

Arboricultural Impact Assessment



Waterfold Business Park, Bury
28th October 2024



**Tyler
Grange**

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Section 1: Introduction

Table 1: Overview and Summary

Purpose of report:	Following the recommendations of the British Standard ¹ , this report includes the necessary arboricultural information to support the planning application. It demonstrates that the impact, both direct and indirect, of the proposal, has been assessed and where appropriate, mitigation and tree protection may be required.
Site description:	The site is centred on national grid reference SD817102 and the survey is extended across the red line boundary as shown in Figure 1 below. The site is located east of Bury town centre and comprises with a wooded area located towards the western extent of the Waterfold Business Park. (See Figure 1 overleaf).
Application type and description:	Full planning application for the redevelopment of existing premises, comprising full demolition; erection of new building for Class B8 purposes with ancillary offices; installation of external plant and gatehouse; hardstanding for servicing and parking; attenuation pond; and boundary enclosure.
Report prepared on behalf of:	Tritax LLP.
Local Planning Authority (LPA):	Rochdale Metropolitan Borough Council.
Planning policies relating to arboricultural features:	G1 - Tackling and adapting to climate change and G6 - Enhancing green infrastructure of the Rochdale Core Strategy 2016. Planning policy is further detailed at Appendix 1.
Report Summary:	The proposed development requires the removal of seven individual trees, eight groups of trees, part of six groups of trees and part of a woodland, the majority of which are of low quality and do not provide a substantial contribution to visual amenity. These are considered unavoidable and a soft landscaping scheme (Ref 70115512-LA-PL-001 Landscape Concept Plan) has been developed which provides for 38no. new native tree planting, which is projected to adequately compensate for the necessary tree removals. The proposed tree removals will result in a temporary reduction in canopy cover, however, this is projected to be replenished as the compensatory tree planting matures. This report details where mitigative measures for working with the rooting areas of trees where this is required. The retention of the majority of the boundary trees and the scope to replace those removed allows for the proposed development to be set within a well-treed environment. The collective visual amenity the trees provide to the area will be preserved and therefore the proposal is not considered harmful to the character of the area and is therefore consistent

¹ BS5837:2012 Trees in relation to design, demolition and construction- Recommendations, London: British Standards Institute



with local planning policies G1 and G6, in addition to meeting the LPAs requirement for replacement tree planting at a ratio of 2-1.

The protection of the retained trees during the construction stage will require a detailed Arboricultural Method Statement (AMS). This report provides recommendations for protection to demonstrate how this can be achieved. An AMS is therefore recommended to be secured by planning conditions should consent be granted.



Figure 1: Site Location with Approximate Boundary (Google Earth ©).

Section 2: Arboricultural Baseline

Table 2: Survey Summary

Survey approach:	The tree survey was completed by a suitably qualified Arboricultural Surveyor of Tyler Grange in August 2023. The survey was completed in accordance with BS5837. A measured topographical survey was used to identify the location of trees and their surrounding context.
Survey findings:	Findings for each of the trees surveyed are detailed in the Tree Survey Schedule (See Appendix 3). This provides a tabulated record of the trees surveyed, including reference numbers, species composition, tree dimensions, life stage, physiological and structural condition, and the arboricultural value of each survey entry.
Survey mapping:	The distribution of the trees surveyed is illustrated on the Tree Constraints Plan (TCP) together details of their constraints to new development in accordance with BS5837, including, tree quality gradings ² , Root Protection Areas (RPAs) ³ , tree canopy spreads ⁴ and tree shading ⁵ .

Table 3: Tree related Designations

Designation Type	TG Tree Reference Number(s)
Tree Preservation Order ⁶	None
Conservation Area ⁷	None
Ancient Woodland ⁸	None
Other Woodland Habitat ⁹	None

² The arboricultural value of surveyed features under the criteria shown at Appendix 1. Allowing informed decisions to be made concerning which trees should be removed or retained in the event of development occurring.

³ 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 Dimensions of the trees crown spread and clearance from ground level.

⁵ Shade cast by existing trees which may affect the availability of sunlight and daylight within a new development.

⁶ A Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity. An Order prohibits the any works and damage to trees (with some exceptions) without the local planning authority's written consent. More information can be found online <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#tree-preservation-orders--general>.

⁷ Trees in a conservation area that are not protected by an Order are protected by the provisions in section 211 of the Town and Country Planning Act 1990. These provisions require people to notify the local planning authority, using a 'section 211 notice', 6 weeks before carrying out certain work on such trees, unless an exception applies. More information can be found online <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#tree-preservation-orders--general>.

⁸ Ancient woods are areas of woodland that have persisted since 1600 in England and Wales, and 1750 in Scotland. The Magic Maps website <https://magic.defra.gov.uk/MagicMap.aspx> has been used to search for ancient woodland on or adjacent to a site.

⁹ Spatial data of woodlands identified under the Priority Habitat Inventory (England) Published by Natural England. The Magic Maps website <https://magic.defra.gov.uk/MagicMap.aspx> has been used to search for woodland on or adjacent to a site.



Section 3: Arboricultural Impact Assessment

Tree Retention and Removal

- 3.1. Trees to be retained and removed are shown on the TRRP. Table 4 below describes the tree losses required to facilitate the development and provides recommendations for compensation.

Table 4: Trees to be Removed to Facilitate Development

Reference Number	Category Grading	Description of Loss	Compensatory Measures
T28	B	Removal of moderate quality Norway maple specimen to facilitate construction of bike shelters as proposed.	Provision of c38no. new native trees as part of detailed soft landscaping scheme Ref 70115512-LA-PL-001 P01 Landscape Concept Plan.
G32 (Part)		Removal of five trees from moderate quality group to facilitate construction of new parking bays as proposed	
T36		Removal of moderate quality birch specimen to facilitate construction of parking bays as proposed.	
G37 (Part)		Removal of two trees from moderate quality from group to facilitate new internal access and parking bays as proposed.	
G42(Part)		Removal of two trees from moderate quality from group to facilitate new internal access and parking bays as proposed.	
T7	C	Removal of low tree to facilitate construction of attenuation pond as proposed.	
G8		Removal of low quality group to facilitate construction of attenuation pond as proposed.	
G12		Removal of low quality group to facilitate construction of attenuation pond as proposed.	
T14-T15		Removal of two low quality willow specimens to facilitate construction of attenuation pond as proposed.	



G19		Removal of low quality group to facilitate construction of Unit 1 as proposed.	
W20 (Part)		Removal of 1.4 acre area of low quality woodland to facilitate construction of service yard Unit 1 as proposed.	
G22 (Part)		Removal of approximately 12no. trees from low quality group to facilitate construction of Unit 1 as proposed.	
H26		Removal of small section of hedgerow to facilitate construction of bike shelter as proposed.	
G29 (Part)		Removal of part of low quality group to facilitate construction of new internal access road as proposed.	
G33		Removal of low quality group to facilitate construction of parking bays as proposed.	
G34		Removal of low quality group to facilitate construction of new internal access road as proposed.	
G35 (Part)		Removal of approximately 12no. trees from low quality group to facilitate construction of Unit 1 as proposed.	
T40		Removal of one low quality tree to facilitate construction of Unit 1 as proposed.	
T45		Removal of one low quality tree to facilitate construction of internal access road as proposed.	
G46		Removal of low quality group to facilitate construction of Unit 1 as proposed.	
G47		Removal of low quality group to facilitate construction of Unit 1 as proposed.	
G48		Removal of low quality group to facilitate construction of Unit 1 as proposed.	

Tree Pruning Works

3.2. Table 5 below details pruning works to retained trees to facilitate development.

Table 5: Tree Pruning Works

Reference Number	Category Grading	Description of Works
H41	C	Minor facilitation pruning to create adequate clearance for construction of parking bays as proposed. Pruning works not to exceed 1m.

New Tree Planting

- 3.3. A soft landscaping scheme (Ref 70115512-LA-PL-001 Landscape Concept Plan) has been produced and is to be submitted separately to this report of the planning application. The proposal includes scattered new tree planting along the northeastern boundary, the eastern side, the southern side, and car parking area. Approximately 38 new trees will be planted.

Works within Root Protection Areas

- 3.4. Works required within the RPAs of trees to facilitate the demolition and construction stages of the development are detailed in the table below. Recommendations to mitigate the working activities with respect to minimising impacts to roots and their environment is provided.
- 3.5. Adoption of the recommended protective measures is subject to the approval of a detailed Arboricultural Method Statement (AMS) which will be provided by condition should consent be granted.

Table 6: Works within RPAs

Tree Number	Description of works	Protective measures
Demolition / Ground Works		
G27, G33, G37 H41, G42,	Removal of hard surfacing.	Sensitive removal under arboricultural watching brief. Limit disturbance to surrounding root-able soil. Retain sub-bases where possible beneath new development or landscaping. Hand-held tools or appropriate machinery should be used to remove the existing surface, working backwards over the area, so that the machine is not moving over the exposed ground.

Long-term Tree Management and Social Proximity

- 3.6. The proximity associated with retained trees has been recognised in relation to the potential impacts of tree shading and future canopy growth towards new structures and habitable spaces.
- 3.7. The TRRP illustrates where shade cast by retained trees will be located for the main part of the day across the development and the distance between newly built structures and the canopies of retained trees.

- 3.8. There are no undue tree shading or canopy encroachment issues anticipated from retained trees towards the proposed buildings. This has been achieved by suitable development buffers from retained trees which also allows for future canopy development. Moreover, the retention of a strip of self-seeded woodland towards the western extent of the site provides a suitable screen, reducing the visual impact of built form in the environment.

Construction Mitigation

- 3.9. Trees to be retained will remain unaffected by the proposed development subject to the adoption of tree protection measures during the demolition and construction phase.
- 3.10. It is recommended that a full Arboricultural Method Statement (AMS) is prepared as part of the Technical design stage as recommended by BS5837. Should consent be granted, this can be secured by way of a reserved matters application or to discharge suitably worded planning Conditions.
- 3.11. The AMS will set out a practical methodology to the protection of retained trees based on detailed construction plans . The AMS will typically include the following key items:
- A schedule and specification of tree removal and pruning works;
 - Specifications for tree protection barriers and ground protection;
 - Procedures for any specialist construction techniques / any supervised excavations within RPAs;
 - Phasing of work;
 - Site monitoring (where required); and
 - A Tree Protection Plan.



Conclusion

- 3.12. The proposed development requires the removal of seven individual trees, eight groups of trees, part of six groups of trees and part of a woodland, the majority of which are of low quality and do not provide a substantial contribution to visual amenity. Most boundary trees will be retained. There will be a minor reduction to the overall arboricultural value of the site due to the loss of the self-seeded woodland, however, this will be gradually reduced as the replacement planting is established at the site.
- 3.13. No trees at the site are subject to statutory protection under a Tree Preservation Order (TPO), nor is the site located within a Conservation Area. No Veteran Trees or Ancient Semi Natural Woodlands are present at the site or within influence of the site.
- 3.14. A soft landscaping scheme (Ref 70115512-LA-PL-001 Landscape Concept Plan) has been produced and is to be submitted separately to this report of the planning application. the landscaping scheme provides 38no. new native mixed tree planting across the site towards the eastern and southern boundaries of the site, as well as through the centre of the proposed parking areas. The new tree planting numbers are in excess of the minimum number of trees required as per the LPAs '2-1' replacement planting policy.
- 3.15. The impact is therefore considered negligible from an arboricultural perspective, subject to the adoption of tree protection measures during construction stage, and the planting of new trees. The proposed development is therefore considered consistent with local planning policies G1 and G6.
- 3.16. Further work is recommended to include an AMS to accompany a subsequent reserved matters application and / or discharge of suitably worded planning conditions.

Appendix 1: Planning Policy Relating to Trees

Table 7: National and Local Planning Policy Relating to Trees

Policy Document	Policy References	Policy Wording / Description
National Planning Policy Framework (NPPF)	Section 12, paragraph 131	"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."
	Section 15, paragraph 174	"Planning policies and decisions should contribute to and enhance the natural and local environment by:" Subsection 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."
	Section 15, paragraph 180	"When determining planning applications, local planning authorities should apply the following principles:" Subsection C; "that 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."
Local Planning Policy – Rochdale Core Strategy 2016	G6 - Enhancing green infrastructure	We will expect development proposals and other proposals affecting green infrastructure to: a. be consistent with the above focus for green infrastructure and the wider than local value that green infrastructure can have; b. have regard to local landscape character and contribute to its conservation or enhancement; 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; d. in the case of residential development, provide or contribute financially towards recreational open space, including maintenance, in accordance with the standards set out in the Provision of Recreational Open Space in New Housing Supplementary Planning Document (SPD); e. take opportunities to improve access to, and the provision of, natural greenspace in accordance with local strategies and standards f. take opportunities to secure innovative solutions to the design of urban open space to widen its potential functions e.g. flood risk



		management, promoting urban wildlife or climate change adaptation; g. not sever, or impede the key functions of designated greenspace corridors or river valleys, or detract from their natural, visual or recreational quality, but enhance their value and accessibility; 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; and i. take opportunities, where feasible, to improve the water quality and biodiversity of water bodies and their environs in compliance with the Water Framework Directive or equivalent.
	G1 - Tackling and adapting to climate change	"New developments will be expected to: a. Be zero carbon in line with national targets and definitions; b. Adhere to the 'energy hierarchy' as outlined in policy G2, being designed in such a way that ensures that buildings require the minimum amount of energy to function over their lifetime; c. Reduce CO2 emissions through the use of renewable and low carbon decentralised energy technologies and networks. This will be through both on-site provision in new developments and through connection to local networks; d. Address the impacts of climate change by incorporating comprehensive adaptation measures, including: i. suitable measures, such as urban greening, for tackling the 'urban heat island' effect; ii. where possible, the opening up of covered and culverted sections of waterways and provision of new water features, to help cooling and provide biodiversity, landscape and flood prevention benefits; iii. the incorporation of appropriate water conservation and management measures, such as Sustainable Drainage Systems (SuDS), including ensuring that the rate of run-off on 'greenfield' sites is not increased and on 'brownfield' sites is significantly reduced, and avoiding the use of impermeable surfaces; iv. the retention of existing trees wherever possible and the taking of all appropriate opportunities to plant trees and other suitable vegetation on site; and v. the incorporation of 'green roofs' wherever possible, such as with flat roofs."
Places for Everyone 2024	Policy JP-G7 – Trees and Woodland	We will work to deliver the aims and objectives of the Greater Manchester Tree and Woodland Strategy, aiming to significantly increase tree cover, protect and enhance woodland, and connect people to the trees and woodland around them. This will be done through local planning and associated activities such as: 1. Protecting and expanding the mosaic of woodland habitats, linking fragmented areas of woodland, in particular wooded cloughs and pockets of ancient and riverside (riparian) woodland; 2. Encouraging habitat diversity through conserving and managing existing woodland and trees that are of heritage, cultural and/or aesthetic value, including ancient woodland and veteran trees; 3. Aiming to plant a tree for every resident in the plan area over the next 25 years as part of the City of Trees initiative;



		4. Targeting tree-planting at the areas of greatest need where the green infrastructure benefits can be maximised, whilst avoiding the loss of, or harm to, other priority habitats, including encouraging woodland planting schemes on areas of low-grade agricultural land and land in need of remediation; 5. Establishing a new City Forest Park in Salford, Bolton and Bury, which will provide a vast urban forest close to the City Centre; 6. Considerably increasing the provision of street trees within urban areas; 7. Promoting the provision of community orchards to increase fruit consumption; 8. Promoting the opportunity for woodland conservation to raise awareness for the sustainable use of timber; 9. Securing a diversification of broadleaved species, in order to increase biodiversity and disease resilience; 10. Improving public access to woodland and trees particularly by sustainable travel models to capture the health and wellbeing benefits whilst managing the associated pressures; 11. Encouraging the positive management of woodland to bring it into a more productive state, improve habitat diversity, and more effectively contribute to important green infrastructure functions such as flood risk management, urban cooling and carbon storage/sequestration; And through development as follows: 12. Where development would result in the loss of existing trees, requiring replacement on the basis of two new trees for each tree lost, or other measures that would also result in a net enhancement in the character and quality of the treescape and biodiversity value in the local area, with a preference for on-site provision; and 13. Protecting trees and woodland during the construction phase of development
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Appendix 2: BS 5837:2012 Cascade Chart for Tree Quality Assessment

TREES FOR REMOVAL				
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			DARK RED
	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. (NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve)			
TREES TO BE CONSIDERED FOR RETENTION				
Category and Definition	Criteria - Subcategories			Identification on Plan
	1. Mainly Arboricultural Values	2. Mainly Landscape Values	3. Mainly Cultural Values, including Conservation	
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	LIGHT GREEN
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 remedial 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	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 benefits.	MID BLUE
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 temporary/transient landscape benefit.	Trees with no material conservation or other cultural value.	GREY



Appendix 3: Tree Survey Schedule (15133/TSS01b)



Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T1	Goat Willow (Salix caprea)	9(1)	450(1)	6.50	6.50	6.50	6.50	1.00	Early Mature	Good	Fair	C1	Little wider long-term landscape value. Located on bank. Multiple stems above 1.5m. Included unions present at branch junctions	5.4	92
T2	Goat Willow (Salix caprea)	9(1)	400(1)	4.00	6.50	6.50	4.00	1.00	Early Mature	Good	Fair	C1	Little wider long-term landscape value. Located on bank. Multiple stems above 1.5m. Crown distorted due to group pressure. Included unions present at branch junctions	4.8	72
T3	Crack Willow (Salix fragilis)	9(1)	300, 200, 180(3)	2.00	1.00	2.00	1.00	1.00	Semi Mature	Good	Fair	C1	Little wider long-term landscape value. Multiple stems at ground level. Crown distorted due to group pressure. Included unions present at branch junctions	4.8	74
T4	Goat Willow (Salix caprea)	9(1)	250, 200, 150(3)	5.00	3.00	1.00	4.00	1.00	Early Mature	Good	Fair	C1	Little wider long-term landscape value. Multiple stems above 1.5m. Crudely lopped. Crown distorted due to group pressure. Included unions present at branch junctions	4.3	57
T5	Goat Willow (Salix caprea)	9(1)	200, 200, 150, 100(4)	4.00	4.00	1.00	4.00	1.00	Semi Mature	Good	Fair	C1	Little wider long-term landscape value. Multiple stems above 1.5m. Scattered deadwood. Low vitality. Crudely lopped. Crown distorted due to group pressure. Included unions present at branch junctions	4.0	51
T6	Goat Willow (Salix caprea)	9(1)	250(1)	1.00	1.00	1.00	1.00	1.00	Semi Mature	Dead	Dead	U	Dead. Remove tree prior to development. Inaccessible: diameter estimated.	3.0	28
T7	Crack Willow (Salix fragilis)	9(1)	200(5)	2.50	2.50	2.50	2.50	1.00	Semi Mature	Good	Fair	C1	Little wider long-term landscape value. Coppice. Multiple stems at ground level. Scattered deadwood. Included unions present at branch junctions. Diameter is an estimated maximum.	5.4	90
G8	Crack Willow (Salix fragilis), Goat Willow (Salix caprea), Silver Birch (Betula pendula)	9(1)	150(2)	2.50	2.50	2.50	2.50	1.00	Semi Mature	Good	Fair	C1	Little wider long-term landscape value. Coppice. Multiple stems at ground level. Scattered deadwood. Included unions present at branch junctions. Closely spaced group of self seeded willow. Diameter is an estimated maximum.	2.5	20

Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
G9	Crack Willow (Salix fragilis), Goat Willow (Salix caprea), Sycamore (Acer pseudoplatanus)	8(1)	250(1)	4.00	4.00	4.00	4.00	1.00	Semi Mature	Good	Good	C2	Little wider long-term landscape value. Provides some screen. Inaccessible. Crown distorted due to group pressure. Closely spaced group of trees. Restricted access and subsequently not inspected in detail. Inaccessible: diameter estimated.	3.0	28
T10	Crack Willow (Salix fragilis)	8.5(1)	200(4)	1.00	4.00	4.00	1.00	1.00	Semi Mature	Good	Fair	C1	Little wider long-term landscape value. Coppice. Multiple stems at ground level. Scattered deadwood. Low bud/leaf density. Broken branches in crown. Diameter is an estimated maximum.	4.8	72
T11	Sycamore (Acer pseudoplatanus)	8.5(1)	200(1)	2.00	2.00	2.00	0.50	1.00	Semi Mature	Good	Good	C1	Little wider long-term landscape value. Coppice. Stem divides above 1.5m. Scattered deadwood. One sided crown: suppressed by adjacent specimen.	2.4	18
G12	Goat Willow (Salix caprea)	7.5(1)	350(1)	5.00	5.00	5.00	5.00	1.00	Semi Mature	Good	Good	C1	Little wider long-term landscape value. Located on bank. Multiple stems above 1.5m. Included unions present at branch junctions closely spaced pair. Diameter is estimated average.	4.2	55
T13	Goat Willow (Salix caprea)	7(1)	200, 150(2)	3.50	3.50	3.50	3.50	1.00	Semi Mature	Good	Fair	C1	Little wider long-term landscape value. Located on bank. Multiple stems at ground level. Included unions present at branch junctions. Diameter is estimated average.	3.0	28
T14	Goat Willow (Salix caprea)	7(1)	250, 200(2)	0.00	7.00	7.00	7.00	1.00	Early Mature	Good	Fair	C1	Little wider long-term landscape value. Located on bank. Leaning South. Multiple stems at ground level. Included unions present at branch junctions. Severe stem lean south. Diameter is estimated average.	3.8	46

Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T15	Goat Willow (Salix caprea)	9(1)	300, 250, 150(3)	2.00	4.00	6.00	6.00	1.00	Early Mature	Good	Fair	C1	Little wider long-term landscape value. Located on bank. Spindly habit. Multiple stems at ground level.included unions present at branch junctions Decay at base, typical of species. Diameter is estimated average.	5.0	79
T16	Goat Willow (Salix caprea)	9(1)	300(1)	3.00	3.00	3.00	3.00	1.00	Semi Mature	Good	Fair	C1	Little wider long-term landscape value. Spindly habit. Diameter estimated.	3.6	41
T17	Goat Willow (Salix caprea)	9(1)	200(2)	2.00	2.00	2.00	2.00	1.00	Semi Mature	Fair	Fair	C1	Little wider long-term landscape value. Spindly habit. Stem divides at ground level. Low vitality. Major deadwood in crown.	3.4	36
T18	Goat Willow (Salix caprea)	9(1)	200(1)	2.00	2.00	2.00	2.00	1.00	Semi Mature	Fair	Fair	C1	Little wider long-term landscape value. Spindly habit. Stem divides at ground level. Low vitality. Major deadwood in crown.	2.4	18
G19	Goat Willow (Salix caprea)	9(1)	200(1)	3.00	3.00	3.00	3.00	1.00	Semi Mature	Fair	Fair	C1	Little wider long-term landscape value. Spindly habit. Stem divides at ground level. Low vitality. Major deadwood in crown.	2.4	18
W20	Goat Willow (Salix caprea), Crack Willow (Salix fragilis), Downy Birch (Betula pubescens), Silver Birch (Betula pendula), Sycamore (Acer pseudoplatanus), Hazel (Corylus avellana)	11(1)	200(1)	3.00	3.00	3.00	3.00	1.00	Semi Mature	Good	Good	C1	Group of moderate landscape value. Individual trees within the group are category C. Plotted by eye on plan. Area of naturally regenerated woodland. Would benefit from some silvicultural management. Diameter is estimated average.	2.4	18
G21	Goat Willow (Salix caprea), Crack Willow (Salix fragilis), Silver Birch (Betula pendula), Ash (Fraxinus excelsior)	11(1)	300(1)	3.00	3.00	3.00	3.00	1.00	Early Mature	Fair	Fair	C1	Trees multistemmed from ground level. Included unions present. Characteristic deadwood present throughout group. Diameter is estimated average.	3.6	41

Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
G22	Goat Willow (Salix caprea), Crack Willow (Salix fragilis)	11(1)	300(1)	3.00	3.00	3.00	3.00	1.00	Early Mature	Fair	Fair	C1	Trees multistemmed from ground level. Included unions present. Characteristic deadwood present throughout group. One tree in group failed. Diameter is estimated average.	3.6	41
T23	Goat Willow (Salix caprea)	11(1)	300, 280, 150(3)	3.00	3.00	1.00	2.00	1.00	Early Mature	Fair	Fair	C1	Fair quality with some landscape value. Inaccessible. Multiple stems at ground level. Included bark present in main fork. Inaccessible: diameter estimated.	5.2	86
H25	Goat Willow (Salix caprea), Sycamore (Acer pseudoplatanus), Hawthorn (Crataegus monogyna), Ash (Fraxinus excelsior), Alder (Alnus sp.)	10(1)	150(1)	1.50	1.50	1.50	1.50	1.00	Semi Mature	Fair	Fair	C1	Established shelterbelt: situated on slightly raised banking. RPAs likely restricted by existing hard surfacing to the south and east. Most trees growing either in contact or through fencing. Ash exhibiting symptoms of Ash Dieback Disease. Diameter is estimated average.	1.8	10
H26	Goat Willow (Salix caprea), Sycamore (Acer pseudoplatanus), Hawthorn (Crataegus monogyna), Ash (Fraxinus excelsior), Alder (Alnus sp.)	10(1)	150(1)	1.50	1.50	1.50	1.50	1.00	Semi Mature	Fair	Fair	C1	Established shelterbelt situated on slightly raised banking. RPAs likely restricted by existing hard surfacing to the south and east. Most trees growing either in contact or through fencing. Ash exhibiting symptoms of Ash Dieback Disease. Diameter is estimated average.	1.8	10
G27	Cherry Laurel (Prunus laurocerasus)	10(1)	150(5)	3.00	3.00	3.00	3.00	1.00	Semi Mature	Good	Good	C1	Multistemmed tree located at site frontage. Unable to access stem to inspect in detail. Existing hard surfaces likely to be restricting RPA. Diameter is estimated average.	4.0	51
T28	Norway Maple (Acer platanoides)	11(1)	310(1)	5.00	5.00	5.00	2.00	1.00	Semi Mature	Good	Good	B2	Moderate quality and value. Located on bank. Leaning East. Stem divides above 1.5m. Pruning wounds on stems. Unbalanced crown shape.	3.7	43

Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
G29	Ash (Fraxinus excelsior), Hazel (Corylus avellana), Common Alder (Alnus glutinosa), Sycamore (Acer pseudoplatanus)	8(1)	120(1)	2.00	2.00	2.00	2.00	1.00	Semi Mature	Fair	Fair	C1	Low quality and value. Roots restricted by hard surface. Dieback in crown. Diameter is estimated average.	1.4	7
G30	Ash (Fraxinus excelsior), Common Alder (Alnus glutinosa)	6.5(1)	100(1)	2.00	2.00	2.00	2.00	1.00	Semi Mature	Fair	Good	C2	Low quality and value. Self-seeded group of stems. Poor shape and form. Weak and suppressed. Part of linear group. Scrubby form, not on topo. Stems included within boundary fence	1.2	5
G31	Ash (Fraxinus excelsior), Sycamore (Acer pseudoplatanus), Norway Maple (Acer platanoides)	8(1)	130(1)	1.50	1.50	1.50	1.50	1.00	Semi Mature	Fair	Fair	C1	Low quality and value. Roots restricted by hard surface. Self-seeded group of stems. Weak and suppressed. Part of linear group. Dieback in crown. Scrubby form. Included with boundary fence. Not on topo. Diameter is estimated average.	1.6	8
G32	Silver Birch (Betula pendula)	13(0.5)	270(1)	3.00	3.00	3.00	3.00	0.50	Early Mature	Good	Good	B2	No obvious significant defects. Good quality with high landscape value. Part of linear group. Scattered deadwood. Diameter is estimated average.	3.2	33
G33	Hazel (Corylus avellana)	3(0)	80(1)	1.50	1.50	1.50	1.50	0.00	Young	Good	Good	C2	Small with limited current landscape value. Plotted by eye on plan.	1.0	3
G34	Cherry Laurel (Prunus laurocerasus)	7(0)	250(1)	4.00	4.00	4.00	4.00	0.00	Early Mature	Good	Good	C1	No obvious significant defects. Moderate quality and value. Plotted by eye on plan. Large shrub features with some landscape values. Overhanging car parking. Diameter is estimated average.	3.0	28
G35	Privet (Ligustrum vulgaris), Ash (Fraxinus excelsior), Common Alder (Alnus glutinosa)	7(0)	150(1)	2.00	2.00	2.00	2.00	0.00	Semi Mature	Good	Good	C2	No obvious significant defects. Moderate quality, but of reduced value due to small size. Plotted by eye on plan. Small garden ornamental. Cluster of small trees, Ash with canopy decline. Main ground shrubs are privet	1.8	10
T36	Silver Birch (Betula pendula)	13(1)	270(1)	3.00	3.00	3.00	3.00	1.00	Early Mature	Good	Good	B2	No obvious significant defects. Good quality with high landscape value. Located on bank. Part of linear group. Scattered deadwood. Diameter is estimated average.	3.2	33

Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
G37	Norway Maple (Acer platanoides)	12(2)	260(1)	3.50	4.00	4.00	4.00	2.00	Early Mature	Good	Good	B2	No obvious significant defects. Good quality with high landscape value. Located on bank. Part of linear group. Scattered deadwood. Diameter is estimated average.	3.1	31
T38	Hazel (Corylus avellana)	4.5(0)	100(1)	2.00	1.50	2.50	3.00	0.00	Young	Good	Good	C2	Moderate quality, but of reduced value due to small size. Understory shrub	1.2	5
G39	Goat Willow (Salix caprea)	6.5(1)	110(1)	1.50	1.00	1.50	1.00	1.00	Semi Mature	Good	Fair	C2	Low quality and value. Ownership is unclear. Self-seeded group of stems. Weak and suppressed. Part of linear group. Occluding in fence. Self regenerated.	1.3	5
T40	Hazel (Corylus avellana)	4.5(0)	50, 50, 50, 50, 50, 50(6)	2.50	2.50	2.50	2.50	0.00	Semi Mature	Good	Good	C2	Low quality and value. Shrub in planter on car park.	1.5	7
H41	Goat Willow (Salix caprea), Sycamore (Acer pseudoplatanus), Hawthorn (Crataegus monogyna), Hazel (Corylus avellana), Privet (Ligustrum vulgaris), Field Maple (Acer campestre), Crack Willow (Salix fragilis), Blackthorn (Prunus spinosa)	7(0)	100(1)	2.00	2.00	2.00	2.00	0.00	Semi Mature	Good	Good	C1	Moderate quality and value. Provides some screen. Located on bank. Part of linear group. Established shelterbelt situated on slightly raised banking. RPAs are likely restricted by existing hard surfacing to the north side. Dense continuous belt, cohesive canopies. Mixed species continually. Diameter is estimated average.	1.2	5
G42	Norway Maple (Acer platanoides)	9(1)	280(1)	4.00	4.00	4.00	4.00	1.00	Early Mature	Fair	Good	B2	Moderate quality and value. Scattered deadwood. Dieback in crown. Right tree in decline most notably. Crown suppression internally within canopy area. The other two appearing healthy	3.4	35
T43	Norway Maple (Acer platanoides)	9(1.5)	280(1)	4.00	4.00	4.00	4.00	1.50	Early Mature	Dead	Dead	U	Dead. No live growth.	3.4	35

Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
G44	Hazel (<i>Corylus avellana</i>), Goat Willow (<i>Salix caprea</i>), Hawthorn (<i>Crataegus monogyna</i>), Field Maple (<i>Acer campestre</i>), Blackthorn (<i>Prunus spinosa</i>)	9(0)	150(1)	2.50	2.50	2.50	2.50	0.00	Semi Mature	Good	Good	C1	Moderate quality and value. Provides some screen. Kerb close to stem base. Part of linear group. Crown distorted due to group pressure. Continuation of dense woodland group along Northern site boundary. Dense vegetation, understory mainly hazel and hawthorn with blackthorn and smaller self regenerating saplings. Upper canopy formed of willow and mature hazel. Cohesive canopy belt. Good continuity of screening merits. Hard surfaces north and south of group, likely to be of some influence	1.8	10
T45	Sawara Cypress (<i>Chamaecyparis pisifera</i>)	4.5(0)	200(1)	1.50	1.50	1.50	1.50	0.00	Semi Mature	Good	Good	C1	Moderate quality, but of reduced value due to small size.	2.4	18
G46	Mixed Shrubs (Mixed Shrubs)	2(0)	80(1)	1.00	1.00	1.00	1.00	0.00	Semi Mature	Good	Good	C2	Low quality and value. Tree located within raised bed. Small garden ornamental. Soft landscaping amongst car parking. Mixed shrubs, with Hazel dominant	1.0	3
G47	Mixed Shrubs (Mixed Shrubs)	2(0)	80(1)	1.00	1.00	1.00	1.00	0.00	Semi Mature	Good	Good	C2	Low quality and value. Tree located within the raised bed. Small garden ornamental. Soft landscaping amongst car parking. Mixed shrubs, with hazel and hawthorn dominant	1.0	3
G48	Mixed Shrubs (Mixed Shrubs)	1.5(0)	60(1)	1.00	1.00	1.00	1.00	0.00	Semi Mature	Good	Good	C2	Low quality and value. Tree located within raised bed. Small garden ornamental. Soft landscaping amongst car parking. Mixed shrubs low lying	.7	2

Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
W49	Goat Willow (Salix caprea), Crack Willow (Salix fragilis), Silver Birch (Betula pendula), Ash (Fraxinus excelsior)	11.5	325(1)	4.00	4.00	4.00	4.00	2.00	Semi Mature Early Mature	Fair	Good	B2	A more mature strip of woodland on the western boundary of the site. Stem locations not provided on topographical survey therefore plotted by eye on plan. Located on a slightly raised bund, with the more westerly trees located on the river bank not accessed to inspect in detail. The vast majority of trees are multistemmed from ground level. Stem diameter is a collective average. The structural integrity of all trees varies, however none are judged to be in a condition which requires immediate intervention. Provides screening from the west.	8.3	2

Appendix 4: Report Limitations

Limitations

- A4.1. The comments made are based on observable factors present at the time of inspection. Although the health and stability of trees in their current context is an integral part of their suitability for retention, it must be understood that this report is not a tree risk assessment and should not be construed as such. While every attempt has been made to provide a realistic and accurate assessment of the trees' condition at the time of inspection, it may have not been appropriate, or possible, to view all parts or all sides of every tree to fulfil the assessment criteria of a risk assessment.
- A4.2. No tree can be considered entirely safe, given the possibility that exceptionally strong winds could damage or uproot even a mechanically 'perfect' specimen. It is therefore usually accepted that hazards are only recognisable from distinct defects or from other failure-prone characteristics of the tree or the site. 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.

Un-assessable Risks

- A4.3. Any alteration to the application site or development proposals could change the current circumstances and may invalidate this report and any recommendations made.
- A4.4. The Wildlife and Countryside Act (WCA) 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 this document.

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.



Appendix 5: 70115512-LA-PL-001 Landscape Concept Plan



File name: I:\CORP\GLOBAL\PROJECTS\UK\003\XXXX\003\15-2335 - WATERFOLD PARK, BURY\03 WFLA LANDSCAPE ARCHITECT\03 DRAWINGS\001 DRAWINGS: OCTOBER 24\CAD\70115512\LA-PL-001 LANDSCAPE CONCEPT PLAN_OCT24.DWG, printed on 23 October 2024 13:59:59, by Stevens, Joshua



LEGEND

SITE BOUNDARY

Category B - Existing trees and vegetation to be retained and protected in accordance with BS5837:2012

Category C - Existing trees and vegetation to be retained and protected in accordance with BS5837:2012

EXISTING VEGETATION RETAINED

RUDERAL PLANTS LEFT AS-IS

PROPOSED STANDARD TREE IN LARGE PIT
18-20cm stem girth
4.5-6.5m height
1.8-2.1m clear stem
Rootballed

Species

Malus 'Evereste'

Prunus avium 'Plena'

Pyrus calleryana 'Chanticleer'

Sorbus aucuparia 'Sheerwater Seedling'

PROPOSED STANDARD TREE IN CELL SYSTEM
18-20cm stem girth
4.5-6.5m height
1.8-2.1m clear stem
Rootballed

Species

Malus 'Evereste'

Prunus avium 'Plena'

Pyrus calleryana 'Chanticleer'

Sorbus aucuparia 'Sheerwater Seedling'

PROPOSED STANDARD TREE IN GROUND
12-14cm stem girth
3.5-4.25m height
1.8-2.1m clear stem
Root wrapped

Species

Alnus glutinosa

Betula pendula

Carpinus betulus

Malus sylvestris

Prunus padus

PROPOSED LOW GROUND COVER PLANTING
(450mm depth of topsoil)
Ultimate plant height is below 1m.

Species

Ajuga reptans 'Catlin's Giant'

Anemone nemorosa

Bergenia 'Silberlicht'

Cornus stolonifera 'Kelsey'

Cotoneaster conspicuus 'Decorus'

Euonymus fortunei 'Silver Queen'

Geranium macrorrhizum

'Ingwersen's Variety'

Hebe pinguifolia 'Pagei'

Lavandula angustifolia 'Hidcote'

Liriope muscari

Lonicera nitida

Pachysandra terminalis 'Variegata'

Rosmarinus officinalis

Rubus 'Betty Ashburner'

Stephanandra incisa 'Crispa'

Vinca minor 'Alba'

Vinca minor 'Atropurpurea'

Supply Size

150-200mm

200mm

300mm

300-400mm

300-400mm

300-400mm

400-600mm

200-300mm

150-200mm

300mm

300-400mm

150-200mm

300-400mm

300-400mm

200-300mm

200-300mm

Size

1L

2L

2L

2L

2L

2L

2L

2L

2L

2L

2L

2L

2L

2L

2L

2L

Spacing

7/m2

1/m2

5/m2

5/m2

4/m2

5/m2

4/m2

4/m2

4/m2

6/m2

4/m2

4/m2

3/m2

3/m2

5/m2

5/m2

PROPOSED BULB PLANTING
(Planted in Proposed Species Rich Grassland Seeded Areas)

% Species

100% Narcissus pseudonarcissus

Common Name

Wild daffodil

Grade

7/9

PROPOSED INDIGENOUS HEDGEROW
(300mm depth of topsoil)
Planted at 450mm centres in a double staggered row. Rows to be 450mm apart. Back row along fence to be 100% Crataegus. Remaining species to be random mixed in groups of 3-7 in front row. To be underseeded with EM3.

% Species

10% Acer campestre

25% Crataegus monogyna

15% Corylus avellana

5% Ilex aquifolium

20% Ligustrum vulgare

25% Prunus spinosa

Common Name

Field maple

Hawthorn

Hazel

Holly

Wild privet

Blackthorn

Size

400-600mm 1+1

400-600mm 1+1

400-600mm 1+1

400-600mm

400-600mm 1+1

400-600mm 1+1

Age

OG

OG

OG

OG

OG

Root

OG

OG

OG

2L pot

OG

PROPOSED THICKET MIX PLANTING
(300mm depth of topsoil)
Where woodland or thicket is planted next to a hard surface/kerb/fence, it should be positioned 1m from the edge to allow maintenance access.
Transplants planted in groups of 5-10 of the same species on a 1.0m grid.

% Species

10% Corylus avellana

25% Crataegus monogyna

15% Ilex aquifolium

5% Ligustrum vulgare

20% Prunus spinosa

15% Salix caprea

10% Viburnum opulus

Common Name

Hazel

Hawthorn

Holly

Privet

Blackthorn

Goat willow

Guelder Rose

Size

400-600mm 1+1

400-600mm 1+1

400-600mm

400-600mm 1+1

400-600mm 1+1

600-800mm 1+0

400-600mm 1+1

Age

OG

OG

2L

OG

OG

OG

OG

Root/Pot Size

OG

OG

2L

OG

OG

OG

OG

PROPOSED AQUATIC PLANTING AREAS
Cultivated subsoil to a depth of 300mm

% Species

10% Alisma plantago-aquatica

15% Caltha palustris

15% Hydrocharis morsus-ranae

15% Menyanthes trifoliata

5% Persicaria amphibia

15% Potentilla palustris

15% Sagittaria sagittifolia

Supply Size

11cm basket

11cm basket

BR Plug

BR Plug

BR Plug

9cm pot

9cm pot

PROPOSED MARGINAL PLANTING AREAS
(Cultivated subsoil to a depth of 300mm)

% Species

10% Carex riparia

15% Glyceria maxima

5% Iris pseudacorus

20% Lythrum salicaria

20% Phalaris arundinacea

15% Ranunculus lingua

15% Typha angustifolia

Supply Size

9cm pot

1L pot

9cm pot

11cm basket

1L

1L

9cm pot

PROPOSED SPECIES RICH GRASSLAND SEEDED AREAS
(150mm depth topsoil)
Where Species Rich Grassland seeded next to a hard surface/kerb/fence to be maintained in accordance with amenity grassland maintenance regime to allow clear edge.
Emorsgate (EM3)
Sown at a rate of 4g/m²

WATER

BUILT FORM

HARDSCAPE

SLOPE

DO NOT SCALE

This drawing is not to be used for Construction.

Topography is based upon:
HD Surveying
Drawing Ref.: 02155-01/04/2022
Received: 01/09/2023

Arboricultural Assessment is based upon:
Tyler Grange
Tree Retention and Removal Drawing Ref.: 15133-P02 Rev b
Document Ref.: 15133_TSS-01 Rev b
Received: 19/10/2023

Site layout is based upon:
Stephen George and Partners
Drawing Ref.: 22-244-SGP-ZZ-ZZ-DR-A- 131001 Rev P14
Received: 15/10/2024

P03	23/10/23	JS	Second issue	JMS	JMS
P02	23/10/23	JW	BNG enhancements (seeding and rain gardens)	KSN	KSN
P01	06/10/23	JA	First issue	KSN	KSN
REV	DATE	BY	DESCRIPTION	CHK	APP

DRAWING STATUS:

S2 - FOR INFORMATION

The Mailbox, Level 2, 100 Wharfside Street, Birmingham, B1 1RT, UK
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wsp.com

CLIENT:

TPIF (Portfolio No 1) LP

ARCHITECT:

WSP

SITE/PROJECT:

Waterfold Park
Bury

TITLE:

Landscape Concept Plan

SCALE @ A1:

1:500

CHECKED:

KSN

APPROVED:

KSN

PROJECT NO:

70115512

DESIGNED:

JA

DRAWN:

JS

DATE:

18/10/2024

DRAWING NO:

70115512-LA-PL-001

REV:

P03

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Plans:

Plan 1: Tree Constraints Plan (TCP), (15133/P01c)

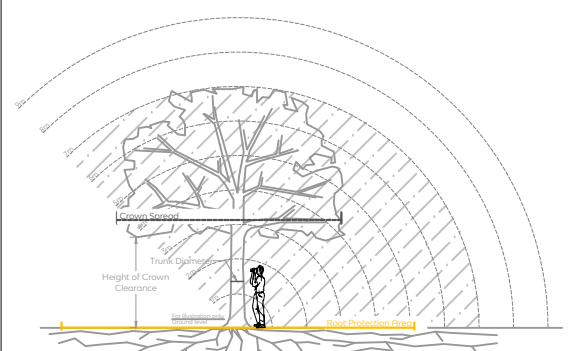
Plan 2: Tree Retention and Removal Plan (TRRP), (15133/P02c)



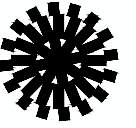


-  Site Boundary
-  Category B - Trees of Moderate Quality and Value
-  Category C - Trees of Low Quality and Value
-  Category U - Trees of Poor Quality
-  Root Protection Areas
-  Tree Shading Constraints

*Denotes trees and groups not identified on topographical survey. Locations approximated using measurements taken on site.



C	Red Line Update	23.10.2024
B	W49 added	10.10.2023
A	Survey Update	13.09.2023
Rev	Description	Date

**Tyler Grange**

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Project title
Waterfold Business Park, Bury

Drawing title
Tree Constraints Plan

Sheet 1 of 2

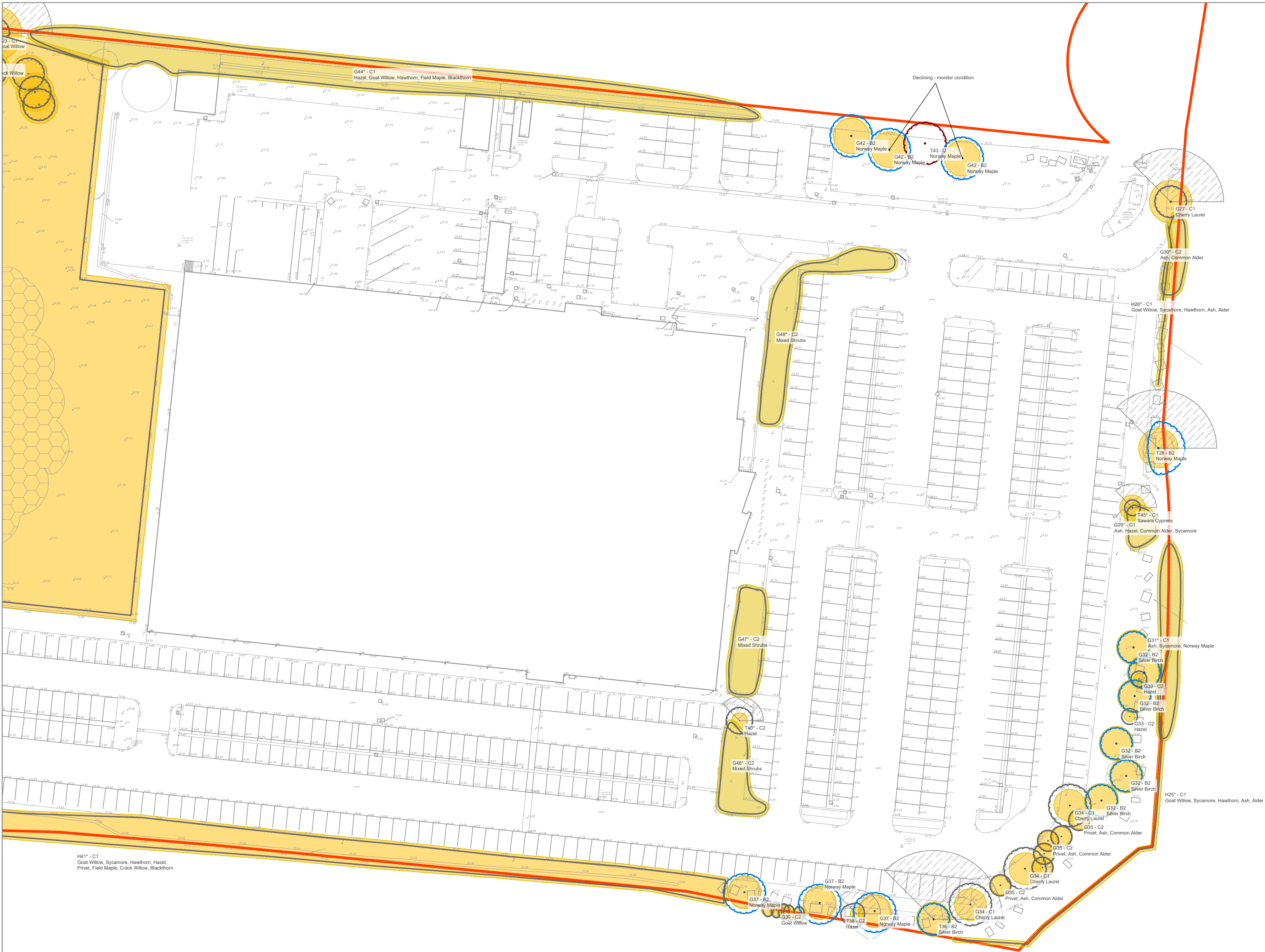
Scale Date 1:500 @ A2 23.10.2024 Drawn Checked WS BV

Drawing number 15133_P01 Revision C

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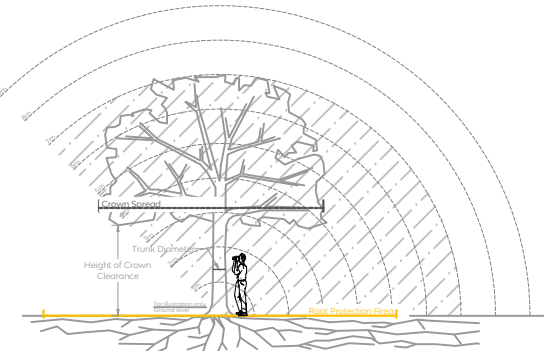
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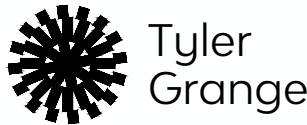


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Waterfold Business Park, Bury

Drawing title
Tree Constraints Plan

Sheet 2 of 2

Scale	1:500 @ A2	Drawn	WS
Date	23.10.2024	Checked	BV

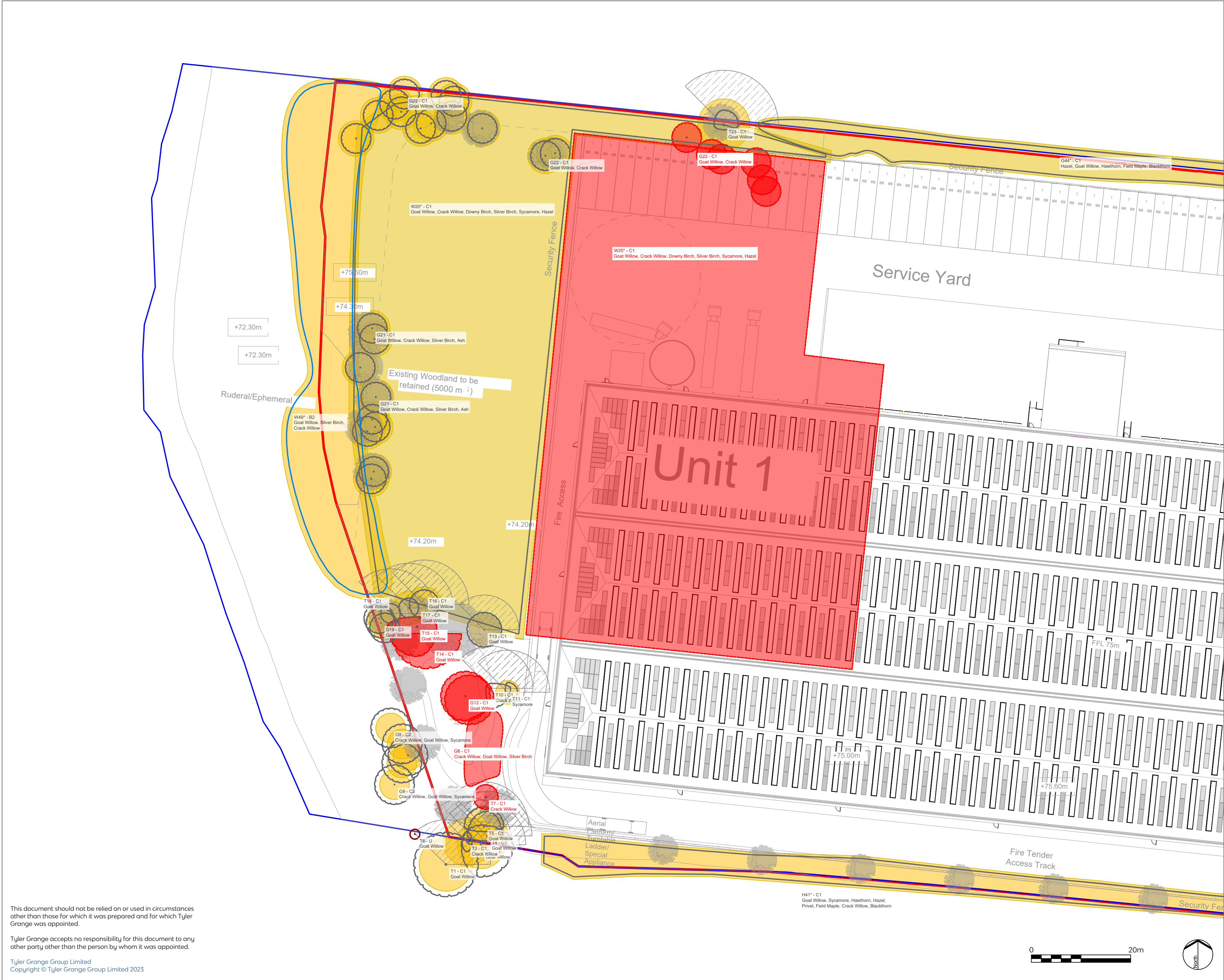
Drawing number	Revision
15133_P01	C

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Site Boundary

Proposed Tree Removals

Category B - Trees of Moderate Quality and Value

Category C - Trees of Low Quality and Value

Category U - Trees of Poor Quality

Root Protection Areas

Tree Shading Constraints

Sensitive Removal of Existing Hard Standing

**Denotes trees and groups not identified on topographical survey. Locations approximated using measurements taken on site.*

C

Layout Changes

28.10.2024

B

W49 Refinements

18.10.2023

A

W49 added

10.10.2023

Rev

Description

Date

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Project title

Waterfold Business Park, Bury

Drawing title

Tree Retention and Removal Plan

Sheet 1 of 2

Scale

1:500 @ A2

Drawn

WS

Date

28.10.2024

Checked

BV

Drawing number

15133_P02

Revision

C

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