

Land at Parkfield House, Middleton

Arboricultural Impact Assessment

AIA/PHM/03/25 Revision A

May 2025

Arboricultural Impact Assessment

Land at
Parkfield House
Manchester Old Road
Middleton

This Arboricultural Impact Assessment has been prepared in accordance with the protocols, standards and procedures set out in BS 5837: 2012 'Trees in relation to design, demolition and construction'.

Summary

Planning permission is being sought to develop the site to provide a care home facility along with mixed residential housing, internal site roads, areas of open space and associated infrastructure. The site is currently a redundant brownfield site which extends to approximately 1.1 hectares.

An arboricultural assessment of the site has been undertaken in accordance with the procedures and protocols set out in BS 5837: 2012. This assessment has identified and recorded 33 individual trees and 5 groups of trees which are categorised as 15 category A (high), 6 category B (moderate), 10 category C (low), and 7 category U (unsuitable for retention).

To implement the proposed development there would be a loss of twelve trees, two groups of trees and elements of a third group. Six of the trees and one of the groups are category U and should be removed on arboricultural grounds, the remainder comprise one category A tree, two category B trees with the remaining four trees, one group and part of one group are category C.

The impact of the development on the current arboricultural resource is considered to be low in the short term and, given that there is an opportunity for new tree planting, will provide a positive contribution in the medium to long term.

This report, including appendices and attached plans, is the property of Shields Arboricultural Consultancy and is issued for the sole use of the client as identified in section 1.1 on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without the written consent of Shields Arboricultural Consultancy. Ordnance Survey material is used with permission of The Controller of HMSO, Crown copyright 0100031673.

Contents

1.0	Instruction & Introduction
2.0	Scope & Limitations
3.0	Statutory Controls & Obligations
4.0	Site Description
5.0	Development Proposal
6.0	Tree Assessment & Survey Methodology
7.0	Arboricultural Impact Assessment
8.0	Arboricultural Operations
9.0	Interim Arboricultural Method Statement
10.0	Conclusions

Date	Revision	
21 st March 2025	Draft	Issued for comment
8 th April 2025		Issued for Planning
13 th May 2025	A	Issued for Planning

Instruction & Introduction

- 1.1 Shields Arboricultural Consultancy received instructions from Mr J. Lunn behalf of Muller Property Group to provide an arboricultural impact assessment in respect of the above site. The client may copy and distribute the report as required for the purpose of applying for planning permission for or preparing any documents or plans for this or future applications at this site.
- 1.2 A full planning application is being prepared to develop the site to provide a care home facility and mixed residential housing along with associated infrastructure. A site layout ref: 23590-002 Rev I has been provided and is considered in this report.

Scope & Limitations

- 2.1 The purpose of the report is to assess the environmental and amenity values of all trees on or adjacent to the area affected by the proposed development and is based on a site assessment undertaken 3rd March 2025 by S. Shields, principal consultant Shields Arboricultural Consultancy. The report will assess the long-term contribution that the trees can make to the area and the arboricultural implications of retaining them and seek to find a satisfactory juxtaposition between the trees and the new development. The report will assess the potential impact that may arise as a result of the proposed construction works and make recommendations for protecting trees, hedges and shrubs where appropriate.
- 2.2 The report is prepared in accordance with the recommendations of the British Standard Document BS 5837: 2012 'Trees in Relation to Construction'.
- 2.3 This report is not an ecological assessment and does not identify habitats or constitute a protected species survey.

Statutory Controls & Obligations

- 3.1 Forestry Act; the felling of trees is controlled by the Forestry Act, which requires that a felling licence is obtained prior to cutting down any trees. The Forestry Act does not apply to the felling of trees growing within an orchard, private garden, churchyard or public open space. The Forestry Commission has the responsibility for enforcing the Forestry Act.
- 3.2 Tree Preservation Orders & Conservation Areas; Local Authorities have specific powers under the Town & Country Planning Act 1990 as amended, to protect trees through the use of Tree Preservation Orders. Where trees are protected under such orders it is a criminal offence (subject to any exemptions for which provision may be made by the act or order) to undertake, cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of trees except with the consent of the local planning authority. Similar controls apply to all trees growing within a designated Conservation Area.

- 3.3 Bats, wild birds and other protected species; The Wildlife & Countryside Act & the Conservation (Natural Habitats & C.) Regulations make it an offence to disturb or destroy bats and bat roosts and wild birds and their nests. Other species of plant and animal are also protected. These creatures often inhabit trees and sufficient care must be taken to ensure they are not affected during forestry and arboricultural works.

Site description

- 4.1 The site is situated within the town of Middleton, to the north of Manchester. It is currently a redundant brownfield site which extends to approximately 1.1 hectares and is at an elevation of 80m AOD, level and reasonably sheltered. There is a derelict commercial building on the site and large areas are set to hard standing, formerly used for car parking. The site has boundaries with playing fields to the north, a skate park to the east, the highway to the south and a residential area to the west. A memorial garden is to the southwest. Access to the site is from the highway to the south.
- 4.2 The main tree cover on the site is along the east, south and west boundaries with a small area centrally in the site.



Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025

Soils

- 4.4 The site is mainly set to hard standing with areas of soft landscape. There do not appear to any areas of waterlogging. Geological maps indicate deposits of sand and gravel drifts over a mudstone, siltstone and sandstone bedrock.

*NB. This soil assessment is undertaken in situ using visual and manual techniques and is **only** for the purpose of establishing the influence of site soils on tree growth. The assessment **must not** be relied upon to inform any engineering decisions.*

Development Proposal

- 5.1 It is proposed to develop the site to provide a care home facility along with mixed residential housing, internal site roads, areas of open space and associated infrastructure.



Tree Survey Methodology

- 6.1 All trees within and adjacent to the site have been assessed where they are within 15 m of any area that may be disturbed as a result of the proposed development and have a stem diameter over 75mm at 1.5 metres. Measurements have been taken in accordance with the procedures and protocols set out in BS 5837: 2012 and the Forest Mensuration Handbook. Height measurements are approximate unless otherwise stated. Trees have been assessed as individuals, groups or woodlands as appropriate. Where access to trees has been restricted, either as a result of their situation on private land or where vegetation or ground conditions are unfavourable, an estimation of trunk diameter has been made. This entails using a set of callipers to approximate the measurement. Estimates are rounded up to provide a margin. This technique has only been used where there is a sufficient buffer between the RPAs and any area disturbed by development. Where trees are in woodlands or groups only the outside edge trees are assessed unless there are larger trees with RPAs or crowns that would overlap the edge trees.
- 6.2 BS 5837: 2012 provides the framework through which tree can be categorised in terms of their health, amenity value and long-term

viability for retention on a development site. There are four categories, A,B,C & U.

Category A: Trees of high quality with an estimated life expectancy of at least 40 years.

- 1 Trees that are particularly good examples of their species, or essential components of groups or formal arboricultural features.
- 2 Trees, groups or woodlands that provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance.
- 3 Trees, groups or woodlands of significant conservation, historical, commemorative or other value.

Category B: Trees of moderate quality with an estimated lifespan of at least 20 years.

- 1 Trees that might be included in a higher category but are downgraded because of impaired condition.
- 2 Trees present in numbers, usually as groups of woodlands that form distinctive landscape features.
- 3 Trees with clearly identifiable conservation or other cultural benefits.

Category C: Trees of low quality with an estimated lifespan of at least 10 years or young trees with a stem diameter below 150mm.

- 1 Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.
- 2 Trees present in groups of woodlands, but without this conferring on them significantly greater collective landscape value; and/or tree offering low or only temporary/transient landscape benefits.
- 3 Trees with no material conservation or other cultural value.

Category U: Trees in such a condition that their existing value would be lost within 10 years and which should, in the current context be removed for arboricultural reasons.

The most significant or valuable trees are placed in the categories, A & B. Site design should make provision to retain trees in these categories and most Local Planning Authorities will insist upon this (or in exceptional circumstances will require that significant compensation planting is incorporated into the design), whilst trees that should not be a constraint to development are recorded with a C category. Trees categorised as U are in a poor condition and should be removed prior to the commencement of work.

NB. Category U trees can have an existing of potential conservation value which it might be desirable to preserve.

- 6.3 Where trees are to be retained, it is necessary to ensure that they are suitably protected to avoid damage during the construction phase of

the development. It is also important to consider any long term implications, such as issues with shading or leaf litter that may arise as a result of tree retention.

6.4 To ensure that trees are not adversely affected by the construction works it is necessary to:

- a. The avoidance of physical damage to the aerial parts of the trees (i.e. Impact and other damage to trunk and branches)
- b. The avoidance of damage to retained trees as a result of the severance or other physical damage to their roots
- c. Preserve of the character of the soil, through the avoidance of any activity that would cause it to become compacted or otherwise disturbed or disrupted, and to avoid contamination by potentially harmful substances
- d. To ensure free gaseous exchange is permitted between the upper layers of soil and the atmosphere
- e. To ensure adequate (but not excessive) water supply to the soil and hence to tree roots

This would normally be achieved by establishing an area, known as a construction exclusion zone (CEZ) around each tree. The CEZ is derived from the root protection area (RPA) and the crown spread of the tree. The RPA represents the area occupied by the tree's root system and is calculated for each tree based on its stem diameter and the ground conditions present taking account of and any impediment to rooting. The RPA should represent the most probable position of the tree's root system.

The CEZ must be considered sacrosanct and be maintained completely undisturbed. No construction should take place within this area and it should not be used for storage of materials or fuels. Access for vehicles machinery or personnel is prohibited and to ensure that it is not damaged by construction activity it must be suitably protected during the construction phase, using robust fencing or alternative ground protection methods, to prevent disturbance and damage occurring.

6.5 A rise or reduction in soil level can have major implications on the longevity and health of the trees. Minor changes (up to 100mm) can be tolerated in some cases, but is heavily dependent on tree species, condition and growing environment. Existing ground levels within RPAs should be respected as far as is reasonably practicable. The advice of the project arboriculturalist should be sought if level changes are required.

6.6 In addition to the implications that a new development may have for existing trees it is also important to assess any long-term issues or concerns that may arise as a result of retaining trees close to a new dwelling or structure. This can include problems associated with leaf litter and other debris that may fall from trees, the potential that a tree

has to cause damage to a structure in the future, any on-going maintenance requirements that may arise and the level of shade that the tree may cast, it is particularly important to consider the effects of shading where trees are to the south of houses and gardens. Trees can also cause feelings of apprehension to the occupiers of nearby buildings and can have an over-bearing impact on a property if adequate space is not provided.

- 6.7 Buffer zones and structural stand-offs are advised for continuous canopy tree groups and woodlands along with trees and woodlands of high value. These zones are influenced by numerous factors beyond the provision of sufficient space for future growth. Depending on the development objectives these can include the provision of a safe falling distance for edge trees, prevention of overshadowing, provision of an ecological buffer zone, prevention of fragmentation of group/woodland compartments, and prevention of direct tree root or habitat damage. The following text is taken from the Standing Advice produced by the Forestry Commission and Natural England as included in the National Planning Policy Guidance:

'A buffer zone's purpose is to protect ancient woodland and individual ancient or veteran trees. The size and type of buffer zone should vary depending on the scale, type and impact of the development'.

Ancient woodland buffer

'For ancient woodlands, you should have a buffer zone of at least 15 metres to avoid root damage. Where assessment shows other impacts are likely to extend beyond this distance, you're likely to need a larger buffer zone. For example, the effect of air pollution from development that results in a significant increase in traffic'.

Ancient and veteran tree buffer

'A buffer zone around an ancient or veteran tree should be at least 15 times larger than the diameter of the tree. The buffer zone should be 5m from the edge of the tree's canopy if that area is larger than 15 times the tree's diameter'.

- 6.8 The report assesses all trees with regard to their size, position and natural characteristics, and taking into account of their future growth makes provides recommendations as to their long-term suitability for retention.

Arboricultural Assessment

- 7.1 Full details of the tree surveyed are provided in appendix A. and their relative positions, crown spreads, root protection areas are indicated on the attached plans.
- 7.2 No checks have been undertaken to establish the status of the trees with regards to Tree Preservation Orders or Conservation Areas, however all the trees will be subject to the Forestry Act (see section 3.1) and all hedges subject to the Hedgerow regulations (see section 3.3). No trees or hedges should be felled, lopped, topped or in

otherwise removed or damaged without prior permission from the relevant authority.

- 7.3 The survey recorded 33 individual trees and 5 groups of trees which were categorised as follows:

Category	Quantity
Category A: Trees of high quality with an estimated life expectancy of at least 40 years.	15
Category B: Trees of moderate quality with an estimated lifespan of at least 20 years.	6
Category C: Trees of low quality with an estimated lifespan of at least 10 years or young trees with a stem diameter below 150mm.	10
Category U: Trees in such a condition that their existing value would be lost within 10 years and which should, in the current context be removed for arboricultural reasons. NB. Category U trees can have an existing or potential conservation value which it might be desirable to preserve.	7

Arboricultural merits and the significance of the trees in the landscape

- 7.4 The site and surrounding area are urban in character, but with a leafy, green feel created by mature trees running along the roadside complemented by municipal and garden tree planting. The most significant trees on the site are along the road frontage and the east boundary.

Canopy Cover and Arboricultural resource Characteristics

- 7.5 There is limited age distribution within the tree population across the site and wider area, with a lack of young and semi-mature trees. The wider area enjoys a high level of canopy cover with a Tree Equity Score of 100% (Woodland Trust Tree Equity Score UK [Tree Equity Score UK Map](#)) and canopy cover levels across the site are moderate to high with the site making a positive contribution to the area.

Veteran Trees and Ancient Woodlands

- 7.6 A search of the ancient tree inventory <https://ati.woodlandtrust.org.uk/> and the Magic database <https://magic.defra.gov.uk/> indicate that there are no veteran trees or areas of ancient woodland recorded on or adjacent to the site.

Pests and Diseases

- 7.7 Tree pests and diseases are part of a balanced ecosystem and dead, dying and diseased wood is a natural process providing an important contribution to habitat biodiversity. However, in recent years there have been an increasing number of new and serious pests and diseases affecting tree populations across the UK and regular monitoring is essential to check for their presence. Chalara dieback of Ash, Acute/Chronic Oak Decline, Horse Chestnut Bleeding Canker and Phytophthora, are now widely established. These diseases can kill or

weaken trees quite rapidly and it will be important to carefully monitor them in order to inform management decisions over the coming years. It will also be important in relation to public safety where dead or dying trees are in proximity to road, footpaths and property.

Policy Considerations

7.8 National Planning Policy Framework paragraph 136 states:

'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, 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'.

paragraph 187 section B

'Planning policies and decisions should contribute to and enhance the natural and local environment by:
b) recognising the intrinsic character and beauty of the countryside, and the wider
benefits from natural capital and ecosystem services – including the economic and
other benefits of the best and most versatile agricultural land, and of trees and
woodland'.

paragraph 193 section C and D

'When determining planning applications, local planning authorities should apply the

following principles:

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and

d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

- 7.9 Rochdale Metropolitan Borough Council adopted core strategy (2016) and planning policies and Biodiversity and Development Supplementary Planning Document (Adopted

January 2008; Updates added February 2017) note that:

Rochdale Adopted Core Strategy – 2016

Policy P1 - Improving image

'We will ensure new development improves the image of the borough by:

c. Helping to 'green' the urban environment, for example by securing tree planting on sites and along streets and roads;'

Policy G1 - Tackling and adapting to climate change

'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;'

Policy G6 - Enhancing green infrastructure

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

8. Local urban open spaces where the focus will be on improvements to the quality of accessible greenspace close to where people live and work (prioritising those areas with the greatest deficiency or need e.g. poor health or lack of private gardens), securing tree planting and other urban greening in new areas of public open space in town centres and housing growth areas, protecting allotments and supporting local food growing, enhancing flood risk management and protecting and improving urban wildlife value and natural areas.)

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, development.

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;'

Policy G7 - Increasing the value of biodiversity and geodiversity

'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;'

Biodiversity and Development Supplementary Planning Document (Adopted January 2008; Updates added February 2017)

'When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:

- planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss;*

Consider the biodiversity opportunities of buildings and associated public and private spaces:

- Consider the role of trees in developments which can provide amenity, shelter, natural cooling for buildings and public spaces and local biodiversity benefits;*

- Use street trees where appropriate to define spaces and create and connect wildlife corridors;*

- Retain existing natural features such as trees, hedges, water bodies and wet areas in gardens where possible to provide amenity for residents and to help retain local wildlife corridors and stepping stones;'*

Design Considerations

7.10 The site design should seek to incorporate as many category A & B trees into the layout as possible and Category U should be removed on arboricultural management grounds or isolated from public access where they are to be retained for habitat benefits.

7.11 In addition to ensuring that the trees are not damaged by the construction process, consideration should also be given to the future

implications associated with the retention of the trees in the terms of their influence on the new properties. To ensure a harmonious relationship between the trees and the proposed dwellings it is necessary to allow adequate separation so that the trees do not exert an overbearing influence, are so close as to promote worries about tree safety and avoid problems associated with leaf litter and shading. It is particularly important to consider the effects of shading where trees are to the south of houses and gardens. It is recommended that no occupied property is sited within a distance equivalent to 50% of the mature height of a tree (see appendix A), which should be increased to 60% if the tree is directly to the south of a property.

- 7.12 All services both under and over ground must be located outside the CEZ around retained trees. All services must be installed in compliance with NJUG chapter 4 recommendations.

Arboricultural implications of the development

Impact	Category A	Category B	Category C	Category U	Notes
Tree Removal	T3	T34, T36	T18, G24, G25, T37, T38	T4, T19, T20, T26, T27, G31, T32	Trees to be removed to facilitate development. Category U trees are unsuitable for retention.
Facilitative Pruning Required	T12, T28, T29, T30, T35				Minor crown or branch pruning to enable construction access or clearance.
RPA Encroachment	T12, T13, T22, T23		T21		RPA encroachments are less than 10% and can be managed with ground protection and AMS.
Potential Shading					No significant shading issues identified.
Proximity Issues					No adverse proximity impacts identified.

- 7.13 Under the current site layout there would be a loss of twelve trees, two groups of trees and elements of a third group. Six of the trees and one of the groups are category U and should be removed on arboricultural grounds, the remainder comprise one category A tree, two category B trees with the remaining four trees, one group and part of one group

are category C. The category A & B trees are from groups and their loss would have a limited impact on the appearance and function of the group and would provide space for the remaining trees to develop. The loss of the trees would not have a significant impact on the arboricultural resource of the area and would not negatively impact the wider public amenity and can be mitigated through new planting on and adjacent to the site.

- 7.14 In addition to the proposed tree removal, there would be some encroachment into the Root Protection Area (RPA) of T12, affecting approximately 20m² on the northwestern periphery. This represents less than 10% of the total RPA. Importantly, there is sufficient contiguous soil resource to support new root development. Part of the affected area lies beneath existing hardstanding, where the underlying soil is likely less conducive to root growth. This would have influenced root distribution, encouraging growth away from the encroachment area—likely reducing the actual root impact zone to below 10%. Works within the RPA will be managed to avoid damage, and root zone enhancement is proposed across the remaining RPA. Given the limited incursion, the tree's current good health and vitality, and the availability of rootable soil, it is considered that T12 will tolerate the encroachment without significant harm. Encroachment is also proposed within the RPA of T13 to facilitate upgrading of the existing access. This work is confined to an area already surfaced with hardstanding. As with T12, the limited extent of the incursion, good tree condition, and the proposed use of appropriate site management and soil improvement measures indicate that the impact on T13 will be minimal. Similarly, minor encroachments into the RPAs of T22 and T23 are required to accommodate new car parking. These are also below 10% of the respective RPAs and fall within areas where adequate rootable soil remains. These works can be effectively managed under an Arboricultural Method Statement (AMS). In all cases, a detailed, site-specific method statement for work within RPAs can be secured by planning condition, if required.

Landscaping

- 7.15 The proposed development presents an opportunity to deliver new, sustainable tree planting on-site, which will enhance the existing arboricultural resource. This will support increased species and age diversity, contribute to long-term canopy cover, and provide wider landscape and ecological benefits. A detailed landscaping scheme, including species selection and planting specifications, can be secured through an appropriately worded planning condition.

Arboricultural Operations

Permission for the removal of any tree must be obtained from the Local Planning Authority (LPA) and such works must not be undertaken until Full Planning Permission has been granted and all relevant pre-commencement conditions have been discharged. Where trees are protected by a Tree Preservation Order (TPO) or are located within a Conservation Area, additional formal consent will be required from the LPA.

- 8.1 Tree removal and pruning will be necessary to facilitate the development, subject to the grant of planning permission. All arboricultural works must be carried out by a suitably qualified and experienced contractor, who holds public liability insurance of at least £5 million. All operatives must possess the relevant NPTC certificates. Prior to works commencing, a site-specific risk assessment must be completed, and all works must be undertaken in accordance with a health and safety method statement.
- 8.2 The contractor shall be fully responsible for any loss or damage arising from their operations and shall indemnify the landowner or client against such occurrences.
- 8.3 All tree protection measures, as outlined in the following section and shown on the Tree Protection Plan (TPP), must be fully installed prior to the commencement of any arboricultural works. Where access within the Root Protection Area (RPA) is required for tree works, appropriate ground protection must be installed in place of fixed tree protection fencing.
- 8.4 The appointed contractor must ensure that an appropriately stocked emergency spill kit, suitable for all fuels, oils, and chemicals brought onto site, is present and readily available during all operations.

Interim Arboricultural Method Statement

- 9.1 This arboricultural method statement (AMS) sets out the details of tree protection measures afforded to the retained trees on and adjacent to the site.
- 9.2 This document should be read in conjunction with the Tree Protection Plan (TPP) that will be prepared once planning permission is finalised. The TPP indicates the construction exclusion zone (CEZ) that must be maintained around each retained tree. These areas must remain undisturbed during the construction process and must be protected using suitable fencing or ground protection as specified.
- 9.3 Copies of the TPP & the AMS must be available on site and all tree protection requirements explained to all persons undertaking activities on the site during the site induction process.
- 9.4 All tree protection measures must be installed and inspected prior to bringing onto the site any plant, materials or equipment or undertaking any construction works or demolition or any arboricultural works. The

LPA must be informed in writing once the tree protection measures are installed.

- 9.5 The site is to be inspected by the consulting arboriculturalist in accordance with the schedule of inspections.
- 9.6 All measurements are given in metric using standard abbreviations.

Fencing and Ground Protection

- 9.7 The TPP indicates the position all protective fences.
- 9.8 Protective fencing will comprise a 2.4 m high scaffold framework with vertical and horizontal poles, driven into the ground to a depth of 0.6 m and well braced to resist impact. Onto this framework 'weldmesh' or 'herres' fencing panels must be securely fixed using scaffolding clamps or as agreed with the Local Planning Authority.
- 9.9 Where ground protection is specified it will consist of a proprietary system such as Ground Guard protective plates which must extend over the entire area indicated on the TPP and be securely fastened in place. The type of guard used must be suitable for loads up to 40 tonnes or more.
- 9.10 The protective fencing and ground protection must be inspected on installation and will remain in place until completion of the construction phase and then only removed with the consent of the LPA.
- 9.11 Other than works approved in writing by the LPA, no works including storage or dumping of materials shall take place within the exclusion zones defined by the protective fencing.

General Precautions

- 9.12 No materials that are likely to have an adverse effect on tree health such as oil, bitumen or cement will be stored or discharged within 10m of the trunk of a tree that is to be retained or within any part of the CEZ. An emergency spill kit of appropriate capacity and suitable for use with all fuels, oils and chemicals brought on to site must available at all times.
- 9.13 No fires will be lit within 20m of the trunk of any tree that is to be retained.
- 9.14 Storage and mixing areas must be outside the CEZ and must be identified prior to the commencement of the construction work. Contractor parking should be in areas indicated on the TPP. It may be possible to situate site huts and toilets within the CEZ, providing that they are:
 - 1. Placed on load distributing pads.
 - 2. Can be positioned and serviced without coming into contact with the crown of the tree or allowing any vehicle to operate within the RPA.
 - 3. All services are connected above ground level.

-
4. The buildings can be accessed from outside the CEZ or all routes are ground protected.
- The site buildings would then form part of the tree protection barrier.
- 9.15 Access to the work area is via the main site entrance and must not traverse the CEZ.
- 9.16 All service and drainage routes, below or above ground must avoid the CEZ. All services are to be installed in accordance with NJUG volume 4 Guidelines.
- 9.17 To ensure that all tree protection measures are properly installed it is recommended that the site be monitored by Shields Arboricultural Consultancy to the following schedule. Details of the findings and photographic evidence of the site inspection visits will be reported to the LPA by email within 24 hrs of the visit.

Schedule of Inspection

As required

- 9.18 Prior to the commencement on site of any work, a competent person is to be appointed to monitor the day-to-day activities on site. In the case of a tree being damaged or where an unexpected event arises it will be for this person to contact Shields Arboricultural Consultancy to seek advice on contingency measures.

Conclusion

- 10.1 The development of the site can be undertaken with a low impact to the existing arboricultural environment and will provide an opportunity for additional tree planting on the site to provide much needed age diversity in the local tree population. This will safeguard the landscape in the longer term and is compatible with the premise of sustainability.

S.J.A. Shields

Uni Cert For. & F.P. (Bangor)

P. Dip. Arb. (RFS), MSc. Arb. & Urban For. (UCLan)

M.Arbor.A, MICFor.

Chartered Forester

13th May 2025

Arboricultural Assessment

Ref. No.	Species	Top Height	Stem Dia mm	N	E	S	W	CC	Age	Rem Cont.	Cat	RPA m ²	Notes	AIA
T1	Tilia X europaea (Common Lime)	18	600	5.2	5	6.8	3.8	4	M	40+	A2	163	Condition: Good Notes: T1 – T6 inc. form a linear feature along the south boundary of the site adjacent to Manchester Old Road. RPA affected by ground conditions. Restricted root zone.	Component of a tree group that provides significant benefits in terms of landscape and amenity to the area. Would be retained and protected under indicative site layout. Requirement to remove existing hard surface from within RPA and install new 'no dig' footpath to be managed through AMS.
T2	Fagus sylvatica (Beech)	20	760	3.2	7.8	10	4.2	5	M	40+	A2	261	Condition: Good Notes: RPA affected by ground conditions. Restricted root zone.	As T1

T3	Fagus sylvatica (Beech)	20	920	6.8	7.2	5.1	5.1	6	M	40+	A2	383	Condition: Good Notes: RPA affected by ground conditions. Restricted root zone.	Component of a tree group that provides significant benefits in terms of landscape and amenity to the area. Would be removed to facilitate the proposed development. Loss of amenity will be mitigated through new planting.
T4	Carpinus betulus (Hornbeam)	18	380	3.8	5.9	7	1	7	M	<10	U	65	Condition: Poor Notes: Tree in structurally poor condition with significant decay in main stem. RPA affected by ground conditions. Restricted root zone.	Removal recommended on arboricultural and public safety grounds.
T5	Fagus sylvatica (Beech)	18	760	10	8.2	11	6.1	6	M	20+	A2	261	Condition: Good Notes: RPA affected by ground conditions. Restricted root zone. Tree is causing some	As T1

													damage to retaining wall.	
T6	Aesculus hippocastanum (Horse Chestnut)	16	500	6	5	6	3.9	5	M	10+	C2	113	Condition: Fair Notes: RPA affected by ground conditions. Restricted root zone.	Component of a tree group that provides reasonable benefits in terms of landscape and amenity to the area. Would be retained and protected under indicative site layout.
G7	Cedrus deodora (Deodar) Aesculus hippocastanum (Horse Chestnut) Ilex aquifolium (Holly) Robinia pseudoacacia (Locust Tree)	16	500	6	6	6	6	0	M	10+	C2	113	Condition: Fair Notes: RPA affected by ground conditions. Restricted root zone.	Group of trees that provides reasonable benefits in terms of landscape and amenity to the area. Would be retained and protected under indicative site layout.

T8	Platanus X hispanica (London Plane)	18	800	12	7.8	4.1	5	7	M	40+	A2	290	Condition: Fair Notes: T8 – T13 inc. form a linear feature along the south boundary of the site adjacent to Manchester Old Road. RPA affected by ground conditions. Restricted root zone.	Component of a tree group that provides significant benefits in terms of landscape and amenity to the area. Would be retained and protected under indicative site layout. Requirement to remove existing hard surface from within RPA and install new 'no dig' footpath to be managed through AMS.
T9	Acer pseudoplatanus (Sycamore)	18	500	2.8	5.9	9.1	3	6	M	20+	A2	113	Condition: Good Notes: RPA affected by ground conditions. Restricted root zone.	As T8
T10	Acer pseudoplatanus (Sycamore)	10	450	1.8	6.2	8.6	4	4	M	20+	B2	92	Condition: Good Notes: RPA affected by ground conditions. Restricted root zone.	As T8

T11	Tilia X europaea (Common Lime)	18	590	5	5	4.7	4.1	7	M	10+	B2	158	Condition: Fair Notes: RPA affected by ground conditions. Restricted root zone.	As T8
T12	Fagus sylvatica (Beech)	20	700	6.8	5.2	6.5	8.3	6	M	20+	A2	222	Condition: Good Notes: RPA affected by ground conditions. Restricted root zone.	Component of a tree group that provides significant benefits in terms of landscape and amenity to the area. Would be retained and protected under indicative site layout. Requirement to remove existing hard surface from within RPA and install new 'no dig' footpath. Also some encroachment into RPA of tree by footprint of proposed dwelling to be managed through AMS.

T13	Fagus sylvatica (Beech)	20	1,000	12	7.2	12.2	9.1	6	M	20+	A2	452	Condition: Good Notes: RPA affected by ground conditions. Restricted root zone.	Component of a tree group that provides significant benefits in terms of landscape and amenity to the area. Would be retained and protected under indicative site layout. Requirement to upgrade existing site access to be managed through AMS.
G14	Betula pendula (Silver Birch) Ilex aquifolium (Holly)	10	250	5	5	5	5	0	M	10+	C2	28	Condition: Good Notes: RPA affected by ground conditions.	Group of trees that provides reasonable benefits in terms of landscape and amenity to the area. Would be retained and protected under indicative site layout.
T15	Fagus sylvatica (Beech)	18	710	5	7	10.2	10	6	M	20+	A2	228	Condition: Good Notes: RPA affected by ground conditions.	Individual tree that provides significant public amenity in terms of landscape benefits. Will be

														retained and protected to the required standard under the current site layout.
T16	Carpinus betulus (Hornbeam)	16	640	6	6.1	3.9	7.3	4	M	20+	A2	185	Condition: Good Notes: RPA affected by ground conditions.	As T15
T17	Chamaecyparis lawsoniana (Lawson Cypress)	16	250	4	4	4	4	0	M	10+	C1	28	Condition: Good Notes:	As G14
T18	Fagus sylvatica (Beech)	16	900	5.1	6.1	8.2	7.2	5	OM	<10	C1	366	Condition: Poor Notes: Tree is in decline with reduced vitality. RPA affected by ground conditions. Restricted root zone.	Individual tree that provides some public amenity in terms of landscape benefits but is in poor condition with very limited life expectancy. Would be removed to facilitate the proposed development. Loss of amenity will be mitigated through new planting.
T19	Prunus avium (Wild Cherry)	6	600	3	3	3	3	4	OM	<10	U	163	Condition: Poor Notes:	Ornamental tree that is a minor component of site

														landscape in poor condition with limited life expectancy. Removal recommended on arboricultural grounds.
T20	Prunus avium (Wild Cherry)	6	600	3	3	3	3	4	OM	<10	U	163	Condition: Poor Notes:	As T19
T21	Thuja plicata (Western Red Cedar)	18	640	3	3.3	2.7	3	0	M	20+	C2	185	Condition: Good Notes:	Minor specimen forming part of the background landscape without providing any special amenity benefits. Would be retained and protected under indicative site layout. Requirement to remove for new hard surface within RPA to be managed through AMS.
T22	Pinus sylvestris (Scots Pine)	18	470	3.8	4.2	4.2	3.9	8	M	20+	A2	100	Condition: Good Notes:	Individual tree that provides significant public amenity to the

														site and wider area in terms of landscape value. Requirement for new hard surface within RPA to be managed through AMS.
T23	Pinus sylvestris (Scots Pine)	18	500	4	3.8	4	4.3	8	M	20+	A2	113	Condition: Good Notes:	T22
G24	Chamaecyparis lawsoniana (Lawson Cypress) Fraxinus excelsior (Ash)	18	500	4	4	4	4	0	M	10+	C2	113	Condition: Fair Notes: Unmanaged group of trees along site boundary. Ash element has potential to contract ash dieback.	Group of trees providing some screening and amenity but with relatively short life expectancy. Elements are to be retained under the proposed site layout.
G25	Acer pseudoplatanus (Sycamore) Chamaecyparis lawsoniana (Lawson Cypress) Fraxinus excelsior (Ash) Ilex aquifolium (Holly)	14	450	3.5	3.5	3.5	3.5	0	M	10+	C2	92	Condition: Fair Notes: Unmanaged group of trees. Ash element has potential to contract ash dieback.	Group of trees forming part of the background landscape without providing any special amenity benefits. Would be removed to facilitate the proposed development. Loss of amenity

														will be mitigated through new planting.
T26	Fraxinus excelsior (Ash)	15	450	4	5	5.1	5	5	M	<10	U	92	Condition: Poor Notes: Ash dieback	Removal recommended on arboricultural grounds.
T27	Fraxinus excelsior (Ash)	15	450	4.9	5	5.2	5.2	5	M	<10	U	92	Condition: Poor Notes: Ash dieback.	Removal recommended on arboricultural grounds.
T28	Tilia X europaea (Common Lime)	17	650	3	5.4	4.6	5.1	3	M	40+	A2	191	Condition: Good Notes:	Trees T28 – T30 form a linear feature along part of the east boundary of the site that provides significant benefits in terms of landscape and amenity to the area. Would be retained and protected under indicative site layout. Tree would be pruned to reduce impact on proposed new dwelling.
T29	Tilia X europaea (Common Lime)	17	580	2	5	2.8	4	3	M	20+	A2	152	Condition: Good Notes:	As T28

T30	Tilia X europaea (Common Lime)	17	780	4	5	3.2	5.4	3	M	40+	A2	275	Condition: Fair Notes:	As T28
G31	Betula pendula (Silver Birch) Quercus robur (Common Oak) Salix caprea (Goat Willow) Ulmus glabra (Wych Elm)	14	200	3	3	3	3	1	SM	10+	U	18	Condition: Fair Notes: Scrub group of self-set trees and ruderal vegetation.	Group of self-set trees that are not sustainable in this location. Removal recommended on arboricultural grounds.
T32	Acer pseudoplatanus (Sycamore)	15	400	3	3.9	3.3	4	4	M	<10	U	72	Condition: Poor Notes: Tree has significantly reduced vitality.	Removal recommended on arboricultural grounds.
T33	Aesculus hippocastanum (Horse Chestnut)	17	620	4.2	5.5	2.8	5.9	4	M	20+	B2	174	Condition: Good Notes: Part of group that would benefit from thinning.	Trees T33 – T38 form a group along part of the east boundary that provides a reasonable level of amenity. The group will be retained and protected, however it is recommended that some elements are removed to allow the remaining trees to develop. Tree would be pruned to reduce

														impact on proposed new dwelling.
T34	Acer pseudoplatanus (Sycamore)	15	360	3	4.3	2.4	4.9	4	M	20+	B2	59	Condition: Fair Notes: Suppressed by adjacent trees.	Remove as part of group management. Any loss of amenity would be offset through new planting.
T35	Tilia X europaea (Common Lime)	17	600	2.6	4.9	3.6	4.1	4	M	20+	B2	163	Condition: Good Notes:	As T33
T36	Aesculus hippocastanum (Horse Chestnut)	16	500	4	6	5.9	5.3	3	M	20+	B2	113	Condition: Fair Notes:	Remove as part of group management and to facilitate development. Any loss of amenity would be offset through new planting.
T37	Cupressus macrocarpa (Monterey Cypress)	15	360	3	1.9	2	3.1	0	EM	10+	C1	59	Condition: Good Notes:	As T36
T38	Ilex aquifolium (Holly)	10	200	3	3.6	4	4.2	0	M	10+	C1	18	Condition: Good Notes:	As T34

Ultimate Heights of Main Species

Beech 20

Lime 18

Sycamore 17

Plane 21

Notes

BS 5837: 2012 provides the framework through which tree can be categorised in terms of their health, amenity value and long-term viability for retention on a development site. There are four categories, A,B,C & U.

Category A: Trees of high quality with an estimated life expectancy of at least 40 years.

- 1 Trees that are particularly good examples of their species, or essential components of groups or formal arboricultural features.
- 2 Trees, groups or woodlands that provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance.
- 3 Trees, groups or woodlands of significant conservation, historical, commemorative or other value.

Category B: Trees of moderate quality with an estimated lifespan of at least 20 years

- 1 Trees that might be included in a higher category but are downgraded because of impaired condition.
- 2 Trees present in numbers, usually as groups of woodlands that form distinctive landscape features.
- 3 Trees with clearly identifiable conservation or other cultural benefits.

Category C: Trees of low quality with an estimated lifespan of at least 10 years or young trees with a stem diameter below 150mm.

Category U: Trees in such a condition that they cannot realistically be retained as living in the context of the current land use for longer than 10 years. *NB. Category U trees can have an existing of potential conservation value which it might be desirable to preserve.*

If provided, bat potential has been assessed in accordance with the guidance provided in BS 8596:2015 and is at the level of a non-specialist scoping survey. This assessment is for preliminary advice and does not negate the requirement for a specialist ecological survey

Key

Tag No	Identification number for tree	Species	Species of tree
Top Height	Estimated height of tree	Stem Dia.	Diameter of stem at 1.5 metres
Stems	Number of stems	N, E, S, W	Crown spread at compass points
CC	Crown Clearance	FSB	Direction of first significant branch
Rem. Cont	Remaining safe life expectancy in years	RPA	Root protection area in m ²
Cat.	BS Category (see above)	AIA	Arboricultural Implication Assessment
Age	Y - Young Trees SM Semi Mature EM Early Mature M Mature LM Late Mature exceeds normal life expectancy for species VET Veteran Tree		
Condition	Good Relatively free from defects and / or major pests and diseases Fair Some defects, which could be addressed through tree surgery or minor pests or early symptoms of diseases Poor Substantial defects or terminal decline Dead Dead		

Entries in italics are estimated averages.

Tree Constraints Plan

Land at
Parkfield House
Middleton

Key

Cat A Tree

Cat B Tree

Cat C Tree

Cat U Tree

Canopy Spread Trees & Groups

RPA

RPA Cat C



Drawing No: PHM/TCP//03/25

Drawn By: S. Shields

Scale: 1:350 @ A2

Date: 8th April 2025

Revision:

Do not scale from this drawing all dimensions to be checked on site

Drawing is colour coded and a monochrome copy should not be relied upon

© Shields Arboricultural Consultancy

© Crown copyright and database rights 2025

Tree Constraints Plan
Overlay
Land at
Parkfield House
Middleton

Key

- Cat A Tree
- Cat B Tree
- Cat C Tree
- Cat U Tree

Hedgerow

Canopy Spread Trees & Groups

RPA

RPA Cat C

Trees for Removal

Drawing No: PHM/TCP/OLU/03/25

Drawn By: S. Shields

Scale: 1:350 @ A2

Date: 13th May 2025

Revision: A

Do not scale from this drawing all dimensions to be checked on site

Drawing is colour coded and a monochrome copy should not be relied upon

© Shields Arboricultural Consultancy
© Crown copyright and database rights 2025



MÜLLER

PROPERTY GROUP