

TREE SOLUTIONS



Arboricultural Impact Assessment

Land off Queens Drive, Kirkholt

Prepared for:

**MSV HOUSING GROUP
ROCHDALE BOROUGH COUNCIL**

Our Ref: 25/AIA/ROCH/15

January 2026

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Contents:

1.0	Instruction
2.0	Statutory Controls & Planning Policy
3.0	The Site
4.0	Development Proposal
5.0	General Constraints Data – Construction Exclusion Zones
6.0	Tree Summary
7.0	Survey Methodology
8.0	Juxtaposition of Trees & Structures
9.0	Development Impact to Trees
10.0	Proposed Revisions
11.0	Conclusions
12.0	Limiting Conditions

<i>Appendix 1</i>	Tree Survey Schedule
<i>Appendix 2</i>	Preliminary Tree Constraints Plan
<i>Appendix 3</i>	Arboricultural Impact Plan

1.0 INSTRUCTION

- 1.1 We have been instructed by MSV Housing Group & Rochdale Borough Council (the applicants) to undertake an Arboricultural Impact Assessment (AIA) to evaluate the proposed development in relation to existing trees on site. This assessment has been carried out in accordance with the principles and guidance set out in British Standard 5837:2012 *'Trees in Relation to Design, Demolition and Construction - Recommendations'*.
- 1.2 We have been instructed to prepare this report to assist all parties involved in the planning process in making informed and balanced judgements regarding arboricultural features in relation to the proposed development on land off Queens Drive, Kirkholt. Accordingly, all trees within influencing distance of the proposed works both on-site and on adjacent land have been surveyed. These trees are detailed within the Tree Survey Schedule (Appendix 1) and are plotted on all relevant accompanying plans.
- 1.3 A Stage 1 tree survey was carried out in November 2025 by Russell Pearce, Consultant at Tree Solutions Ltd. The appraisal of the mechanical integrity of the trees on site is considered sufficient to inform the current development proposal.
- 1.3.1 The assessment was conducted from ground level and did not involve any invasive investigations. Consequently, the potential presence of concealed or subsurface defects cannot be fully ruled out. While the primary purpose of the survey was not to assess tree safety, any obvious structural defects considered significant in the context of the existing or proposed land use have been recorded.
- 1.3.2 It should be noted that detailed tree safety inspections fall outside the scope of this report, unless such assessments were explicitly instructed in writing.
- 1.4 Nine individual trees (T1-T9) and two groups (G1-G2) were surveyed and mapped on a Preliminary Tree Constraints & Impact Assessment Plan Ref: 25/AIA/ROCH/15, Drawing No. 1 & 2 at **Appendix 2**. All arboricultural information recorded during the survey is presented within a schedule at **Appendix 1**.
- 1.5 The Arboricultural Impact Assessment is based on the latest proposed site plan Ref: 22-042, Drawing No: SK23 (Rev G) provided by Triangle Architects.

2.0 STATUTORY CONTROLS & PLANNING POLICY

- 2.1 Rochdale Council does not currently provide Tree Preservation Order (TPO) or Conservation Area designations on an online interactive mapping system, and it has therefore not been possible to confirm whether any trees on or adjoining the site are subject to statutory protection. The applicant is strongly advised to obtain written confirmation from Rochdale Council's Arboricultural Officer prior to carrying out any works to trees that are not expressly granted consent under this planning application.
- 2.1.2 The proposed development has been assessed against the policies of the adopted Rochdale Borough Local Plan, particularly Policy G1 (Green Infrastructure) and Policy G4 (Biodiversity and Geodiversity). These policies seek to protect, enhance and, where appropriate, extend green infrastructure assets, including trees, hedgerows and associated habitats, and require development proposals to avoid harm to existing natural features while ensuring that retained trees continue to function as part of the wider green infrastructure network.
- 2.1.3 The scheme has also been considered in the context of Policy D1 (Design Quality) and Policy P1 (Improving Image), which require development to respond positively to local landscape character, townscape quality and environmental context. This includes the retention of mature trees where they make a positive contribution to visual amenity, place-making and local distinctiveness.
- 2.1.4 The proposal has further been considered in the context of the National Planning Policy Framework (2024), which places strong emphasis on conserving and enhancing the natural environment and on integrating existing trees and green infrastructure into well-designed, sustainable development.

2.2 Protected Species

- 2.2.1 Mature trees often feature cavities, crevices, and hollows that provide potential roosting or nesting sites for protected species, notably bats and barn owls. Both species are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended), as well as The Conservation of Habitats and Species Regulations 2017 (as amended), which incorporates the provisions of the former 2007 Regulations. Any works affecting such trees must be preceded by appropriate ecological surveys and, if necessary, mitigation measures to ensure legal compliance.

2.3 Wildlife Habitats

- 2.3.1 Trees and hedgerows of various species offer valuable nesting habitat for a wide range of birds. It is likely that nesting birds will be present on site during the breeding season, typically from March to September. As such, any vegetation clearance or tree works during this period should be preceded by a nesting bird check conducted by a suitably qualified ecologist. Works should be delayed if active nests are identified, in line with wildlife protection legislation.

3.0 THE SITE

- 3.1 The application site comprises land formerly occupied by the Kirkholt Medical Practice, together with associated vehicular access and parking areas. Land immediately to the west accommodates a community garden project. Trees within and adjacent to the site are of varying age, species and arboricultural quality. The most visually prominent tree is T9, located on the site frontage, which makes a positive contribution to the streetscene and local landscape character.

4.0 DEVELOPMENT PROPOSAL

- 4.1 The proposed development comprises the construction of mixed residential units with associated vehicular access, car parking and ancillary infrastructure.

5.0 GENERAL CONSTRAINTS DATA - CONSTRUCTION EXCLUSION ZONES (CEZ's)

5.1 GENERAL

- 5.1.1 *During the development process, there may be three or even four key constraints to consider in relation to retained trees. These include:*

1. **Construction Exclusion Zones (CEZ):** Areas around retained trees where no construction activity, ground compaction, or material storage is permitted, to protect the root system and overall tree health.
2. **Crown Protection Areas (or CEZ 2):** Above-ground space required to accommodate the tree's existing and future crown spread, including allowances for safe working distances and potential pruning limits.
3. **Root Protection Areas (RPA):** Below-ground zones defined to safeguard the tree's root system, as per BS5837:2012 guidelines, where development and soil disturbance are strictly limited.
4. **Working Space Buffers (if applicable):** Additional space around CEZ or RPA boundaries required to ensure safe access for construction personnel and machinery, without compromising tree protection measures.

5.2 ROOT PROTECTION AREA (RPA)

- 5.2.1 The Root Protection Area (RPA), expressed in square metres (m²), must be protected both prior to and throughout any demolition or construction activities. This protection is essential to ensure the successful retention of trees by safeguarding a sufficient quantity of viable, functioning roots.

The RPA is derived from a radial measurement taken from the centre of the tree stem. For single-stemmed trees, this is calculated by multiplying the stem diameter (measured at 1.5 m above ground level) by a factor of 12. For multi-stemmed trees, the calculation is based on the formula: (mean stem diameter²) × number of stems.

- 5.2.2 During the Arboricultural Impact Assessment (AIA) process, this radial distance is converted by the Arboriculturalist into an actual area to be protected, considering the specific site conditions and any environmental or developmental influences that may have impacted the tree's rooting pattern.

Initially, the RPA for each tree should be represented as a circle centred on the base of the stem. However, where site conditions suggest asymmetric rooting due to factors such as physical obstructions, topography, or historic ground disturbance a polygon of equivalent area may be substituted. Any deviation from a circular RPA must be underpinned by a robust arboricultural assessment, accurately reflecting the likely distribution of roots.

- 5.2.3 The Root Protection Area (RPA) must be safeguarded through the installation of appropriate tree protection fencing prior to the commencement of any demolition or construction activities on site. This fencing should remain in place and be respected for the duration of the works.

A strict prohibition on potentially harmful activities within the RPA must be observed. These include, but are not limited to:

- Mechanical excavation
- Soil stripping
- Fire lighting
- Storage of materials, equipment, or waste
- Ground level reduction
- The installation of impermeable or excessively sealed surfaces

Where construction activity is proposed in close proximity to retained trees or within the RPA, additional protective measures may be required. These may include the use of temporary ground protection to prevent soil compaction, or the implementation of special engineering solutions such as elevated surfaces or low-impact foundations designed to minimise disturbance to the rooting environment.

5.3 CEZ 2: TREE CROWN PROTECTION ZONE

- 5.3.1 The Tree Crown Protection Zone (CEZ 2) refers to the above-ground area occupied by the existing crown spread of a tree, together with allowances for safe working distances and any reasonable future crown development. Its extent is based on the current crown dimensions and likely future growth, with reference to acceptable pruning limits in accordance with BS 3998:2010 Tree Work Recommendations.
- 5.3.2 The proposed development has been designed to be located outside the identified Tree Crown Protection Zones. All construction works can therefore be undertaken without encroachment into tree canopies and without the requirement for access facilitation pruning or other tree works beyond those identified as acceptable within this assessment.

5.4 CEZ 3: TREE DOMINANCE ZONE

- 5.4.1 CEZ 3 is not applicable in this instance. The proposed residential development is set at sufficient distance from retained trees such that issues relating to shading, overdominance, seasonal debris or future pressure for pruning are not anticipated. No retained trees are in close proximity to the proposed dwellings, and the existing vegetation will not impose material functional or spatial constraints on the layout or use of the development.

5.5 CEZ 4: NEW PLANTING ZONE

- 5.5.1 The proposed new planting will be implemented in accordance with the submitted landscape proposals, which identify appropriate areas for replacement and enhancement planting across the site.
- 5.5.2 All new tree and shrub planting will be located outside the CEZs and RPAs of retained trees to avoid conflict and ensure successful establishment. The strategy will deliver long-term canopy continuity, enhance biodiversity, and reinforce the site's landscape structure.

- 5.5.3 Full details of species selection, planting densities, soil preparation, protection measures, and establishment techniques are set out in the accompanying landscape scheme prepared by the project landscape architect.

6.0 SURVEY METHODOLOGY

- 6.1 The method used in the preparation of this report is based on the principles of BS 5837: 2012.
1. Tree heights were surveyed to the nearest 1m
 2. Trunk diameters were measured by use of forestry girth tape
 3. The category assessment (Table 1) on which the trees is based include current and long-term arboricultural, landscape, cultural and conservation values (BS5837: 2012). This table can be found at **Appendix 1**
 4. For clarity, the grading system is summarised from **Table 2** of the BS as follows:

U grade – trees for removal, effective for less than 10 years

A grade – trees of high quality and value, effective for more than 40 years

B grade – trees of moderate quality and value, effective for more than 20 years

C grade – trees of low quality and value, effective for 10 years

Note: We have indicated colour coding on the drawing and therefore a monochrome copy should not be relied on.

6.2 SOIL ASSESSMENT

- 6.2.1 Tree Solutions Ltd does not undertake soil investigations as part of this commission. The client is therefore advised to seek specialist geotechnical or soil science expertise where site-specific soil assessment is required to inform the design, construction methodology, or future landscape management.

7.0 JUXTAPOSITION OF TREES AND STRUCTURES

7.1 Below ground constraints

- 7.1.1 The below ground constraints are generally summarised as the root protection area (RPA). The shape of the RPA and its exact location will depend upon arboricultural considerations including likely tolerance of the tree to root disturbance; morphology and disposition of the roots when known influenced by past or existing site conditions; soil type and structure; and topography and drainage.
- 8.1.2 The purpose of the Root Protection Areas (RPAs) is to prevent physical damage to tree roots and to prevent damage to the soil structure. Tree roots are damaged by soil compaction, changes in soil levels or soil contamination which could reduce tree health and/or stability.
- 8.1.3 In accordance with BS 5837:2012, the RPAs have been determined based on stem diameter measurements and adjusted to reflect on-site conditions that are likely to influence root morphology. Root development is affected by both site topography and the physical characteristics of the soil or substrate. Where trees are located adjacent to existing hard surfaces or below-ground obstructions, lateral root spread may be constrained due to compacted subgrades and structural barriers.
- 8.1.4 All RPAs have been plotted as standard circles as no significant subsurface constraints were identified that would require modification.

9.0 ARBORICULTURAL IMPACT ASSESSMENT SUMMARY

- 9.1.1 A detailed tree survey was undertaken by Tree Solutions Ltd in accordance with BS5837:2012. All trees and arboricultural features within and adjacent to the site were recorded, including species, dimensions, physiological and structural condition, and categorisation in line with the criteria set out in Table 1 of the Standard. RPAs were calculated and plotted on a Tree Constraints Plan, which informed the early stages of the site layout. This was subsequently developed into a combined Tree Constraints and Impact Assessment Plan to assess the implications of the proposed development.

- 9.1.2 To facilitate the proposed development, it will be necessary to remove Trees 1–3 and 6–8, together with Groups 1 and 2. Tree 1 is a Category B Norway maple, the removal of which is considered unavoidable to deliver the proposed layout. This loss will be mitigated through the provision of new, good-quality replacement tree planting as part of the landscape scheme, which will ensure the continuation of tree cover within the site and contribute positively to biodiversity net gain and visual amenity once established.
- 9.1.3 The remaining individual trees proposed for removal comprise young, small specimens of limited arboricultural and landscape value. Group 1 consists predominantly of young orchard specimens, while Group 2 comprises two low-quality trees, both groups offering limited collective amenity and poor long-term potential. These trees have been assigned a Category C rating under BS5837:2012, reflecting their low quality and limited suitability for long-term retention. In accordance with the Standard, such trees are not considered a material constraint to development, particularly where their removal is appropriately mitigated through replacement planting.
- 9.1.4 The proposed replacement planting and associated landscape enhancements will deliver a clear qualitative improvement to the site's green infrastructure, introducing a more structured, resilient and species diverse tree canopy. This will secure long-term gains in visual amenity, landscape character and biodiversity, consistent with the objectives of the National Planning Policy Framework (2024) and Rochdale Borough Council planning policies.
- 9.1.5 In visual terms, the limited loss of on-site tree cover will be further mitigated by the presence of extensive, mature woodland tree cover beyond the southern boundary of the site. This established woodland provides an attractive and continuous tree backdrop, ensuring that the wider landscape character and visual amenity of the area are maintained.
- 9.1.6 Every effort has been made at the design stage to secure the long-term retention of Tree 9, which represents the most visually prominent tree on the site frontage. The layout of the car park and hardstanding areas has been amended to ensure that no adverse impacts arise to its RPA or future health and vitality.

10.0 PROPOSED REVISIONS TO THE SCHEME

- 10.1 It is recommended that any proposed revisions to the scheme which may have implications for retained trees, or their associated RPAs should be referred to us for review and comment. This will ensure that appropriate arboricultural advice is provided at the earliest opportunity and that the scheme remains compliant with *BS 5837:2012* and best practice guidance throughout its implementation.

11.0 CONCLUSIONS

- 11.1 BS 5837:2012 provides the current best practice framework for assessing, retaining, and protecting trees on development sites. The proposed development has been designed and implemented in accordance with this guidance through the following key measures:
- Arboricultural input was obtained at an early stage, with a Phase 1 Preliminary Tree Survey undertaken to inform the layout and design.
 - The design process has respected the spatial and physiological constraints posed by moderate- and high-quality trees, ensuring their retention and appropriate integration within the proposed development
 - The advice and recommendations provided by Tree Solutions Ltd have been incorporated throughout the design process to ensure a sustainable balance between development delivery and tree protection.
 - The development will not result in any adverse impact on the health, structural stability, or long-term viability of retained trees.
 - Detailed tree protection measures will be achieved through the Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) dealt with at discharge of condition stage.
- 11.2 On this basis, it is concluded that the proposal accords with the requirements of BS 5837:2012, the NPPF and relevant Rochdale Council Planning Policies. There are therefore no arboricultural grounds on which to object to the development.

12.0 LIMITING CONDITIONS

Unless stated otherwise, the following conditions apply:

- The information contained in this report pertains only to the trees that were inspected and reflects their condition at the time of the survey.
- The findings and recommendations within this report are considered valid for a period of two years from the date of inspection.
- The inspection was limited to a visual assessment from ground level only. No invasive investigations—such as dissection, excavation, probing, or coring—were undertaken. As such, no warranty or guarantee, express or implied, is offered that undetected issues may not arise in the future.
- This report has been prepared solely for the use and benefit of the client. Tree Solutions Ltd accepts no liability or responsibility to any third party.
- This report may not be reproduced, in whole or in part, without the prior written consent of Tree Solutions Ltd.

Appendix One
Tree Survey Schedule

TREE SURVEY SCHEDULE (BS5837: 2012)

TREE SOLUTIONS

Site	QUEENS DRIVE, KIRKHOLT									Surveyor	RUSSELL REARCE		Page 1 of 1		
Client	MSV HOUSING GROUP & ROCHDALE BOROUGH COUNCIL									Assessment Dates	Nov-24				
Brief	ARBORICULTURAL IMPACT ASSESSMENT									Viewing Conditions	CLEAR				
										Job Reference	24/AIA/ROCH/15				

Tree Number	Name	Age	Height (m)	Crown clear	North	East	South	West	Diameter (mm)	Vitality	Comments	E.R.C	Management	Category	RPA (m)	RPA (m²)
T1	Norway Maple	M	16	2	7	8	7	7	710	Good	Good form and vitality. Open balanced spreading crown. Some previous excavation for footpath - 2m from tree on E side running N to S - 300mm deep.	20+	Remove for development & replace with good quality specimen tree	B1	8.5	230
T2	Cherry	Y	6	2	2	2	2	2	140	Good	Single straight stem. Open balanced crown. No defects noted.	10+	Remove for development & replace with good quality specimen tree	C1	2	10
T3	Balsam Poplar	SM	8	0	2	2	2	2	190	Good	Good form and vitality. Single straight stem. Open balanced crown. Self set tree. No defects noted.	10+	Remove for development & replace with good quality specimen tree	C1	2.5	15
T4	Cherry	Y	6	2	1.5	1.5	1.5	1.5	130	Good	Single straight stem. Open balanced crown. No defects noted.	10+	No action required.	C1	1.5	7.5
T5	Hawthorn	M	4	2	1.5	1.5	2	1.5	310	Poor	Mature tree recently topped at 2m - large diameter wound approx. 200mm. Large open stem wound from base to 2m. Percussion test indicates significant stem decay	<10	Located off site - recommend removal	U	N/A	N/A
T6	Ash	SM	8	2	4	4	3	4	330	Moderate	Good form and vitality. Open balanced crown. Acute primary unions. Early signs of ADB - contorted peripheral growth.	<10	Remove for development & replace with good quality specimen tree	C1	4	50
T7	Ash	SM	8	1	4	5	5	4	310	Moderate	Good form and vitality. Open balanced crown. Acute primary unions. Early signs of ADB - contorted peripheral growth.	<10	Remove for development & replace with good quality specimen tree	C1	4	45
T8	Hawthorn	M	6	2	2	1.5	2	2.5	200	Moderate	Moderate structure. Slightly upright form. Gnarled appearance. Multiple occluded stem wounds. Tear out wounds in lower crown.	10+	Remove for development & replace with good quality specimen tree	C1	2.5	20
T9	Norway Maple	EM	15	5	6	8	6	7	630	Good	Good form and vitality. Open balanced spreading crown. Historically pollarded at 5-6m.	20+	No action required.	B1	7.5	180
G1	Apple , Pear, Cherry	Y	224	0	2	2	2	2	85	Good to Moderate	Young mixed orchard group. Establishing. No significant defects.	10+	Remove for development	C2	1	3
G2	Holly and Laburnum	SM	9	2	5	5	4	4	230	Good	Moderate structure. x2 trees - prolifically multistemmed at base - DBH estimated. Acute included primary unions. No significant defects noted. Low aesthetic value.	10+	Remove & replace	C2	3	35

HEADINGS & ABBREVIATIONS

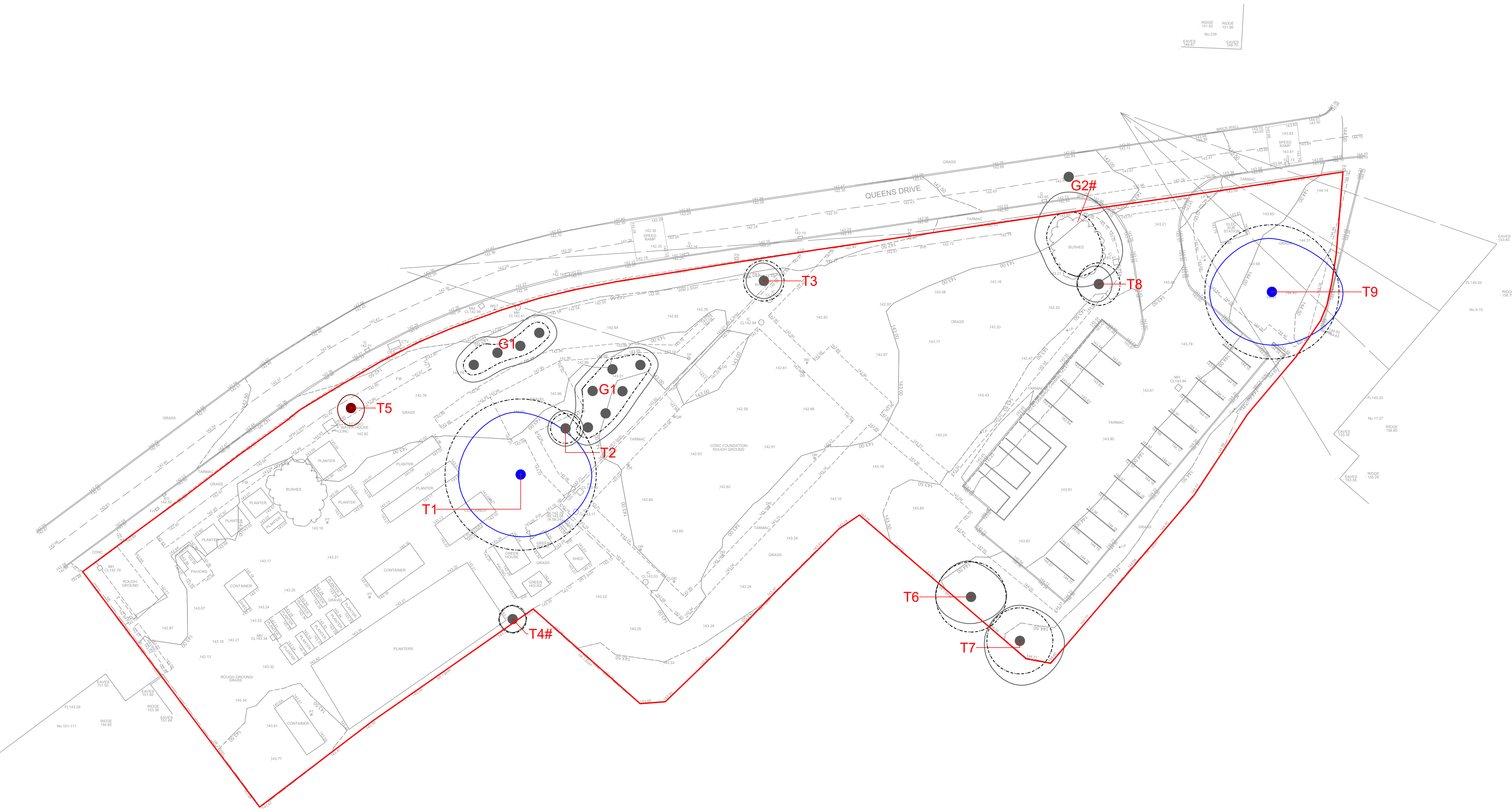
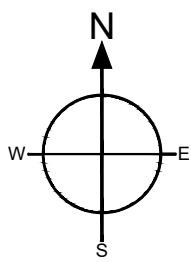
SPECIES:	COMMON NAME (LATIN NAMES AVAILABLE ON REQUEST)
AGE RANGE/LIFE STAGE:	Y = YOUNG, SM = SEMI MATURE, EM = EARLY MATURE, M = MATURE, PM = POST MATURE
HEIGHT:	ESTIMATED AND RECORDED IN METRES. APPROXIMATELY 1 IN 10 TREES ARE MEASURED USING A CLINOMETER AND THE REMAINDER ESTIMATED AGAINST THE MEASURED TREES
CROWN SPREAD:	MAXIMUM CROWN RADIUS MEASURED TO THE FOUR CARDINAL COMPASS POINTS FOR SINGLE SPECIMENS ONLY (MEASUREMENT FOR TREE GROUPS - MAXIMUM RADIUS OF THE GROUP)
CROWN CLEARANCE & DIRECTION OF GROWTH:	HEIGHT IN METERS OF CROWN CLEARANCE ABOVE ADJACENT GROUND LEVEL (TO INFORM ON GROUND CLEARANCE, CROWN/STEM RATIO AND SHADING)
STEM DIA/MULTI-STEM DIA:	STEM DIAMETER - MEASURED AT APPROXIMATELY 1.5 METRES ABOVE GROUND LEVEL OR A COMBINATION OF STEMS FOR MULTI-STEMMED TREES
VITALITY:	A MEASURE OF PHYSIOLOGICAL CONDITION. D = DEAD, MD = MORIBUND, P = POOR, M = MODERATE, G = GOOD
E.R.C. = ESTIMATED REMAINING CONTRIBUTION:	RELATIVE USEFUL LIFE EXPECTANCY (YEARS)
BS 5837CATEGORY & SUB-CATEGORY GRADING	A = HIGH QUALITY AND VALUE, B = MODERATE QUALITY AND VALUE, C = LOW QUALITY AND VALUE, U = UNSUITABLE FOR RETENTION (SUB-CATEGORY REFERS TO ARBORICULTURAL,, LANDSCAPE AND CULTURAL/CONSERVATION VALUES)
BS 5837 RADIUS & BS 5837 RPA:	PROTECTIVE DISTANCE - RADIUS FROM THE CENTRE OF THE STEM TO THE LINE OF TREE PROTECTION (CONSTRUCTION EXCLUSION ZONE - CEZ) AND PROTECTIVE BARRIER ROOT PROTECTION AREA - BS 5837 (2012) ANNEX D (THE RECOMMENDATIONS STATE THAT THE RPA SHOULD BE CAPPED AT 707 M²) NOTE – ALL CALCULATIONS ROUNDED TO NEAREST DECIMAL

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	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	See Table 2
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	Trees with material conservation or other cultural value	See Table 2
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 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	See Table 2

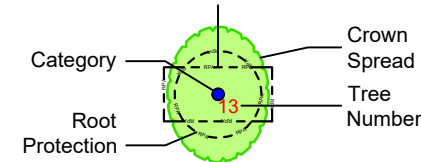
Appendix Two

Preliminary Tree Constraints Plan



Legend

Root Protection Area
Modified to Account for
Site Features



- Category A (High Quality)
- Category B (Moderate Quality)
- Category C (Low Quality)
- Category U (Dead/Dying/In Decline)

NOTE: Tree/group numbers marked with an # have approximate locations.

Client:
MSV Housing Group and Rochdale Borough Council

Project:
Land off Queens Drive, Kirkholt, Rochdale

Title:
Preliminary Tree Constraints Plan

Scale: 1-250@A1 Date: December 2024

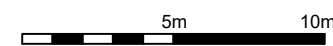
Drawn By: AM Revision: ----

Job Ref: 24/AIA/ROCH/15 Drawing No: 01

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Appendix Three

Impact Assessment Plan



LEGEND

- Site Boundary (0.46Ha)
- Proposed Community Gardens Site (~0.19)
- Existing Community Gardens Boundary
- Existing Buildings
- Existing Trees
- Existing Trees - Removed
- New Trees
- Overlooking

Materials Key

- Tarmac / parking areas
- Hard landscaped areas
- Grassed areas / BNG
- Private gardens

Legend

- Root Protection Area
Modified to Account for
Site Features
- Category A (High Quality)
Category B (Moderate Quality)
Category C (Low Quality)
Category U (Dead/Dying/In Decline)
- Tree Proposed for Removal
- Crown Spread
Tree Number
Root Protection Area

NOTE: Tree/group numbers marked with an # have approximate locations.

Client:
MSV Housing Group and Rochdale Borough Council

Project:
Land off Queens Drive, Kirkholt, Rochdale

Title:
Arboricultural Impact Assessment

Scale: 1:250@A1 Date: December 2025

Drawn By: AM&NB Revision: A

Job Ref: 24/AIA/ROCH/15 Drawing No: 02

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