



Tree Survey to BS 5837: 2012

SITE: 1195 Manchester Road, Castleton, Rochdale, OL11 2XZ

Ref: NWTCTS/RG01

NORTH WEST TREE CONSULTANCY LTD

W: www.northwesttreeconsultancy.co.uk

E: info@northwesttreeconsultancy.co.uk

T: 07852266946

Contents

- 1 Introduction
- 2 Executive Summary
- 3 Statutory Protection and Guidance
- 4 Tree Survey
- 5 Qualifications
- 6 Bibliography

Appendices

Appendix A: Arboricultural Survey Data

Appendix B: Survey Methodology

Appendix C: Site Photographs.

Drawings

Drawing 1: Tree Constraints Plan

Table 1: General Information

Document Title	Tree Survey to BS 5837: 2012
Prepared for	Mr Gary Pugh
Prepared by	North West Tree Consultancy Ltd
Document Ref	NWTCTS/RG01
Author	Robert Goodwin
Date	06/08/2025

1 Introduction

- 1.1.1 North West Tree Consultancy Ltd is instructed by Mr Gary Pugh to conduct an arboricultural survey at 1195 Manchester Road, Castleton, Rochdale. The survey is in accordance with British Standard 5837: 2012 'Trees in relation to design, demolition and construction-Recommendations' and is used as guidance to assess trees, hedges and major shrub groups growing on and within influencing distance of the site, and to produce a schedule of trees and Tree Constraints Plan, arboricultural impact assessment and Tree Protection Plan and Arboricultural Method Statement.

2 Executive Summary

- 2.1.1 An arboricultural survey to BS5837 was carried out on all trees within impacting distance of the site by Robert Goodwin on the 4th August 2025.

Figure 1: Site Location (Not to Scale)



- 2.1.2 Trees within the site were assessed using the methodology and guidance from British Standard 5837: 2012 ‘Trees in relation to design, demolition and construction-Recommendations’.
- 2.1.3 Trees were categorized during the survey using **Table 4** – cascade chart for tree quality assessment (see **Appendix B**)
- 2.1.4 A total of two individual trees were surveyed within influencing distance of the site.
- 2.1.5 Details of each tree surveyed is provided in **Appendix A**.

Methodology

- 2.1.6 The methodology used during the survey was the British Standard 5837 :2012 Trees in relation to design, demolition and construction – Recommendations.
- 2.1.7 The aim of the survey is to establish the quality of trees on site and determine which trees are of a good or moderate quality and are suitable for retention and justify protection, and trees which are poor or low quality and are unsuitable for retention.
- 2.1.8 The Tree Survey includes all trees which are within the red line boundary and trees which are adjacent to the site which could be potentially impacted by future development have been included where appropriate to do so.
- 2.1.9 Trees which form groups or areas of woodland have been considered as groups where the arboriculturist has deemed this appropriate.
- 2.1.10 It is often adventitious where practicable to assess the quality and value of such groups as a whole rather than individuals, however individual trees have been assessed as such which are within the group if it is appropriate to differentiate between them.

3 Statutory Protection and Guidance

National Planning Policy Framework (NPPF)

The NPPF assumes protection of all ancient woodland and veteran trees unless there are wholly exceptional reasons and a suitable compensation strategy exists. In this respect ancient woodland is defined as an area which has been wooded continuously since at least 1600 AD and a veteran as a tree that because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value.

Under section 197 and 198 of the Town and Country Planning Act 1990, local planning authorities, when granting planning consent for development, have a duty to protect trees and woodlands, in the interests of amenity, from willful damage or removal through the use of planning conditions and TPO's.

Tree Preservation Orders & Conservation Area Designations

Works to trees which are covered by Tree Preservation Orders (TPO's) or those that are within a Conservation Area (CA) require permission or consent from your Local Planning Authority (LPA).

Section 211 of the Town and Country Planning Act 1990 relates to the preservation of trees within a Conservation Area. Under section 211 anyone proposing to remove, uproot or destroy any tree within a Conservation Area is required to give the Local Planning Authority (LPA) 6 weeks prior notice (A Section 211 notice).

It is necessary to obtain confirmation from the LPA of any Tree Preservation Orders or Conservation Areas upon the site and to follow the appropriate application procedure if tree surgery or any works are required in respect of protected trees.

No statutory protection check has been performed. BS5837 does not distinguish between trees which are subject to statutory protection such as a Tree Preservation Order (TPO) and those trees without. This is due to the fact that a detailed planning consent overrides any TPO protection. We do not seek to bias our findings and decisions in favour of protected trees over other trees without protection.

Protected Species - Birds

- It is a criminal offence under the Wildlife & Countryside Act 1981 to intentionally kill, injure or take any wild bird, or take or destroy their eggs or nest, or damage a nest while that nest is in use or being built. It is advised not to carry out any tree works during bird nesting season which in the UK falls between mid - March to the end of July.

Protected Species – Bats

- Mature trees often contain cavities, crevices and hollows, which are a potential habitat for roosting bats. Bats are afforded protection under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended), as well as under Schedule 2 of the Conservation of Species and Habitats Regulations 2010, and as such causing damage to a bat roost constitutes an offence.

Felling Licenses

- The Forestry Act (1967) requires that a felling license is obtained to remove trees amounting to more than five cubic metres of timber in a calendar quarter. The licenses are administered through the Forestry Commission and contravention of the associated controls can incur substantial penalties.

4 Tree Survey

Scope

- 4.1.1 Pre-development tree surveys are to make arboricultural management recommendations based purely upon individual tree or group of trees condition relative to their present context and not in relation to the proposed development.
- 4.1.2 An arboricultural survey was carried out on all trees within impacting distance of the site. The survey was undertaken by Robert Goodwin of North West Tree Consultancy Ltd on the 4th August 2025.
- 4.1.3 2 individual trees (T001& T002) were recorded within influencing distance of the site. A schedule of all trees and groups including species, condition, age, management recommendations and BS 5837:2012 quality categories is provided within **Appendix A**.
- 4.1.4 Tree and group locations along with their canopy spreads and Root Protection Areas (RPA) are shown on **Drawing 1**.

Limitations

- 4.1.5 The survey was carried out from ground level only and using visual observations. No detailed examinations were made such as decay detection or aerial inspections, such recommendations if required are detailed in recommendations within the tree survey schedule found in **Appendix A**.
- 4.1.6 Measurements were measured using specialist measurement equipment unless otherwise indicated as approximate.
- 4.1.7 Trees bordering the site have been excluded from the survey if they have been deemed far enough away from the developable area.

Tree Quality Categorisation

- 4.1.8 Under BS 5837:2012 Trees in relation to design, demolition and construction- Recommendations, trees and groups of trees are assigned a quality category in order to quantify their value within any future development. The table below contains a summary of the categories set out in the British Standard. The full table is reproduced in **Appendix B**.

Table 2: BS 5837: 2012 Tree Quality Categorisation

HIGH QUALITY	MODERATE QUALITY	LOW QUALITY	FELL/REMOVE
A	B	C	U
Trees of high quality with an estimated remaining life expectancy of at least 40 years.	Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.	Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.	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.

5 Qualifications

- ABC Level 4 Diploma in Arboriculture
- ABC Level 4 Certificate in Arboriculture
- Professional Tree Inspection (Lantra Awards)

Membership

- Technician member of the Arboricultural Association (TechArborA)
- Associate member of the Institute of Chartered Foresters

6 Bibliography

- British Standards 3998 (2010) *Tree work – Recommendations UK; British Standards Institution*
- British Standards 5837 (2012) *Trees in relation to design, demolition and construction - Recommendations; British Standards Institution*
- Department for Leveling Up, Housing and Communities (2024). *National Planning Policy Framework*. Published 12 December 2024. Amended 7 February 2025. London: DLUHC.
- Hirons, A., & Thomas, P. (2017). *Applied Tree Biology*

APPENDECIES

Appendix A: Arboricultural Survey Data

Appendix B: Survey Methodology

Appendix C: Site Photographs

APPENDIX A: ARBORICULTURAL SURVEY DATA

Ref.	Other Reference	Species	Common Name	Botanical Name	Structure	Num. Stems	Height	Ult. Height (m)	Stem diameter(s) (mm)	Combined Stem Diam	Life Stage	Rem. Contrib.	Comments	General Observations	Retention Category	Spread	Crown Clearance (m)	Lowest Branch Direction	RPA	Recommendations
T001		Horse chestnut (<i>Aesculus hippocastanum</i>)	Horse chestnut	<i>Aesculus hippocastanum</i>	Tree	1	14.0	20.0	680	680	Mature	20+ Years	This tree will not have to be removed to facilitate a proposed future development. This tree will form the constraint to the west side of the site. Tree is owned by neighbouring property.	Fair overall Physiological and Structural condition. Some lower branches may have to be pruned back to facilitate access to site. Consent must be gained from the tree owner before carrying out any works on the tree.	B1,2	N:6 E:6 S:7 W:6	3.0	W	Radius: 8.2m. Area: 211 sq m.	Pre construction: No action required. During construction: Protect trees with protective barriers - as shown on plans. Minor root pruning required under supervision to facilitate construction of foundations. Post construction: No action required.
T002		Sycamore (<i>Acer pseudoplatanus</i>)	Sycamore	<i>Acer pseudoplatanus</i>	Tree	1	12.0	22.0	470	470	Early Mature	40+ Years	This tree will not have to be removed to facilitate a proposed future development and does not form a constraint to the re-development of the site.	Fair overall Physiological and Structural condition. Some minor dieback present in upper crown tips.	B1,2	N:3 E:3 S:3 W:3	4.0	E	Radius: 5.6m. Area: 99 sq m.	Pre construction: No action required. During construction: Protect trees with protective barriers - as shown on plans. Post construction: No action required.

APPENDIX B: SURVEY METHODOLOGY

SURVEY METHOD

REF: Notional ID given to each tree or group of trees

SPECIES: Common name is given. Latin name may also be given to aid clarification if required

NUMBER of STEMS: Number of stems arising from below 1.5 metres

HEIGHT IN METRES: Top height of tree measured in metres

ULT HEIGHT: Tree species ultimate growing height in metres

STEM DIAMETER (mm): Single stemmed trees are measured at 1.5 metres above ground level & recorded in millimetres.

COMBINED STEM DIAMETER (mm): For multi-stemmed trees an average of all stems is measured at 1.5 metres above ground level and recorded in millimetres.

LIFE STAGE: Y= Young trees - less than 1/3 normal life expectancy

SM= Semi-Mature trees - 1/3 to 2/3 normal life expectancy

M= Mature trees -over 2/3 normal life expectancy

OM= Over mature trees - beyond usual life expectancy

REMAINING CONTRIBUTION IN YEARS: Trees estimated life expectancy

COMMENTS: An evaluation of potential impacts on the tree prior to proposed construction

GENERAL OBSERVATIONS: A brief description of the tree with comments on form, vitality, any significant defects or ill health along with structural and physiological condition.

RETENTION CATEGORY:

A=Trees of High Quality & Value

B=Trees of Moderate Quality & Value

C=Trees of Low Quality & Value

U=Trees to be Removed or Felled

SPREAD: Crown spread (North/East/South/West) measured in metres from centre of trunk

CROWN CLEARANCE: Height of growth of first significant living branch

LOWEST BRANCH DIRECTION: Direction of growth of first significant living branch

RPA: The RPA is allocated to ensure a sufficient area around the tree is left undisturbed during development. It is provided as an area (m²) and as a radius of a circle in metres, and typically plotted from the centre of the tree.

RECOMMENDATIONS: Recommendations for pre, during and post development tree works taking into account the tree or group attributes without bias to the proposed development

APPENDIX B: SURVEY METHODOLOGY

Table 4: BS 5837: 2012 Tree Quality Categorisation Chart

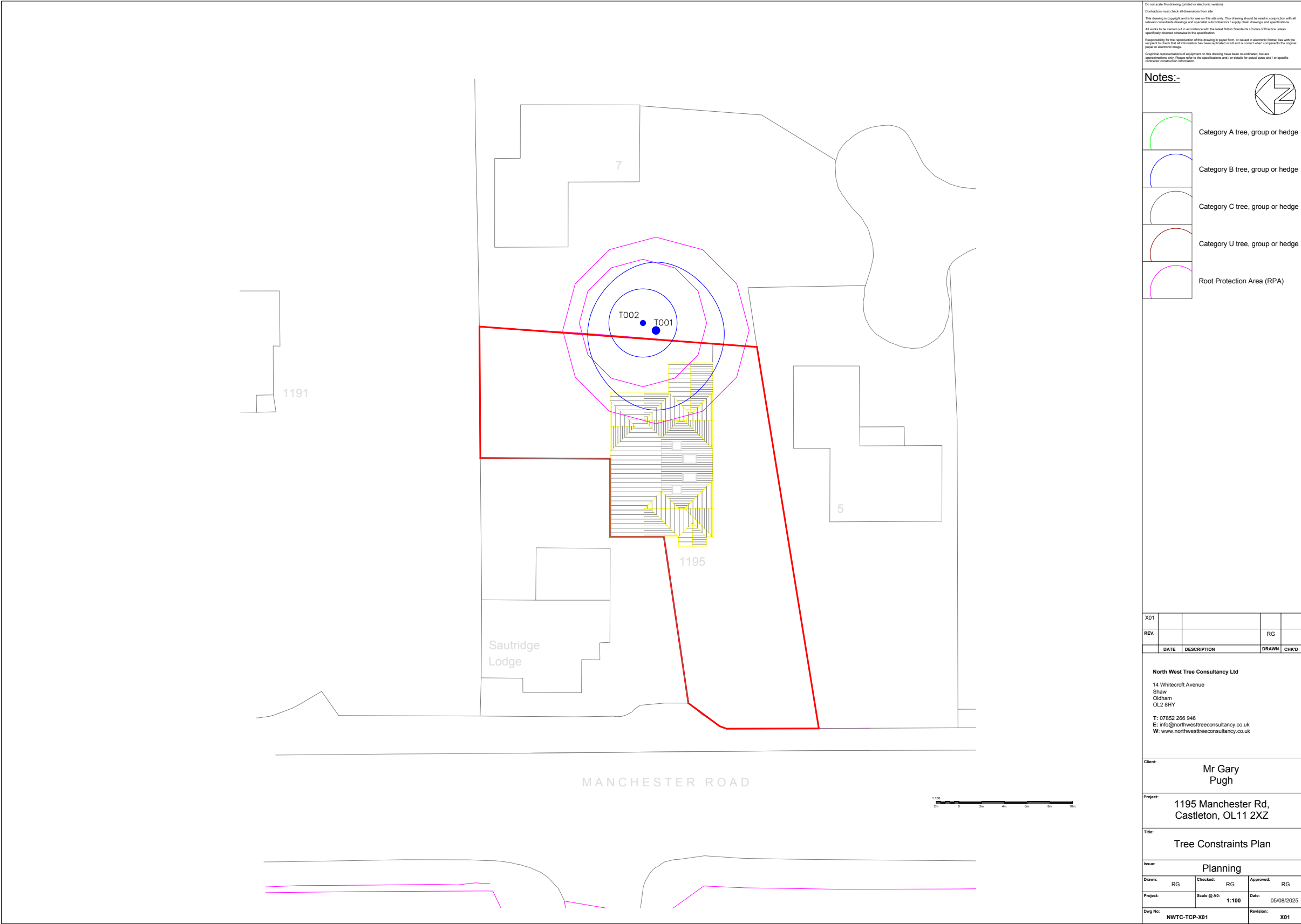
Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 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 (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) - Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline - Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i>			See Table 2
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or 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)	See Table 2
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	See Table 2
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	See Table 2

Photograph 1: T001 & T002 in relation to existing property



DRAWINGS

Drawing 1 – Tree Constraints Plan





Assessment and Report carried out by: **Robert A. Goodwin**

North West Tree Consultancy Ltd

W: www.northwesttreeconsultancy.co.uk

E: info@northwesttreeconsultancy.co.uk

T: 07852266946



LANTRA
AWARDS



HISCOX