



View of the trees looking towards where the proposed development is to be located

ARBORICULTURAL IMPACT ASSESSMENT

Date of the Inspection

17th July 2024

Site

385 Bury and Rochdale Old Rd
Rochdale
Heywood
OL10 4AT

Description

The demolition of the existing property and the development of a new residential property

Instructed by

Munshi and Partners

Author

Andrew McLoughlin
Treestyle Consultancy Ltd
info@treestyleconsultancy.co.uk

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Executive Summary

Treestyle Consultancy was commissioned to complete a survey to specifications set out in British Standard 5837:2012 *Trees in relation to design, demolition & construction - Recommendations*. This document is an Arboricultural Impact Assessment (AIA) which explains the Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP).

The Tree Survey recorded mature trees, groups of trees and hedges located along the boundaries that are within influencing distance of the proposal.

- No trees were recorded as **category A high quality with 40 years plus life potential**.
- Five individual trees were categorised as **B medium quality with up to 20 years life potential**.
- Ten individual trees and one hedge were recorded as **low quality and value with up to 10 years life potential**.
- No trees were recorded as **category U, not realistically retainable**.

Generally the green infrastructure provides screening from neighbouring residents. Many of the larger trees are of moderate quality with a number being located in neighbouring gardens. Dense vegetation restricted the visual assessment process.

The Proposal

- The demolition of the existing dwelling.
- The construction of a new dwelling.

The Arboricultural Impact Assessment (AIA)

- The landscaping of the existing surfaces fall near to the Root Protection Area (RPA's) of trees and hedges.
- There are potential below ground constraints with neighbouring trees.
- There are many trees all around the boundaries with above and below ground constraints, they are mostly of moderate quality and value and do not impact directly with the demolition and development.
- There is potential for building materials to be leached into the soil profile of the remaining trees, specifically to the east that is on a lower profile.

Table 1 - Summary of BS5837 Categorisation Colours in relation to the tree to be retained and removed, the explanation of this categorisation can be read in Appendix C - BS 5837:2012 Cascade Chart for Tree Quality Assessment

Tree Category	Trees to be retained	Trees to be removed
A	-	-
B	T013, H015	T005, T006, T011,
C	T007, T009, T010, T012, H14, T016,	T001, T002, T003, T004, T008
U	-	-

The Recommended Sequence of Work Operations

- All recommended tree work scheduled in Appendix A to be carried out.
- Installation of tree protection measures.
- Site preparation and management of storage and facilities.
- Demolition of the existing dwelling.
- The development of the new dwelling.
- Landscaping.
- Tree planting.

Tree Protection Plan (TPP)

- Prior to any construction commencing tree work must be implemented as specified in Appendix A.
- The Root Protection Areas (RPA's) of retained trees should be measured and marked out.
- The preparation of the landscape shall adhere to good management and be brought back (where possible) away from protected trees.
- Where the use of building materials is near to permeable RPA's then Ground Protection shall be installed over their RPAs preventing soil compaction and contamination.
- The excavation of surfaces within an RPA must be performed with hand tools only and under arboricultural supervision.
- Fencing to be installed all along the boundaries which will remain for the duration of the demolition and development.
- Designated areas for the storage of building materials.
- The RPA's of the retained trees are a Construction Exclusion Zone (CEZ) unless protected by the aforementioned.
- Designated areas for the site facilities.
- Tree planting with post planting management.
- Soil contamination and compaction within an RPA must be avoided.

It is important that the caveats and limitations of this report are understood.

1.0 Introductions

Instruction

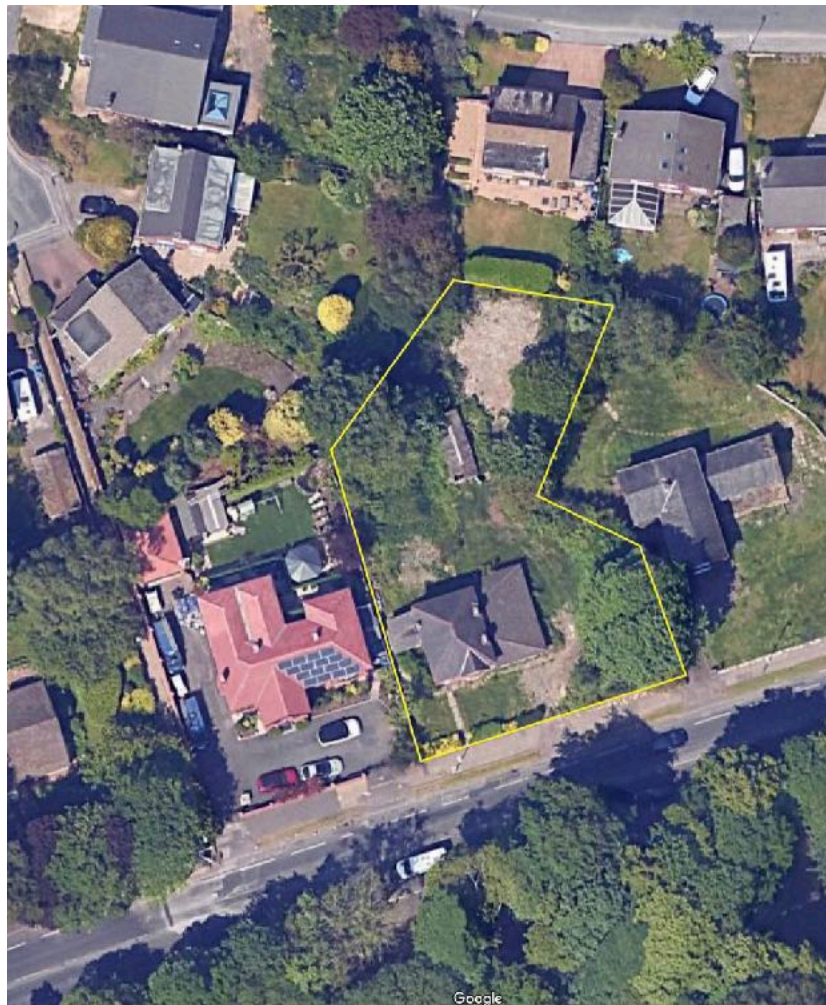
- 1.1 I have been instructed by Munshi and Partners to prepare an arboricultural impact assessment, tree protection plan and arboricultural method statement with regards to the proposed demolition and development and its associated external works in accordance with BS 5837 Trees in Relation to design, demolition and construction - recommendations 2012.

Scope

- 1.2 The scope of this instruction has been to:
- Undertake a tree survey to determine the range, age and quality of trees within influencing distance of the redevelopment.
 - Provide advice and guidance to the project design team on all matters relating to trees with the exception of ecological matters or landscape design.
 - Prepare the required reports and plans which will give guidance on how the development can be performed whilst allowing for tree retention and longevity.
- 1.3 The tree survey was to be conducted in accordance with the guidance provided in BS5837 (2012) *Trees in relation to design, demolition, and construction - Recommendations* ('BS5837').
- 1.4 All plans and reports following the tree survey were also to follow the recommended processes defined in BS5837 and any other industry advice that provides best practice guidance for managing the relationship between trees and construction processes.

Site description

- 1.5 Located within the residential area of Heywood and southwest of Rochdale. There are predominately residential housing, their associated gardens and parking all around the grounds with the exception of the entrance to the south.
- 1.5.1 The area to be developed comprises of a detached property with its entrance on to Bury and Rochdale Old Road. A good sized front parking area with access to the rear either side of the existing which leads to the substantial rear garden. The grassed permeable surface extends northward with neighbouring gardens on all three sides. Neglect of any management has resulted in overgrown shrubs and ivy covering most of the substantial trees.



2.0 Tree Survey

2.1 The survey recorded hedges, groups of trees and mature individual trees both within and beyond the boundaries, these are listed below:

- The green infrastructure as a whole provides good urban greening with good visual amenity value. Whilst providing good screening the general condition of the trees is good with several of moderate to low quality and value.
- There are two tall oaks lining the northwestern boundary of the rear garden that have suppressed form.
- Boundary hedges provides good quality low level screening.
- Generally high occupancy target areas being public highway, residential properties and stationary vehicles.

N.B. Target areas are places where a tree or tree part could fall and land on a vehicle, structure or a person causing damage or injury or disruption.

Table 2 - Summary of BS5837 Categorisation colours in relation to the tree numbers

Tree Category	Tree Identification
A	-
B	T005, T006, T011, T013, H015
C	T001, T002, T003, T004, T007, T008, T009, T010, T012, H14, T016,
U	-

General Data Capture

- 2.3 For reference, all individual trees are geo referenced with a Trimble TDC600 and a Catalyst DA2 with sub metre accuracy have been identified with the letter T and associated number on the Tree Schedule and on a plan showing the extent of tree constraints. The stem diameter of the trees on site was recorded using a rounded down diameter tape, measured at 1.5m above ground level. Measurements were recorded in millimetres, rounded to the nearest 10mm.
- 2.3.1 The height of the subject trees was estimated to the nearest metre.
- 2.3.2 Maximum crown spread of the subject tree was measured from the edge of the trunk to the tips of the live lateral branches taken at four compass points (N-E-S-W) using a Leica Disto digital laser measure. Crown spread measurements were taken in metres.
- 2.2.3 The trees age was estimated from visual indicators (such as tree size and appearance of bark) which is provided as a provisional guide.
- 2.2.4 Hedges are identified with the letter H and number on the associated schedule and plans. Each hedgerow was surveyed recording the species, the maximum height and the average width of the hedge. Any individual trees present within the hedgerow were recorded as an individual tree.
- 2.2.5 If direct access to a tree was not possible, estimations from appropriate vantage points were taken. Any limitations or estimations are presented within the survey limitations section and noted in the associated schedules.

Categorisation

- 2.3 In compliance with Table 1 of BS5837 the trees surveyed have been categorised according to their arboricultural quality and value (non-fiscal) which is summarised below in Table 2.

Quality Assessment

- 2.3.1 A summary of the assessment on the quality of the tree can be seen in table 3.

Category	Colour	Description
A	Green	Trees of high quality with an estimated remaining life expectancy of at least 40 years
B	Blue	Trees of moderate quality with an estimated remaining life expectancy of at least 20 years
C	Grey	Trees of low quality with an estimated remaining life expectancy of at least 10 years
U	Red	Those trees 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

Table 3 - Summary of BS5837 Tree Categorisation

3.0 Tree Constraints

Above Ground Tree Constraints

- 3.1 The above ground constraints posed by canopy spread are plotted on the Tree Constraints Plan as a circle around the tree with the extent of the canopy spread in the corresponding BS5837 retention category colour.

Below Ground Constraints

3.2 Root Protection Areas

- 3.2.1 The Root Protection Areas (RPA) of the trees were calculated in accordance with Section 4.6.1 in BS5837. This is calculated from the measurement of the stem diameter as recorded in the tree schedule attached to this report and is plotted on the TCP. Trees lining the southern boundary have had their RPA adjusted.
- 3.2.2 The RPA forms the initial Construction Exclusion Zone (CEZ) to protect the trees within and adjoining the site and is plotted on the plan by an orange line with the text RPA inscribed.
- 3.2.3 The RPA is initially plotted with the tree in the centre. Where site conditions may influence the shape and size of the RPA (e.g. the presence of roads, buildings or other structures), the shape and size of the RPA can be amended in accordance with Section 4.6.3 in BS5837.
- 3.2.4 The default position should be that no development will take place within the RPA of retained trees. However, where there is an overriding need for construction and associated activity within the RPA of trees, measures should be put in place to protect retained trees from harm while those activities are being carried out.

Soils

- 3.3 BS5837 recommends that a soil assessment be completed by a competent person to inform decisions relating to the RPA, tree protection, new planting design and foundation design. I am not able to provide this assessment as I have no formal qualifications in this area, and professional advice should be taken to provide any detailed reports.
- 3.3.1 However, generic soil data is freely available from online sources such as the Geology of Britain which can provide a broad indication of the underlying geology of a site. The results of a search for this site describes the texture is a slowly permeable seasonally wet acid loamy and clayey soils.
- 3.3.2 The soil type will have an impact on any recommendations for replacement or enhancement planting that may form a part of any landscape strategy for a planning application.

3.4 TPO's and Conservation Areas

- 3.4.1 Rochdale Council does not have an interactive map informing if there is a tree protection within the grounds.

4.0 Development Proposal

- 4.1 The proposal is for:
- The demolition of the existing dwelling
 - The construction of a new residential dwelling.

5.0 Arboricultural Impact Assessment (AIA)

- 5.1 This impact assessment will set out the principal direct and indirect impacts of the proposals on the trees on site and set out suitable mitigation measures for unavoidable tree removals and to allow for the successful retention of significant trees where appropriate.

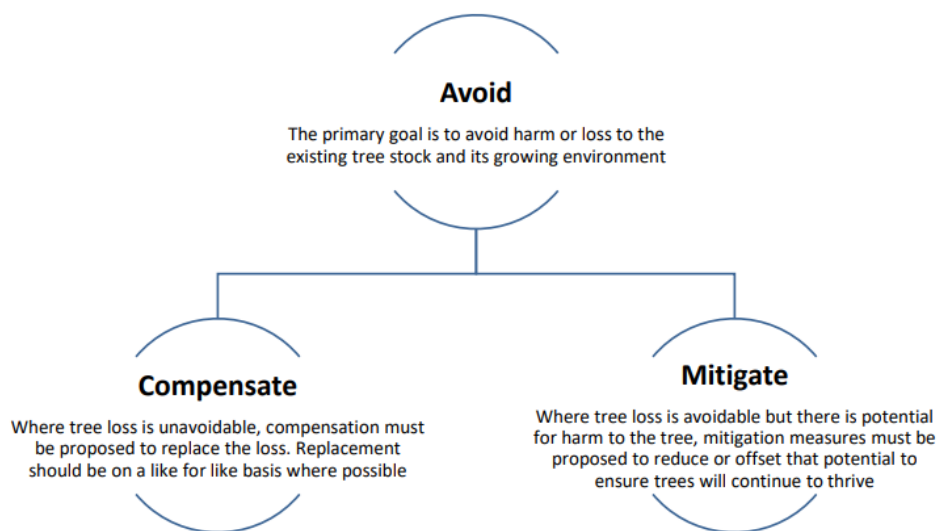
Development can have an adverse impact on trees and other woody vegetation within a site, which can result in:

- I. Immediate tree removal to facilitate the footprint of the development.
- II. Potential future tree loss through the early decline of trees due to soil compaction or damage
- III. Root disturbance and damage within a tree's rooting area
- IV. and iv. Canopy removal or damage due to plant movement.

Best practice guidance proposed by the arboricultural sector seeks to ensure that there is a harmonious relationship between trees and development that will ensure that both trees and structures can be retained in the long term.

Where practical, development should seek to work with the natural environment, and development schemes that might result in harm should follow a mitigation hierarchy to ensure harm is minimised.

To assist the planning decision makers, this scheme should use the following mitigation hierarchy to consider the influence that trees might have on site design while also continuing to make a positive contribution to the site and local character of the area, both during and post development:



The impact of any tree loss is assessed against a criterion in relation to the arboricultural significance of the loss, the detail of which is provided in Table 3. This table is not related to the quality categories provided in BS5837 but has a closer relationship to the sub-categories through assessing the impact that tree loss may have at the Site and its setting in the wider locality. This assessment is also useful in considering the impact of any potential loss against planning policy.

Table 3: Impact Assessment definitions

Scale of Impact	Definition
Major	Total loss or major/substantial alteration to key trees/features of the baseline (pre-development) conditions such that the post development character or composition will be fundamentally changed. This would generally apply to tree(s) that are of exceptional or high quality and condition and their loss would be irreplaceable. This would also include trees that have been categorised as being Ancient or Veteran, trees are rare examples of their species and or trees that offer significant amenity value to the character and setting of the area.
Moderate	Loss or alteration to one or more key trees/features of the baseline conditions such that post development character or composition of the baseline will be materially changed. This would generally apply to tree(s) that are of good quality and condition and make a notable contribution to the setting or character of the locality (visual amenity). This may include trees that would be hard to replace but for which there could be some mitigation over a medium timeframe (20-40 years).
Minor	A minor shift away from baseline conditions. Change arising from the loss/alteration will be discernible/detectable but not material. The underlying character or composition of the baseline condition will be similar to the pre-development circumstances/situation. This would generally apply to tree(s) that are of low quality and condition and/or their loss would have low impact on the locality. These trees would be relatively easy to replace within a short timeframe (10-20 years).
Negligible	Very little change from baseline conditions with any change barely distinguishable. This would generally apply to tree(s) that are of low quality and condition, and/or their loss would barely be noticeable. Any replacement planting would offer an improvement to the setting of the site in a very short time frame (1-10 years)
No Change	There is no change to the baseline conditions to trees from the development proposal.

The impact can be assessed as being either negative, positive or neutral, each of which (for the purpose of this report) are defined as:

- Negative – a negative impact is one where the proposal will result in the loss or degradation of the range or quality of trees on a site, and which will negatively impact the local community.
- Positive – a positive impact is where the proposal will result in enhancements to the range or quality of trees on site (achieved through retention of existing trees and new planting), or an improvement(s) to the growing environment of trees that will result in improvements to the social and cultural setting of the site to the benefit of the local community.
- Neutral – there is no change to the baseline setting of the site in arboricultural terms.

Table 4 highlights the summary of works to be carried out

BS5837 Categorisation			
	A high quality 40 years plus life potential	B moderate quality up to 20 years life potential	C low quality Up to 10 years life potential
Remove	-	T005, T006, T011,	T001, T002, T003, T004, T008
Prune	-	-	-
Protect	-	T013, H015	T007, T009, T010, T012, H14, T016,
Arboricultural Investigation	-	-	-
Post development considerations	Regular assessments	Regular assessments	Regular assessments

5.2 Effects of the trees with regards to the development.

- 5.2.1 The grounds have seen little or no tree management for a long time. Concerns with the changing environment surrounding these trees raise the risk level from low to high with sensitive targets such as people, vehicles, buildings and structures.
- 5.2.2 Trees can shed leaves, deadwood and occasionally branches. They can shade buildings and areas for recreation which can result in the occupants requesting tree works that can have a detrimental affect to tree health.
- 5.2.3 As trees grow and naturally expand their root areas, canopy development and stem thickening can present future issues. As they increase in height they will produce extra shadow onto land that was previously open.
- 5.2.4 Trees can produce effective screening from neighbouring properties, noise from roads, absorb pollution, increase wildlife and reduce energy bills in winter. Additionally deciduous trees in winter allow sunlight through, they also screen people from hot sun in summer and help to reduce air-conditioning costs. Having mature trees on a newly created development can add a sense of establishment and longevity, create social calming and reduce stress levels.

5.3 Potential incompatibilities between the layout and the trees proposed for retention.

- 5.3.1 Drawing 1 - Tree Constraints Plan shows where development incurs onto RPA's of trees to be retained. Development shall be carried out without soil compaction or soil stripping and laid in accordance with the Arboricultural Method Statement section 13 (Hard Surfaces).

5.4 Infrastructure Requirements

- 5.4.1 Services could have direct impact on retained trees, this information has not been provided as of yet.

5.5 Mitigating Tree loss/new Planting

Tree planting 2 - 1 in line with Rochdale Council tree replacement policy. This would see sixteen trees of heavy standard being planted in the rear garden. It is recommended they are fastigated hornbeam and cherry.

5.6 Proximity of Trees to the Redevelopment

- 5.6.1 The impact of trees on the development and vice versa in allowing for future growth have all been considered. Tree size, future growth, light/shading, leaf and fruit nuisance etc have the potential to be an issue. This applies to all trees where there is potential for indirect impact on by the proposed demolition and development..
- 5.6.2 T5 & T6 Turkey oak (*Quercus cerris*) are two tall trees located at the rear of the property with potentially above and below ground constraints. These trees are still only a fraction of their potential size.
- 5.6.3 The development incurs onto T11 sycamore (*Acer pseudoplatanus*) with above and below ground constraints.
- 5.6.4 There is potential for building materials to be leached into the soil profile of the remaining trees and hedges.
- 5.6.5 Overall the processes of the construction are likely to have a detrimental effect upon the health of the retained trees if the site is poorly managed. As long as the recommendations made in this report are adhered to at all times by the contractors e.g. the positioning of a fence between the retained trees, the storage of building materials, construction activities which should be in place prior to the commencement of works and remains intact and in position throughout the duration of the construction activities then minimal damage should occur to the trees.

6.0 Arboricultural Tree Constraints

- 6.1 There are above and below ground constraints with all trees within neighbouring gardens.
- 6.2 The existing hard standing area at the front of the property provide an area for building materials, however, storm water with building materials will create an addition issue.
- 6.3 The demotion of the existing extension and hard surfaces and its development falls near to a T12 hawthorn (*Crataegus monogyna*). These materials need to pass to the side of the entrance.

7.0 Tree Protection Requirements

- 7.1 The following is required:
 - The creation of Construction Exclusion Zones (CEZ's) with protective fencing.
 - Protection of T12 from the egress of the demolition .
 - The creation of a safe storage area for building materials.
 - The creation of an area for site facilities.
 - The proposed development falls near to the RPA's of trees.

8.0 Tree Protection Plan (TPP)

8.1 Tree Protection Plan (TPP) to identify:

- Trees to be retained as seen in Drawing 2 - Tree Protection Plan are identified.
- Plant machinery will not cause canopy damage with the demolition and development, ground protection shall be installed around the boundaries.
- Protective measures such as the Construction Exclusion Zones (CEZ) are in place.
- RPA's are communicated.
- Soil compaction and contamination within an RPA are not a possibility.
- The location of contractor storage and facilities areas are managed in a practical way so as not to cause damage to trees.

8.2 Construction Exclusion Zone (CEZ)

8.2.1 Works undertaken within a CEZ must have arboricultural supervision and be carried out with hand tools only. The CEZ is to be afforded protection at all times normally by fencing, unless permitted access is required and is part of the TPP. A protective fence shall be erected prior to the commencement of any site works e.g. before any materials or machinery are brought on site, development or the removal of the existing surfaces commences. The fence shall have signs attached to it stating that this is a CEZ and that NO WORKS are Permitted within the fence. The protected fence may only be removed following completion of all construction works.

8.2.2 The fence is required to be sited in accordance with the TPP enclosed with this method statement as Appendix D - Tree Fencing. However, the situation may not suit the requirements in BS 5837 2012 and therefore an alternative which must be fit for the purpose of excluding any construction activity.

8.3 Access Details

8.3.1 All access for the construction equipment will be through the existing entrance to the south.

8.3.2 Contractors car parking

8.3.3 On and off site parking.

8.3.4 Site huts and toilets

8.3.5 On site, see mapping.

8.4 Storage Space

8.4.1 The parking area to the south of the existing building could be utilised for storage of building materials and site facilities.

8.5 Tree Protection

- 8.5.1 Fencing shall be installed along the permeable surfaces of RPA's to create CEZ's which will rest upon ground protection for the duration of the demolition and development. This can be seen in Appendix D - Tree Protection.
- 8.5.2 Ground protection is required where development falls next to an RPA. This shall prevent soil compaction and contamination and allow for extended work space around development. Protective fencing shall rest upon this creating and CEZ.

TREE ROOT PROTECTION METHOD

GroundGuards trackway mat systems are frequently used on construction sites to protect the ground from erosion and damage by construction vehicles. Where a temporary roadway must pass near to trees, the following extra precautions must be taken in order to provide cushioning for the ground under the tree canopy:

1. Edge rails of 200 x 50mm sawn timber should be installed where the trackway will pass under the tree canopy. These should be staked on either side of the trackway using 50 x 50 x 500mm timber stakes at 1.5m spacings.
2. A layer of geotextile membrane should be laid to cover at least the area under the tree canopy and preferably under the whole of the trackway.
3. A pad of trackway mats should be laid on top of the geotextile membrane, between the timber rails.
4. A 150mm deep layer of wood chipping should be laid over the mats
5. The trackway can then be laid so that it rises over the wood chippings as it passes under the tree canopy.

50x50x500 timber stakes
200x50 timber rails
Geotextile Membrane
Base layer of trackway mats
Wood chippings
Upper layer of trackway mats



<https://www.ground-guards.co.uk/sectors/tree-root-protection/mu2-3/>

8.6 Hard Surfaces

8.6.1 Demolition of Existing Hard surfaces within an RPA

- 8.6.1 Where existing hard surfacing have the potential to fall within an RPA or are next to an RPA, then onsite arboricultural supervision is required. Its removal shall be brought back away from trees and hedges and any exposed RPA's and where relevant they shall have ground protection.
- 8.6.2 There must be no compaction of soil within an RPA. Surfaces will be broken up using a hand held pneumatic breaker, hand tools and wheel barrows to remove the surfacing. Where is necessary to remove the sub base this is to be undertaken using a fork to loosen the material and moved using shovels and wheel barrows.
- 8.6.3 In some situations and at the discretion of the appointed arborist it may be possible to use an excavator using a hydraulic breaker and a suitably sized toothless grading bucket. If an excavator is to be used it must be situated outside of the RPA's, on top of the hard surfacing working away from the RPA's or from ground boarding.
- 8.6.4 Whichever system is used there is to be no disturbance of the soil beneath. If roots are found they are to be covered, overlaid with a damp hessian cloth and a layer of either sharp sand, wood chip or top soil applied as soon as practically possible.

Hard Surfaces and Landscaping

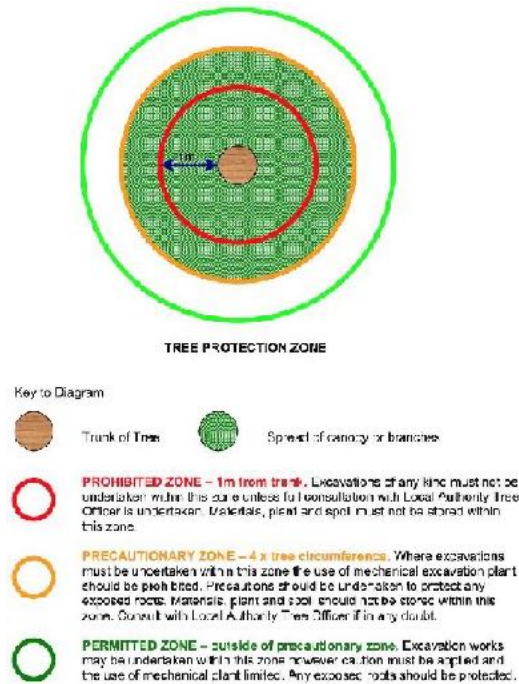
- 8.6.5 The creation of hard surfaces within an RPA are pending the below ground investigation from the arboricultural supervision, hand tools only shall be used. These surfaces shall be protected by a non-permeable membrane from building materials such as cement from leaching into the soil profile. These new surfaces do not cover more than the recommended 20% of a trees RPA.
- 8.6.5 When installing kerbs next to or within a RPA then the trenched RPA shall be lined with a non-permeable membrane to prevent contamination of building materials into the soil profile. Ground protection shall be used to prevent compaction within these RPA's.
- 8.6.7 All exposed roots require protection from the elements to prevent drying out of tree roots and shall be covered with a permeable membrane to prevent contamination of building materials such as cement prior to the construction.

8.7 Installation of Underground Service's (not advised)

- 8.7.1 With a RPA of retained trees needing to be developed then no roots greater than 25mm shall be damaged. The use of an air spade to excavate the RPA required for services shall be performed under arboricultural supervision.
- 8.7.2 Please refer to this document with guidance NJUG Publication: Volume 4: Issue 2: 16/11/2007:

<http://streetworks.org.uk/wp-content/uploads/V4-Trees-Issue-2-16-11-2007.pdf>

<http://streetworks.org.uk/wp-content/uploads/2016/09/V4-Trees-Issue-2-Operatives-Handout.pdf>



Existing Underground Services

- 8.7.3 Existing services within the site should be retained wherever possible. Where existing services within RPAs require upgrading, the utmost care must be taken to minimise disturbance, and where feasible trenchless techniques are to be employed, and only where necessary should open excavations be considered.
- 8.7.4 There are three main types of trenches techniques, these include guided and unguided boring and pipe replacement by lining or bursting. These allow for the installation, maintenance or renewal of underground services without disturbance of soil in which roots are likely to be growing. Starting and receiving pits for the boring machinery are to be located outside of the RPA's of any retained trees, with the bore depth being maintained at a minimum depth of 600mm below the existing ground level.
- 8.8 **Additional Precautions**
- 8.8.1 No storage of materials, lighting of fires will take place within any construction Exclusion Zone. No mixing or storage of materials will take place up a slope where they may leak into a Construction Exclusion Zone.
- 8.8.2 No fires will be lit within 20 metres of any tree stem and will take into account fire size and wind direction so that no flames come within 5m of any foliage.
- 8.8.3 No notice boards, cables or other services will be attached to any tree.
- 8.8.4 Materials which may contaminate the soil will not be discharged within 10m of any tree stem. When undertaking the mixing of materials it is essential that any slope of the ground does not allow contaminants to run towards a tree root area.

8.9 Responsibilities

- 8.9.1 It will be the responsibility of the main contractor to ensure that the planning conditions attached to planning consent are adhered to at all times and that a monitoring regime in regards to tree protection is adopted on site. The main contractor will be responsible for contacting the Local Planning Authority at any time issues are raised related to the trees on site. If at any time pruning works are required permission must be sought from the Local Planning Authority first and then carried out in accordance with BS 3998 Recommendations for Tree Works 2010.
- 8.9.2 The main contractor will ensure the build sequence is appropriate to ensure that no damage occurs to the trees during the construction processes. Protective fences will remain in position until completion of ALL construction works on the site. The fencing and signs must be maintained in position at all times and checked on a regular basis by an on site person designated that responsibility.
- 8.9.3 The main contractor will be responsible for ensuring sub-contractors do not carry out any process or operation that is likely to adversely impact upon any tree on site.

9.0 Arboricultural Method Statement (AMS)

9.1 Method for the demolition and development and resurfacing near to RPA's (No-dig)

- 9.1.1 The AMS has been written as guidance on how the redevelopment has to be carried out with regards to the protection of the green infrastructure. It is imperative that this is carried out correctly with good management. There are three key developments with the proposal which need to be addressed. Firstly site preparation and management, secondly the demolition of the existing structure and the development, thirdly tree replacement.

9.2 An Overview of the Sequence of Operations

In overview, it is necessary to undertake the following sequence of operations in relation to arboricultural input for development operations.

1. Method Statement approved by the LPA.
 2. Undertake tree works as recommended in [Appendix A - Tree Schedule](#).
 3. Installation of the tree protection measures including the protective fencing.
 4. Management of site with storage and facilities.
 5. Pre Commencement meeting confirming the fencing to specification.
 6. Demolition, construction and landscaping.
 7. Removal of tree protection.
- 9.3 The following timeline table informs the key principles for development operations proceeding in relation to arboricultural requirements conditioned as part of this method statement. The action and timescales within this table must be adhered to in order to discharge the arboricultural method statement planning condition for this site.
- 9.4 The precise time and order of some of the development operations may need to be changed due to site specific operational requirements, yet any operations that may affect the trees on the site must be done so under arboricultural supervision by a suitably qualified and experienced arboricultural consultant.

Table 5 highlights the sequence of the operations with regards to the arboricultural method statement.

Sequence of Operations		
Stages	Action	Arboricultural Input
1 Approval	This AMS is submitted to and approved in writing by the LPA	If necessary, liaise with contractor and LPA to discuss methodologies detailed
2 Tree Works	If required, the tree removals should be carried out as the first operation on site and in accordance with Appendix A - Tree Schedule	Review the tree work requirements with the tree contractor. If necessary liaise with the contractor on site during tree work
3 Tree Protection	Installing the tree protective measures will take place prior to any storage of plant, materials and machinery.	If necessary, liaise with appointed arborist for the following: Protective fencing according Appendix E - Fencing
4 Site Meeting	Following installation of tree protective measures, the LPA shall be invited to inspect the fencing and discuss any other site operations that have implication for the trees	Meeting with the representative of the LPA and the site manager. Alternatively, contractor can confirm the fencing and tree works are as specified by taking photographs of the tree protection measures
5 The Demolition & Construction	The installation of the ground protection for the access and egress will aid the landscaping and eventually the construction	The appointed arborist is to adequately resolve issues at each stage of the demolition and development. Any work within an RPA must be overviewed by the appointed arborist
6 Site Finishing	Removal of the tree protection measures must only be undertaken when all site traffic and machinery has left the site	If acceptable to the LPA the contractor can take photos of the site to give to the LPA to gain approval for the removal of protective fencing
7 Tree Planting	Once construction and any landscaping has been completed then tree planting can commence	Tree planting should be read in conjunction with a tree and landscaping scheme

10.0 Conclusion

- 10.1 The management of demolition and development activities can be performed without being detrimental to tree health. The quality of the green infrastructure is generally of moderate to low quality and would benefit from a tree planting scheme.
- 10.2 Poor management of building materials will present the greatest threat to the green infrastructure.

11.0 Recommendations

- 11.1 Whilst several trees are of moderate categorisation and provide good screening and wildlife benefits it is recommended they are removed. Tree planting scheme is essential to create urban greening which is done correctly will enhance the proposed development for many years to come.
- 11.2 The tree surgery works proposed as part of this survey are recommended to mitigate any identified problems that may be caused by trees in close proximity to the proposed redevelopment. To this end, should these recommendations be overruled, this survey stands as the opinion of Treestyle Consultancy Ltd, and therefore any damage or injury caused by trees recommended by this practice for felling or tree surgery works, to which the proposed schedule of works has been altered or the tree has been requested to be retained by the Local Planning Authority, cannot be the responsibility of this practice.
- 11.3 Post demolition the trees should be reassessed for their condition and wind throw potential due to their sudden exposure.

Signed  Date 20th August 2024

Consultant - Andrew McLoughlin MArborA
Treestyle Consultancy Ltd
Tel - 07872064313
info@treestyleconsultancy.co.uk
Vat 426004731
Company Ref 13609835



12.0 Caveats and Limitations

- 12.1 While all reasonable efforts have been made to identify the condition and quality of the trees on site, the statements made in this report and schedules do not take into account the effects of extreme weather events, vandalism or accidents, or changes to the site that may affect trees that have taken place since the date of the survey.
- 12.2 I can confirm that the survey has been undertaken in accordance with industry best practice recommendations and guidance, but no warranty is provided in relation to changes to the site that occur after the date of the survey that may have an impact on the tree stock present at the time of the survey.
- 12.3 Unless stated differently in captions, all photographs used in this report have been taken by the author at the time of the site visit.
- 12.4 The comments and observations made within this report will cease to be valid either within two years of the date of the survey (unless specifically stated elsewhere within the report), or when site conditions change or any works to trees take place that have not been specified within this report, whichever is sooner.
- 12.5 The survey has been undertaken with the benefit of a mapping supplied by The Ordnance Survey. The location of all trees and groups detailed in this report have been taken from the topographical survey and no warranty is given as to the accuracy of this data.
- 12.6 This survey has been limited to identifying arboricultural features within the site. It does not include any ecological assessment or landscape appraisal of trees, groups, woodlands or hedges beyond the scope of BS5837.
- 12.7 Although I am occasionally involved in landscape, ecological and planning issues, I have no formal qualifications in these areas and any comments made in this report to such matters are limited to the general context in view of my familiarity through my day-to-day work, and professional advice should be obtained on these matters where required.

13.0 References

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International Society of Arboriculture Best Management Practice Tree Risk Assessment 2013

NTSG - Common Sense Risk Management of Trees

Principles of Tree Hazard Analysis and Management - D Lonsdale No 7

14.0 About the Author

- 14.1 Treestyle Consultancy's principle assessor is Andrew McLoughlin, the Managing Director of Treestyle Consultancy Ltd since 2001. I have a MARborA in Arboriculture. Qualified Arboriculturalist since 1998. I am also a qualified teacher and a LANTRA instructor and assessor. ISA Tree Risk Assessment Qualification, Quantified Tree Risk Assessor. Ancient and Veteran Tree Expert. Up to date Curriculum Vitae (which include records of up to date Continued Professional Development - CPD) can be provided upon request.

15.0 Site Photography

Right is looking south from the rear garden where dense vegetation restricted full access to these trees.

Below is again looking south along the eastern boundary with restricted access.

Bottom left shows the two tall Turkey oak



BS5837:2012 Tree Survey

Treestyle Consultancy Ltd

Client: Munshi + Partners Architecture and Properties
 Project: 385 Bury and Rochdale Old Rd
 Survey Date: 04/07/2024
 Surveyor: Andrew McLoughlin



Jepps Lane
 Barton
 Preston
 Lancashire
 PR3 5AQ
 Mobile: 07872064313

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations		Cat ERC
		No	Ø (mm)	Spread (m)	Clear (m)					Survey Comment		
H14												
A Hedgerow - <i>Spp.</i>	2	1		N E S W	1 4 1 4	M	A: 0 R: 0	Fair	C: Fair S: Fair B: Fair	Fell :: Fell and remove stump(s) Low level hedge of various species	C.2 <10 yrs	
H15												
A Hedgerow - <i>Spp.</i>	2	1		N E S W	1 4 4 4	M	A: 0 R: 0	Good	C: Good S: Good B: Good	Protection :: Unspecified Neighbouring hedge with great screening	B.2 10 to 20 yrs	
T001												
Wild Cherry <i>Prunus avium</i>	8.5	1	250	N E S W	4 4 4 4	2.5 2.5 2.5 2.2	SM	A: 28.3 R: 3	Good	C: Fair S: Good B: Good	C.2 >40 yrs	
T002												
Sycamore <i>Acer pseudoplatanus</i>	9	1	275	N E S W	4 2.5 2.5 4	5 3.5 4.5 2.5	SM	A: 34.2 R: 3.29	Good	C: Fair S: Good B: Good	C.2 Suppressed growth >40 yrs	
Age Classifications:	N Y SM	Newly planted Young Semi-mature	EM M OM	Early Mature Mature Over Mature			Condition:	C S B	Crown Stem Basal area	Stems: ERC:	Ø Diameter (Eq) Equivalent stem diameter using BS5837:2012 definition Estimated Remaining Contributio	

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations			Cat ERC
		No	Ø (mm)	Spread (m)	Clear (m)					Survey Comment			
T003													
Common Hawthorn <i>Crataegus monogyna</i>	7.5	2	350 (Eq)	N	4.5	3	M	A: 55.4	Fair	C: Fair			C.2
				E	2	3		R: 4.19		S: Good	Suppressed growth. Minor to major deadwoow. Cross rubbing branches. Uneven shape and form		10 to 20 yrs
				S	3.5	2.5				B: Good			
				W	2.5	2.5							
T004													
Common Hawthorn <i>Crataegus monogyna</i>	7.5	2	325 (Eq)	N	4	3	M	A: 47.8	Fair	C: Fair			C.2
				E	2	1.5		R: 3.9		S: Good	Suppressed growth. Minor to major deadwoow. Cross rubbing branches. Uneven shape and form		10 to 20 yrs
				S	1.3	1.4				B: Good			
				W	3.5	2							
T005													
Turkey Oak <i>Quercus cerris</i>	19	1	575	N	6	8.5	M	A: 149.6	Fair	C: Fair			B.2
				E	7	6		R: 6.9		S: Good	Suppressed growth. Minor dead wood. Epicormic growth.		>40 yrs
				S	8	9				B: Good			
				W	5	3.5							
T006													
Turkey Oak <i>Quercus cerris</i>	19	1	375	N	3	4	M	A: 63.6	Fair	C: Fair			B.2
				E	6.5	2.5		R: 4.49		S: Good	Suppressed growth. Minor dead wood. Epicormic growth.		>40 yrs
				S	6.5	2.5				B: Good			
				W	2.5	3.5							
T007													
Prunus 'Accolade' <i>Prunus 'Accolade'</i>	6	1	175	N	1	2.5	SM	A: 13.9	Fair	C: Fair			C.2
				E	1.2	2.5		R: 2.1		S: Good	Third party tree. Previously pruned. Poor pruning stubs.		10 to 20 yrs
				S	1.4	3				B: Good			
				W	3	2.5							
T008													
Goat Willow <i>Salix caprea</i>	6.5	7	265 (Eq)	N	3	1.2	SM	A: 31.7	Fair	C: Fair			C.2
				E	2.5	2		R: 3.17		S: Good	Included fork and bark. Multiple stems. Cross rubbing bracnhs		>40 yrs
				S	3	2				B: Good			
				W	23	2							
Age Classifications:	N Y SM	Newly planted Young Semi-mature	EM M OM	Early Mature Mature Over Mature			Condition:	C S B	Crown Stem Basal area		Stems:	Ø Diameter (Eq) Equivalent stem diameter using BS5837:2012 definition	
											ERC:	Estimated Remaining Contributio	

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations			Cat ERC	
		No	Ø (mm)	Spread (m)	Clear (m)					Survey Comment				
T009											Estimated Measurements			
Common Laburnum <i>Laburnum anagyroides</i>	6.5	4	450	(Eq)	N	1.5	4	SM	A: 91.6 R: 5.39	Fair	C: Fair S: Good B: Good	Third party tree. Limited inspection due to access and vegetation.	C.2 20 to 40 yrs	
T010												Estimated Measurements		
Wild Cherry <i>Prunus avium</i>	7	1	275		N	3	3.5	M	A: 34.2 R: 3.29	Fair	C: Fair S: Good B: Good	Third patry tree Limited inspection due to access and vegetation	C.2 20 to 40 yrs	
T011												Estimated Measurements		
Sycamore <i>Acer pseudoplatanus</i>	15	5	450	(Eq)	N	8	3	M	A: 91.6 R: 5.39	Fair	C: Fair S: Ivy B: Good	Ivy :: Sever/remove ivy Re-inspect :: Once ivy removed Limited inspection due to ivy. Multiple stems. Included forks. Minor dead wood.	B.2 >40 yrs	
T012												Estimated Measurements		
Common Hawthorn <i>Crataegus monogyna</i>	7.5	1	275		N	2.5	3	M	A: 34.2 R: 3.29		C: Fair S: Ivy B: Good	Protection :: Erect protection barriers	C.1	
T13												Estimated Measurements		
Bird Cherry <i>Prunus padus</i>	4	1	100		N	1		M	A: 4.5 R: 1.19	Good	C: Good S: Good B: Good	Protection :: Unspecified Small neighbouring tree with potential below ground constraints	B.1 10 to 20 yrs	
T016												Estimated Measurements		
Leyland Cypress <i>X Cupressocyparis leylandii</i>	6.5	1	400		N	3	2.5	SM	A: 72.4 R: 4.8	Fair	C: Fair S: Good B: Good	Third party tree. Limited inspection due to access and vegetation.	C.2 >40 yrs	
Age Classifications:	N Y SM	Newly planted Young Semi-mature	EM M OM	Early Mature Mature Over Mature	Condition:		C S B	Crown Stem Basal area	Stems:		Ø (Eq)	Diameter Equivalent stem diameter using BS5837:2012 definition	ERC: Estimated Remaining Contributio	

BS5837:2012 Tree Survey

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 PR3 5AQ
 Mobile: 07872064313

Tree and Tag No Species		Hght (m)	Stems		Crown		Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations			Cat ERC
			No	Ø (mm)	Spread (m)	Clear (m)					Survey Comment			
H014														
A Hedgerow - <i>Spp.</i>		2	1		N E S W	1 4 1 4	M	A: 0 R: 0	Fair	C: Fair S: Fair B: Fair	Fell :: Fell and remove stump(s) Low level hedge of various species,To be removed to accommodate Proposal		C.2 <10 yrs	
H015														
A Hedgerow - <i>Spp.</i>		2	1		N E S W	1 4 4 4	M	A: 0 R: 0	Good	C: Good S: Good B: Good	Protection :: Unspecified Neighbouring hedge with great screening		B.2 10 to 20 yrs	
T001														
Wild Cherry <i>Prunus avium</i>		8.5	1	250	N E S W	4 4 4 4	2.5 2.5 2.5 2.2	SM	A: 28.3 R: 3	Good	C: Fair S: Good B: Good	Protection :: Erect protection barriers Great wildlife benefits, limited visual assessment due to dense vegetation		B.2 >40 yrs
T002														
Sycamore <i>Acer pseudoplatanus</i>		9	1	275	N E S W	4 2.5 2.5 4	5 3.5 4.5 2.5	SM	A: 34.2 R: 3.29	Good	C: Fair S: Good B: Good	Fell :: Fell and remove stump(s) Suppressed growth. Limited visual assessment due to dense vegetation. To be removed to accommodate Proposal		C.2 >40 yrs
Age Classifications:		N Y SM	Newly planted Young Semi-mature	EM M OM	Early Mature Mature Over Mature	Condition:		C S B	Crown Stem Basal area	Stems:		Ø Diameter (Eq) Equivalent stem diameter using BS5837:2012 definition	ERC: Estimated Remaining Contributio	

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations			Cat ERC
		No	Ø (mm)	Spread (m)	Clear (m)					Survey Comment			
T003													
Common Hawthorn <i>Crataegus monogyna</i>	7.5	2	350 (Eq)	N	4.5	3	M	A: 55.4	Fair	C: Fair	Fell :: Fell and remove stump(s)		C.2
				E	2	3		R: 4.19		S: Good			10 to 20 yrs
				S	3.5	2.5				B: Good	Suppressed growth. Minor to major deadwoow. Cross rubbing branches. Uneven shape and form. To be removed to accommodate Proposal		
				W	2.5	2.5							
T004													
Common Hawthorn <i>Crataegus monogyna</i>	7.5	2	325 (Eq)	N	4	3	M	A: 47.8	Fair	C: Fair	Fell :: Fell and remove stump(s)		C.2
				E	2	1.5		R: 3.9		S: Good			10 to 20 yrs
				S	1.3	1.4				B: Good	Suppressed growth. Minor to major deadwoow. Cross rubbing branches. Uneven shape and form. To be removed to accommodate Proposal		
				W	3.5	2							
T005													
Turkey Oak <i>Quercus cerris</i>	19	1	575	N	6	8.5	M	A: 149.6	Fair	C: Fair	Fell :: Fell and remove stump(s)		B.2
				E	7	6		R: 6.9		S: Good			>40 yrs
				S	8	9				B: Good	Suppressed growth. Minor dead wood. Epicormic growth. To be removed to accommodate Proposal		
				W	5	3.5							
T006													
Turkey Oak <i>Quercus cerris</i>	19	1	375	N	3	4	M	A: 63.6	Fair	C: Fair	Fell :: Fell and remove stump(s)		B.2
				E	6.5	2.5		R: 4.49		S: Good			>40 yrs
				S	6.5	2.5				B: Good	Suppressed growth. Minor dead wood. Epicormic growth. To be removed to accommodate Proposal		
				W	2.5	3.5							
T007													
Prunus 'Accolade' <i>Prunus 'Accolade'</i>	6	1	175	N	1	2.5	SM	A: 13.9	Fair	C: Fair	Fell :: Fell and remove stump(s)		C.2
				E	1.2	2.5		R: 2.1		S: Good			10 to 20 yrs
				S	1.4	3				B: Good	Third party tree. Previously pruned. Poor pruning stubs. To be removed to accommodate Proposal		
				W	3	2.5							
T008													
Goat Willow <i>Salix caprea</i>	6.5	7	265 (Eq)	N	3	1.2	SM	A: 31.7	Fair	C: Fair			C.2
				E	2.5	2		R: 3.17		S: Good			>40 yrs
				S	3	2				B: Good	Included fork and bark. Multiple stems. Cross rubbing bracnhs		
				W	23	2							
Age Classifications:	N Y SM	Newly planted Young Semi-mature	EM M OM	Early Mature Mature Over Mature			Condition:	C S B	Crown Stem Basal area		Stems: ERC:	Ø Diameter (Eq) Equivalent stem diameter using BS5837:2012 definition Estimated Remaining Contributio	

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations			Cat ERC
		No	Ø (mm)	Spread (m)	Clear (m)					Survey Comment			
T009											Estimated Measurements		
Common Laburnum <i>Laburnum anagyroides</i>	6.5	4	450 (Eq)	N	1.5	4	SM	A: 91.6 R: 5.39	Fair	C: Fair S: Good B: Good	Protection :: Erect protection barriers		C.2
				E	1.5	4					Third party tree. Limited inspection due to access and vegetation.		20 to 40 yrs
				S	1	4							
				W	1.2	4							
T010											Estimated Measurements		
Wild Cherry <i>Prunus avium</i>	7	1	275	N	3	3.5	M	A: 34.2 R: 3.29	Fair	C: Fair S: Good B: Good	Protection :: Erect protection barriers		C.2
				E	3.5	3.5					Third patry tree Limited inspection due to access and vegetation		20 to 40 yrs
				S	2.5	3.5							
				W	1.5	3.5							
T011											Estimated Measurements		
Sycamore <i>Acer pseudoplatanus</i>	15	5	450 (Eq)	N	8	3	M	A: 91.6 R: 5.39	Fair	C: Fair S: Ivy B: Good	Fell :: Fell and remove stump(s)		B.2
				E	6	5					Limited inspection due to ivy. Multiple stems. Included forks. Minor dead wood. To be removed to accommodate Proposal		>40 yrs
				S	7.5	3.5							
				W	6.5	2							
T012											Estimated Measurements		
Common Hawthorn <i>Crataegus monogyna</i>	7.5	1	275	N	2.5	3	M	A: 34.2 R: 3.29		C: Fair S: Ivy B: Good	Protection :: Erect protection barriers		C.1
				E	2	3							
				S	2.8	3							
				W	2.5	3							
T013											Estimated Measurements		
Bird Cherry <i>Prunus padus</i>	4	1	100	N	1		M	A: 4.5 R: 1.19	Good	C: Good S: Good B: Good	Protection :: Unspecified		B.1
				E	1						Small neighbouring tree with potential below ground constraints		10 to 20 yrs
				S	1								
				W	1								
T016											Estimated Measurements		
Leyland Cypress <i>X Cupressocyparis leylandii</i>	6.5	1	400	N	3	2.5	SM	A: 72.4 R: 4.8	Fair	C: Fair S: Good B: Good	Protection :: Erect protection barriers		C.2
				E	3	2.5					Third party tree. Limited inspection due to access and vegetation.		>40 yrs
				S	3	2.5							
				W	3	2.5							
Age Classifications:	N Y SM	Newly planted Young Semi-mature	EM M OM	Early Mature Mature Over Mature			Condition:	C S B	Crown Stem Basal area		Stems: ERC:	Ø Diameter (Eq) Equivalent stem diameter using BS5837:2012 definition Estimated Remaining Contributio	

Appendix B - Glossary

Abbreviation	Term	Explanation
DBH	Diameter at Breast Height	The diameter of the tree trunk in question, 'breast height' is taken to be 1.3 metres above ground level. Multi-stem trees have their stems measured separately and indicated as so in the tree schedule. Trees with abnormal growths, branch unions or other obstructions at 1.3 m will have their measurements taken immediately below said obstructions.
RPA	Root Protection Area	The area in metres squared of the potential underground rooting constraints
AMS	Arboricultural Method Statement	This dictates the procedure for works to be carried out around the protected trees
RPA	Root Protection Area	Circular area surrounding tree with a radius based on the DBH of the tree, as calculated in BS 5837:2012. RPA Radius = 12 x DBH
AIA	Arboricultural Impact Assessment	What will the impact be on the trees with the proposed development
VTa	Visual Tree Assessment	A system of tree inspection devised by Claus Mattheck using visual signs to read the body language of trees & aid with the diagnosis of potential defects.
TPP	Tree Protection Plan	This describes the process on how the work is to be carried out around the trees
BS5837 2012	British Standards	British Standard 5837:2012 <i>Trees in relation to design, demolition & construction - Recommendations.</i>
	Codominant stem	Two stems on a tree which can suggest a weakened union
	V union with bark inclusion	Usually with a codominant stem, as above but with up to an additional 42% weak union
Y	Young	Tree which has not yet established a significant rooting structure in the ground & has not developed a significant branching structure - its form is largely 'whip' like in nature & it could normally be easily transplanted or replaced.
EM	Early Mature	Tree which has established a significant rooting structure & has developed a noticeable internal scaffold structure, it differs from a mature version of its species only in size but not in relative proportions of its structure. Trees in this age class will still be developing significantly in height & spread.
M	Mature	Tree which has established a significant root-plate & which is over 50% of the way through its usual life expectancy. Trees in this age class will still be developing significantly in spread but less significantly in height.
OM	Over Mature	Tree which has fully established & will no longer be able to continue increasing in size due to its age, it may be showing signs of decline such as localised dieback but does not need to do so by definition. However it should be expected that signs of structural deterioration will soon become apparent.
V	Veteran	Tree which is showing veteran tree characteristics such as very significant crown retrenchment, extensive internal cavitation & possess significant cultural, ecological &/or historical value. Size is a common indicator of these characteristics but is not an essential requirement, for example, ancient coppices may possess veteran tree characteristics but may have a stunted form. Age is a stronger indicator but again not essential as veteran characteristics can be encouraged in younger trees.
-	Minor Deadwood	Deadwood under 50 mm in diameter
-	Major Deadwood	Deadwood which is equal to or greater than 50 mm in diameter
-	Retrenchment	Retrenchment: progressive reduction in the size of the crown of an old tree, by means of the dieback or breakage of twigs and small branches, accompanied by the enhanced development of the lower or inner parts of the crown.

Appendix C: BS 5837:2012 Cascade Chart for Tree Quality Assessment

Table 1 Cascade chart for tree quality assessment				ID on plan	
Category and definition		Criteria (including subcategories where appropriate)			
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 U category trees i.e. where, for whatever reasons, 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 or significance to health and/or safety of other trees nearby (e.g. Dutch elm disease, 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>			RED
1 Mainly arboricultural values		2 Mainly landscape values	3 Mainly cultural values, inc. conservation		
Trees to be considered for retention					
Category A Those of a 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 of 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)	GREEN
Category B Those of moderate quality with an estimated remaining life expectancy of at least 20 years		Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	BLUE
Category C Those 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 landscape value, and/ or trees offering low or only temporary/ transient landscape benefits	Trees with no material conservation or other cultural value	GREY

Appendix D - General Tree Protection Considerations

Any tree retained within the design will require protection in accordance with BS 5837, regardless of its initial retention category. This protection will require tree to be fenced off in areas equal to the RPAs plotted on the attached Tree Constraints Plan, located in **Appendix A**.

A protective fence will be erected prior to the commencement of any site works e.g. before any materials are brought on site. The fence will have signs attached to it stating:

'CONSTRUCTION EXCLUSION ZONE – NO ACCESS'

The protected fence may only be removed following completion of all construction works.

The fence is required to be sited in accordance with the Tree Constraints Plan enclosed with this method statement as **Appendix A**. They must ideally be constructed as per figure 2 in BS 5837 and be fit for the purpose of excluding any construction activity (see diagram below). Any other fence/barrier used must be fit for the purpose (as decided by the project arborist).

Once erected all protective fencing will be regarded as sacrosanct, and will not be removed or altered without prior recommendation by the project arborist and approval by the local planning authority.

The diagram below demonstrates the required fence specifications of BS 5837 figure 2.

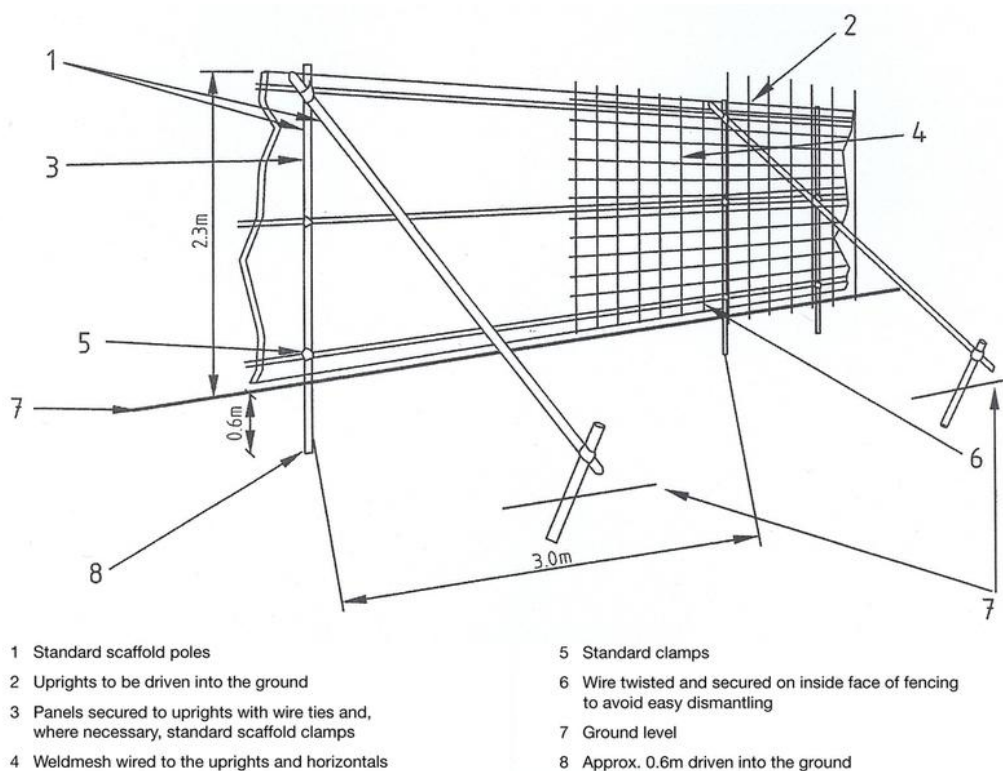


Figure 2. – Protective fencing for RPA

Appendix D - General Tree Protection Considerations (Cont.)

Should scaffolding be required to be erected within the RPA of any retained trees (so that building works may be carried out outside the extent of the RPA), this should be carried out to the following specifications:

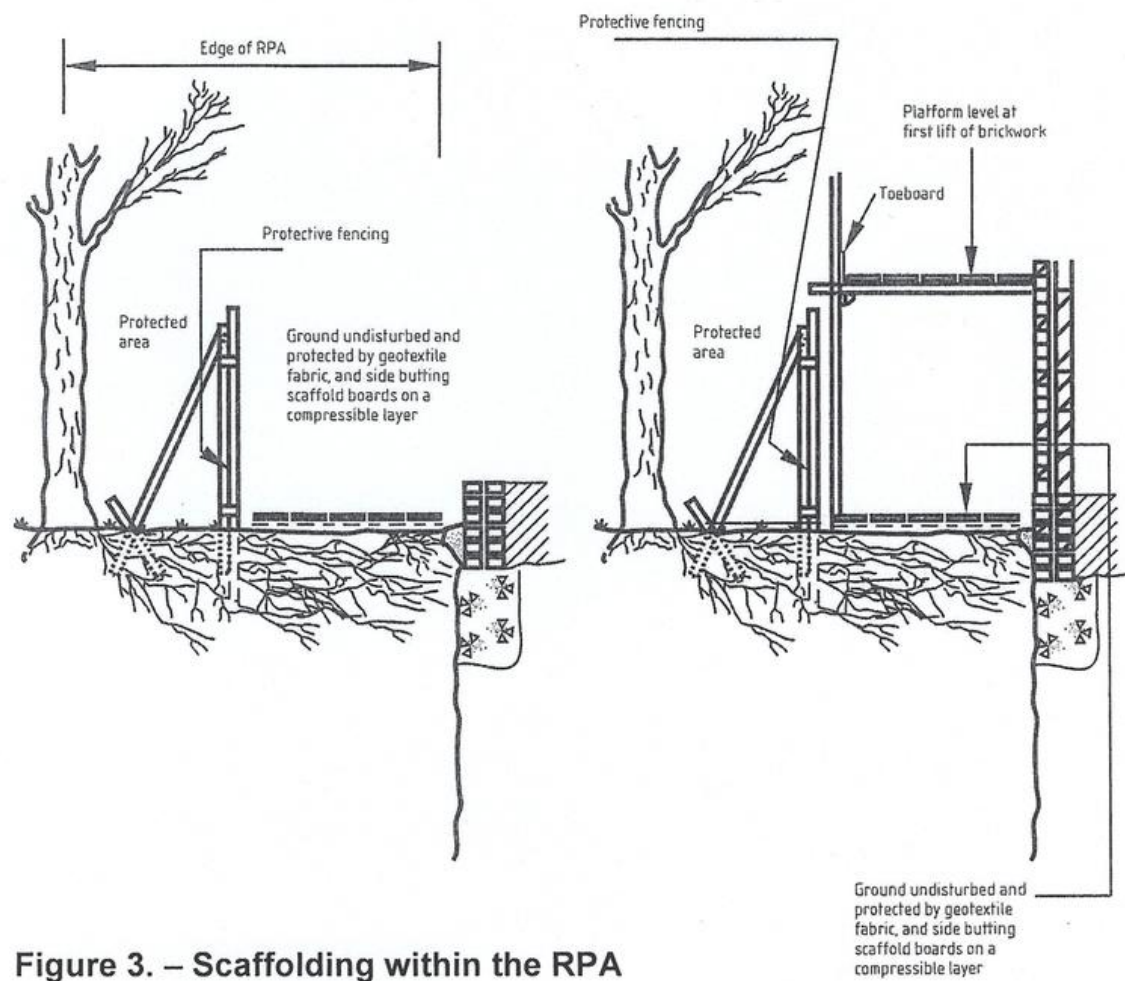


Figure 3. – Scaffolding within the RPA

CONSTRUCTION EXCLUSION ZONE

KEEP OUT

RESTRICTED ACCESS
NO VEHICLES
NO STORAGE OF MATERIALS

REPORT ANY TREE DAMAGE TO
TREESTYLE CONSULTANCY
ON

07872 064 313

Appendix F - Legal

National Planning Policy Framework 2021

National Planning Policy is currently defined by the National Planning Policy Framework (NPPF). This provides the most current and up to date planning guidance.

At the heart of the NPPF is a presumption in favour of sustainable development, and specifically states that for decision making, the LPA should be approving development proposals that accord with the development plan without delay.

Section 12 of the NPPF recognises the importance of integrating trees into urban environments as part of achieving well-designed places. While the primary focus is on new tree planting, the importance of retaining existing trees and incorporation into proposals is a driving factor, stating that:

“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 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.” (Paragraph 131)

In addition, Section 15 of the NPPF recognises the importance of conserving and enhancing the natural environment, and specifically acknowledges the role of trees and woodland in the provision of natural capital and ecosystem services.

- a) “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;” (Paragraph 174)

It further acknowledges the importance of ancient woodlands and veteran trees for habitats and biodiversity and requires that planning consent should be refused where development schemes require the removal of such features unless there are wholly exceptional reasons, stating that:

“development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.” (Paragraph 180, c)

Statutory Considerations

The site is located within the boundary of the Local Planning Authority (LPA). The LPA has a statutory obligation to ensure that provision is made for the protection of trees, through section 197 of the Town and Country Planning Act (1990). The principal form of protection comes through trees being subject to a Tree Preservation Order or being located in a conservation area. A search has been undertaken on the CDC website to determine the presence or otherwise of TPO or Conservation Areas.

Non-statutory considerations

An online search has also been undertaken to determine any non-statutory designations at the site that may be a consideration in relation to trees. This has revealed that the site has no Ancient Semi-Natural Woodland or Woodland Priority Habitat areas within the redline boundary.

Tree Preservation Orders & Conservation Area Designations

Local authorities reserve the right to create Tree Preservation Orders (TPO) to protect the amenity value conferred to a location by a tree or group of trees. Where a TPO is in place the lopping, topping, felling, uprooting or wilful damage is prohibited. Failure to comply may lead to prosecution or large fines. Work on a TPO'd tree requires permission from the local authority.

Section 211 of The Town and Country Planning Act 1990 (TCPA) relates to the preservation of trees in Conservation Areas. Under Section 211 anyone proposing to remove, uproot or destroy any tree within a Conservation Area is required to give the local planning authority six weeks' prior notice (a "section 211 notice"). During this period the Council may consider serving a Tree Preservation Order to prevent the proposed work from being undertaken.

Bats as a Protected Species

It is not uncommon for a mature tree with cavities or hollows to be a habitat for roosting bats. Bats are protected 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 it is therefore an offence to cause damage to a bat roost.

Birds as a Protected Species

Nesting birds frequently use trees for nesting. They are protected under the Wildlife and Countryside Act 1981 (as amended). This makes it an offence to intentionally or recklessly damage or destroy an active bird nest.

It is recommended that all tree work is carried out outside the bird nesting season which is March to August. If this is not possible then a detailed inspection of each tree should be undertaken by a suitably qualified ecologist prior to any tree work. Should an active nest be found then any work likely to affect the nest must be halted until the nest becomes inactive.

Appendix. G - Arboricultural Tree Constraints

Conflict Between Site Layout and Trees

Below Ground Constraints

Below ground tree roots and the soil environment in which they grow needs to be protected if the tree is to be retained. Trees grow in association with fungi and other soil organisms which are of key importance to tree health. Roots are essential for anchorage, the uptake of water and nutrients and the storage of energy (carbohydrates) for the future growth and function of the tree.

Roots can be damaged by physical severance or wounding (e.g., following excavation of the soil) which can lead to the development of decay and a decline in vitality and/or instability. Raising soil level effectively buries tree roots at a depth where suitable conditions for growth are less available. Toxic materials discharged into the soil (such as cement-based aggregates, fuel, and chemicals) can lead to root death and dysfunction. Soils can be compacted to levels inhospitable to tree growth with even a single pass of machinery, regular pedestrian traffic or the storage of plant and materials. Relieving compaction can be problematic and may require costly remedial works. Changes in drainage/water levels can also have significant long-term impacts for tree health.

The effects of these incursions may take many years to manifest, with a resulting decline in amenity value and potentially the death or failure of the tree. It should be noted that older trees are particularly sensitive to damage and changes in conditions.

The Root Protection Area (RPA) is a notional area considered to be the minimum zone that must be protected to avoid any adverse impacts on retained trees. This area is deemed to be particularly important for tree stability, growth, function, and health. However, roots may extend far greater distances, with the distribution of the root system relating directly to the availability of suitable conditions for growth (namely oxygen, water, and nutrients). It is generally accepted that tree roots are predominantly located in the upper 1000mm of soil; however, roots may develop at deeper levels where conditions allow.

The RPA of the existing tree stock is an important material consideration when considering site constraints and planning development activities. The RPA of significant trees on site is shown on the Tree Constraints Plans.

The default position must be that all development, including any associated services, will occur outside the RPA's of retained trees. Where this is unavoidable it may be appropriate to use special measures to install structures, services or surfacing within RPA's which allow the protection of roots and soil structure which are essential for tree growth and keep any incursion to a minimum.

Drainage and other service

Drainage runs, soakaways, and the installation of other services, can cause disruption to RPAs and result in important trees being damaged. It is preferable to keep all such services out of RPAs because the more encroachment there is, the less likely the LPA is to find proposals acceptable. We advise that these matters are considered at an early stage to avoid a justifiable reason for refusal further into the design process. Our experience is that demonstrating services will not encroach into RPAs often saves delays in processing planning applications and can sometimes be the difference between a consent and a refusal. If services do enter RPAs the use of hand digging as detailed in the National Joint Utilities Group publication 'Guidelines for the Planning, Installation and

Maintenance of Utility Services in Proximity to Trees' (NJUG 10, Volume 4, 2007) will be undertaken to minimise the impact on the tree roots.

New Structures and/or Surfacing with RPA's

If it is proposed to place any new structures and/or hard surfacing within RPAs, it is likely that the LPA will require detailed cross-sections as reassurance that what is proposed can be implemented without excavating into existing soil levels. These must be at a scale that allows the relationship between existing and proposed to be easily seen, i.e., it must clearly demonstrate that there will be no excessive disturbance of RPAs. There must be a separate cross-section for each significant tree that may be affected. Our experience is that providing this level of information at an early stage often saves delays in processing planning applications and can sometimes be the difference between a consent and a refusal.

The current site has ample room to house construction materials and be used for storage. This is the greatest threat to the remaining trees and hedge through the leaching of building material such as cement, normally a minimum of 10m distance from vegetation, however, due to the site sloping towards the trees then extra precautions are required.

Above Ground Constraints

Tree stems and branches can restrict available space on site. Damage or wounding (including excessive pruning) can significantly reduce the amenity contribution of the tree and may lead to the development of dysfunction and decay with significant long-term implications for tree health. The future impact of existing trees should be carefully considered, including individual species characteristics (such as potential future size, fruit fall, shade etc.) and how the tree will interact with any proposed development and future land use. Annual tree growth can lead to direct damage if stems/branches (or roots) come into physical contact with structures and this must also be taken into consideration.

SITE;

385 Bury and Rochdale Old Rd

SCALE :
1 : 500

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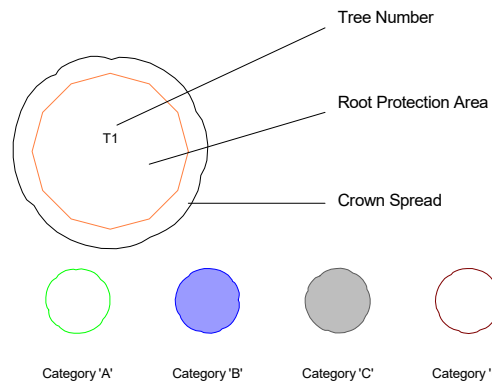
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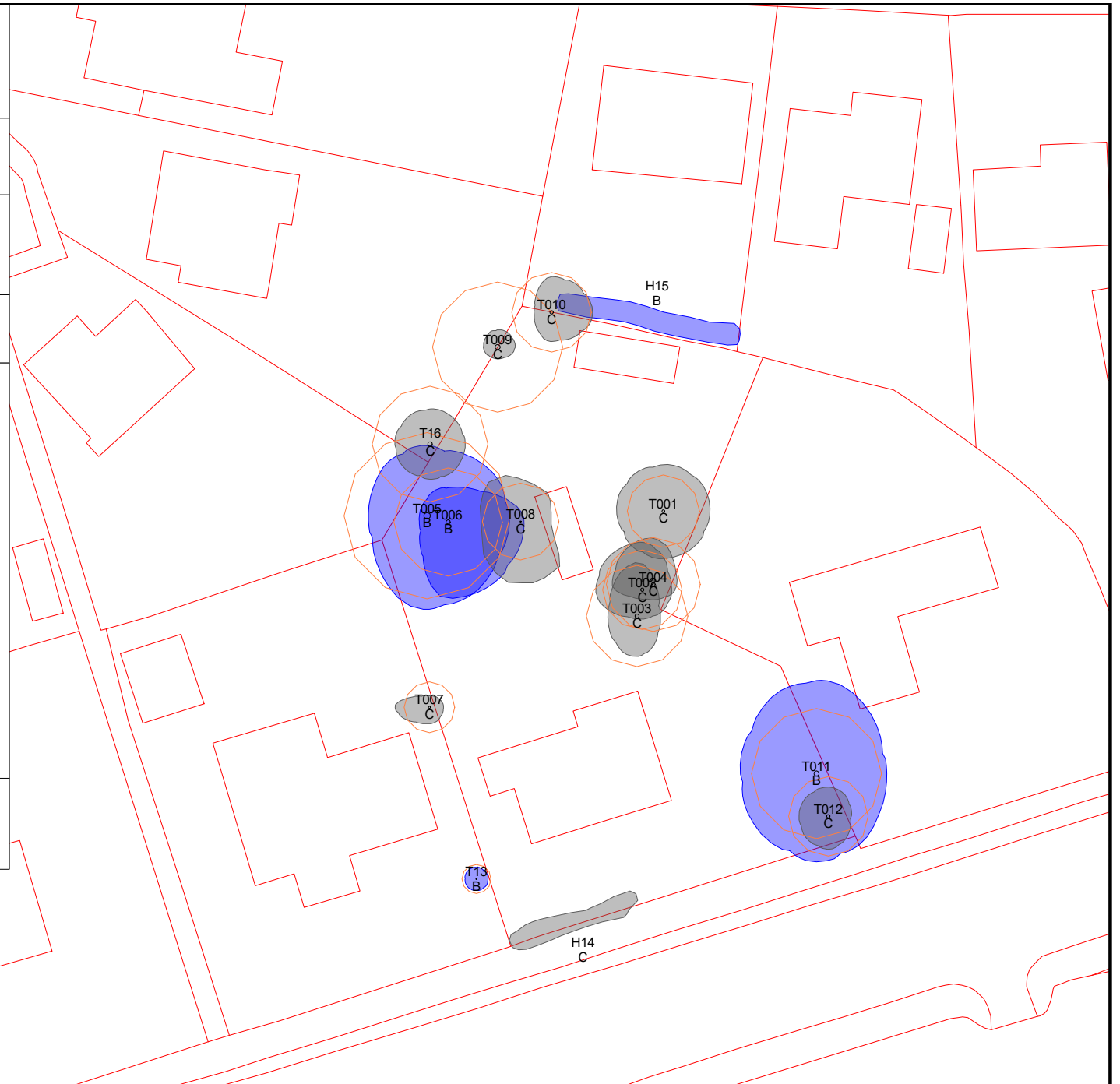
A Plan of the Tree Constraints

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40m



SITE;

385 Bury and Rochdale Old Rd

SCALE :
1 : 500

@ A3

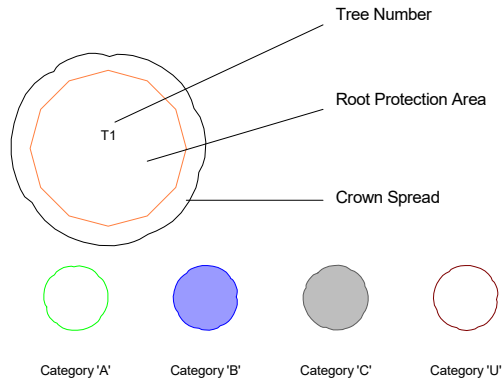
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A Plan of the Tree Constraints

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Proposed Hardstanding Proposed Dwelling
Trees to be Removed

The Tree Survey recorded mature trees, groups of trees and hedges located along the boundaries that are within influencing distance of the proposal.

No trees were recorded as category A high quality with 40 years plus life potential. Five individual trees were categorised as B medium quality with up to 20 years life potential. Ten individual trees and one hedge were recorded as low quality and value with up to 10 years life potential. No trees were recorded as category U, not realistically retainable. Generally the green infrastructure provides screening from neighbouring residents. Many of the larger trees are of moderate quality with a number being located in neighbouring gardens. Dense vegetation restricted the visual assessment process.

The Arboricultural Impact Assessment (AIA)

The landscaping of the existing surfaces fall near to the Root Protection Area (RPA's) of trees and hedges. There are potential below ground constraints with neighbouring trees. There are many trees all around the boundaries with above and below ground constraints, they are mostly of moderate quality and value and do not impact directly with the demolition and development. There is potential for building materials to be leached into the soil profile of the remaining trees, specifically to the east that is on a lower profile.



Cat A = 40 years plus
Cat B = upto 20 years
Cat C = upto 10 years
Cat U = Not realistically retainable

The Proposal

The demolition of the existing dwelling.
The construction of a new dwelling.

SITE;

385 Bury and Rochdale Old Rd

SCALE :
1 : 500

@ A3

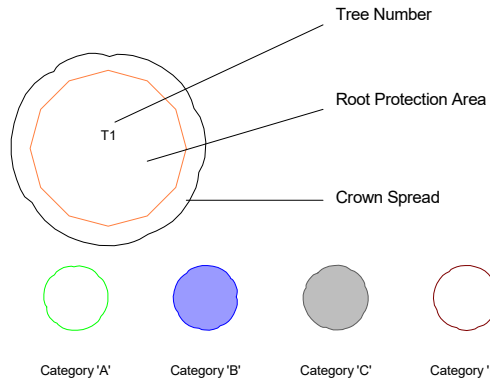
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Tree Protection Plan

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0

40m

Proposed Hardstanding
Designated Area for Storage
Tree Planting Locations
Trees to be Removed

Proposed Dwelling
Designated Area for Facilities
Protective Fencing

The Recommended Sequence of Work Operations

All recommended tree work scheduled in Appendix A to be carried out.
Installation of tree protection measures.
Site preparation and management of storage and facilities.
Demolition of the existing dwelling.
The development of the new dwelling.
Landscaping.
Tree planting.

Areas to be planted with 16 heavy standard fastigiated oak, cherry and hornbeam

Cat A = 40 years plus
Cat B = upto 20 years
Cat C = upto 10 years
Cat U = Not realistically retainable

Tree Protection Plan (TPP)

Prior to any construction commencing tree work must be implemented as specified in Appendix A.
The Root Protection Areas (RPA's) of retained trees should be measured and marked out.
The preparation of the landscape shall adhere to good management and be brought back (where possible) away from protected trees.
Where the use of building materials is near to permeable RPA's then Ground Protection shall be installed over their RPAs preventing soil compaction and contamination.
The excavation of surfaces within an RPA must be performed with hand tools only and under arboricultural supervision.
Fencing to be installed all along the boundaries which will remain for the duration of the demolition and development.
Designated areas for the storage of building materials.
The RPA's of the retained trees are a Construction Exclusion Zone (CEZ) unless protected by the aforementioned.
Designated areas for the site facilities.
Tree planting with post planting management.
Soil contamination and compaction within an RPA must be avoided.

The Proposal

The demolition of the existing dwelling.
The construction of a new dwelling.