



ROAVR | GROUP

Project: 25_5837_09_07
Site: 7 Ruskin Road, Rochdale, OL11 2RT,
Client: Muhammad Farooq



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Project Number:	25_5837_09_07
Report Type:	Tree survey & Arboricultural Impact Assessment.
Site Address:	7 Ruskin Road, Rochdale, OL11 2RT,

Role:	Name:	Date:
Instructing Party	Muhammad Farooq	15/08/2025
Customer	Muhammad Farooq	10/09/2025
Surveyor	Alexander Barnes - BSc Arb, MArborA	10/09/2025
Consultant	Alexander Barnes - BSc Arb, MArborA	19/09/2025

Revision History		
Date:	Version number:	Summary of changes:
19/09/2025	1.0	First Review (Internal)
19/09/2025	1.0	First Issue

Arboricultural impact assessment

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Validation Statement for the Local Planning Authority.

This report includes the following for LPA validation purposes:

- A **tree survey and tree constraints plan** showing the existing trees, their category rating and above and below ground constraints shown on an OS extract OR a topographical survey
- An **arboricultural impact assessment** which describes how the development will affect local character from a tree perspective
- **Appendices** highlighting tree related information including the **arboricultural data tables**

Customer Action Points.

- ☐ - reporting complete - send to your Local Planning Authority
- ☐ - on planning award contact us with your decision notice

1. Introduction & Scope:

This arboricultural assessment has been prepared in accordance with BS5837:2012, providing the necessary information for the Local Planning Authority to assess the potential impact of the proposed development on local character and amenity from a tree perspective.

The brief was to survey the tree population on-site and identify any arboricultural constraints to the proposed development. The assessment includes all trees with a stem diameter greater than 75mm measured at 1.5 metres above ground level, as required by BS5837.

Tree surveys were conducted using ground-based inspections and the Visual Tree Assessment (VTA) method. A sounding hammer was used to assess for decay where relevant, but no invasive techniques were employed at this stage. Root Protection Areas (RPAs) were calculated in line with the methodology set out in BS5837.

Key elements of the report include:

- A Tree Constraints Plan, illustrating the position of trees on the site.
- Arboricultural data tables providing information on tree species, condition, and dimensions.
- Grouping or designation of groups and woodlands where areas were uniform in species, age, or geography, as permitted under BS5837.

This report will assist the planning process by evaluating the impact of the proposed development on the existing tree stock. Section 4 includes the Arboricultural Impact Assessment, which examines constraints posed by trees both above ground (e.g., crown spread) and below ground (e.g., RPAs).

Report Author.

ROAVR (ROAVR Group) was formed in 2010 and since then has carried out arboricultural consultancy Nationwide with directly employed consultants. Our consultants are all individual members of the Arboricultural Association and the report author is listed in the document control sheet.

Photographic Plates.



Photographic plate showing T1 & T2 (right) and T3 & T4 (left). (ROAVR, 2025)



Photographic plate showing extensive dieback within the canopy of T2. (ROAVR, 2025)



Two photographic plates showing the basal area and bark damage at the base of T2. (ROAVR, 2025)



Photographic plate showing the proximity of the existing side extension to T1 & T2 . (ROAVR, 2025)

2. Site Conditions & Site Surroundings

- 2.1 The site is situated in Rochdale in the Rochdale Borough Council control area. The site is located on the south side of the town and has an urban feel.
- 2.2 The site is home to a semi detached residential dwelling with associated hard and soft landscape.
- 2.3 The wider locality is predominantly residential dwellings. The site is accessed via a private pedestrian gateway just off the adjacent public access road.
- 2.4 A desktop assessment has failed to highlight without direct checks with the local planning authority whether or not the site is located within a conservation area or if there are any TPO protected trees on or adjacent to the plot.
- 2.5 All desktop assessment data was cross checked and validated on the 19/09/2025 using the web portal provided by the local planning authority.
- 2.6 Works to protected trees require consent from the local planning authority. In the case of TPO's an application must be made. In the case of conservation areas a notification must be made. TPO applications take up to eight weeks, conservation area notifications take six weeks.
- 2.7 Certain exemptions apply; for example the removal of deadwood. In the case of dangerous trees 5-days written notice should be given to the local authority (in the cases of immediate danger the work should proceed, but the local authority contacted as soon as possible afterwards) with the works evidenced by photographs and video where possible. You should also check to ensure the works are exempt from the requirements of a felling licence.

<https://www.legislation.gov.uk/ukxi/2012/605/regulation/14/made>

- 2.8 It should be noted that planning consent overrides protected trees, where the works or removal are necessary for development to proceed and have been highlighted in the tree survey documents.

2.9 Bats. Under current legislation it is an offence to 'intentionally or recklessly disturb a bat' or 'damage, destroy or block access to the resting place of any bat'. For further details consultation must be made with the Statutory Nature Conservancy Organisation. Where relevant any current ecological surveys for the site will take precedence in this matter. Trees provide numerous 'potential roosting features' for a wide range of bat species. It is therefore crucial that any trees proposed for removal are checked by an appropriately competent person before any felling or ivy stripping works commence.

<https://www.bats.org.uk/advice/bats-and-the-law>

2.10 Birds. It is an offence to kill, injure or take any wild bird; or take, damage or destroy the nest of any wild bird while it is in use or being built. Therefore work likely to disturb nesting birds must be avoided from late March to August. All birds, their nest and eggs are protected by law.

<https://www.rspb.org.uk/birds-and-wildlife/advice/wildlife-and-the-law/wildlife-and-countryside-act/>

3. Drawings

- 3.1 Appended to this report is a tree constraints plan and a tree assessment plan.
- 3.2 The tree constraints plan has been produced using an OS supplied .dwg (AutoCAD) base plan as no topographical survey was available. Tree positions and data have been applied using our survey handset as an onsite exercise with the constraints plan being produced as a PDF through Auto CAD.
- 3.3 An autoCAD .dwg file of the tree constraints is available on request for project stakeholders to utilise.
- 3.4 The *Tree Constraints Plan* shows the existing layout. For each tree the stem location is indicated and scaled according to its diameter, the canopy is indicated according to measurements taken along the four cardinal points of the compass. Root protection areas (RPAs) are indicated which are calculated according to the guidelines within BS 5837 (2012).
- 3.5 Where appropriate, the shapes of the RPAs have been amended to reflect actual site conditions or where trees have been heavily pruned. The 'original' RPAs are indicated as a dashed line whereas the amended RPAs are indicated as a solid line. Any variation to this approach will be highlighted on the appropriate plans.
- 3.6 The *Tree Assessment Plan / Arboricultural Impact Assessment* indicates the tree constraints with the proposals overlaid. Where applicable, this plan shows where works are proposed in Root Protection Areas and which trees are to be pruned or removed. This plan accompanies the Impact Assessment which is to be found in Section 4.
- 3.7 The *Tree Protection Plan (if applicable)* shows the protection measures that are to be installed during the construction phase. This plan accompanies an arboricultural method statement where applicable and commissioned.

4. Arboricultural Impact Assessment - Site Specific

4.1 Tree Quality Statement.

Four trees were assessed in accordance with BS5837:2012. These are all located offsite but close enough to be relevant to the development context.

- T1 is a mature Yew. The tree is in fair condition with a good long-term life expectancy. Its category B1 rating reflects its moderate arboricultural value and contribution to local amenity.
- T2 is a mature Goat Willow. This tree is in poor condition with clear signs of decline, including canopy dieback, basal wounding and major deadwood. Life expectancy is estimated at less than 10 years. It has been placed in category C1 due to its low value and limited future potential. Removal is recommended.
- T3 is a mature Wild Cherry. It is in fair condition with a 20+ year life expectancy. This tree is category B1, offering a moderate contribution to local character and amenity.
- T4 is another mature Wild Cherry. Similar to T3, it is in fair condition with good retention potential. It has been categorised as B1.

Overall, the tree stock is made up of three moderate-quality, fair condition category B1 trees and one poor-quality category C1 tree. The B1 trees have realistic potential to provide ongoing amenity and should be retained where possible. The C1 tree has limited value and is recommended for removal due to its poor condition and declining health

4.2. Drawing References

The drawings listed in the table below were used by ROAVR to produce the Arboricultural drawings referenced in this report. If your plans change (either before or after planning submission), then the tree drawings will require updating. This report cannot be submitted in support of a scheme that varies from the drawing reference number shown in box one below as the Impact Assessment (Section 4) will not be valid.

Drawing Name / No.	Date Issued To ROAVR	ROAVR Drawings Issue Date:
img20250723_16101111.pdf	18/09/2025	19/09/2025

4.3. Description Of The Proposed Development

The proposals involve demolition of the existing single storey side extension and the construction of a replacement single storey side extension. The footprint of the existing and proposed extension lies within the radial root protection areas of offsite trees T1 and T2.

4.4. Impact on Trees

- T1 (Yew – B1): The encroachment into T1's RPA is minimal. The affected area is already covered by existing hard surfacing and foundations. It is unlikely that significant root mass is present beneath these areas. Potential impacts can be mitigated by hand removal of existing foundations under arboricultural supervision. The existing foundation trench from demolition can be reused for the proposed extension foundations, further reducing the need for additional excavation. With these measures, T1 can be retained without adverse impact.
- T2 (Goat Willow – C1): T2 is larger and in poor condition with a significant proportion of its RPA extending beneath the existing extension. Demolition and new construction works will inevitably further disturb the rooting environment, accelerating its decline. In addition, the tree's proximity to the building would likely lead to repeated pressure for pruning, further reducing its longevity. Retention is not considered sustainable, and removal is recommended.
- T3 and T4 (Wild Cherries – B1): These trees are located further from the works area and are unaffected by the proposals.

4.5. Mitigation

To offset the loss of T2, it is recommended that two new heavy standard-sized trees are planted within the site. These should be of locally appropriate, high-quality species to ensure long-term amenity and ecological benefits.

4.6. Conclusion

The development will have a limited arboricultural impact. T1 can be retained and protected throughout construction with appropriate working methods and T3 & T4 are unaffected by the proposals. The removal of T2 is justified due to its poor condition and the direct conflict with the proposed works. Replacement planting will provide adequate long-term mitigation, ensuring that the proposals are acceptable in arboricultural terms.

5. Limitations

- 5.1 ROAVR has prepared this Report for the sole use of the above named Client/Agent in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us.
- 5.2 This Report may not be relied upon by any other party without the prior and express written agreement of ROAVR. The assessments made assume that the land use will continue for their current purpose without significant change. ROAVR has not independently verified information obtained from third parties.
- 5.3 This report, video walkthrough, data tables and raw data remain the copyright of ROAVR until such time as any monies owed are settled in full and the report may be withdrawn at any time.
- 5.4 This report, site visit, plans and conclusions are proportional to the proposals and in some cases a simple plan based impact assessment may be all that is required.
- 5.5 Important - to ensure fair allocation of resources, we allow you ten working days to review the report and issue any feedback, beyond that changes are chargeable.
- 5.6 For references and further information regarding tree survey process visit: <https://www.roavr-group.co.uk/roavr-group/survey/sp-3-arboriculture/>

Should you require any further information, please do not hesitate to contact us at any time.

Mr. Alexander N Barnes BSc Arb, MArborA
Consultant Arborist

Alexander Barnes


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Prepared by: Alexander Barnes
Checked by: Peter Haine

Appendix 1 – Site Location



(Google Earth, 2025)

Appendix 2 – Arboricultural Data Tables

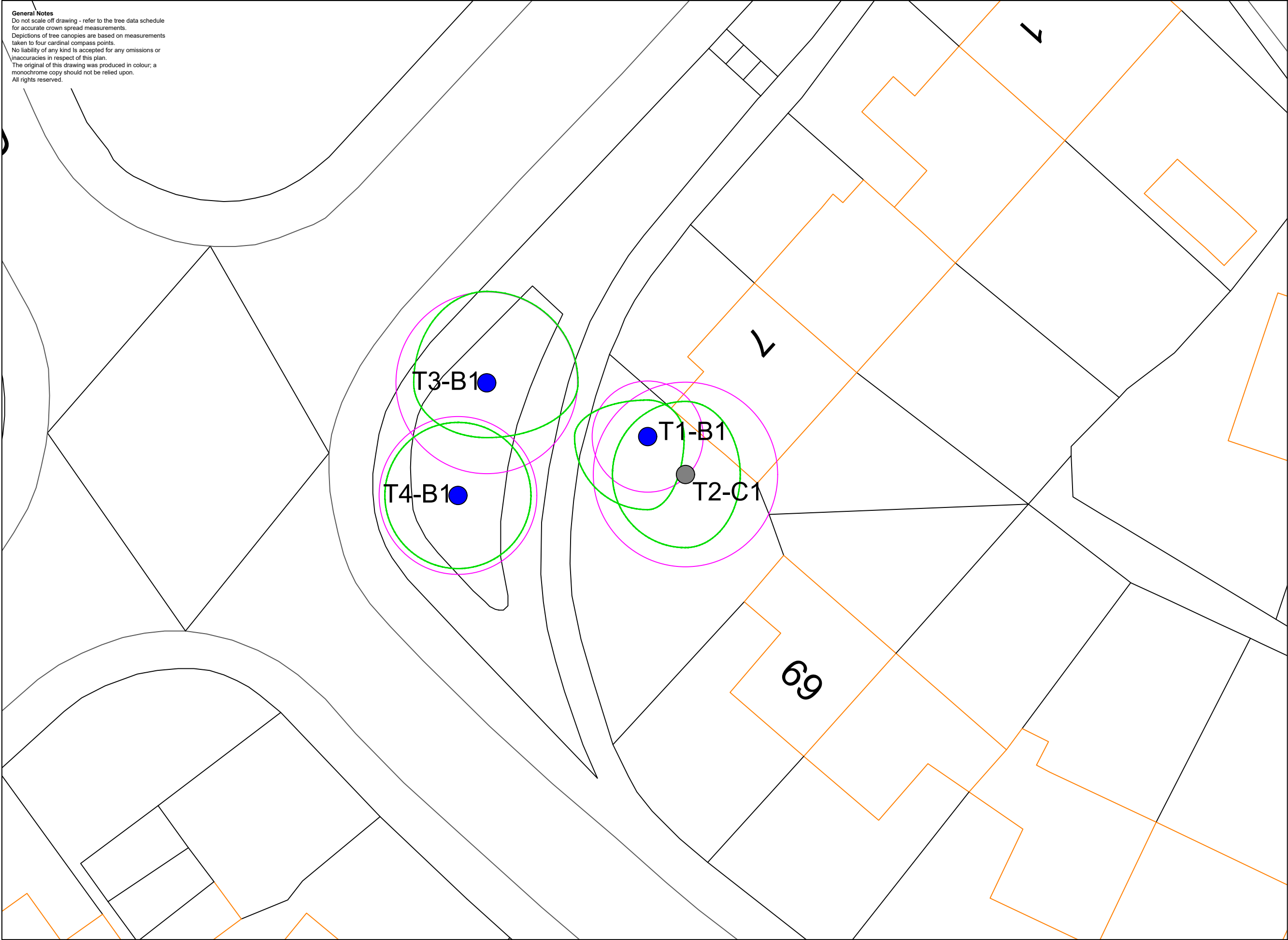
Key to Arboricultural Data Tables

Tree Number	Reference no. T1, T2 etc. for trees; H for hedgerows; G for Groups and W for woodlands.
Species	Tree species <i>Fagus sylvatica</i> ; <i>Quercus robur</i> - Latin names.
Age Class	The estimated age class of the tree (relative to species) Y - Young SM - Semi-mature EM - Early-mature M - Mature OM - Over-mature or V - Veteran
Height (Crown Height)	Height of the tree in metres. (Height of the crown above ground level in metres)
Number of Stems	Number of clear stems above 1.5 metres
Diameter at Breast Height	Diameter of stem (mm) at breast height (1.5 metres above ground).
Crown Spread (N, S, E, W)	The maximum spread of the tree's canopy measured from the stem in four directions (North, East, South, West).
Life Expectancy	Estimated safe, usable life expectancy.
Physical Description	Details of tree type, quality, location etc
Comments	Any comments or remarks recorded by the surveyor
Management Recommendations	Recommendations (regardless of the development proposals if available) for removal, retention and/or remedial arboricultural works.
RPA offset from stem	Radius of the root protection area measured in metres
Category Rating	Tree categorisation based on section 4.5 of BS 5837 (2012) Trees in relation to design, demolition and construction – Recommendations: A – Trees of high quality with an estimated remaining life expectancy of at least 40 years. B – Trees of moderate quality with an estimated remaining life expectancy of at least 20 years. C – Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm U – 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 Subcategories: 1: Mainly arboricultural & aesthetic qualities 2: Mainly landscape qualities 3: Mainly cultural values, including conservation

Tree Number	Species	Age Class	DBH	Height (crown height)	N	E	S	W	Condition	Life Expectancy	Physical Description	Comments	Managment Recommendations	RPA offset from stem.	Category Rating
T1	<i>Taxus baccata</i> (Yew)	M	253	6(2)	2	2	2	4	Fair	20+	Offsite	/	/	3.04	B1
T2	<i>Salix caprea</i> (Goat Willow)	M	421	9(2)	3	4	3	4	Poor	<10	Offsite	Low vitality. Declining. Stem divides at ground level. Dieback in crown. Major deadwood in crown. Bark wounding on the southern basal area. Significant dieback within the canopy.	Remove tree.	5.05	C1
T3	<i>Prunus avium</i> (Wild Cherry)	M	414	6(2)	2	5	5	3	Fair	20+	Offsite	/	/	4.97	B1
T4	<i>Prunus avium</i> (Wild Cherry)	M	360	10(2)	2	4	4	4	Fair	20+	Offsite	/	/	4.32	B1

Appendix 3 – Arboricultural Plans

General Notes
Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements.
Depictions of tree canopies are based on measurements taken to four cardinal compass points.
No liability of any kind is accepted for any omissions or inaccuracies in respect of this plan.
The original of this drawing was produced in colour; a monochrome copy should not be relied upon.
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Key

Trees
Showing Canopy extents, category colour and tag number (with category).

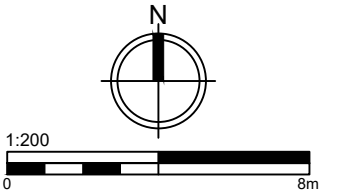
Category A
Trees of high quality with an estimated remaining life expectancy of at least 40 years.

Category B
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

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.

Category U
Trees in such a condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.

BS 5837:2012 Root Protection Area



Tree Constraints Plan

Client
Muhammad Farooq

Site/Project
7 Ruskin Road, Rochdale,
OL11 2RT

Scale/Sheet
1:200 @ A3

Date
18/09/2025

Drawing No
25_5837_09_07

Rev
1

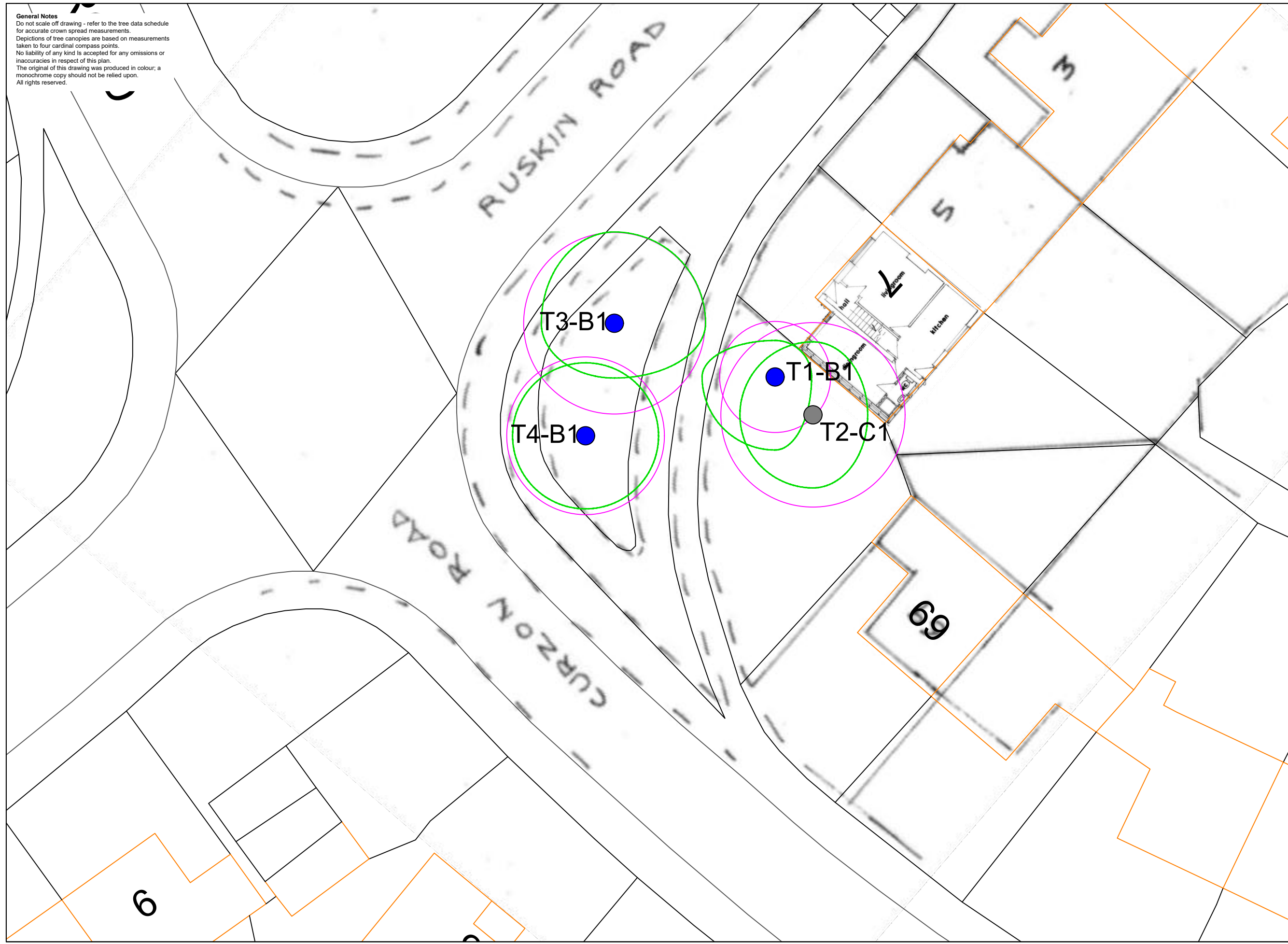
Drawn By
PH

Chkd By
MH

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General Notes
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Key



Trees
Showing Canopy extents, category colour and tag number (with category).



Category A
Trees of high quality with an estimated remaining life expectancy of at least 40 years.



Category B
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.



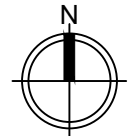
Category C
Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.



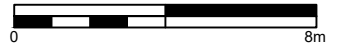
Category U
Trees in such a condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.



BS 5837:2012 Root Protection Area



1:200



Drawing Title			
Tree Assessment Plan			
Client			
Muhammad Farooq			
Site/Project			
7 Ruskin Road, Rochdale, OL11 2RT			
Scale/Sheet		Date	
1:200 @ A3		18/09/2025	
Drawing No	Rev	Drawn By	Chk'd By
25_5837_09_07	1	PH	MH



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