



12th March 2025

Alex Monnelly
Willmott Dixon Construction Limited
Hollinwood Business Centre
Albert Mill
Albert Street
Oldham
OL8 3QL

RSK ADAS Limited
Abbey Park,
Humber Road,
Coventry,
CV3 4AQ

Dear Ms Monnelly

I am writing to you with regard to the findings of the site walkover undertaken by Robert Hickey of ADAS on the 2nd of October 2024, at Hopwood Hall College, Rochdale Campus, St Mary's Gate, Rochdale OL12 6RY. Please refer to the yellow area outlined on the plans included with this letter to assist with reference points on site (ref: FE012 Hopwood Hall College Rochdale - Site Boundary 10.09.24 TOPO AREA MARKUP and ref: ADAS_1052675_Willmott Dixon_Hopwood Hall_OOSTP_March 2025).

The site walkover identified the presence of two trees and one hedgerow within the planning application area (yellow outline). The trees identified were a Goat Willow (*Salix caprea*) and a Sycamore (*Acer pseudoplatanus*), both of which were multi stemmed at the base and have an average stem diameter of 30mm when measured at 1.5m above ground level. The hedgerow consisted of a single species, identified as Wax-Leaf Privet (*Ligustrum japonicum*), with an average stem diameter of 10mm.

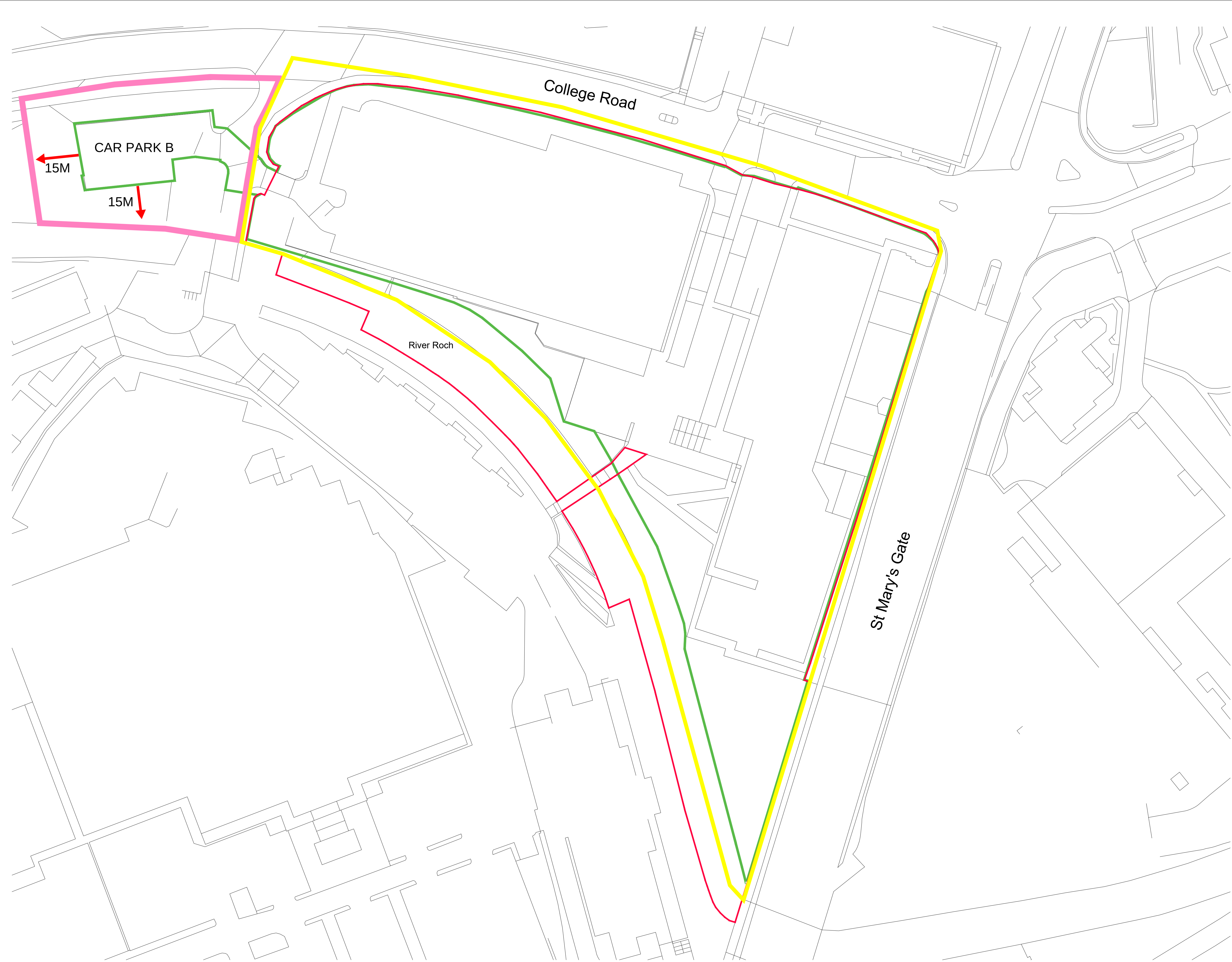
In light of the findings from the site walkover of the yellow area, the two trees and hedgerow identified are considered to be out of scope for further assessment, as they do not meet the minimum 75mm stem diameter threshold in accordance with the 'British Standard 5837:2012 - Trees in relation to design, demolition and construction – Recommendations' (BS5837:2012).

ADAS are therefore satisfied that due to the arboricultural features identified within the yellow area being out of scope for assessment, a BS5837:2012 compliant report will not be required for the development of this area.

Yours sincerely

Simon Nothard
Arboricultural Consultant

Enc. FE012 Hopwood Hall College Rochdale - Site Boundary 10.09.24 TOPO AREA MARKUP
Enc. ADAS_1052675_Willmott Dixon_Hopwood Hall_OOSTP_March 2025



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

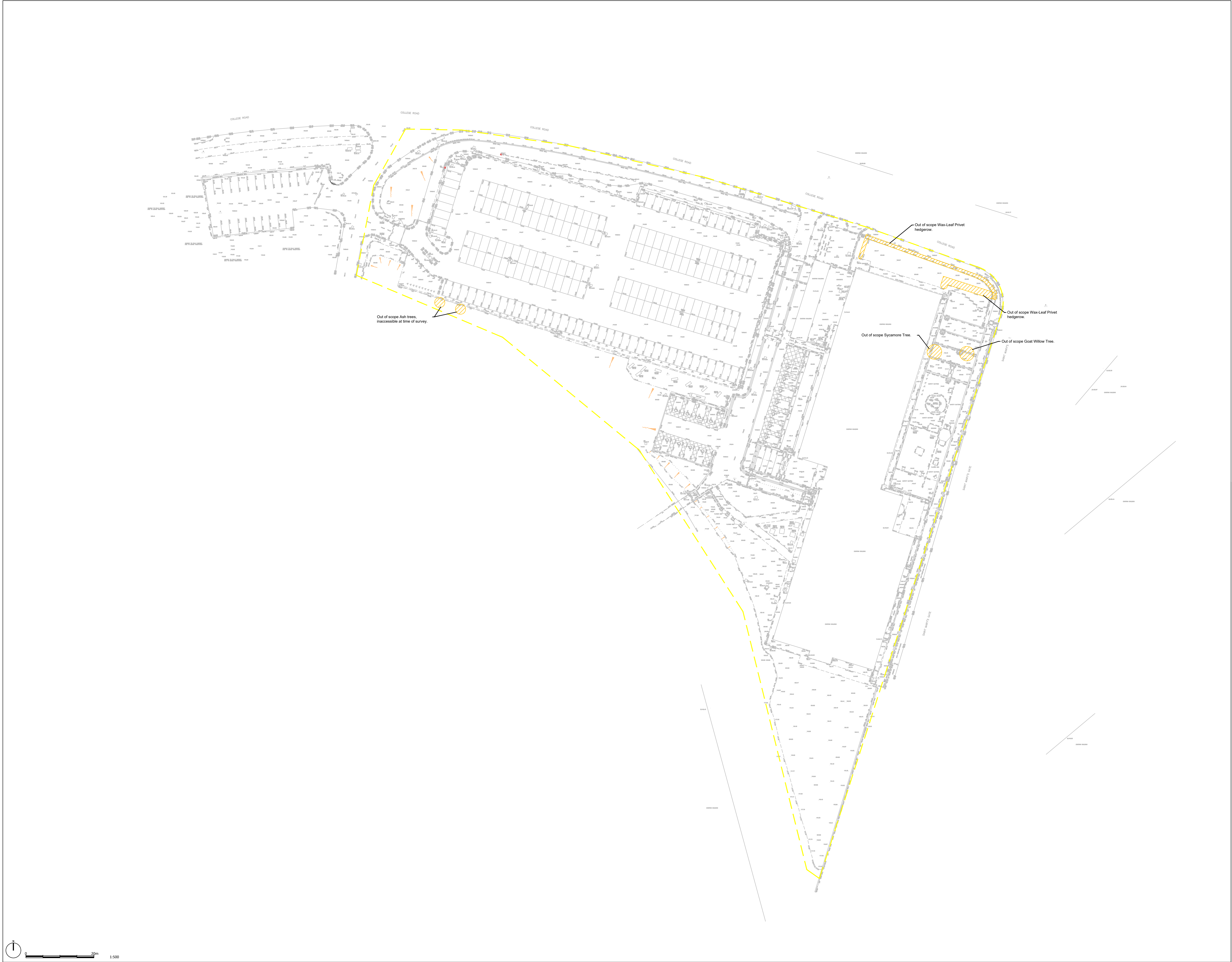
Client
Department for Education
4th Floor
Sanctuary Buildings
Great Smith Street
London SW1P 3BT

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



LEGEND

- Out Of Scope Features**
Arboricultural features with a stem diameter less than 75mm at 1.5m above ground level, making them out of scope in accordance with BS5837:2012.
- Planning Application Area**

Based on Survey & Engineering Projects drawing
Topographical Survey of Land at: Town Mill Brow, College
Bank Way, Seven Sisters, Spottland Bridge, Rochdale, OL12 6UP
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	-	March 2025
Rev.	Issue Details.	Date.

Client:
Willmott Dixon

Project:
Hopwood Hall College

Drawing Title:
Out Of Scope Tree Plan

Drawing No: ADAS_1052675_Willmott Dixon_Hopwood Hall_OOSTP

Scale: 1:500 @ A1

Drawn by: SN
Date: 12.03.2025

Checked by: IB
Date: 12.03.2025

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