

**43 Bamford Way**  
Rochdale  
OL11 5NB

**FAO: Mr Mohammed Sohail**

JCA Ref: 14813i/TT

**19<sup>th</sup> October 2023**

Dear Mr Sohail,

**TREE ADVICE IN RELATION TO THE DEVELOPEMNT AT**  
**43 BAMFORD WAY, ROCHDALE, OL11 5NB**

**PLANNING APPLICATION 20/00253/FUL - CONDITION 6**

**1. Introduction:**

Planning permission was granted on 18<sup>th</sup> June 2020 for the “*erection of 5 no. detached dwellings, 4 no. detached double garages and associated access road and infrastructure, following demolition of existing dwelling*”.

A small area in the north-western part of the site was recently levelled/excavated, in order to commence the development. The works undertaken involved excavating a simple foundation for one of the approved garages, an operation sufficient enough to allow an application to be made to **Rochdale Borough Council** to obtain a lawful development certificate.

Upon receipt of the application, **Rochdale Borough Council** have asked for confirmation that tree protection measures were in place and inspected by a qualified arboriculturalist, in accordance with Condition 6 of the original planning permission, part worded as follows:

*The Arboricultural Method Statement hereby approved by JCA (Ref: 14813d/PaH Rev 1) shall be adhered to at all times and there must be close arboriculture supervision of all work on the site. Details of Arboricultural site supervision and inspection by a suitably qualified tree specialist and details of reporting of inspection and supervision must be provided.*

As instructed, we have now visited site and assessed the works which have been undertaken and any potential impacts this has had on the trees. In addition, we will also advise on how to fully safeguard the trees moving forward.

## **2. The Site Visit:**

I visited the site on the morning of Thursday 19<sup>th</sup> October 2023. My observations following my site visit are as follows:

- 1). The dwelling at 43 Bamford Way, which is to be demolished to accommodate the proposals, remains in-situ.
- 2). Some of the smaller trees have been removed, in accordance with the planning permission. However, it should be noted that many of the larger trees, for which removal has been granted, have not yet been removed.
- 3). Some levelling/excavations had occurred in the north-western part of the site, where it is proposed to position one of the garages.
- 4). One tree (**T1** – a Silver Birch), was protected by heras fencing. No other tree protection measures were in place on site.
- 5). The site has been scraped and cleared of the self-sown vegetation which had taken hold over the last few years.

## **3. Impacts on the Trees:**

In accordance with the Arboricultural Method Statement, protective fencing should have been installed on site around the retained trees prior to any construction operations commencing.

The fencing serves to protect the trees during the demolition and construction activities by creating a physical barrier. The fencing creates a construction exclusion zone, preventing damage from occurring to the branches or roots of the trees enclosed by it.

The only tree protected by heras fencing was **T1**, which is the tree closest to where the excavations/levelling works commenced in the north-western part of the site.

Whilst measures had been taken to protect this tree, it should be noted that the fencing ran roughly around the dripline of the tree, when it should have protected a greater area (based on the Root Protection Area or RPA, which extends beyond the drip line).

An inspection around **T1** revealed that some levelling/excavations had occurred within the western portion of the RPA, although no significant root damage had occurred.

The track marks of a JCB were evident in the north-western part of the site, some within the RPAs of **T2** and **G3** (which were not protected by fencing). As such, some compaction/root damage may have occurred. It should be noted however that these trees are to be removed under the planning consent.

A walkover inspection revealed no significant damage (e.g. snapped branches or bark wounds) to any of the trees which are to be retained, which would suggest that the trees had suffered any significant physical damage. There was also no evidence of any vehicle tracks/activities beneath the canopies of the retained trees.

Whilst only one of the trees was enclosed by protective fencing, none of the trees which are to be retained appear to have been damaged by the on-site activities. This is likely due to the fact that the

levelling/excavation works were restricted to a small area in the north-western part of the site, where there are no significant trees.

At the time of the inspection, it was clear that the main demolition/construction activities are not yet underway, and apart from a solitary JCB (which was used to undertake the excavation works), no other construction vehicles, machinery or materials were present on site.

It was explained that the excavations were only undertaken to obtain a lawful development certificate, in order to protect the current planning permission, which was due to expire.

#### **4. Moving Forward:**

The trees which are to be retained need to be fully safeguarded by the installation of protective fencing, in accordance with the Arboricultural Method Statement prepared by JCA Limited (**Ref: 14813d/PaH Rev 1**).

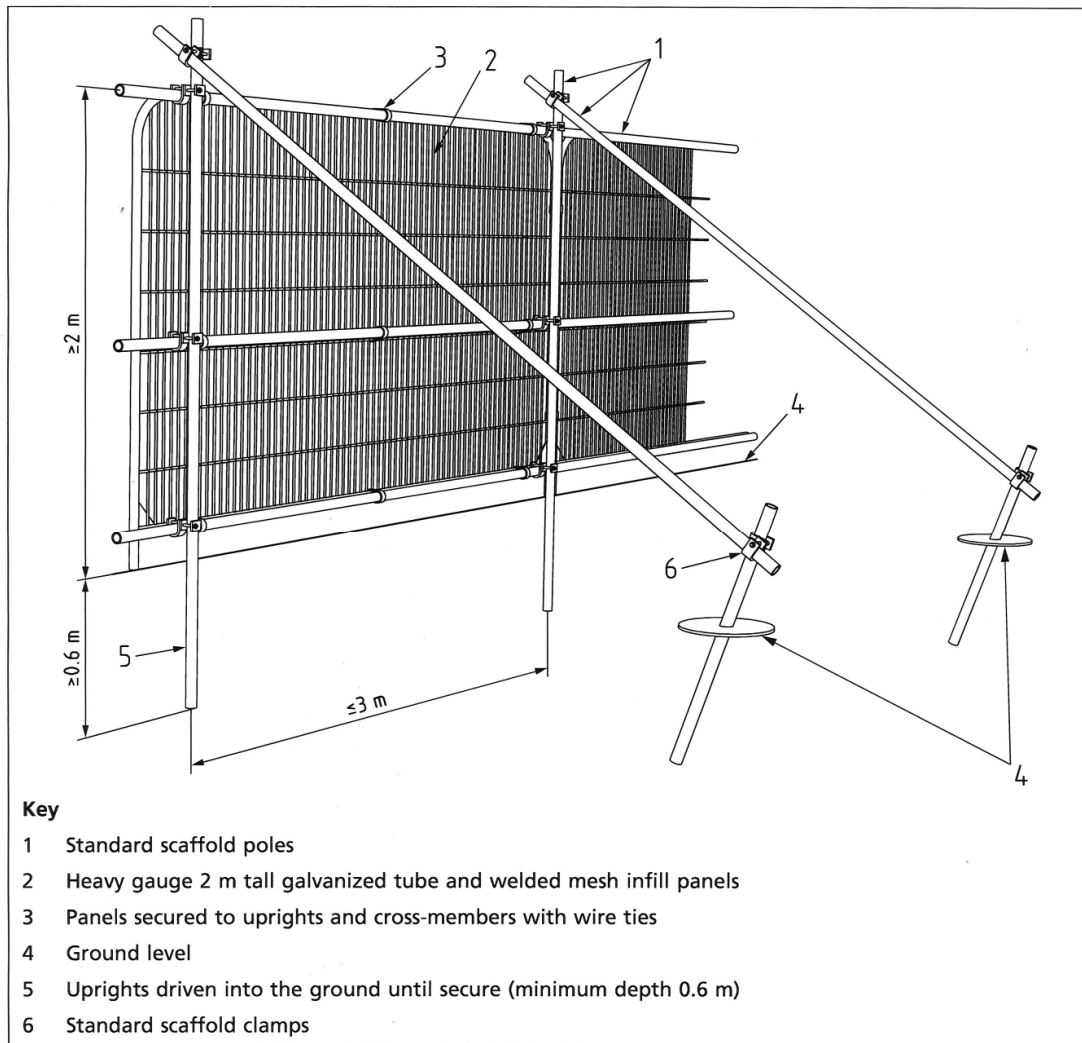
To install the fencing in the correct locations, the trees for which permission has been granted for removal will need to be removed first.

The trees should ideally be removed between the months of September to January, which fall outside the bird nesting season. If the tree removal works are to be undertaken during the bird nesting season (which runs from the beginning of February through until the end of August), an Ecologist will need to be commissioned to undertake a nesting bird survey 24 hours before the trees are removed. **Please note that it is illegal to disturb nesting birds.**

Once the trees have been removed, the protective fencing needs to be installed to the specification laid out in the Arboricultural Method Statement (**JCA Ref: 14813d/PaH Rev 1**) and in the positions shown on the **Tree Protection Plan** from the Arboricultural Method Statement.

Once installed, the fencing needs to be checked and signed off by a competent Arboriculturalist, who will then report back to **Rochdale Borough Council**.

To assist, on the following page is a drawing showing the protective fencing specification which is required to be installed adjacent to the trees (taken from BS 5837: 2012 'Trees in relation to design, demolition and construction - Recommendations').



The protective barrier will be installed in accordance with BS5837: 2012. The default specification of BS 5837: 2012 recommends a vertical and horizontal, scaffold framework, well braced to resist impacts, with vertical tubes at no more than 3m intervals. These should be driven into the ground. Weld mesh panels should be affixed to this framework with scaffold clamps.

## 5. Actions Table

|                |                                                                                                                                                                                                                    |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 1</b> | Remove the trees for which permission has been granted.<br><i>If undertaken during the birds nesting season (beginning of February up until the end of August), the services of an Ecologist will be required.</i> |
| <b>Stage 2</b> | Install the protective fencing around the trees in accordance with the Arboricultural Method Statement prepared by JCA Limited (Ref: 14813d/PaH Rev 1).                                                            |
| <b>Stage 3</b> | Have the protective fencing checked and signed off by an Arboriculturist.<br><i>Once inspected, the protective fencing must not be moved or breached.</i>                                                          |
| <b>Stage 4</b> | Demolition Phase / Construction Phase.<br><i>All the protective fencing is to be retained in place throughout these phases.</i>                                                                                    |

## 6. Summary:

Only one tree was protected with fencing prior to the commencement of the excavations within the north-western part of the site.

In addition to the excavations, the site has also been scraped and cleared of the self-sown, understorey vegetation.

The activities undertaken on site to date have not resulted in any significant damage being caused to the trees which are to be retained.

It is vitally important that the protective fencing is installed, checked and signed off prior to any demolition/construction operations commencing and before any construction machinery or material are brought onto site.

Assuring you of my best attention at all times.

Yours sincerely

***T. Thwaites***

Toby Thwaites BSc. (Hons), H.N.D. Arboriculture. MArborA.

## Photographs



**Photograph 1:** The north-western part of the site where the excavation occurred. T1 is visible to the right of frame, enclosed by heras fencing.



**Photograph 2:** The north-western part of the site where the excavation occurred. **T1** is visible to the right of frame, enclosed by heras fencing.



**Photograph 3:** A view of the area where the excavations were undertaken in the north-western part of the site.



**Photograph 4:** Track marks in the north-western part of the site and the JCB parked adjacent to **T2** and **G3** (trees which are to be removed under the planning consent).