



ARBORICULTURAL REPORT & Impact Assessment to BS 5837:2012 at:

***Hollingworth Heights,
Peanock Lane,
Littleborough
OL15 0AD***

Prepared for: *Olivia McKee*

Report Date: *August 2025*

Reference: *AWA6929*

Executive Summary

This report provides independent arboricultural advice in accordance with BS 5837:2012, regarding trees at the site in the context of a proposed residential development.

A total of 43 items of woody vegetation were surveyed, comprising individual trees and tree groups. Of these: 2 are moderate value (Category B), 40 are low value (Category C), and 1 is unsuitable for retention (Category U).

The proposed development will require the removal of 4 low-value trees and groups. This will result in a minor negative arboricultural impact.

The layout of the development has been designed to minimise encroachment into Root Protection Areas (RPAs), with only minor incursions into a trees' RPAs, which are not expected to significantly affect tree health. Mitigation measures, including protective fencing and 'no-dig' construction methods, are recommended where necessary.

The scheme presents an opportunity for new tree planting as part of a landscape strategy, offering mitigation for the removals and long-term enhancement of the site's tree cover.

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1. Introduction

1.1 Instructions and Brief

- 1.1.1 We have been instructed by Olivia McKee to visit the site and prepare our findings in a report.
- 1.1.2 The report is required in accordance with BS 5837:2012 *Trees in relation to design, demolition and construction – Recommendations*, to provide detailed, independent, arboricultural advice on the trees present, in the context of potential development.

1.2 Survey Details

- 1.2.1 The survey took place during June 2025.
- 1.2.2 The trees were surveyed visually from the ground using “Visual Tree Assessment” techniques and in accordance with the guiding principles of British Standard 5837:2012.
- 1.2.3 Any additional off-site trees that could impact a new development design have been included in the tree survey parameters.
- 1.2.4 We have been provided with a topographical survey with tree positions plotted. Where surveyed trees were not included on the topographical survey the tree positions were plotted using enhanced GPS technology (1-2m accuracy) and laser distance measurer.
- 1.2.5 This report has been prepared by Adam Winson, Chartered Arboriculturist, MSc, BSc (Hons), MICFor, MArborA, Principal and Director of AWA Tree Consultants Ltd. The tree survey data collection was carried out by Sophie Beckerman, BA (Hons), Dip. Arboriculture Level 4, PTI (Lantra), QTRA registered, Arboriculturist at AWA Tree Consultants Ltd.
- 1.2.6 Full qualifications and experience are included within **Appendix 1**. Explanatory details regarding the survey methodology are included within **Appendix 2**. A full explanation of the tree data can be found at **Appendix 3**. Full details of all the trees surveyed are found in **Appendix 4**. For tree locations please refer to the Tree Constraints Plan at **Appendix 5**.

2. The Site

2.1 Location and Description

- 2.1.1 The site is located on Peanock Lane in Littleborough in the Metropolitan Borough of Rochdale, Greater Manchester.
- 2.1.2 The site comprises a residential property with associated access, parking and gardens. Hollingworth Lake extends to the northeast of the site. To the south are agricultural fields and to the northwest are further residential properties.
- 2.1.3 The approximate area of the survey is highlighted in the (2025 Google Earth) image below:



3. The Trees

3.1 Legal

- 3.1.1 The following advice is for guidance purposes only. Some trees are protected by legislation, and it is essential that the legal status of trees is established prior to carrying out works to them. Unauthorised work to protected trees could lead to prosecution, resulting in enforcement action such as fines or a criminal record. Tree Preservation Orders, Conservation Areas, Planning Conditions, Felling Licences or Restrictive Covenants legally protect many trees in the UK.
- 3.1.2 Due to the large potential penalties for illegally carrying out work to protected trees, before authorising any tree works a check should be made with the Local Planning Authority to see if the trees are covered by a Tree Preservation Order or if they are within a Conservation Area. If either applies, then statutory permission is required before any works can take place.
- 3.1.3 The Multi-Agency Geographical Information for the Countryside (MAGIC) website was used to search for areas of ancient woodlands listed on the Ancient Woodland (DEFRA 2025), and a check for catalogued Ancient and Veteran trees using the woodland trust ancient tree inventory (ATI) (Woodland Trust 2025). It was confirmed that there are no designated ancient woodlands or veteran or ancient trees within the survey area.
- 3.1.4 Trees provide a wide range of habitats for many species, some of which are legally protected such as bats, nesting birds, badgers and dormice. It is essential that appropriate care is taken to ensure that this legislation is not contravened.
- 3.1.5 When appointing a tree surgeon, only properly qualified and experienced companies should be used, who have adequate Public Liability and Employer's Liability Insurance.
- 3.1.6 All tree work should be carried out according to British Standard 3998:2010 Tree Work - Recommendations.

3.2 Tree Survey Results

- 3.2.1 The tree survey revealed 43 items of woody vegetation, comprised of 28 individual trees and 15 tree groups or hedges.
- 3.2.2 Of the surveyed trees: 1 tree is retention category 'U', 2 trees are retention category 'B' and 40 trees, tree groups and hedges are retention category 'C' (explanatory details regarding the retention categories are included at Appendix 3).

- 3.2.3 Full details of the surveyed trees, tree groups and hedges are provided in the attached tree data schedule at Appendix 4. General comments are provided below:
- 3.2.4 The significant tree cover within the site consists mainly of linear Cypress groups stretching along the boundaries, and large ornamental Cypress individuals within the landscaped gardens.
- 3.2.5 Species diversity at the site is relatively low. The dominant species is Cypress, with occasional Sycamore, Willow, Birch, Laburnum, Cherry, Apple, Hawthorn and Cherry Laurel.
- 3.2.6 Most of the trees are semi-mature and early-mature with only occasional young or mature trees.
- 3.2.7 The site's most significant trees are T1 and T16. Both are early-mature Sycamore in good physiological and structural health and with moderate arboricultural and amenity value. T1 is within a walled area at the entrance to the site and may outgrow its current location. However, in the medium to long term it provides some interest in the landscape. T16 is located on the eastern boundary of the site and has good long-term prospects. Both these trees are retention category B.
- 3.2.8 G2, G21, G22, G24, G25 and G28 and tall Cypress hedges and tree groups along the western, northwestern and southeastern edges of the site. They provide excellent screening from the site but otherwise are of low value.
- 3.2.9 G26 is an adjacent Hornbeam hedge which was largely inaccessible and was plotted approximately. Some of the crowns have been left to grow and encroach over the site. This also provides good screening.
- 3.2.10 Lawson Cypress T34, T35, T36, T39 and T40 are large ornamental specimens within the landscaped gardens. Whilst they are a feature of the garden they are a low value species and are therefore retention category C.
- 3.2.11 Laburnum T17 has a cavity on the southwestern stem aspect where a stem has previously torn out. The remaining crown is unbalanced, and the tree is structurally weakened. It is unsuitable for retention and is category U.
- 3.2.12 The remaining trees within the site are of particularly low value and should not pose any significant constraint on the development potential of the site.
- 3.2.13 Some trees were covered in dense Ivy or were inaccessible (as detailed in Appendix 4). In such cases measurements were estimated and the condition values are indicative only.
- 3.2.14 The tree Root Protection Area (RPA) for each tree has been plotted as a

polygon centred on the base of the stem. Due to the presence of roads, structures, topography (and past tree management) the RPA is likely to be a simplified representation of the tree roots actual morphology and disposition. However, detailed modifications to the shape of the RPA would largely be based on conjecture and so have been avoided.

- 3.2.15 Some lower value tree, hedge and shrub groups do not have RPAs detailed on tree plans. The detailed extent and spread of these low value groups, in conjunction with the tree schedule, is sufficient to assess the associated potential constraints.

3.3 Photographs



Photo 1: T1 from south



Photo 2: T16 from west



Photo 3: T17 from south



Photo 4: Northwestern edge of site



Photo 5: Southeastern edge of site



Photo 6: T4, T34, T35 and T36 from east

4. Arboricultural Impact Assessment

4.1 Proposed New Development

- 4.1.1 It is proposed to build a new residential development with associated access, parking, landscaping and facilities. The development proposals have been provided by my client and inform this arboricultural impact assessment and the Tree Impacts Plan at Appendix 6.

4.2 Direct Impacts

- 4.2.1 From assessing the new development proposals 2 tree and 2 tree groups will require removal to facilitate the development as they are situated in the footprint of the development or their retention and protection throughout the development is not suitable.
- 4.2.2 The trees that require removal to facilitate the development are T10 and T41. The tree groups that require removal to facilitate the development are G19 and G42.
- 4.2.3 T10 is an early-mature multi-stemmed Sycamore with included bark unions. Whilst it has a reasonable life-expectancy it does not have good form and is in only fair structural health. T41 is a small ornamental Juniper with an unbalanced crown and little visual appeal or arboricultural value.
- 4.2.4 G19 and G42 are groups of Cypress. This is a species that has little arboricultural value.
- 4.2.5 The trees to be removed are all lower value, retention category 'C'. Due to the low value of the trees to be removed the removals will have only a negligible negative arboricultural impact.
- 4.2.6 6 trees and tree groups requiring pruning to facilitate the new development. The trees that require pruning are T1, T4, T8 and T29. The tree groups that require pruning are and G2 and G9.
- 4.2.7 T1, G2, T4 and T29 overhang the entrance and the proposed driveway. Whilst there is an existing driveway here it is likely that the crowns of these trees will require lifting and cutting back slightly to allow better access for machinery and adequate clearance for the laying of new surfacing.
- 4.2.8 T8 will require the northern crown lifting to give clearance for the proposed new parking area, and G9 will require pruning back to give clearance from the proposed hard standing.
- 4.2.9 The required pruning works are minor in nature, and the trees will not be significantly impacted in terms of condition or loss of visual amenity.

4.2.10 1 tree, T17, is a category U tree with defects that will significantly reduce its life-expectancy making it unsuitable for retention in the context of the proposed development.

4.3 Indirect Impacts

- 4.3.1 The tree Root Protection Area (RPA) detailed on the Tree Plans at Appendices 5 and 6, has been used as a layout design tool, to inform on the area around a tree where the protection of the roots and soil structure is treated as a priority.
- 4.3.2 New landscaping is proposed that encroaches into the edge of the RPA of T1, G2, T4, T8, G9 and G29. The construction of hard surfaces within the RPA can have negative impacts on tree roots. However, the potential negative impacts can often be overcome or minimised by employing a 'no-dig' type construction methods with a porous final surface.
- 4.3.3 Where new hard surfacing is to be installed within the RPAs of retained trees where there is already existing hard surfacing, the hard surfacing sub-base should be left in place, with any new surfaces laid on top, with no excavations lower than the existing sub-base.
- 4.3.4 All the retained trees have been assessed as suitable for retention in terms of BS5837 (2012) section 5 "Proximity of structures to trees." The retained trees will not cause unreasonable inconvenience or nuisance issues to future occupiers, leading to associated pressures for felling or excessive pruning. The layout allows sufficient space to enable the retained trees to grow to maturity without significantly adversely affecting the amenity of the dwelling or amenity space.
- 4.3.5 The buildability of the proposed development has been assessed in terms of access, adequate working space and provision for the storage of materials, including topsoil, in relation to the trees.

4.4 Suitable Mitigation

- 4.4.1 The development of the site provides an excellent opportunity to undertake new tree planting throughout the site as part of a soft landscaping scheme. As such, suitable new tree planting has the potential to mitigate for the required tree removals and, in the longer term, has the potential to improve the sites tree cover.

4.5 Protection of the Retained Trees

- 4.5.1 To ensure the successful retention of trees during the development process, all trees identified for retention must be physically protected from the outset of site preparation through to final landscaping. This protection should be

in accordance with section 6.1 of BS:5837:2012 – Trees in Relation to Design, Demolition and Construction – Recommendations.

- 4.5.2 The primary method of protection will be the installation of tree protection fencing, constructed in line with the specification shown in BS 5837:2012.
- 4.5.3 This fencing must be installed prior to the commencement of any site clearance, demolition, or construction activity and remain in place for the duration of all potentially damaging operations.
- 4.5.4 The protected areas must be treated as construction exclusion zones. No materials, spoil, or equipment should be stored within these zones, and no access should be permitted.
- 4.5.5 Ground levels within the RPAs should be left unaltered, and care must be taken to avoid compaction of the soil structure, which could have long-term impacts on tree health.
- 4.5.6 If conditioned by the Local Planning Authority, an associated Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) detailing protective fencing locations and specifications, construction methods close to the retained trees, and any required site monitoring, can be provided.
- 4.5.7 The AMS and TPP explain how and when the protection measures will be installed and maintained throughout the development. They are designed to be referenced for practical guidance on how to protect the retained trees at the site to ensure contractors do not accidentally damage trees during construction.

5. Summary of Tree Impacts

Tree/ Group Ref	Value	Impact Type	Description of Impact	Impact Level	Mitigation / Solution
T10, G19, T41, G42	C (Low)	Direct - Removal	Within footprint of development area	Low	Mitigation planting
T1, G2, T4, T8 G9, T29	C (Low)	Direct – Pruning	Site access and parking areas	Negligible	Pruning to BS 3998:2010
T1, G2, T4, T8 G9, T29	C (Moderate)	Indirect - RPA Incursion	Encroachment by proposed access, parking and hard surfacing	Low	No dig construction with final porous surface. Existing sub- base to be left in place.
T17	U (Unsuitable)	Direct - Removal	Unsuitable to retain in context of development	Not applicable	Work to British Standard 3998:2010

6. Signature

I trust this report provides all the required information.

Signed



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Adam Winson, *Chartered Arboriculturist, MSc, BSc (Hons), MICFor, ACIEEM*

21st August 2025

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Appendices

Appendix 1: Authors Qualifications and Experience

Appendix 2: Survey Methodology and Limitations

Appendix 3: Explanation of Tree Descriptions

Appendix 4: Tree Data

Appendix 5: Tree Constraints Plan

Appendix 6: Tree Impacts Plan

Appendix 1: Authors Qualifications & Experience

Adam Winson: Chartered Arboriculturist, MSc, BSc (Hons), MICFor, MArborA, ACIEEM, QTRA Registered

Adam is the company Director and Principal Consultant. He has a mix of the highest-level academic qualifications and relevant work experience. He has worked within the tree care profession for over 20 years and was awarded an MSc in Arboriculture and Urban Forestry, with distinction. Adam is a Chartered Arboriculturist and a Registered Consultant with the Institute of Chartered Foresters, a Professional Member of the Arboricultural Association and he has original research published by the UK Forestry Commission. His work ranges from individual expert tree inspections to managing trees on major infrastructure projects. His work often involves trees with preservation orders or litigation, and he has appeared as a tree expert, at planning appeal hearings up to the crown court. Adam also regularly undertakes locum Tree Officer work for several Local Planning Authorities.

James Brown: BSc (Hons) Arboriculture, MArborA, PTI (Lantra), QTRA Registered

James is a highly experienced and qualified Arboricultural Consultant. He has a BSc (Hons) in Arboriculture, attaining first class honours, as well as being awarded the Institute of Chartered Foresters student award. He is a Professional Member of the Arboricultural Association, an Associate of the Institute of Chartered Foresters, and he is working towards becoming a Chartered Arboriculturist. James joined AWA in 2016, he has many years' experience as an Arboricultural Consultant, he previously worked in Europe's largest container tree nursery and he has experience of local authority Tree Officer work.

James Godfrey: BA (Hons), FdSc Arboriculture and Tree Management, TechArborA, PTI (Lantra), QTRA Registered

James has had extensive arboricultural experience working as an arborist within the public and private sector. While working at AWA, James completed his FdSc in Arboriculture and Tree Management, graduating with a distinction and was also awarded for achieving the highest overall mark in his year. James has used his arboricultural knowledge to inform and carry out accurate tree surveys and produce detailed reports that aim to balance appropriate tree retention with the requirements of landowners.

Joe Thomas: MSci Biology, Award L4 Arboriculture, TechArborA, PTI (Lantra), QTRA Registered

Joe achieved a first class degree in Biology with an integrated Masters (MSci) from the University of Sheffield. Additionally, he has a Level 4 Award in Arboriculture. Joe joined AWA after an Urban Forestry role with the Sheffield and Rotherham Wildlife Trust and Sheffield City Council, where he gained a variety of experience in different aspects of the arboriculture sector.

Lucy Garbutt: MSc, PGCert, BSc (Hons) Biology, PTI (Lantra), TechArborA, QTRA Registered

Lucy graduated with a masters degree in Animal Behaviour from the UK's highest rated university, St Andrews of Scotland, immediately following the completion of her BSc degree in Biology from Lancaster University. Lucy has experience in botany and plant science and moved into arboriculture after previous experience of protected species and botanical surveys with a large environmental consulting company.

Sophie Beckerman: BA (Hons), Dip Arboriculture Level 4, PTI (Lantra), TechArborA, QTRA Registered

Sophie has more than 10 years' experience as an arborist, working for a variety of private companies as well as undertaking tree management with Sheffield City Council Ranger Service and The Wildlife Trust. Her expertise in arboriculture is demonstrated in the practical NPTC qualifications gained, and her excellent knowledge is reflected in the L4 diploma in Arboriculture, which she completed while working. Her roles as a climbing arborist and team leader included estimating for jobs and project management, supervising tree contracting teams - ensuring that work is carried out safely and efficiently and that health and safety standards are adhered to, and risk assessments are carried out.

Ross Lane: FdSc Environmental Conservation, Diploma Arboriculture, MArborA, PTI (Lantra), QTRA Registered

Ross has a diverse background spanning horticulture, arboriculture, and ecology. Ross has extensive experience conducting surveys throughout the UK and has worked on projects of all sizes, including major infrastructure projects such as HS2. In his previous role as a Tree Inspector at Derbyshire County Council, projects involved managing the county wide tree stock in relation to the ash dieback response and contributing to ambitious County Council targets of planting a million trees. Possessing professional-level membership with the Arboricultural Association, coupled with a comprehensive range of qualifications from tree risk assessment to habitat management, underscores Ross' dedication in professional arboriculture.

Appendix 2: Survey Methodology and Limitations

The survey was undertaken in accordance with British Standard 5837:2012 *Trees in relation to design, demolition and construction – Recommendations*. The trees were assessed objectively and without reference to any proposed site layout. The trees were surveyed from the ground using 'Visual Tree Assessment' (VTA) methodology. VTA is appropriate and is endorsed by industry guidance. It is used by arboriculturists to evaluate the structural integrity of a tree, relying on observation of trees biomechanical and physiological features. Measurements are obtained using a diameter tape, clinometer, laser distometer and loggers tape. Where this is not practical measurements are estimated. Tree groups have been identified in instances as defined in BS 5837:2012. Shrubs and insignificant trees may have been omitted from the survey.

This report represents a BS 5837:2012 tree survey and should not be accepted as a detailed tree safety inspection report; however, tree related hazards are recorded and commented upon where observed, yet no guarantee can be given as to the absolute safety or otherwise of any individual tree. All recommended tree work must be to BS 3998:2010 - *'Tree Work: Recommendations'*.

The findings and recommendations contained within this report are valid for a period of twelve months from the date of survey. The author shall not be responsible for events which happen after this time due to factors which were not apparent at the time, and the acceptance of this report constitutes an agreement with these guidelines and terms.

Appendix 3: Explanation of Tree Descriptions

HEIGHT of the tree is measured from the stem base in metres. Where the ground has a significant slope the higher ground is selected.

CROWN HEIGHT is an indication of the average height at which the crown begins.

STEM DIAMETER is measured at 1.5 metres above (higher) ground level. Where the tree is multi-stemmed at this point; the diameter is measured close to ground level or else a combined stem diameter is calculated.

CROWN SPREAD is measured from the centre of the stem base to the tips of the branches in all four cardinal points.

AGE CLASS of the tree is described as young, semi-mature, early-mature, mature, or over-mature.

PHYSIOLOGICAL CONDITION is classed as good, fair, poor, or dead. This is an indication of the health of the tree and takes into account vigour, presence of disease and dieback.

STRUCTURAL CONDITION is classed as good, fair or poor. This is an indication of the structural integrity of the tree and takes into account significant wounds, decay and quality of branch junctions.

LIFE EXPECTANCY is classed as; less than 10 years, 10-20 years, 20-40 years, or more than 40 years. This is an indication of the number of years before removal of the tree is likely to be required.

Retention Categories

A (marked in green on Appendix 5) = retention most desirable. These trees are of very high quality and value with a good life expectancy.

B (marked in blue on Appendix 5) = retention desirable. These trees are of good quality and value with a significant life expectancy.

C (marked in grey on Appendix 5) = trees which could be retained. These trees are of low or average quality and value, and are in adequate condition to remain until new planting could be established.

U (marked in red on Appendix 5) = trees unsuitable for retention. These trees are in such a condition that any existing value would be lost within 10 years.

	Tree Species			Measurements			Crown (m)				Tree Condition							Value		Management		
Tree ID	Common Name	Latin Name	Maturity	Height (m)	Stems	Stem Diameter (mm)	Estimated	Crown height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works
T1	Sycamore	Acer pseudoplatanus	Early-mature	12	1	480	No	3	6	6	6	6	Debris at base. No visual defects	Single stemmed. Vertical	Minor deadwood. Tear outs	In walled area overhanging entrance to site. Plastic sheets and metal work around base. Access prevented detailed inspection. Stem slightly kinked at base to northeast before correcting to vertical. Torn stub in crown.	Good	Good	>40 yrs	Moderate	B	Pruning works required to facilitate the development: Prune back and crown raise the northern crown to give adequate clearance over the new driveway.
G2	Lawson Cypress	Chamaecyparis lawsoniana	Early-mature	12	10+	200 avg	Yes	0	See plans				Linear group of Lawson Cypress. Mostly multi-stemmed with tight unions and included bark. Chain link fence through group. Small retaining wall to southeast on field boundary.				Good	Good	>40 yrs	Moderate	C	Pruning works required to facilitate the development: Lightly prune back the northern crown to give adequate clearance from the new driveway. Do not prune into the old wood.
T3	Elder	Sambucus nigra	Mature	8	2	100 220	Yes	2	0.5	4	2	0.5	Limited access around base	Twin stemmed at base. Stubs. Minor cavities. Minor decay	Unbalanced. Snapped /hanging branches. Minor deadwood. 25% dead / absent	Supressed crown weighted to southeast. Cavity at base. Moderate deadwood throughout and dead stem at base. Boundary wall immediately to south and west.	Fair	Fair	10 to 20 yrs	Low	C	No works required to facilitate the development
T4	Cherry	Prunus sp.	Early-mature	10	6	150 avg	Yes	1	5	4	4	5	No visual defects	Multiple stemmed at base. Stubs. Old pruning wounds. Tight union. Partially included bark	Minor deadwood. Old pruning wounds. Stubs	Dead stem in central crown from 0.5-2m. Tight unions at base.	Good	Fair	>40 yrs	Moderate	C	Pruning works required to facilitate the development: Prune back and crown raise the northern crown to give adequate clearance over the new driveway.

	Tree Species			Measurements			Crown (m)				Tree Condition							Value		Management		
Tree ID	Common Name	Latin Name	Maturity	Height (m)	Stems	Stem Diameter (mm)	Estimated	Crown height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works
T5	Lawson Cypress	Chamaecyparis lawsoniana	Young	4	1	80	No	8	1	1	1	1	No visual defects	Single stemmed. Vertical	Normal	On fence line with southern crown growing through chain link fence.	Good	Good	20 to 40 yrs	Low	C	No works required to facilitate the development
T6	Cypress	Cupressus sp.	Young	3	6	50 avg	Yes	0	1	1	1	1	Limited access around base	Multiple stemmed at base	Normal	On fence line with southern crown growing through chain link fence.	Good	Good	20 to 40 yrs	Low	C	No works required to facilitate the development
T7	Thuja	Thuja sp.	Young	3	1	80	No	0	0.5	0.5	0.5	0.5	Limited access around base	Single stemmed. Vertical	Normal	On fence line with southern crown growing through chain link fence.	Good	Good	20 to 40 yrs	Low	C	No works required to facilitate the development
T8	Elm	Ulmus sp.	Semi-mature	7	6	180 avg	Yes	1.5	5	5.5	5.5	5.5	Limited access around base	Multiple stemmed at 0.5m. Twin stemmed at 2m. Old pruning wounds. Tight union	Minor deadwood	In shrubbery. Boundary wall immediately to south. Shrubs prevented detailed inspection and accurate measurements.	Good	Good	20 to 40 yrs	Low	C	Pruning works required to facilitate the development: Prune back and crown raise the northern crown to give adequate clearance over the new parking area.
G9	Lawson Cypress	Chamaecyparis lawsoniana	Semi-mature	4	6	150 avg	Yes	0	See plans				Linear boundary group. Wall immediately to southeast. Stems topped at 3m. Some gaps in group.				Good	Good	20 to 40 yrs	Low	C	Pruning works required to facilitate the development: Lightly prune back the northern crown to give adequate clearance from the new driveway. Do not prune into the old wood.

Tree Species				Measurements			Crown (m)				Tree Condition							Value			Management	
Tree ID	Common Name	Latin Name		Maturity	Height (m)	Stems	Stem Diameter (mm)	Estimated	Crown height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category
	T10	Sycamore	Acer pseudoplatanus	Early-mature	14	3	300 320 270	No	2	6	6	6	6	Exposed roots	Multiple stemmed at 0.5m. Old pruning wounds. Partially included bark. Mower damage	Old pruning wounds. Moderate deadwood. Minor deadwood	Some erosion on banking to northwest. Wall immediately to southeast. Tight unions with included bark at base.	Good	Fair	>40 yrs	Moderate	C
T11	Cypress	Cupressus sp.	Semi-mature	3	1	100	Yes	0.5	1	0.5	1	1	No visual defects	Single stemmed. Vertical	Normal	Wall to southeast.	Good	Good	20 to 40 yrs	Low	C	No works required to facilitate the development
T12	Lawson Cypress	Chamaecyparis lawsoniana	Semi-mature	6	1	240	Yes	0.5	2	2	2	2	No visual defects	Single stemmed. Vertical	Normal	In contact with crown of T10. Wall to southeast.	Good	Good	20 to 40 yrs	Low	C	No works required to facilitate the development
T13	Apple	Malus domestica	Semi-mature	4	3	100 60 60	Yes	0.5	2	2	2	1	No visual defects	Single stemmed at 0.5m. Old pruning wounds. Stubs. Tight union. Partially included bark	Minor deadwood	Wall to southeast.	Fair	Fair	20 to 40 yrs	Low	C	No works required to facilitate the development
T14	Birch	Betula pendula	Mature	11	1	420	No	2	2	2	5	5	No visual defects	Old pruning wounds. Minor cavities	Minor deadwood	Fissured and twisted bark with fissures up to 10cm deep. Wound from torn out branch on western stem aspect at 0.5m. Slightly suppressed crown.	Fair	Fair	>40 yrs	Moderate	C	No works required to facilitate the development

	Tree Species			Measurements				Crown (m)					Tree Condition							Value		Management
Tree ID	Common Name	Latin Name	Maturity	Height (m)	Stems	Stem Diameter (mm)	Estimated	Crown height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works
T15	Cypress	Cupressus sp.	Semi-mature	4	10+	80 avg	Yes	0.5	1.5	1.5	2	1.5	No visual defects	Twin stemmed at base. Bark damage	Minor deadwood	Surface bark wounds, likely strimmer damage, at base. Wall immediately to southeast with some stems in contact.	Good	Good	20 to 40 yrs	Low	C	No works required to facilitate the development
T16	Sycamore	Acer pseudoplatanus	Early-mature	16	1	490	No	2	5.5	5.5	5.5	6	No visual defects	Single stemmed. Old pruning wounds. Minor cavities. Epicormic growths	Minor deadwood	Roots pushing up tarmac to west. Epicormic growth at base. Access prevented detailed inspection of southeastern aspect of crown.	Good	Good	>40 yrs	Moderate	B	No works required to facilitate the development
T17	Laburnum	Laburnum sp.	Early-mature	5	1	280	No	1.5	4	2	2	3	No visual defects	Twin stemmed at 2m. Old pruning wounds. Major decay. Major cavity. Slight lean	Minor deadwood	Cavity from torn out stem at 1m on southwestern aspect. Stem leans to north.	Fair	Poor	<10 yrs	Low	U	Unsuitable for retention in context of proposed development
G18	Cypress	Cupressus sp.	Semi-mature	3	10+	280 avg	Yes	0	See plans				Linear group of Cypress topped at 2m with a single young Holly. Dense undergrowth prevented detailed inspection and accurate measurements.				Good	Fair	20 to 40 yrs	Low	C	No works required to facilitate the development
G19	Cypress	Cupressus sp.	Early-mature	10	10+	300 avg	Yes	0.5	See plans				Linear staggered group. Some multi-stemmed with tight unions. Stubs and old pruning wounds. Shrubs and undergrowth at base prevented detailed inspection.				Good	Fair	20 to 40 yrs	Low	C	Removal required to facilitate the development

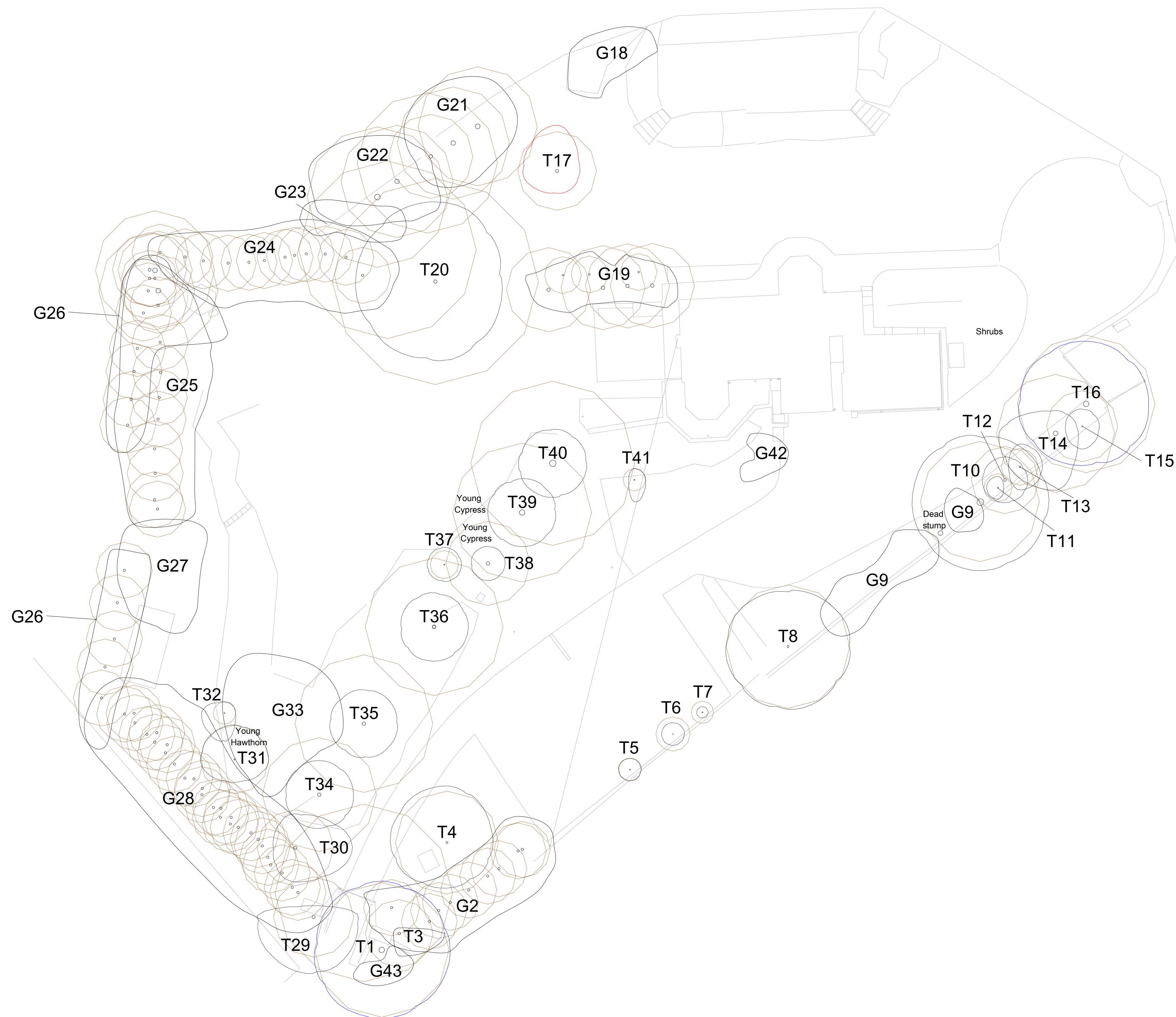
	Tree Species			Measurements			Crown (m)				Tree Condition							Value		Management		
Tree ID	Common Name	Latin Name	Maturity	Height (m)	Stems	Stem Diameter (mm)	Estimated	Crown height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works
T20	Willow	Salix caprea	Early-mature	15	6	300 avg	Yes	1	7	6	7	7	No visual defects	Multiple stemmed at 0.5m. Epicormic growths. Old pruning wounds. Tight union. Partially included bark. Minor cavities	Minor deadwood. Stubs	Possibly two trees forming a single crown. Tight unions with included bark. 1 large stem previously removed to south leaving large pruning wound. Minor deadwood, stubs and old pruning wounds in crown. Old farm implement within RPA.	Good	Fair	20 to 40 yrs	Moderate	C	No works required to facilitate the development
G21	Leyland Cypress	Cupressus × leylandii	Semi-mature	12	6	300 avg	Yes	0	See plans				Linear boundary group made up of 3 individual trees. Stubs and old pruning wounds on stems. Limited access prevented detailed inspection.				Good	Fair	20 to 40 yrs	Moderate	C	No works required to facilitate the development
G22	Leyland Cypress	Cupressus × leylandii	Early-mature	17	2	500 500	Yes	0	See plans				Linear group on fence line made up of 2 individual trees. Tight unions, old pruning wounds and stubs in crowns. Limited access prevented detailed inspection.				Good	Fair	20 to 40 yrs	Moderate	C	No works required to facilitate the development
G23	Cherry Laurel	Prunus Laurocerasus	Semi-mature	4	10+	80 avg	Yes	0	See plans				Limited access around base. Debris at base	Multiple stemmed at base. Old pruning wounds. Stubs	Minor deadwood	Possibly 1 spreading shrub with multiple stems. Grass cuttings at base prevented detailed inspection. Stems partially buried.	Fair	Fair	20 to 40 yrs	Low	C	No works required to facilitate the development
G24	Lawson Cypress	Chamaecyparis lawsoniana	Semi-mature	17	10+	200 avg	Yes	0	See plans				Linear boundary group, single row planting. Tight unions and minor deadwood in crown. Limited access prevented detailed inspection and accurate crown measurements.				Good	Good	20 to 40 yrs	Low	C	No works required to facilitate the development

	Tree Species			Measurements			Crown (m)				Tree Condition							Value		Management		
Tree ID	Common Name	Latin Name	Maturity	Height (m)	Stems	Stem Diameter (mm)	Estimated	Crown height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works
G25	Cypress	Cupressus sp.	Semi-mature	15	10+	200 avg	Yes	0	See plans				Linear group of mixed variety Cypress on fence line. Tight unions and minor deadwood in crown. Limited access prevented detailed inspection and accurate crown measurements.				Good	Fair	20 to 40 yrs	Low	C	No works required to facilitate the development
G26	Hornbeam	Carpinus betulus	Semi-mature	15	10+	200 avg	Yes	1	See plans				Adjacent linear group on other side of fence line. Some topped, Occasional stem left to grow and encroaching over boundary. Access prevented detailed inspection and accurate plotting.				Good	Fair	20 to 40 yrs	Low	C	No works required to facilitate the development
G27	Cherry Laurel	Prunus laurocerasus	Semi-mature	8	10+	100 avg	Yes	0	See plans				Limited access prevented detailed inspection and accurate measurements. Overhanging shed roof to east. Some young Elder.				Good	Fair	20 to 40 yrs	Low	C	No works required to facilitate the development
G28	Leyland Cypress	Cupressus x leylandii	Semi-mature	17	10+	300 avg	Yes	0.5	See plans				Linear group. At top of steep bank that drops away to southwest. Group overhangs building roof to southwest. Tight unions, stubs and minor deadwood throughout.				Good	Fair	20 to 40 yrs	Low	C	No works required to facilitate the development
T29	Cherry	Prunus sp.	Early-mature	10	2	230 170	No	2	1	4	5	5	Limited access around base. Exposed roots	Twin stemmed at base. Tight union. Partially included bark. Stubs	Minor deadwood	Unbalanced crown weighted to west over building roof. Limited access prevented detailed inspection and accurate crown measurements.	Good	Fair	20 to 40 yrs	Low	C	Pruning works required to facilitate the development: Prune back and crown raise the southern crown to give adequate clearance over the new driveway.

	Tree Species			Measurements			Crown (m)				Tree Condition							Value		Management		
Tree ID	Common Name	Latin Name	Maturity	Height (m)	Stems	Stem Diameter (mm)	Estimated	Crown height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works
T30	Apple	Malus sp.	Early-mature	8	2	130 240	No	1	3	5	3	2	No visual defects	Stubs. Twin-stemmed at base	Stubs. Minor deadwood. Old pruning wounds	Stubs from pruning works in lower northern crown. Crown weighted to east.	Fair	Fair	20 to 40 yrs	Low	C	No works required to facilitate the development
T31	Hawthorn	Crataegus monogyna	Early-mature	8	6	100 avg	Yes	0.5	3	3	2	3	No visual defects	Multiple stemmed at base. Stubs. Old pruning wounds. Tight union. Partially included bark	Minor deadwood. Old pruning wounds. Stubs	At base of bank. Debris from Cypress trees in crown	Good	Fair	20 to 40 yrs	Low	C	No works required to facilitate the development
T32	Hawthorn	Crataegus monogyna	Semi-mature	8	3	80 80 20	Yes	1	1	1	2.5	2	No visual defects	Stubs. Tight union	Minor deadwood. Stubs	On steep bank. Limited access prevented detailed inspection. Plotted approximately.	Fair	Fair	20 to 40 yrs	Low	C	No works required to facilitate the development
G33	Cherry Laurel	Prunus laurocerasus	Early-mature	5	10+	100 avg	Yes	0	See plans				Dense Cherry Laurel group at top of steep bank. Access limited, only given a cursory inspection.				Good	Good	20 to 40 yrs	Low	C	No works required to facilitate the development
T34	Lawson Cypress	Chamaecyparis lawsoniana	Early-mature	15	6	200 avg	Yes	0	3	3	3	3	Limited access around base	Multiple stemmed at base. Old pruning wounds. Stubs. Partially included bark. Tight union	Normal	Old pruning wound from stem removal on southwest stem aspect. Dense undergrowth prevented detailed inspection and accurate measurements.	Good	Fair	>40 yrs	Moderate	C	No works required to facilitate the development

	Tree Species			Measurements			Crown (m)				Tree Condition							Value		Management		
Tree ID	Common Name	Latin Name	Maturity	Height (m)	Stems	Stem Diameter (mm)	Estimated	Crown height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works
T35	Lawson Cypress	<i>Chamaecyparis lawsoniana</i>	Early-mature	17	6	250 avg	Yes	0	3	3	3	3	Limited access around base	Multiple stemmed at base. Old pruning wounds. Stubs. Partially included bark. Tight union	Normal	Dense undergrowth prevented detailed inspection and accurate measurments. Plotted approximately.	Good	Fair	>40 yrs	Moderate	C	No works required to facilitate the development
T36	Lawson Cypress	<i>Chamaecyparis lawsoniana</i>	Early-mature	17	6	250 avg	Yes	0	3	3	3	3	Limited access around base	Multiple stemmed at base. Old pruning wounds. Stubs. Partially included bark. Tight union	Normal	Dense undergrowth prevented detailed inspection and accurate measurements.	Good	Fair	>40 yrs	Moderate	C	No works required to facilitate the development
T37	Lawson Cypress	<i>Chamaecyparis lawsoniana</i>	Young	5	1	100	Yes	0	1.5	1.5	1.5	1.5	Limited access around base	Single stemmed. Vertical	Normal	On steep bank	Good	Fair	>40 yrs	Moderate	C	No works required to facilitate the development
T38	Lawson Cypress	<i>Chamaecyparis lawsoniana</i>	Early-mature	17	1	300	Yes	0	1.5	1.5	1.5	1.5	Limited access around base	Single stemmed. Vertical	Normal	On steep bank	Good	Fair	>40 yrs	Moderate	C	No works required to facilitate the development
T39	Lawson Cypress	<i>Chamaecyparis lawsoniana</i>	Early-mature	17	2	350 350	Yes	0	3	3	3	3	Limited access around base	Twin stemmed at base. Old pruning wounds. Stubs. Partially included bark. Tight union	Normal	Dense crown prevented detailed inspection and accurate measurements.	Good	Fair	>40 yrs	Moderate	C	No works required to facilitate the development

	Tree Species			Measurements			Crown (m)				Tree Condition							Value		Management		
Tree ID	Common Name	Latin Name	Maturity	Height (m)	Stems	Stem Diameter (mm)	Estimated	Crown height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works
T40	Lawson Cypress	Chamaecyparis lawsoniana	Early-mature	17	5	400 400 100 100 50	Yes	0	3	3	3	3	Limited access around base	Multiple stemmed at base. Old pruning wounds. Stubs. Partially included bark. Tight union	Normal	Dense crown prevented detailed inspection and accurate measurements.	Good	Fair	>40 yrs	Moderate	C	No works required to facilitate the development
T41	Juniper	Juniperus sp.	Semi-mature	2.5	1	80	Yes	0	1	1	2	0.5	Limited access around base	Single stemmed. Vertical. Stubs	Unbalanced	Stem historically removed leaving crown unbalanced.	Fair	Fair	20 to 40 yrs	Low	C	Removal required to facilitate the development
G42	Cypress	Cupressus sp.	Semi-mature	3	10+	80 avg	Yes	0	See plans				Shrubby ornamental Cypress group topped at 2.5m.				Good	Fair	20 to 40 yrs	Low	C	Removal required to facilitate the development
G43	Cherry, Privet, Sycamore	Prunus sp., Ligustrum., Acer sp.	Semi-mature	7	6	80	Yes	1	See plans				Self-set mixed species group within walled area around base of T1.				Good	Fair	20 to 40 yrs	Low	C	No works required to facilitate the development



Appendix 5: Tree Constraints Plan

Hollingworth Heights, Peacock Lane, Littleborough
Ref: AWA6929

BRITISH STANDARD 5837:2012
RETENTION CATEGORIES
Definitions of these categories can be
found in Appendix 2 of the report.

SCALE: 1:200 PAPER: A1

	CATEGORY A: HIGH VALUE RETENTION MOST DESIRABLE
	CATEGORY B: MODERATE VALUE RETENTION DESIRABLE
	CATEGORY C: LOWER VALUE COULD BE RETAINED
	CATEGORY U: UNSUITABLE FOR RETENTION
	RPA: ROOT PROTECTION AREA
	TREE STEM





TREE CONSULTANTS

Appendix 6:
Tree Impacts Plan

Hollingworth Heights, Peanock Lane, Littleborough
Ref: AWA6929

BRITISH STANDARD 5837:2012

SCALE: 1:200 PAPER: A1

	TREE/ TREE GROUP/ HEDGE TO BE RETAINED
	TREE/ TREE GROUP/ HEDGE TO BE REMOVED
	UNSUITABLE FOR RETENTION
	RPA: ROOT PROTECTION AREA
	TREE STEM