

Arboricultural Report



Arboricultural Impact Assessment Hopwood Hall College

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Where any data supplied by the client or from other sources have been used, it has been assumed that the information is correct. No responsibility can be accepted by ADAS for inaccuracies in the data supplied by any other party. The conclusions and recommendations in this report are based on the assumption that all relevant information has been supplied by those bodies from whom it was requested.

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Where field investigations have been carried out, these have been restricted to a level of detail required to achieve the stated objectives of the work.

This work has been undertaken in accordance with the quality management system of ADAS.

Version History

Version	Date	Amendment
-	December 2024	INITIAL REPORT

1 Executive Summary

ADAS was instructed by Willmott Dixon in September 2024 to undertake an arboricultural survey and prepare an Arboricultural Impact Assessment relating to the proposed site compound area of the development for Hopwood Hall College, based at the Rochdale Campus, St Mary's Gate, Rochdale OL12 6RY.

The project is designed to Stage 3+ and is a single four-storey block on the existing car park of the college, which is on the junction of College Road and St Mary's Gate. The scheme includes part demolition of the existing college and is being procured via the Department of Education framework.

ADAS have been commissioned to provide arboricultural advice in relation to the proposed site compound area only for the project, in line with the requirements of 'British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction: Recommendations' (BS5837:2012). This report has been prepared to comply with the requirements set out in Table B.1 of Annex B of BS5837:2012.

The tree survey undertaken recorded the presence of 20 arboricultural features comprising 17 individual trees and three groups of trees within influencing distance of the proposed site compound area.

In accordance with section 4.5 and Table 1 of BS5837:2012 the existing trees on the site were categorised according to their quality and value as either category U, A, B, or C.

Of the 20 features surveyed, two were of a high quality (category A), seven were of a moderate quality (category B), and 11 were of a low quality (category C). None of the survey features were assessed as being unsuitable for retention (category U).

Correspondence with Rochdale Borough Council has confirmed that there are no Tree Preservation Orders in close proximity to the site. The correspondence also confirmed that the site is not situated within a Conservation Area.

The proposed site compound area is not anticipated to require the removal of any of the surveyed arboricultural features.

Facilitation pruning is anticipated to be a requirement for six surveyed features to mitigate any damage to these features during construction operations.

In order to ensure the successful integration of the retained trees into the proposed development, tree protection measures and adapted working practices will be incorporated into the design which are intended to maintain the trees in a safe and healthy condition.

2 Introduction

2.1 The Author

This document has been prepared by Simon Nothard, an ADAS Arboricultural Consultant. Simon holds a Level 4 Diploma in Arboriculture and is a Technician Member of the Arboricultural Association. With 10 years of experience working in the industry, Simon is familiar with both the public and private sectors, having experience working as a Contract Manager and professional Arborist.

2.2 Client Instruction

ADAS was instructed by Willmott Dixon in September 2024 to undertake an arboricultural survey, in line with British Standard 5387:2012 “Trees in relation to design, demolition and construction - Recommendations” (BS5837:2012), and prepare an Arboricultural Impact Assessment relating to the proposed site compound area only of the development for Hopwood Hall College, based at the Rochdale Campus, St Mary's Gate, Rochdale OL12 6RY.

For the purposes of this report, reference to ‘the site’ means land included in the pink area illustrated on the Hopwood Hall Rochdale Campus Boundaries plan contained in **Appendix 1**.

2.3 Purpose of Report

The purpose of this report is to:

- Record the current condition of the trees found on the site and categorise them using criteria outlined in BS5837:2012.
- Provide a Tree Constraints Plan that identifies any constraints to development presented by the trees, to include root protection areas for the retained trees as described in BS5837:2012.
- Provide guidance detailing arboricultural constraints to development and factors to be considered during the construction phase of the development.
- Detail the impact that the proposed development will have upon the site’s existing tree stock and set out recommendations for the subsequent mitigation or avoidance of impact.

In line with the sequence of events set out in Figure 1 of BS5837:2012, which is contained in **Appendix 2**, this report is intended as a reference to be used to inform and contribute to the design process, and does not, in itself, provide sufficient information to be used as an Arboricultural Method Statement during the development works.

2.4 Site Description

The site is currently a car park serving the Hopwood Hall College Rochdale Campus, with access provided via a link road to the east, connecting to College Road that runs along the northern boundary. The River Roch is present to the south and runs along the southern site boundary. Trees are present around the car park, lining the verge between the car park and College Road to the north, along the bank between the southern edge of the car park and the River Roch, and a dense group of trees to the west of the car park.

2.5 Development Description

The project is designed to Stage 3+ and is a single four-storey block on the existing car park of the college, which is on the junction of College Road and St Mary's Gate. The scheme includes part demolition of the existing college and is being procured via the Department of Education framework.

The extent of the area proposed to be included in the planning application is outlined in yellow on the Hopwood Hall Rochdale Campus Boundaries plan contained in **Appendix 1**, with an additional area currently proposed for a site compound, to be excluded from the planning application, to be located on the car park outlined in pink on the Hopwood Hall Rochdale Campus Boundaries plan contained in **Appendix 1**.

It is the area of the proposed site compound that this report specifically relates to.

2.6 Assumptions and Limitations

This assessment is based upon the information provided by the client in addition to information collected by ADAS during a survey of the site undertaken in October 2024. The documents and drawings considered are detailed within **Table 1**.

Table 1: Documentation Considered

Author	Document Title	Drawing / Document Number	Date
Survey and Engineering Projects	Topographical Survey	S25550-T	Sept 2024
Willmott Dixon	Tree Constraints Plan_October 2024 cabin Mark up Type S	FE0012-ADA-XX-XX-D-X-0001	Dec 2024

The Tree Constraints Plan (TCP) contained in **Appendix 3** has been developed from the tree survey information and topographical survey referenced in **Table 1**.

The Arboricultural Impact Assessment Plan (AIAP) contained in **Appendix 4**, has been developed from the TCP and the Tree Constraints Plan_October 2024 cabin Mark up Type S document referenced in **Table 1**.

The Preliminary Tree Protection Plan (PTPP) contained in **Appendix 5**, has been developed from the AIAP and the Tree Constraints Plan_October 2024 cabin Mark up Type S document referenced in **Table 1**.

This report assumes that the proposed site compound layout demonstrated on the Tree Constraints Plan_October 2024 cabin Mark up Type S document referenced in **Table 1**, is the final layout proposal.

This report is only intended for use by the person(s) or company named on the front cover.

This report is not a full hazard or risk assessment of trees and should not be used as such.

Trees are living organisms and are constantly adapting to their ever-changing environment. No tree is completely safe and there is no guarantee that problems or deficiencies may not arise in the future, which have not been identified in this report. Therefore, it is recommended that the trees are reviewed annually to identify any changes to their condition and growing environment.

3 Methodology

3.1 Tree Survey Methodology

The tree survey was carried out by Robert Hickey, an ADAS Arboricultural Consultant Surveyor, on 2nd October 2024.

The tree survey was carried out in accordance with the recommendations contained within BS5837:2012.

All trees were visually inspected from ground level unless otherwise stated, with no climbing or boring tests being undertaken. The comments made on their condition are based on observable factors present at the time of inspection.

The following information, shown in **Table 2** below, was recorded as part of the tree survey:

Table 2: Tree Survey Schedule heading descriptions

Column Heading	Description
Tree Ref No.	All individual trees have been given a unique reference number. Each number is prefixed by a letter. ▪ T = Individual tree ▪ G = Groups of trees Those marked with an asterisk (*) were not included on the topographical plan and have been plotted by eye.
Species	The English common name has been used.
Single or Multiple stem (S or M)	▪ 'S' represents a tree which has a single clear stem to at least 1.5m above ground level. ▪ 'M(a)' represents a tree where the main stem divides into two to five stems below 1.5m above ground level, and ▪ 'M(b)' represents a tree where the main stem divides into 6 or more stems below a height of 1.5m.
Height (m)	Where possible tree heights are measured using a laser. In some instances, such as in close groups of trees, one height may be measured and other nearby trees estimated from this height. Measurements are provided in metres.
Stem Diameter (mm)	S _n represents the stem number. Measurements are provided in millimetres at 1.5m above ground level for single stemmed trees.
Very Large Girth (y/n)	Girth is very large for species in accordance with Fig 1.3 of publication 'Ancient and other veteran trees: further guidance on management' Ancient Tree Forum 2013. RAVEN - Step 1

Column Heading	Description
Ancient (A), Veteran (V) or Notable (N)	Result of the RAVEN assessment © Julian Forbes-Laird 2018 www.flac.uk.com; (RAVEN = Recognition of Ancient, Veteran & Notable Trees)
Branch Spread (m)	Measured in metres to the four cardinal compass points (N, E, S, W).
Crown Clearance	(1) Height in metres of the first significant branch, and the direction of growth. (2) Height in metres of lowest part of crown.
Life Stage	The stage at which the tree is within its lifecycle (Y = young, SM = semi-mature, EM = early-mature, M = mature, OM = over mature)
General Observations	Any relevant observations are recorded, with particular reference to structural and/or physiological condition.
Preliminary Management Recommendations	Recommendations are made where management work is required for reasons of health and safety or sound arboricultural management.
Estimated Remaining Contribution (years)	An estimation of how long the feature will contribute to its surroundings. This is recorded in bands of either <10 years, 10+ years, 20+ years and 40+ years.
Tree Quality Grading	The trees are graded to the categories prescribed within BS5837:2012 (U, A, B & C). Details of this grading system can be found in Appendix 6 .
Root Protection Area	Calculated as prescribed in section 4.6 of BS5837:2012, provided as an area (m ²) and a radius from the tree's stem (m).
Note: Those measurements shown in <i>italics</i> have been estimated, usually where access has restricted it being taken.	

3.2 Ancient, Veteran and Notable Tree Identification

As part of the tree survey an assessment was undertaken to establish if any of the trees surveyed are likely to be ancient, veteran or locally notable. This assessment was completed using the Recognition of Ancient, Veteran and Notable Trees (RAVEN) second edition, known as RAVEN 2, methodology published by Julian Forbes-Laird.

The author of RAVEN 2 has developed it to be consistent with the definition of veteran trees in the National Planning Policy Framework (NPPF) and it is only intended to be used within this planning context.

The initial stage of assessment is to determine if the surveyed tree is old relative to others of the same species, this is assessed using the Forestry Commission Information Note 'Estimating the Age of Large and

Veteran Trees in Britain' authored by John White. For the tree to be considered further within the process as a potential veteran it must have an age equivalent to a minimum of 25% of the species maximum.

The second step, assuming the tree qualifies on the basis of age, is determining if the tree has a very large girth for the species, with this being assessed with reference to a chart of girth in relation to age and developmental classification of trees contained as Figure 1.3 in the Ancient Tree Forum publication "Ancient and other veteran trees: further guidance on management" edited by David Lonsdale.

If a tree has been identified as being old relative to others of the same species and as having a very large girth for the species two further assessment steps are undertaken to classify the tree as either Ancient, Veteran or Notable.

These steps are the assessment of additional primary features that would indicate veteran or ancient status, and the assessment of secondary features that would indicate the same. A veteran tree should normally exhibit at least two additional primary features or, if no primary features are evident, at least six secondary features. Where one primary feature is recorded a veteran tree should exhibit three secondary features to qualify.

The final step to determine if a tree is ancient, veteran or notable is then made on the basis of this assessment; with ancient trees being those exhibiting the necessary primary or secondary features and being at least >50% of estimated species age maximum, and veteran trees being those exhibiting the necessary primary or secondary features and being at least 25% of estimated species age maximum. Notable trees are those which are approaching veteran status under steps one or two but do not qualify based upon the assessment of primary or secondary features.

4 Designations, Guidance and Legislation

4.1 Designations

4.1.1 Ancient Woodland

‘Standing Advice’ from Natural England and Forestry Commission recommends that “For ancient woodlands, the proposal should have a buffer zone of at least 15 metres from the boundary of the woodland to avoid root damage (known as the Root Protection Area or RPA).”

A search of MAGIC interactive mapping system managed by Natural England, undertaken on 6th December 2024, has confirmed that the site is not located in close proximity of registered Ancient Woodland. A copy of the search plan is contained in **Appendix 7**.

4.1.2 Ancient and Veteran Trees

Further ‘Standing Advice’ recommends that “For ancient or veteran trees (including those on the woodland boundary), the buffer zone should be at least 15 times larger than the diameter of the tree. The buffer zone should be 5 metres from the edge of the tree’s canopy if that area is larger than 15 times the tree’s diameter. This will create a minimum root protection area.”

A search of the Ancient Tree Inventory interactive mapping system provided by the Woodland Trust, undertaken on 6th December 2024, has revealed that there are no identified ancient or veteran trees in close proximity to the proposed development. A copy of the search plan is contained in **Appendix 8**.

It is noted that the Ancient Tree Inventory provides only a snapshot view of the presence of Ancient and Veteran trees, based upon records submitted by local recorders. As such, it is not a comprehensive data set that can be used to confirm or exclude the presence of Ancient or Veteran trees within a site. Subsequently and in addition to the desktop analysis, an assessment of potential Ancient and Veteran trees was undertaken as part of the site assessment. The method of the assessment is included in **Section 3** and the results are provided in **Section 5**.

4.2 Best Practice Guidance

BS5837:2012, provides guidance to the consideration of trees in relationship to proposed development. This document is recognised as best practice when assessing trees on a site that is being considered for development.

In respect of this it can be noted that category A, B or C trees or tree groups are those that should be a material consideration in the planning process, whilst category U trees are those which would be lost in the short term for reasons connected to their physiological or structural condition. Hence, they should not be a consideration in the planning process.

4.3 Tree Preservation Orders and Conservation Areas

Local Planning Authorities (LPAs) have the power to preserve selected trees and woodlands through the making of Tree Preservation Orders (TPOs). Similarly, special provision is provided to trees located within Conservation Areas (CAs) which are not the subject of a TPO. The LPAs powers to do this are provided by the following Act of Parliament and its associated regulations:

- Town and Country Planning Act 1990
- Town and Country Planning (Determination of Appeals by Appointed Persons) (Prescribed Classes) (Amendment) (England) Regulations 2008
- Town and Country Planning (Trees) (Amendment) (England) Regulations 2012

The principal effect of a TPO is to prohibit the cutting down, uprooting, topping, lopping, wilful damage or wilful destruction of trees without first obtaining the consent of the relevant Local Authority.

Where works to trees within a CA are proposed, six weeks notification must first be given to the relevant Local Authority.

Unauthorised works to trees either protected by a TPO or those that are located within a CA, could result in an unlimited fine for each tree.

Correspondence with Rochdale Borough Council on 16th October 2024, has confirmed that there are no TPO's in close proximity to the site. The correspondence also confirmed that the site is not situated within a CA. A copy of the correspondence is contained in **Appendix 9**.

It is noted that the Rochdale Town Centre CA is present on the eastern side of St Mary's Gate road, as detailed in the correspondence is contained in **Appendix 9**.

4.3.1 Third Party Trees

Where works are proposed to trees that are not on land in ownership of the client, permission from the relevant landowner is to be obtained prior to the commencement of any works to those off-site trees.

4.4 Felling Permission

The Forestry Act 1967 places controls upon the felling of trees and requires that a felling licence is applied for in advance of undertaking tree felling works, except in certain circumstances. For instance, if less than 5m³ of timber is intended to be felled within one calendar quarter, a felling licence would not be required.

Not every tree felling project requires a felling licence. Exemptions can be based on:

- Location.
- The type of tree work.
- The volume and diameter of the tree.
- Other permissions already in place.

- Legal and statutory undertakings.

Where full planning permission has been granted for a project, which specifically includes plans detailing the trees to be felled as being removed within the approved redline boundary, a felling licence would not be required.

The felling of trees in accordance with permitted development, and which is immediately required for the purpose of carrying out the permitted development, is exempt from the need for a felling licence. Evidence may be requested to show that development is permitted, or that planning permission is deemed to be granted.

Outline planning permission is not sufficient to demonstrate that the felling of trees is immediately required for the purposes of development; a felling licence will be required in these circumstances.

Felling trees without a licence where one would have been required, is an offence.

Where there is any uncertainty over the need for a felling licence, advice is to be sought from the appointed Arboricultural Consultant and/or the Forestry Commission's local Woodland Officer.

Further information regarding the requirements for a felling licence are detailed within the Forestry Commission's publication "Tree felling: Getting permission" updated 2023.

4.5 Wildlife Legislation

The following Acts and Regulations are the main pieces of legislation that protect wildlife and habitats in England and Wales:

- Wildlife and Countryside Act 1981 (as amended)
- Conservation of Habitats and Species Regulations 2017 (as amended)
- Protection of Badgers Act 1992
- The Hedgerows Regulations 1997
- Countryside and Rights of Way Act 2000
- Natural Environment and Rural Communities Act 2006 & Environment (Wales) Act 2016

The Wildlife and Countryside Act 1981 provides statutory protection to wild birds, their nests (whether in use or being built), as well as other wild animals such as bats and their roosts. Under the Act it is a criminal offence to intentionally destroy any wild bird, its nest or eggs, or to harm any bat, damage or block access to its roost (even if it is not occupied at the time), or to disturb a bat whilst it is occupying a roost. For some birds listed in Schedule 1 of the Act, such as barn owl, it is also an offence to disturb them while they are nesting, building a nest, in or near a nest that contains their young, or to disturb their dependent young. Other wild animals afforded full legal protection under the Act, and which may be affected by tree

works include otters and their places of shelter (often in exposed tree roots along river banks), hazel dormice, their breeding sites and resting places (well-structured woodland and scrub), and red squirrels and their nests (dreys).

The Conservation of Habitats and Species Regulations 2017 provide additional legal protection to some species, including bats (all species), otters and hazel dormice. Badgers and their setts are specifically protected under the Protection of Badgers Act 1992, which makes it an offence to damage or block a sett, or to disturb badgers whilst they are using a sett. Where works might result in an offence being committed, advice will be required from a suitably experienced ecologist before they can be undertaken. For example, it may be necessary to programme tree work outside of the bird nesting period, typically March to August inclusive, or for an ecologist to undertake prior visual inspections of trees for nests and / or bat roosts.

Under the Wildlife and Countryside Act 1981 it is also illegal to plant or otherwise cause to grow in the wild certain invasive non-native plant species, including Japanese Knotweed, Himalayan Balsam, Giant Hogweed and Rhododendron. Any works that might cause the spread of these species could therefore result in an offence being committed. This might occur as a result of the incidental transportation of soil containing seeds or live root and stem fragments on the wheels of vehicles, or on the boots of personnel.

Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) are strictly protected sites designated respectively under the EC Habitats Directive and the EC Birds Directive. In England and Wales, SACs and SPAs are given legal protection by The Conservation of Habitats and Species Regulations 2017, which transpose the EC Habitats Directive and EC Birds Directive into national law. The Regulations ensure that any plan or project that may damage an SAC or SPA can only proceed if certain strict conditions are met.

Sites of Special Scientific Interest (SSSIs) are areas notified under the Wildlife and Countryside Act 1981 as being of special interest for nature conservation or their geology with additional protection afforded to them by the Countryside and Rights of Way Act 2000. Under the legislation Natural England (NE) or Natural Resources Wales (NRW) must be notified of any planned works or operations that could potentially damage an SSSI or its features of interest before they are able to proceed.

The Natural Environment and Rural Communities Act 2006 and Environment (Wales) Act 2016 place a statutory duty on public authorities (public bodies and utility companies) to 'seek to maintain and enhance biodiversity' so far as it is consistent with the proper exercise of their functions.

The above provides only a brief summary of the legislation. It is advised that the original text of the relevant legislation is consulted for the exact wording. If necessary, advice should be sought from a suitably qualified ecologist prior to any tree works being undertaken.

5 Tree Survey Results

5.1 Overview

The tree survey undertaken recorded the presence of 20 arboricultural features comprising 17 individual trees and three groups of trees within influencing distance of the pink area illustrated on the Hopwood Hall Rochdale Campus Boundaries plan contained in **Appendix 1**. No hedgerows or woodlands were identified in the survey.

The most prevalent tree species identified during the tree survey was Sycamore, accounting for 25% of single species survey features. Ash was the second most common species identified in the survey and accounted for 20% of all single species survey features. The remainder of the species identified in the survey were more diverse and included Alder, White Willow, Lime, London Plane, Silver Birch, Rowan and Whitebeam; these species accounting for 10% or less of survey features.

During the survey it was noted that the Ash trees surveyed exhibited evidence of defoliation and deadwood within their crowns. These symptoms are indicative of the early stages of Ash Dieback disease (*Hymenoscyphus fraxineus*) and the condition of the trees will require monitoring to assess their long-term viability.

As a result of Ash Dieback implications on surveyed Ash trees, it is becoming increasingly difficult to assign Ash trees a retention category using the BS5837:2012 standards. The general advice from public bodies is to retain Ash trees and see how the disease develops within the local population. However, if clear signs of Ash Dieback are found on sites, it is likely that most of the ash trees on that site will succumb in a relatively short period. Therefore, it would be unreasonable to consider an Ash tree to be a significant constraint to a site if it has visible signs of Ash Dieback.

With regard to age class, 20% of all survey features were recorded as being of a young age class, 40% were found to be of a semi mature age class, 30% were found to be of an early mature age class, and the remaining 10% were found to be of a mature age class. No survey features were recorded as being of an over mature age class.

None of the survey features were found to be of an ancient or veteran status.

The findings of the tree survey are contained in the Tree Survey Schedule in **Appendix 10**.

5.2 Tree Categorisation and Quality Assessment

In accordance with section 4.5 and Table 1 of BS5837:2012, the existing trees on the site were categorised according to their quality and value as either category U, A, B, or C.

All category A, B and C trees should be a material consideration in any development proposal, and it is recommended that all category A and B trees are retained and that all development activities remain outside their RPAs.

Whilst category C trees should be a material consideration in the design process, ADAS believes that their loss would be acceptable should they be a significant constraint on any proposed development. Where category C trees are retained, the proposed development should also stay outside their RPAs.

Category U trees are those which have been assessed as being unsuitable for retention in the context of the current land use. The removal of these trees as part of ongoing arboricultural / silvicultural management is advised irrespective of the proposed development.

Of the 20 features surveyed, two were of a high quality (category A), seven were of a moderate quality (category B), and 11 were of a low quality (category C). None of the survey features were assessed as being unsuitable for retention (category U).

The tree survey results are summarised in **Table 3** below.

Table 3: Tree survey results summarising the Tree Quality Assessment Grading

	Tree Quality Assessment Category Grading				Totals
	A	B	C	U	
Category Description	Those of high quality with an estimated remaining life expectancy of at least 40 years.	Those of moderate quality with an estimated remaining life expectancy of at least 20 years.	Those of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.	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.	
Individual Trees	T11, T14	T6, T7, T13, T15, T19	T1, T2, T3, T4, T8, T10, T12, T16, T17, T20	None	17
Groups of trees	None	G9, G18	G5	None	3
Total of each category	2	7	11	0	20

6 Arboricultural Impact Assessment

6.1 Overview

The tree stock has been assessed under the following categories and the findings are summarised in **Table 4** below.

Considerations:

- *Trees proposed for removal. This includes trees:*
 - *that are located within the footprint of the proposed compound area.*
 - *whose RPAs are heavily affected by the compound area.*
- *Retained trees that are at risk of damage through disturbance of RPAs.*
- *Trees which are unaffected by the proposed compound area.*

Table 4: Arboricultural Impact Assessment

Impact	Reason	Tree Quality Assessment Category Grading*				Totals
		A	B	C	U	
Tree features proposed for removal.	▪ Conflict with proposed compound area. ▪ Access construction.	None	None	None	None	0
Retained tree features with RPA's and canopies extending into the car park proposed for the site compound area requiring facilitation pruning.	▪ Access construction. ▪ Clearance from the proposed site cabins.	T11, T14	T13, T15,	T10, T17	None	6
Retained tree features that are unaffected by the proposed site compound area.	▪ All works outside of RPAs and Canopies.	None	T6, T7, G9, G18, T19	T1, T2, T3, T4, G5, T8, T12, T16, T20	None	14
Total		2	7	11	0	20

6.2 Tree Removal

The proposed site compound area is not anticipated to require the removal of any of the surveyed arboricultural features.

6.3 Facilitation Pruning

Specifications of the proposed site compound area provided by the client, include the following clearances:

- Drainage / Service run clearance of 0.65 metres if running above ground, based on 25m run 1 in 40 fall.
- Two units placed on top of each other, with an individual height of 2.5 metres each.
- Leg space of 0.05 metres for the upper floor units.
- Total height of compound units being $2.5 + 2.5 + 0.65 + 0.05 = 5.7\text{m}$ Total compound height

To enable sufficient clearance to incorporate these site compound units, facilitation pruning is anticipated to be a requirement for those six survey features (T10, T11, T13, T14, T15 and T17) with low canopies that extend into the car park, causing conflict with the proposed site compound units. Due to the close proximity of these survey features to the proposed site compound units, on completion of facilitation pruning, the proposed site compound units are to be installed under arboricultural supervision. Further details can be found in **section 8.3**.

It is noted that for T4, due to having an existing crown clearance of 7m over the car park, facilitation pruning is not required for this tree to enable installation of the proposed site compound units. It is anticipated that during the installation of site compound units, the top tier compound unit can be lowered to be below the 7m canopy clearance of T4, before being moved laterally under the crown of T4 to its final position on top of the first tier compound unit. Where this recommended approach is not feasible, a modified approach will be agreed with the appointed Arboricultural Consultant and the recommendations in this report will require review.

Facilitation pruning is to include a crown lift (i.e. removal of lower limbs / branches or side pruning, to increase the ground clearance to the lowest branch) of each feature to 6m above the car park ground level, for those parts of the tree canopy that extend over the car park. It is anticipated that a crown reshape may also be required to incorporate the crown lift into the canopy.

One survey feature (T11) is proposed for a crown lift to enable sufficient construction access during the installation of the site compound units but is not directly impacted by the finished location of the compound; however, this pruning work is to mitigate the likelihood of any damage caused to the lower canopy during the setup and dismantling of the site compound units.

It is noted that the ground level of the car park, is lower than that of the stem base of those trees along the northern boundary (T11, T13, T14 and T15). The 6m crown lift from the car park ground level on these trees, will be the equivalent to a 5m crown lift from the ground level at the base of the tree stems.

6.4 Works within RPAs

The proposed site compound area is not anticipated to require works to be undertaken within the RPAs of retained trees, as the shape of the trees RPAs has been modified to account for the impediment that an existing retaining wall and levels changes will have had on root development within the footprint of the car park. Where this is not the case and works are required within the RPAs of retained trees, the purpose and method will be agreed with the appointed Arboricultural Consultant, and also approved by the relevant landowner.

6.5 Impacts from Construction Related Operations

6.5.1 Site Access

During the development, access to the compound area is to be served from the existing entrance on the eastern side of the car park. Where retained trees are present in proximity to the access points, they will require protection by the installation of tree protection barriers prior to the commencement of any phase of the development.

6.5.2 Delivery and Storage of Materials

Material deliveries to the site will utilise the access points described in **section 6.5.1** above.

In all cases, materials must only be stored outside RPAs and, if on unprotected areas outside of the RPAs of retained trees, on the downside of these trees. Where hardstanding is not already present, temporary proprietary surfacing, such as TuffTrak, which is flexible and conforms to the existing surface (and will therefore not require excavation or infill to level out surfaces), will be used for all material storage to prevent compaction of the ground.

6.5.3 Site Compound and Welfare Facilities

The proposed location for a site compound, and associated welfare facilities, are demonstrated on the AIAP and PTPP at **Appendix 4 and 5** respectively.

Where hardstanding is not already present, temporary proprietary surfacing, such as TuffTrak, which is flexible and conforms to the existing surface (and will therefore not require excavation or infill to level out surfaces), will be used for all site compound and welfare areas to prevent compaction of the ground.

6.5.4 Contractors Parking

Due to the constrained nature of the proposed site compound area, contractors parking will be accommodated off site, outside of the canopy spread and RPAs of retained trees.

Where hardstanding is not already present, temporary proprietary surfacing, such as TuffTrak, which is flexible and conforms to the existing surface (and will therefore not require excavation or infill to level out surfaces), will be used for all parking areas to prevent compaction of the ground.

7 Preliminary Tree Work

7.1 Tree Work Schedule

The proposed development will require facilitation pruning for those six survey features (T10, T11, T13, T14, T15 and T17) with low canopies over the car park, which are in conflict with the proposed site compound cabins.

The trees to be pruned have been identified on the AIAP contained in **Appendix 4** and a schedule of tree work has been provided within **Appendix 11**, which includes detail of facilitation pruning requirements.

All tree work will only be carried out on approval from the relevant landowner. All tree work should be carried out prior to commencement of construction activities and prior to the erection of the tree protection measures.

7.2 Felling Licence

A felling license is not a requirement for the proposed facilitation pruning.

7.3 Standard of Tree Work

All tree work and felling operations should be carried out in accordance with BS3998:2010 'Recommendations for Tree Work'; current arboricultural industry guidelines and best practice; and all relevant Health & Safety standards.

Tree work is a specialist task that requires operatives to be appropriately qualified, skilled, and adequately insured. Guidance on selecting an appropriate contractor can be obtained from the Arboricultural Association, who also maintains a directory of Approved Contractors. The Arboricultural Association can be contacted on 01242 522152 or via their website <http://www.trees.org.uk>.

7.4 Wildlife Constraints

As mentioned in **section 4.5** of this report, all tree work operations must comply with The Wildlife and Countryside Act 1981 as amended by the Countryside and Rights of Way Act 2000, which provide statutory protection to birds, bats and other species, all of which could inhabit trees. Where works may constitute an offence, advice will be acquired from a suitably qualified ecologist before works are able to proceed. For example, it may be necessary to programme tree work outside of the main bird nesting period, typically March through to August inclusive.

7.5 Modification to Tree Work Schedule

Should the recommended work schedule require modification, for whatever reason, this will be agreed with the appointed Arboricultural Consultant and the relevant landowner. Under no circumstances will the appointed contractor deviate from the Tree Work Schedule contained in **Appendix 11**, unless approved by the appointed Arboricultural Consultant and the relevant landowner.

8 Mitigation of Harm

8.1 Overview

The contractors working for / on behalf of Willmott Dixon will be following the precautions set out below.

8.2 Tree Protection Measures

In line with Section 6.2.1 of BS5837:2012, all trees that are being retained on site should be protected by barriers and/or ground protection before any materials or machinery are brought onto the site, and before any demolition, development or stripping of soil commences. Where all activity can be excluded from the RPA, vertical barriers should be erected to create a construction exclusion zone. Where, due to site constraints, construction activity cannot be fully or permanently excluded in this manner from all or part of a tree's RPA, appropriate ground protection should be installed. Section 6.2.2 of BS5837:2012 also includes that barriers should be fit for the purpose of excluding construction activity and appropriate to the degree and proximity of work taking place around the retained trees. Guidance on RPAs is contained in **Appendix 12**.

Due to the presence of the existing hardstanding making up the existing car park surface, tree protection barriers are proposed to consist of 2m tall, welded mesh panels supported on concrete feet. Each panel will be secured to its neighbour with a minimum of 2 anti-tamper couplers secured so that they can only be undone from inside the CEZ. The panels will be further supported by stabilizer struts which will be pinned to the ground. An example of this type of barrier is contained in **Appendix 13**.

The location of the tree protection barriers is provided on the PTPP contained in **Appendix 5**. Their precise location and construction will be agreed on site with the appointed Arboricultural Consultant before any site works commence.

Inside the CEZ the following prohibitions will be complied with:

- No excavations, including by hand; unless approved by the appointed Arboricultural Consultant;
- No storage of machinery;
- No storage or handling of building materials, fuel, chemicals, or spoil;
- No fires;
- No vehicular access;
- No pedestrian access; unless approved by the appointed Arboricultural Consultant;
- No alteration, increase or decrease, to existing ground levels; unless approved by the appointed Arboricultural Consultant;
- No excavation or installation of services; unless approved by the appointed Arboricultural Consultant.

In order to ensure that the CEZ remains intact, the tree protection barriers will not be moved or temporarily dismantled except in specific situations. Such events are to be discussed and approved by the appointed Arboricultural Consultant.

To enable site operatives to appreciate the purpose of the protective fencing and reduce the risk of operatives attempting to move them, all-weather notices will be erected on the barriers similar to the example in **Appendix 14**. The barriers will only be adjusted or removed if prior approval is obtained from the appointed Arboricultural Consultant.

Barriers are not proposed where existing hardstanding is in place that will act as sufficient ground protection for retained trees.

8.3 Arboricultural Supervision

Arboricultural supervision is a recommendation for the installation of the proposed site compound units, due to the close proximity of retained trees around the boundary of the car park.

8.4 Key Contacts during Development

A list of key contacts relevant to this site that may be required throughout the duration of the works has been included in **Appendix 15**.

9 Conclusions

The tree survey undertaken by Robert Hickey in October 2024, recorded the presence of 20 arboricultural features comprising 17 individual trees and three groups of trees, within influencing distance proposed site compound area at Hopwood Hall College Rochdale Campus.

Of the 20 features surveyed, two were of a high quality (category A), seven were of a moderate quality (category B), and 11 were of a low quality (category C). None of the survey features were assessed as being unsuitable for retention (category U).

The proposed site compound area is not anticipated to require the removal of any of the surveyed arboricultural features.

Facilitation pruning is anticipated to be a requirement for those six survey features (T10, T11, T13, T14, T15 and T17) with low canopies that extend into the car park, causing conflict with the proposed site compound units.

Tree protection barriers are to be installed around the perimeter of the car park as indicated on the PTPP contained in **Appendix 5**.

The proposed site compound area is not anticipated to require works to be undertaken within the RPAs of retained trees.

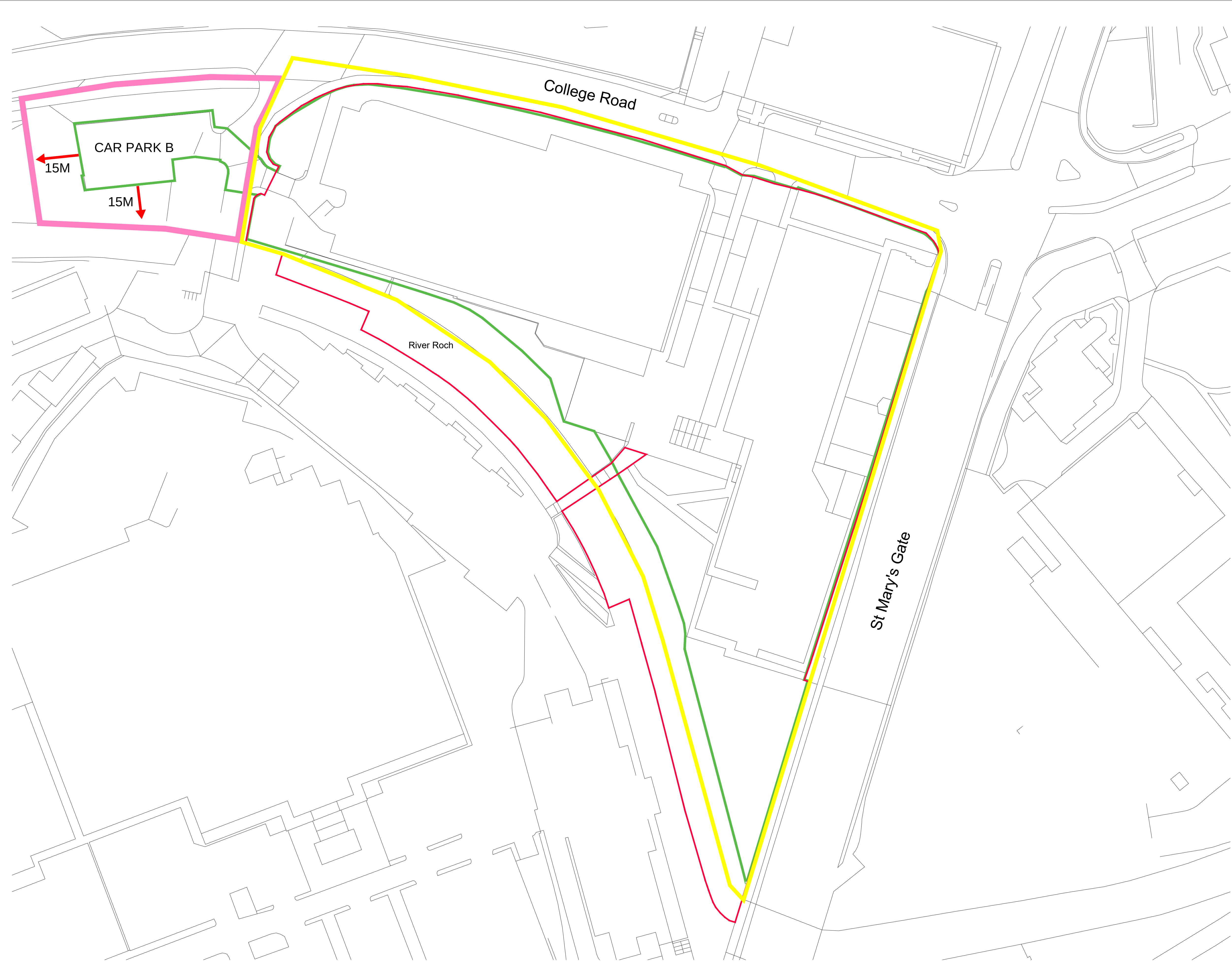
Arboricultural supervision is a recommendation for the installation of the proposed site compound units, due to the close proximity of retained trees around the boundary of the car park.

Where the recommendations in this report for site compound installation are not a feasible approach, a modified approach will be agreed with the appointed Arboricultural Consultant and the recommendations in this report will require review.

ADAS are satisfied that, providing the recommendations contained within this report are followed, the proposed development of the site can be successfully achieved without causing undue harm to those trees identified for retention within the survey area.

Appendix 1: Site Boundary Plan

See following page.



Key:

Legal Boundary —

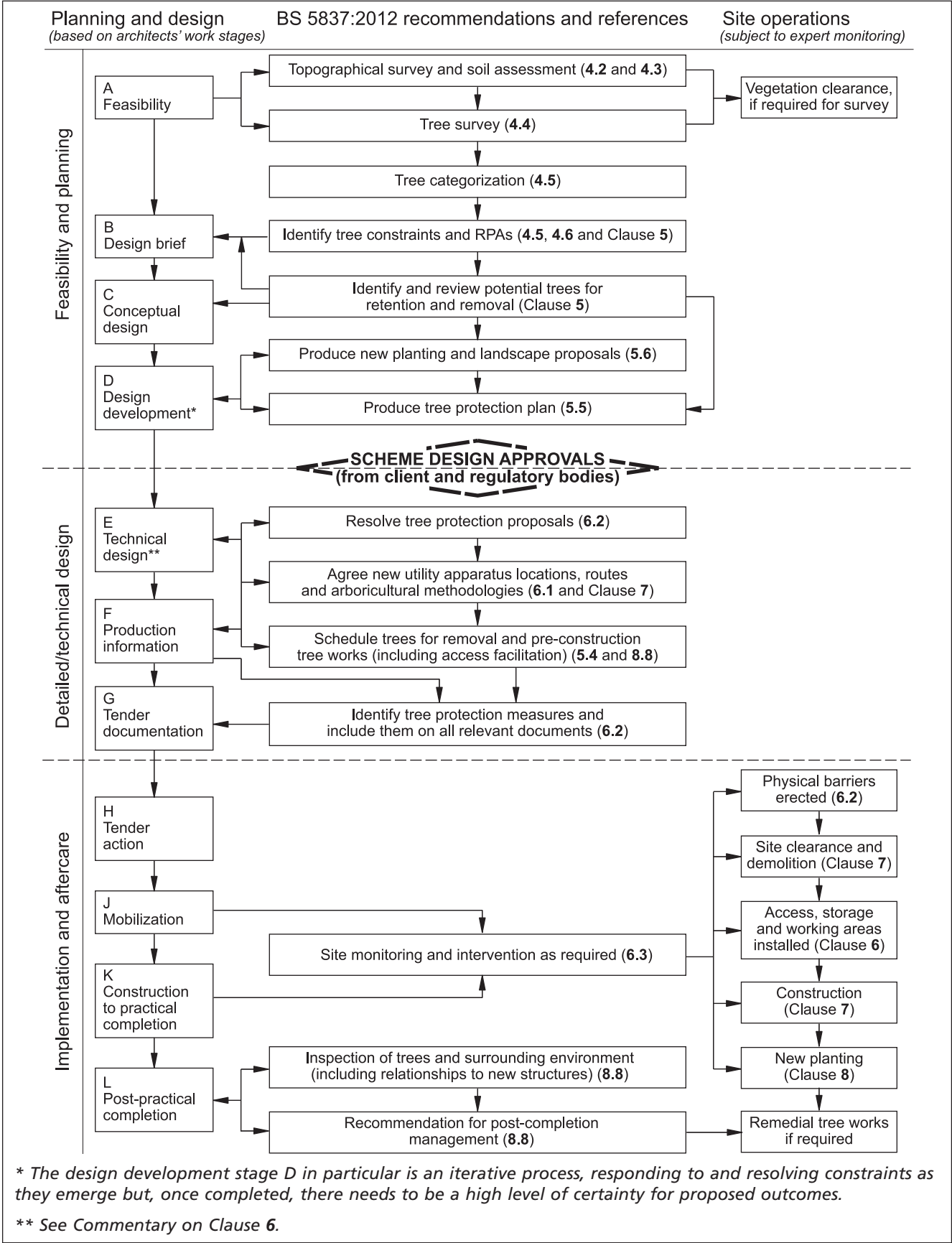
Development Area —

P1	31.05.2022	TR	First Issue
Rev	Date	Drawn	Description
M MOTT MACDONALD		Spring Bank House 33 Stamford Street Altrincham WA14 1ES T +44 (0)161 926 4000 F +44 (0)161 929 8915 W www.mottmac.com	
Client Department for Education 4th Floor Sanctuary Buildings Great Smith Street London SW1P 3BT			
Title Hopwood Hall Rochdale Campus Boundaries			
0 200 400			
Drawn	T Rooney	Eng.check.	
Dwg. Check.	M Frackelton	Coordination	M Frackelton
Approved	D Smith	Approved	D Smith
Scale at A1 1:500	Status PRE	Rev P1	Security STD
Drawing Number 395482 - MMD - PL01 - 00 - DR - AR - 005			

Appendix 2: BS5837 Sequence of Events for Development Planning

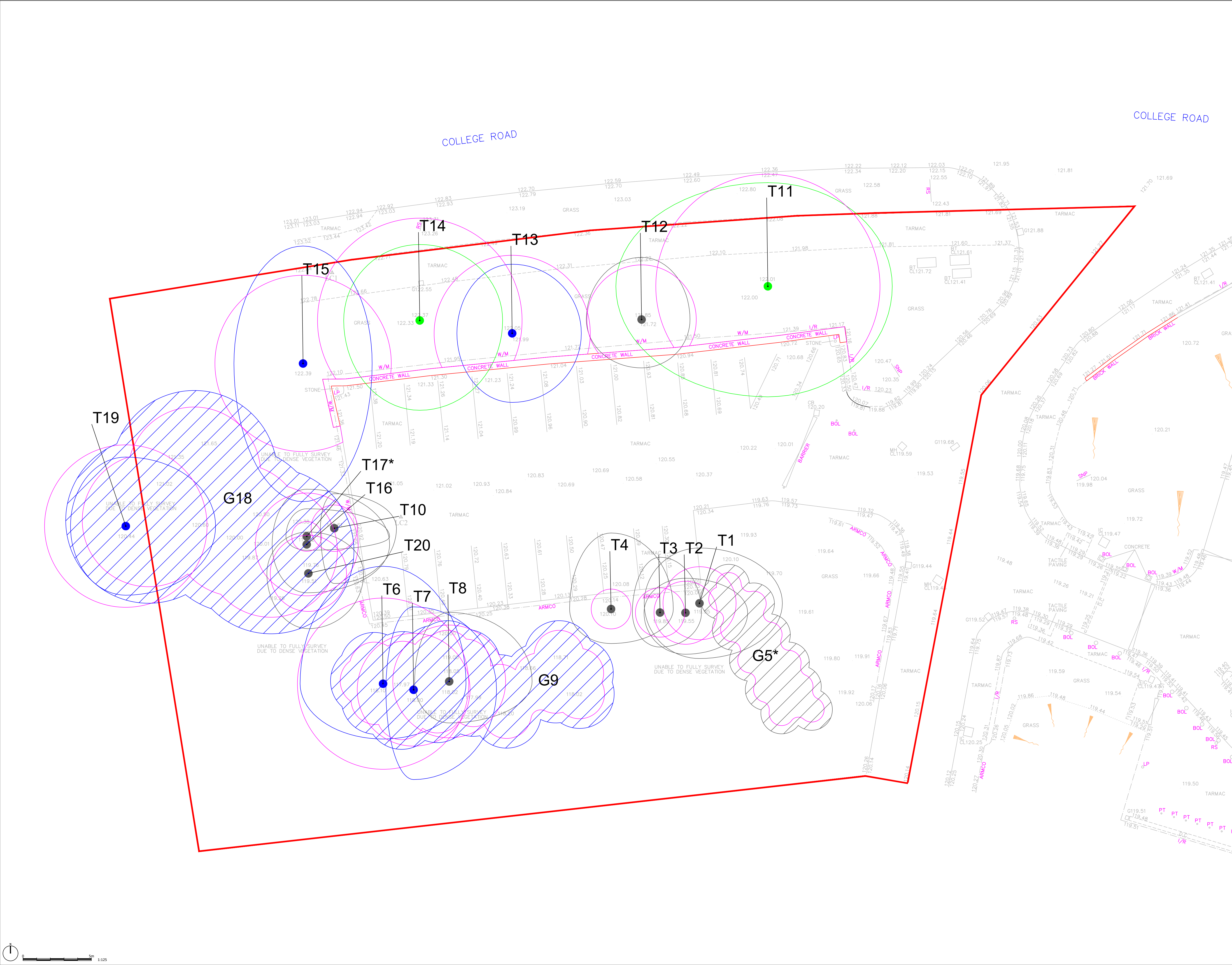
See following page.

Figure 1 The design and construction process and tree care



Appendix 3: Tree Constraints Plan (TCP)

See following page.



LEGEND

TREE CATEGORIES - NOTE: Quality class description derived from BS5837:2012

- Category A**
Trees / Groups of high quality: with an estimated remaining life expectancy of at least 40 years.
- Category B**
Trees / Groups of moderate quality: with an estimated remaining life expectancy of at least 20 years.
- Category C**
Trees / Groups of low quality: with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.
- Category U**
Trees / Groups: in such a condition that they cannot realistically be retained as living trees in the context of current land use for longer than 10 years.
- Root Protection Area (RPA)**
- Adjusted Root Protection Area (RPA)**
- T#***
Trees not included in original site survey and therefore positions are indicative only.
- Survey Area**

Based on Survey & Engineering Projects drawing 'Topographical Survey of Land at: Town Mill Brow, College Bank Way, Seven Sisters, Spotland Bridge, Rochdale, OL12 6UF' number 'S25552-T' (S25552-2DT.dwg). Please see original for details.

This drawing was produced in colour; a monochrome copy should not be relied upon.

First Issue
Rev. Issue Details. October 2024
Date.

Client:
Willmott Dixon
Project:
Hopwood Hall College
Drawing Title:
Tree Constraints Plan
Drawing No: ADAS_1052675_Willmott Dixon_Hopwood Hall_TCP

Scale: 1:125
Drawn by: SN Date: 07.10.2024
Checked by: EL Date: 07.10.2024

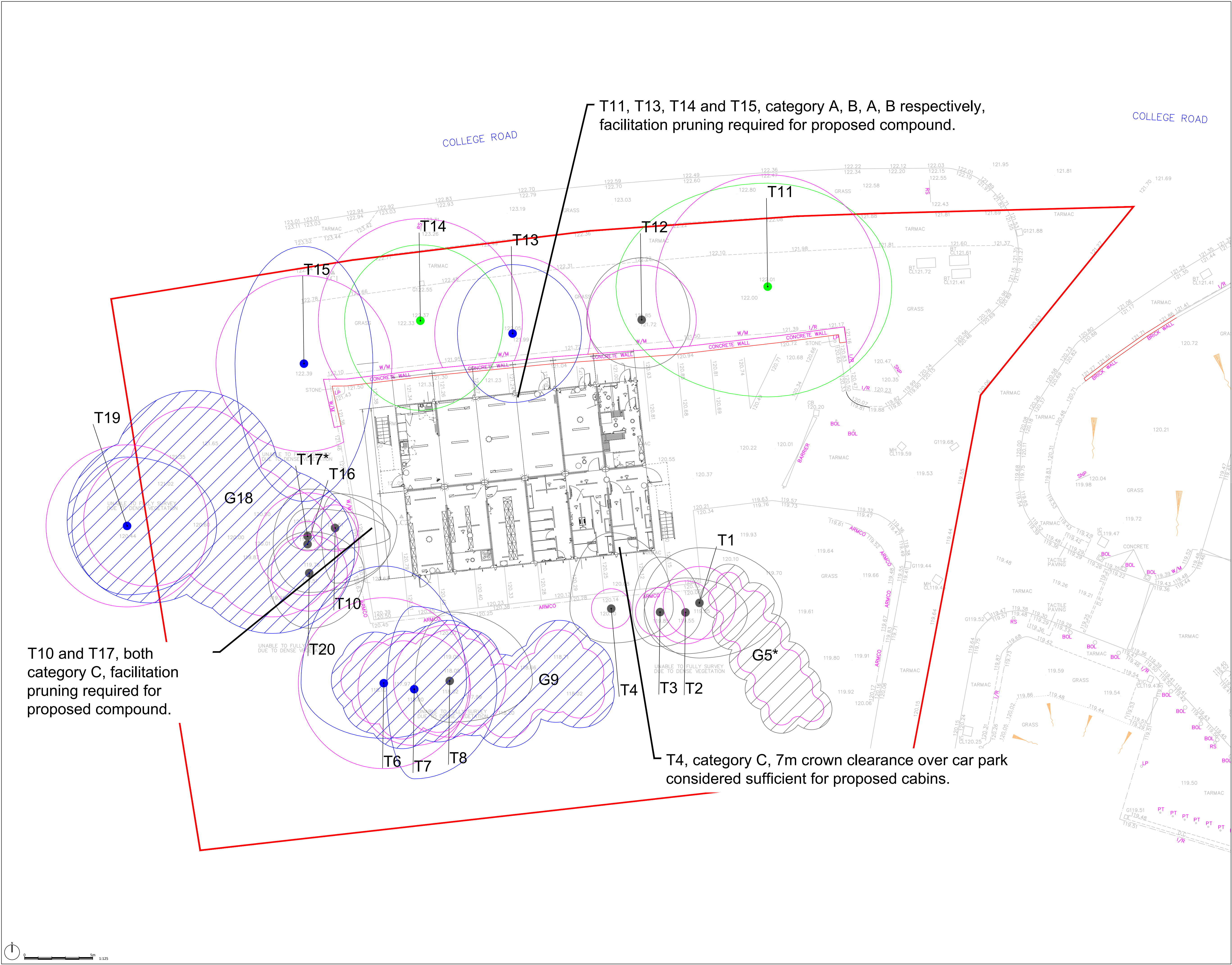
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Tel: 01235 355630
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Appendix 4: Arboricultural Impact Assessment Plan (AIAP)

See following page.



LEGEND

TREE CATEGORIES - NOTE: Quality class description derived from BS5837:2012

- Category A**
Trees / Groups of high quality: with an estimated remaining life expectancy of at least 40 years.
- Category B**
Trees / Groups of moderate quality: with an estimated remaining life expectancy of at least 20 years.
- Category C**
Trees / Groups of low quality: with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.
- Category U**
Trees / Groups: in such a condition that they cannot realistically be retained as living trees in the context of current land use for longer than 10 years.
- Root Protection Area (RPA)**
- Adjusted Root Protection Area (RPA)**
- T#***
Trees not included in original site survey and therefore positions are indicative only.
- Survey Area**

Based on Willmott Dixon drawing 'Tree Constraints Plan, October 2024 cabin Mark up Type 5' number 'FE0012-ADA-XX-XX-D-X-0001'. (FE0012-ADA-XX-XX-D-X-0001 Tree Constraints Plan, October 2024 cabin Mark up Type S_ALA DWG.dwg). Please see original for details.

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First Issue	Rev.	Issue Details.	December 2024	Date.
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Client:
Willmott Dixon

Project:
Hopwood Hall College

Drawing Title:
Arboricultural Impact Assessment Plan

Drawing No: ADAS_1052675_Willmott Dixon_Hopwood Hall_AIAP

Scale: 1:125

Drawn by: SN
Checked by: EL

Date: 06.12.2024
Date: 09.12.2024

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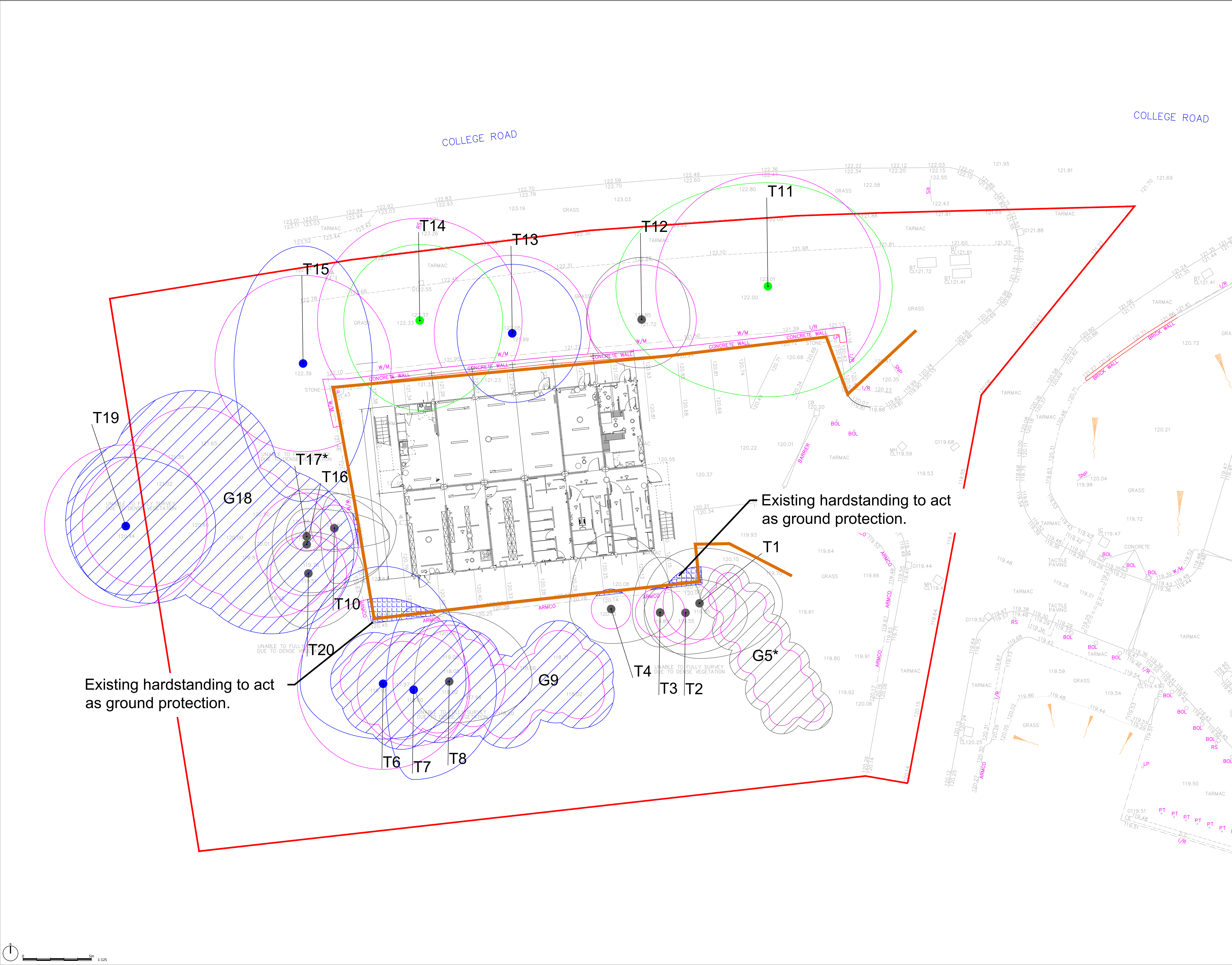
Tel: 01235 355630

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Appendix 5: Preliminary Tree Protection Plan (PTPP)

See following page.



LEGEND
TREE CATEGORIES - NOTE: Quality class description derived from BS5837:2012

●

Category A

Trees / Groups of high quality: with an estimated remaining life expectancy of at least 40 years.

●

Category B

Trees / Groups of moderate quality: with an estimated remaining life expectancy of at least 20 years.

●

Category C

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

●

Category U

Trees / Groups: in such a condition that they cannot realistically be retained as living trees in the context of current land use for longer than 10 years.

○

Root Protection Area (RPA)

Adjusted Root Protection Area (RPA)

T#*

Trees not included in original site survey and therefore positions are indicative only.

Survey Area

Tree Protection Fencing

Ground Protection

Based on Willmott Dixon drawing 'Tree Constraints Plan_October 2024 cabin Mark up Type S' number 'FE0012-ADA-XX-XX-D-X-0001'. (FE0012-ADA-XX-XX-D-X-0001 Tree Constraints Plan, October 2024 cabin Mark up Type S_ALA DWG.dwg). Please see original for details.

This drawing was produced in colour; a monochrome copy should not be relied upon.

First Issue	Rev.	Issue Details.	December 2024	Date.
Client: Willmott Dixon				
Project: Hopwood Hall College				
Drawing Title: Preliminary Tree Protection Plan				
Drawing No: ADAS_1052675_Willmott Dixon_Hopwood Hall_PTPP				
Scale: 1:125				
Drawn by: SN		Date: 06.12.2024		
Checked by: EL		Date: 09.12.2024		

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Appendix 6: Cascade Chart for Tree Quality Assessment

See following page.

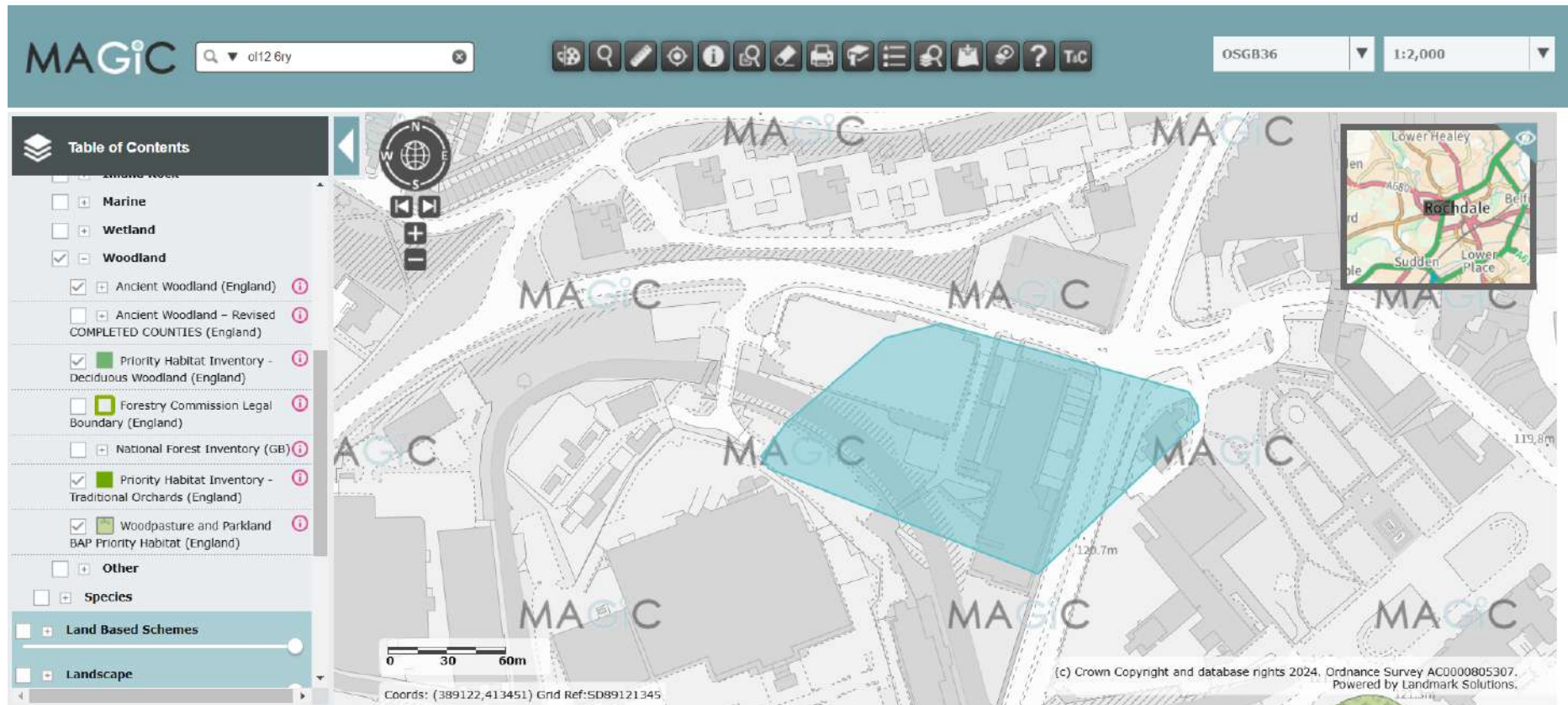
Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)	Identification on plan
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 category U trees (e.g. where, for whatever reason, 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 of significance to the health and/or safety of other trees nearby, 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>	See Table 2
1 Mainly arboricultural qualities		
2 Mainly landscape qualities		
3 Mainly cultural values, including conservation		
Trees to be considered for retention		
Category A Trees of 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 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
Category B Trees 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
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	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees with material conservation or other cultural value
	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value

Appendix 7: Ancient Woodland Search Plan

See following page.

Ancient Woodland Search Plan



Appendix 8: Ancient and Veteran Tree Search Plan

See following page.

Ancient Tree Inventory Search Plan

[Register](#)[Sign in](#)

Ancient Tree Inventory

[Add a tree](#)[What we record and why](#)[How to record](#)[Tree search](#)[Reports](#)[Blog](#)

Tree search

[Filters](#)

Appendix 9: TPO and CA Correspondence

See following page.

Simon Nothard

From: Belinda Warburton <Belinda.Warburton4@Rochdale.Gov.UK>
Sent: 16 October 2024 16:29
To: Simon Nothard
Subject: RE: TPO and CA Check
Attachments: Screenshot 2024-10-16 162308.jpg

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Hi Simon

It's the front of the college building (St Mary's Gate) which is adjacent to the CA which is Rochdale Town Centre Conservation Area. I've attached a snip of our GIS mapping system for you for reference and the area is within the pink edge/line.

Kind regards

Belinda Warburton
Support Officer
Economy



 01706 926423

 belinda.warburton4@rochdale.gov.uk

Rochdale Borough Council
Floor 3, Number One Riverside
Smith Street, Rochdale, OL16 1XU

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Please consider the environment before printing this email.

From: Simon Nothard <Simon.Nothard@adas.co.uk>
Sent: 16 October 2024 16:01
To: Belinda Warburton <Belinda.Warburton4@Rochdale.Gov.UK>
Cc: Development Management <development.management@rochdale.gov.uk>
Subject: RE: TPO and CA Check

Afternoon Belinda

Thanks very much for your response!

Could you confirm on which boundary the adjacent Conservation Area is present please? The name of the CA would be a bonus as well please?

While the CA is not likely to be impacted, note of its presence may serve to be useful as the project progresses.

Kind regards

Simon Nothard

Arboricultural Consultant
Environment
ADAS

Mobile: 07979 024732

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<https://adas.co.uk/>

From: Belinda Warburton <Belinda.Warburton4@Rochdale.Gov.UK>
Sent: 16 October 2024 14:09
To: Simon Nothard <Simon.Nothard@adas.co.uk>
Cc: Development Management <development.management@rochdale.gov.uk>
Subject: FW: TPO and CA Check

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Afternoon Simon,

The areas you have queried are not within a Conservation Area but adjacent to one and there are no TPO's within the area you have specified.

Kind regards

Belinda Warburton
Support Officer
Economy



 01706 926423

 belinda.warburton4@rochdale.gov.uk

Rochdale Borough Council
Floor 3, Number One Riverside
Smith Street, Rochdale, OL16 1XU

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From: Simon Nothard <Simon.Nothard@adas.co.uk>

Sent: 16 October 2024 09:39

To: Development Management <development.management@rochdale.gov.uk>

Subject: TPO and CA Check

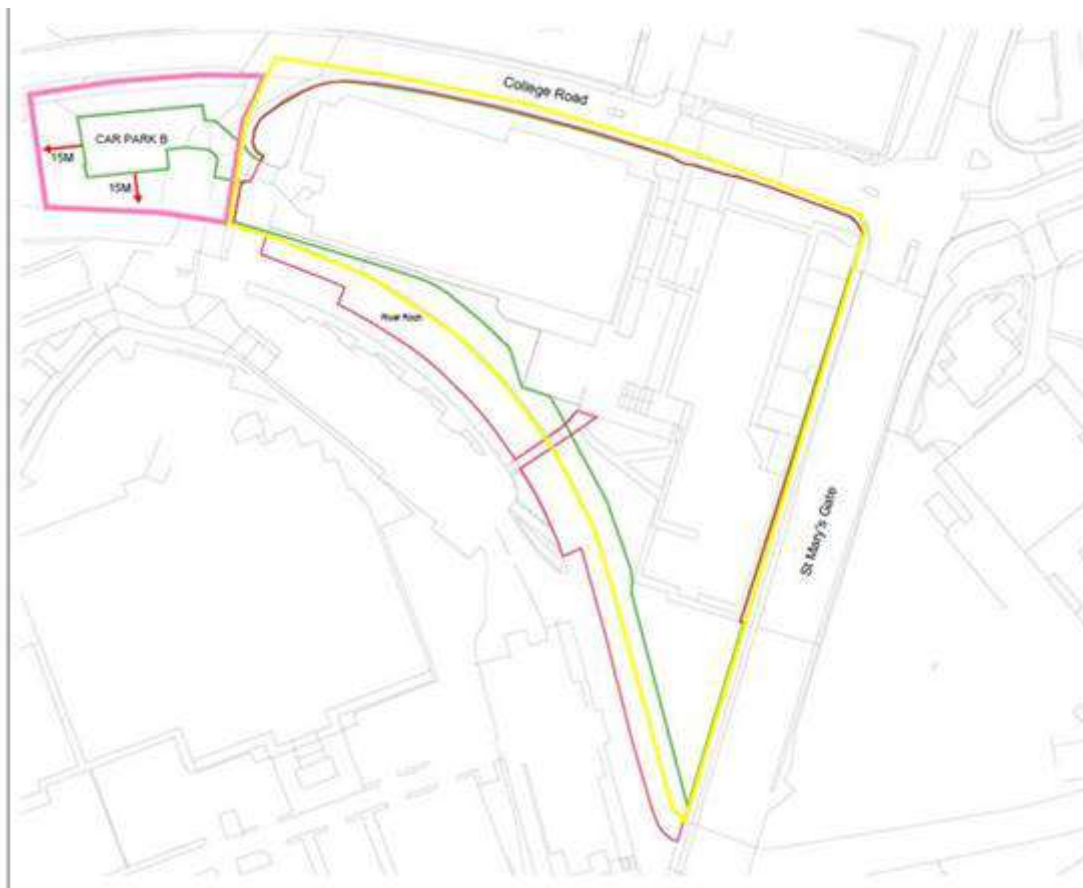
You don't often get email from simon.nothard@adas.co.uk. [Learn why this is important](#)

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Morning

Please could I have any details of Tree Preservation Orders (TPO's) and/or Conservation Areas (CA's) within, or within influencing distance, of the pink and yellow areas below?

Address is: Hopwood Hall College, Rochdale Campus, St Mary's Gate, Rochdale OL12 6RY.



Let me know if I can provide any further information please.

Kind regards

Simon Nothard

Arboricultural Consultant
Environment
ADAS

Mobile: 07979 024732

[Ecology](#) [Arboriculture](#) [Archaeology](#) [Planning](#) [Landscape](#) [Habitat Management](#) [Soils](#)

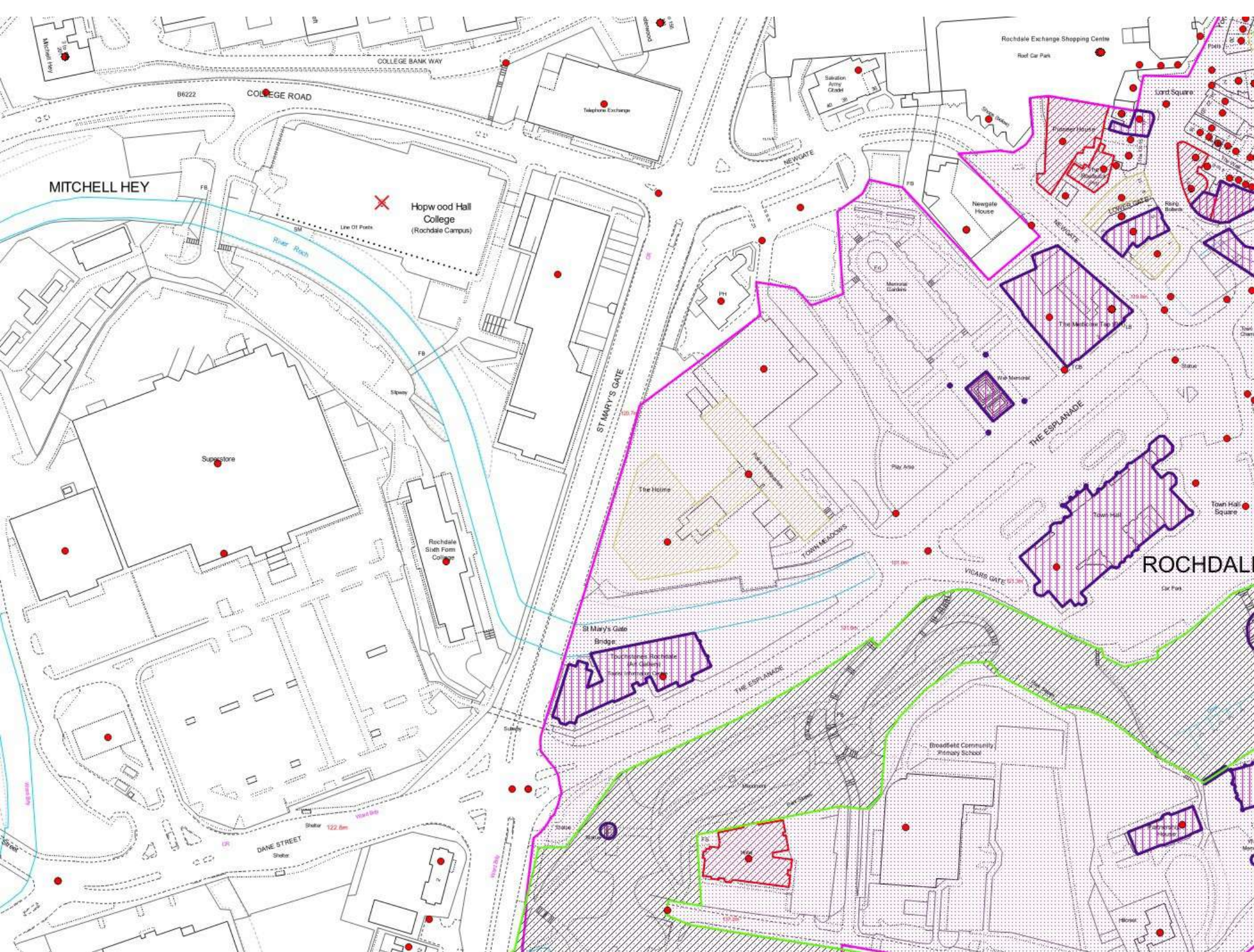
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Appendix 10: Tree Survey Schedule

See following page.

Column Heading	Description
Tree Ref No.	All individual trees and groups of trees have been given a unique reference number. Each number is prefixed by a letter. - T = Individual tree - G = Group of trees - H = Hedgerow - W = Woodland Those marked with an asterisk (*) were not included on the topographical plan and have been plotted by eye.
Species	The English common name has been used.
Single or Multiple stem (S or M)	* 'S' represents a tree which has a single clear stem to at least 1.5m above ground level. * 'M(a)' represents a tree where the main stem divides into two to five stems below 1.5m above ground level, and * 'M(b)' represents a tree where the main stem divides into 6 or more stems below a height of 1.5m.
Height (m)	Where possible tree heights are measured using a laser. In some instances such as in close groups of trees, one height may be measured and other nearby trees estimated from this height. Measurements are provided in metres.
Stem Diameter (mm)	S _n represents the stem number. Measurements are provided in millimetres at 1.5m above ground level for single stemmed trees.
Very Large Girth (y/n)	Girth is very large for species in accordance with Fig 1.3 of publication 'Ancient and other veteran trees: further guidance on management' Ancient Tree Forum 2013. RAVEN - Step 1
Ancient (A), Veteran (V) or Notable (N)	Result of the RAVEN assessment © Julian Forbes-Laird 2018 www.flac.uk.com; provided on separate ADAS Sheet 2. (RAVEN = Recognition of Ancient, Veteran & Notable Trees)
Branch Spread (m)	Measured in metres to the four cardinal compass points (N, E, S, W).
Crown Clearance	(1) Height in metres of the first significant branch, and the direction of growth. (2) Height in metres of lowest part of crown.
Life Stage	The stage at which the tree is within its lifecycle (Y = young, SM = semi-mature, EM = early-mature, M = mature, OM = over mature)
General Observations	Any relevant observations are recorded, with particular reference to structural and/or physiological condition.
Preliminary Management Recommendations	Recommendations are made where management work is required for reasons of health and safety or sound arboricultural management.
Estimated Remaining Contribution (years)	An estimation of how long the feature will contribute to its surroundings. This is recorded in bands of either <10 years, 10+ years, 20+ years and 40+ years.
Tree Quality Grading	The trees are graded to the categories prescribed within BS5837:2012 (U, A, B & C).
Root Protection Area	Calculated as prescribed in section 4.6 of BS5837:2012, provided as an area (m ²) and a radius from the tree's stem (m).
Note: Those measurements shown in <i>italics</i> have been estimated, usually where access has restricted it being taken.	

Tree Ref No.	Species	Single or Multiple Stem (S or M)	Height (m)	Stem Diameter (mm)			Very Large Girth (Y / N)	Ancient, Veteran or Notable (A, V or N)	Branch Spread (m)				Crown Clearance (m)		Life Stage	General Observations (structural / physiological condition)	Preliminary Management Recommendations	Estimated Remaining Contribution (years)	Tree Quality Grading	Root Protection Area	
				S1	S2	S3			N	E	S	W	(1)	(2)						(m ²)	(radius in m)
T1	Ash	S	11	220			N		4	6	4	4	2.0-S	2	SM	Exhibits an understory consisting of scrub. The canopy is showing signs of defoliation. Minor diameter deadwood noted. Approximately 2m clearance over car park.	No action required.	10+	C1	21.9	2.6
T2	Ash	S	10	190			N		2.5	4.5	3	3	3.5-W	1.5	SM	Exhibits an understory consisting of scrub. The canopy is showing signs of defoliation. Minor diameter deadwood noted. Symptoms indicative of ash dieback present. The canopy is not currently overhanging the car park.	No action required.	10+	C1	16.3	2.3
T3	White Willow	M(a)	7.5	110	100		N		4	3	2.5	2	1.0-N	1	Y	The stem is leaning heavily to the east, with twin stems growing straight at 1m. Lateral branches have been previously pruned back. There is approximately 1.8m of clearance over the car park.	No action required.	20+	C1	10.0	1.8
T4	White Willow	S	10	120			N		5.5	4.5	2.5	3		2	SM	Approximately 7m clearance over the car park. Ivy is present on the stem. Growing on an embankment with an understory of bramble.	No action required.	20+	C1	6.5	1.4
G5*	White Willow, Alder	S	5	75			N		1.5	1.5	1.5	1.5	0.5-E	0.5	Y	A young self-set group of predominantly Willow with occasional Alder. All specimens growing on the embankment. A bramble understory prevents a detailed inspection.	No action required.	20+	C2	2.5	0.9
T6	Sycamore	M(a)	14	350	380		N		8.5	6	4	6	2.5-E	2	EM	Dense Ivy prevents a detailed inspection. Minor diameter deadwood is noted. Twin stemmed at the base, there is approximately 4m of clearance over the car Park on average.	No action required.	40+	B1	120.8	6.2
T7	Sycamore	S	13	340			N		6	6	6.5	2	6.5-S	1.5	EM	Dense Ivy prevents a detailed inspection. Minor diameter deadwood noted. Canopy not overhanging car park.	No action required.	40+	B1	52.3	4.1
T8	Ash	S	13	340			N		5	6	3	2.5	7.0-E	7	EM	Dense Ivy prevents a detailed inspection. Minor diameter deadwood noted. Canopy not overhanging car park.	No action required.	20+	C1	52.3	4.1
G9	Ash, White Willow	S	8	150			N		2.5	2.5	2.5	2.5	2.5-W	1	SM	A group of self-set Willow and Ash. Ivy is present on several trees. All specimens growing on embankment preventing a detailed inspection. Several specimens under 75mm. No canopies overhanging the car park.	No action required.	20+	B2	10.2	1.8
T10	Sycamore	S	9	140			N		2.5	4.5	4	1	2.0-E	1.5	Y	A young self-set specimen. Adjacent trees shade it. Stem starts leaning to the east at 2m. Currently poses no significant risk. Approximately 2m clearance over the car park.	No action required.	20+	C1	8.9	1.7
T11	Sycamore	S	15	590			N		7.5	9	8	11	2.5-N	1.5	M	Single-stemmed and vertical with a balanced crown. Stem trifurcates at 3m. Minor diameter deadwood noted on stems. No major visible defects. Canopy partially blocking utility light and security camera. Average 2m clearance over car park.	No action required.	40+	A1	157.5	7.1
T12	Whitebeam	S	8	290			N		4.5	3.5	3.5	4	3.0-E	2	SM	The crown has entered early senescence. Tear wounds were noted on lateral branches. There are no major visible defects. Pruning wounds were noted on the stem due to crown raising. The crown is generally occluding well. There is an average 2m clearance over the car park.	No action required.	20+	C1	38.1	3.5
T13	Whitebeam	S	12	410			N		5	5	5	4	3.0-E	2	SM	Crown has gone into early senescence. Tear wounds were noted on lateral branches. No major visible defects. Minor basal bark wound noted. Pruning wounds were noted on lateral branches, generally occluding well. Average 2.5m clearance over car park.	No action required.	20+	B1	76.1	4.9
T14	Sycamore	S	15	540			N		5.5	6	6.5	5.5	2.0-S	2	M	Single-stemmed and vertical with a balanced crown. Minor diameter deadwood noted on stems. No major visible defects. Pruning wounds were noted on the stem, generally occluding well. Clearance of 2.5m over the car park.	No action required.	40+	A1	131.9	6.5
T15	London Plane	S	15	490			N		8.5	5	10	5	3.5-N	1.5	EM	Stem has a slight southern lean. Stem trifurcates at 3.5m. Pruning wound at 3.5m on the stem, showing signs of occlusion. Canopy surrounding utility light. Clearance of 2.5m over the car park. Canopy partially blocking utility light.	No action required.	40+	B1	108.6	5.9



Tree Ref No.	Species	Single or Multiple Stem (S or M)	Height (m)	Stem Diameter (mm)			Very Large Girth (Y / N)	Ancient, Veteran or Notable (A, V or N)	Branch Spread (m)				Crown Clearance (m)		Life Stage	General Observations (structural / physiological condition)	Preliminary Management Recommendations	Estimated Remaining Contribution (years)	Tree Quality Grading	Root Protection Area	
				S1	S2	S3			N	E	S	W	(1)	(2)						(m ²)	(radius in m)
T16	Alder	S	15	310			N		4	6	3.5	2.5	5.0-N	5	SM	Dense ivy on the stem prevents a detailed inspection. There is a 9m clearance over the car park. Alder beetle (<i>Agelastica alni</i>) is present on the foliage.	No action required.	20+	C1	43.5	3.7
T17*	Ash	S	9.5	90			N		2	6	1	1.5	3.0-E	1	Y	A young self-set specimen. Suppressed by adjacent trees. Currently poses no significant risk. Ivy is present on the stem.	No action required.	10+	C1	3.7	1.1
G18	London Plane, Sycamore, Lime, Silver Birch, Alder	S	18	400			N		6	6	6	6	3.0-E	1.5	EM	A mixed species group. Has seen no recent management. Dense ivy presence on all trees within the group preventing detailed inspections. No canopies overhanging the car park. Several canopies overhang the footpath. Understory of Bramble.	No action required.	40+	B2	72.4	4.8
T19	Lime	S	17	490			N		5	6.5	5	4	4.0-E	1.5	EM	Dense ivy on the stem prevents a detailed inspection. Epicormic growth is present on the base and stem. A co-dominant stem has failed at 7m and is being held up by the adjacent tree. Co-dominant stem overhanging informal footpath.	No action required.	20+	B1	108.6	5.9
T20	Rowan	S	8	230			N		3	4	4	3	1.0-S	2	SM	Dense ivy on the stem prevents a detailed inspection. A large section of foliage has died, possibly with early signs of decline. The stem is leaning to the south.	No action required.	10+	C1	23.9	2.8

Appendix 11: Tree Work Schedule

Tree No:	Species	Recommended Management Work
T10	Sycamore	Crown lift to 6m above car park ground level for the extents overhanging the car park. Reshape crown to balance.
T11	Sycamore	Crown lift to 6m above car park ground level for the extents overhanging the car park.
T13	Whitebeam	Crown lift to 6m above car park ground level for the extents overhanging the car park.
T14	Sycamore	Crown lift to 6m above car park ground level for the extents overhanging the car park.
T15	London Plane	Crown lift to 6m above car park ground level for the extents overhanging the car park.
T17*	Ash	Crown lift to 6m above car park ground level for the extents overhanging the car park. Reshape crown to balance.

Accompanying Notes:

- All tree work and felling to be carried out in accordance with BS 3998 (2010) 'Recommendations for Tree Work', current industry guidelines and best practice, and all relevant Health & Safety standards.
- All operatives to be appropriately qualified, skilled, and adequately insured, for the task they are undertaking.
- All tree work and felling must comply with The Wildlife and Countryside Act 1981 as amended by the Countryside and Rights of Way Act 2000.
- Modification to, or deviation from, the above schedule must first gain approval from the appointed Arboricultural Consultant and the relevant landowner.
- All tree work will only be carried out on approval from the relevant landowner.

Appendix 12: Root Protection Area Guidance

The Root Protection Area (RPA) is calculated from the stem diameter of the tree, in accordance with the guidance contained in section 4.6 of BS5837:2012.

These areas are normally sacrosanct, and should not be entered, by traffic or foot, during construction, or used to store materials, fuel or chemicals.

Protective fencing should be erected along the edge of the RPA, before construction begins, and should not be moved until after all construction has finished and vacated the site. The type of fencing used should be fit for purpose, and ordinarily conform to the recommendations given in section 6.2.2 of BS5837:2012 and be erected similar to the example shown in Figure 2 of the same standard.

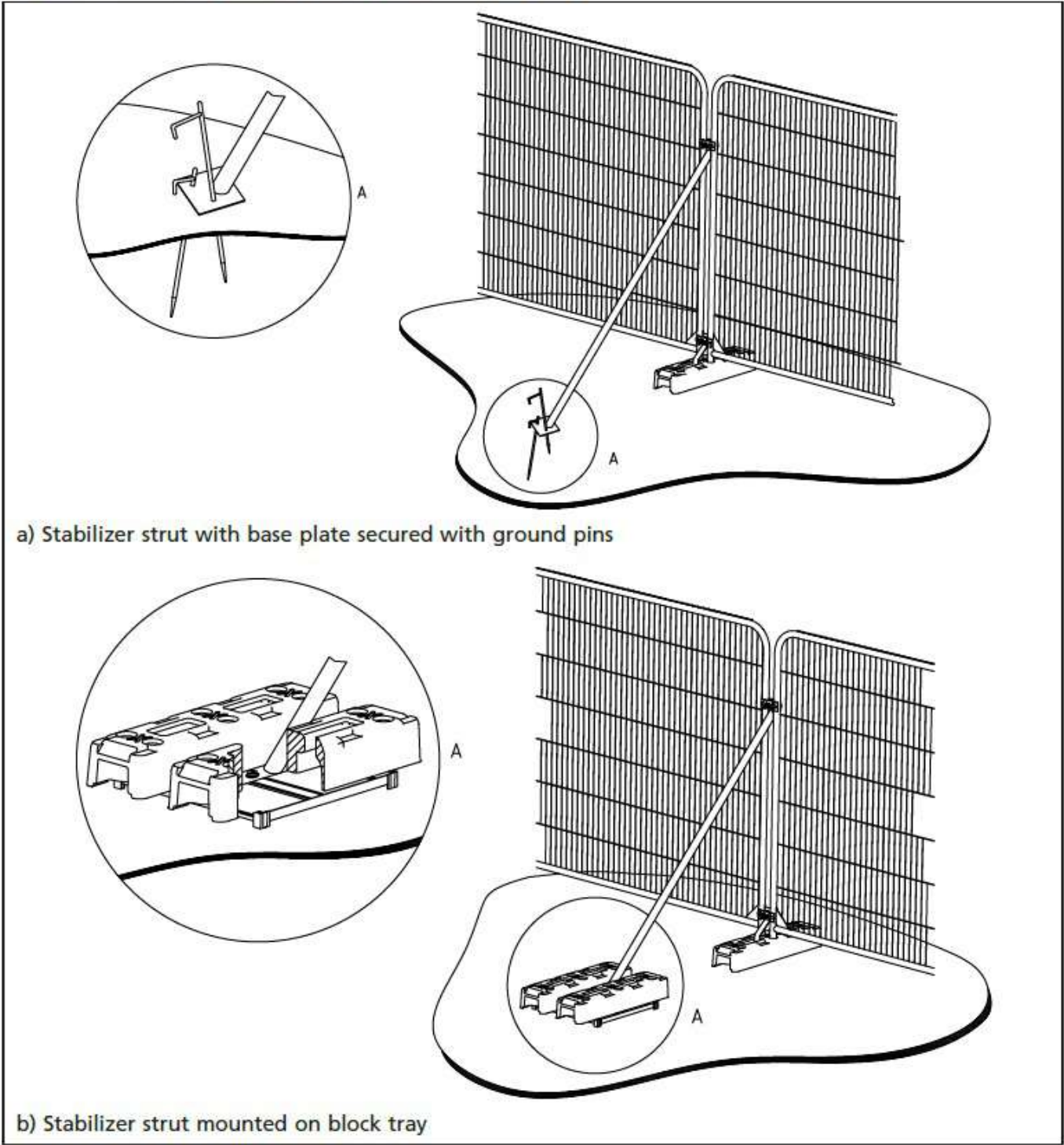
Where underground services cannot be routed outside the RPA, these should be installed by trenchless technology, such as a directional drill. Where this technology is used the underground channel created should be no less than 600mm below normal ground level, or the base of the tree. Also, the starting and receiving excavations should not be within the RPA. Drill channel lubricant should be avoided, other than water, unless precautions are taken to prevent contamination of soil and possibly water. Hand digging may be an alternative to trenchless excavation, but this is less desirable, and not always practical.

When determining the workable space around the RPA of a tree or trees, it is also important to maintain a working zone of one metre (which is usually sufficient) between the edge of construction and the protective fencing.

Appendix 13: Example Tree Protection Barrier

See following page.

Figure 3 Examples of above-ground stabilizing systems



Appendix 14: Example Tree Protection Barrier Sign

See following page.



KEEP OUT

**Tree
Preservation
Area**

Appendix 15: Key Contacts

	Name	Main Contact and Details
Site Manager	TBC	TBC
Project Manager	TBC	TBC
Local Authority	Rochdale Borough Council	Rochdale Borough Council Number One Riverside Smith Street Rochdale OL16 1XU
Arboricultural Consultant	ADAS	Simon Nothard RSK ADAS Limited Abbey Park Humber Road Coventry CV3 4AQ 07979 024732 Simon.Nothard@adas.co.uk