



LAKELAND
TREE CONSULTANCY
ARBORICULTURAL PLANNING SPECIALIST

BS5837 Tree Survey

Shippon Cottage
Tunshill Lane
Milnrow
OL16 3TS

October 2025

Project details

Job no.	LTC380
Site	Shippon Cottage, Tunshill Lane, Milnrow, OL16 3TS
Client	RK Contracting Ltd.
Agent	BCAE Architects
Arboriculturist	Jennie Keighley PhD MSc MArborA
Local authority	Rochdale Metropolitan Borough Council
Issue date	8 October 2025

Lakeland Tree Consultancy

Halton Mill, Mill Lane

Halton, Lancashire

LA2 6ND

01524 874124

info@lakelandtreeconsultancy.co.uk



Summary

- The client's agent instructed Lakeland Tree Consultancy to survey the trees at the site in question in relation to a potential planning application.
- Trees within and close to the site were surveyed in accordance with the British Standard guidance outlined in BS5837: 2012 *Trees in relation to design, demolition and construction - Recommendations* on 7th October 2025.
- The survey identified four groups of trees and a hedge, which were located both within the site and on areas of adjacent land.
- Two groups of trees were categorised as moderate quality (B-category) and two groups and the hedge were categorised as low quality (C-category).
- Details and locations of the existing trees in relation to the existing site are included in the Tree Survey Schedule and on the Tree Survey Plan, below. These documents should be used to inform the proposed site design in accordance with BS5837.

BS5837 Tree Survey Schedule

The trees surveyed have been assigned one of the following categories, in line with the guidance outlined in British Standard 5837 (2012)

Trees in relation to design, demolition and construction - Recommendations: -

A

Trees of **high quality** with an estimated remaining life expectancy of at least 40 years

B

Trees of **moderate quality** with an estimated remaining life expectancy of at least 20 years

C

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

U

Unsuitable for retention

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

Key to tree survey schedule: -

T	Tree	Age is classed as either: young; semi-mature, early-mature, mature or post-mature
G	Group	
W	Woodland	
H	Hedge	
RPA	Root protection area	Life expectancy is classed as either: <10 years; 10+ years; 20+ years or 40+ years
		The radial RPA is calculated as twelve times the stem diameter and represents the area where protection of the tree roots during development works is essential to the tree's future health and survival
		Where the RPA is not shown as circular on the tree survey plan, it may have been modified to take account of built structures such as buildings, roads or retaining walls
#	Estimated values	Measurements may have been estimated where the tree is inaccessible, such as if it is located on neighbouring land or if the stem is heavily covered in ivy
		Where trees have multiple stems, an average stem diameter may be given
≤ ≥ ≈		For groups of trees and hedges, measurements for the largest individual will be given or average measurements may be given where the individuals are approximately uniform

BS5837 Tree survey schedule

Site Shippon Cottage, Tunshill Lane, Milnrow, OL16 3TS

Surveyor Jennie Keighley PhD MSc MArborA

Survey date 7 October 2025

Client RK Contracting Ltd.

Conditions Overcast, moderate breeze

Job no. LTC380

ID no.	Species	Stem diameter (mm)	Age	Height (m)#	Crown spread (m)	Crown clearance (m)	Structural condition	Life expectancy (years)	Radial RPA (m)	BS5837 category	General observations			
	Latin name						Physiological condition							
G1	Elder						Good							
	Dogwood													
	Lemon cypress													
	Privet													
	Aspen						Good							
	Common alder													
	Silver birch													
	Rowan	≤ 150	Young to mature	≤ 6	N ≤ 2.5	≥ 0		20+	≤ 1.8	C	• Group of young trees and mature shrubs growing along banking atop stone retaining wall • Unable to access southern end of group, where growing behind building			
	<i>Sambucus nigra</i>	#												
	<i>Cornus sanguinea</i>													
	<i>Cupressus macrocarpa</i>													
	<i>Ligustrum ovalifolium</i>													
	<i>Populus tremula</i>													
	<i>Alnus glutinosa</i>													
	<i>Betula pendula</i>													
	<i>Sorbus aucuparia</i>													
G2	Silver birch						Good					• Group of trees growing within neighbouring garden • Unable to access or approach to inspect in detail • Some of crowns overhang site very slightly with high ground clearance • Species list not exhaustive • Some uncertainty in species identification, as surveyed from a distance of up to 20m away		
	Goat willow													
	Common alder													
	Sycamore	≈ 300	Early-mature to mature	≤ 10	N 4	≥ 4		20+	3.6	B				
	<i>Betula pendula</i>				E 4									
	<i>Salix caprea</i>				S 4									
	<i>Alnus glutinosa</i>				W 4									
	<i>Acer pseudoplatanus</i>													

BS5837 Tree survey schedule

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Conditions Overcast, moderate breeze

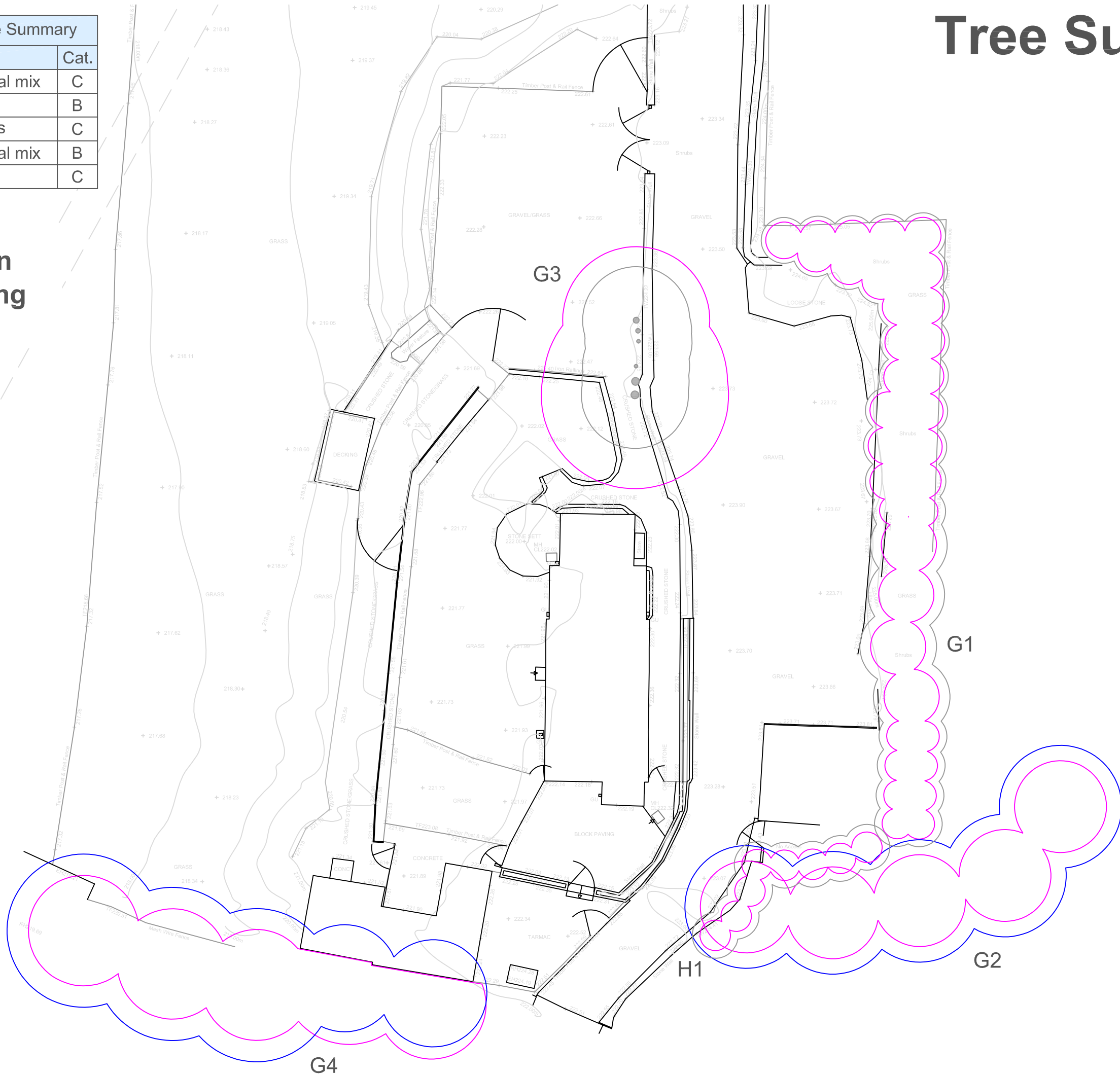
Job no. LTC380

ID no.	Species Latin name	Stem diameter (mm)	Age	Height (m)#	Crown spread (m)	Crown clearance (m)	Structural condition Physiological condition	Life expectancy (years)	Radial RPA (m)	BS5837 category	General observations
G3	6no. Monterey cypress <i>Cupressus macrocarpa</i>	≤ 510	Mature	≤ 12	N 3.5 E 3.5 S 3.5 W 3.5	≥ 2	Good Good	10+	6.1	C	- Closely spaced linear group of trees - Occasional minor to moderate recent and older bark damage to lower stems and buttresses throughout group - Wall built around stem of leaning tree
G4	White poplar Silver birch Cherry laurel Common alder Wild cherry Monterey cypress <i>Populus alba</i> <i>Betula pendula</i> <i>Prunus laurocerasus</i> <i>Alnus glutinosa</i> <i>Prunus avium</i> <i>Cupressus macrocarpa</i>	Avg 300	Early-mature to mature	≤ 15	N ≤ 5 E ≤ 5 S ≤ 5 W ≤ 5	≥ 1.5	Good Good	20+	3.6	B	- Group of trees growing on neighbouring land to south of site - Crowns overhanging and growing in contact with roof of stable block - Unable to access or inspect in detail where growing directly behind stable block
H1	Cherry laurel <i>Prunus laurocerasus</i>	≈ 80	Mature	≤ 5	N 1.5 E 1.5 S 1.5 W 1.5	0	Good Good	10+	1	C	- Short length of unmanaged boundary hedge growing within neighbouring garden - Unable to access or inspect in detail - Crowns overhanging site and just making contact with wall of building

Tree Survey Plan

Tree Survey Schedule Summary		
ID	Species	Cat.
G1	Native/ornamental mix	C
G2	Native mix	B
G3	6no. cypress	C
G4	Native/ornamental mix	B
H1	Laurel	C

Site Plan as Existing



BS5837 Tree retention categories:

-
- Category A
High quality tree
- Category B
Moderate quality tree
- Category C
Low quality tree
- Category U
Unsuitable for retention
- Root protection areas (RPAs)

Identification numbers:

T = individual tree
G = group of trees
W = woodland
H = hedge

Site:

Shippon Cottage
Tunshill Lane
Milnrow
OL16 3TS

Client:

RK Contracting Ltd.

Date: October 2025

Scale: 1:250 at A3

Drawing: LTC380-TSP

Drawn by: JK



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