

BS5837 Tree Survey and Arboricultural Constraints Assessment Arboricultural Impact Assessment

Site: 159 Windermere Road
Middleton
M24 5NQ

Local Planning Authority: Rochdale Metropolitan Borough Council

Date: 03/03/2025

Ref No: PTC/2517/003.1

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Report Dates

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Survey	25/2/2025	PTC/2517/003.1	Monica Gillespie	Completed
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- | | |
|---|-----------------------------|
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| Tree Survey & Constraints Plan (TS&TPP) | Ref: PTC/2501/003.1/TSP&RPA |

Summary

- 1.0 **Proposals:** Construction of an industrial unit at the rear of 159 Windermere Road, Middleton. The site is located 1.5km north of Middleton town centre. Peak Tree Consultancy Ltd have been instructed to undertake a BS5837:2012 compliant tree survey and provide an Arboricultural Impact Assessment (AIA).
- 2.0 **Policy:** National and Local planning constraints, legislation and guidance have been reviewed in relation to the proposals. This report provides the information required by BS5837:2012 and address Rochdale Metropolitan Borough Council (RMBC) Core strategy policies G1, G6 & G7.
- 3.0 **Survey:** The site was surveyed on 25/2/2025 and 4 trees were surveyed and mapped. The Tree Survey Schedule (TSS) and the Tree Constraints Plan (TCP) can be found at the end of this report.
- 4.0 **The Trees:** The trees were categorised based on their quality and contribution to amenity.

	Category A high quality & life expectancy 40 years+	Category B Moderate quality & life expectancy 20 years+	Category C low quality & life expectancy 10 years+ Or young trees	Category U Can't be retained in current context for more than 10 years
Trees			T1, T2 & T3	T4

Table 1: BS5837:2012 Category Grading of arboricultural features (See Appendix 1 for an explanation of the categories)

- 5.0 **Arboricultural Impact Assessment:** The Root Protection Areas (RPA) have been calculated and are shown on the Tree Constraints Plan (PTC/2517/003.1/TCP). The willow trees T3 and T4 (1 category C and one category U) are to be removed to accommodate the proposed building. All other trees can be retained.
- 6.0 **Arboricultural Mitigation**
The impact on the retained trees can be minimised by tree protection fencing as set out in Section 6 of this report and indicated on PTC/2517/00.01/TPP.
- 7.0 **Conclusions:** If the recommendations of this report are followed with regards to tree protection the long-term impact on local amenity and biodiversity will be very limited.

1.0 Introduction

1.1 **Instruction:** This BS5837 Tree Survey and Arboricultural Constraints Assessment relates to the proposed industrial unit and associated car parking at rear of 159 Windermere Road Middleton M24 5NQ (referred to as 'The Site'). We have been instructed to provide:

- A tree schedule of the relevant trees including basic data and a condition assessment to comply with the general requirements of BS5837:2012 – Trees in Relation to Design, Demolition and Construction - Recommendations (BS5837:2012)
- Produce a Tree Constraints Plan (TCP).
- Provide an assessment of the impact of proposals on arboricultural features on the site to support a planning application.
- Provide recommendations for tree protection and mitigation for any tree loss.

1.2 The site assessment of the existing trees on the site has been guided by **BS5837:2012 – Trees in Relation to Design, Demolition and Construction - Recommendations** and industry best practice. The assessment of the trees has been undertaken to assist in determining which trees would be suitable or unsuitable for retention. A detailed description of the assessment criteria is given at **Appendix 1** in the Cascade Chart for Tree Quality Assessment

1.3 Arboricultural assessment of development proposals can be divided into 4 stages;

1. **Baseline tree surveyed and Tree Constraints Plan (TCP)** This is an assessment designed to help assess feasibility for the site and inform the design process by setting out the constraints of existing tree cover. This may be suitable for pre-planning advice or outline planning submission.
2. **Arboricultural Impact Assessment (AIA)** an initial assessment of the impact on existing tree cover of detailed proposals to be submitted with a full planning application or reserved matters application.
2. **Arboricultural Method Statement (AMS)** Providing details of tree protection and management recommendations to be implemented during the construction phase. This is prepared and submitted to accompany a full planning application, a reserved matters application or for the discharge of planning conditions.

4. **Site supervision and post development management.** When planning consent is granted ongoing arboricultural input may be required during construction to ensure effective management of tree protection measures and discharge of conditions. This may be required as a condition of the planning approval.

Section 1: Summary

This report includes a baseline Tree Survey Schedule (TSS), and Tree Survey Plan and Constraints Plan (TSP&RPA) and an Arboricultural Impact Assessment (AIA). Tree Protection measures are recommended. This may be subject to change depending on the details of the final approved scheme and / or conditions attached to a planning approval.

2.0 The Site

- 2.1 **Site description:** The Site is an area of hard standing and scrub to the rear of a parade of shops within a residential area. located 1.5km North of Middleton town centre. The location is shown in **Figure 1** below.



Figure 1. Site location: 159 Windermere Road Middleton M24 5NQ 'The site'

- 2.2 The proposal is for a new industrial Unit with off street parking. This is to be sited on the area of existing hardstanding to the rear of a parade of shops.
- 2.4 **Planning Policy**
- 2.4.1 **National Planning Policy:** The Local Planning Authority (LPA) has a statutory obligation to ensure adequate provision is made for the preservation of trees through section 197 of the Town and County Planning Act 1990. The National Planning Policy Framework (NPPF) 2012 and subsequent revisions, sets out the government's planning policies for England and how these are expected to be applied.

2.4.2 Local Planning Policy:

Rochdale Metropolitan Borough Council (RMBC) has various policies relating to trees and landscape which guide the planning process the most pertinent of these in relation to trees are policies G1, G6 & G7 Core Strategy, Adopted October 2016

G1 - Tackling and adapting to climate change

....d). New developments will be expected to: 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

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

*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. Particular priorities for biodiversity and geodiversity are:*

*.... 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.....*

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;*

A detailed review of local planning policy has not been undertaken and other policies may have implications for trees that may need consideration

2.5 Protected trees

- 2.5.1 **The Town and Country Planning Act 1990 (as amended)** 'The Act' makes provision for the protection of trees. It is a legal requirement to make a written application to the Local Planning Authority to obtain consent to prune or remove trees that are subject to TPO's.

Section 211 of the **Town and Country Planning Act 1990** makes provision for the protection of trees in **Conservation Areas**. It is a requirement of these provisions that the local planning authority is notified in writing, 6 weeks before carrying out certain work on such trees, unless an exception applies.

The work may go ahead before the end of the 6-week period if the Local Planning Authority gives consent to do so. This notice period gives the authority an opportunity to consider whether to make a TPO.

- 2.5.2 Information in relation to protected trees is not available on line for Rochdale MBC area. We have not been made aware of any Tree Preservation Orders on trees on the site and it is unlikely that the site is within a Conservation Area. However, confirmation should be sought from the local authority before any trees works area undertaken on site.

- 2.6 **Habitat and protected species:** The Wildlife and Countryside Act 1981, (as amended), provides statutory protection to birds, bats and other species that inhabit trees. These could impose constraints on the use and timing of access to the site in addition to any of the tree matters considered in this report. It is likely that nesting birds will be present on the site during the period March to September. These issues are beyond the scope of this report, and you must seek advice from an ecologist to check if any such constraints apply to this site.

- 2.6 **Additional information** Further detail about statutory controls planning policy and legislation is set out in **Appendix 2**

Section 2: Summary

National and local planning constraints, legislation and guidance have been reviewed in relation to the proposals. This report provides the information required by Local Policy G1, G6 and G7.

We are not aware of any protected trees on site.

3.0 Baseline Information and Tree Survey

- 3.1 **The Survey:** The site was surveyed by Monica Gillespie on 25/2/2025. The data was collected in line with section 4.4 of BS 5837. All observations were from ground level without detailed investigations, and all dimensions should be treated as estimates unless otherwise indicated. Information was collected about trees outside the boundaries and observations of them has been confined to what was visible from within the property. The weather at the time of inspection was cool, dry and with clear visibility. A detailed survey methodology is attached at **Appendix 3**.
- 3.2 **Plans:** The Tree Survey Schedule (TSS) (Ref: PTC/2517/003.1/TSS) and the Tree Survey Plan (TSP) (Ref: PTC/2517/003.1/TS&TPP) are attached to this report. The plan shows the location of the trees and their required Root Protection Areas (RPA).
- 3.3 **Survey Summary:** A total of 4 trees were identified and surveyed across the site. There are other areas of scrubby growth on site which have not been surveyed as they are of limited amenity.
- 3.4 **Tree work recommendations:** Where tree management works are recommended. All tree works should be undertaken by a competent tree work contractor to BS3998:2010: Tree Works. All trees work should be timed to be undertaken outside bird nesting season, 1st March to 31st August, or an ecologist should be present to check for nesting birds.

Section 3: Summary

The site was surveyed in accordance with BS5837:2012 on 25/2/2025 and 4 trees were surveyed and mapped. The Tree Survey Schedule (TSS) and the Tree Survey Plan (TSP) can be found at the end of this report.

4.0 Arboricultural Constraints

4.1 The Tree Quality Assessment

Each tree or group/hedge recorded was given a tree quality assessment category in accordance with: BS5837:2012. The categorisation is summarised in Table 1 below.

	Category A high quality & life expectancy 40 years+	Category B Moderate quality & life expectancy 20 years+	Category C low quality & life expectancy 10 years+ Or young trees	Category U Can't be retained in current context for more than 10 years
Trees			3 (T1-T3)	1 (T4)

Table 1: BS5837:2012 Category Grading of arboricultural features (See Appendix 1 for an explanation of the categories)

4.1.1 **Category A & B trees:** No trees on site have been identified as Category A or B.

4.1.2 **Category C** T1 & T2 are in third party property They have very limited amenity outside the immediate area. Both trees are located too close to the boundary fence. T3 On site is a multi-stemmed self seeded tree growing in accumulated detritus.

4.1.4 **Category U:** One tree T4 is a willow stump which has been cut but has regrown

Category C and U trees are of low quality and/or life expectancy and should not unduly influence the design of the proposals.

4.2 Root Protection Areas (RPA's):

4.2.1 The RPAs serve as a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority.

4.2.2 This was calculated in accordance with table D.1 and Section 4.6 of BS 5837 and as described at Appendix 3 at A.14. The figures are given the tree survey schedule (Ref: PTC/2517/003.1/TSS) and the RPA is illustrated as a dashed magenta circle on the Tree Constraints Plan (Ref: PTC/2517/003.1/TS&TPP).

- 4.2.3 **Amendments to RPA:** Section 4.6.2 - 4.6.3 of the BS5837 allows for consideration to be given to the rooting morphology of trees when designing tree protection. The RPA may be altered based on an arboricultural assessment of likely root distribution taking into account the following:
- a) the morphology and disposition of the roots, when influenced by past or existing site conditions (e.g. the presence of roads, structures and underground apparatus);
 - b) topography and drainage;
 - c) the soil type and structure;
 - d) the likely tolerance of the tree to root disturbance or damage, based on factors such as species, age, condition and past management.
- 4.2.4 In this instance there is evidence of an existing hard surface covering the RPA of all the trees. this will have impacted on the roots distribution to a degree.
- 4.2.5 The extent of the RPA will guide the location of protective fencing and other tree protection measures during construction on the site. The fencing denotes a **Construction Exclusion Zone (CEZ)** around the trees where activities potentially harmful to the tree roots are prohibited.

Section 4: Summary

The trees were categorised based on their quality and contribution to amenity. There are 3 **Category C trees (T1-T3)** and one **category U tree T4**. These trees are of low quality and/or life expectancy and should not unduly influence the design of the proposals.

The root protection areas have been calculated and illustrated on the attached plan **PTC/2517/003.1/TS&TPP**. This indicates the trees with their recommended Root Protection Areas.

5.0 Arboricultural Impact Assessment

5.1 Tree removals

The proposals will require the removal of all scrubby growth and built up detritus along with trees T3 and T4.



Photo 1: the site showing trees T1-T3 (right to left)

5.2 Trees to be retained.

5.2.1 Trees T1 and T2 a sycamore and an ash tree are both third party trees to be retained.



Photo 2: T1 and damage to boundary fence.

- 5.3 The access and car parking has been Located to minimise the impact on the Root Protection Area (RPA) of the retained trees.
- 5.5 **Summary of impact on local amenity:** The most prominent trees adjacent to the site will be retained and as long as the recommended tree protection and mitigation measures are followed there will be no significant impact on the local amenity from tree loss to accommodate these proposals.

Section 5: Summary

Impact	Reason	Important trees		Other trees	
		Category A	Category B	Category C	Category U
Trees to be removed	To accommodate proposed footprint and to address neighbour's concerns with regards to risk			T3	
Trees to be removed	Condition				T4
New hard surface installation	To provide car parking and access			T1 & T2	

Table 2: Impact of current proposals on trees on or adjacent to the site

6.0 Proposals to Mitigate Arboricultural Impact

6.1 **Protection of retained trees:** Construction activity can adversely affect trees if appropriate protective measures are not taken. Serious damage to the trees and their roots can occur via changes in ground level, soil compaction, contamination or excavation within RPAs

6.2 The extent of the RPA will guide the location of protective fencing and other tree protection measures during construction on the site. The fencing denotes a **Construction Exclusion Zone (CEZ)** around the trees where activities potentially harmful to the tree roots are prohibited. Some areas outside the fencing may also be designated as **Construction Precaution Zones (CPZ)** and other methods of protection such as ground protection may be used.

6.3 Construction Exclusion Zone (CEZ).

6.3.1 This is the area around the trees to be retained where all construction activities particularly those potentially harmful to the tree roots are prohibited. Where possible this extends to include the entire Root Protection Area (RPA) of the trees. This is to be fenced off with tree protection fencing as illustrated in **Appendix 5**, or as otherwise agreed with the Local Planning Authority.

These areas are indicated on the Tree Protection Plan (PTC/2501/003.01/TPP) shaded in orange. These areas will be fenced before any work commences on site and will remain in place until the new hard surface is installed to allow for the car parking and access road. Once the new surfacing is installed this will act as root protection and fencing will no longer be required.

6.3.2 Trees T3 and T4 have areas of existing hard surfacing that will be retained during construction. Roots frequently grow adjacent to and beneath existing surfacing/structures so care is needed during access and demolition. Damage can occur through physical disturbance of roots and/or the compaction of soil around them from the weight of machinery or repeated pedestrian passage. This is not generally a problem whilst surfacing/structures are in place because they spread the load on the soil beneath and further protective measures are not normally necessary. However, once they are removed and the soil below is newly exposed, damage to roots becomes an issue and the following guidance must be observed:-

- No vehicular or repeated pedestrian access into RPAs unless on existing hard surfacing or custom designed ground protection.

- Removing existing surfacing/structures with use of appropriate tools for manually removing debris such as a pneumatic breaker, crow bar, sledgehammer, pick, mattock, shovel, spade, trowel, fork and wheelbarrow.
- There will be no excavation beyond removal of loose material existing surfacing and 100mm to allow levelling of the ground.
- Machines with a long reach may be used if they can work from outside RPAs or from protected areas within RPAs. They must not encroach onto unprotected soil in RPAs.
- Debris to be removed from RPAs manually must be moved across existing hard surfacing or temporary ground protection in a way that prevents compaction of soil. Alternatively, it can be lifted out by machines provided this does not disturb RPAs.

Section 6 Summary

One category C tree and one category U tree need to be removed to accommodate the proposals.

All other trees will be retained and the root protection areas around the trees can be managed with suitable protection measures in accordance with the recommendations of BS5837:2012.

7.0 Conclusions and Recommendations

- 7.1 This report provides the arboricultural information required to assist the Local Planning Authorities assessment of the planning proposals. The information is in line with the recommendations of **BS5837:2012** and **Rochdale Metropolitan Borough Council's Core strategy policies G1, G6 & G7**
- 7.2 2 trees (**T3 and T4**) will be removed to implement the proposals. All other trees on site will be retained and their roots will be protected during construction as set out in section 6.3 and in accordance with **BS5837:2012**.
- 7.3 Recommendations have been made for the use of protective fencing to create **Construction Exclusion Zone**. This is to limit damage to the roots of the trees which may be caused by machinery, storage of materials and other harmful activities.
- 7.4 If the recommendations of this report are followed with regards to tree protection and mitigation there will be no significant impact on local amenity and biodiversity due to tree loss.

Appendix 1: BS5837:2012 Cascade Chart for Tree Quality Assessment

TREES UNSUITABLE FOR RETENTION				
Category and Definition	Criteria			Identification on Plan
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>			
TREES TO BE CONSIDERED FOR RETENTION				
Category and Definition	Criteria			Identification on Plan
	1. Mainly Arboricultural qualities	2. Mainly landscape qualities	3 Mainly Cultural Values	
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, veteran trees or wood-pasture).	
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.	
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 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 benefits.	Trees with no material conservation or other cultural value.	

Appendix 2: Statutory Controls and Planning Policy / legislation

A2.1 Town and Country Planning Act 1990 (as amended) 'The Act'

Section 197 of the act makes it a duty of the local planning authority to ensure, whenever it is appropriate, that in granting planning permission for any development adequate provision is made for the preservation or planting of trees; Also see A1.2 – Protected trees

A2.1.2 National Planning Policy Framework (NPPF) 2012 Rev Dec 2023

This sets out government planning policies for England and how these are expected to be applied. The key relevant sections are:

Section 136

Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that **new streets are tree-lined** ⁵³, that opportunities are taken to **incorporate trees** elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to **secure the long-term maintenance of newly-planted trees**, and that **existing trees are retained wherever possible**. Applicants and local planning authorities should work with highways officers and tree officers to ensure that **the right trees are planted in the right places**, and solutions are found that are compatible with highways standards and the needs of different users.

Section 174 Benefits of Natural Capital and ecosystem services

Planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and sites of biodiversity. Recognising the wider **benefits from natural capital and ecosystem services** and other benefits of agricultural land and of **trees and woodland**. Minimising impacts on and providing **net gains for biodiversity**.

Section 186 Loss of biodiversity Irreplaceable habitats - ancient woodland and ancient or veteran trees

When determining planning applications, local planning authorities should refuse applications for development resulting in the loss or deterioration of **irreplaceable habitats** (such as **ancient woodland and ancient or veteran trees**), unless there are wholly exceptional reasons and a suitable compensation strategy exists.

This section also deals with mitigation for the loss of biodiversity

A2.1.3 Local plan policy

Local plan policies and development plans are specific to a Local Planning Authority. They support national planning policy and set out the framework for growth and change at the local level for a set period of time.

Local Planning Policy can be supported by other documents such as supplementary planning documents (SPDs) and other planning guidance. Where appropriate relevant local policies which are set out in the main text of this report

A2.1.4 Council Tree Policy

Local Authorities are advised to have a specific tree and woodland policies. Not all authorities have a publicly available policy. Where appropriate relevant local tree policies which are set out in the main text of this report

A2.2 Protected trees

A2.2.1 Tree Preservation Orders (TPO)

The Town and Country Planning Act 1990 (as amended) 'The Act' makes provision for the protection of trees. It is a legal requirement to make a written application to the Local Planning Authority to obtain consent to prune or remove trees that are subject to TPO's. There are certain specified exemptions.

The principal effect of a TPO is to prohibit the: Cutting down, uprooting, topping, lopping, wilful damage, or wilful destruction of trees without the LPAs consent. The cutting of roots is potentially damaging and so, in the Secretary of State's view, requires the LPAs consent. Anyone who, in contravention of a TPO, wilfully damages a tree in a way that is likely to destroy it is guilty of an offence. Anyone found guilty of this offence is liable, if convicted in the Magistrates Court, to a fine of up to £20,000. In serious cases, a person may be committed for trial in the Crown Court and, if convicted, is liable to an unlimited fine.

A2.2.2 Conservation Area

Conservation Areas are areas of special architectural or historical interest with a character or appearance that is desirable to preserve or enhance. Trees may often contribute to the special character of the area.

Where trees are located in a Conservation Area and are over 75mm diameter at 1.5m above ground, level 6 weeks' written notice must be given to the LPA of the intention to carry out works upon or remove trees within a conservation area and not protected by a TPO.

As with TPO's the LPA may prosecute offenders and fines. There is a duty to replace any tree removed without permission.

A2.2.3 Other protection

Planning conditions Local planning authority consent may be required to carry out works upon or remove trees, shrubs and hedges that are the subjects of planning

Hedgerows Regulations. LPA consent may be required for the removal of hedgerows under the Hedgerow Regulations 1997.

Your Council's planning department will advise whether or not any of the above controls apply to your trees, shrubs and hedges.

A2.3 Felling Licence - Forestry Act 1967 as amended by the Environment Act 2021

Tree felling is restricted under Forestry Act 1967. Subject to certain exemptions, the Act requires that a licence must be obtained for the felling of growing trees. There is an exemption from the need for a felling licence for the felling of trees that is immediately required for the purpose of carrying out development that is authorised by the approval of full planning permission.

Your nearest Forestry Commission office will advise whether you require a felling licence.

A2.4 Other relevant designations and legislation

A2.4.1 Protected species

Wildlife and Countryside Act 1981 (as amended) 'The Act'

BATS: Mature trees often contain cavities, crevices and hollows that offer potential habitat for species such as bats and barn owls. Both are afforded protection under the Schedule 5 of the Act. Bats are also protected under The Conservation of Habitats and Species Regulations 2010 (as amended). Under The Act It is an offence to disturb a roosting bat or damage, destroy or block access to a bat roost, intentionally kill, injure or take a bat, sell, hire, barter or exchange a bat, dead or alive · be in possession or control of a bat or anything derived from a bat.

BIRDS: Trees and hedgerows of most species provide valuable nesting sites for a wide range of birds, and it is likely that nesting birds will be present on the site during the period March to September. Under The Act It is an offence to disturb a nesting bird. Therefore, site clearance and tree works should be undertaken between September and February, or supervised by an ecologist.

Your local Wildlife Trust or your Council's Ecologist will provide guidance on statutory controls relating to wildlife. An Ecology Assessment of the site will provide further details.

Appendix 3: Survey Methodology

Survey Methodology – Development Sites

- A3.1 Survey Trees** were surveyed in accordance with BS5837:2012 Section 4. The tree data is set out in the **Tree Survey Schedule** attached at the end of this report. The tree survey included all trees within influencing distance of the site and that were over 75mm diameter at breast height (1.5m) or as specified by the client.
- A3.2 Inspection** The trees surveyed were visually inspected from ground level only. No invasive investigations or climbing inspections were undertaken to confirm visual or audible signs of defect or debility and no tissue or soil samples were undertaken.
- A3.3 Annotation and numbering** The trees are number and individual specimens prefixed with T , so T001, T002 etc, Groups with G, Hedges H, and woodlands W..
- A3.4 Species** - the trees common name is listed in the tables. Where the scientific name is used for clarification this is in Italics, So for example English oak (*Quercus robur*). Species identification is based on visual observations. Where there is some doubt over tree identity, *spp* is noted after the genus name to indicate that the species cannot be reliably identified at the time of the survey. Where there is more than one species in a group, only the most frequent are noted and not all the species present may be listed
- A3.5 Dimensions.** All dimensions should be treated as estimates unless specifically indicated as having been measured. Where groups of trees and woodland are recorded, the estimated average dimensions are used to describe the group. The spread of groups is plotted using aerial photography.
- A3.6 Height (m)** – This is recorded in meters to the nearest 1m. Where practical this is done using a clinometer / hypsometer.
- A3.7 Diameter at Breast Height (DBH) (mm)** – The stem diameter is measured at 1.5m above ground level with a girth tape and given in millimetres (mm) it is recorded in 5cm increments. Where direct measurement is not possible due to access or vegetation the diameter is estimated. Where trees have multiple stems, or untypical form the diameter is measured in accordance with BS 5837:2012 Annex C.

A3.8 Crown spread (m) – This is the average estimated radial spread of the branches of the tree recorded in metres to the nearest 0.5m. Where relevant the cardinal points for the canopy spread for individual trees are recorded. Where access was not possible to measure the spread of the canopy, such distances have been estimated by eye or informed by aerial photography.

A3.9 Crown clearance (m) (If recorded) The distance between the ground level and the first significant branch or radial tree crown, whichever is the lower, has been estimated to the nearest 0.5m in metres. This is only recorded where it is likely to be a constraint on development. This measurement informs the impacts of accessibility and development beneath tree canopies.

A3.10 Age. In planning context, maturity provides a simplistic indication of a tree's ability to cope with change and its potential for further growth. The age of each tree is defined as follows:

- Newly Planted (N)
- Young (Y) - within the first quarter reaching full maturity;
- Semi-Mature (S) - within the second third of reaching full maturity;
- Early-Mature (E) - within the last third of reaching full maturity;
- Mature (M) - specimen at full maturity;
- Late Mature (LM) – A mature tree beginning a natural retrenchment possibly with some veteran features
- Veteran (V) – tree that, by recognised criteria, shows features of biological, cultural or aesthetic value that are characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned.
- Ancient (A) – as per veteran tree except the tree has survived beyond the typical age range for the species concerned.
- Dead (D)
- Not recorded (X)

A3.11 Condition where recorded as either **good, fair, or poor** . For each tree, where appropriate, notes on the structural integrity and of physiological condition are provided

A3.12 Comments Other observations were recorded where necessary i.e. details regarding defects, condition, preliminary, presence of pest/disease and perceived significance.

A3.13 Recommendations - With regard to the management recommendations and tree works required, these are made irrespective of the proposals or where stated to accommodate the proposals. All tree works should be carried out to BS 3998:2010 Recommendations for Tree Work

A3.14 Root Protection Area (RPA) radius (m). The Tree Survey and Tree Constraints Plan show the approximate extent of Root Protection Areas (RPAs) plotted

as a circle around the tree. The RPAs have been plotted and calculated in accordance with the methodology set out in Appendices C and D of BS5837:2012, using the tree stem diameter dimensions obtained during the site visit.

Plotted RPAs serve as a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority

The RPA around groups is shown as a 1m buffer. dependant on the components of the group, a larger RPA may be required and where this is the case it is noted in the text of the main report.

A3.15 Root Protection Area (RPA) Area (m^2). This is the area required. Although plotted as a circle of the TCP. Where pre-existing site conditions or other factors indicate that rooting may occur asymmetrically there is some scope based on sound arboicultural assessment of root distribution to alter the shape and location of the RPA polygon.

In accordance with section 4.6 of BS5837:2012 any deviation in the RPA from the original circular plot should take account of the following factors whilst still providing adequate protection for the root system:

- i) the morphology and disposition of the roots, when influenced by past or existing site conditions (e.g. the presence of roads, structures and underground apparatus);
- ii) topography and drainage;
- iii) the soil type and structure;
- iv) the likely tolerance of the tree to root disturbance or damage, based on factors such as species, age, condition and past management.

While developing within RPAs should be avoided, special working methods can be adopted to alleviate the RPA disturbance for cases where the development is considered necessary and unavoidable.

A3.16 Remaining contribution (Years). This is the estimated life expectancy of the tree in given the current conditions and reflects the Tree Quality Assessment recorded as 40+, 20+ or 10+.

A3.17 Tree Quality Assessment Gradings BS cat The value of trees have been assessed in accordance with the BS5837:2012 Cascade Chart for Tree Quality Assessment (See Appendix 1).

Appendix 4 - Report Limitations

A4.1 Liability The information collected in relation to the trees is adequate for the purposes of this report only. Peak Tree Consultancy Ltd shall not be liable for any use of this report other than for the purposes for which it was produced.

A4.2 Validity. Owing to the dynamic nature of arboricultural features, the assessment of tree condition and structural potential and the contents of this report are valid at the time **for 12 months**. Validity of the report assumes absence of inclement weather and no change in the trees existing context. If more than 12 months have elapsed since the date of this report, further advice must be taken before you rely on the contents of this report. Reliance should not be given to comments made in respect of other disciplines i.e. landscape, ecology or civil engineering without first consulting an appropriate expert.

A4.3 Data collection. The comments made are based on observable factors present at the time of inspection. Observations were made from ground level and no climbing inspection was undertaken. No invasive investigations or underground excavations were undertaken unless specifically stated. There may be hidden defects.

In some cases the inspection of the base of the trees were restricted by ivy, debris, vegetation etc. Where access to a tree is not possible, best judgement/estimation will be used.

The inspection and assessment was undertaken based on the documents provided.

A4.4 Risk assessment. This assessment has been prepared in respect of the proposed development and should not be interpreted as a report on tree health and safety. Reasonable effort has been made to identify visible defects whilst undertaking the tree survey; trees are however, prone to natural failure without warning therefore no guarantee can be made as to the absolute safety of any of the trees surveyed. We only undertake detailed risk assessments when instructed in writing to do so.

A4.5 Potential damage to buildings An assessment of the potential influence of trees upon existing buildings or other structures resulting from the effects of trees upon shrinkable load-bearing soils or the effects of incremental root or branch growth, are specifically excluded from this report. This report is not intended for use in conjunction with the NHBC guidance for calculating foundation depths.

- A4.6 Alterations to site proposals** Any alteration to the application site or development proposals could change the current circumstances and may invalidate this report and any recommendations made.
- A4.7 Wildlife** The Wildlife and Countryside Act 1981 (as amended) makes it an offence to disturb nesting birds or recklessly endanger a bat or its roost. Bats are also a European protected species and are additionally protected under the Conservation (Habitats & c) Regulations 1994 and 2010 (as amended). The survey findings, constraints, opportunities and design or mitigation recommendations included within that report must be read alongside any ecology or protect species reports.
- A4.8 Tree works** A lack of recommended work does not imply that a tree does not pose an unacceptable level of risk and likewise, it should not be implied that a tree will present an acceptable level of risk following the completion of any recommended work.
- A4.9 Plans** The diagrams and drawings provided by Peak Tree Consultancy Ltd are not exact and should not be used for design purposes unless directed otherwise. They are however indicative of site features.

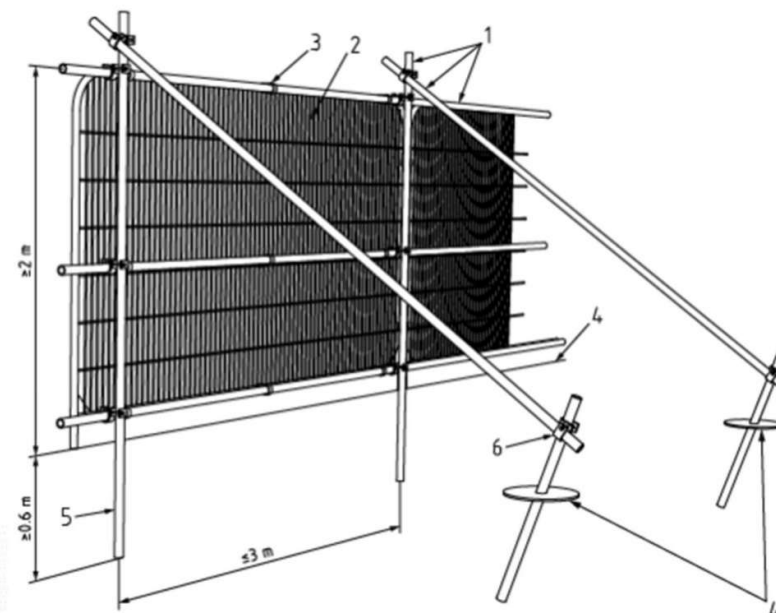
PROTECTIVE FENCING SPECIFICATION

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

1. The installation of physical tree protection measures must be completed before commencement of works, including the creation of compounds, access by vehicles or plant, delivery of materials, ground investigations or works, or any other construction works
2. Be located as shown on the Arboricultural Method Statement plan.
3. Be installed as per the specification below or as agreed in writing with Local Planning Authority.
4. Be retained in place throughout the development process
5. Prohibited activities in the Construction Exclusion Zones (CEZs),
 - No access for machinery, plant or vehicles
 - No storage of spoil or materials
 - No excavation
 - No fires



Recommended signage for fencing.



BS5837:2012 Figure 2: Default specification for protective barrier
Key

1. Scaffold poles
2. Heavy gauge 2m galvanised tube and weld mesh infill panels
3. Panels secured to uprights and cross- members with wire ties
4. Ground level
5. Up rights drive into the ground until secure (min depth .6m)
6. Standard scaffold clips



Plans and Survey data

Tree Survey Schedule (TSS)

Ref: PTC/2517/003.01/TSS

Tree Survey & Tree Protection Plan (TS&TPP) Ref: PTC/2517/003.01/TS & TPP

All plans can only be used for dealing with the tree issues and all scaled measurements must be checked against the original submission documents.

Tree Survey Schedule (TSS PTC/2517/003.1/TSS)
159 Windermere Road Middleton M24 5NQ 25/2/2025

Tree No	Species	Age	Height (m)	Crown Spread (ave)	DBH (mm)	RPA (m ²)	RPA radius (m)	Comments	Recommendations	Life expectancy	BS cat
T1	Sycamore (<i>Acer pseudoplatanus</i>)	Early Mature	13	10	450*	91.62	5.4	Condition: Fair Tree located on third party property adjacent to the boundary fence. Branches and stem are distorting the fence.	To be retained	20+	C.2
T2	Ash (<i>Fraxinus excelsior spp</i>)	Semi Mature	10*	5	200	18.10	2.4	Condition: Fair Tree located on third party property adjacent to the boundary fence.	To be retained	5+	C.2
T3	Willow (<i>Salix spp</i>)	Early Mature	10*	6	Multi-stemmed 150 x 3, 100x2, 80+50* Effective DBH 310	43.48	3.7	Condition: Fair Growing in accumulated detritus in the with shrubby bramble growth	To be removed to accommodate proposed development	20+	C.2
T4	Willow (<i>Salix spp</i>)	Semi Mature	6*	4	Multi-stemmed	-	-	Condition: Poor Tree has been cut down to a stump but has regrowth	To be removed – unsuitable for long term retention	<5	U

*Estimated

Tree Survey & tree Protection Plan

Ref: PTC/2517/00.01/TS&TPP

Survey Date: 24/2/2025

Drawing Date: 4/03/2025

Category A tree

Category B tree

Category C tree

Category U tree

Root Protection Area

RPA to be fenced off during
construction.

See section 6.3 Re Hard surface
replacement

