



ARBORICULTURAL REPORT AND SAFETY SURVEY

Client: RedSide
Site: Moss Lodge
Kings Road
Rochdale
OL16 5HW

Date: 13 June 2025
Ref.: THR25-56

GROWING SINCE • 1982

TREE HERITAGE

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1.0 Introduction

- 1.1 The purpose of this report is to aid the management of the tree population on the above site. It identifies the condition of the trees and prescribes any work that is required based on the grounds of safety. It may also give recommendations for remedial work that may be desirable in order to keep or improve the quality of the trees.
- 1.2 All trees included in the survey are listed in the Tree Schedule in appendix A and identified on the Tree Location Plan in appendix B.
- 1.3 The site visit was on 09 June 2025. Surveyor: Hugh Williams. The weather conditions: Sunny and dry.

2.0 Limitations of report

- 2.1 This report and survey are for tree safety and management purposes only. This report should not be used for other purposes such as planning applications.
- 2.2 The trees were inspected from ground level only and no invasive tools were used.
- 2.3 Due to the changing nature of trees the report is valid for a period of 12 months for the condition and 2 years for all other data.
- 2.4 Trees may affect buildings by indirect influence of their roots on the substrate on which structures are built and by direct action on foundations, drains and other underground services. This report does not attempt to address these issues.
- 2.5 Trees are dynamic structures that can change rapidly and can never be guaranteed 100% safe: even if they were deemed safe on the day of the inspection, they can sometimes suffer damage in adverse weather conditions. All trees should be inspected following any bad weather.



3.0 Survey Method

- 3.1 The survey was undertaken from ground level and includes all individual significant trees shown in position and numbered on the site plan. Some trees or sapling trees may be grouped together and numbered as a group e.g. G1 or Woodland e.g. W1.

The following information is collected and given in a schedule;

- Number
- Tree Species (Common Name)
- Age class (Young, Semi-Mature, Early-Mature, Mature, Over mature and Veteran)
- Size
- Physiological Condition (Good, Fair, Poor or Dead). This is an overall assessment of the health of the tree based on leaf size, colour, density, annual growth increments and die-back or dead wood.
- Structural Condition (comments on decay, cavities, disease and other defects and issues that will affect its suitability for retention).
- Recommendations (These are based on the previous two categories and may include pruning or removal amongst other recommendations).
- Priority (Gives an indication of timescales)

4.0 Arboricultural Methods

- 4.1 All tree work should be carried out by highly skilled professionals and it is recommended that contractors are selected from the Approved List of Arboricultural Association Contractors. This is obtained from www.trees.org.uk
- 4.2 All tree work should be carried out to the latest standards based on BS 3998: 2010 'Recommendations for Tree Work'.

5.0 Wildlife and Timing of Operations

- 5.1 Many animals including bats and birds are given special protection under the Wildlife and Countryside Act 1981(as amended) and the Countryside and Rights of Way Act 2001 amongst other legislation.



- 5.2 **Bats.** It is an offence to “intentionally or recklessly disturb a bat” or “damage, destroy or block the access to the resting place of any bat”. An assessment of trees on the site for “suitability for bats” is an essential part of the pre-planning stage. If bats are found or even reported to have used the trees for roosts, then it is essential that a specialist in this field is contacted for advice. Natural England should be contacted on 0300 060 3900 or through www.naturalengland.org.uk for details of suitable specialists. It may be that a European Protected Species Habitat Regulations Licence is required before work can continue. Following advice, it is usual that work to trees with potential for bat roosts is best done from late August to early October. March through to April is also suitable but there may be conflict with nesting birds. (see below)
- 5.3 **Birds.** It is an offence to disturb, injure or kill any bird whilst it is at or building a nest. This includes damage to or removal of the actual nest whilst it is in use or being built. Tree works that could lead to the above should therefore be avoided during the months of March through until August.
- 5.4 To avoid problems with either it would be advisable to programme all necessary site clearance work and tree pruning during August to late October.

6.0 Legal Considerations

- 6.1 Trees may be protected by a TPO (Tree Preservation Order) or Conservation Area.
- 6.2 In a Conservation Area it is a requirement to give Six Weeks Written Notice of any intended works. In the case of a TPO an application is required to the LPA on a 1APP form; in this case it may take 8-10 weeks before permission is given.
- 6.3 In the case of protected dead trees, 5 working days’ notice prior to the removal of the tree(s) must be given to the LPA. In the case of protected trees that pose ‘an immediate risk of serious harm’ the statutory exception allows only for those works that are ‘urgently necessary’ to remove the risk and nothing exceeding this unless agreed in advance with the LPA. The LPA should be notified ‘as soon as practicable after the works become necessary’ along with the reasons for carrying out the work.



7.0 Overall Considerations for this site

- 7.1 I was specifically asked to look at a Hornbeam following complaints from a neighbouring property, Mr & Mrs R Cooke at 34 Percy Street, OL16 5LF.
- 7.2 The tree is shown on the site plan as T1 for identification purpose only and may have another designation on the TPO map.
- 7.3 This tree is a mature Hornbeam (*Carpinus betulus*) growing on the boundary of Moss Lodge and the garden of 34 Percy Street. The crown is low over the garden and overhangs by 3-4 metres at the widest point. This makes the house very dark and forces any plants in the garden to grow out trying to get light. The tree has Ivy growing up the stem into the crown, this not only makes inspection of the stem difficult but also make the crown appear very dark even in winter for the residents to the rear.
- 7.4 Mr & Mrs Cooke stated that they had lived there for many years and that the tree had not had any maintenance during that time. Their main complaint is the height and width of the tree makes their property very dark and that it is now difficult to enjoy their garden due to the encroaching branches. The dense Ivy throughout the tree spoils its appearance and makes the tree very dark even in winter.
- 7.5 The Ivy is an issue with this tree because it has started to smother the crown. Although this may not kill the tree it is a problem when you wish to reduce the crown size as the Ivy will romp away and smother any new growth.
- 7.6 I believe that it is essential to severe the Ivy at the base and let it die before attempting to remove it from the tree. Once the Ivy is removed it would be possible to crown lift the tree to 4-5 metres over the garden. The remaining upper crown should then be carefully reduced back from the property by 2-3 metres, reducing the crown by a similar amount to improve the light into the house and garden.



8.0 Recommendations

- Sever Ivy and remove when dead.
- Raise crown to 4-5 metres over garden.
- Reduce remaining crown over garden of 34 Percy Street by 2-3 metres, carefully reducing the height by a similar amount to leave a natural flow to the tree. The reduction should be in line with BS3998

Tree Heritage Ltd

H.E. Williams

H.E. Williams

13 June 2025



Photographs

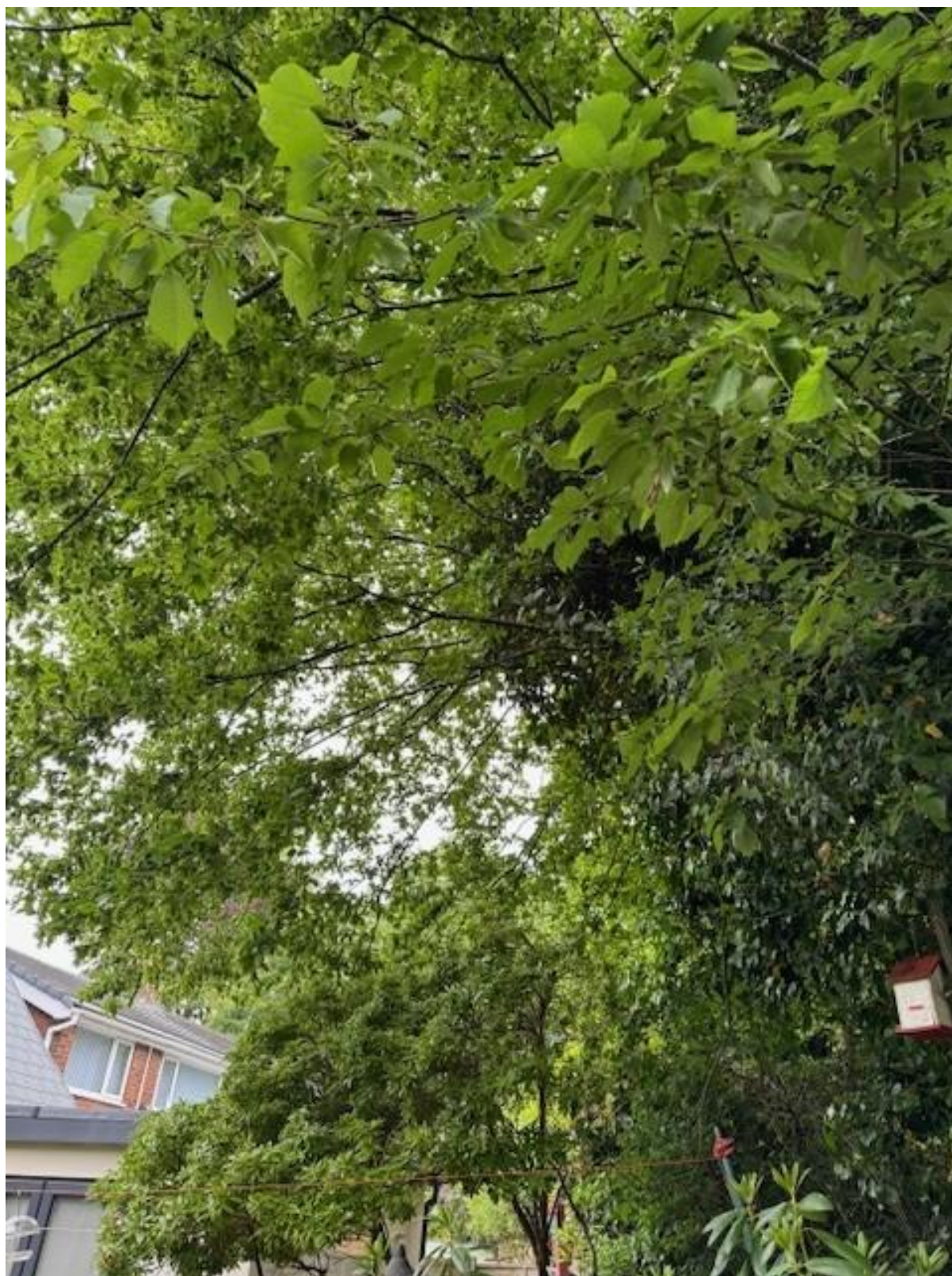


Photo 1: Garden of 34 Percy Street showing extent of overhang



Photo 2: Hornbeam from 34 Percy Street showing dominance of tree

Tree Survey Schedule

Site: Moss Lodge, Kings Road, Rochdale

Surveyor: Hugh Williams

Date: 09/06/2025



GROWING SINCE 1982

TREE HERITAGE

Ref.	Species	Structure	Size	Life Stage	Description & Targets	Survey Notes	Condition	Recommendation	Work Timescale
T1	Hornbeam (<i>Carpinus betulus</i>)	Tree	Large	Mature	Target # - car park Target # - dwelling Target # - garden	Minor deadwood in crown. Low branches over garden to rear. Ivy on stem and in crown. Unable to inspect stem due to Ivy.	Fair	Crown lift to 5m over garden of 34 Percy St. Crown reduce by 2-3 metres to allow more light into dwelling. Remove major deadwood - greater than 25 mm. Sever ivy at base and remove when dead.	09-Dec-2025 (Priority 2 (6 months))



Site:
Moss Lodge, Kings
Road, Rochdale

Tree Location Plan:
THSP25-56

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