	N/A	N/A	Neutral
Veteran Trees	No	N/A	N/A	Neutral
Deciduous Woodland	No	N/A	N/A	Neutral
Wood Pasture and Parkland	No	N/A	N/A	Neutral
Traditional Orchard	No	N/A	N/A	Neutral
Hedgerow	No	N/A	N/A	Neutral

*Without mitigation

4.3 **Positive** residual effects represent benefits that would be delivered by the proposed development.

4.4 **Neutral**²⁷ residual effects are those that should have no weight in decision making.

²⁶ In this context, whether there would be a risk of harm to existing trees during development (without protection)

²⁷ Including negligible and non-material effects

4.5 **Negative** residual effects cannot be mitigated or offset and represent adverse effects of the proposed development. They may be acceptable in the planning balance on consideration of other benefits delivered by the proposed development.

4.6 **Pending** residual effects are those for which mitigation or offsetting can be secured after consent has been granted, typically by planning condition. It is assumed by this report that they would be.

Proposed measures

4.7 The following measures are proposed and would be secured by a planning permission referencing and requiring compliance with this report:

Layout

4.8 The retention of trees that has been assessed as possible within the proposed layout would be observed by the developer and all appointed contractors; tree removal would be limited to that illustrated on Drawing 2.

Physical Tree Protection

4.9 A Tree Protection Plan is provided at Drawing 3. It shows the arrangement of temporary protection measures that would be installed prior to the commencement of any construction works, including ground investigation, setting out, compound establishment or delivery of any plant or materials.

4.10 Tree protection measures will follow the specification provided at Drawing 4.

4.11 Temporary protection measures would be maintained as shown during the entire construction process and would not be removed or realigned until all buildings, structures, hard surfaces, utilities, drainage, demolition and the removal of scaffolding, plant, compounds and surplus material has been completed.

Root Pruning

4.12 Creation of the proposed car parking and bin store platform has the potential to encounter tree roots where it cuts into the existing grass bank containing tree T15.

4.13 Along the alignment shown on Drawing 3, excavation for the bin store to formation level should proceed using hand-tools (the use of an air lance and/or soil vacuum are permitted).

4.14 Where roots are encountered, they should be severed neatly at the excavation face closest to the tree.

4.15 Roots smaller than 10mm in diameter should be severed using a sharp spade. Larger roots should be severed using bypass secateurs or a pruning saw as appropriate.

4.16 Where major roots are found (greater than 20mm diameter) the project arboriculturist should be contacted for advice. It may be necessary to agree additional tree management measures or changes to the construction specification. Any changes should be approved by the LPA prior to implementation.

- 4.17 A photographic record of the number, diameter and location of roots should be maintained by the Site Manager for inspection by project arboriculturist and local authority.

- 4.18 Compliance and reporting on this method should be secured by planning condition.

Recommended measures

- 4.19 The following measures should be secured by planning condition or other agreement:

Level change, utilities and drainage

- 4.20 There should be no level change, or installation of buried utilities or drainage within any Root Protection Area²⁸ unless it can be demonstrated within an AMS that this will be done without deterioration in tree condition.

Planting

- 4.21 A detailed scheme of tree and hedgerow planting should be produced and implemented. It should include as a minimum:

(i) 8 trees capable of reaching a medium to large mature size (14m to 20m ultimate height). These could be native or non-native analogous species that provide the same or similar amenity, landscape and biodiversity benefits as the trees that would be removed. One suitable species would be *Ulmus* New Horizon, a relatively new variety of elm which is completely resistant to Dutch Elm Disease.

- 4.22 There is ample space within the site's south-east corner and along the southern boundary to accommodate new trees. On this basis, it is reasonable to anticipate a net gain in tree canopy cover in the short to medium term, but with an immediate increase in tree quality due the high percentage of dead trees that would be removed. This is wholly dependent on the quality of tree planting design and implementation, successful tree establishment and the replacement of failures.

- 4.23 Provision should be made for the maintenance of new planting in accordance with British Standard 8545:2014 Trees: from nursery to independence in the landscape - Recommendations, and replacement of failures for a period of at least 5 years.

²⁸ As per Drawing 2

APPENDIX A: Arboricultural Survey Data



Surveyor Jonathan Smith
Survey Date 14.07.2022
Site Holy Trinity Church, Parkfield, Middleton
Drawing Ref D9536.001

Italicised Feature Ref: Inspection of this feature was restricted
Italicised Values: Feature value was estimated

APPENDIX A: Arboricultural Survey Data Sheets

Ref	Species	Height	Canopy Ground Clearance	Stem Diameter (or range)	No. of stems/ individuals	Crown Spread North	Crown Spread South	Crown Spread East	Crown Spread West	Lowest Branch Height	Lowest Branch Direction	Maturity	Condition	Comments on form, condition, health and significant defects	Management recommendations in current context	BS 5837 Quality Category	Estimated Remaining Contribution
		(m)	(m)	(mm)	arising below 1.5m	(m)	(m)	(m)	(m)	(m)	(N,S,E,W)	Young, Middle Age, Mature	Good, Fair, Poor, Veteran			A,B,C,U (1,2,3)	Long, Medium, Short, Very Short
Trees																	
T1	Common ash	8.0	3.0	600	1	2.0	2.0	2.0	2.0	2.0	N	Mature	Poor	Previously reduced to a 6m stump, now with a compact regenerating crown. Twiggy deadwood indicative of Chalara ash dieback infection. Minor cankering on main stem. Base obscured and inspection restricted by dense brambles. Root Protection Area manually reduced by 50% to reflect crown management.		U	Very Short
T2	Leyland cypress	8.0	2.0	180	1	1.5	2.0	1.5	2.0	2.0	S	Middle Age	Good	Third party tree growing immediately adjacent to boundary fence. Base obscured but crown appears healthy.		C ,1	Long
T3	Wych elm		1.5	192	2	3.0	4.0	2.5	3.5	1.5	W	Young	Fair	Third party tree growing immediately adjacent to boundary fence. Dieback of upper canopy indicative of Dutch Elms Disease. Lower canopy currently healthy.		C ,1	Short
T4	Common Laburnum	6.0	2.5	349	2	4.0	2.0	2.5	4.0	2.5	NW	Middle Age	Fair	Third party garden tree. Basally twin-stemmed but obscured by ground vegetation. Asymmetric crown biased to north-west. Small crossing branches. Reduced leaf size.		C ,1	Medium
T5	Goat willow	4.0	1.5	135	2	3.0	3.5	3.0	3.0	2.0	W	Middle Age	Fair	Third party tree growing immediately adjacent to boundary fence and atop a 0.5m stone retaining wall. Broadly domed crown. Stem obscured by fence.		C ,1	Long
T6	Common Laburnum	5.0	3.0	90	2	2.0	1.0	2.0	3.0	1.5	NW	Mature	Poor	Vigorous regrowth from a decaying multi-stemmed stump. Limited live cambium. Rooted in a verge retained by a c.0.5m stone wall.		C ,1	Short
T7	Turkey oak	8.0	3.0	210	1	2.5	2.5	2.5	2.0	2.0	SW	Young	Good	Vigorous tree growing in verge retained by 0.5m stone wall. Smaller ash tree growing at base but forming a single canopy.		C ,1	Long
T8	Common hawthorn	5.0	0.5	141	8	2.0	2.5	2.5	2.5	1.0	SE	Middle Age	Fair	Basally multi-stemmed with typical shrubby form for species. Crossing stems in central crown. Ground retained by stone slabs c.0.25m to south-west of stem.		C ,1	Long
T9	Cherry species	2.0	0.0	210	1	1.0	3.0	2.0	2.0	1.5	S	Mature	Fair	Ornamental cherry with weeping habit. Stem lean and crown bias south. Basal stem cavity with opening on north side, affecting about 50% cross-sectional area. Abrupt stem kink at c.1.5m.		C ,1	Medium
T10	Wych elm	15.0	2.5	470	1	4.0	4.0	4.0	6.0	2.5	S	Middle Age	Dead	Standing dead tree. Likely cause of death is Dutch Elms Disease. Base obscured and inspection restricted by dense vegetation.	Fell to ground level.	U	Very Short
T11	Wych elm	15.0	2.0	390	1	4.5	0.5	3.0	5.0	2.0	NE	Middle Age	Dead	Standing dead tree. Likely cause of death is Dutch Elms Disease. Base obscured and inspection restricted by dense vegetation.	Fell to ground level.	U	Very Short
T12	Wych elm	15.0	3.0	500	1	2.0	3.0	3.0	1.5	3.5	SE	Middle Age	Dead	Standing dead tree. Likely cause of death is Dutch Elms Disease. Base obscured and inspection restricted by dense vegetation.	Fell to ground level.	U	Very Short
T13	Wych elm	11.0	3.0	380	1	8.0	4.0	3.5	4.5	2.0	SE	Middle Age	Dead	Standing dead tree. Likely cause of death is Dutch Elms Disease.	Fell to ground level.	U	Very Short
T14	Wych elm	13.0	1.5	332	2	4.0	4.0	3.5	4.0	2.0	W	Middle Age	Good	Good overall crown form but slightly congested, contorted lower stem structure. Good foliar health despite the death of several similar aged elms close by. Base obscured by dense bramble.		B ,1	Long
T15	Wych elm	18.0	4.0	757	5	7.0	6.0	5.0	7.5	4.5	W	Mature	Good	The largest tree on the site. Basally multi-stemmed but all rooted independently. Minor shade deadwood but otherwise in good health. Tarmac footpath 1m to north-west of stems.		A ,1	Long
T16	Wych elm	16.0	3.5	519	2	9.0	3.0	6.0	4.0	3.0	SE	Middle Age	Fair	Basally twin-stemmed but both rooted independently. Asymmetric crown biased to north-east due to adjacent larger elm.		B ,1	Long
T17	Wych elm	14.0	2.0	349	2	2.0	3.0	6.0	1.0	1.5	E	Middle Age	Dead	Standing dead tree. Most likely cause of death is Dutch Elms Disease. Stem base and inspection obscured by dense bramble.	Fell to ground level.	U	Very Short
T18	Wych elm	14.0	2.0	493	5	3.0	4.0	4.0	5.0	1.5	E	Middle Age	Dead	Standing dead tree. Most likely cause of death is Dutch Elms Disease. Stem base and inspection obscured by dense bramble.	Fell to ground level.	U	Very Short
T19	Wych elm	14.0	3.0	442	3	3.0	4.0	4.0	3.0	2.5	S	Middle Age	Dead	Standing dead tree. Most likely cause of death is Dutch Elms Disease. Stem base and inspection obscured by dense bramble.	Fell to ground level.	U	Very Short
T20	Common hawthorn	5.0	1.5	178	2	2.5	2.5	2.5	3.0	1.0	SW	Middle Age	Fair	Basally twin-stemmed with broadly domed canopy. Base obscured by dense vegetation.		C ,1	Long



Surveyor Jonathan Smith
Survey Date 14.07.2022
Site Holy Trinity Church, Parkfield, Middleton
Drawing Ref D9536.001

Italicised Feature Ref: Inspection of this feature was restricted
Italicised Values: Feature value was estimated

APPENDIX A: Arboricultural Survey Data Sheets

Ref	Species	Height	Canopy Ground Clearance	Stem Diameter (or range)	No. of stems/ individuals	Crown Spread North	Crown Spread South	Crown Spread East	Crown Spread West	Lowest Branch Height	Lowest Branch Direction	Maturity	Condition	Comments on form, condition, health and significant defects	Management recommendations in current context	BS 5837 Quality Category	Estimated Remaining Contribution
		(m)	(m)	(mm)	arising below 1.5m	(m)	(m)	(m)	(m)	(m)	(N,S,E,W)	Young, Middle Age, Mature	Good, Fair, Poor, Veteran			A,B,C,U (1,2,3)	Long, Medium, Short, Very Short
T21	Blue gum eucalyptus	16.0	3.0	420	1	5.0	2.5	4.0	2.5	4.0	E	Middle Age	Good	Third party tree. Appears to be in good health but inspection restricted by boundary fence and dense vegetation within the site. Lower branches removed leaving stubs.		B ,1	Long
T22	Blue gum eucalyptus	12.0	2.0	380	1	3.0	2.0	3.0	2.0	3.0	SE	Middle Age	Good	Third party tree. Appears to be in good health but inspection restricted by boundary fence and dense vegetation within the site.		B ,1	Long
Groups																	
G1	Sawara false cypress	5 to 7	0.0	75 to 250	7							Middle Age	Good	Small cluster of ornamental garden plantings rooted on a mound retained by a 0.75m stone wall.		C ,1	Long
Hedges																	
H1	Leyland cypress	2 to 3	0.5	n/a	n/a							Young	Good	Garden boundary hedge. Obscured by close-board fence and dense vegetation.		n/a	n/a
H2	Sycamore, Common hazel, Common hawthorn	2 to 3		n/a	n/a							Middle Age	Fair	Former managed hedgerow, now beginning to grow out but could be brought back into management.		n/a	n/a

APPENDIX B: Survey Method

APPENDIX B: Survey Method

The survey of trees is conducted from ground level only. The nature of the soils on site is not assessed.

Trees are dynamic living organisms with a constantly changing structure; even trees in good condition can suffer from damage or stress. The information recorded is presented as being correct at the time of survey.

The following features of each tree, group of trees or wood may have been recorded in the Arboricultural Survey Data Sheets at Appendix 1.

Species	The common name is given. The Latin name may also be given if further clarification is required.	
Height	Top height of tree recorded in metres.	
Stem Diameter	For single-stemmed trees the measurement is taken at 1.5 metres above ground level and recorded in millimetres. For multi-stemmed trees an average all stems measured at 1.5m above ground level is used. For tree groups a range from minimum to maximum diameters is provided based on measurements taken using one of the aforementioned methods.	
No. of Stems	A count of stems arising below a height of 1.5 metres.	
Crown Spread	The N, S, E and W branch spreads are recorded in metres to provide a representative crown shape.	
Height of Lowest Branch	Crown clearance above ground level recorded in metres.	
Direction of Lowest Branch	The direction of growth of the first significant branch from the point of attachment.	
Maturity	Young	Trees that can reasonably be relocated or replaced like for like, without undue cost;
	Middle Age	Trees in the established growth stage of their life with the potential to continue increasing in size;
	Mature	Trees that have reached their ultimate size, given their location and surroundings;
Condition	Good, Fair, Poor. An overall assessment of a tree's physiological and structural state in which factors that may increase its susceptibility to the effects of development are taken into account. Veteran. Trees that are in such a condition as to significantly increase their biological, cultural or aesthetic value. This is characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned.	
Comments	A brief evaluation and description of the tree with comments on form, vitality, health and any significant defects or symptoms of ill-health.	

BS 5837 Tree Quality Assessment

The tree quality assessment is based on Table 1 of BS 5837:2012 (See below). Four categories (A, B, C and U) are used to denote tree quality (A= High, B = Moderate, C = Low, U= Unsuitable for retention). Subcategories (1-3) denote the specific function value of the trees and the reasoning behind the allocation of a specific category (the subcategories may be used in combination but do not accumulate collective weight).

Root Protection Area (RPA)

The RPA is allocated to ensure that a sufficient area is left undisturbed during development. It is provided as an area (m²) and as the radius of a circle (m) typically plotted from the centre of the stem.

The RPA is calculated using a mathematical equation included in BS 5837:2012 (Section 4.6 and Table D.1) and is based on a tree's stem diameter. In some cases the RPA may need to be adapted to best reflect the likely area and position of roots required to ensure survival; this may be based on criteria such as the tree's condition, species, crown spread and any barriers to growth. Any alteration must be justifiable but is made at the Arboricultural Consultants discretion.

Recommendations

Recommendations for arboricultural works, etc. are based on the **current** land use, and take into account the tree or group attributes without bias to the proposed development.

Estimated Remaining Contribution

An estimation of the life expectancy as healthy functioning tree. This will be influenced by species and the condition of the tree at the time of survey.

Long	> 40 years
Medium	20 – 40 years
Short	less than 20 years

APPENDIX B: Survey Method

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 4.5.7.</i>			See Table 2
	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)	See Table 2
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 remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for 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	See Table 2
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	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 benefits	Trees with no material conservation or other cultural value	See Table 2

British Standards Institute (2012) BS5837:2012 Trees in relation to design, demolition and construction – Recommendations.
p.9

NOTES:

All young trees are assessed as quality category 'C' but this does not preclude their retention within a development.

For hedges the height, canopy spread and number of stems is recorded but they are not assigned a quality category.

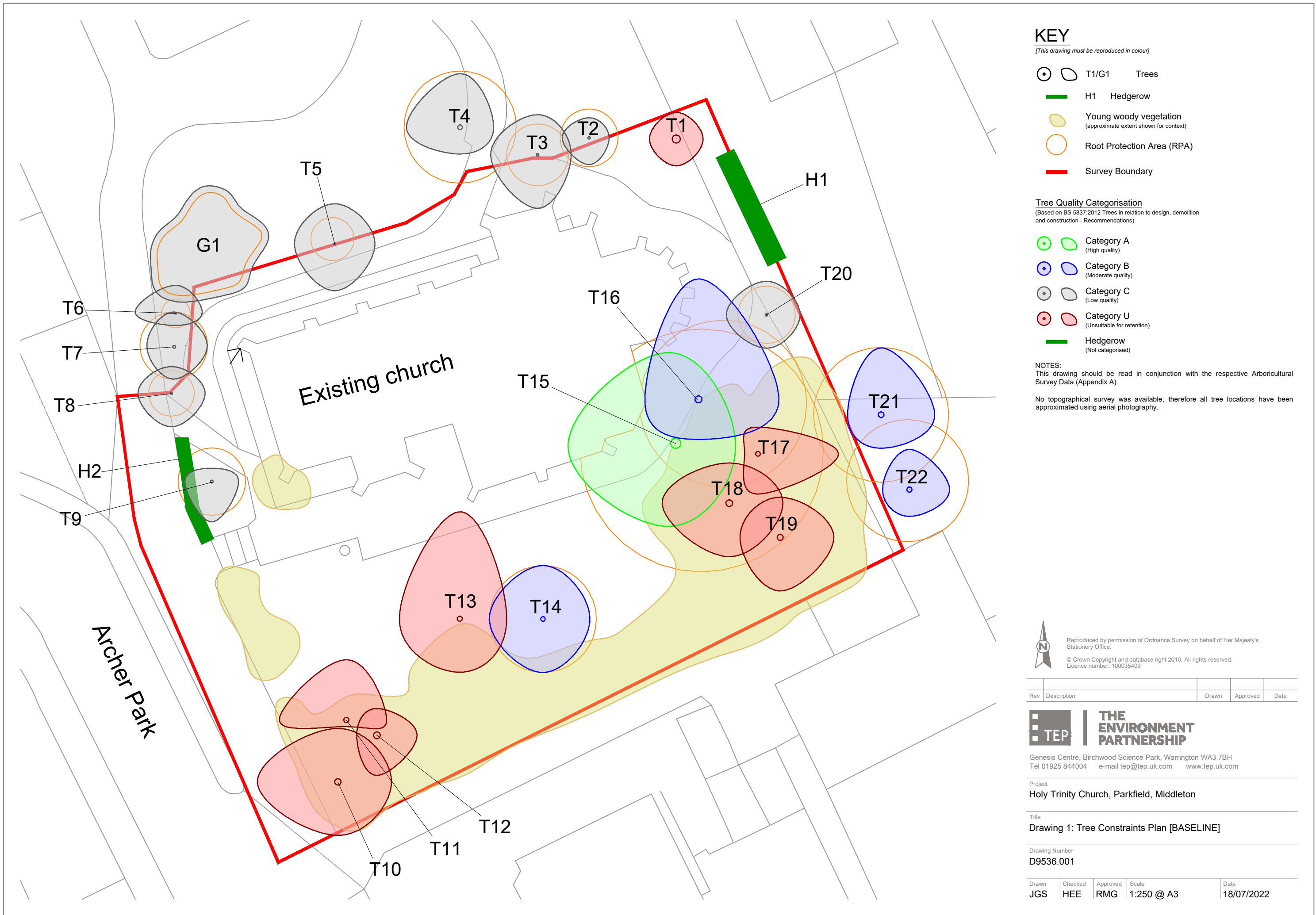
DRAWINGS

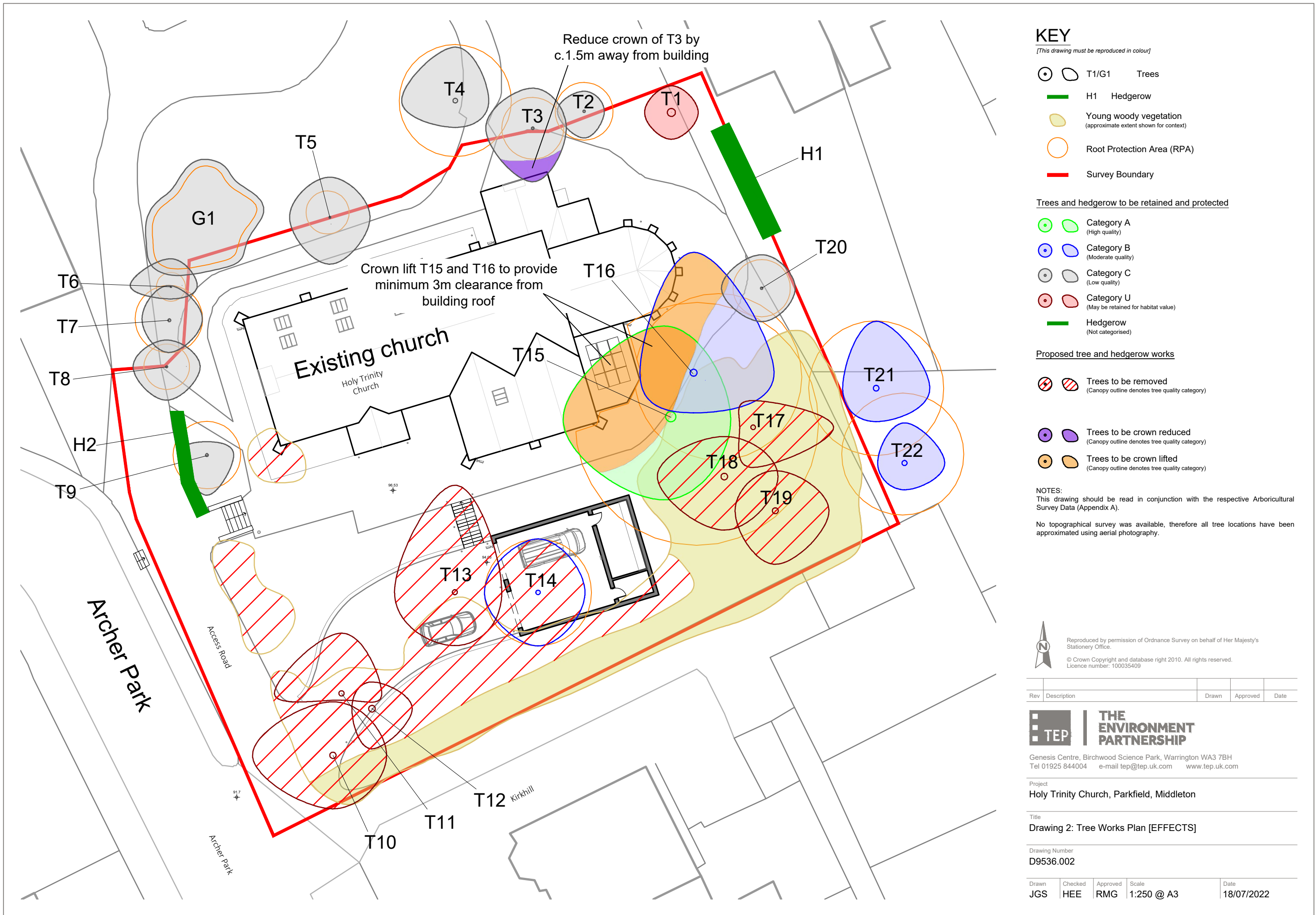
Drawing 1 - Tree Constraints Plan

Drawing 2 - Tree Works Plan

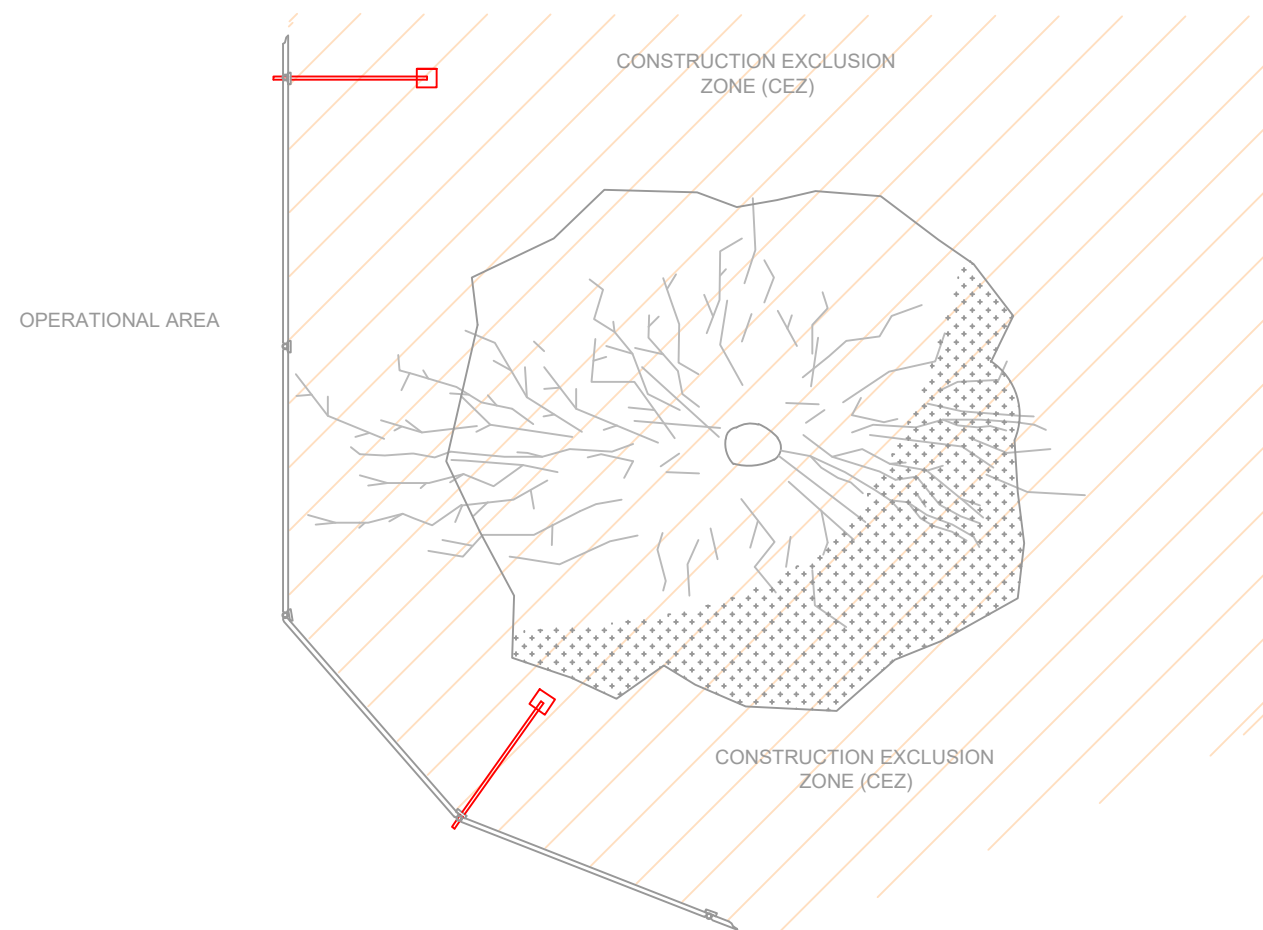
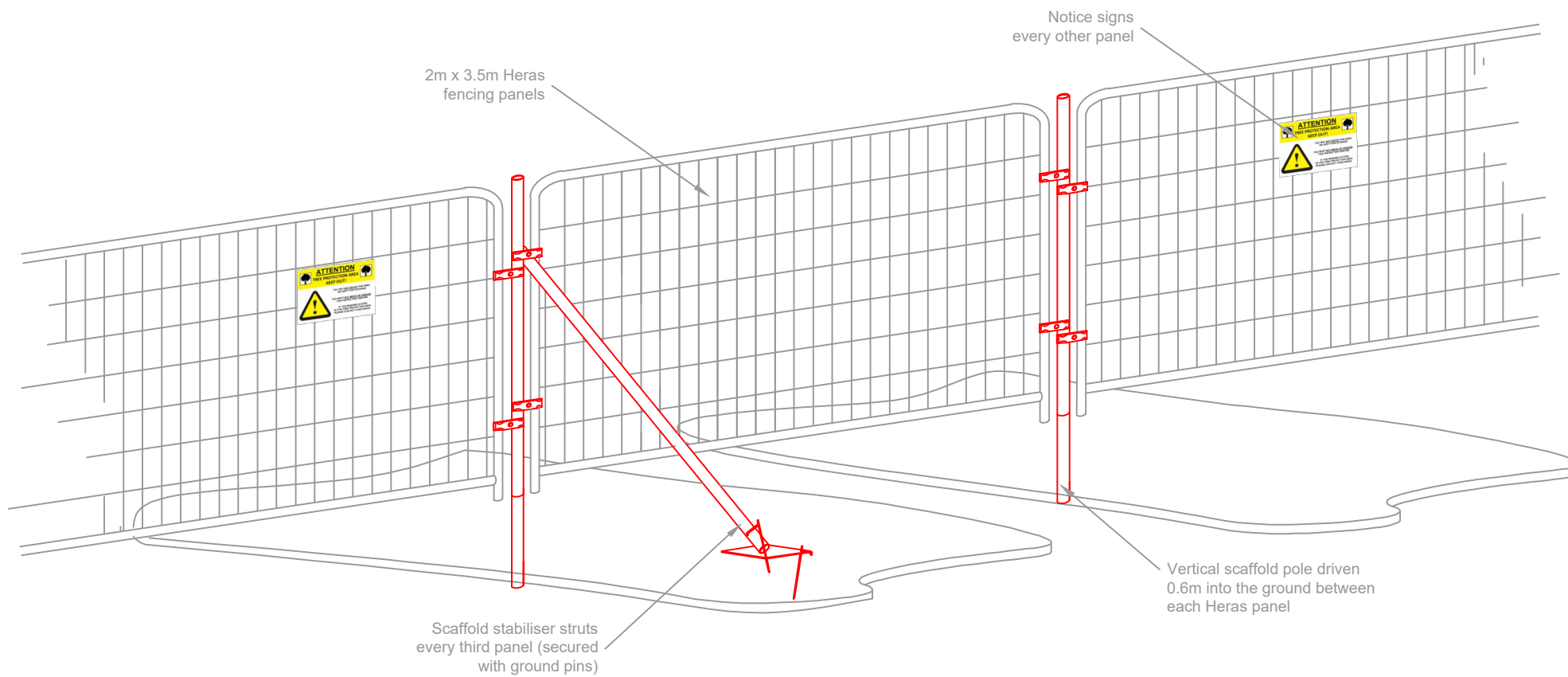
Drawing 3 - Tree Protection Plan

Drawing 4 - Tree Protection Fencing Specifications









Per 3No. Heras panels (10.5m)	
Component	Quantity
2m x 3.5m Standard Heras panels	3
3m Galvenised steel scaffold pole	3
Heras fecurity fence clip	12
Heras stabilising support bar	1
Stabilising pin	2
Tree protection notice	2

Notes:

Rev	Description	Drawn	Approved	Date
-----	-------------	-------	----------	------

TEP

THE ENVIRONMENT PARTNERSHIP

Genesis Centre, Birchwood Science Park, Warrington WA3 7BH
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

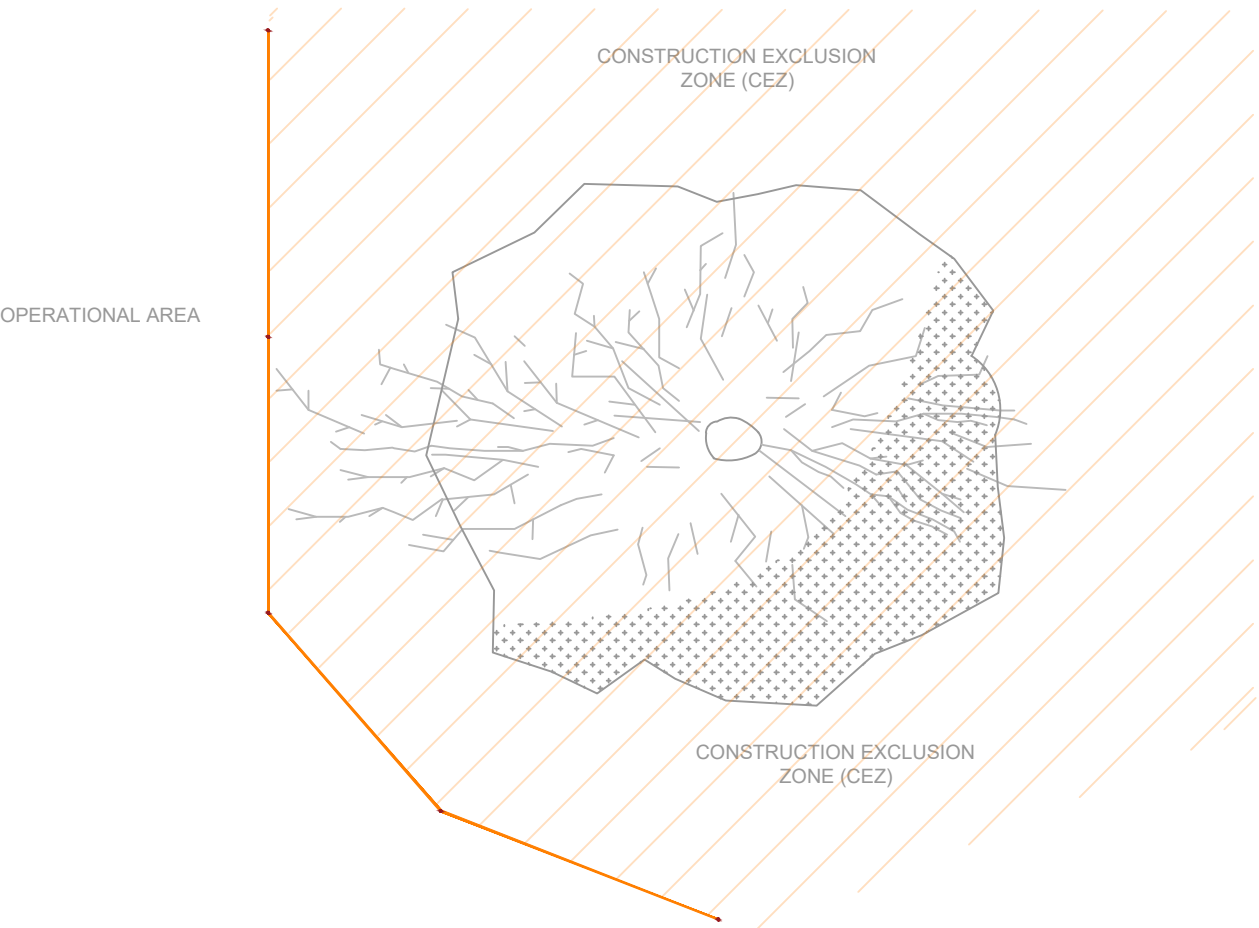
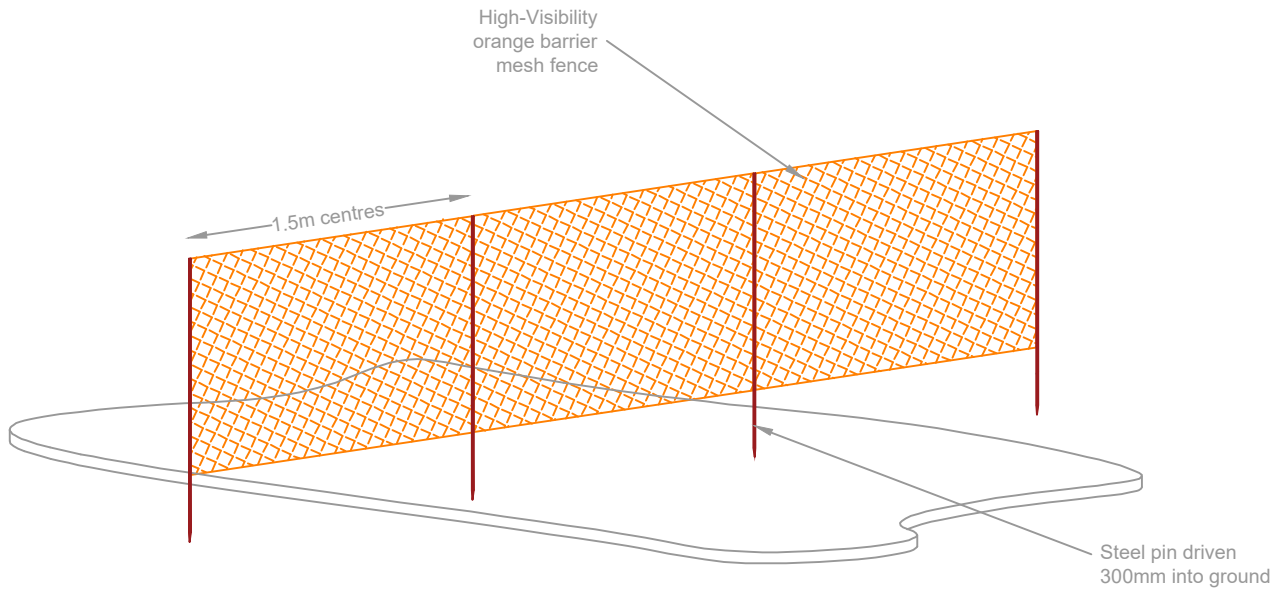
Project

Title
Temporary tree protection fencing for use on soft surfaces

Drawing Number
TEP.ARB.FEN.001

Drawn	Checked	Approved	Scale	Date
TDP	RMG	JGS	(not to scale) @ A3	08/07/2019

Note: This fencing is used to demarcate a Construction Exclusion Zone around retained trees. Due to the lack of available space, Heras fencing in accordance with BS5837 is not suitable for use.



Per 3No. Heras panels (10.5m)	
Component	Quantity
Standard 1200mm fencing pin	8
Orange hi-viz barrier fencing	(per length of fencing)

Notes:

Rev	Description	Drawn	Approved	Date
-----	-------------	-------	----------	------

TEP

THE ENVIRONMENT PARTNERSHIP

Genesis Centre, Birchwood Science Park, Warrington WA3 7BH
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project

Title
Hi-Viz Demarcation Fencing Specification

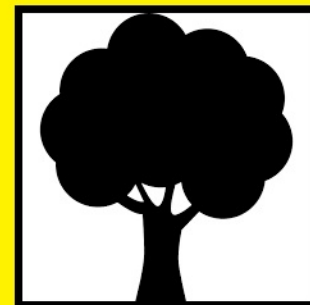
Drawing Number
TEP.ARB.FEN.005

Drawn	Checked	Approved	Scale	Date
TDP	RMG	JGS	(not to scale) @ A3	09/07/2019



ATTENTION

**TREE PROTECTION AREA
KEEP OUT!**



**YOU MAY NOT ENTER THIS AREA
OR USE IT FOR STORAGE**

**YOU MUST NOT MOVE OR DAMAGE
THIS PROTECTION FENCING**

**IF YOU REQUIRE ACCESS
TO THE TREE PROTECTION AREA
PLEASE CONTACT 01925 844004**



THE
ENVIRONMENT
PARTNERSHIP

HEAD OFFICE

Genesis Centre,
Birchwood Science Park,
Warrington
WA3 7BH

Tel: 01925 844004
E-mail: tep@tep.uk.com

**MARKET
HARBOROUGH**

No. 1 The Chambers,
Bowden Business Village,
Market Harborough,
Leicestershire,
LE16 7SA

Tel: 01858 383120
E-mail: mh@tep.uk.com

GATESHEAD

Office 26, Gateshead
International Business
Centre,
Mulgrave Terrace,
Gateshead
NE8 1AN

Tel: 0191 605 3340
E-mail: gateshead@tep.uk.com

LONDON

8 Trinity Street,
London,
SE1 1DB

Tel: 020 3096 6050
E-mail: london@tep.uk.com

CORNWALL

4 Park Noweth,
Churchtown,
Cury,
Helston
Cornwall
TR12 7BW

Tel: 01326 240081
E-mail: cornwall@tep.uk.com
