



ROAVR | GROUP

Project: 25_5837_03_21
Site: 8 Furzegate, Rochdale OL16 4RP
Client: Shahida Farooq



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Project Number:	25_5837_03_21
Report Type:	Tree Survey and Arboricultural Impact Assessment.
Site Address:	8 Furzagate, Rochdale OL16 4RP

Role:	Name:	Date:
Instructing Party	Muhammad Farooq	21/02/2025
Customer	Shahida Farooq	11/03/2025
Surveyor	Alexander Barnes - BSc Arb, MArborA	11/03/2025
Consultant	Alexander Barnes - BSc Arb, MArborA	25/03/2025

Revision History		
Date:	Version number:	Summary of changes:
25/03/2025	1.0	First Review (Internal)
25/03/2025	1.0	First Issue

Arboricultural impact assessment

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Validation Statement for the Local Planning Authority.

This report includes the following for LPA validation purposes:

- A **tree survey and tree constraints plan** showing the existing trees, their category rating and above and below ground constraints shown on an OS extract OR a topographical survey
- An **arboricultural impact assessment** which describes how the development will affect local character from a tree perspective
- **Appendices** highlighting tree related information including the **arboricultural data tables**

Customer Action Points.

- ☐ - reporting complete - send to your Local Planning Authority
- ☐ - on planning award contact us with your decision notice

1. Introduction & Scope:

This arboricultural assessment has been prepared in accordance with BS5837:2012, providing the necessary information for the Local Planning Authority to assess the potential impact of the proposed development on local character and amenity from a tree perspective.

The brief was to survey the tree population on-site and identify any arboricultural constraints to the proposed development. The assessment includes all trees with a stem diameter greater than 75mm measured at 1.5 metres above ground level, as required by BS5837.

Tree surveys were conducted using ground-based inspections and the Visual Tree Assessment (VTA) method. A sounding hammer was used to assess for decay where relevant, but no invasive techniques were employed at this stage. Root Protection Areas (RPAs) were calculated in line with the methodology set out in BS5837.

Key elements of the report include:

- A Tree Constraints Plan, illustrating the position of trees on the site.
- Arboricultural data tables providing information on tree species, condition, and dimensions.
- Grouping or designation of groups and woodlands where areas were uniform in species, age, or geography, as permitted under BS5837.

This report will assist the planning process by evaluating the impact of the proposed development on the existing tree stock. Section 4 includes the Arboricultural Impact Assessment, which examines constraints posed by trees both above ground (e.g., crown spread) and below ground (e.g., RPAs).

Report Author.

ROAVR (ROAVR Group) was formed in 2010 and since then has carried out arboricultural consultancy Nationwide with directly employed consultants. Our consultants are all individual members of the Arboricultural Association and the report author is listed in the document control sheet.

Photographic Plates.



Photographic plate showing T1. (ROAVR, 2025)



Photographic plate showing a large cavity at the base of T1. (ROAVR, 2025)



Photographic plate showing T1 (left) & T3 (right) and the proposed development area. (ROAVR, 2025)



Photographic plate showing T4 (left) to T8 (right). (ROAVR, 2025)

2. Site Conditions & Site Surroundings

- 2.1 The site is situated in Rochdale in the Rochdale Borough Council control area. The site is located on the south west side of the town and has an urban feel.
- 2.2 The site is home to a detached residential dwelling with associated hard and soft landscape.
- 2.3 The wider locality is predominantly residential housing. The site is accessed via a private driveway just off the adjacent public access road.
- 2.4 A desktop assessment has not been able to confirm the presence of conservation area designation or Tree Preservation Orders (TPOs) on or adjacent to the site. Rochdale Borough Council does not make conservation area boundaries or TPO data publicly available online.
- 2.5 All desktop assessment data was cross checked and validated on the 24/03/2025 using the web portal provided by the local planning authority.
- 2.6 Works to protected trees require consent from the local planning authority. In the case of TPO's an application must be made. In the case of conservation areas a notification must be made. TPO applications take up to eight weeks, conservation area notifications take six weeks.
- 2.7 Certain exemptions apply; for example the removal of deadwood. In the case of dangerous trees 5-days written notice should be given to the local authority (in the cases of immediate danger the work should proceed, but the local authority contacted as soon as possible afterwards) with the works evidenced by photographs and video where possible. You should also check to ensure the works are exempt from the requirements of a felling licence.

<https://www.legislation.gov.uk/ukxi/2012/605/regulation/14/made>

- 2.8 It should be noted that planning consent overrides protected trees, where the works or removal are necessary for development to proceed and have been highlighted in the tree survey documents.

2.9 Bats. Under current legislation it is an offence to 'intentionally or recklessly disturb a bat' or 'damage, destroy or block access to the resting place of any bat'. For further details consultation must be made with the Statutory Nature Conservancy Organisation. Where relevant any current ecological surveys for the site will take precedence in this matter. Trees provide numerous 'potential roosting features' for a wide range of bat species. It is therefore crucial that any trees proposed for removal are checked by an appropriately competent person before any felling or ivy stripping works commence.

<https://www.bats.org.uk/advice/bats-and-the-law>

2.10 Birds. It is an offence to kill, injure or take any wild bird; or take, damage or destroy the nest of any wild bird while it is in use or being built. Therefore work likely to disturb nesting birds must be avoided from late March to August. All birds, their nest and eggs are protected by law.

<https://www.rspb.org.uk/birds-and-wildlife/advice/wildlife-and-the-law/wildlife-and-countryside-act/>

3. Drawings

- 3.1 Appended to this report is a tree constraints plan and a tree assessment plan.
- 3.2 The tree constraints plan has been produced using an OS supplied .dwg (AutoCAD) base plan as no topographical survey was available. Tree positions and data have been applied using our survey handset as an onsite exercise with the constraints plan being produced as a PDF through Auto CAD.
- 3.3 An autoCAD .dwg file of the tree constraints is available on request for project stakeholders to utilise.
- 3.4 The *Tree Constraints Plan* shows the existing layout. For each tree the stem location is indicated and scaled according to its diameter, the canopy is indicated according to measurements taken along the four cardinal points of the compass. Root protection areas (RPAs) are indicated which are calculated according to the guidelines within BS 5837 (2012).
- 3.5 Where appropriate, the shapes of the RPAs have been amended to reflect actual site conditions or where trees have been heavily pruned. The 'original' RPAs are indicated as a dashed line whereas the amended RPAs are indicated as a solid line. Any variation to this approach will be highlighted on the appropriate plans.
- 3.6 The *Tree Assessment Plan / Arboricultural Impact Assessment* indicates the tree constraints with the proposals overlaid. Where applicable, this plan shows where works are proposed in Root Protection Areas and which trees are to be pruned or removed. This plan accompanies the Impact Assessment which is to be found in Section 4.
- 3.7 The *Tree Protection Plan (if applicable)* shows the protection measures that are to be installed during the construction phase. This plan accompanies an arboricultural method statement where applicable and commissioned.

4. Arboricultural Impact Assessment - Site Specific

Tree Quality Statement.

The tree cover at 8 Furzegate consists entirely of offsite trees with no direct access for close inspection. Measurements for diameter at breast height (DBH) have been estimated from visual assessment. The tree stock consists of mature specimens of White Poplar, Aspen, Silver Birch, Beech, Copper Beech and Hawthorn. Overall condition is fair, with all trees displaying typical form and structure for their species and location. Life expectancy is assessed at 20 years or more for the majority of specimens, with the exception of the Hawthorn, which is considered to have a remaining life expectancy of 10 years or more.

The White Poplar (T1) shows evidence of a large cavity, approximately 200 millimetres long and 50 millimetres wide, and appears hollow internally. Further inspection of T1 will be required to confirm its structural integrity and long-term safety. The Hawthorn (T9) is heavily covered in ivy, preventing full inspection of the stem. The categorisation of the trees reflects their current condition and estimated contribution to amenity. All trees have been assigned a B1 category rating, indicating moderate quality and value, with the exception of the Hawthorn, which has been assessed as C1 due to its lower individual value and limited remaining contribution.

4.1 Description of The Proposed Development

The drawings listed in the table below were used by ROAVR to produce the Arboricultural drawings referenced in this report. If your plans change (either before or after planning submission), then the tree drawings will require updating. This report cannot be submitted in support of a scheme that varies from the drawing reference number shown in box one below as the Impact Assessment (Section 4) will not be valid.

Drawing Name / No.	Date Issued To ROAVR	ROAVR Drawings Issue Date:
img20250117_11164339.pdf	18/03/2025	25/03/2025

4.1.1. It is proposed to erect a two storey side and single storey rear extension.

4.1.2. The table below summarises the potential impact on trees due to various activities.

Trees Potentially Affected:

Tree or Tree Group	Impacts
T1 to T5	The proposed extension encroaches into the radial root protection area. See 4.5.1
T6, T7, T8 & T9	No direct impacts can be retained and protected throughout construction.

4.2. Tree Removal.

4.2.1. No trees to be removed.

4.2.2. Details specific to each tree can also be found in the Tree Data Schedule.

4.3. Mitigation Planting.

4.3.1. No trees to be removed so no mitigation planting is considered necessary.

4.4. Impact on Tree Canopies.

4.4.1. T1, T2 and T3 will require reductions in their lateral spreads by 1.5 metres on the east side of their canopies only. This will ensure a suitable clearance zone is maintained between the tree canopies and the finished structure, reducing the likelihood of conflict and minimising the need for reactive pruning in future.

4.5. Impact on Tree Roots.

4.5.1. The proposed extension will result in significant encroachment into the radial root protection areas of offsite trees T1 to T5. To avoid unacceptable damage to these root systems, the extension must be constructed using a low impact foundation system, such as ground screws or an above-ground raft and ring beam, in accordance with the design of a structural engineer. This approach will ensure the structure sits above the existing ground level, maintaining soil permeability and allowing continued air and water movement to the roots.

Of particular concern is T1, a mature White Poplar, where a large basal cavity has been observed. Although offsite, the tree's proximity to the proposed works and the apparent extent of decay raises questions about its structural integrity. It is strongly recommended that further inspection of T1 is carried out before any construction begins. Access from the neighbouring property will be required to complete this inspection to allow a thorough assessment of the cavity and the tree's overall condition. The outcome of this inspection will inform appropriate management recommendations, which may include remedial works or removal if the tree is deemed unstable. It is recommended that further inspections take place when the tree is in full leaf to assess its vitality.

4.6. New Surfaces.

4.6.1. No new hard surfaces are proposed within the Root Protection Areas of any trees.

4.7. Underground Services.

No underground services have been included within the proposals submitted for assessment. However, the proposed plans show the inclusion of a washroom and utility area, which will likely require connections to water, drainage, and possibly other services. A detailed underground services plan will therefore be required prior to commencement of works. This plan should clearly show the routing of all new service runs to ensure they do not encroach into the root protection areas of adjacent trees. If services cannot be routed outside of RPAs, installation must follow appropriate trenchless techniques or hand excavation methods in line with BS5837:2012 guidelines to minimise disturbance to tree roots.

4.8 Changes in Ground Levels.

4.8.1. No changes in ground levels contained within the proposals submitted for assessment.

4.9 Soil Compaction.

4.9.1 The majority of tree roots lie within the upper soil horizons. This is because the availability of oxygen decreases with depth and roots need to breathe to stay alive. In addition, nutrients are more readily available in the form of organic matter close to the soil surface.

4.9.2. Healthy soils contain about 25% air space between solid particles. Increased loading of the soils caused by construction activity causes air to be squeezed out as the soil becomes compacted preventing roots from breathing. Even an increase in pedestrian activity may cause some soil compaction.

4.9.3 It is important therefore that ground compaction and soil disturbance over Root Protection Areas should be avoided during the construction phase. This may be done by installing protective fencing and ground protection measures as recommended within a tree protection plan.

4.10 Demolition Activities.

4.10.1 The tree protection measures specified within a TPP should be installed prior to the commencement of all demolition activities (including soil stripping) to prevent any detrimental impact on tree health. Where this is not practicable, demolition of structures within Construction Exclusion Zones shall be undertaken very early on in the demolition phase and the protective barriers installed immediately thereafter.

4.11. Hazardous Materials.

4.11.1 All hazardous materials (including cement and petrochemical products) will need to be controlled according to COSHH regulations in order to ensure there is no detrimental impact on tree health. Provision shall need to be made to ensure that cement and cement run-off are contained outside of all Root Protection Areas.

4.12. Cabins and Site Facilities.

4.12.1. Consideration should be given to the location of any site welfare facilities in terms of potential impact on trees. Where it is proposed to install cabins or site facilities in Root Protection Areas, the appointed arborist should be consulted and approval obtained from the local authority.

4.13. Boundary Treatments.

4.13.1. No changes are proposed to the existing boundary features that might impact on trees.

4.14. Impact of Retained Trees on the Development.

4.14.1. Adequate space has been allowed between all retained trees and the proposed development works. Consequently the proposal shall not result in increased pressure to remove or prune any of the retained trees.

4.15. Summary.

4.15.1. The proposed development at 8 Furzegate involves a two-storey side and single-storey rear extension. The site is influenced entirely by offsite trees located beyond the boundary fence, with no direct access for stem measurements. Tree data has therefore been based on visual estimations. The tree stock includes mature specimens of White Poplar, Aspen, Silver Birch, Beech, Copper Beech and Hawthorn, all assessed as being in fair condition with moderate remaining life expectancy. The White Poplar (T1) is of particular concern due to a large visible basal cavity, raising questions over its structural integrity. A detailed inspection of T1 is strongly recommended before construction commences, requiring access from the neighbouring property. The outcome of that inspection will inform the appropriate management approach.

The proposed extension encroaches into the root protection areas (RPAs) of offsite trees T1 to T5. To mitigate potential harm to these root systems, the use of a low impact foundation system, such as ground screws or an above-ground raft and ring beam, is required in accordance with a structural engineer's design. No tree removal is proposed and no mitigation planting is necessary. Canopy reductions of 1.5 metres are recommended on the east side of T1, T2 and T3 to ensure sufficient clearance from the completed structure. The presence of washroom and utility facilities on the proposed plans indicates that underground service connections will be required. A detailed underground services plan must be prepared prior to works commencing to ensure service runs avoid RPAs or are installed using trenchless or hand excavation methods where avoidance is not possible.

Ground compaction and soil disturbance within RPAs must be avoided by installing protective fencing and ground protection measures. These measures can be detailed in an arboricultural method statement and tree protection plan, which could be secured by condition.

5. Limitations

- 5.1 ROAVR has prepared this Report for the sole use of the above named Client/Agent in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us.
- 5.2 This Report may not be relied upon by any other party without the prior and express written agreement of ROAVR. The assessments made assume that the land use will continue for their current purpose without significant change. ROAVR has not independently verified information obtained from third parties.
- 5.3 This report, video walkthrough, data tables and raw data remain the copyright of ROAVR until such time as any monies owed are settled in full and the report may be withdrawn at any time.
- 5.4 This report, site visit, plans and conclusions are proportional to the proposals and in some cases a simple plan based impact assessment may be all that is required.
- 5.5 Important - to ensure fair allocation of resources, we allow you ten working days to review the report and issue any feedback, beyond that changes are chargeable.
- 5.6 For references and further information regarding tree survey process visit: <https://www.roavr-group.co.uk/roavr-group/survey/sp-3-arboriculture/>

Should you require any further information, please do not hesitate to contact us at any time.

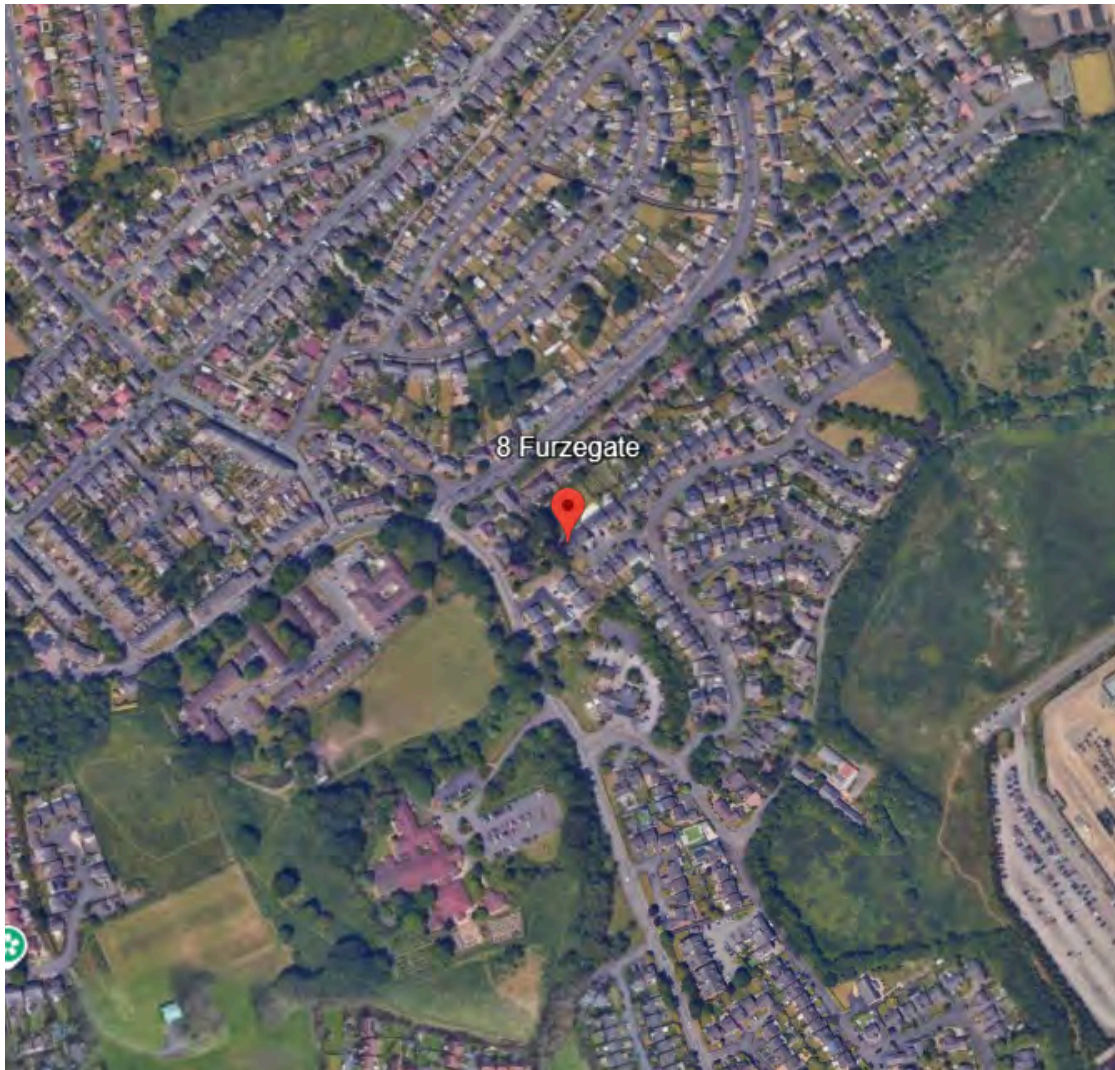
Mr. Alexander Barnes, BSc Arb, MArborA
Consultant Arborist

Alexander Barnes


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Prepared by: Alexander Barnes

Appendix 1 – Site Location



(Google Earth, 2025)

Appendix 2 – Arboricultural Data Tables

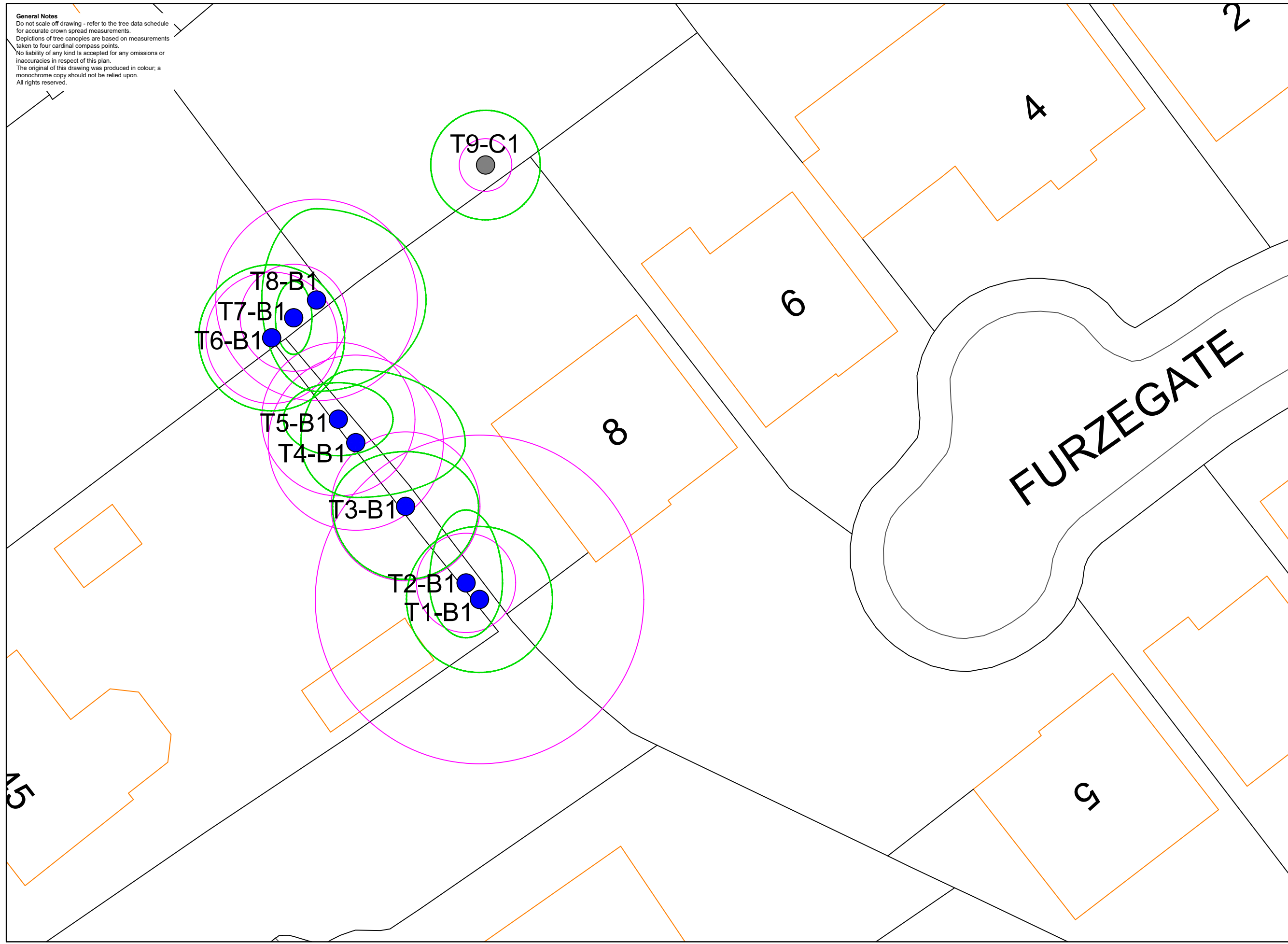
Key to Arboricultural Data Tables

Tree Number	Reference no. T1, T2 etc. for trees; H for hedgerows; G for Groups and W for woodlands.
Species	Tree species <i>Fagus sylvatica</i> ; <i>Quercus robur</i> - Latin names.
Age Class	The estimated age class of the tree (relative to species) Y - Young SM - Semi-mature EM - Early-mature M - Mature OM - Over-mature or V - Veteran
Height (Crown Height)	Height of the tree in metres. (Height of the crown above ground level in metres)
Number of Stems	Number of clear stems above 1.5 metres
Diameter at Breast Height	Diameter of stem (mm) at breast height (1.5 metres above ground).
Crown Spread (N, S, E, W)	The maximum spread of the tree's canopy measured from the stem in four directions (North, East, South, West).
Life Expectancy	Estimated safe, usable life expectancy.
Physical Description	Details of tree type, quality, location etc
Comments	Any comments or remarks recorded by the surveyor
Management Recommendations	Recommendations (regardless of the development proposals if available) for removal, retention and/or remedial arboricultural works.
RPA offset from stem	Radius of the root protection area measured in metres
Category Rating	Tree categorisation based on section 4.5 of BS 5837 (2012) Trees in relation to design, demolition and construction – Recommendations: A – Trees of high quality with an estimated remaining life expectancy of at least 40 years. B – Trees of moderate quality with an estimated remaining life expectancy of at least 20 years. 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 U – Trees 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 Subcategories: 1: Mainly arboricultural & aesthetic qualities 2: Mainly landscape qualities 3: Mainly cultural values, including conservation

Tree Number	Species	Age Class	DBH	Height (crown height)	N	E	S	W	Condition	Life Expectancy	Physical Description	Comments	Management Recommendations	RPA offset from stem.	Category Rating
T1	<i>Populus alba</i> (White Poplar)	M	750	20(5)	4	4	4	4	Fair	20+	/	Offsite tree no access to stem, estimated DBH. Visible through the wooded boundary fence is a large cavity roughly 200mm in length and 50mm width. From a visual inspection it appears the inside of T1 is hollow.	/	9	B1
T2	<i>Populus tremula</i> (Aspen)	M	227	7(3)	3	4	2	3	Fair	20+	/	Offsite tree no access to stem estimated DBH	/	2.72	B1
T3	<i>Betula pendula</i> (Silver Birch)	M	340	17(4)	4	3	4	4	Fair	20+	/	Offsite tree no access to stem, estimated DBH.	/	4.08	B1
T4	<i>Fagus sylvatica</i> 'Purpurea' (Copper Beech)	M	400	17(4)	4	4	6	3	Fair	20+	/	Offsite tree no access to stem estimated dbh.	/	4.8	B1
T5	<i>Fagus sylvatica</i> (Beech)	M	350	15(2)	2	2	3	2	Fair	20+	/	Offsite tree no access to stem estimated dbh.	/	4.2	B1
T6	<i>Fagus sylvatica</i> (Beech)	M	300	20(6)	6	4	4	4	Fair	20+	/	Offsite tree no access to stem estimated dbh.	/	3.6	B1
T7	<i>Fagus sylvatica</i> (Beech)	M	244	14(2)	2	2	1	2	Fair	20+	/	Offsite tree no access to stem estimated dbh.	/	2.93	B1
T8	<i>Fagus sylvatica</i> 'Purpurea' (Copper Beech)	M	460	20(3)	3	5	6	5	Fair	20+	/	Offsite tree no access to stem estimated dbh.	/	5.52	B1
T9	<i>Crataegus monogyna</i> (Hawthorn)	M	120	7(2)	2	3	3	3	Fair	10+	/	Unable to inspect stem due to Ivy. Offsite tree no access to stem, estimated dbh.	/	1.44	C1

Appendix 3 – Arboricultural Plans

General Notes
Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements.
Depictions of tree canopies are based on measurements taken to four cardinal compass points.
No liability of any kind is accepted for any omissions or inaccuracies in respect of this plan.
The original of this drawing was produced in colour; a monochrome copy should not be relied upon.
All rights reserved.



Key



Trees
Showing Canopy extents, category colour and tag number (with category).



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



Category B
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.



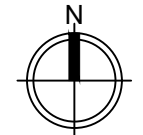
Category C
Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.



Category U
Trees in such a condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.

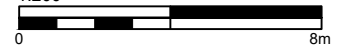


BS 5837:2012 Root Protection Area



N

1:200



0 8m

Drawing Title

Tree Constraints Plan

Client

Shahida Farooq

Site/Project

8 Furzegate Rochdale OL16 4PR

Scale/Sheet	Date
1:200 @ A3	18/03/2025

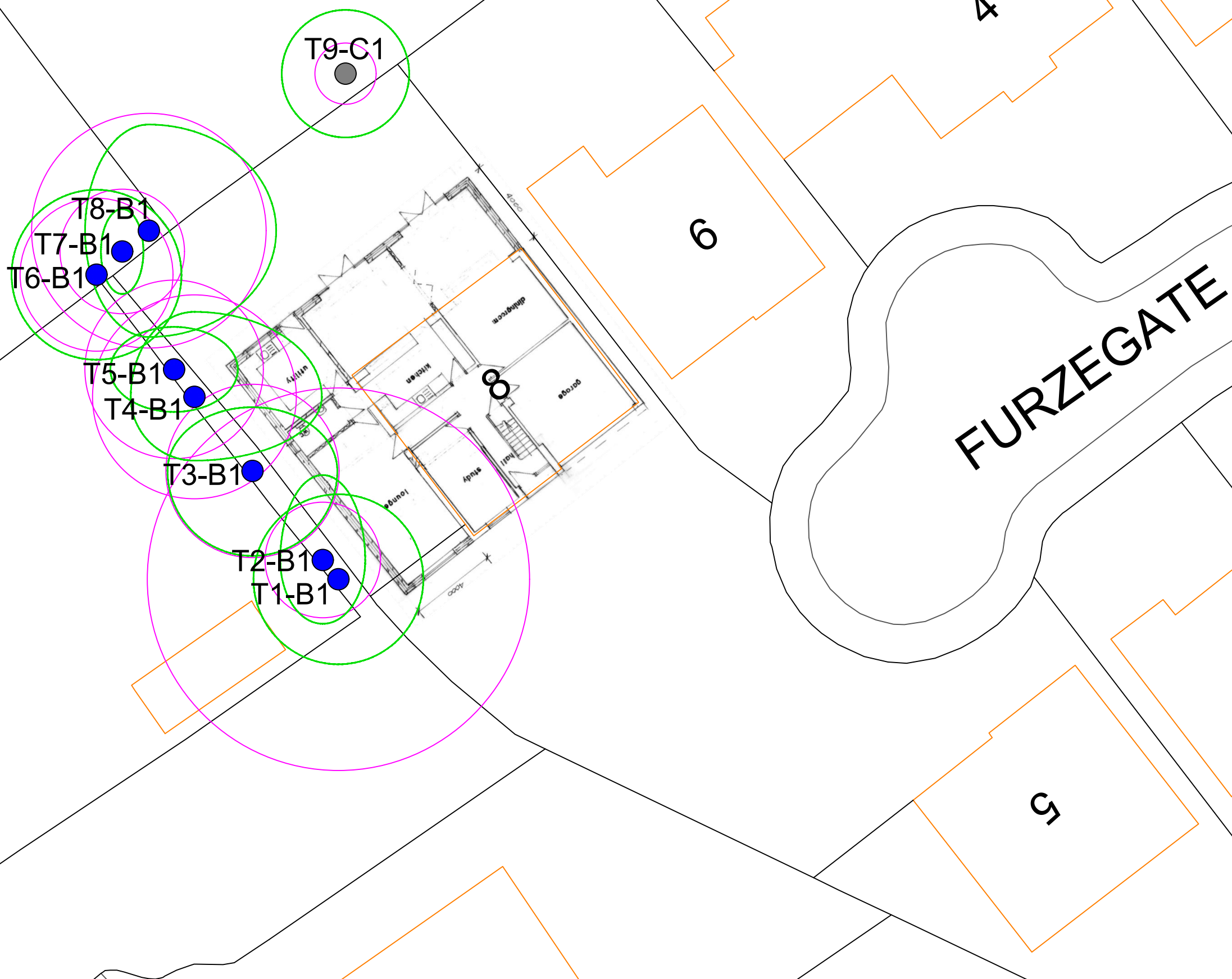
Drawing No	Rev	Drawn By	Chk'd By
25_5837_03_21	1	PH	MH



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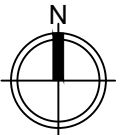
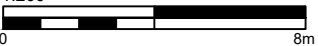
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General Notes
Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements.
Depictions of tree canopies are based on measurements taken to four cardinal compass points.
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Key

-  Trees
Showing Canopy extents, category colour and tag number (with category).
-  **Category A**
Trees of high quality with an estimated remaining life expectancy of at least 40 years.
-  **Category B**
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
-  **Category C**
Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.
-  **Category U**
Trees in such a condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.
-  BS 5837:2012 Root Protection Area


1:200


Tree Assessment Plan

Client
Shahida Farooq

Site/Project
8 Furzegate Rochdale OL16 4PR

Scale/Sheet 1:200 @ A3	Date 18/03/2025		
Drawing No 25_5837_03_21	Rev 1	Drawn By PH	Chk'd By MH


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