



**TREE SURVEY & CONSTRAINTS PLAN
IN ACCORDANCE WITH BS 5837:2012**

Proj. No 11024	Molesworth Street, Rochdale, Lancashire, OL16 1TQ	
Client:	McDonalds Restaurants Limited	
Date of Report:	19/06/2024	

Hayden's Arboricultural Consultants Ltd, Units 3-5 Moseley's Farm Business Centre
Fornham All Saints, Bury St Edmunds Suffolk. IP28 6JY

Telephone: 01284 765391 Email: Info@treesurveys.co.uk
www.treesurveys.co.uk



TREE SURVEY & CONSTRAINTS PLAN IN ACCORDANCE WITH BS 5837:2012

The Tree Constraints Plan (TCP) is an important tool that objectively evaluates, classifies and categorises trees in accordance with BS 5837 (2012). Simultaneously, it also provides the architect and designer with an assessment of the associated constraints they may create. As such, the data presented is aimed at pre-empting the requirements of the Local Planning Authority (LPA) by identifying and quantifying key constraints such as canopy dimensions, root protection areas (RPA), water demand and ground cover. The TCP also provides an assessment of the general condition of the trees.

The benefit of the TCP is that the developable area that is free from physical tree constraints, both above and below ground, is clearly identified. Ideally, all development should take place outside the canopy spread and RPA of the trees considered worthy or appropriate for retention thus allowing a traditional construction process. It is usually technically possible (though not necessarily desirable) to build within a very limited portion of the RPA of trees using specialist engineering techniques that provide for minimal or no root disturbance, but inevitably this is more difficult and expensive than traditional construction methods and may not be acceptable to the LPA. Similarly, and wherever possible, construction should take place a minimum of 2 metres beyond the maximum branch spread of retained trees to allow workspace for scaffolding etc.

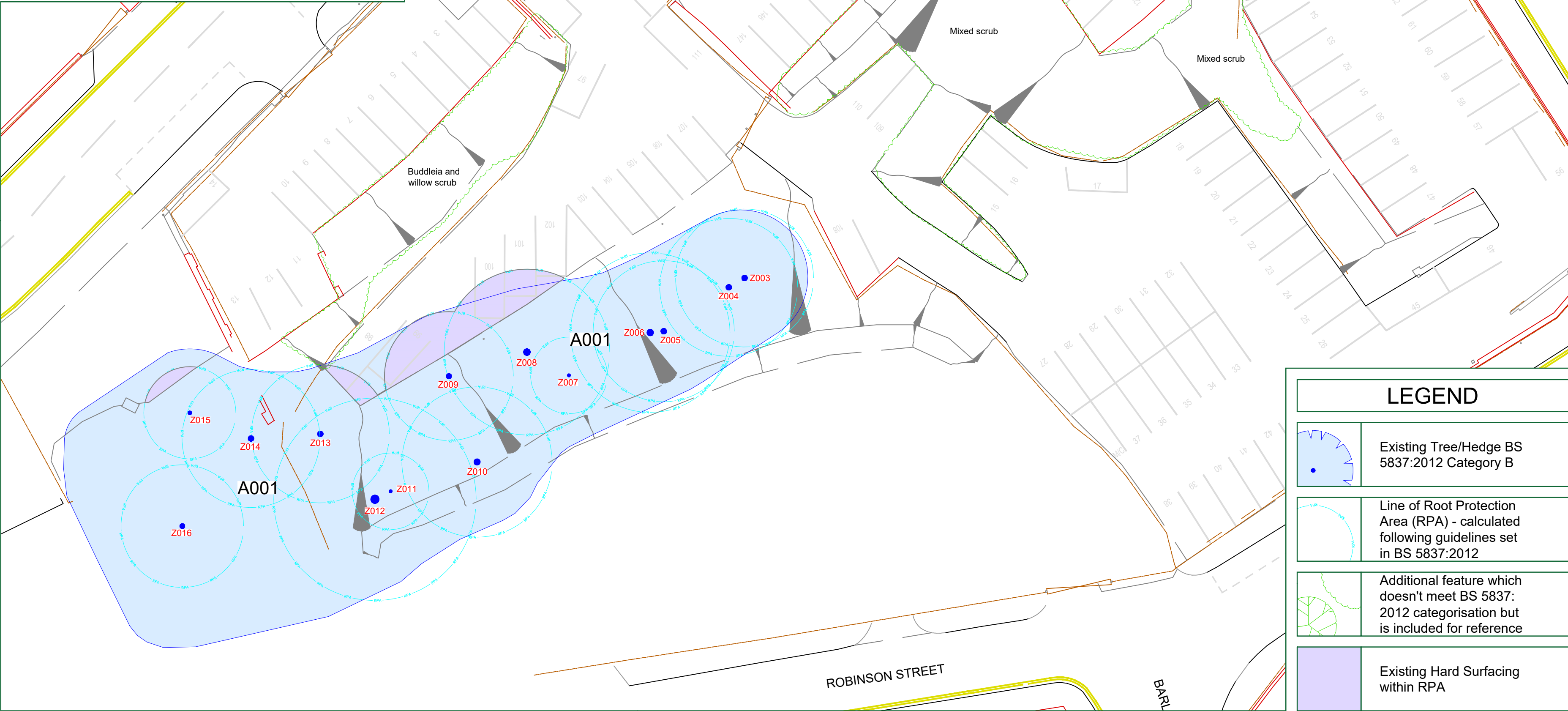
Once the final design is settled it will be necessary to complete an 'Arboricultural Impact Assessment and Preliminary Method Statement' (Prelim TS & AIA) which will form part of the planning application submission. The Prelim TS & AIA will also provide more detailed information regarding tree surgery and pests and diseases etc.

NB: This report is for design guidance only and not sufficient to support a planning application

Contents

- 1.0 Site Drawing**
- 2.0 Schedule of Trees**
- 3.0 Explanatory Notes**
- 4.0 Statutory Tree Protection**

Tree No	DBH(mm)	RPA (m)	Problems/Comments
A001			
Z003	450	5.4	Multi-stemmed Willow. Companion tree with asymmetric crown. Densely clad in Ivy.
Z004	450	5.4	Multi-stemmed Willow. Companion tree with asymmetric crown. Densely clad in Ivy.
Z005	460	5.52	Willow. Twin-stemmed from ground level. Densely clad in Ivy.
Z006	520	6.24	Willow. Twin-stemmed from ground level. Densely clad in Ivy.
Z007	250	3	Alder. Not plotted on TOPO.
Z008	540	6.48	Willow. Multi-stemmed from ground level. Included union between western stems. Ivy clad.
Z009	420	5.04	Willow. Multi-stemmed from circa. 0.5m above ground level. Densely clad in Ivy.
Z010	490	5.88	Willow. Multi-stemmed from ground level. Located at apex of bank.
Z011	250	3	Alder. Ivy clad.
Z012	660	7.92	Willow. Multi-stemmed from ground level. Erosion at base. Located at apex of bank.
Z013	450	5.4	Sycamore. Densely clad in Ivy.
Z014	450	5.4	Willow. Multi-stemmed from ground level. Densely clad in Ivy.
Z015	300	3.6	Circa. 15x Willow stems. Likely 3 or 4 separate multi-stemmed trees. Included unions.
Z016	400	4.8	Willow. Multi-stemmed from ground level. Densely clad in Ivy.



TREE PROTECTION STATUS

We have been unable to ascertain whether the trees identified within this report are covered by a TPO. Any persons wishing to undertake work to any trees should contact the LPA to ensure no such protection measures exist.

CONSTRAINTS PLAN

The Tree Constraints Plan (TCP) is an important tool that objectively evaluates, classifies and categorises trees in accordance with BS 5837 (2012). Simultaneously, it also provides the architect and designer with an assessment of the associated constraints they may create. As such, the data presented is aimed at pre-empting the requirements of the Local Planning Authority (LPA) by identifying and quantifying key constraints such as canopy dimensions, root protection areas (RPA), water demand and ground cover. The TCP also provides an assessment of the general condition of the trees.

The benefit of the TCP is that the developable area that is free from physical tree constraints, both above and below ground, is clearly identified. Ideally, all development should take place outside the canopy spread and RPA of the trees considered worthy or appropriate for retention thus allowing a traditional construction process. It is usually technically possible (though not necessarily desirable) to build within a very limited portion of the RPA of trees using specialist engineering techniques that provide for minimal or no root disturbance, but inevitably this is more difficult and expensive than traditional construction methods and may not be acceptable to the LPA. Similarly, and wherever possible, construction should take place a minimum of 2 metres beyond the maximum branch spread of retained trees to allow workspace for scaffolding etc.

Once the final design is settled it will be necessary to complete an "Arboricultural Impact Assessment and Preliminary Method Statement" which will form part of the planning application submission.

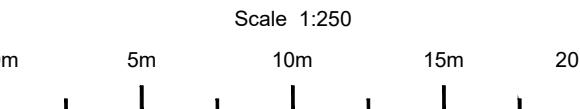
CATEGORY AND DEFINITION

Trees unsuitable for retention	
Category U	Those in such condition that they cannot realistically be retained as living trees in the current land use for longer than 10 years
Trees to be considered for retention	
Category A	Trees of high quality with an estimated remaining life expectancy of at least 40 years
Category B	Trees of moderate quality with an estimated remaining life expectancy of at least 20 years
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

Rev: 17/06/24 JF Based on 4230334-4101-Rochdale-ST2285

The position, condition, and dimensions of the trees are based on a site survey undertaken on 10/06/24

"The original of this drawing was produced in colour - a monochrome copy should not be relied upon"



5 Moseleys Farm Business Centre
Fornham All Saints,
Bury St Edmunds
Suffolk IP28 6JY

www.treesurveys.co.uk

Client: McDonalds Restaurants Ltd

Site: Molesworth Street, Rochdale, Lancashire, OL16 1TQ

Date: 17/06/24

Scale: 1:250 (A2)

Drawn By: JF

Checked By: NH

Cad File Ref: C:\Pro\11024-D-CP.dwg

Drawing No: 11024-D-CP

Rev: -

LEGEND

Existing Tree/Hedge BS 5837:2012 Category B

Line of Root Protection Area (RPA) - calculated following guidelines set in BS 5837:2012

Additional feature which doesn't meet BS 5837: 2012 categorisation but is included for reference

Existing Hard Surfacing within RPA

SCHEDULE OF TREES

Molesworth Street, Rochdale, Lancashire

Surveyed By: Nick Hayden Date: 10/06/2024
Managed By: Nick Hayden

TreeNo	Species	DBH	Height		Visual	Crown Spread	Problems / Comments	BS Cat	Work Required	Priority
		Min Dist	Crown Base	Lowest Branch	Age	Water Demand				
On site		RPA (m²)	Aspect	Aspect	SULE	Ground Cover				
A001	Alder, Sycamore, Willow	50	11		High	N6, E4, S5, W4	Area of trees comprised predominantly of Willow on a steep bank at the edge of the car park. Species, DBH and comments for each tree recorded and shown on drawing no. 11024-D-CP. Majority of trees are multi-stemmed and heavily clad in Ivy which impeded a detailed inspection. The presence of detritus and dense vegetation throughout the bank further restricted access. Soil erosion at apex on bank. Trees all display reasonable vigour. Collectively the trees are a prominent feature, especially due to their elevated position, but when assessed as individuals there are few of significant merit.	B2	Clear detritus and vegetation around base. Remove Ivy and reinspect.	2
		0.6	0-2m		EM	High				
Yes		1.1			20+ years	Dense undergrowth, Other				

Explanatory Notes for Tree Constraints Plans

DBH (mm)	Diameter of main stem in millimetres at 1.5 metres from ground level. Where the tree is a multi-stem, the diameter is calculated in accordance with item 4.6.1 of BS 5837:2012.
RPA	This is the Root Protection Area, measured in square metres and defined in BS5837:2012 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 is shown on the drawing. Ideally this is an area around the tree that must be kept clear of construction, level changes of construction operations.
Crown Base	Recorded in metres, the distance from ground and aspect of the lowest branch material.
Crown Spread	Indicates the radius of the crown from the base of the tree in each of the northern, eastern, southern and western aspects.
Age	Recorded as one of the following categories: Y Young. Recently planted or establishing tree that could be transplanted without specialist equipment, i.e. less than 150 mm DBH. S/M Semi-mature. An established tree, but one which has not reached its prospective ultimate height. E/M Early-mature. A tree that is reaching its ultimate potential height, whose growth rate is slowing down but if healthy, will still increase in stem diameter and crown spread. M Mature. A mature specimen with limited potential for any significant increase in size, even if healthy. O/M Over-mature. A senescent or moribund specimen with a limited safe useful life expectancy. Possibly also containing sufficient structural defects with attendant safety and/or duty of care implications. V Veteran. Although there is no exact definition this is usually a tree that is of interest biologically, culturally or aesthetically because of its age, size or condition. D Dead.
Safe Useful Life Expectancy	Relates to the prospective life expectancy of the tree and is given as one of 4 categories: 40 years+; 20 years+; 10 years+; Less than 10 years.

Water Demand	This gives the water demand of the species of tree when mature, as given in the NHBC Standards Chapter 4.2 “Building Near Trees”.
BS 5837 Main Category	Using this assessment (BS 5837:2012, Table 1), trees can be divided into one of the following simplified categories, and are differentiated by cross-hatching and by colour on the attached drawing: Category A - Those of high quality with an estimated remaining life expectancy of at least 40 years; Category B - Those of moderate quality with an estimated remaining life expectancy of at least 40 years; Category C - Those of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm; Category U - Those trees in such condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.
BS 5837 Sub Category	Table 1 of BS 5837:2012 also requires a sub-category to be applied to the A, B, C, and U assessments. This allows for a further understanding of the determining classification as follows: Sub-Category 1 - Mainly arboricultural qualities Sub-Category 2 - Mainly landscape qualities Sub-Category 3 - Mainly cultural values, including conservation Please note that a specimen or landscape feature may fulfil the requirements of more than one Sub-Category.
Recommended Works	Identifies the necessary tree work to mitigate anticipated problems and deal with existing problems in the setting at the time of the inspection.
Priority	This gives a priority rating to each tree allowing the client to prioritise necessary tree works identified within the Tree Survey. 1 Urgent – works required immediately; 2 Works required within 6 months; 3 Works required within 1 year; 4 Re-inspect in 12 months,

Tree Preservation Order / Conservation Area Online Mapping Extract

Hayden's Arboricultural Consultants Limited have been unable to ascertain whether the trees identified within this report are covered by local planning authority administered statutory tree protection. In view of this, owners, managers or any persons wishing to undertake work to any trees should contact the local planning authority, to ensure no such protection measures exist.