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Arboricultural Impact Assessment

13 Broadhalgh 25/00083/HOUS.

21st April 2025.

Introduction.

Concern has been expressed by the Planning Officer at Rochdale that:

On review of the application with the signing off officer it was queried whether the foundations of the proposed two storey side extension would impact upon the roots of the trees along the side boundary with No 15 Broadhalgh. We note these are not proposed for removal and by virtue of the conservation area are protected trees, however we are concerned about the stability of the trees due to the impact the extension's deeper foundations may have on them. As such, we are unable to determine the application today, until we receive an arboricultural impact assessment (AIA). We have internally sought the advice of our Woodland officer, who has agreed this is the most sensible approach to avoid any harm to the trees and possible instability of the trees.

The following comments and observations therefore clarify the situation and should permit the matter to proceed.

Considerations.

The proposals are for a small extension of some 1.5m on the western side of the existing house towards the boundary with No.15 Broadhalgh to form a staircase to the upper floors.

The extension will be built across an existing narrow tarmac path and the footprint of an existing garage structure.

Whilst trees within 15 Broadhalgh are comparatively close to the boundary, the presence of the garage, associated foundations and internal surfacing plus the hard surfaced path will all

have constrained root development towards No.13. It is reasonable to consider that rooting will in fact have become biased into the clear open and undisturbed soils within No.15.

The screen shot below indicates the current situation with the existing property and garage outlined in yellow and the tarmac path with drainage noted.



The following screenshot indicates the position of the extension across the tarmac path and footprint of the garage to be removed (in blue).



Both images clearly indicate that no open / clear ground is being impacted upon and potential root damage would not therefore be expected.

The following Google image also indicates the clear garden environment to the west of the trees which will have provided a far more desirable rooting environment than that beneath the hard surfacing / structures within the site.



Discussion.

It is acknowledged that no trial pits or similar have been excavated, foundations ascertained or similar.

As such, it may be prudent for the Project Arboriculturalist to be present when the foundations for this structure are excavated so that if any root material is exposed, that all suitable precautions may be taken and ensure that the stability of trees is not compromised.

If significant root material is identified, and traditional footings considered to compromise tree health, piles or piers can be readily formed and ground beams linked back to the main structure to provide a secure base all as per Section 7.5 of BS5837:2012 Trees in relation to design, demolition and construction – Recommendations.

It should also be noted that regardless of the existing hard surfacing and garage structure, the minor structure proposed would not exceed an area greater than 20% of any expected root protection area.

Indeed, the removal of the garage and tarmac will significantly improve soils within the area permitting increased moisture provision and gaseous exchanges to the benefit of the adjacent trees.

Conclusions.

From the foregoing comments and observations it is reasonable to conclude that due to existing site conditions and associated structures, the construction of a small extension will have no material impact upon adjacent trees, expected root systems or long term stability.

Indeed, general site clearance and removal of existing hard surfacing / structures will in fact benefit adjacent trees.

The attendance of the Project Arboriculturalist would further ensure that no harm would be caused and if any unexpected issues arise, alternative foundation systems can be readily implemented.

We trust that this Arboricultural Impact Assessment addresses the Council's concerns but should there be any queries or if clarification of any points is necessary please contact the writer.

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