

Arboricultural Impact Assessment and Method Statement



Land at Whitworth Road (Dunelm and Carpetright) Car
Park, Whitworth Road, Rochdale



**Tyler
Grange**

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Section 1: Introduction

- 1.1 This Arboricultural Impact Assessment and Method Statement has been prepared by Tyler Grange Group Ltd (TG) on behalf of ERP (Accrington) Ltd c/o Glenbrook Investments Ltd (hereafter referred to as 'the applicant').
- 1.2 It sets out the findings of a BS5837 Tree Quality Survey and Arboricultural Impact Assessment in support of an application which seeks full planning permission for the construction of a drive-through cafe unit and associated site works. The scheme is proposed on part of Whitworth Road (Dunelm and Carpetright) Car Park on Whitworth Road, Rochdale, OL12 0TY (hereafter referred to as 'the site').
- 1.3 The report identifies the arboricultural impact of the proposed development in the context of local and national planning policy. The tree survey and assessment has been guided by the recommendations set out within the British Standard 5837 (2012) 'Trees in relation to design, demolition and construction – recommendations' (hereafter 'BS5837') to accord with industry best practice.
- 1.4 A tree protection plan and construction phase arboricultural method statement is included at Section 4 to detail how retained tree cover will be safeguarded during implementation of the proposed development.

Site Context

- 1.5 The site extends to approximately 0.34 ha and is broadly rectangular in shape. The site comprises the northern end of Whitworth Road Car Park and encompasses 128 car parking spaces, including 8 equipped with electric vehicle charging points (EVCPs). Vegetation aligns the perimeter of the site along the north, east and western boundaries to Queen Street, Duke Street and Whitehall Street comprising lines of trees with low-level shrubs and hedge planting below.

Proposed Development

- 1.6 The proposed development is for the construction of a Use Class E(a)/E(b) drive through café, which will be occupied by Starbucks, along with associated modifications to the vehicular and pedestrian site access, car parking layout, hard and soft landscaping, and other site works.
- 1.7 The application also proposes external works to modify the existing vehicular access from Duke Street and Whitworth Road along with modifications to the internal car parking layout and circulation to provide access, servicing and car parking facilities to support the proposed development.
- 1.8 The existing vehicular access point to Whitworth Street Car Park from Duke Street will be retained, but the access will be widened to improve visibility and provide wider footpaths to Duke Street.



Section 2: Tree Survey Findings

Tree Survey Summary

- 2.1 The tree survey was completed in accordance with BS5837 and the methodology as detailed at **Appendix 1**. The survey was completed in January 2024. In accordance with best practice a measured topographical survey (supplied by others) was used to inform the location of trees and their surrounding context. The distribution of the trees surveyed is illustrated on the TCP which includes plotted details of the following in accordance with BS5837:
- Tree quality gradings¹;
 - Root Protection Areas (RPAs)²; and
 - Tree canopy spreads³.
- 2.2 The trees surveyed have been categorised using the 'cascade chart for tree quality assessment' (See **Appendix 2**) recommended by the BS5837. The grading system allows informed decisions to be made concerning the design and impact of the development in relation to the arboricultural value of the trees surveyed.
- 2.3 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.

Planning Policy Context

- 2.4 A summary of the applicable national and local planning policies pertinent to trees and woodlands is included at **Appendix 4** of this report. A principle local policy objective is to safeguard existing trees where possible, with Policy G6 stipulating a 2:1 tree replacement policy where tree removals are unavoidable.

Tree Preservation Orders (TPOs) and Ancient Woodland, Ancient, Notable and Veteran Trees

- 2.5 Rochdale Council have confirmed via email on 1st February 2024 that none of the surveyed trees are covered by a TPO. The site does not lie within a conservation area.
- 2.6 As shown on the magic.gov.uk website, there are no Ancient Woodlands located on nor within influence of the site. As shown on the Woodland Trust Ancient Tree Inventory, there are no Ancient, Notable or Veteran trees recorded on site. No such trees were identified during the BS5837 tree quality survey of the site.

¹The value of arboricultural features surveyed in accordance with the methodology set-out Appendix 1.

²a 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. See further explanation at Appendix 1.

³Dimensions of the trees crown spread and clearance from ground level. See further explanation at Appendix 1.



Section 3: Arboricultural Impact Assessment

- 3.1 The proposed development is for the construction of a Use Class E(a)/E(b) drive through café, which will be occupied by Starbucks, along with associated modifications to the vehicular and pedestrian site access, car parking layout, hard and soft landscaping, and other site works.
- 3.2 This assessment is informed by a composite overlay of the BS5837 tree survey information and proposed development layout as shown on the Tree Retention and Removal Plan ('TRRP') contained to the rear of this report.

Proposed Tree Removals

- 3.3 Vegetation removal is limited to the partial clearance of understorey vegetation within H2 on the south western site boundary and within H3 on the south eastern site boundary, requiring 2no. 3m wide puncture points in order to implement proposed pedestrian connections into the site from the adjoining highways.
- 3.4 A single Category C Rowan within G5 will also be removed in order to facilitate proposed site access widening works. This includes for the cutting back along the northern side of H3 to implement a new footway as part of the site's new site access arrangement.
- 3.5 No TPO trees will be removed nor impacted by the proposed development.

Tree Canopy Works

- 3.6 As an active car park the majority of the trees have been previously crown lifted along the boundaries to around 2.5 - 3m from ground level. There is therefore adequate clearance beneath canopies to facilitate the construction stage and clearance for vehicular parking, although where isolated tips and branches are found to obstruct construction working room, these will be pruned back to provide the clearance required.
- 3.7 As denoted on the TRRP 2no cherry trees within tree group G2 will be lifted to enable 3m clearance from finished floor level of the proposed south western boundary pedestrian connection to lower branch tips in order to maintain a safe clearance below branches for pedestrians accessing the site during operation.
- 3.8 As denoted on the TRRP a Category B willow will also be crown reduced along the canopy's site-side edge by 2m in order to maintain a 4m clearance from the proposed Starbucks development.

AIA Conclusion

- 3.9 A BS5837 tree survey has been undertaken to inform the arboricultural impact of a proposed Use Class E(a)/E(b) drive through café off Whitworth Road, Rochdale.
- 3.10 There are no TPOs and no trees of high arboricultural value on nor within influence of the site with the baseline comprising a mix of low to moderate value tree stock bounding the northern, eastern and western edges of an existing active car park. The site does not lie within a Conservation Area.



- 3.11 1no individual tree will be removed in order to facilitate the development with portions of the existing landscape buffers to the north, east and west of the site being extended into former car parking bays as a means of providing ample space for replacement tree and shrub planting.
- 3.12 A soft landscaping proposal is included at Appendix 5 detailing the provision of 2no. new trees in conjunction with a mix of shrubs, grassland planting and ground cover vegetation to offer a policy compliant mitigation response (adhering to the 2:1 tree replacement requirements set out under Policy G6) and a general enhancement and diversity to the site's overall Green Infrastructure provision.
- 3.13 Overall, the layout demonstrates a clear design effort to avoid arboricultural impacts, safeguarding the majority of the site's boundary tree cover and strengthening the site's structural landscaping towards the development boundaries and this therefore is judged to accord on balance with local policy objectives pertinent to trees. The proposals are therefore supportable from an arboricultural perspective.



Section 4: Arboricultural Method Statement

- 4.1 The purpose of this AMS is to detail the procedures for tree removal and tree protection during the construction phases of the development in accordance with the planning condition and industry best practice
- 4.2 Copies of this report must be available for inspection on site and all personnel must be made aware of the key implications of this AMS during the demolition and construction phase(s) of the development. Improper implementation or deviation from working methodology set-out within this report could trigger enforcement action from the Local Planning Authority (LPA).
- 4.3 The Tree Protection Plan (TPP) included to the rear of this report details the protection measures for retained trees, including working within the RPAs. Where development and site works occur within RPAs or close the tree branches, there are mitigative measures and protocols that must be adhered to as detailed within this document. Unless otherwise stated within this document, within the areas protected by tree protection barriers the following shall apply:
- No excavation works unless permitted and stipulated in this AMS
 - No lowering of levels
 - No storage of plant or materials
 - No vehicular access
 - No fire lighting
 - No parking
 - No welfare facilities
 - No substances harmful to the environment or trees health shall be stored adjacent to or allow to flow into tree protection areas. This includes all fuels, oils, bitumen, cement storage towers and washing arear, building sand, salt or any other chemicals.
 - No fires shall be lit in within 15m of the trees canopy.
- 4.4 This AMS details the following key areas of work relation to trees during the site preparation, construction phase:

AMS01 - Timing of Works and Site Monitoring Requirements

AMS02 - Tree Removal and Pruning

AMS03 - Tree Protection Fencing

AMS04 - Works within Root Protection Areas (RPAs)

AMS05 - General Site Precautions

AMS06 - Procedures for Incidents



AMS 01 – Timing of Works and Site Monitoring Requirements

Timing of Works

- 4.5 The development must be carried out in the following order unless otherwise agreed in writing with the LPA. Each step must be completed in accordance with this document and before moving onto the next:
- 1) Tree removals and pruning works.
 - 2) Tree protection fencing installed.
 - 3) Site accessible to plant and construction traffic.
 - 4) site clearance and groundworks (cut and fill)
 - 5) Construction
 - 6) Removal of tree protection fence
 - 7) Soft landscape operations.

Site Monitoring

- 4.6 Site monitoring by an appropriately qualified Arboriculturist will be undertaken as set-out within the Arboricultural Works Audit (AWA) (See **Appendix 6**). This includes the following key work stages:
- Pre-commencement meeting
 - Tree removals and pruning
 - Installation of tree protection barriers
 - Works within RPAs, including temporary movement of tree protection fencing as needed in order to gain access to RPAs.
- 4.7 It is the responsibility of the Site Manager to request (with sufficient notice) the attendance of an Arboricultural Consultant to oversee the work as detailed above. It is not the responsibility of Tyler Grange to enforce site monitoring works throughout the course of the development. A copy of the Works Audit and supporting photographic evidence will be completed by the appointed Arboricultural Consultant and issued to the client. Reporting to the LPA's Arboricultural Department will be the responsibility of the client following the completion of each task.



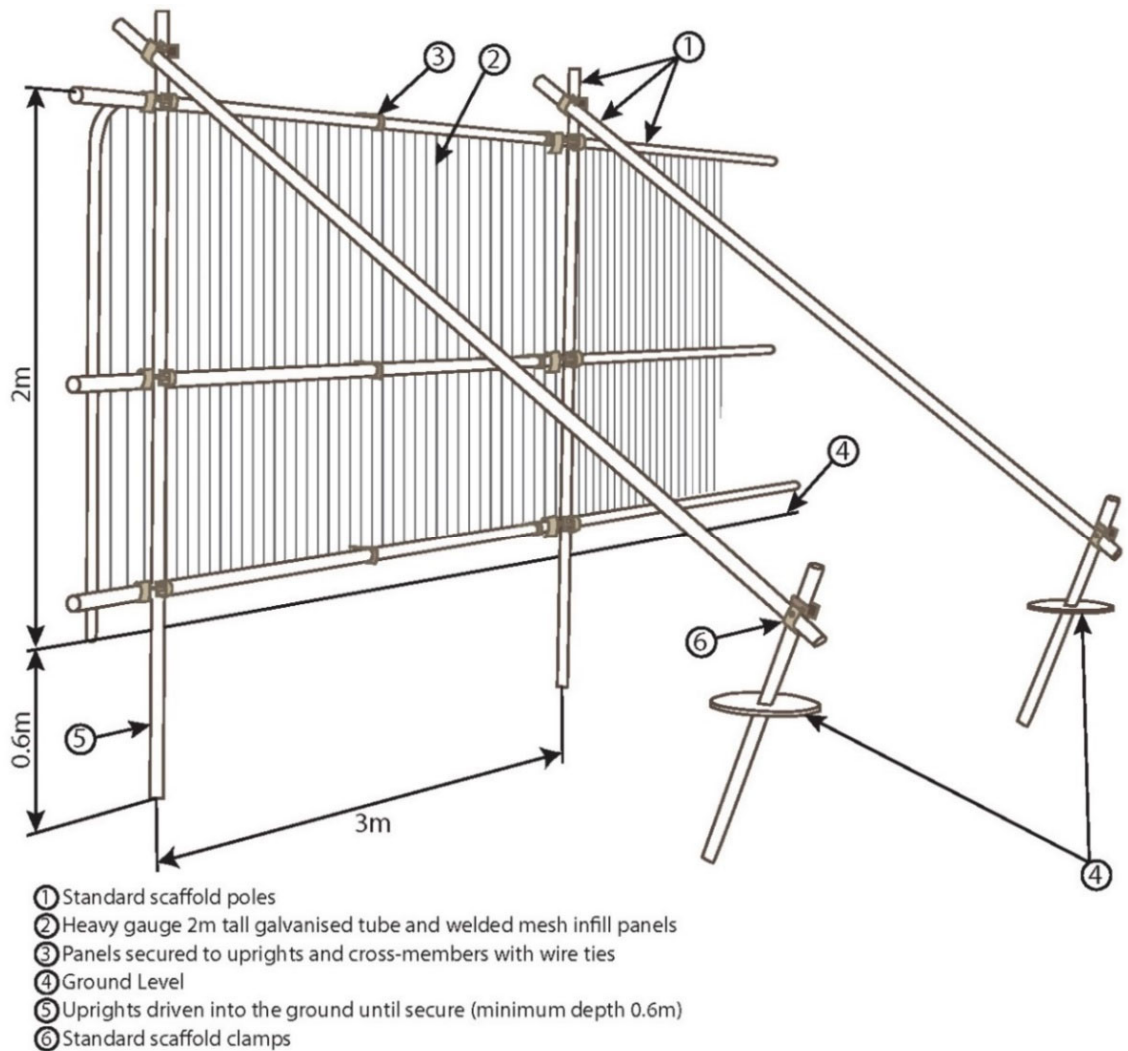
AMS 02 – Tree Removal and Pruning Works

- 4.8 Trees to be removed and pruned are limited to only those as shown on the **TRRP** and as detailed at Section 3 of this report. These trees will be clearly identified on-site (via spray marking / taping / tagging as required) to avoid erroneous tree works. The appointed Arboricultural Consultant will be contacted if there is any uncertainty on trees to be removed or pruned.
- 4.9 Tree removals and pruning works will be carried out prior to the installation of tree protection barriers. Guidance will be sought from the appointed arboricultural consultant where tree removal works are to be phased and / or completed after the installation of tree protection fencing.
- 4.10 A geocoordinate AutoCAD file of the TRRP is available upon request which can be used by a surveyor to mark out the extent of tree group and hedgerow removals.
- 4.11 Tree works must be undertaken in accordance with BS3998:2010 by a competent tree contractor and should avoid the main nesting season for birds between 1st March and 31st August each year. If such timescales are unachievable, the advice of an ecologist will need to be sought to determine any further necessary protective and precautionary working measures to avoid disturbance to nesting birds and other wildlife.
- 4.12 The tree surgery contractor is responsible for carrying out any relevant health and safety risk assessment, and insurance, prior to any tree work being carried out.
- 4.13 No trees to be retained shall be used for anchorage or winching purposes.
- 4.14 Following the proposed tree removals, it will be necessary to review retained tree canopies that form a new edge to groups of trees.

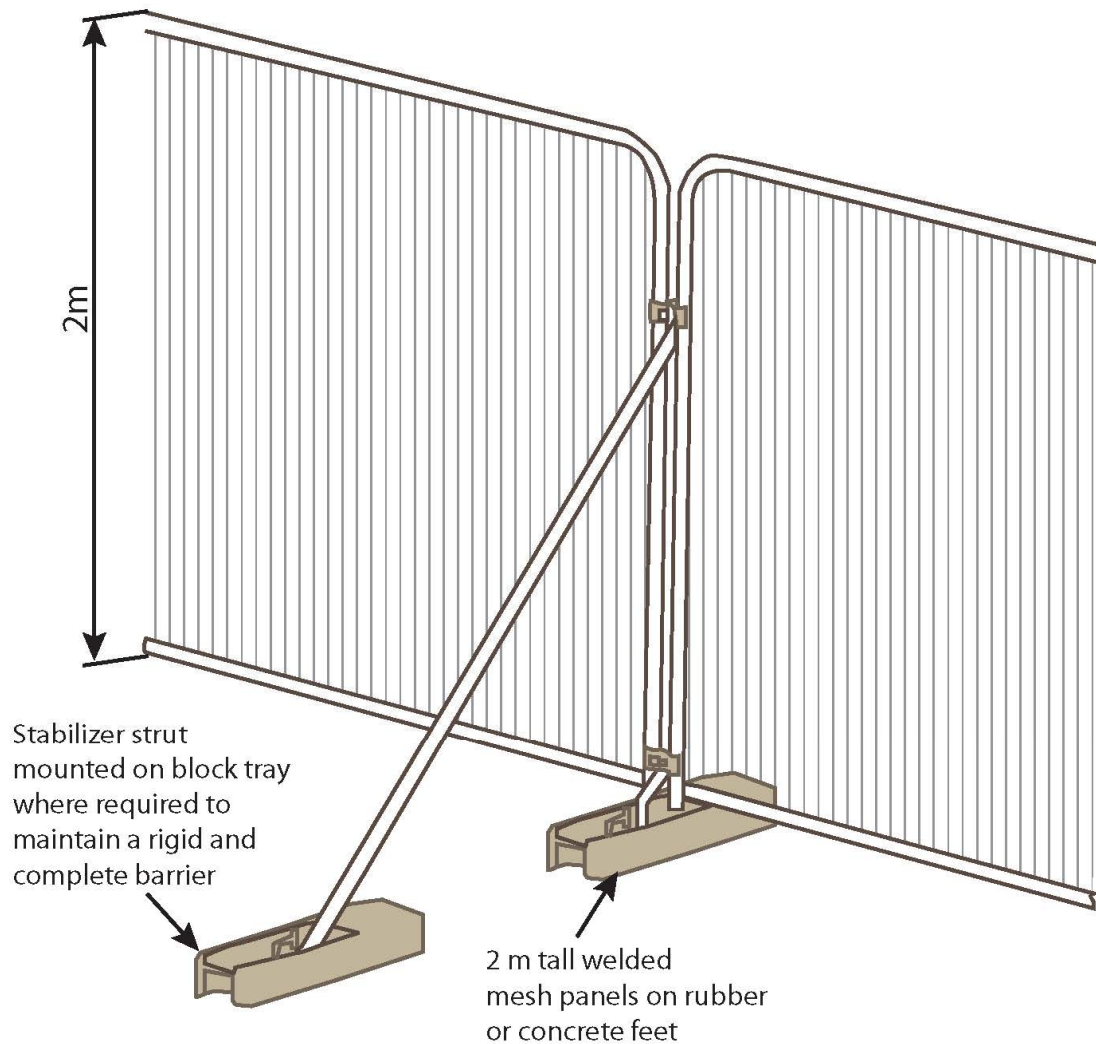


AMS 03 – Tree Protection Fencing

- 4.15 Tree protection fencing must be installed to protect the roots, trunks and branches of retained trees from damage.
- 4.16 Tree protection barriers will be fully installed before the arrival of any plant or construction activity on-site. The barriers will serve to prohibit any access into the RPAs, and unless otherwise stated in this AMS, tree protection barriers will remain in place for the duration of the construction works until the construction work is deemed completed.
- 4.17 The **TPP** identifies the location of the tree protective fencing. To ensure accurate positioning and to avoid costly adjustments, the tree protection fence must be set out by a surveyor with all node points being marked clearly on site for the fencing contractor to work to. A geocoordinate AutoCAD file of the TPP is available upon request.
- 4.18 The fencing will comprise a scaffold framework, well braced to resist impacts, with vertical tubes spaced at a maximum of 3m to add further stability. Onto this, weldmesh panels will be securely fixed with wire or scaffold clamps.



- 4.19 Where tree protection fencing is to sit upon existing hard standing this can utilise rubber block tray footings as per the diagram below:



- 4.20 All-weather notices will be attached to the barriers with words such as 'Construction Exclusion Zone – No Access' (see signage examples below).



- 4.21 Principal areas of proposed planting and structural landscaping can also be safeguarded during the construction phase by secured plastic mesh fencing as this will still offer protection and a visual barrier to any construction works (see photographic example below). This will protect proposed planting areas from soil structure damage, ensuring that the ground can be kept in an adequate condition for growth during the construction phase.



4.22 Stages for installing Tree Protection Fence are as follows:

- 1) Clearance of vegetation (where required) to allow working access to install the protection fence;
- 2) Setting out of fencing node points or spray marked by an appointed arboricultural consultant;
- 3) Fence is installed and signs installed;
- 4) Appointed Arboricultural Consultant attends site to inspect protection fence on-site; and
- 5) Site accessible to construction traffic. Special attention is essential in maintaining the protective barriers during the construction phases, ensuring that it remains rigid and complete as well as fit for the purpose intended. Protective barriers will be inspected frequently and repairs shall be made immediately where required.

Barrier Repositioning

- 4.23 Where necessary, barrier repositioning will be required to gain access to aspects of construction within the RPAs to undertake ground works under arboricultural supervision. Repositioning of fencing will only be undertaken once the required works with the previously fenced off area are imminent.
- 4.24 Following completion of the works within the RPAs, the barriers will be placed by to their original position. Barriers do not need to be repositioned back to their original location following the completion of new/resurfacing works within the RPA. In this instance, the barriers must be sited to protect any exposed and unsurfaced parts of the RPA and the branches of the tree.
- 4.25 Any alterations to the tree protection fence otherwise as stated within this AMS must only be completed under the guidance of a suitably qualified arboricultural consultant.



AMS 04 – Works within the RPAs

- 4.26 The **TPP** shows the RPAs of retained trees. This signifies the area that must be protected during the construction works to avoid harm to the rooting environments of trees. Where development and site works occur in these areas, there are mitigative measures and protocols to adhere to as detailed within the document.

New Pedestrian Connections / Footways within RPAs

- 4.27 The **TPP** identifies in Magenta where a no-dig construction method is required for introduction of new hard surfacing within existing unmade ground within the RPAs. Typically, this will adopt a cellular confinement system (example below), however, site conditions and circumstances may require the use of alternative products.



- 4.28 The design will take account of the bearing capacity of the soil and loading requirements. The detail of product and specification are technical engineering matters to be provided by the project engineer and product specialists. Design advice and detailed specifications can be provided by the following suppliers:

- Geosynthetic Ltd, 01455 617139, www.geosyn.co.uk
- Wrekin Products Ltd, 01543 440440, www.wrekinproducts.com
- Green Grid Systems, 01962 433460, greengridsystems.com

- 4.29 The final specification must meet the following design criteria for low-invasive surfaces to provide the conditions for continued tree survival and growth:

- Maintains oxygen diffusion through new surface to rooting area and maintains sufficient passage of water to the rooting area;
- Maintains the high points of existing ground levels to avoid root damage (severance and/or asphyxiation);
- Avoids compaction by maintaining a soil structure sufficient to sustain root growth (soil bulk density below 1.4g/cc); and
- Is located no closer than 500mm to retained tree stems to allow for future growth.



4.30 Implementation of the surface must adopt the following arboricultural mitigation measures:

- 1) Ideally, the surface should be installed between May and October when the ground is driest and least prone to compaction. Protection fencing will then be temporarily removed / repositioned to provide access as shown on the TPP;
- 2) Ground preparation and setting out of the surface will be overseen by the project arboricultural consultant;
- 3) Machines must not be used to scrape or prepare the ground;
- 4) Removal of any turf layer vegetation by using a herbicide (as advised by a specialist) or manual removal with hand tools only. Shrubs and saplings are to be cut and ground out to just below ground level rather than grubbed or winched out;
- 5) If required, remove existing hard surfaces / structures in accordance with this document;
- 6) Retain all original ground levels after vegetation removal. No excavation into the soil is to occur;
- 7) Level area if necessary, by raising low spots with non-compacted washed sand. No excavation of high spots is to occur unless otherwise agreed with the project arboricultural consultant;
- 8) Install membrane, system and surface in accordance with manufacturers specification:
 - a. Lay the cellular system over the Geotextile, which is secured open under tension during the infill process with steel staples or pegs;
 - b. Install kerbs and edgings directly on top of existing soil grade level. For light structures, a treated peg and board may be acceptable. For more substantial structures, railway sleepers, haunched concrete with road pins, drilled kerbstones, gabions or cast in situ kerbs will be appropriate. For installation of new kerb edging, notably in relation to the proposed site access arrangement east of tree group G1, shallow trenches for kerb foundations will be hand-dug, avoiding major roots (>25mm diameter). If roots are encountered, use flexible kerb systems or bridge over roots with minimal disturbance, as advised by the arboriculturalist. Lay a geotextile membrane over the excavated ground prior to bedding in the kerbing with concrete.
 - c. Fill the cellular system ensuring any machinery works only on already filled areas. Typical infill consists of no fines angular granular material 20-40mm, which will remain uncompacted; and
 - d. Install porous wearing surface.

4.31 If ground levels are to be raised more than 150mm this will be achieved by the use of a granular material, which does not inhibit vertical gaseous diffusion. For example: no-fines gravel, washed aggregate, structural soil (min. 20% sand content) or cobbles.



Removal of Hard Surfacing within RPAs

- 4.32 The **TPP** identifies in Green areas of existing hard surfacing within RPAs that require removal as part of the ground works associated with the proposed soft landscaping response. This includes the removal of tarmac surfacing / parking bays within RPAs in order to replace this with proposed landscaping.
- 4.33 The **TPP** also identifies in Red areas of existing hard surfacing within RPAs that will continue to be covered by hardstanding but requiring surface layer removal as part of the parking bay re-configuration / re-surfacing works.
- 4.34 The removal of hard surfaces from RPAs will adopt the following protective measures:
1. The works will be completed under the supervision of a qualified arboricultural consultant;
 2. Protection fencing will be temporarily removed / repositioned to provide access as needed;
 3. Ground boarding will be placed over parts of the RPA that are not surfaced and where access is required. Any machine use must be operated on hard surfaced ground or as a last result on soft-ground which is protected by ground protection boards as detailed within this document;
 4. Any machine should work backwards over the area to prevent damage to any exposed RPA;
 5. The surface will be sensitivity removed, breaking-up the top layer using hand-held breakers or small excavator and avoiding any excavation into the sub-bases or soil layers where roots may be present. Where possible, any existing sub-base will be left in situ / made good if new surfacing is to be laid;
 6. Paved / slab surfaces will be lifted carefully by hand;
 7. Kerbs and haunching will be retained and utilised for re-surfacing where applicable. Kerbs and haunching to be removed must be 'peeled back' from their position away from the tree with a small machine. Any lodged haunching will be broken up and removed by hand. No excavation will occur behind the kerb line (towards the tree) where tree roots may be present;
 8. If the removal sub-base material is required (for example, where soft landscaping is then proposed), this will be undertaken by hand to avoid any damage to tree roots. Any tree roots identified will be retained where possible. Small roots measured under 25mm in diameter may be cleanly pruned back if required. Roots measured over 25mm must be retained and the appointed arboricultural consultant will review the significance of the root(s) to the tree's health and stability;
 9. The newly exposed soil and any exposed roots will be covered with up to 100mm of topsoil extract from elsewhere on the site or imported (to BS3882:2015). Soil may be placed in the area by plant sited outside the RPA and spread by hand; and
 10. Tree protection fencing to be reinstated in final (post demolition position as shown on the **TPP**).



Soft landscaping and Turfing within RPAs

Preparation

- 4.35 All landscaping and associated ground preparation within RPAs will be carried out sensitively to ensure root damage is mitigated as much as is practicable. At no time is any heavy plant to be used within any protected area.
- 4.36 Removal of existing vegetation will be carried out by hand; turf may be removed using a mechanical turf stripper or by hand.
- 4.37 Soft Landscaping operations within RPAs will be conducted when no plant machinery is to be working on the site for the remainder of the build.
- 4.38 No Rotovators are to be used within the RPAs of retained trees.

Turfing

- 4.39 Turfing operations within the RPAs of trees will adopt the following tree protection measures / stages:
 - 1) Remove Tree protection fence to allow access to area;
 - 2) Do not reduce high sport or conduct any excavations within RPAs;
 - 3) Existing poor-quality turf may be removed with a turf striping machine;
 - 4) Use good quality topsoil to level any low-lying areas and hollows and provide a fine tilth to lay turf on. This imported soil must not result in a level increase of more than 100mm in any area;
 - 5) Import turves by hand or in wheelbarrow. Wheelbarrows should be tracked over scaffold boards to prevent soil compaction; and
 - 6) Lay turves.

Planting

- 4.40 Should the existing soil be compacted or have a poor structure which may hinder the development of any new planting, soil decompaction techniques may be used upon consultation with the project arboriculturist.
- 4.41 Planting operations within the RPAs of trees will adopt the following tree protection measures / stages:
 - 1) Remove Tree Protection fence to allow access to area;
 - 2) Remove existing vegetation by hand;



- 3) Do not reduce any high spots or excavate in any way;
- 4) With the use of a wheelbarrow Import good quality topsoil into the area. level to a depth no more than 100mm with hand tools;
- 5) Dig individual planting pits for each plant by hand (including hedging which must not be trench planted); and
- 6) Any mulch should also be imported and spread by hand.



AMS 05- General Site Precautions

4.42 The following points must be observed during both advanced works and the construction process:

- The site compound area must be established outside of the unprotected RPAs prior to undertaking demolition and or construction works on-site, inclusive of any areas for materials storage, contractor parking and mixing must also be established outside of the RPAs;
- No fires will be lit on-site;
- Cutting down, uprooting, damaging or otherwise destroying any retained tree is prohibited;
- No access will be permitted inside RPAs unless under the guidance of a suitably qualified arboricultural consultant or otherwise stated within this AMS;
- No materials, equipment or debris will be stored within the RPA at any time unless otherwise stated within this AMS;
- If during demolition or construction, there are any excessive levels of dust build-up on retained trees then trees must be hosed down immediately with a clean water supply;
- Notice boards, telephone wires or other services must not be attached to any part of retained trees;
- Materials which will contaminate the soil (e.g. concrete, cement, chemical toilets, diesel oil, vehicle washings etc.) must not be permitted within, or close to RPAs of retained trees. Consideration must be given to any sloping ground on-site to ensure that contamination of soil in the RPA would not occur if there were spillage, see page or displacement elsewhere on-site. To avoid any associated damage or injury occurring to the trees as a direct result of contact with contaminants, works including cement mixing, re-fuelling and tool or machine washing will not be permitted within 20m uphill of any retained tree and
- Contamination of the soil by fuel and lubricant leaks must be avoided at all costs. If such a situation arises the project arboriculturist must be notified to assess the situation and prescribe remedial measures.



AMS 06 – Procedures for Incidents

- 4.43 Issues can arise on development Sites which require amendments to the previously agreed tree protection details. Any amendments to the AMS will be discussed with the Arboricultural Consultant and agreed in writing with the LPA prior to being implemented. Copies of paperwork relating to any amendments shall be attached to the site AMS to provide a definitive record of what has been approved.
- 4.44 If any breach of the approved tree protection measures occurs:
- The site manager must be informed immediately;
 - The Local Planning Authority Tree officer (or other Planning Officer) must be informed, as well as the appointed project Arboriculturist at the earliest opportunity;
 - Swift action must be taken to halt the breach and prevent any further breaches; and
 - All preventative action and details of agreed remedial works must be recorded and reported to the LPA.



Appendix 1: Tree Survey Methodology, Constraints Mapping and Report Limitations



Appendix 1: Tree Survey Methodology, Constraints Mapping and Report Limitations

Field Work

- A1.1 In accordance BS5837, the tree survey included all trees within / in influence of the site and the site boundaries that were over 75mm diameter at breast height (1.5m).
- A1.2 Measured topographical survey data (supplied by others) was used to inform tree locations their surrounding context. Any trees not identified on the topographical survey are prefixed with (*) and their locations have been approximated using measurements during the tree survey and further informed by aerial photography where required.
- A1.3 The trees surveyed were visually inspected from ground level only. No invasive investigations or climbing inspections were necessary to confirm visual or audible signs of defect or debility and no tissue or soil samples were undertaken. For further clarification please refer to the tree survey explanatory notes in below.

Tree Numbers

'T' prefixes have been used to identify individual trees and commence with 'T1'.

'G' prefixes have been used to identify groups of trees.

'H' prefixes have been used to identify hedgerows.

'W' prefixes have been used to identify woodlands.

Species

Species are listed by their common name, both in the schedule and in the report text.

Height and Stem Diameter

- A1.4 The stem diameter is measured at 1.5m above ground level and given in millimetres (mm). Tree heights are measured in metres (m) using a clinometer where access and land typography allowed. In instances where access to tree's stem and height measurements were not possible, the dimensions have been estimated by eye.

Crown Spread and Height of Crown Clearance

- A1.5 Radial crown spread is measured in metres and is listed for each of the four cardinal points where access has been possible to obtain a measurement. Where access was not possible to measure the spread of the canopy, such distances have been estimated by eye or informed by aerial photography.
- A1.6 The measured canopy shapes have been plotted on the Tree Constraints Plan at the four cardinal points. For groups of trees, the extent of the canopy has been measured as an average across the group and plotted using the topographical survey mapping. In some instances, Tyler Grange will use aerial photography to inform the canopy spread of larger tree groups and woodlands where topographical data is limited for such features.



- A1.7 The distance between the ground level and the first significant branch or radial tree crown, whichever is the lower, has been measured in metres.

Age Class

- A1.8 The age of each tree is defined as follows:

Young - within the first third of reaching full maturity;

Semi-Mature - within the second third of reaching full maturity;

Early-Mature - within the last third of reaching full maturity;

Mature - specimen at full maturity; and

Veteran – tree that, by recognised criteria, shows features of biological, cultural or aesthetic value that are characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned.

Physiological and Structural Condition

- A1.9 The physiological or structural condition of each tree is defined as either; good, fair, poor or dead. For each tree, where appropriate, notes on the structural integrity are provided on form, taper, forking habit, storm damage, decay, fungi, pests, etc.

An assessment of a tree's physiological condition is defined as:

Good – fully functioning biological system showing expectant vitality for the species i.e. normal bud growth, leaf size, crown density and wound closure.

Fair – fully functioning biological system showing below average vitality i.e. reduced bud growth, smaller leaf size, lower crown density and reduced wound closure.

Poor – a biological system with limited functionality showing clear physiological decline, disease or significantly below average vitality i.e. limited bud growth, small and chlorotic leaves, low crown density and limited wound closure.

Dead – tree observed to fully dead with no living parts.

An assessment of a tree's structural condition is defined as:

Good – no significant structural defects.

Fair – structural defects which could be alleviated through remedial tree surgery or arboricultural management practices

Poor – structural defects which cannot be alleviated through tree surgery or arboricultural management practices.



Tree Quality Gradings

- A1.10 The value of trees has been assessed in accordance with the BS5837 Cascade Chart for Tree Quality Assessment (See Appendix 2). Grading subcategories (1, 2 and 3) reflect arboricultural, landscape and cultural values, respectively.

Root Protection Areas

- A1.11 The Tree Constraints Plan shows the approximate extent of Root Protection Areas (RPAs). The RPAs have been plotted and calculated in accordance with the methodology set out in Appendices C and D of BS5837, using the tree stem diameter dimensions obtained during the site visit.
- A1.12 Plotted RPAs serve as 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.
- A1.13 Where pre-existing site conditions or other factors indicate that rooting may occur asymmetrically, a polygon of equivalent area should be produced. Modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distribution observed on-site. Any deviation in the RPA from the original circular plot should take account of the following factors whilst still providing adequate protection for the root system:
- a) the morphology and disposition of the roots, when influenced by past or existing site conditions (e.g. the presence of roads, structures and underground apparatus);
 - b) topography and drainage;
 - c) the soil type and structure;
 - d) the likely tolerance of the tree to root disturbance or damage, based on factors such as species, age, condition and past management.
- A1.14 The plotted RPAs have therefore informed the design of the proposed development where possible. While developing within RPAs should be avoided, special working methods can be adopted to alleviate the RPA disturbance for cases where the development is considered necessary and unavoidable.

Tree Canopies

- A1.15 The distribution of tree canopy cover on and within influence of the site is illustrated on the TCP. Canopies have been plotted at cardinal points for individual and groups of trees. The Tree Survey Schedule included at Appendix 5 to the rear of this report lists the vertical clearance from site ground level to significant tree branching of individual trees. This measurement informs the impacts of accessibility and development beneath tree canopies.

Limitations

- A1.16 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.

- A1.17 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

- A1.18 Any alteration to the application site or development proposals could change the current circumstances and may invalidate this report and any recommendations made.
- A1.19 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.
- A1.20 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 2: 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 other category U trees (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning).		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	1.Mainly Arboricultural Values	2. Mainly Landscape Values	3. Mainly Cultural Values, including Conservation	Identification on Plan
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 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 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 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 benefits.	MID 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 150mm	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



Tree Number	Common Species Name	Height (m)	Trunk Diameter (mm)	Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Notes
G1	Plane, Small Leaved Lime, Cherry, Silver Birch, Rowan, Goat Willow.	8 - 12m	200 - 490	1.5 - 2m	Early Mature to Mature	Fair - Good	Fair	B.2 / C.2	Northern boundary car park edge planting, comprising a mix of early mature trees and younger infill tree cover. Lifted canopies with co-dominant upper stems. Kerb edging to site-side with car parking beyond. Collective moderate value as high canopy car park edge tree planting, with selected lower quality younger specimens.
G2	3no. Cherry, Goat Willow	8 - 12m	av. 350	2 - 3m	Early Mature to Mature	Fair - Good	Fair	B.2	Linear stand of 3no. Cherry and mature Goat Willow. Several torn / hanging branches to western roadside canopies
G3	Lime, Poplar	6 - 12m	to 350	3m	Early Mature to Mature	Fair - Good	Fair	B.2 / C.2	Stand of 2no. trees to south western site corner in car park edge planting bed. Ornamental high canopy tree stock, torn and hanging deadwood noted. Developed context with EV infrastructure to north of stems, hard surfacing and kerb edging to site-side RPAs. Lifted crowns over car park edge.
G4	Cherry, Lime, Callery Pear	6 - 12m	to 600	3m	Early Mature to Mature	Fair - Good	Fair	B.2 / C.2	Stand of 3no. trees to south eastern site corner in car park edge planting bed / H3 hedgerow belt. Ornamental high canopy tree stock, with central larger Cherry. Urban influence with torn and hanging deadwood noted. Hard surfacing and kerb edging to site-side RPAs. Lifted crowns over car park edge.
G5	2no. Rowan	6 - 8m	to 220	2m	Early Mature	Fair - Good	Fair - Good	C.2	2no. Street tree / car park edge Rowans. No significant issues. Crown lifted with rounded form. Growing within H3 eastern boundary shrub bed.
H1	Cherry Laurel	1.5m	100	0.00	Early Mature	Good	Good	C.2	Northern boundary car park edge shrubs / hedging plants with no significant issues.
H2	Holly, Cotoneaster, Lonicera	1.5m	75	0.00	Early Mature	Good	Good	C.2	Western boundary car park edge shrubs / hedging plants with no significant issues. Some clearance / cutting back noted for EV charging point installation.
H3	Cotoneaster	1.5m	75	0.00	Early Mature	Good	Good	C.2	Eastern boundary car park edge shrubs / hedging plants with no significant issues.

Appendix 4: Planning Policy Context



Appendix 4: Planning Policy Context

Policy Document	Policy References	Policy Wording / Description
National Planning Policy Framework (NPPF 2024)	Section 12, paragraph 136	<i>"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"</i>
	Section 15, paragraph 187	<i>"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;"</i>
	Section 15, paragraph 188	<i>"Plans should: take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries."</i>
	Section 15, paragraph 193	<i>"When determining planning applications, local planning authorities should apply the following principles: (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;"</i>



Local Planning Policy

Rochdale Adopted Core Strategy (October 2016)

- A4.1. Policy G6 – Enhancing Green Infrastructure states that development must *“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”*.
- A4.2. Policy G7 – Increasing the Value of Biodiversity and Geodiversity states that development proposals are expected to *“Protect and enhance existing features such as peatland, ponds, wetlands, reservoirs, mill lodges, trees, hedges, wooded areas, meadows, flora and fauna”*

Unitary Development Plan (June 2006)

- A4.3. The Unitary Development Plan from the 1996-2016 Local Plan is still in place until the Allocations Development Plan is adopted.
- A4.4. Policy NE/8 – Development Affecting Trees, Woodlands and Hedgerows states that *“Development proposals will be permitted that do not adversely affect trees, woodland or hedgerows”*.
- A4.5. The policy adds that:

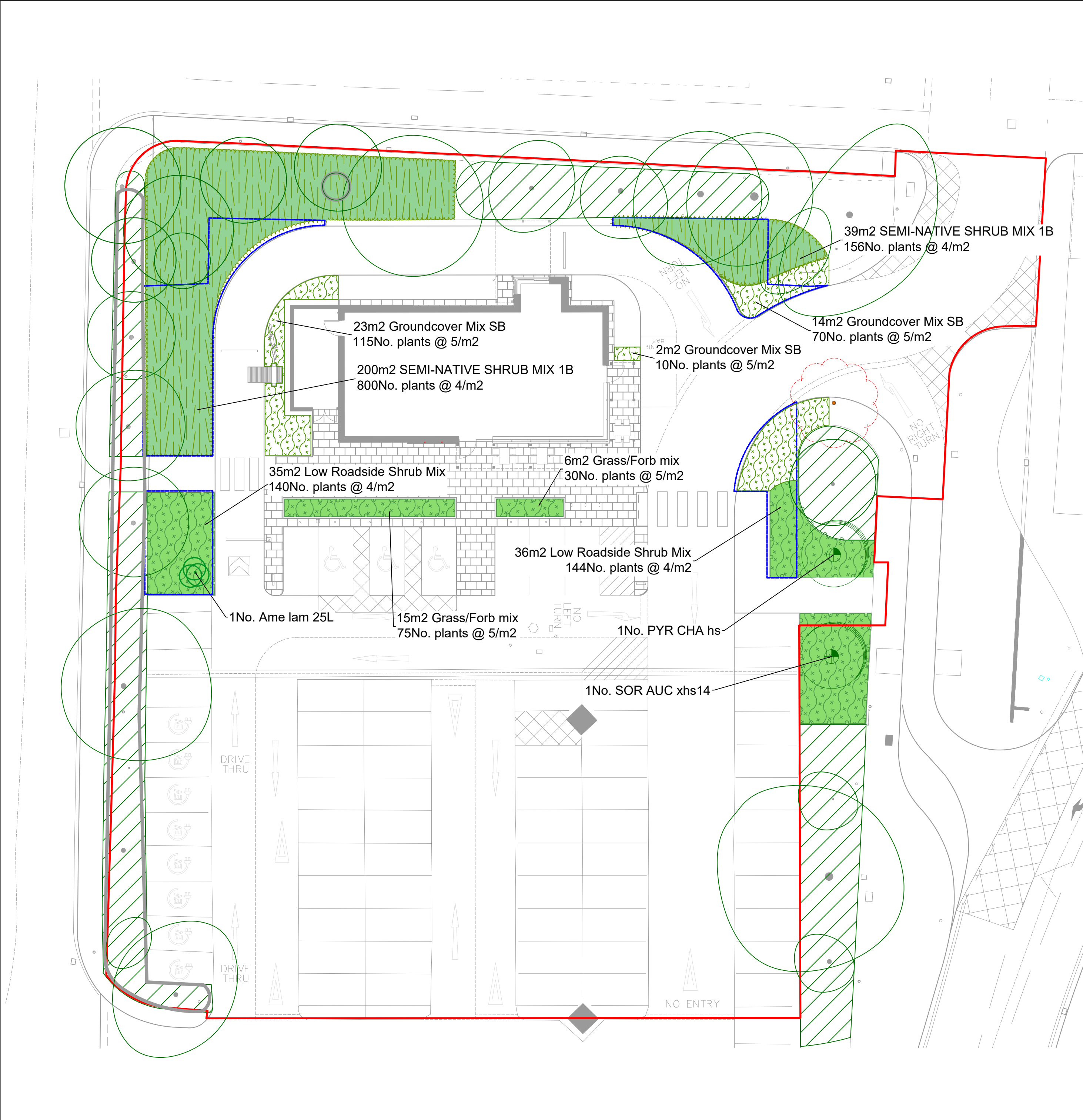
“Proposals on sites containing trees and woodlands should ensure:

- a) Suitable space and conditions for the successful retention of trees, woodland and hedgerows;*
- b) That new tree planting is of an appropriate scale and species and that the impacts on the amenity of the development and surrounding area in the longer term e.g., root spread, stability, loss of daylight, leaf fall and personal safety have been fully considered;*
- c) Suitable care and protection of trees and their environment during construction;*
- d) The nature conservation value of existing hedgerows, trees and woodland has been safeguarded where appropriate including the incidence of protected species e.g., bat roosts, and the value of ground flora e.g. bluebells;*
- e) Hedgerows which meet the criteria set out in the Hedgerow Regulations 1997 and other hedgerows which are locally distinctive and valuable for their natural or historic value are fully safeguarded;*
- f) The requirement of the Forestry Commission for a felling licence to be obtained is met where appropriate;*
- g) Suitable arrangements for future maintenance and management of trees and woodland (which may need to be secured by means of a legal agreement); and h) Replacement planting of trees in the event of death or failure during a 5 year period”.*



Appendix 5: Soft Landscape Proposals





KEY

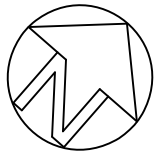
Soft Works

- Existing Vegetation**
To be retained
- Proposed Mixed Ornamental & Native Shrub Planting**
See schedule for species
- Proposed Herbaceous & Shrub Planting**
See schedule for species
- Proposed Ground Cover Planting**
See schedule for species
- Proposed HS Tree Planting**
- Proposed Feature Shrub Planting**
- Existing Retained Trees**
- Trees Proposed For Removal**

Plant Schedule						
QTY	UNIT	CODE	PLANTNAME	STOCK	SIZE	SPACING
Shrubs						
1 No.	Ame lam	25L	Amelanchier lamarckii	C25L	150-180cm	1/m2
QTY	UNIT	CODE	PLANTNAME	STOCK	FORM	GIRTH/HEIGHT
Trees						
1 No.	PYRCHA	hs	Pyrus calleryana "Chanticleer"	FB	STD	12-14cm
1 No.	SORALUC	xhs14	Sorbus aucuparia	FB	STD	14-16cm
PERCENT	QTY	UNIT	PLANTNAME	STOCK	SIZE	
Plant Mixes						
39m2 Groundcover Mix SB planted @5/m2						
10%	20 No.		Cornus canadensis	C3L		30-40cm
20%	39 No.		Euonymus fortunei 'Silver Queen'	C3L		30-40cm
10%	20 No.		Hedera helix	C3L		30-40cm
50%	98 No.		Pachysandra terminalis	C3L		30-40cm
10%	20 No.		Vinca major	C3L		30-40cm
Individual varieties to be planted in groups of approximately 3 or 5.						
71m2 Low Roadside Shrub Mix planted @4/m2						
20%	57 No.		Euonymus fortunei 'Dart's Blanket'	C3L		30-40cm
20%	57 No.		Lonicera pileata 'Moss Green'	C2L		20-30cm
20%	57 No.		Pachysandra terminalis 'Variegata'	C2L		15-20cm
10%	28 No.		Potentilla fruticosa 'Tangerine'	C3L		20-30cm
20%	57 No.		Sarcococca humilis	C2L		20-25cm
10%	28 No.		Spiraea japonica 'Little Princess'	C3L		30-40cm
Individual varieties to be planted in groups of approximately 3 or 5.						
239m2 SEMI-NATIVE SHRUB MIX 1B planted @4/m2						
25%	239 No.		Helleborus niger	C2L		Full pot
10%	96 No.		Viburnum tinus	C2L		30-40cm
10%	96 No.		Cornus sanguinea	B Trans		40-60cm
5%	48 No.		Viburnum opulus	B Trans		40-60cm
5%	48 No.		Lonicera periclymenum	C2L		60-80cm
25%	239 No.		Liriope muscari	C2L		Full pot
25%	239 No.		Vinca minor	C2L		30-40cm
15%	143 No.		Ajuga reptans	C1L		Full pot
15%	143 No.		Skimmia japonica rubella	C2L		30-40cm
Individual varieties to be planted in groups of approximately 5-7.						
Helleborus and Skimmia should be positioned at the back of beds.						
21m2 Grass/Forb mix planted @5/m2						
12%	13 No.		Carex testacea	C2L		
12%	13 No.		Deschampsia cespitosa 'Goldtau'	C2L		
11%	12 No.		Eragrostis spectabilis	C2L		
10%	11 No.		Calamagrostis x acutiflora 'Karl Foerster'	C2L		
10%	11 No.		Heuchera villosa var. villosa	C1L		
10%	11 No.		Stipa tenuissima 'Pony Tails'	C2L		
10%	11 No.		Sanguisorba 'Tanna'	C2L		
5%	5 No.		Eupatorium maculatum	C2L		
5%	5 No.		Perovskia 'Blue Spire'	C2L		
5%	5 No.		Sedum telephium 'Purple Emperor'	C2L		
5%	5 No.		Stipa gigantea	C2L		
5%	5 No.		Verbena bonariensis	C2L		
Notes and Abbreviations						
B	=	Bare root (bagged).				
C	=	Container (or pot) grown, followed by size of the container (or pot).				
FORM	=	Shape of tree as supplied by the nursery.				
QTY	=	Quantity				
FB	=	Rootballed (balled and wrapped).				
SIZE	=	Height or Spread of juvenile plant.				
Std	=	(clear stem) Standard.				
STOCK	=	Root condition/protection method eg Bare root.				
Trans	=	Transplant (or undercut seedling).				
- Refer to specification for further information.						
- All plants to be completely hardened off						
- Substitutions to be agreed with Landscape Architect.						

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Notes:-



P02	10/06/25	PLANNING Updated	AL	SW
P01	30/04/25	PLANNING First Issue	AL	SW
REV.	DATE	DESCRIPTION	DRAWN	CHK'D



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Client:	ERP (Accrington) Ltd		
Project:	ST MARYS GATE ROCHDALE		
Title:	SOFT LANDSCAPE PLAN		
Issue:	PLANNING		
Drawn:	AL	Checked:	SW
Approved:	SA		
Project:	UG 3023	Scale @ A2:	1:200
Date:	30/04/25		
Dwg No:	UG_3023_LAN_SL_DRW_03	Revision:	P02

Appendix 6: Arboricultural Works Audit

Works Requiring Supervision	Date Completed and Report to LPA
Pre-commencement onsite meeting with project Arboriculturist and Site Manager to discuss tree protection measures throughout demolition and construction phases	
Spray marking of tree removals as identified Tree Retention and Removal Plan (16546_P02a) and detailed within the AIA	
Spray marking of or inspection barrier position as identified on the Tree Protection Plan (16546_P03) and detailed within the Arboricultural Method Statement prior to occupation of site for construction purposes.	
Temporary / secondary repositioning of tree protection barriers should these need to be move in order to gain access into the RPAs for example to undertake approved ground works.	
Supervised ground works for resurfacing of existing areas of hard standing within RPAs, as identified on the Tree Protection Plan (16546_P03) and detailed within the Arboricultural Method Statement.	
Supervised ground works for installation of new footways / kerb edging within RPAs, as identified on the Tree Protection Plan (16546_P03) and detailed within the Arboricultural Method Statement.	
Supervised ground works for removal of existing areas of hard standing within RPAs in order to implement proposed soft landscaping, as identified on the Tree Protection Plan (16546_P03) and detailed within the Arboricultural Method Statement.	
General site inspection (monthly basis recommended unless otherwise agreed with LPA) as detailed within the Arboricultural Method Statement.	



Plans:

16546/P01: Tree Constraints Plan

16546/P02a: Tree Retention and Removal Plan

16546/P03: Tree Protection Plan





-  Site Boundary
-  Category C - Trees of low quality and value
-  Category B - Trees of moderate quality and value
-  BS5837 Canopy Shading Extents
-  Approximate Extent of BS5837 Calculated Root Protection Areas (RPAs)
-  RPA Influenced by Existing Hard Standing



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Tree Constraints Plan

Project Land at Whitworth Road (Dunelm and Carpetright) Car Park, Whitworth Road, Rochdale

Drawing No 16546/P01 January 2024

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-  Site Boundary
-  Category C - Trees of low quality and value
-  Category B - Trees of moderate quality and value
-  Proposed Tree / Hedgerow Losses
-  Approximate Extent of BS5837 Calculated Root Protection Areas (RPAs)
-  RPA Influenced by Existing Hard Standing
-  Proposed Canopy Works



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Tree Retention and Removal Plan



0m 5m 10m 15m 20m 25m

1:500 @ A3

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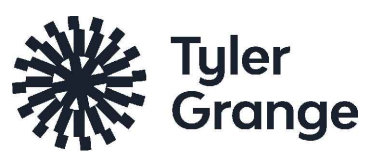
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Project Land at Whitworth Road (Dunelm and Carpetright) Car Park, Whitworth Road, Rochdale

Drawing No 16546/P02a June 2025



-  Site Boundary
-  Category C - Trees of low quality and value
-  Category B - Trees of moderate quality and value
-  Approximate Extent of BS5837 Calculated Root Protection Areas (RPAs)
-  Tree Protection Fencing
-  RPA Sensitivity Area: Re-surfacing of existing hardstanding in RPA
-  RPA Sensitivity Area: Installation of new footway / kerb edging in unmade RPA
-  RPA Sensitivity Area: Removal of hardstanding and installation of soft landscaping / grassland



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