

Arboricultural Impact Assessment



Waterfold Business Park, Bury
27th October 2023



**Tyler
Grange**

TG Report No. 15133_R02b_WS_LB

Project No:	Report No.	Date	Revision
15133	R02b	27th October 2023	B
Admin QA	Author	Checked	Approved
LB	Wilson Scott BSc (Hons) FdSc MArborA	Ben Vause BSc (Hons) TechArborA	Jamie Pratt BSc(Hons) MArborA

Disclosure:

This report, all plans, illustrations, and other associated material remains the property of Tyler Grange Group Ltd until paid for in full. Copyright and intellectual property rights remain with Tyler Grange Group Ltd.

The contents of this report are valid at the time of writing. Tyler Grange shall not be liable for any use of this report other than for the purposes for which it was produced. Owing to the dynamic nature of ecological, landscape, and arboricultural resources, if more than twelve months have elapsed since the date of this report, further advice must be taken before you rely on the contents of this report. Notwithstanding any provision of the Tyler Grange Group Ltd Terms & Conditions, Tyler Grange Group Ltd shall not be liable for any losses (howsoever incurred) arising as a result of reliance by the client or any third party on this report more than 12 months after the date of this report.



Contents:

Section 1: Introduction	2
Section 2: Arboricultural Baseline	4
Section 3: Arboricultural Impact Assessment	5

Appendices:

Appendix 1: Planning Policy Relating to Trees	
Appendix 2: BS 5837:2012 Cascade Chart for Tree Quality Assessment	
Appendix 3: Tree Survey Schedule (15133/TSS01b)	
Appendix 4: Report Limitations	
Appendix 5: 70115512-LA-PL-001 P02 Landscape Concept Plan	

Plans:

Plan 1: Tree Constraints Plan (TCP), (15133/P01b)	
Plan 2: Tree Retention and Removal Plan (TRRP), (15133/P02b)	

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:	13 individual trees, five groups of trees, parts of three groups of trees, and two parts of separate woodlands, the majority of which are of low quality, are proposed for removal. These are considered unavoidable and a soft landscaping scheme (Ref 70115512-LA-PL-001 P02 Landscape Concept Plan) has been developed which provides for 50no. 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 tree pruning works are required along with 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
G32 (Part)	B	Removal of one tree from moderate quality group to facilitate construction of new internal access road as proposed.	Provision of c50no. new native trees as part of detailed soft landscaping scheme Ref 70115512-LA-PL-001 P02 Landscape Concept Plan
W49 (Part)		Removal of c.97m ² area of moderate quality woodland facilitate construction of service yard as proposed.	
T4, T5, T7	C	Removal of three low quality willow specimens to facilitate construction of service yard as proposed.	
G8		Removal of low quality group to facilitate construction of service yard as proposed.	
T10, T11		Removal of two low quality specimens to facilitate construction of service yard as proposed.	
G12		Removal of low quality group to facilitate construction of service yard as proposed.	
T13-T18		Removal of five low quality willow specimens to facilitate construction of service yard as proposed.	
G19		Removal of low quality group to facilitate construction of Unit 1 as proposed.	
W20 (Part)		Removal of majority of low quality woodland to facilitate construction of service yard Unit 1 as proposed.	
G21		Removal of low quality group to facilitate construction of Unit 1 as proposed.	



G22 (Part)		Removal of approximately 12no. trees from low quality group to facilitate construction of Unit 1 as proposed.	
G29 (Part)		Removal of part of low quality group to facilitate construction of new internal access road as proposed.	
G34 (Part)		Removal of one tree from low quality group to facilitate construction of new internal access road 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 P02 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 50 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, G37, H41, G42, T45,	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 13 individual trees, five groups of trees, part of three 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. Additionally, a section of moderate quality woodland requires removal to facilitate construction of the development as proposed. Almost all 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 P02 Landscape Concept Plan) has been produced and is to be submitted separately to this report of the planning application. the landscaping scheme provides 50no. 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	<i>We will expect development proposals and other proposals affecting green infrastructure to:</i> <i>a. be consistent with the above focus for green infrastructure and the wider than local value that green infrastructure can have;</i> <i>b. have regard to local landscape character and contribute to its conservation or enhancement;</i> <i>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;</i> <i>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);</i> <i>e. take opportunities to improve access to, and the provision of, natural greenspace in accordance with local strategies and standards</i> <i>f. take opportunities to secure innovative solutions to the design of urban open space to widen its potential functions e.g. flood risk</i>



		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."



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 <i>Trees of moderate quality with an estimated remaining life expectancy of at least 20 years</i>	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 <i>Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm</i>	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 P02 Landscape Concept Plan





LEGEND

SITE BOUNDARY

Category B - Existing trees and vegetation to be retained and protected in accordance with B55837:2012

Category C - Existing trees and vegetation to be retained and protected in accordance with B55837:2012

Category U - Existing trees and vegetation to be retained and protected in accordance with B55837:2012

Existing trees and vegetation to be removed

EXISTING VEGETATION RETAINED

EXTRA HEAVY STANDARD TREES (Tree pit size: 1500x1500x900mm backfilled with topsoil) 18-20cm stem girth 4.5-6.5m height 1.8-2.1m clear stem Rootballed

Species
Acer campestre 'Elorijk' (Rain Garden)
Betula pubescens (Rain Garden)
Pyrus calleryana 'Chanticleer'

FASTIGIATE TREES (Tree pit size: 1000x1000x750mm backfilled with topsoil) 18-20cm stem girth 4.5-6.5m height 1.8-2.1m clear stem Rootballed

EXTRA HEAVY STANDARD TREES (Tree pit size: 1000x1000x750mm backfilled with topsoil) 14-16cm girth 4.25-6.0m height 1.8-2.1m clear stem rootballed

Species
Malus 'Evereste'
Prunus avium 'Plena'
Pyrus calleryana 'Chanticleer'
Sorbus aucuparia 'Sheerwater Seedling'

HEAVY STANDARD TREES (Tree pit size: 1000x1000x750mm backfilled with topsoil) 12-14cm stem girth 3.5-4.25m height 1.8-2.1m clear stem Root wrapped

FEATHERED TREES 1.75-2.0m height 2x transplanted Well furnished with lateral shoots to base Root wrapped

Species
Ainus cordata
Betula nigra
Carpinus betulus
Malus sylvestris
Prunus padus

PROPOSED RAIN GARDEN (100mm freeboard, 75-100mm gravel and 450mm depth of topsoil, build-up to Drainage Engineers details) Ultimate plant height is below 1m.

Shrubs and Herbaceous

Species Supply Size Size Spacing
Anemone x hybrida 'Honorine Jobert' 120mm 2L 4/m²
Bergenia cordifolia 'Purpurea' 300mm 2L 5/m²
Bergenia 'Silberlicht' 100-500mm 2L 5/m²
Carex 'Ice Dance' 22-30mm 2L 6/m²
Euonymus fortunei 'Silver Queen' 300-400mm 2L 5/m²
Hebe 'Red Edge' 200-300mm 2L 4/m²
Liriope muscari 300mm 2L 6/m²
Miscanthus 'Kleine silberspinne' 120mm 2L 3/m²
Persicaria affinis 'Darjeeling Red' 25cm 2L 5/m²
Salvia nemorosa 'Gordonna' 200-300mm 2L 4/m²
Vinca minor 'Alba' 200-300mm 2L 5/m²
Vinca minor 'Atropurpurea' 200-300mm 2L 5/m²

Bulbs

Species Supply Size Size Spacing
Allium 'Purple Sensation' 800cm 2L 1/m²
Leucocoryn vernum 12-35cm 2L 20/m²

PROPOSED SPECIMEN SHRUBS IN RAIN GARDEN (100mm freeboard, 75-100mm gravel and 450mm depth of topsoil, build-up to Drainage Engineers details)

Species Supply Size Pot Size
Calamagrostis x ac. 'Karl Foerster' 900-1800 10L
Stipa tenuissima 'Pony Tails' 60-80mm 10L

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 Common Name Size Age Root
10% Acer campestre Field maple 400-600mm 1+1 OG
25% Crataegus monogyna Hawthorn 400-600mm 1+1 OG
15% Corylus avellana Hazel 400-600mm 1+1 OG
5% Ilex aquifolium Holly 400-600mm 2L pot
20% Ligustrum vulgare Wild privet 400-600mm 1+1 OG
25% Prunus spinosa Blackthorn 400-600mm 1+1 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 Common Name Size Age Root/Pot
10% Corylus avellana Hazel 400-600mm 1+1 OG
25% Crataegus monogyna Hawthorn 400-600mm 1+1 OG
15% Ilex aquifolium Holly 400-600mm 2L
5% Ligustrum vulgare Privet 400-600mm 1+1 OG
20% Prunus spinosa Blackthorn 400-600mm 1+1 OG
15% Salix caprea Goat willow 600-800mm 1+0 OG
10% Viburnum opulus Guelder Rose 400-600mm 1+1 OG

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

% Species Supply Size
10% Alisma plantago-aquatica 11cm basket
15% Caltha palustris 11cm basket
15% Hydrocharis morsus-ranae BR Plug
15% Menyanthes trifoliata BR Plug
5% Persicaria amphibia BR Plug
15% Potentilla palustris 9cm pot
15% Sagittaria sagittifolia 9cm pot

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

% Species Supply Size
10% Carex riparia 9cm pot
15% Glyceria maxima 1L pot
5% Iris pseudacorus 9cm pot
20% Lythrum salicaria 11cm basket
20% Phalaris arundinacea 1L
15% Ranunculus lingua 1L
15% Typha angustifolia 9cm pot

PROPOSED SUDS BASIN (Cultivated subsoil to a depth of 150mm) Emorsgate (EM3) Sown at a rate of 4 g/m²

PROPOSED SPECIES RICH GRASSLAND SEEDBED AREAS (150mm depth topsoil) Emorsgate (EM3) Sown at a rate of 4g/m²

EXISTING RETAINED GRASS AND OVERSEEDED WITH EM3 FOR ENHANCEMENT To Ecologist's recommendations

WATER

BUILT FORM

HARDSCAPE

SLOPE

SCALE 1:500

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 P6
Received: 06/10/2023

Lighting is based upon:

Cudd Bentley
Drawing Ref.: 6473-CBC-00-XX-DR-E-63001
Received: 20/10/2023

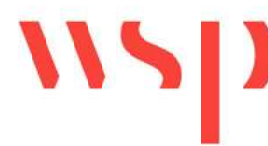
Utilities and Services is based upon:

Cudd Bentley
Drawing Ref.: 6473-CBC-00-XX-DR-U-96001-3
Received: 06/10/2023

Ramboll (Main sewer pipe)
Mark-up on SGP Layout
Received: 03/10/2023

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
T+ 44 (0) 121 352 4700
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: JWu DATE: 23/10/2023

DRAWING NO: 70115512-LA-PL-001	REV: P02
--------------------------------	----------

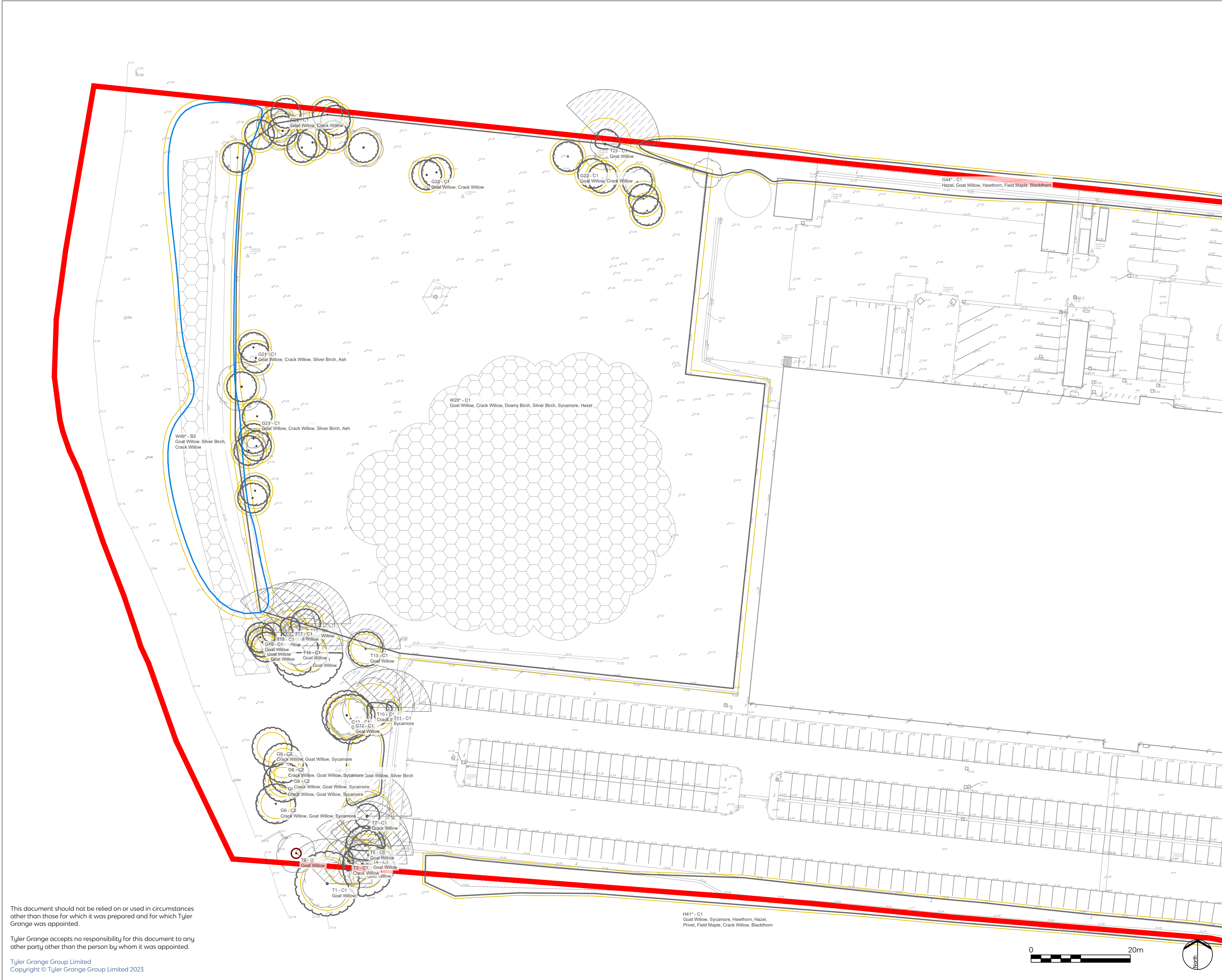
© WSP UK Ltd

Plans:

Plan 1: Tree Constraints Plan (TCP), (15133/P01b)

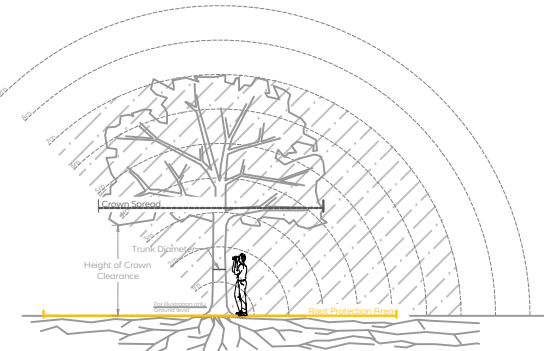
Plan 2: Tree Retention and Removal Plan (TRRP), (15133/P02b)



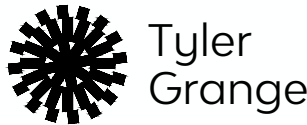


- Site Boundary
- Category B - Trees of Moderate Quality and Value
- Category C - Trees of Low Quality and Value
- Category U - Trees of Poor Quality
- Root Protection Areas
- Tree Shading Constraints

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



B	W49 added	10.10.2023
R	Survey Update	13.09.2023
Rev	Description	Date



Head Office: Marsden Estate, Rendcomb,
Cirencester, Gloucestershire GL7 7EX
E: info@tylergrange.co.uk
W: www.tylergrange.co.uk

Project title
Waterfold Business Park, Bury

Drawing title
Tree Constraints Plan

Sheet 1 of 2

Scale
Date 1:500 @ A2
10.10.2023

Drawn
Checked
WS
BV

Drawing number
15133_P01

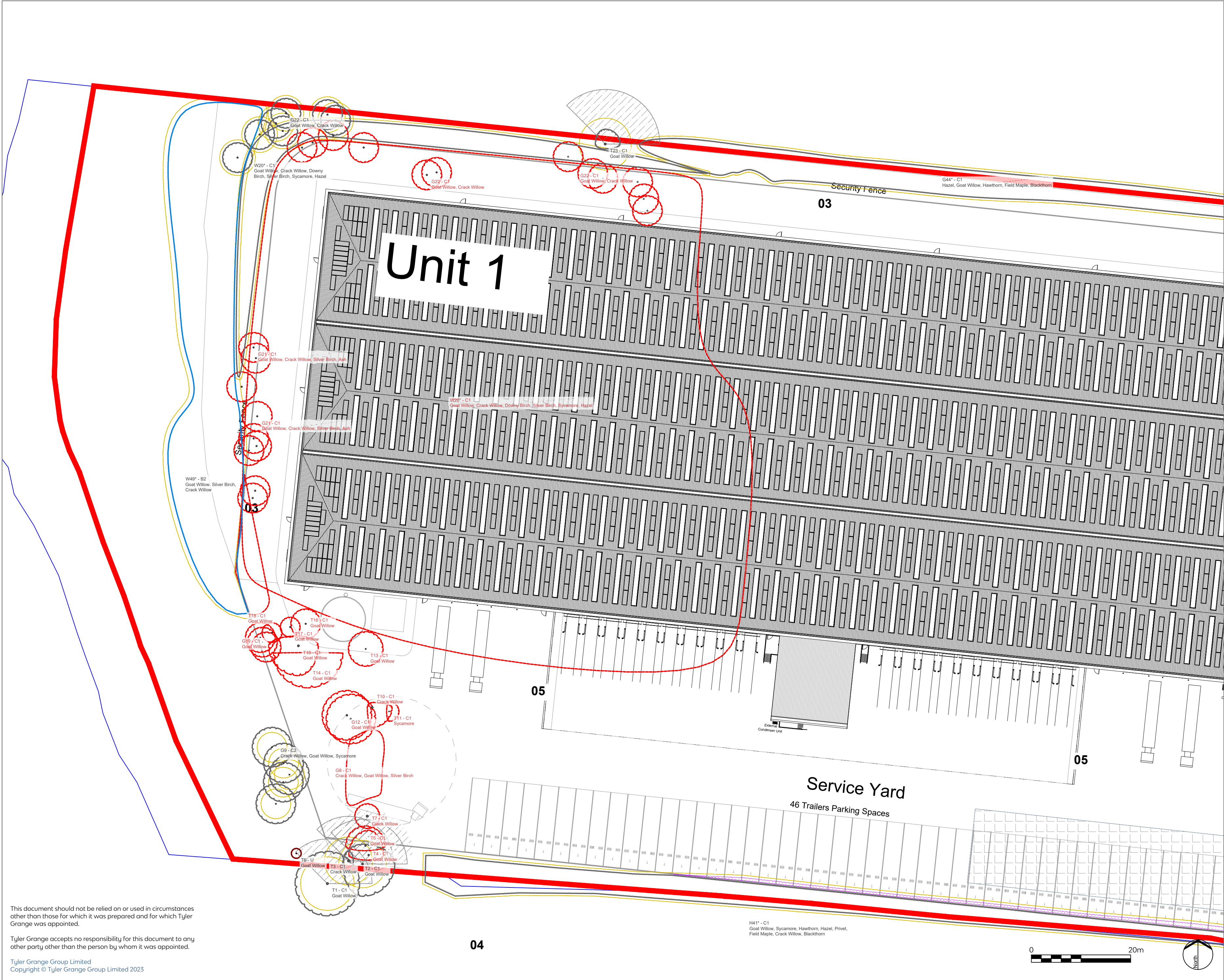
Revision
B

This document should not be relied on or used in circumstances other than those for which it was prepared and for which Tyler Grange was appointed.

Tyler Grange accepts no responsibility for this document to any other party other than the person by whom it was appointed.

Tyler Grange Group Limited
Copyright © Tyler Grange Group Limited 2023





Site Boundary

Proposed Tree Removals

Category B - Trees of Moderate Quality and Value

Category C - Trees of Low Quality and Value

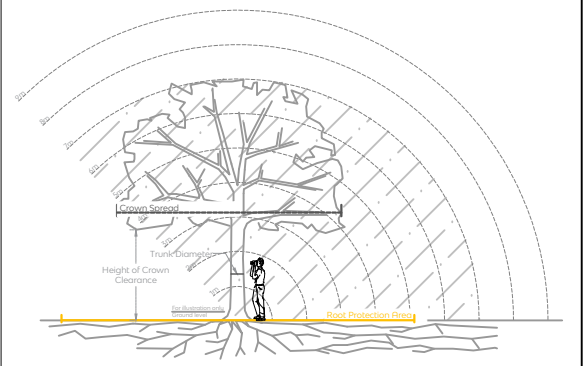
Category U - Trees of Poor Quality

Root Protection Areas

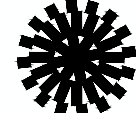
Tree Shading Constraints

Hedge Trimming

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



B	W49 Refinements	18.10.2023
A	W49 added	10.10.2023
Rev	Description	Date



Tyler Grange

Head Office: Marsden Estate, Rendcomb, Cirencester, Gloucestershire GL7 7EX
E: info@tylergrange.co.uk
W: www.tylergrange.co.uk

Project title
Waterfold Business Park, Bury

Drawing title
Tree Retention and Removal Plan

Sheet 1 of 2

Scale Date 1:500 @ A2 18.10.2023 Drawn Checked WS BV

Drawing number 15133_P02 Revision B

This document should not be relied on or used in circumstances other than those for which it was prepared and for which Tyler Grange was appointed.

Tyler Grange accepts no responsibility for this document to any other party other than the person by whom it was appointed.

Tyler Grange Group Limited
Copyright © Tyler Grange Group Limited 2023



Step into our world

www.tylergrange.co.uk



**Tyler
Grange**

Landscape | Ecology | Arboriculture