



Arboricultural Impact Assessment to BS 5837: 2012

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

Ref: NWTCAIA/RG01

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Table 1: General Information

Document Title	Arboricultural Impact Assessment to BS 5837: 2012
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Document Ref	NWTCAIA/RG01
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Date	06/08/2025

1 Introduction

- 1.1.1 This Arboricultural Impact Assessment (AIA) has been prepared by North West Tree Consultancy Ltd in accordance with BS5837:2012 *Trees in relation to design, demolition and construction – Recommendations*.
- 1.1.2 This AIA utilizes the Tree Survey Data within the Tree Survey (ref: NWTCTS/RG01) to assess the potential impacts arising from the proposed development and to inform recommendations for tree protection and retention.

2 Arboricultural Impact Assessment

- 2.1.1 Issues that may need to be addressed in an arboricultural impact assessment between the trees and the proposed development are as follows:
- The effect and extent of the proposed development within the root protection areas (RPAs) of retained trees;
 - Potential conflicts of tree canopies of retained trees upon the proposed development;
 - The likelihood of future remedial works to retained trees which are beyond usual management schedules.

Trees to be removed

- 2.1.2 The implementation of the proposed development does not require the removal of any trees on site.

Table 3: Number of individual trees to be removed

U	A	B	C
N/A	N/A	0	N/A

Table 4: Number of groups to be removed

U	A	B	C
N/A	N/A	N/A	N/A

3 Tree Protection Measures

- 3.1.1 The following information outlines the key initial considerations for determining the correct level of tree protection required on site.
 - 3.1.1.1 Protective measures in response to the impacts identified within this AIA are set out within the Arboricultural Method Statement (AMS), (*ref: NWT CAMS/RG01*) and includes the Tree Protection Plan (TPP), which illustrates the location of protective fencing and other relevant mitigation measures in accordance with BS5837: 2012.

Root Protection Areas

- 3.1.2 As per BS 5837: 2012, a Root Protection Area (RPA) has been assigned to each tree or group of trees and is based on the stem diameter at 1.5m above ground level. This area represents the minimum area around each tree that must be left undisturbed to ensure its survival.
- 3.1.3 Tree roots are typically found in the first 600mm of soil and most of the fine roots that absorb nutrients and water are found close to the surface.
- 3.1.4 Root morphology is influenced by site conditions past and present (including roads, buried structures and underground services), soil type, drainage and topography. Due to these influencing conditions, tree roots may not be a circular area centered on the tree stem.

Ground Contamination

- 3.1.5 Storage areas for fuels and oils should not be located within 10 metres of any retained tree due to the risk of soil contamination caused by accidental spillage.
- 3.1.6 Care and attention should be taken particularly when working on or near slopes to avoid unintentional runoff of harmful materials into the rooting areas of retained trees.

Underground Utilities

- 3.1.7 No underground utility drawings have been provided and no assessment has been made to the position of tree roots and the likely location of any new utility services. It is therefore presumed for the purposes of this report that all new utilities if required will be positioned outside of the Root Protection Areas.
- 3.1.8 Where the installation of new services within the RPA of retained trees is unavoidable, appropriate work methods will be required in order to ensure that the safe long-term health and survival of the tree is maintained. This process will require additional consultation with the project arboriculturist before any works commence. An additional Arboricultural Method Statement may be necessary to implement these works effectively.

Ground Level Changes

- 3.1.9 A rise or reduction in ground level can have a serious implication on the longevity and health of the trees. Minor changes (up to 100mm) can be tolerated in some cases but largely dependent on the tree species, health, condition and growing environment.
- 3.1.10 Existing ground levels within the RPA should be maintained. No information regarding changes in ground level have been made available, it is therefore assumed that for the purpose of this report that all ground levels are to remain unchanged. If changes are required within the RPA of retained trees, then advice should be sought from the project arboriculturist and agreement with the LPA Tree Officer prior to any works taking place.

Drainage & Storm Water Run-off

- 3.1.11 Drainage and storm water run-off requires due consideration. This is to prevent excessive and/or polluted run-off into the rooting area of retained trees. Where possible any drainage of foul water should be directed away from the rooting area of the retained trees.
- 3.1.12 When using pile and void type foundations it is essential to prevent the desiccation of soil below the building by installing a rain water irrigation system from the down pipe of the guttering of the building and which lies in the void below. This allows the natural rain water to flow onto the covered rooting area thus preventing excessive soil desiccation. The irrigation system mimics the natural rainfall pattern delivering water which the trees would normally receive.

Construction Exclusion Zone

- 3.1.1 A Construction Exclusion Zone (CEZ) is a designated area where construction or activity of any kind is prohibited. There should be no storage of materials, parking of vehicles or machinery, loading or unloading of machinery in this area.
- 3.1.2 The CEZ is denoted in this instance by the orange hatched area as detailed on the Tree Protection Plan on **Drawing 1** of the Arboricultural Method Statement (*ref: NWT CAMS/RG01*).

4 Recommendations

Pre-Construction Tree Care

- 4.1.1 All trees if required should receive such works as detailed under Recommendations in the Tree Survey Schedule provided within the Tree Survey (*ref: NWTCTS/RG01*).
- 4.1.2 All tree works must be carried out by suitably qualified and experienced contractors in accordance with British Standard 3998: 2010 'Tree work-Recommendations.
- 4.1.3 *It is recommended that some lower lateral branches on T001 be pruned away from the property structure.*
- 4.1.4 *This tree is owned by the neighbouring property and therefore consent should be sought from the tree owner before any tree works commence.*

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 4428 (1989) Code of practice for general landscape operations (excluding hard surfaces).
- 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*



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