

Arboricultural Impact Assessment

26 Falcon Close, Rochdale
Reference: 81-883
Date: June 24





E3P

Taylor Road
Trafford Park
Urmston
Manchester
M41 7JQ

+ 44 (0) 161 707 9612
<https://e3p.co.uk>

Registered in England
CRN: 08725262

QUALITY ASSURANCE

Report reference	81-883-r1
------------------	-----------

REV REF:	DESCRIPTION	AUTHOR	CHECKED	AUTHORISED	DATE
R1-1	First issue	MD	CK	CK	19/06/24

This report has been prepared for the sole benefit, use, and information of the client. The liability of Environmental Engineering Partnership Limited T/A E3P with respect to the information contained in the report will not extend to any third party. This report has been prepared by the qualified persons as listed below.

WRITTEN BY	QUALIFICATIONS	POSITION
Martin Dilworth	FdSc MArborA	Arborist

REVIEWED BY	QUALIFICATIONS	POSITION
Celia Kenyon	BSc(Hons) MSc MEnvSc CEnv MCIEEM	Associate Director

AUTHORISED BY	QUALIFICATIONS	POSITION
Celia Kenyon	BSc(Hons) MSc MEnvSc CEnv MCIEEM	Associate Director



Table of Contents

EXECUTIVE SUMMARY	4
1. BACKGROUND	5
1.1. Purpose of the Report.....	5
1.2. Site Details.....	5
1.3. Legislation.....	5
1.4. Town and Country Planning Act 1990 (as amended).....	6
1.5. The Planning Process.....	6
1.5.1. National Planning Policy Framework 2023.....	7
2. METHODS.....	8
2.1. Site Survey.....	8
2.2. Constraints.....	8
2.3. Qualifications of the Author.....	9
3. TREE SURVEY ASSESSMENT	10
3.1. Tree Population Assessment.....	10
3.2. Tree Species Diversity	10
4. IMPACT ASSESSMENT	11
4.1. Tree Removals Due to Development	11
4.2. Mitigation for Tree Loss	11
4.3. Facilitation pruning.....	11
4.4. General Construction Precautionary Measures.....	12
4.5. Underground Utilities and Drainage	12
5. SUMMARY AND CONCLUSIONS.....	13
APPENDIX I TREE SURVEY SCHEDULE	14
APPENDIX II TREE CONSTRAINTS PLAN	18
APPENDIX III TREE IMPACTS & PROTECTION PLAN	19



EXECUTIVE SUMMARY

Site Address	26 Falcon Close, Rochdale
OS Grid Reference	SD 85957 14859
Site Area	Approximately 0.2 ha
Results	The site survey identified a total of 24 individual trees and one hedge on and adjacent to the site. These included 13 individual trees graded Category B (trees of moderate value), seven individual trees and one hedge graded Category C (trees of low value). Four individual trees graded Category U (trees unsuitable for retention).
Recommendations	An appraisal of the documentation provided to date identified that construction of the development as proposed will require the removal of 11 individual trees graded 'B' category and three individual trees graded 'U' category. Specific details regarding replacement tree planting should be prepared by a suitably qualified and experienced landscape architect as part of a landscape scheme. Site operations involving plant with booms, jibs and counterweights should be planned in advance to prevent contact with retained trees. All operations involving such plant in close proximity to trees should be conducted under the supervision of a banksman to ensure that adequate clearance from the retained trees is maintained. All site storage areas, cement mixing and washing points for equipment and vehicles and fuel storage areas should be outside RPAs. No discharge of potential contaminants should occur within the RPA of a retained tree stem or where there is a risk of run off into RPA. All tree works should be carried out by a competent arborist in accordance with BS 3998:2010, Tree Work Recommendations.



1. BACKGROUND

1.1. PURPOSE OF THE REPORT

E3P Ltd have been instructed by Fairway Building and Remedial Contractors Ltd to produce an Arboricultural Impact Assessment (AIA) and Method Statement relating to a proposed construction works at land at 26 Falcon Close, Rochdale, hereafter referred to as 'the site'.

The purpose of the report is to:

- ✿ Assess the quality of the trees on and immediately adjacent to the site, in accordance with British Standards (2012)¹, hereafter referred to as 'BS5837: 2012'.
- ✿ Identify trees suitable for retention and for removal due to the proposed development.
- ✿ Prescribe tree protection measures to ensure that retained trees survive the proposed development and thrive after its completion.
- ✿ Prescribe arboricultural recommendations for the long-term management of trees on the site.
- ✿ If necessary, to assess the site for its suitability for mitigation planting, and to specify planting requirements.

1.2. SITE DETAILS

The site is located at Land at 26 Falcon Close, Rochdale, OL12 7RY and is within the administrative boundaries of Rochdale Metropolitan Borough Council. The site comprises of a detached residential property with associated garden, driveway.

Cranfield (2024)² identified the soil type of the site and the surrounding area as slowly permeable seasonally wet acid loamy and clayey soils. No further detailed soil analysis was undertaken.

1.3. LEGISLATION

According to Rochdale Metropolitan Borough Council, details of their Tree Preservation Orders (TPO) are not listed online. A request for information has been made, however still awaiting response at the time of this report. It is therefore essential that the presence of any such statutory TPO protection at the site be checked directly with their planning department prior to scheduling or carrying out any tree works that are not directly related to, and subsequently authorised in accordance with, the implementation of a detailed (i.e. full) planning permission.

The Town and Country Planning (Tree Preservation) (England) Regulations 2012 make provision for, amongst other things, the form of Tree Preservation Orders (TPOs) and for applications for consent to carry out work on trees subject to an order. The order makes it an offence to cut down, uproot, prune, lop or damage the tree (including the roots) in question without first obtaining the Council's consent. A TPO can apply to a single tree, a group of trees or woodland. Anyone who wishes to fell or carry out work to a tree protected by a TPO must apply to the Council to obtain permission.

¹ British Standards (2012). *BS5837: 2012 - Trees in Relation to Design, Demolition and Construction: Recommendations*. British Standards Institute, London

² Cranfield (2024). *Soilscapes* [online]. Available at: >www.landis.org.uk< [accessed 17th June 2024]



There are exemptions for statutory undertakers under the Town and Country Planning Regulations which include where the land on which the tree is situated is operational land of the statutory undertaker and the work is necessary; and in the interests of the safe operation of the undertaking;

- ✿ In connection with the inspection, repair or renewal of any sewers, mains, pipes, cables or other apparatus of the statutory undertaker.
- ✿ To enable the statutory undertaker to carry out development permitted by or under the Town and Country Planning (General Permitted Development) Order 1995. This is only where works are within an operational site and does not include works outside of operational sites.

Where works are granted planning permission no additional specific permission in regard to works to TPOs is required.

1.4. TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

Conservation Areas are protected under the Town and Country Planning Act 1990 (as amended). Where trees within a Conservation Area are not a TPO permission must also be obtained by the Local Planning Authority (LPA) under a Section 211 notice, which gives the LPA the opportunity to consider protecting a tree. The exception is when a tree is less than 7.5 cm in diameter, measures 1.5 m above ground or 10 cm if thinning to help the growth of other trees.

1.5. THE PLANNING PROCESS

The National Planning Policy Framework (NPPF 2023) seeks to ensure that new development is sustainable and underlines the importance of green infrastructure, of which trees form an integral part. This includes recognition of the importance of trees in relation to the management of air, soil and water quality along with other associated ecosystem services and climate change adaption. The NPPF also seeks to achieve the protection and enhancement of landscapes and a net gain in biodiversity. Finally, it specifically identifies veteran and ancient trees and woodland as a highly valuable and irreplaceable habitat.

Local Planning Authorities (LPA) in the UK have a statutory duty to consider both the protection and planting of trees when considering planning applications. The potential impact of development on all trees (including those not protected by a Tree Preservation Order (TPO) or other statutory designation) is a material consideration in determining a planning application.

BS 5837 provides a framework which sets out how trees should be considered in the planning process and also explicitly applies to development where planning consent is not required.

BS 5837 recommends that a tree survey is undertaken to identify the quality and benefits of trees and the spatial constraints associated with them. This information is then used to produce a Tree Constraints Plan (TCP) illustrating the above and below ground constraints associated with trees (the Root Protection Area (RPA)). The TCP is intended to be used to inform the design process and to identify those trees considered to be a constraint to development due to the quality and value (in a non-fiscal sense).

Following the production of the final scheme design, an Arboricultural Impact Assessment (AIA) is produced to identify the likely direct and indirect impacts of the proposed development, along with a Tree Protection Plan (TPP) to identify trees to be removed and retained and to illustrate the protection of retained trees. An Arboricultural Method Statement (AMS) is also often required as a condition of planning consent to detail how sensitive operations are to be undertaken in close proximity to retained trees.



These documents and plans are considered the minimum requirement for arboricultural matters within a planning application and are intended to ensure both a long term sustainable and harmonious relationship between existing trees and the proposed development.

1.5.1. NATIONAL PLANNING POLICY FRAMEWORK 2023

At the heart of the National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development, and specifically states that for decision making, the LPA should be approving development proposals that accord with the development plan without delay.

Section 15 of the NPPF recognises the importance of conserving and enhancing the natural environment, and specifically acknowledges the role of trees and woodland in the provision of natural capital and ecosystem services.

It further acknowledges the importance of ancient woodlands and veteran trees for habitats and biodiversity and requires that planning consent should be refused where development schemes require the removal of such features unless there are wholly exceptional reasons.

It was confirmed that there are no designated ancient woodlands or veteran trees within the survey area.



2. METHODS

2.1. SITE SURVEY

The site survey was carried out by Martin Dilworth on the 14th June 2024. All trees on site were inspected from ground level, using the Visual Tree Assessment (VTA) method. Any notable defects of trees were recorded, although the site survey did not constitute a full tree safety assessment.

Tree heights and crown clearances were measured to the nearest 0.5 m with a clinometer. Crown spreads of trees were measured on their north, east, south and west aspects to the nearest 0.5 m. The Diameter at Breast Height (DBH) of trees was measured to the nearest 1 cm, and was used to calculate the Root Protection Area (RPA) of trees using methods prescribed in BS 5837:2012.

In accordance with BS 5837:2012, trees were classified as either A, B, C or U using the criteria shown in Table 1. Trees were further classified by the subcategories 1, 2 and 3, depending upon whether they had mainly arboricultural, landscape, or cultural qualities. The additional subcategory does not affect the retention value of the tree, e.g. a Category A2 tree does not have a higher retention value than a Category A1 tree.

Table 1 BS5837 Cascade Chart (Adapted From British Standards, 2012)

CATEGORY	DEFINITION	RETENTION	COLOUR CODE
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.	Highly desirable	Light green
CATEGORY B	Trees of moderate quality with an estimated remaining life expectancy of at least 20 years; trees lacking the special quality to merit Category A designation.	Desirable	Dark blue
CATEGORY C	Trees of low quality with an estimated remaining contribution of at least 10 years, or trees with a stem diameter below 150 mm; unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	Feasible, but should be removed if posing a constraint to development	Grey
CATEGORY U	Trees that have serious, irremediable, structural and/or physiological defects, including those that will become unviable after removal of other Category U trees.	Unfeasible	Dark red

2.2. CONSTRAINTS

Only trees with a stem diameter greater than 75mm, (measured at 1.5m above ground level), have been included within the survey; however, it should be noted that a number of individual trees and shrubs with a stem diameter of less than 75mm were present within the study area.

Only trees within the likely influence of the proposed development have been included within this report. Any additional trees in the vicinity of the site have been deemed to not be affected by the proposals and have not been included.

Trees are living organisms and as such their health and condition are naturally subject to change over time. Unforeseen future circumstances such as neglect, wilful damage or severe/extreme weather conditions may affect the future health and condition of the trees included in this report.



2.3. QUALIFICATIONS OF THE AUTHOR

Martin Dilworth is a suitably qualified arboricultural consultant, who is a Professional member of the Arboricultural Association, and holds an FdSc in Arboriculture, and the LANTRA Professional Tree Inspection Certificate.



3. TREE SURVEY ASSESSMENT

3.1. TREE POPULATION ASSESSMENT

The site survey identified a total of 24 individual trees and one hedge on and adjacent to the site. These included 13 individual trees graded category B (trees of moderate value), seven individual trees and one hedge graded category C (trees of low value). Four individual trees graded category U (trees unsuitable for retention).

Table 2 Tree Categories Recorded

TREE CATEGORY	NO. OF INDIVIDUAL TREES	NO. OF GROUPS OF TREES	NO. OF HEDGEROWS	NO. OF WOODLANDS
Category A (trees of high quality)	0	0	0	0
Category B (trees of moderate quality)	13	0	0	0
Category C (trees of low quality)	7	0	1	0
Category U (trees of poor quality unsuitable for retention)	4	0	0	0
Totals	24	0	1	0

3.2. TREE SPECIES DIVERSITY

A variety of species were recorded during the survey and are represented throughout the study area. Species of trees recorded includes, Alder, Apple, Ash, Cotoneaster tree, Judas tree, Lawson cypress, Leyland cypress, Poplar sp., Scots pine, Silver birch, Spruce, Sycamore and one unknown due to condition.

Tree data can be viewed in Appendix I: Tree Survey Schedule. Tree locations can be viewed in Appendix II: Tree Constraints Plan.



4. IMPACT ASSESSMENT

4.1. TREE REMOVALS DUE TO DEVELOPMENT

From the information provided to date it is projected that, as detailed in Table 3, construction of the development as proposed will require the removal of 11 individual trees graded 'B' category and three individual trees graded 'U' category.

Table 3 Tree Removals Required To Accommodate Development Proposals

Category	Removals necessary to implement development	Total no. of removals
CATEGORY A	-	0 trees
CATEGORY B	T2, T3, T4, T5, T6, T7, T8, T9, T10, T11, T12	11 trees
CATEGORY C	-	1 Group
CATEGORY U	T1, T13, T14	3 trees

4.2. MITIGATION FOR TREE LOSS

As detailed on the Tree Impact and Protection Plan, and in Table 3, eleven moderate quality trees and three poor quality trees are proposed for removal in order to facilitate the proposals. Consequently, specific details regarding replacement tree planting should be prepared by a suitably qualified and experienced landscape architect as part of a landscape scheme.

All new tree planting should be in accordance with British Standard 8545: Trees: From Nursery to Independence in the Landscape – Recommendations, 20143 and all tree works must be carried out by a qualified contractor in accordance with BS3998:20104: Tree Work – Recommendations.

Adequate protection of the Root Protection Areas (RPAs) of retained trees during construction is essential if their long-term viability is to be assured. RPAs, which are calculated through a method provided in BS5837:2012, are ground areas that should be protected by temporary protective fencing as Construction Exclusion Zones (CEZs) throughout the development process, or by temporary ground protection measures thereby keeping the trees' root zones free from disturbance.

4.3. FACILITATION PRUNING

Based on the information currently available, it is not possible to predict the requirement for access facilitation pruning. Any requirements for access facilitation pruning should be discussed at a pre-commencement meeting with the project arboriculturalist.

All tree works should be completed prior to the commencement of any development or construction vehicles/plant entering either site. It is recommended that all tree works are carried out in accordance with BS3998:2010: Tree Work - Recommendations.

³ British Standards Institution (2014) BS 8545: Trees: From nursery to Independence in the Landscape – Recommendations.

⁴ British Standards Institution (2010) BS 3998:2010, Tree Work Recommendations.



4.4. GENERAL CONSTRUCTION PRECAUTIONARY MEASURES

Site operations involving plant with booms, jibs and counterweights should be planned in advance to prevent contact with retained trees. All operations involving such plant in close proximity to trees should be conducted under the supervision of a banksman to ensure that adequate clearance from the retained trees is maintained.

All site storage areas, cement mixing and washing points for equipment and vehicles and fuel storage areas should be outside RPAs. No discharge of potential contaminants should occur within the RPA of a retained tree stem or where there is a risk of run off into RPA.

Any fence post excavations Within a trees RPA are to be carried out manually, using handheld tools only, and in accordance with the guidelines set out in section 7.2.1 of BS5837:2012.

All proposed landscaping to be carried out within and close to retained trees' RPAs should be carried out in strict accordance with the guidance detailed in section 8 of BS5837:2012.

4.5. UNDERGROUND UTILITIES AND DRAINAGE

The installation of underground utilities in close proximity to trees can cause serious damage to their roots. As such, it is essential that utilities be routed outside RPAs unless there is no other available option. Where RPAs cannot be avoided then guidelines set out in the National Joint Utilities Group publication 'Volume 4: NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Issue 2) – Operatives Handbook' should be followed (e.g. trenches of a very limited width to be hand dug or the use of directional drilling).

To date, there are no proposed works to service and/or drainage in respect of the development under consideration. In order to ensure that utilities and services are either routed outside RPAs where possible or special working methods are used, where required to install services within RPAs, the provision of a bespoke method statement can be conditioned to a planning approval.



5. SUMMARY AND CONCLUSIONS

The site survey identified a total of 24 individual trees and one hedge on and adjacent to the site. These included 13 individual trees graded Category B (trees of moderate value), seven individual trees and one hedge graded Category C (trees of low value). Four individual trees graded Category U (trees unsuitable for retention).

An appraisal of the documentation provided to date identified that construction of the development as proposed will require the removal of 11 individual trees graded 'B' category and three individual trees graded 'U' category.

Specific details regarding replacement tree planting should be prepared by a suitably qualified and experienced landscape architect as part of a landscape scheme.

Any requirements for access facilitation pruning should be discussed at a pre-commencement meeting with the project arboriculturalist.

Adequate protective fencing as outlined in the Arboricultural Method Statement should be installed around all retained trees, where practical, before any materials and machinery are brought on site.

Site operations involving plant with booms, jibs and counterweights should be planned in advance to prevent contact with retained trees. All operations involving such plant in close proximity to trees should be conducted under the supervision of a banksman to ensure that adequate clearance from the retained trees is maintained.

All site storage areas, cement mixing and washing points for equipment and vehicles and fuel storage areas should be outside RPAs. No discharge of potential contaminants should occur within the RPA of a retained tree stem or where there is a risk of run off into RPA.

All tree works should be carried out by a competent arborist in accordance with BS 3998:2010, Tree Work Recommendations.

This document encloses a Preliminary Arboricultural Method Statement, which provides guidance on tree protection measures and mitigation.

END OF REPORT

APPENDIX I TREE SURVEY SCHEDULE





A plan showing tree locations can be viewed in **Appendix III: Tree Constraints Plan**.

Table A.1 Key For Tree Tables

KEY	
SPECIES	Common name and scientific name
HEIGHT	Measured to nearest 0.5 m
C.C	Height of crown clearance, measured to nearest 0.5 m
DBH	Diameter at breast height (1.5 m), in centimetres
CROWN SPREAD	Measured to nearest 0.5 m
AGE	Y - sapling/newly planted tree
	SM - semi-mature; tree in 1/3 of estimated lifespan
	EM - early-mature; tree in 2/3 of estimated lifespan
	M - mature; tree in 3/3 of estimated lifespan
	V - Veteran tree
ERC	Safe useful life expectancy of tree, in years
CATEGORY	See cascade chart (Table 1.1)
#	Estimated value

Table A.2 Tree Data

TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	CROWN SPREAD				HEIGHT OF C.C	AGE	COMMENTS	ERC	CATEGORY	RPA (M²)	RPA RADIUS (M)
				N	E	S	W							
T1	Poplar sp.	6	260	2	2	3	2	0	EM	Approximately 70% crown dieback. Epicormic shoots on stem.	<10	U	31	3.1
T2	Scots pine	8	260	1	2	4	3	2	EM	Crown suppressed on north side by adjacent trees.	20+	B1	31	3.1
T3	Scots pine	8	190	2	3	2	2	2	EM	Suppressed by adjacent trees.	20+	B1	16	2.3
T4	Scots pine	8	250	2	3	2	3	2	EM	Mutual suppression of canopy with adjacent trees.	20+	B1	28	3.0
T5	Spruce	4	190	2	2	2	2	2	SM	Suppressed by adjacent trees.	20+	B1	16	2.3
T6	Alder	12	360	2	4	3	4	3	EM	Previously crown reduced at approximately 6m.	20+	B1	59	4.3
T7	Judas tree	9	170 160 160	3.5	3	3	3.5	0	EM	Multiple stems at ground level. Previously crown reduced at approximately 4m.	20+	B1	36	3.4
T8	Lawson cypress	4	170	2	2	2	2	0	EM	Dense lower branches preventing access to stem.	20+	B1	13	2.0
T9	Lawson cypress	5	180	2	2	2	2	0	EM	Dense lower branches preventing access to stem.	20+	B1	15	2.2
T10	Lawson cypress	4	180	2	2	2	2	0	EM	Dense lower branches preventing access to stem.	20+	B1	15	2.2
T11	Silver birch	13	300	3.5	3.5	2	3.5	2	EM	Light ivy cover on stem.	20+	B1	41	3.6
T12	Silver birch	12	230	1	2	2	3.5	1	EM	Crown suppressed on north side by adjacent tree.	20+	B1	24	2.8
T13	Unknown	5	380	1	3	3	3	2	EM	Dead tree.	<10	U	65	4.6

26 Falcon Close, Rochdale

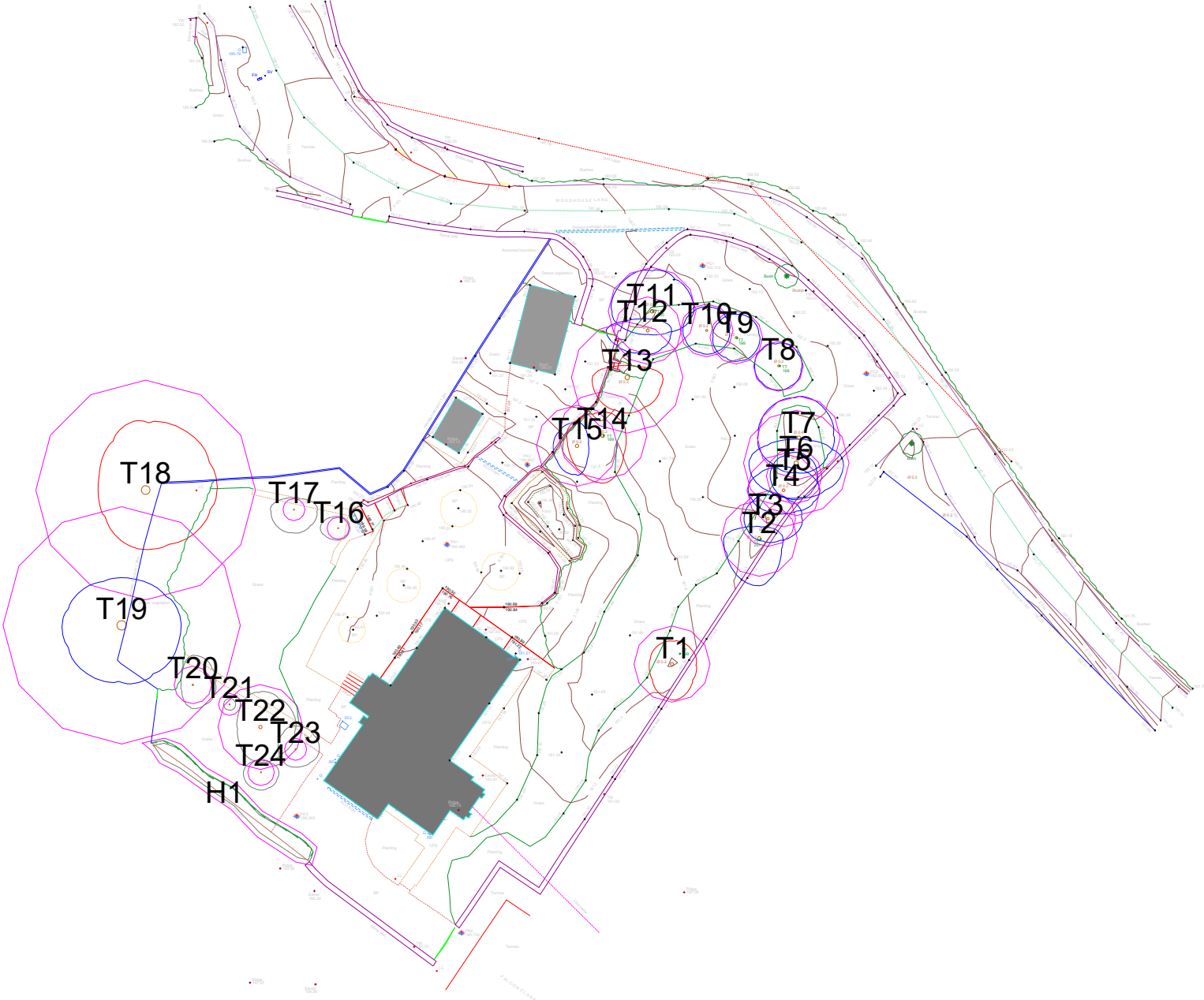
Arboricultural Impact Assessment and Method Statement

June 2024

TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	CROWN SPREAD				HEIGHT OF C.C	AGE	COMMENTS	ERC	CATEGORY	RPA (M²)	RPA RADIUS (M)
				N	E	S	W							
T14	Cotoneaster tree	6	190 170 160	2	2	4	3	1	EM	Multiple stems at ground level. Approximately 50% crown dieback. Bark delaminating on stems.	<10	U	41	3.6
T15	Judas tree	5	210 180	2	1	2.5	2	2	EM	Twin stemmed.	20+	B1	35	3.3
T16	Apple	2.5	75	1	1	1	1.5	0	EM	Moderate lean in stem towards west.	10+	C1	3	0.9
T17	Apple	3	75	1	2	2	2	1	EM	No signs of ill health or significant structural defects.	10+	C1	3	0.9
T18	Ash	13	#750	6	6	5	4	4	M	Approximately 60% defoliated. Dense ivy on stem.	<10	U	254	9.0
T19	Sycamore	13	#810	4	5	5	5	0	M	Located behind fence on adjacent land, unable to fully inspect.	20+	B1	297	9.7
T20	Apple	4	100 80	2.5	2	2	1	1	EM	Stem bifurcated at 1m.	10+	C1	7	1.5
T21	Apple	2	75	0.5	0.5	0.5	0.5	1	SM	Bark damage to stem.	10+	C1	3	0.9
T22	Apple	4	290	3	3	3	2	2	M	Stem bifurcated at 1.5m.	10+	C1	38	3.5
T23	Apple	3	75	2	2	1.5	1.5	1.5	SM	No signs of ill health or significant structural defects.	10+	C1	3	0.9
T24	Apple	3	90	1	1.5	1.5	1.5	1	SM	No signs of ill health or significant structural defects.	10+	C1	4	1.1
H1	Leyland cypress	2.5	75	0.5	0.5	0.5	0.5	0	EM	Maintained garden hedge.	10+	C2	3	0.9

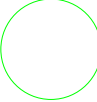
APPENDIX II TREE CONSTRAINTS PLAN



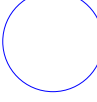


Tree Categorisations:

Those to be Considered for Retention:

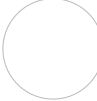


Category 'A' Tree/Group/Hedge
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years

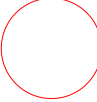


Category 'B' Tree/Group/Hedge
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years

Those Unsuitable for Retention:

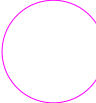


Category 'C' Tree/Group/Hedge
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees



Category 'U' Tree/Group/Hedge
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

Root Protection Areas (RPAs):



RPAs
Area(s) of Ground Around Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see Appended Temporary Protective Fencing Specification

Notes:

P1	REVA	17.06.2024	MD	MD
Phase	Issue	Date	Drawn	Checked

Client:

Fairway Building and Remedial Contractors Ltd

Job Title:

26 Falcon Close, Rochdale

Job No:	81-883	Date:	17.06.2024
Drawing No:	001	Scale:	1:500 @ A3



Environmental Engineering Partnership Ltd
Taylor Road, Trafford Park
Urmston, Manchester, M41 7JQ
Tel: 0161 707 9612
E-mail: info@e3p.co.uk
Website: www.e3p.co.uk

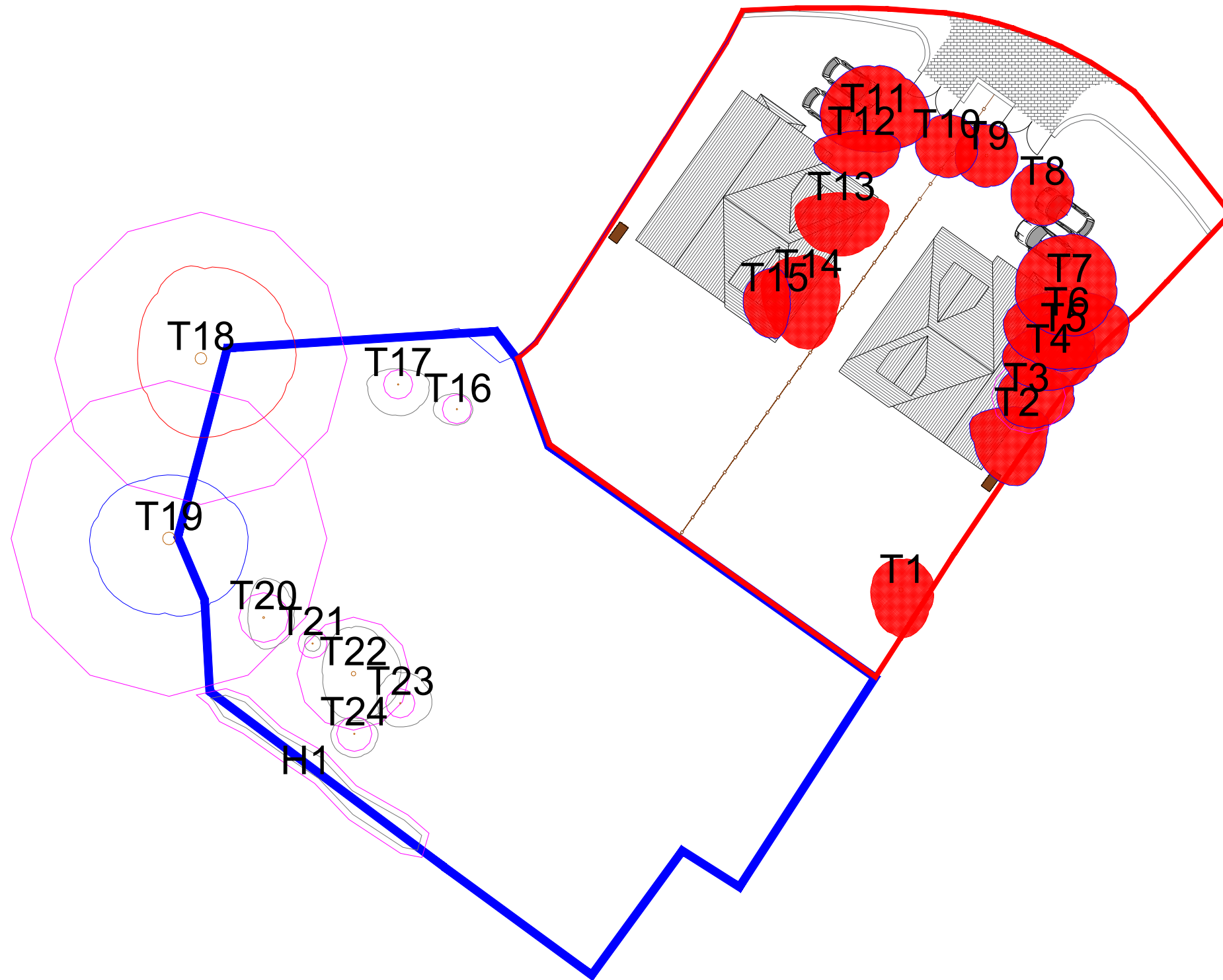
The client must not amend any drawing, design or other intellectual property produced by E3P Ltd without permission in writing from E3P Ltd in advance of any amendments being made. In the event that such written permission is not obtained in advance of the amendments being made, E3P Ltd shall not be liable for any damage and/or losses occurring as a result of the amended drawing, design or intellectual property.

Drawing Title:

Tree Constraints Plan

APPENDIX III TREE IMPACTS & PROTECTION PLAN





Tree Categorisations:

Those to be Considered for Retention:

- Category 'A' Tree/Group/Hedge**
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years
- Category 'B' Tree/Group/Hedge**
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years



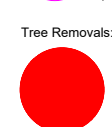
Those Unsuitable for Retention:

- Category 'C' Tree/Group/Hedge**
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees
- Category 'U' Tree/Group/Hedge**
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



Root Protection Areas (RPAs):

RPAs
Area(s) of Ground Around Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see Appended Temporary Protective Fencing Specification



Tree Removals:

Tree removals
Proposed tree removals in the context of the development proposals



Root Protection Area Encroachment:



Tree Protective Fencing:



Notes:

P1	REVA	17.06.2024	MD	MD
Phase	Issue	Date	Drawn	Checked

Client:

Fairway
Building and
Remedial
Contractors Ltd

Job Title:

26 Falcon
Close,
Rochdale

Job No:

81-883

Drawing No:

001

Date:

17.06.2024

Scale:

Not to Scale
@ A3

Drawing Title:

Tree Impacts & Protection Plan



Environmental Engineering
Partnership Ltd
Taylor Road, Trafford Park
Urmston, Manchester, M41 7JQ
Tel: 0161 707 9612
E-mail: info@e3p.co.uk
Website: www.e3p.co.uk

The client must not amend any drawing, design or other intellectual property produced by E3P Ltd without permission in writing from E3P Ltd in advance of any amendments being made. In the event that such written permission is not obtained in advance of the amendments being made, E3P Ltd shall not be liable for any damage and/or losses occurring as a result of the amended drawing, design or intellectual property.