



ARBORICULTURAL IMPACT ASSESSMENT

SITE LOCATION

Leopold Court,
Leopold St
Rochdale
OL11 5HA

ISSUE DATE

27th November 2025

SEED REF

2045-AIA-V1-A

CLIENT

Rochdale Borough Council

ARBORICULTURAL CONSULTANCY

SEED-ARB.CO.UK

DOCUMENT CONTROL

Date	Author	Checked	Revision
27.11.2025	Wilson Scott <i>BSc (Hons), MA ArborA</i>	SH	Rev A

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LIMITATIONS

The contents of this report are valid at the time of writing. SEED Arboriculture Ltd 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 trees, this report is valid for a period of 12 months.

Any alteration to the application site or development proposals could change the current circumstances and may invalidate this report and any recommendations made.

The tree survey was a preliminary assessment from ground level and observations were made solely from visual inspection for the purposes of an assessment relevant to planning and development. 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 tree risk assessment.

This is not an ecological report. The Wildlife and Countryside Act 1981 (as amended) and the Conservation of Species and Habitat Regulations 2017 make it an offence to disturb nesting birds or recklessly endanger a bat or its roost. Where the presence of birds or bats is suspected, a qualified ecologist or Natural England should be contacted for advice.



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Tree Constraints Plan

Ref: 2045-TCP-001-A

Revision: A

Arboricultural Impact and Protection Plan

Ref: 2045-AIPP-002-A

Revision: A



1. Introduction

Background & Instruction

- 1.1.1. This report has been prepared by Wilson Scott *BSc (Hons). MArborA*, Senior Arboricultural Consultant at SEED Arboriculture Ltd. Wilson is a Professional Member of the Arboricultural Association (AA) and is therefore required to uphold the professional and ethical standards within the AA Codes of Conduct.
- 1.1.2. This Arboricultural Impact Assessment (AIA) has been prepared by SEED Arboriculture Ltd on behalf of Rochdale Borough Council in support of a planning application for “*Extensive refurbishment of existing building with minor extensions - to increase the bedroom capacity: Proposed as 29 standard bedrooms, including 1no. CAT 3 wheelchair accessible room per floor (2 in total), and +1 emergency bedroom [Increase from 23 beds including 2 emergency beds]*” at Leopold Court, Leopold St, Rochdale, OL11 5HA (hereafter referred to as the ‘Site’)
- 1.1.3. The planning application is to be submitted to Rochdale Borough Council (RBC).

Purpose

- 1.1.4. The tree survey and AIA has been carried out in accordance with the recommendations outlined within British Standard BS5837:2012 ‘Trees in relation to design, demolition and construction – Recommendations’.
- 1.1.5. This AIA report:
- Provides the baseline survey data of existing trees, including a Tree Schedule and Tree Constraints Plan (TCP).
 - Evaluates the direct and indirect impacts of the Proposed Development upon the existing trees.
 - Where necessary, provides details of mitigation and tree protection, including a Draft Tree Protection Plan.

Site Description

- 1.1.6. The Site is centred at UK National Grid Reference (SD 88513 13187) and comprises the existing Leopold Court building, with associated green and grey infrastructure. The Site is bordered on all sides by established existing tree stock. The Site location is shown at **Appendix 1**.
- 1.1.7. The Site’s tree stock is situated almost exclusively at the Site boundaries, with internal tree stock comprising small ornamental planting. All cardinal points are framed by established shelterbelts. The trees are largely homogenous and similar in size and stature, with a section to the northeast being slightly smaller in stature and of reduced quality.



Reference Documents

1.1.8. **Table 1** provides a summary of documents which provide the basis for this tree survey and AIA.

Table 1 - Reference Documents

Document	Reference Number	Prepared By	Date
Topographical Survey	23H274/001	Survey Operations	November 2013
Proposed Site Location Plan	21035 - TRI - G1 - 00 - DP - A - 4011	Triangle Architects	November 2025

2. Planning Policy and Legislation

National Planning Policy Framework (NPPF)

2.1.1. The following paragraphs within the NPPF set out policies which guide the planning policy and decision-making process of Local Planning Authorities in relation to trees. These are:

2.1.2. Paragraph 136

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.

2.1.3. Paragraph 187 (b & d)

Planning policies and decisions should contribute to and enhance the natural and local environment by:

(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;

(d) Minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;

2.1.4. Paragraph 193

When determining planning applications, Local Planning Authority's (LPA) should apply the following principles:

- (a) If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternate site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- (b) Development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
- (c) 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.
- (d) Development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be

integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

Local Planning Policy

- 2.1.5. Places for Everyone Joint Development Plan 2022– 2039 is the adopted policy for Rochdale and the surrounding boroughs. This document sets out the overall vision and planning strategy for development in the borough. Policy JP-G7: Trees and Woodland relates specifically to trees as detailed below.

Policy JP-G7: Trees and Woodland

1. *Protecting and expanding the mosaic of woodland habitats, linking fragmented areas of woodland, in particular wooded cloughs and pockets of ancient and riverside (riparian) woodland;*
2. *Encouraging habitat diversity through conserving and managing existing woodland and trees that are of heritage, cultural and/or aesthetic value, including ancient woodland and veteran trees;*
3. *Aiming to plant a tree for every resident in the plan area over the next 25 years as part of the City of Trees initiative;*
4. *Targeting tree-planting at the areas of greatest need where the green infrastructure benefits can be maximised, whilst avoiding the loss of, or harm to, other priority habitats, including encouraging woodland planting schemes on areas of low-grade agricultural land and land in need of remediation;*
5. *Establishing a new City Forest Park in Salford, Bolton and Bury, which will provide a vast urban forest close to the City Centre;*
6. *Considerably increasing the provision of street trees within urban areas;*
7. *Promoting the provision of community orchards to increase fruit consumption;*
8. *Promoting the opportunity for woodland conservation to raise awareness for the sustainable use of timber;*
9. *Securing a diversification of broadleaved species, in order to increase biodiversity and disease resilience;*
10. *Improving public access to woodland and trees particularly by sustainable travel models to capture the health and wellbeing benefits whilst managing the associated pressures;*
11. *Encouraging the positive management of woodland to bring it into a more productive state, improve habitat diversity, and more effectively contribute to important green infrastructure functions such as flood risk management, urban cooling and carbon storage/sequestration;*
And through development as follows:
12. *Where development would result in the loss of existing trees, requiring replacement on the basis of two new trees for each tree lost, or other measures that would also result in a net enhancement in the character and quality of the treescape and biodiversity value in the local area, with a preference for on-site provision; and*
13. *Protecting trees and woodland during the construction phase of development.*

Statutory Tree Protection & Designations

- 2.1.6. A request is yet to be sent to Rochdale Borough Council to confirm the absence or presence of any statutory protection pertinent to trees. As such, no information on Tree Preservation Orders has been included within this report.

Felling Licence

- 2.1.7. Tree felling is restricted under the Forestry Act 1967. Under this act, there is an exemption from the need for a felling licence for “Felling trees immediately required for the purpose of carrying out development authorised by planning permission (granted under the Town and Country Planning Act 1990)”
- 2.1.8. If full planning permission is granted, then any trees which require felling to implement the approved plans are exempt from this statutory protection. Outline planning permission does not provide an exemption to the regulations that control tree felling in the Forestry Act 1967.

Hedgerow Regulations

- 2.1.9. The Hedgerow Regulations (1997) protect agricultural or countryside hedgerows which meet the requirements of an ‘important hedgerow’. These include a minimum length of 20m (or meets another hedge at each end) and a minimum age of at least 30 years. Several other ecological and archaeological/heritage features can constitute an important hedgerow and further advice from a qualified ecologist is recommended in advance of any planned works which could impact established hedgerows on or bordering agricultural or countryside land. Prior to the removal or destruction of a protected hedgerow, an application must be made to the local Council.
- 2.1.10. All statutory controls must be reviewed in detail ahead of undertaking any tree works relevant to this arboricultural report.**

3. Baseline Tree Survey

- 3.1.1. The tree survey was undertaken on 3rd September 2025, by Wilson Scott *BSc (Hons), MArborA*, Senior Arboricultural Consultant at SEED Arboriculture Ltd.
- 3.1.2. The tree survey was undertaken in accordance with the methodology outlined within BS5837:2012.
- 3.1.3. The locations of the trees surveyed are illustrated on the Tree Constraints Plan (TCP) (**Appendix 3**) together with details of the constraints to new development in accordance with BS5837, including:
- Tree Retention Category (A, B, C and U)
 - Root Protection Areas (RPAs)
 - Tree Canopy Spreads
- 3.1.4. Details for each of the trees surveyed are provided in the Tree Schedule (**Appendix 2**), including; reference numbers, species, tree dimensions, life stage, physiological and structural condition, and retention category.

Tree Survey Summary

Trees

- 3.1.5. The survey recorded 4no. individual trees, comprising 1no. category B and 3no. category C retention value.

Groups

- 3.1.6. The survey recorded 4no. groups of trees, comprising 3no. category B and 1no. category C retention value.

4. Impact Assessment

- 4.1.1. The impact of the Proposed Development upon existing trees is illustrated on the Arboricultural Impact and Protection Plan (**Appendix 3**).
- 4.1.2. The Proposed Development will not result in any tree removal. The development proposals involve the refurbishment of the existing building, in addition to a small extension which is situated within an area of existing hard surfacing.

Root Protection Areas (RPAs)

- 4.1.3. The RPA is an area equivalent to a circle with a radius 12 times the diameter of the trees measured at 1.5 metres for single stemmed trees. For trees with more than one stem, one of two calculation methods should be used. In all cases, the stem diameter(s) should be measured in accordance with Annex C, and the RPA should be guided from Annex D of BS5837:2012.
- 4.1.4. The RPA is an area in which no ground works should be undertaken without due care in relation to the retained tree(s), to avoid soil compaction, changes in levels or soil contamination which could alter the trees condition and/or stability. The shape of the RPA and its exact location will depend upon arboricultural considerations and ground conditions.
- 4.1.5. The RPA for the trees has been calculated as prescribed by BS5837:2012 and are shown in relation to the Proposed Development on the Arboricultural Impact Plan at **Appendix 3**.
- 4.1.6. In addition to the illustration of RPAs on the plans at **Appendix 3**, the numerical RPA values are provided within the Tree Schedule at **Appendix 2**. Within the schedule both RPA radius in metres from the main stem and total area for the RPA as square metres.

New RPA Incursions

- 4.1.7. The Proposed Development will not result in any new RPA incursions. Works are limited to internal refurbishment of the existing building. The proposed extensions are to be constructed in areas of existing hard surfacing. As such, no intrusive groundworks or foundations will be required within RPAs for the erection of the extensions.

Working within RPAs – Removal / Replacement of Hard-Surfacing

- 4.1.8. Several areas of existing hard surfacing are present within the RPAs of multiple retained trees. Should a requirement arise to remove and/or replace any hard surfacing within the RPAs, then this will not have a detrimental impact upon the retained trees If undertaken with due care.
- 4.1.9. An example methodology for the process is provided within Section 5 of this AIA. Full details of tree protection and construction methods should be detailed within an AMS following planning approval.

Tree Canopies & Shade

- 4.1.10. The distribution of tree canopy cover on and within influencing distance of the Site is illustrated on the TCP at **Appendix 3**. The Tree Schedule lists the vertical clearance from Site ground level to the significant tree branching of individual trees. This measurement informs the impacts of accessibility and development beneath tree canopies.



- 4.1.11. Seasonal leaf fall from retained trees may result in minor nuisances, such as the accumulation of leaves on surfaces and within drainage features during autumn. These issues can be effectively and proactively managed through a structured grounds maintenance programme, ensuring routine clearance and monitoring of affected areas throughout periods of high leaf fall.
- 4.1.12. If considered appropriate the principal tree shadow constraints can be shown on the TCP and are plotted in accordance with BS5837 using the current height of surveyed trees.
- 4.1.13. Where shading is unavoidable, the potential adverse impact of shadowing should also be reviewed on balance with the positive aspects of retaining a degree of canopy shade. BS5837:2012 (para. 5.3.4, a) NOTE 1) states that “shading can be desirable to reduce glare or excessive solar heating, or to provide comfort during hot weather. The combination of shading, wind speed/turbulence reduction and evapotranspiration effects of trees can be utilised in conjunction with the design of buildings and spaces to provide local microclimatic benefits”.
- 4.1.14. The impact of shade upon the Proposed Development is not considered to be adverse or significant.

Facilitation Tree Pruning

- 4.1.15. In order to provide sufficient clearance for construction and future use of the Proposed Development, a single tree and the western canopies of G6 trees will require pruning work to be carried out.
- 4.1.16. Required tree pruning is likely to include the following:
- **T1** (Sycamore) - Raise canopy / reduce canopy where conflicts with construction access may occur.
 - **T2** (Sycamore) - Raise canopy / reduce canopy where conflicts with construction access may occur.
 - **T3** (Wild cherry) - Raise canopy / reduce canopy where conflicts with construction access may occur.
 - **G1** (Mixed) - Raise canopy / reduce canopy where conflicts with construction access may occur.
 - **G3** (Mixed) - Raise canopy / reduce canopy where conflicts with construction access may occur
 - **G4** (Mixed) - Raise canopy / reduce canopy where conflicts with construction access may occur
- 4.1.17. A final specification for facilitation tree pruning should be determined by the Arboricultural Clerk of Works (ACoW) following a pre-commencement site meeting with the appointed contractor.
- 4.1.18. Further requirements for facilitation pruning may be identified during the course of construction and should be addressed by ongoing liaison with the PA.

Future growth

- 4.1.19. Due to the location of retained trees, future growth of trees is not considered to be an issue to the Proposed Development.
- 4.1.20. Minor pruning of lateral branches will address any issues where the canopy of trees encroaches towards the proposed buildings.

5. Tree Protection

- 5.1.1. An overview of the recommended tree protection measures has been provided within this AIA. A draft tree protection specification is provided on the Arboricultural Impact and Protection Plan, provided at **Appendix 3**.

Tree Protection Fencing

- 5.1.2. The principal protection for the retained trees is provided by Tree Protection Fencing (TPF) positioned to form a Construction Exclusion Zone (CEZ) around retained trees. No access should be allowed to the other than for operations specified in the approved documents or those agreed with the LPA later.
- 5.1.3. The indicative location of Tree Protection Fencing (TPF) is illustrated on the AIPP at **Appendix 3**.
- 5.1.4. The CEZ must be in place prior to the commencement of construction work on site. The TPF must not be moved or relocated without approval from the PA and, where necessary, approval from the Local Planning Authority.
- 5.1.5. The TPF specification should be fit for the purpose of excluding construction activity and appropriate to the degree and proximity of work taking place around the retained trees.
- 5.1.6. The most common specification as illustrated in BS5837:2012 Figure 3b (**Appendix 4**) comprises welded mesh panels (Heras Fencing) on rubber or concrete feet, the panels should be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from within the fence. The distance between fence couplers should be at least 1m and should be uniform throughout the fence. The panels should be supported on the inner side by stabilizer struts, which should normally be attached to a base plate secured with ground pins. Where the fencing is to be erected on retained hard surfacing or it is otherwise unfeasible to use ground pins, e.g. due to the presence of underground services, the stabilizer struts should be mounted on a block tray.
- 5.1.7. Weatherproof signage will be attached to the fencing with words such as 'Construction Exclusion Zone – No Access' (signage example at **Appendix 4**).
- 5.1.8. At the end of the project the fence will be removed only after confirmation by the PA and the Council that this is appropriate.

Temporary Tree Trunk Protection

- 5.1.9. Due to the limited available space at the access point into the Site, it is recommended that temporary tree trunk protection is installed for tree T1 to minimise the risk of direct damage to the tree trunk arising from construction activity / vehicles.
- 5.1.10. This can be achieved through the installation of proprietary trunk protection systems such as Trunk Protecta® by Green Grid Systems, which provides flexible, breathable, and high-visibility shielding suitable for temporary use on active construction sites.
- 5.1.11. Where proprietary systems are not available or practical, trunk protection should be constructed on site using a framework of vertical timber stakes driven into the ground at regular intervals around the stem, with horizontal timber boards securely fixed to form a continuous barrier. The structure must be self-supporting and allow for stem movement, without being fixed directly to the trees.

- 5.1.12. All protection should be installed prior to the commencement of works and maintained for the duration of the project.
- 5.1.13. Examples of tree trunk protection are provided at **Appendix 6**.

Removal / replacement of hard surfacing.

- 5.1.14. The removal of existing surfacing within the RPAs of retained trees should be carried out with arboricultural supervision.
- 5.1.15. If the Tree Protection Fencing needs to be moved during this work, temporary tree trunk protection should be in place prior to the commencement of this stage. An example of temporary tree trunk protection is provided at **Appendix 6**.
- 5.1.16. The removal of existing surfacing should be carried out beginning closest to the trees and working backwards, away from the trees, so no machinery stands on the exposed ground. The use of large plant machinery should be avoided where possible.
- 5.1.17. Tree Protection Fencing should be in place during the removal of the existing surfacing and moved accordingly to protect the exposed ground as the removal progresses.
- 5.1.18. Where new surfacing is to be laid, the existing sub-base should be retained and augmented as required.
- 5.1.19. If the sub-base is removed and the exposed ground is to be trafficked by construction machinery, then temporary ground protection should be installed within the RPAs to minimise the risk of damage to tree roots or ground compaction. The recommended specification for ground protection for construction traffic can be found at **Appendix 5**. As a temporary solution, the Greenfix Geoweb Tree Root Protection should be finished with a 30mm gravel overfill of the same stone type as the main fill (4-20mm clean angular stone – low fines).

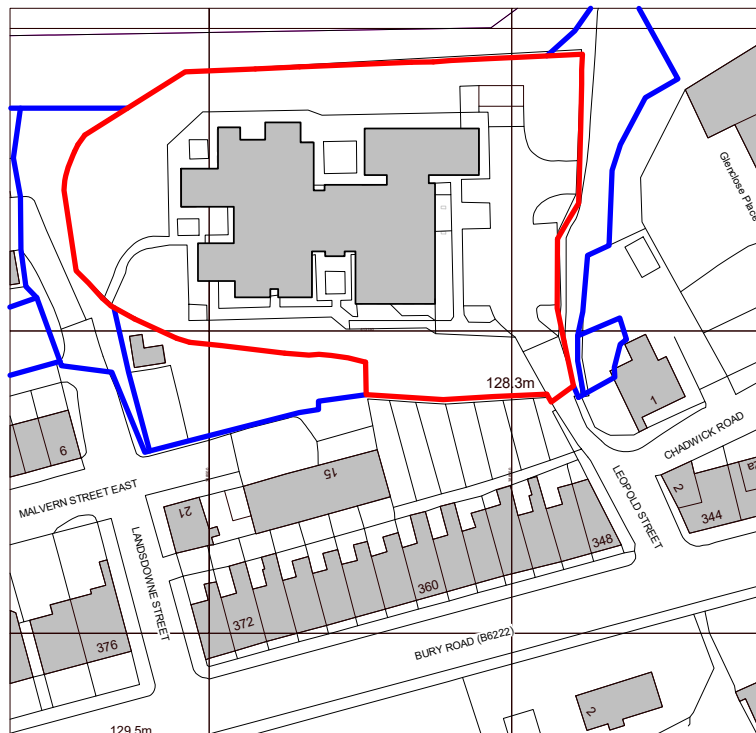
6. References

- 6.1.1. British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendation'
- 6.1.2. British Standard 3998:2010 'Tree work – Recommendations'
- 6.1.3. BS8545:2014 Trees: from nursery to independence in the landscape – Recommendations
- 6.1.4. National Planning Policy Framework (NPPF) 2025
- 6.1.5. The Forestry Act 1967
- 6.1.6. The Town and Country Planning Act 1990
- 6.1.7. The Town and Country Planning (Tree Preservation) (England) Regulations 2012.

Appendix 1 – Site Location Plan

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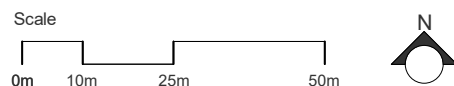
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Site Location Plan

- Site Boundary (0.39Ha)
- Additional Land in Applicant Ownership
- Existing Buildings



P01 28.11.25 SAC Planning Issue.

Rev. Date By Remarks

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	Rochdale Borough Council	Scale @ A4: As indicated	PLANNING	P01
	Project No. / Project Name:	Drawn: JM	Project: Origin.: Vol/Sys Level Type: Role: Drg No.:	
	21-035 / Leopold Court	Checked: AJD	21035 - TRI - G1 - 00 - DP - A - 3000	

Appendix 2 – Tree Schedule

BS5837:2012 TREE SCHEDULE

SURVEY DATE: 3rd September 2025

CLIENT: Rochdale Borough Council

SITE: Leopold Court, Rochdale

REFERENCE: 2045-TS-V1-A

Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia Ø (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	Estimated Remaining Contribution	BS5837 Retention Category	RPA (m ²)	RPA Radius (m)
					N	E	S	W										
T1	Sycamore	<i>Acer pseudoplatanus</i>	16	660	7	6	6	2	7	E/Mat	Good	Fair	Situated adjacent to site access. Presence of existing hard surfacing to west of stem likely impacting root growth. Stem growing in contact with retaining wall. Co-dominant stem from a height of approximately 2m, with included fork union present. Western canopy reduced to attain adequate clearance for site access. Downgraded due to constrained rooting environment.	No works required	20 to 40 years	C1, 2	191	7.80
T2	Sycamore	<i>Acer pseudoplatanus</i>	16	550	7	7	7	6	7	E/Mat	Good	Good	Situated adjacent to site access. Presence of existing hard surfacing to east of stem likely impacting root growth. Located being chain link fence and subsequently not accessed to inspect in detail. Measurements estimated.	No works required	20 to 40 years	B1, 2	137	6.60
T3	Wild cherry	<i>Prunus avium</i>	6	180	5	5	2	2	3	S/Mat	Fair	Fair	Ornamental planting situated adjacent to existing building. Grafted.	No works required	10 to 20 years	C2	14	2.10
T4	Apple species	<i>Malus sp.</i>	4	130	2	2	2	2	1	S/Mat	Good	Fair	Ornamental planting situated in bordered planting pit.	No works required	10 to 20 years	C2	7	1.50

BS5837:2012 TREE SCHEDULE

SURVEY DATE: 3rd September 2025

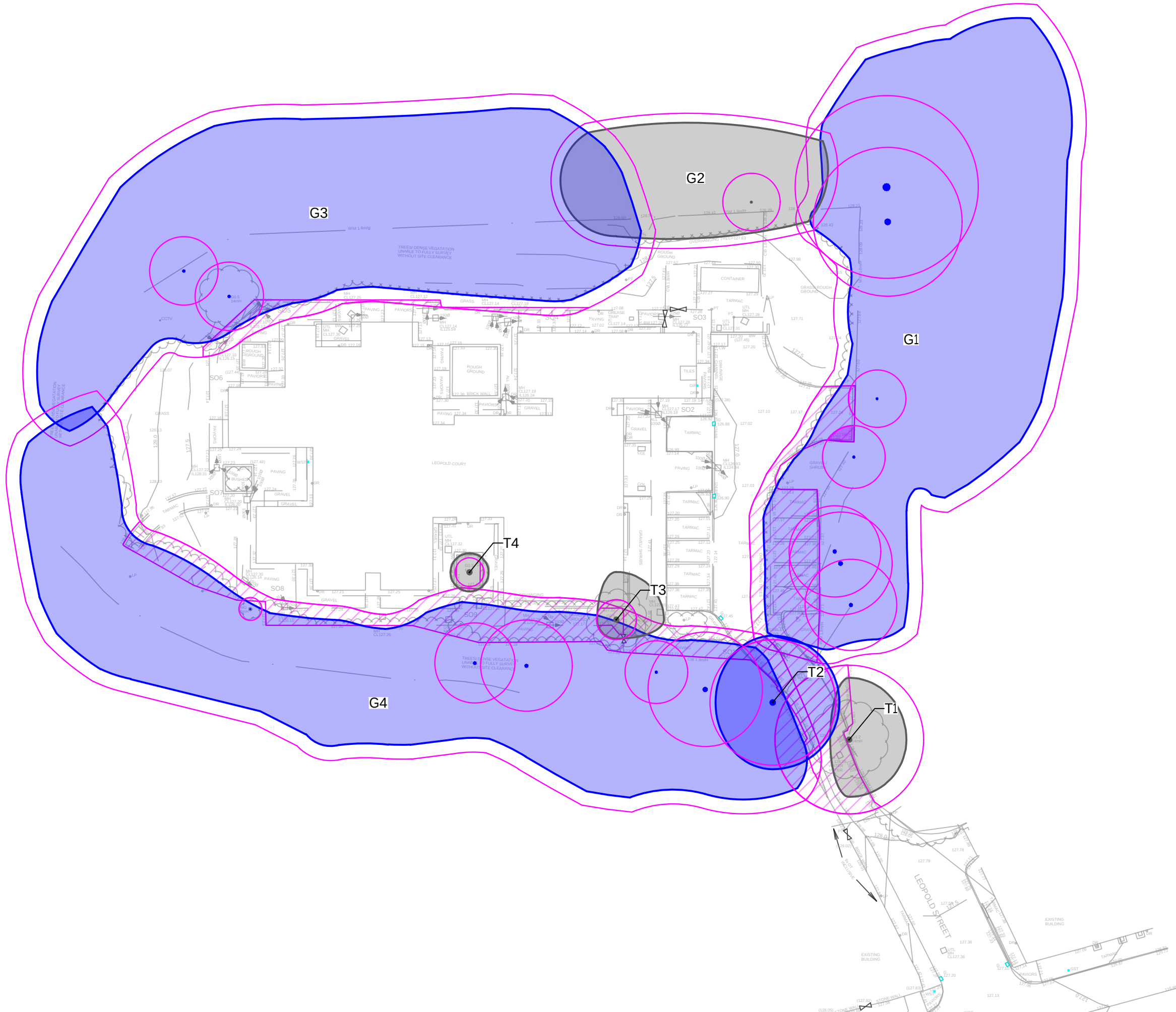
CLIENT: Rochdale Borough Council

SITE: Leopold Court, Rochdale

REFERENCE: 2045-TS-V1-A

Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia Ø (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	Estimated Remaining Contribution	BS5837 Retention Category	RPA (m ²)	RPA Radius (m)
					N	E	S	W										
G1	Sycamore, Common hawthorn, Common ash, Goat willow, Common lime		Ave 15	Ave 450	See associated plans				5	E/Mat	Good	Good	Established woodland edge group framing the eastern site boundary. Located behind chain link fence and subsequently not accessed to inspect in detail. Canopies overhanging site in areas by approximately 6m. Good screening and visual amenity.	No works required	20 to 40 years	B2	See associated plans	
G2	Common hazel, Common hawthorn, Common ash, Dog rose, Goat willow		Ave 10	Min 100 - Max 250	See associated plans				3	S/Mat	Fair	Good	Short linear group. Extension of G3, however of lower quality and value due to smaller size and fragmented structure. Provides some screen.	No works required	20 to 40 years	C2	See associated plans	
G3	Sycamore, Common hazel, Common hawthorn, Common ash, Dog rose, Goat willow		Ave 12	Min 130 - Max 260	See associated plans				3	S/Mat	Fair	Good	Established boundary group framing the northern site boundary. Densely populated. Presents a moderate value feature, however trees as individuals are largely of lower quality.	No works required	20 to 40 years	B2	See associated plans	
G4	Sycamore, Common hawthorn, Copper beech, Common ash, Wild cherry, Cherry laurel, Goat willow		Ave 15	Min 400 - Max 500	See associated plans				3	E/Mat	Good	Good	Established boundary group framing the southern site boundary. Understorey dominated by cherry laurel. Presents a moderate value feature, however some trees as individuals are of lower quality.	No works required	20 to 40 years	B2	See associated plans	

Appendix 3 – Plans



- KEY:
- Trees / Groups
- Canopy Spread
 - Tree Stem
 - Root Protection Area
- A Category Tree
(High quality / retention value)
- B Category Tree
(Moderate quality / retention value)
- C Category Tree
(Low quality / retention value)
- U Category Tree
(No remaining retention value)
- Hedgerows
(Not assigned BS5837:2012 category)
- Existing Hard Surfacing within RPA

NOTES:
(*) denotes trees plotted utilising on-site features. No topographical survey available at the time of tree survey.

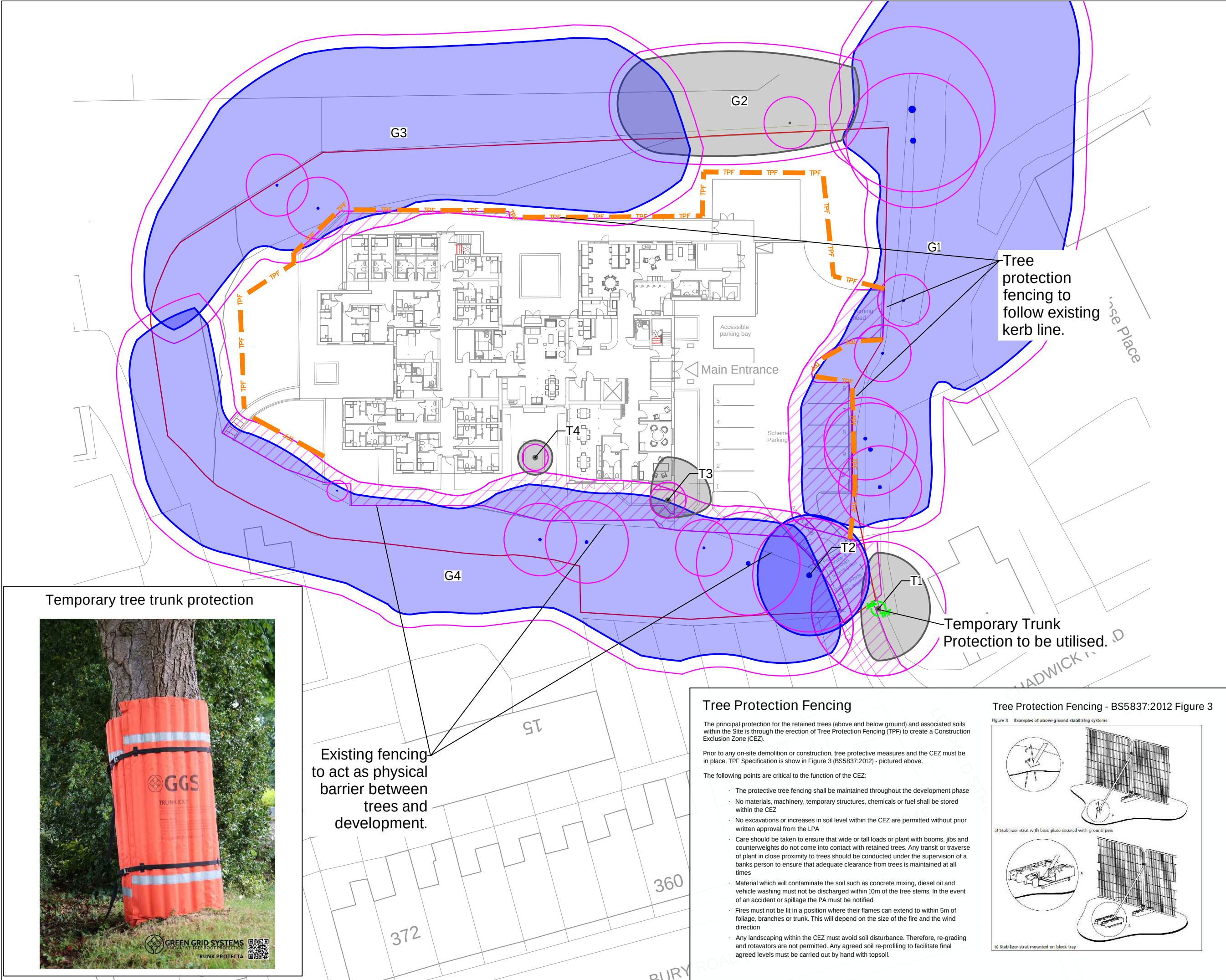


Rev A	Issue to client	09.09.2025
Rev	Description	Date

SEED

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PROJECT Leopold Court, Rochdale	
TITLE Tree Constraints Plan	
DRAWING REF 2045-TCP-001-A	DRAWING NO 001
SCALE 1:400 @ A3	REVISION Rev A



KEY:

Trees / Groups

- Canopy Spread
- Tree Stem
- Root Protection Area

A Category Tree (High quality / retention value)

B Category Tree (Moderate quality / retention value)

C Category Tree (Low quality / retention value)

U Category Tree (No remaining retention value)

Hedgerows (Not assigned BS5837:2012 category)

ARBORICULTURAL IMPACT

Existing Hard Surfacing within RPA

TREE PROTECTION

Tree Protection Fencing

Temporary Trunk Protection

Temporary tree trunk protection

Existing fencing to act as physical barrier between trees and development.

Tree Protection Fencing

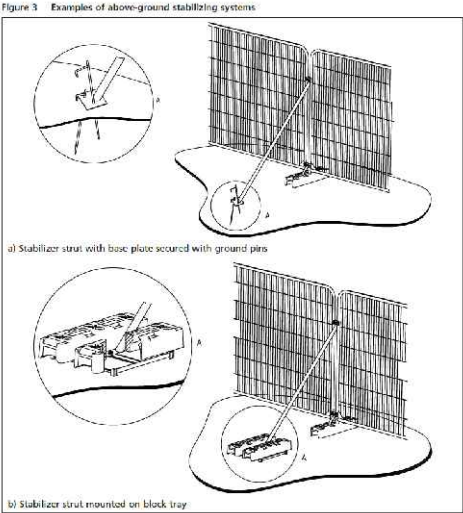
The principal protection for the retained trees (above and below ground) and associated soils within the Site is through the erection of Tree Protection Fencing (TPF) to create a Construction Exclusion Zone (CEZ).

Prior to any on-site demolition or construction, tree protective measures and the CEZ must be in place. TPF Specification is shown in Figure 3 (BS5837:2012) - pictured above.

The following points are critical to the function of the CEZ:

- The protective tree fencing shall be maintained throughout the development phase
- No materials, machinery, temporary structures, chemicals or fuel shall be stored within the CEZ
- No excavations or increases in soil level within the CEZ are permitted without prior written approval from the LPA
- Care should be taken to ensure that wide or tall loads or plant with booms, jibs and counterweights do not come into contact with retained trees. Any transit or traverse of plant in close proximity to trees should be conducted under the supervision of a banks person to ensure that adequate clearance from trees is maintained at all times
- Material which will contaminate the soil such as concrete mixing, diesel oil and vehicle washing must not be discharged within 10m of the tree stems. In the event of an accident or spillage the PA must be notified
- Fires must not be lit in a position where their flames can extend to within 5m of foliage, branches or trunk. This will depend on the size of the fire and the wind direction
- Any landscaping within the CEZ must avoid soil disturbance. Therefore, re-grading and rotavators are not permitted. Any agreed soil re-profiling to facilitate final agreed levels must be carried out by hand with topsoil.

Tree Protection Fencing - BS5837:2012 Figure 3



Rev A Issue to client

Rev Description

27.11.2025 Date

SEED

SEED Arboriculture Ltd
Suite F6.1, Adelphi Mill, Bollington, Cheshire, SK10 5JB
www.seed-arb.co.uk

PROJECT
Leopold Court, Rochdale

TITLE
Arboricultural Impact and Protection Plan

DRAWING REF
2045-AIP-002-A

DRAWING NO
002

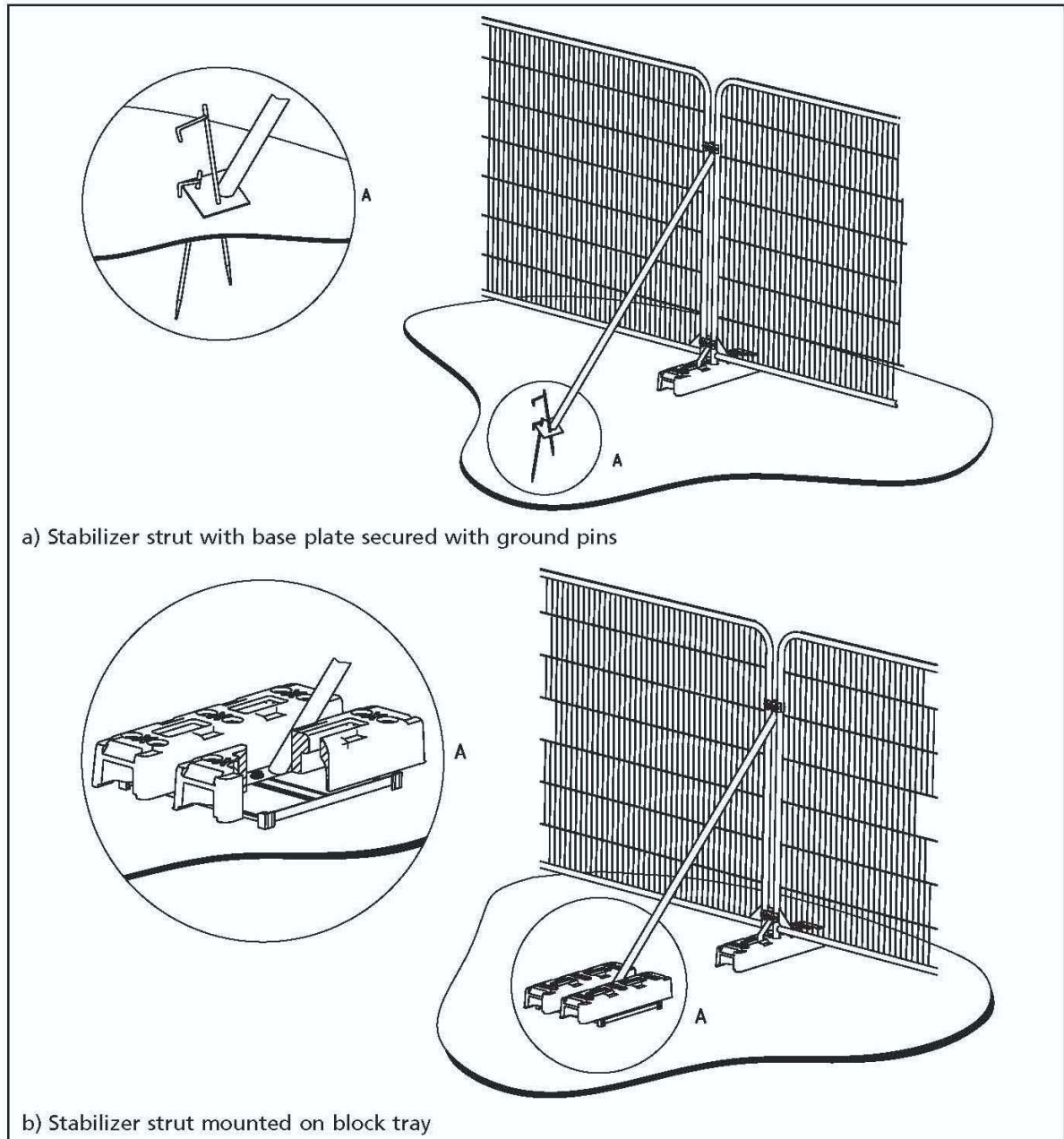
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REVISION
Rev A

Appendix 4 – Tree Protective Fencing

BS5837:2012 – Figure 3

Figure 3 Examples of above-ground stabilizing systems



TREE PROTECTION AREA



NO ACCESS - TREE PROTECTION AREA

- NO MATERIALS, MACHINERY, TEMPORARY STRUCTURES OR CHEMICALS SHALL ENTER OR BE STORED WITHIN THIS AREA
- FENCING WILL NOT BE ALTERED OR MOVED WITHOUT PRIOR AGREEMENT OF THE PROJECT ARBORICULTURIST.



TREE PROTECTION FENCING

- TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND/OR ARE THE SUBJECTS OF A TREE PRESERVATION ORDER.
- UNAUTHORISED DAMAGE TO PROTECTED TREES IS A CRIMINAL OFFENCE AND COULD LEAD TO ENFORCEMENT ACTION.



ARBORICULTURAL CONSULTANTS

For any issues relating to this Tree Protection Fencing or other guidance with any arboricultural matters on this development, please contact **Seed Arboriculture Ltd.**

www.seed-arb.co.uk

- info@seed-arb.co.uk

- 01625 460 252

Appendix 5 – Temporary Ground Protection

Recommended specification

BS5837:2012 - Paragraph 6.2.3.3 - *For pedestrian-operated plant up to a gross weight of 2t, proprietary, inter-linked ground protection boards placed on top of a compression-resistant layer (e.g. 150 mm depth of woodchip), laid onto a geotextile membrane.*

Membrane - TERRAM T1000 Geotextile

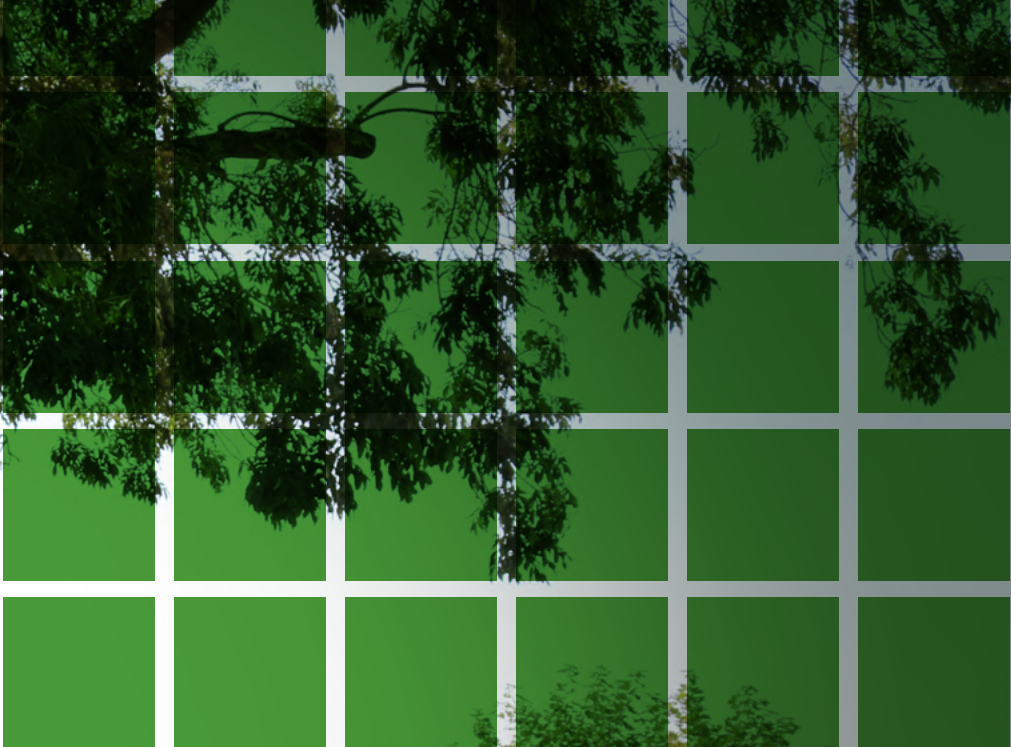
Compression later – woodchip (provided on-site by tree work contractors) 150mm depth

Ground Protection Boards – Ground-Guards MultiTrack 39kg mats

Edging – Timber or other similar.



Appendix 6 – Temporary Tree Trunk Protection



Trunk Protecta[®] Green Grid Systems

Mapping a Greener Future for Construction



GREEN GRID SYSTEMS
INNOVATIVE TREE PROTECTION



Trunk Protecta®

The Trunk Protecta® has been developed to provide an easy-to-install and effective solution to protect the trunk from abrasion and accidental damage from vehicles and construction traffic.

The standard level of protection is 1.2m, a higher level protection can be achieved using the 1.8m variant. The product acts as an abrasion and impact resistant protective barrier over the tree bark, stopping wounds and tear injuries that could allow disease and decay to enter the tree.





Trunk wounds that penetrate the bark will damage the cambium layer, a thin layer of vascular tissue, which is vital for the movement of water and nutrients around the tree.

If more than 25% of the bark around the trunk is damaged the tree will struggle to recover. Once a wound occurs, decay-causing fungi can enter the heartwood and the decay process begins.





The Trunk Protecta® is designed for use on trees at roadside site entrances, or on trees located near roadways with passing traffic. These are areas where it is not possible to fence off the tree, or where ground protection and vehicles are present in the root protection area.

The Protecta® is made from waterproof canvas to prevent the unit from holding water and starting rot. The canvas is hi-vis orange and banded with two stripes of reflective tape to ensure it is highly visible, even in low light situations. The Protecta® can be used on trees with a diameter (DBH) between 100-160cm. Quick release straps enable the Protecta® to be tightened for the smaller trees, and multiple Protectas® can be used for trees larger than 160cm.

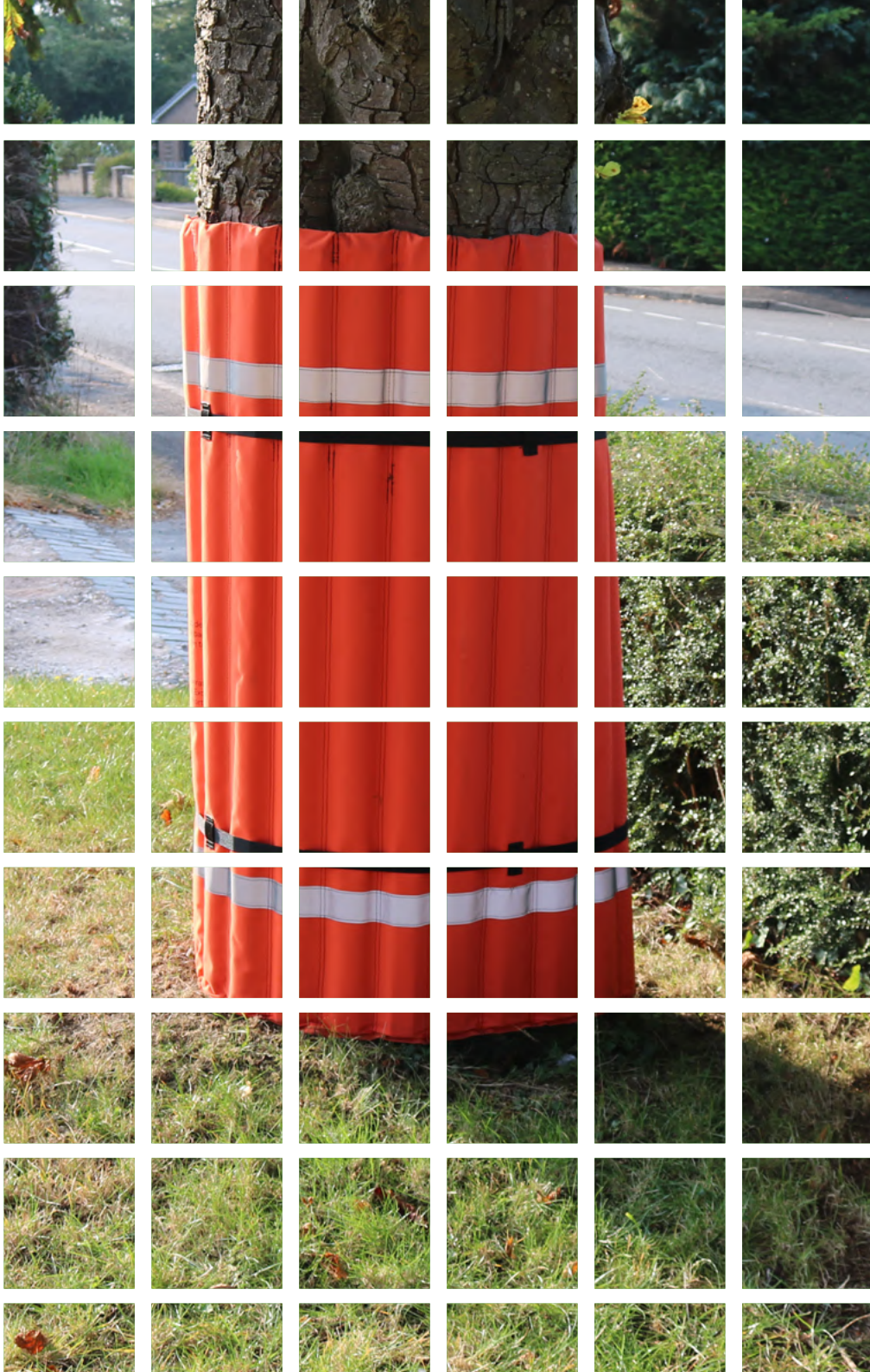




INSTALLATION

1. Unroll the Protecta®, and wrap around the trunk of the tree
2. Connect the top buckle and pull the strap end to moderately tension. Repeat with the bottom buckle to secure the Protecta®.
3. The Protecta® should be released from the tree for a short period once a fortnight.





GREEN GRID SYSTEMS
INNOVATIVE TREE PROTECTION

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