



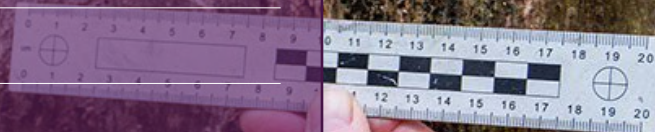
Argyle Street, Heywood OL10 3PD

Arboricultural Impact Assessment

November 2024

Contents

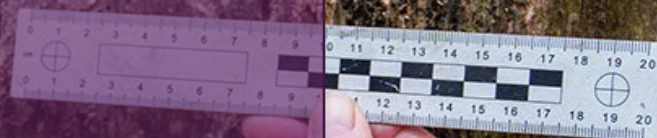
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Drawing(s)

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ARB/5213/Y/200	Arboricultural Layout
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Figure 1 Google Earth view of site.



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Chapter 1 Introduction

1.01

ACS Consulting is instructed by BTP Architects, Stockport to report on trees and the implications for the proposed development at Argyle Street, Heywood OL10 3PD. The assessment and report was undertaken by Ian Murat, Registered Consultant of the Arboricultural Association.

1.02

In accordance with guidance on information requirements and validation for planning applications, this report fulfils the recommended national list criteria for tree survey/arboricultural information. More specifically, it contains the following:

- A full tree survey to the requirements of BS5837 (2012) Trees In Relation To Design, Demolition and Construction – Recommendations;
- A plan showing tree survey information, retention categorisation and root protection areas;
- An assessment of the arboricultural implications of development detailing trees to be retained/removed and appropriate protection measures;
- A Heads of Terms Arboricultural Method Statement detailing a set of agreed principles for tree protection, implementation and phasing of works. (BS5837:2012 section 6).

1.03

The site was visited during November 2024. A survey of the trees was completed in accordance with BS5837 – 2012. All the trees have been summarised in the tables in Appendix A.

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Chapter 2 Background

2.01 Location

The site is located to the west of Heywood, a town in the Metropolitan Borough of Rochdale. (Figure 1).

2.02 The Site

The sloping brownfield site has concrete from former structures that were cleared in the early 2000s.

2.03 Statutory Protection

The site is not located in a Conservation Area. Details of Tree Preservation Orders are not known.

2.04 Policy

In terms of trees, the application will be subject to The Places for Everyone Development Plan Document, a joint plan covering 9 out of 10 of the Greater Manchester local authority areas. The Development Plan includes objectives and planning policies that will be used in the determination of planning applications, and which will shape the quality of new development. The policy of most relevance to the arboreal aspects of the application is: G7. This policy replaces NE/8 of the UDP. Also of relevance are policies 136 and 180 National Planning Policy Framework, December 2023.

2.05 Soils

BS 5837 – 2012 requires a basic assessment of the soils on site. An examination of the British Geological Survey site records the superficial deposits as: Glaciofluvial Deposits, Devensian - Sand and gravel. Sedimentary superficial deposit formed between 116 and 11.8 thousand years ago during the Quaternary period.

2.06

The Cranfield Soil and Agrifood Institute Soilscape viewer shows soils at the site to be: Slowly permeable seasonally wet acid loamy and clayey soils.

2.07 Topographical Survey

The arboricultural survey is based on the supplied plan.



Figure 1

Chapter 3 Tree Survey

3.01

The tree data can be found at Appendix A. There is no requirement in BS 5837 to repeat the details of the constraints information save for confirming that the trees were surveyed for species type, age, height, crown spread, diameter-at-breast-height, condition, and their suitability for retention from ground level. Each tree or group was assigned to one of the four retention categories [A,B,C,U] specified by BS5837. The individual descriptions and other relevant information are contained in the attached schedule and they are shown on the attached plans, based on the original topographical survey. Only trees with a stem diameter of 75 millimetres measured at 1.5 metres above the ground are required to be recorded.

3.02

The heights were measured with a digital Hypsometer and the diameters taken with a diameter tape to give an average stem measurement. Canopy spreads have been measured at the cardinal points or where they significantly extend in other directions.

Chapter 4 Development Implications

4.01 Application

The proposed development is for: *6 two and three bed semi-detached houses with car parking.[sic]*

4.02 Development Implications

The methodology for assessment is based on BS5837 – 2012 Trees in relation to design, demolition and construction – Recommendations. The guidance recommends that impacts on arboricultural assets should be assessed by considering:

1. Which arboreal assets are affected by the proposed development;
2. Understand what contribution the arboreal assets make to the significance of the site and location;
3. Identify what impact the loss of arboreal assets of the site might have on that significance;
4. Consider maximising enhancements and avoiding harm.

4.03 Loss for Development

The proposals require the loss of the trees within the site. The benefits of the development and its change of use will help to meet local regeneration and housing objectives.

4.04

In line with the advice set out in BS 5837, the trees are not of such importance and sensitivity as to be a major constraint on development or, justify substantial modification of the proposals. The trees are of such impaired condition that they do not qualify in higher categories.

4.05

An examination of the Places for Everyone Joint Development Plan 2022 to 2039 notes one specific tree policy JP-G7: Trees and Woodland. Reference has also been made to the current NPPF 2023 (136 and 180).

4.06

Trees have been successfully incorporated into the development in spatial positions that ensure their long-term retention. Areas of potential conflict in terms of site development are addressed by a Heads of Terms method statement at Appendix B.

Chapter 5 Conclusions

5.01

The application site is described in detail in the planning, design and access statement.

5.02

The site is a brownfield. The development in arboricultural terms, accords with the policies of the council and central government in that, trees have been incorporated into the design in locations that ensure their long-term successful retention. Where trees have been removed, their loss has little impact on the treed character of the area.

Appendix A

Contents

Key

BS 5837 2012

Tree data

KEY

Age	Y – Young: Out-planted trees that have not yet established SM – Semi-mature: Established trees up to 1/3 of expected height and crown EM – Early mature: Between 1/3 and 2/3 of expected height and crown M – Mature: Between 2/3 and full expected height and crown FM – Fully mature: Full expected height and crown OM – Over mature: Crown beginning to break-up and decrease in size S – Senescent: Crown in advanced stage of break-up
Physiological Condition	Good – Very few defects a reasonable long life expectancy depending on age class Fair – Some defects giving the tree a shortened life expectancy Poor – Limited life with major problems
Structural Condition	Good – Very few defects Fair – Some defects rectifiable with minor tree surgery Poor – Significant defects rectifiable with major tree surgery or felling
#	Estimated dimensions.
(a)	Average stem diameter across a group of trees.
*	Tree subject to TPO.

Table 1 – Cascade chart for tree quality assessment

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 other U category trees (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning). - 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. <i>NOTE Category U trees can have existing or potential conservation value which might be desirable to preserve; see 4.5.7</i>			RED
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation.	
Trees To Be Considered For Retention				
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 essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dormant 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)	GREEN
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable 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 designation.	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 value.	BLUE
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.	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 only temporary/transient landscape benefits.	Trees with no material conservation or other cultural benefits	GREY

Tree Ref No.	Species	Height M	Stem Diameter MM	Branch Spread M				Height of Crown Clearance M	Clear Branch Height M	Age Class	Physiological Condition	Structural Condition	Comments/Preliminary Management Recommendations	Estimated Remaining Contribution Years	Category Grading	RPA Radius (M)	RPA Area (M ²)
				N	E	S	W										
1	Birch	5	100, 100	1	1	1	1	1	1	Y	Good	Fair/Poor	Located on the edge of concrete. Self-set tree of low quality and value in the landscape.	10+	C1/2	1.7	9
2	Goat Willow	2	75 Average	1	0	2	2	0	0	Y	Good	Poor	Located on the edge of concrete. Self-set tree of low quality and value in the landscape.	10+	C1/2	0.9	3
3	Willow	10	600	4	5	6	5	0	1	FM/ OM	Fair	Poor	Extensive decay in a number of principal limbs. Incongruous feature.	10	C	7.2	163
G1	Broad-leaved Group	<6	<150	2	2	2	2	0	0	Y	Good	Good	Linear group of 15 prunus. A group of low quality and value in the landscape.	10+	C1/2	1.8	10
3	Prunus	3	100	1	1	1	1	0	0	Y	Good/Fair	Good	Self-set tree of low quality and value in the landscape.	10+	C1/2	1.2	5
4	Prunus	10	650	6.5	7	7	7	2	2	FM/ OM	Fair	Good	A tree of moderate quality and value in the landscape.	20+	B1/2	7.8	191

Appendix B

Contents

Heads of Terms Method Statement

Arboricultural Method Statement

Construction Methods and Sequence

A Construction Method Statement and Timetable has been drafted. As noted in BS5837 – 2012 5.5.6 it is sufficient to list a heads of terms summary of the issues requiring more detailed consideration once consent is issued. On this site, those issues will include:

- site construction access;
- the intensity and nature of the construction activity;
- phasing of construction works;
- the space needed for construction works;
- space for storing (whether temporary or long-term) materials, spoil and fuel and the mixing of cement and concrete.

A construction programme will be produced identifying weekly inputs.

Arboricultural Method Statement

Arboricultural Supervision

The general purpose is to ensure compliance with planning conditions. It is anticipated that arboricultural input is likely to be needed for the following operations:

- Pre-commencement meeting;
- Installation of protective fencing;
- Removal of protective measures.

All supervisory visits will be logged and a copy of the minutes circulated to all team members including the LPA. A number of the operations named above can be undertaken in a single visit.

The pre-commencement site meeting is to be held before any work is undertaken. All tree protection measures, haul routes, site storage, contractor parking, deliveries, working methods are to be freely discussed and agreed in writing. Initial site visits may be intense to ensure measures are implemented.

General site visits will be undertaken once the site is 'live' at intervals agreed with the team. Our role will be to initially to act in a compliance capacity to ensure the protective measures are fit for purpose and meet or exceed the council's requirements and the tree works are undertaken to the required standard. Once this has been completed, our role will be one of monitoring and 'troubleshooting'.

Actions

- Pre-commencement site meeting to agree roles, responsibilities and duties in relation to tree protection. Details to be minuted and distributed.
- Appointment of an Arboricultural Clerk of Works (ACoW) to oversee works.

Arboricultural Method Statement

Construction Exclusion Zone Root Protection – Site Wide

Due to the nature of the works, standard BS 5837 fencing will be used. The Construction Exclusion Zone fence will be heras fence panels fixed to a scaffold framework. Alternatively, heras panels fixed to timber posts. The location will be marked on site by the Arboricultural Consultant and are also shown on the Drawing No. – TPP/5213/Y/300. The requirement will be assessed on a weekly basis by the ACoW.

Actions

- Heras fencing fixed to a scaffold framework or timber posts as illustrated.
- Fencing installed at locations shown on the plan (TPP/5213/Y/300) and marked on site.
- Location and adequacy signed off by Arboricultural Consultant and LPA advised.
- Tool Box Talk – make construction staff aware of the importance of areas by site manager.
- Signs to be erected advising of the area's importance.
- Fence to be adjusted as noted in the Construction Timetable.



Arboricultural Method Statement

General Precautions

The retention of trees requires a number of general precautions to be taken. Compliance is to be maintained on site by the ACoW. The site visits are detailed at criterion 1 – Timing of Works.

Actions

- Spoil from the foundation pits or other excavations shall not be placed within the Root Protection Area/Construction Exclusion Zone.
- No materials, equipment, spoil or washout water may be deposited, stored or parked within the Root Protection Area/Construction Exclusion Zone.
- On-site inspections to be undertaken by the Arboricultural Clerk of Works with the Arboricultural Consultant visiting during critical operations. The aim of the visits is to maintain on-going liaison with all personnel involved in the site development, Local Planning Authority and its Tree Officer.
- Any defects requiring rectification shall be notified to the Contractor/Site Manager/Arboricultural Consultant and the client.
- A site logbook for tree protection measures is kept to record all stages of the development from the erection of the protective fencing, right through to the completion of the project. This will be made available to the Arboricultural Consultant and the Local Planning Authority, if required, to show evidence of continuous site monitoring.

Protection and Emergency Procedure/Contacts

Adherence to the method statement, appointments of the ACoW and Arboricultural Consultant and their involvement, at the critical demolition and construction phases, should negate any incident. The contact page details those personnel who should be contacted if an incident involving a retained tree should take place.

Actions

- Spill kit available.
- On site fuels to be located away from RPA/CEZ and contained in a bunded tank at 110% capacity.
- All incidents involving trees to be reported by telephone and email.
- Bunded storage of oil/fuels.
- Refuelling points for machinery at distance to the RPA.
- Use of drop trays under plant/machinery overnight.
- Availability of spill kits on site – and training of site staff in their use.
- No excavation during periods of heavy rain.
- Regular maintenance and inspection of plant – engines and hydraulic systems.

Arboricultural Method Statement

Contact List

Title	Name	Address	Telephone	Email
Arboricultural Consultant (Development)	TBA			
Arboricultural Clerk of Works (ACoW)	TBA			
Site Agent/ manager	TBA			
Design/Architect	TBA			
Project Manager	TBA			
Arboricultural Consultant (Council)	TBA			

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