

Arboricultural Impact Assessment

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Calliards Mill
Reference: 82-591
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EXECUTIVE SUMMARY

Site Address	Calliards Mill, Stubley Mill Road, Dearnley, Smithy Bridge, Rochdale
OS Grid Reference	SD 92515 15599
Site Area	Approximately 1.2 ha
Results	The site survey identified a total of 20 individual trees, and five groups of trees graded Category B (trees of moderate value), 24 individual trees and two groups of trees graded Category C (trees of low value) and two individual trees graded Category U (trees unsuitable for retention) on and adjacent to the site.
Recommendations	An appraisal of the supplied arboricultural information confirms that the proposed development will result in the full or partial removal of several trees to facilitate construction. This includes the loss of four Category B trees and part of one Category B group, four Category C trees and one Category C group, and one Category U tree. The removal of the Category B trees represents the most notable impact due to their moderate visual and landscape value, and the partial removal of Group G3 will alter the group's structure and screening function. The loss of lower-value Category C and U trees is of lesser arboricultural significance but will collectively reduce local canopy cover. To mitigate these impacts, a program of compensatory replacement planting is recommended to restore long-term canopy cover, amenity value and landscape character. The development layout introduces several elements within or adjacent to the Root Protection Areas (RPAs) and canopies of retained trees. Accordingly, specialised construction techniques and protection measures have been specified in line with current government and industry guidance. Works within the RPAs of Groups G2 and G3 will be undertaken using a no-dig, three-dimensional cellular confinement system to prevent root loss, minimise soil disturbance and avoid compaction. Excavations will be restricted to the removal of surface vegetation and loose material only, with existing hard surfaces lifted no deeper than sub-base level. Comprehensive tree protection is to be implemented prior to commencement of construction activity. Protective fencing and ground protection will be installed as set out in the Arboricultural Method Statement. Site operations involving plant will be planned to avoid conflict with trees, with a banksman supervising works where machinery operates close to RPAs or canopies. All storage areas, fuel and cement mixing/washout locations will be situated outside RPAs, and no discharge of contaminants will occur where run-off could enter root zones. All tree works will be undertaken by competent arborists in accordance with BS 3998:2010 Tree Work – Recommendations. A Preliminary Arboricultural Method Statement accompanies this AIA and provides detailed guidance on required tree protection measures and mitigation throughout the development process.



1. BACKGROUND

1.1. PURPOSE OF THE REPORT

E3P Ltd have been instructed by Hallmark Developments (North West) Ltd to produce an Arboricultural Impact Assessment (AIA) and Method Statement relating to proposed construction works at Calliards Mill, Stubley Mill Road, Dearnley, Smithy Bridge, Rochdale, hereafter referred to as 'the site'.

The purpose of the report is to:

- ✿ Assess the quality of the trees on and immediately adjacent to the site, in accordance with British Standards (2012)¹, hereafter referred to as 'BS5837: 2012'.
- ✿ Identify trees suitable for retention and for removal due to the proposed development.
- ✿ Prescribe tree protection measures to ensure that retained trees survive the proposed development and thrive after its completion.
- ✿ Prescribe arboricultural recommendations for the long-term management of trees on the site.
- ✿ If necessary, to assess the site for its suitability for mitigation planting, and to specify planting requirements.

1.2. SITE DETAILS

The site is located at Calliards Mill, Stubley Mill Road, Dearnley, Smithy Bridge, Rochdale and is within the administrative boundaries of Rochdale Metropolitan Borough Council. The site comprises of a large building with mature gardens with a variety of trees predominantly along the boundaries of the site.

Cranfield (2025)² identified the soil type of the site and the surrounding area as Slowly permeable seasonally wet acid loamy and clayey soils. No further detailed soil analysis was undertaken.

1.3. LEGISLATION

Consultation with Rochdale Metropolitan Borough Council on the 6th August 2025, has established there are no trees subject to Tree Preservation Orders and the site is not located within a Conservation Area.

¹ British Standards (2012). *BS5837: 2012 - Trees in Relation to Design, Demolition and Construction: Recommendations*. British Standards Institute, London

² Cranfield (2025). *Soilscapes* [online]. Available at: >www.landis.org.uk< [accessed 4th August 2025]



2. METHODS

2.1. SITE SURVEY

The site survey was carried out by Martin Dilworth on 22nd July 2025. All trees on site were inspected from ground level, using the Visual Tree Assessment (VTA) method. Any notable defects of trees were recorded, although the site survey did not constitute a full tree safety assessment.

Tree heights and crown clearances were measured to the nearest 0.5 m with a clinometer. Crown spreads of trees were measured on their north, east, south and west aspects to the nearest 0.5 m. The Diameter at Breast Height (DBH) of trees was measured to the nearest 1 cm, and was used to calculate the Root Protection Area (RPA) of trees using methods prescribed in BS 5837:2012.

In accordance with BS 5837:2012, trees were classified as either A, B, C or U using the criteria shown in Table 1. Trees were further classified by the subcategories 1, 2 and 3, depending upon whether they had mainly arboricultural, landscape, or cultural qualities. The additional subcategory does not affect the retention value of the tree, e.g. a Category A2 tree does not have a higher retention value than a Category A1 tree.

Table 1 BS 5837 Cascade Chart (Adapted From British Standards, 2012)

CATEGORY	DEFINITION	RETENTION	COLOUR CODE
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.	Highly desirable	Light green
Category B	Trees of moderate quality with an estimated remaining life expectancy of at least 20 years; trees lacking the special quality to merit Category A designation.	Desirable	Dark blue
Category C	Trees of low quality with an estimated remaining contribution of at least 10 years, or 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.	Feasible, but should be removed if posing a constraint to development	Grey
Category U	Trees that have serious, irremediable, structural and/or physiological defects, including those that will become unviable after removal of other Category U trees.	Unfeasible	Dark red

2.2. CONSTRAINTS

Only trees with a stem diameter greater than 75 mm, (measured at 1.5 m above ground level), have been included within the survey. However, it should be noted that some individual trees and shrubs with a stem diameter of less than 75mm were present within the study area.

Only trees within the likely influence of the proposed development have been included in this report. Any additional trees in the vicinity of the site have been deemed to not be affected by the proposals and have not been included.



Trees are living organisms and as such their health and condition are naturally subject to change over time. Unforeseen future circumstances such as neglect, wilful damage or severe/extreme weather conditions may affect the future health and condition of the trees included in this report.

2.3. QUALIFICATIONS OF THE AUTHOR

Martin Dilworth is a suitably qualified arboricultural consultant, who is a Professional member of the Arboricultural Association, and holds an FdSc in Arboriculture, and the LANTRA Professional Tree Inspection Certificate.



3. TREE SURVEY ASSESSMENT

3.1. TREE POPULATION ASSESSMENT

The site survey identified a total of 20 individual trees, and five groups of trees graded Category B (trees of moderate value), 24 individual trees and two groups of trees graded Category C (trees of low value) and three individual trees graded Category U (trees unsuitable for retention) on and adjacent to the site.

The survey data is presented in detail within **Appendix I: Tree Survey Schedule**. Tree locations can be viewed in **Appendix II: Tree Constraints Plan**.

Table 2 Tree Categories Recorded

TREE CATEGORY	NO. OF INDIVIDUAL TREES	NO. OF GROUPS OF TREES	NO. OF HEDGEROWS	NO. OF WOODLANDS
Category A (Trees of High Quality)	0	0	0	0
Category B (Trees of Moderate Quality)	20	5	0	0
Category C (Trees of Low Quality)	24	2	0	0
Category U (Trees of Poor Quality Unsuitable for Retention)	3	0	0	0
Totals	47	7	0	0

3.2. TREE CONSTRAINTS TO DEVELOPMENT

The tree constraints plan shows the existing trees numbered and categorised in accordance with BS 5837:2012. Below ground constraints are represented by the RPA. The above ground constraints arise from the current and ultimate height and spread of the trees.

The current and eventual height and spread of trees are important considerations. Large trees located near buildings, particularly residential ones, can lead to concerns among owners and occupants, potentially resulting in requests for tree removal or inappropriate pruning. It is essential to position buildings thoughtfully, taking into account the mature height, spread, and overall growth habit of nearby tree species.

Consideration should also be given to specific characteristics of the species, such as foliage density, fruit drop, vulnerability to honeydew dripping, and potential for branch shedding. Trees naturally shed their leaves, which can lead to issues like clogged gutters and drainage systems. Additionally, fallen fruit can create slippery surfaces, and honeydew can damage surfaces like cars. To mitigate potential conflicts, thoughtful design solutions can be implemented, including non-slip pathways, carports, and the installation of leaf guards or grilles.

Other factors to consider include the impact of trees on direct and diffuse light in a given area. Tree shading can be problematic for buildings that rely on natural light, particularly for rooms and outdoor spaces like gardens and patios, which should be designed to ensure sunlight exposure for part of the day.

There is also infrastructure requirements related to trees, such as easements for both underground and above-ground utilities and maintaining clear visibility splay areas. Adequate space for new planting or landscaping should be planned, along with considerations for the intended use of areas



New structures should ideally be located outside of Root Protection Areas (RPAs). However, in exceptional circumstances, there may be valid reasons for construction within an RPA. When such instances arise, technical solutions can be employed to minimize disturbances to the tree(s) to an acceptable level. Comprehensive details of these technical strategies must be included in a detailed method statement, and it is essential to seek advice from a qualified arboriculturalist regarding these matters.

In some situations, it may be necessary to incorporate permanent hard surfacing within an RPA, such as for access driveways or parking areas. In these cases, the following guidelines should be adhered to:

- ✚ Only minimal excavation should occur, limited to the scraping of the turf or vegetation layer.
- ✚ The design must prevent soil compaction, ensuring even weight distribution.
- ✚ The new hard surfacing should not cover more than 20% of the existing unsurfaced ground within the RPA.
- ✚ If the proposed surface requires the use of de-icing salt, runoff must be directed away from the RPA.
- ✚ Care must be taken with permeable hard surfacing, as it may lead to prolonged soil moisture saturation, potentially resulting in root death. If there's a risk of waterlogging.



4. IMPACT ASSESSMENT

4.1. TREE REMOVALS DUE TO DEVELOPMENT

Based on the information available to date, and as summarised in Table 3, the proposed development will require the removal of four individual Category B trees together with the partial removal of one Category B group. A further four individual Category C trees and one Category C group will also require removal, along with one Category U tree.

These removals are necessary to accommodate the proposed layout, including building footprints, access arrangements, and areas of hard landscaping.

The loss of Category B trees constitutes a moderate arboricultural impact due to their recognised individual and collective value. Such trees typically make a positive contribution to the local character through visual amenity, landscape structure, and ecological function. Their removal will locally diminish the existing tree cover, particularly along site boundaries and in areas visible from the surrounding public realm, until new planting becomes established.

The partial removal of Group G3 is anticipated to affect group integrity, potentially reducing its screening value and altering its internal structure. Creating a new exposed edge may also change wind loading and microclimatic conditions, occasionally giving rise to a need for further management interventions as the group adjusts.

The removal of Category C trees represents a low arboricultural impact, as these trees are generally of limited quality, impaired form, or constrained life expectancy. However, they can still contribute to local greening and habitat continuity. Their loss should therefore be offset through proportionate replacement planting to prevent incremental reduction in overall canopy cover.

The Category U tree (T9) is unsuitable for retention due to its poor structural or physiological condition. Its removal is appropriate and does not present a significant arboricultural constraint.

Table 3 Tree Removals Required to Accommodate Development Proposals

CATEGORY	REMOVALS	REASON	TOTAL NO. OF REMOVALS
CATEGORY A	-	-	0 trees
CATEGORY B	T6, T7, T10, T11 G3 (partial)	To accommodate the development proposals	4 trees 1 group (partial)
CATEGORY C	T8, T12, T13, T14 G7	-	4 trees 1 group
CATEGORY U	T9	To accommodate the development proposals and due to poor condition	1 tree

4.2. MITIGATION FOR TREE LOSS

Specific details regarding a detailed landscaping plan should be prepared by a suitably qualified and experienced landscape architect as part of a landscape scheme.



All new tree planting should be in accordance with British Standard 8545: Trees: From Nursery to Independence in the Landscape – Recommendations, 2014³ and all tree works must be carried out by a qualified contractor in accordance with BS3998:2010⁴: Tree Work – Recommendations.

Adequate protection of the Root Protection Areas (RPAs) of retained trees during construction is essential if their long-term viability is to be assured. RPAs, which are calculated through a method provided in BS5837:2012, are ground areas that should be protected by temporary protective fencing as Construction Exclusion Zones (CEZs) throughout the development process, or by temporary ground protection measures thereby keeping the trees' root zones free from disturbance.

4.3. WORKS WITHIN RPAS

The appraisal identified that the following development works are close to and within retained trees' RPAs and canopies:

-  Various proposed hard surfaced areas for access road, new building, landscaping encroach within various trees' RPAs.

The calculated RPAs of the incursions are presented in Table 4.

³ British Standards Institution (2014) BS 8545: Trees: From nursery to Independence in the Landscape – Recommendations.

⁴ British Standards Institution (2010) BS 3998:2010, Tree Work Recommendations.



Table 4 Root Protection Area Incursions

PROPOSED IMPACT	TREES IMPACTED	PROPOSED SPECIAL MEASURES	RELEVANT BS5837 SECTION(S) TO BE ADHERED TO	INFORMATION REQUIRED OR PROVIDED, AND RELEVANT SPECIALIST
Construction of new access road and hard standing within trees RPAs	G2, G3	▪ New access road and hard surfaces for driveways, footpaths and hard landscaping within RPA of trees to be constructed using a three-dimensional cellular confinement system in order to avoid root loss and damage due to ground excavation and/or compaction. ▪ Excavations only permitted to remove surface layers of vegetation and loose topsoil to provide a level for the new surface. Where there are existing areas of hard standing within root protection areas, particularly at the existing site entrance, the tarmac road should only be removed to the existing sub-base to retain any roots beneath. Remaining soft surfaces of tree RPA to be afforded adequate protection using temporary fencing and/or ground plates. ▪ All site operations involving plant with booms, jibs and counterweights to be planned in advance to prevent contact with retained trees and works adjacent to trees conducted under the supervision of a banksman, under arboricultural direction, to ensure that adequate clearances from retained trees is maintained.	7.3, 7.5	Supplier of 3D system to prepare and supply plans with existing and proposed finished levels and detailed work specification. The project arboriculturist will visit the site before any excavation begins to supervise the work and prevent significant root damage. Exposed roots less than 25mm in diameter should be pruned cleanly back to the soil surface as quickly as possible to minimize their exposure. Roots larger than 25mm will be evaluated on-site by the project arboriculturist to determine whether pruning is safe and suitable.
New landscaping and fencing within trees RPA's	All retained trees	▪ All proposed landscaping to be carried out within and close to retained trees' RPAs should be carried out in strict accordance with the guidance detailed in section 8 of BS5837:2012. ▪ All fence post excavations are to be carried out manually, using hand held tools only. ▪ Protect RPA adjacent to proposed building using temporary ground protection measures alongside fencing. ▪ No vehicular or plant access within retained trees' RPAs under soft surfaces.	7.2, 7.3, 7.4, 8	Ground works contractor to provide detailed schedule of works and method statement



PROPOSED IMPACT	TREES IMPACTED	PROPOSED SPECIAL MEASURES	RELEVANT BS5837 SECTION(S) TO BE ADHERED TO	INFORMATION REQUIRED OR PROVIDED, AND RELEVANT SPECIALIST
Installation of drainage to extents of proposed buildings within tree RPAs	All retained trees	- Routes which pass the minimum distance through RPAs to be agreed between project arboriculturist and relevant consultant. - Specialist excavation methods, under arboricultural supervision, to be used where utilities are projected to pass through RPAs. - Inspection chambers for services to be positioned outside RPAs.	7.7	Detailed services plan to be supplied by relevant consultant. Detailed methods and schedule of works to be supplied by groundworks contractor.

4.4. FACILITATION PRUNING

Based on the information currently available, it is not possible to predict the requirement for access facilitation pruning. Any requirements for access facilitation pruning should be discussed at a pre-commencement meeting with the project arboriculturalist.

All tree works should be completed prior to the commencement of any development or construction vehicles/plant entering either site. It is recommended that all tree works are carried out in accordance with BS3998:2010: Tree Work - Recommendations.

4.5. GENERAL CONSTRUCTION PRECAUTIONARY MEASURES

Site operations involving plant with booms, jibs and counterweights should be planned in advance to prevent contact with retained trees. All operations involving such plant in close proximity to trees should be conducted under the supervision of a banksman to ensure that adequate clearance from the retained trees is maintained.

All site storage areas, cement mixing and washing points for equipment and vehicles and fuel storage areas should be outside RPAs. No discharge of potential contaminants should occur within the RPA of a retained tree stem or where there is a risk of run off into RPA.

Any fence post excavations Within a trees RPA are to be carried out manually, using handheld tools only, and in accordance with the guidelines set out in section 7.2.1 of BS5837:2012.

All proposed landscaping to be carried out within and close to retained trees' RPAs should be carried out in strict accordance with the guidance detailed in section 8 of BS5837:2012.

4.6. UNDERGROUND UTILITIES AND DRAINAGE

The installation of underground utilities in close proximity to trees can cause serious damage to their roots. As such, it is essential that utilities be routed outside RPAs unless there is no other available option. Where RPAs cannot be avoided then guidelines set out in the National Joint Utilities Group publication 'Volume 4: NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Issue 2) – Operatives Handbook' should be followed (e.g. trenches of a very limited width to be hand dug or the use of directional drilling).

In order to ensure that utilities and services are either routed outside RPAs where possible or special working methods are used, where required to install services within RPAs, the provision of a bespoke method statement can be conditioned to a planning approval.

5. SUMMARY AND CONCLUSIONS

The site survey identified a total of 20 individual trees, and five groups of trees graded Category B (trees of moderate value), 24 individual trees and two groups of trees graded Category C (trees of low value) and three individual trees graded Category U (trees unsuitable for retention) on and adjacent to the site.

An appraisal of the documentation provided to date indicates that the proposed development will require the full or partial removal of several trees to facilitate construction. This includes four Category B trees and part of one Category B group, four Category C trees and one Category C group, and one Category U tree.

The most notable impact is the loss of the Category B trees, which provide moderate visual and landscape value. Partial removal of Group G3 will also affect the group's structure and screening function. Category C and U removals represent lower arboricultural significance but will still reduce local canopy cover.

Overall, the proposals will result in a moderate arboricultural impact, which should be mitigated through an appropriate programme of replacement planting to restore long-term canopy cover and landscape character.

The appraisal identified various elements of the development that are proposed within and close to the RPAs and canopy spreads of several retained trees located both on site and on adjacent land. As such, various special working and protection methods have subsequently been proposed in accordance with current government guidance.

Construction of the new access road and associated hard surfacing within the RPAs of G2 and G3 will be undertaken using a no-dig, three-dimensional cellular confinement system to avoid root loss and soil compaction. Excavation will be limited to removing vegetation and loose surface material, with any existing hardstanding lifted only to sub-base level. All soft-surface RPAs will be protected with temporary fencing and ground protection. Works involving plant will be carefully planned and supervised to prevent contact with retained trees. The project arboriculturist will oversee initial works, ensuring exposed roots are managed appropriately and retained wherever feasible.

Adequate protective fencing as outlined in the Arboricultural Method Statement should be installed around all retained trees, where practical, before any materials and machinery are brought on site.

Site operations involving plant with booms, jibs and counterweights should be planned in advance to prevent contact with retained trees. All operations involving such plant in close proximity to trees should be conducted under the supervision of a banksman to ensure that adequate clearance from the retained trees is maintained.

All site storage areas, cement mixing and washing points for equipment and vehicles and fuel storage areas should be outside RPAs. No discharge of potential contaminants should occur within the RPA of a retained tree stem or where there is a risk of run off into RPA.

All tree works should be carried out by a competent arborist in accordance with BS 3998:2010, Tree Work Recommendations.

This document encloses a Preliminary Arboricultural Method Statement, which provides guidance on tree protection measures and mitigation.

6. ARBORICULTURAL METHOD STATEMENT

6.1. TIMING OF WORKS

The phasing of works must be carried out in accordance with Table 5.

Table 5 **Timing of Works**

STAGE	WORKS
1	Site induction
2	Install temporary tree protection fencing
3	Inspection by arboriculturist
4	Carry out construction works, subject to precautionary measures
5	Remove tree protection fencing once works complete
6	Final inspection by arboricultural consultant

6.2. SITE INDUCTION

Prior to works commencing, all contractors must attend a site induction. All contractors will be briefed on arboricultural concerns arising from the development proposals, including tree Root Protection Areas (RPAs). This method statement must be made available to all contractors working on the site.

6.3. TREE PROTECTION FENCING

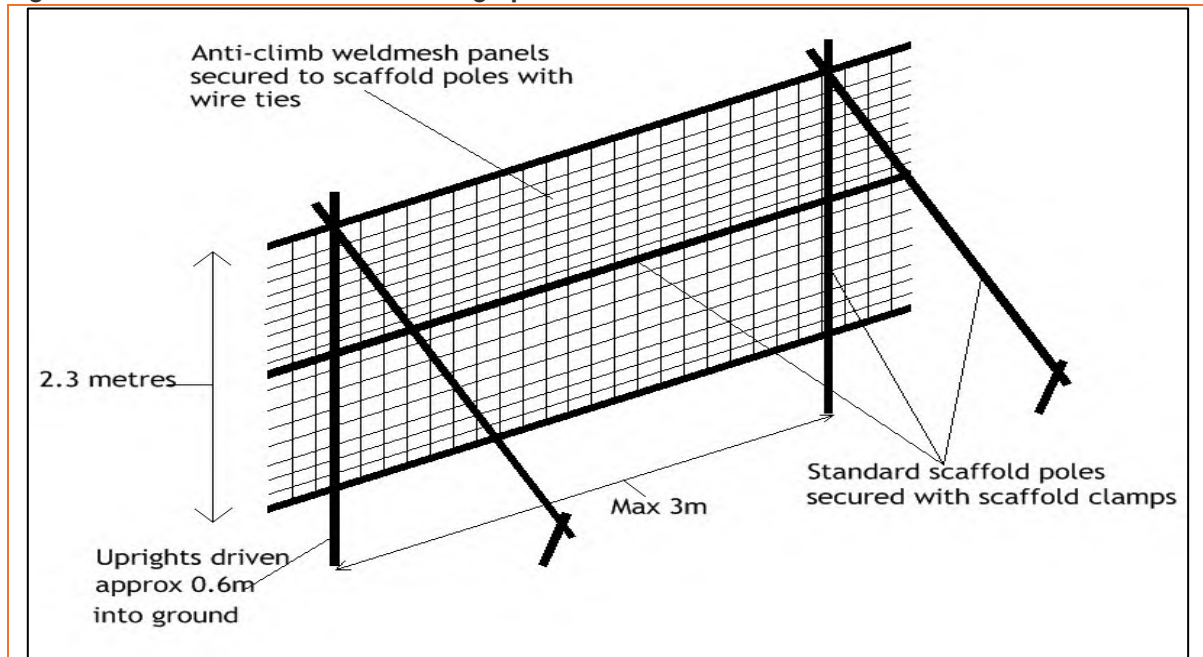
Prior to machinery entering the site, it will be necessary to ensure that all trees are adequately protected. This will require the installation of temporary of tree protection fencing.

Tree protection fencing will consist of a vertical scaffold framework, well-braced to resist impacts. The vertical poles must be spaced at a maximum interval of 3 m and driven securely into the ground. Onto this framework, welded mesh panels will be fixed (see Figure 1).

Laminated waterproof A3 signs will be fixed securely to fencing panels on each enclosure at 9 m intervals. The signs must clearly read: 'Protected Tree Zone, no storage or operations within fenced-off areas'.

Once the construction works have been completed, the tree protection fencing may be removed. This must be done with care to ensure that no damage to trees is caused.

Figure 1 **Tree Protection Fencing Specification**



6.4. GENERAL PRECAUTIONARY MEASURES

Prior to works commencing, a site storage area will be designated, which must be outside of the RPAs of trees. No materials hazardous to tree health, such as oil, bitumen or cement will be stored within RPAs of trees. Where possible this area should be extended to 10 m away from the tree protection fencing.

Where there is a risk of polluted water runoff into RPAs, heavy-duty plastic sheeting and sandbags will be used to contain any spillages and prevent contamination. No fires will be lit within 20 m of the protective fencing.

If any breach in the tree protection measures occurs it is the site manager's responsibility to report this to an arboricultural consultant so the appropriate measures may be taken.

7. ARBORICULTURIST CONTACT DETAILS

If at any point during construction works, works are required within RPAs, if there is a breach within the tree protection fencing, and/or if the proposals change from those detailed within the Tree Protection Plan, the project arboriculturist must be consulted immediately. The project arboriculturist's details are below:

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END OF REPORT

APPENDIX I TREE SURVEY SCHEDULE



A plan showing tree locations can be viewed in **Appendix II: Tree Constraints Plan**.

Table A.1 Key for Tree Tables

KEY	
Species	Common name and scientific name
Height	Measured to nearest 0.5 m
C.C	Height of crown clearance, measured to nearest 0.5 m
DBH	Diameter at breast height (1.5 m), in centimeters
Crown Spread	Measured to nearest 0.5 m
Age	Y - sapling/newly planted tree
	SM - semi-mature; tree in 1/3 of estimated lifespan
	EM - early-mature; tree in 2/3 of estimated lifespan
	M - mature; tree in 3/3 of estimated lifespan
	V - Veteran tree
ERC	Safe useful life expectancy of tree, in years
Category	See cascade chart (Table 1)
#	Estimated value
*T/G#	Denotes trees subject to Tree Preservation Order (TPO)



Table A.2 Tree Data

TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	CROWN SPREAD				HEIGHT OF C.C	AGE	COMMENTS	ERC	CATEGORY	RPA (M²)	RPA RADIUS (M)
				N	E	S	W							
T1	Sycamore	14	690	3	6	6	5	1	M	Wire fence occluded into stem. Light ivy cover on stem. Forms	20+	B1	215	8.3
T2	Sycamore	14	530	2	4	2	3	3	EM	Light ivy on stem. Minor deadwood. Mutual suppression with adjacent trees. Dense undergrowth.	20+	B1	127	6.4
T3	Sycamore	14	600	4	3	3	5	2	M	Light ivy on stem. Minor deadwood. Mutual suppression with adjacent trees. Dense undergrowth.	20+	B1	163	7.2
T4	Sycamore	13	530	3	2	2	4	2	EM	Dead tree. Dense ivy and undergrowth.	<10	U	127	6.4
T5	Elderberry	4	110 90 80	1	3	2	1	0	EM	Multiple stems. Dense ivy on stems. Crown bias towards north east.	10+	C1	12	2
T6	Sycamore	15	650	5	5	5	5	2	M	Light ivy on stem. Minor deadwood.	20+	B1	191	7.8
T7	Sycamore	15	740 440	5	5	5	5	1	M	Twin stemmed. Light ivy on stem. Minor deadwood. Mutual suppression with adjacent trees. Dense undergrowth.	20+	B1	336	10.3



TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	CROWN SPREAD				HEIGHT OF C.C	AGE	COMMENTS	ERC	CATEGORY	RPA (M²)	RPA RADIUS (M)
				N	E	S	W							
T8	Goat willow	13	380 x 6 stems	4	5	2	4	2	M	Multiple stems. Light ivy on stem. Minor deadwood. Mutual suppression with adjacent trees. Dense undergrowth.	10+	C1	392	11.2
T9	Goat willow	2	510	0	1	7	2	0	EM	Dead tree uprooted and laying on ground.	<10	U	118	6.1
T10	Silver birch	18	740	4	5	6	5	1	M	Wire fence occluded into stem.	20+	B1	248	8.9
T11	Sycamore	17	400 370 310 200	3	5	5	6	0	M	Multiple stems. Ivy on stems.	20+	B1	196	7.9
T12	Poplar sp.	3	75	1	1	1	1	0	Y	Self seeded tree.	10+	C1	3	0.9
T13	Hawthorn	4	200	2	2	2	2	0	EM	Dense lower branches preventing access to stem.	10+	C1	18	2.4
T14	Ash	5	130	1	1	1	1	1	Y	Approximately <10% ash dieback defoliation.	10+	C1	8	1.6
T15	Sycamore	7	160 160	0.5	1	4	3	2	SM	Twin stemmed. Suppressed by adjacent trees.	10+	C1	23	2.7



TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	CROWN SPREAD				HEIGHT OF C.C	AGE	COMMENTS	ERC	CATEGORY	RPA (M²)	RPA RADIUS (M)
				N	E	S	W							
T16	Sycamore	7	190	0.5	2	3	1	2	SM	Suppressed by adjacent trees.	10+	C1	16	2.3
T17	Goat willow	7	550	4	4	4	3	2	M	Minor deadwood. Crown suppressed by adjacent trees.	10+	C1	137	6.6
T18	Sycamore	8	400 170	3	4	4	4	1	EM	Wire fence occluded into stem. Deadwood upto 2m in length.	10+	C1	86	5.2
T19	Goat willow	7	260 x 6 stems	4	4	4	5	1	M	Multiple stems. 1x dead stem on east side. Deadwood throughout crown.	10+	C1	184	7.7
T20	Alder	3	50 50	1.5	2	2	2	0	Y	Twin stemmed.	10+	C1	2	0.9
T21	Alder	4	90 90	3	3	2	3	0	SM	Twin stemmed.	10+	C2	7	1.5
T22	Ash	7	120	1	1	1	1	1	SM	Dead tree.	<10	U	7	1.4
T23	Alder	5	250	3	3	3	3	0	SM	Dense undergrowth. Unable to fully inspect.	10+	C1	28	3
T24	Sycamore	7	400 300 300	5	5	5	5	0	EM	Multiple stems. Dense ivy and undergrowth, unable to full inspect.	20+	B1	154	7



TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	CROWN SPREAD				HEIGHT OF C.C	AGE	COMMENTS	ERC	CATEGORY	RPA (M²)	RPA RADIUS (M)
				N	E	S	W							
T25	Sycamore	13	430 410	5	5	5	5	3	M	Twin stemmed.	20+	B1	160	7.1
T26	Sycamore	16	630 610 580	6	5	7	6	0	M	Multiple stems. Dense ivy on stems. Deadwood throughout crown up to 2m in length.	20+	B1	500	12.6
T27	Hawthorn	4	320	3	3	3	3	0	M	Dense undergrowth. Approximately 20% crown dieback.	10+	C1	46	3.8
T28	Silver birch	11	300	5	5	5	5	1	EM	Located in adjacent field. Not fully inspected.	20+	B1	41	3.6
T29	Polplar sp.	20	880	6	7	7	7	2	M	Dense undergrowth.	20+	B1	350	10.6
T30	Ash	8	340	3	2	2	4	2	EM	Suppressed by adjacent trees.	10+	C1	52	4.1
T31	Ash	7	400	4	4	3	4	2	EM	Approximately 25% ash dieback defoliation.	10+	C1	72	4.8
T32	Rowan	3	90	2	2	1	2	0	SM	No signs of ill health or significant structural defects.	10+	C1	4	1.1
T33	Poplar sp.	20	820	6	6	6	6	2	M	No signs of ill health or significant structural defects.	20+	B1	304	9.8



TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	CROWN SPREAD				HEIGHT OF C.C	AGE	COMMENTS	ERC	CATEGORY	RPA (M²)	RPA RADIUS (M)
				N	E	S	W							
T34	Poplar sp.	7	240	3	2	1	2	2	SM	Suppressed by adjacent tree.	10+	C1	26	2.9
T35	Silver birch	6	200	2	2	3	2	0	SM	No signs of ill health or significant structural defects.	20+	B1	18	2.4
T36	Rowan	5	90 90 80	2	2	2	2	0	SM	Multiple stems.	10+	C1	10	1.8
T37	Cherry	1	230	2	1	3	2	1	SM	Suppressed by adjacent trees.	10+	C1	24	2.8
T38	Sycamore	13	470 280	4	3	4	4	0	EM	Twin stemmed. Old stem would at 1.5m on south side.	20+	B1	136	6.6
T39	Sycamore	13	710	3	3	4	3	2	M	Kink in stem at 1m with acute lean towards south chicken of the woods fruiting brackets on stem at 1.5m. Crown suppressed by adjacent trees.	10+	C1	228	8.5
T41	Sycamore	14	700	5	5	5	4	3	M	Ivy on stem.	20+	B1	222	8.4
T42	Hawthorn	3	120	2	2	2	2	0	EM	Slight lean towards north. Suppressed by adjacent trees.	10+	C1	7	1.4



TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	CROWN SPREAD				HEIGHT OF C.C	AGE	COMMENTS	ERC	CATEGORY	RPA (M²)	RPA RADIUS (M)
				N	E	S	W							
T43	Sycamore	16	730	5	5	6	5	2	M	Dense ivy on stem.	20+	B1	241	8.8
T44	Sycamore	16	730	5	6	6	4	2	M	Dense ivy on stem. Slight lean towards south east.	20+	B1	241	8.8
T45	Sycamore	15	820	6	5	5	4	3	M	Dense ivy on stem. Unable to fully inspect.	20+	B1	304	9.8
T46	Sycamore	17	830	6	5	7	7	4	M	Dense ivy and undergrowth, unable to fully inspect.	20+	B1	311	10
T47	Sycamore	6	310	1	1	3	4	3	EM	Suppressed by adjacent trees. Dense undergrowth. Ivy on stem.	10+	C1	43	3.7
T48	Laburnum	5	210 200	3	3	2	0.5	2	SM	Twin stemmed. Suppressed by adjacent trees.	10+	C1	38	3.5
G1	Sycamore x 16	15	600	5	5	5	5	0	M	Dense ivy on stems. Minor deadwood. Mutual suppression with adjacent trees. Dense undergrowth with privet hedge understory.	20+	B2	163	7.2
G2	Sycamore x 9	14	530	4	4	4	4	0	EM	Dense ivy on stems. Minor deadwood. Mutual suppression with adjacent trees. Dense undergrowth.	20+	B2	127	6.4

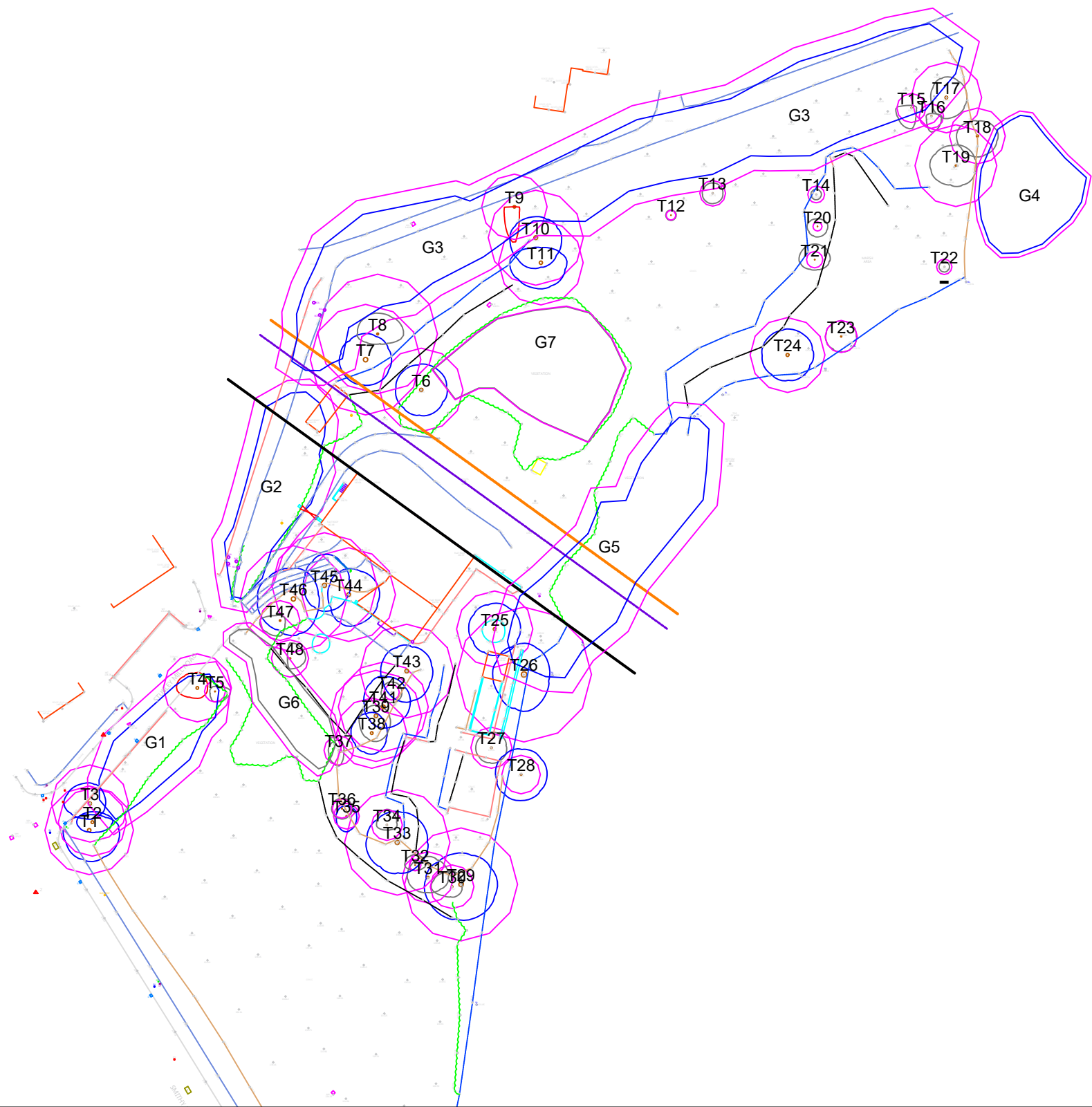


TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	CROWN SPREAD				HEIGHT OF C.C	AGE	COMMENTS	ERC	CATEGORY	RPA (M²)	RPA RADIUS (M)
				N	E	S	W							
G3	Sycamore x 7, poplar sp. x 5, Goat willow x 6ash x 2,	18	650	5	5	5	5	0	M	Light ivy on stem. Minor deadwood. Mutual suppression with adjacent trees. Dense undergrowth.	20+	B2	191	7.8
G4	Alder x 3, silver birch x 1, sycamore x 2	14	400	4	4	4	4	0	EM	Dense undergrowth and ivy.	20+	B2	72	4.8
G5	Goat willow x 1, sycamore x 5, cherry x 1	14	650	5	5	5	5	0	M	Dense undergrowth and ivy, unable to fully inspect I	20+	B2	191	7.8
G6	Sycamore x 3, silver birch x 1, holly x 2,	8	350	3	3	3	3	0	EM	Dense undergrowth and ivy.	10+	C2	55	4.2
G7	Goat willow x 2, silver birch x 3, sycamore x 2	3	90	1	1	1	1	0	Y	Dense undergrowth and ivy.	10+	C2	4	1.1

APPENDIX II

TREE CONSTRAINTS PLAN





Tree Categorisations:

Those to be Considered for Retention:

Category 'A' Tree/Group/Hedge
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years

Category 'B' Tree/Group/Hedge
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years

Category 'C' Tree/Group/Hedge
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees

Those Unsuitable for Retention:
Category 'U' Tree/Group/Hedge
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

Root Protection Areas (RPAs):

RPAs
Area(s) of Ground Around Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see Appended Temporary Protective Fencing Specification

Notes:

P1	REVA	04.08.2025	MD	MD
Phase	Issue	Date	Drawn	Checked

Client:

Hallmark
Developments
(North West)
Ltd

Job No:

82-591

Date:

04.08.2025

Drawing No:

001

Scale:

1:1000 @ A3



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Website: www.e3p.co.uk

Job Title:

Calliards Mill

Drawing Title:

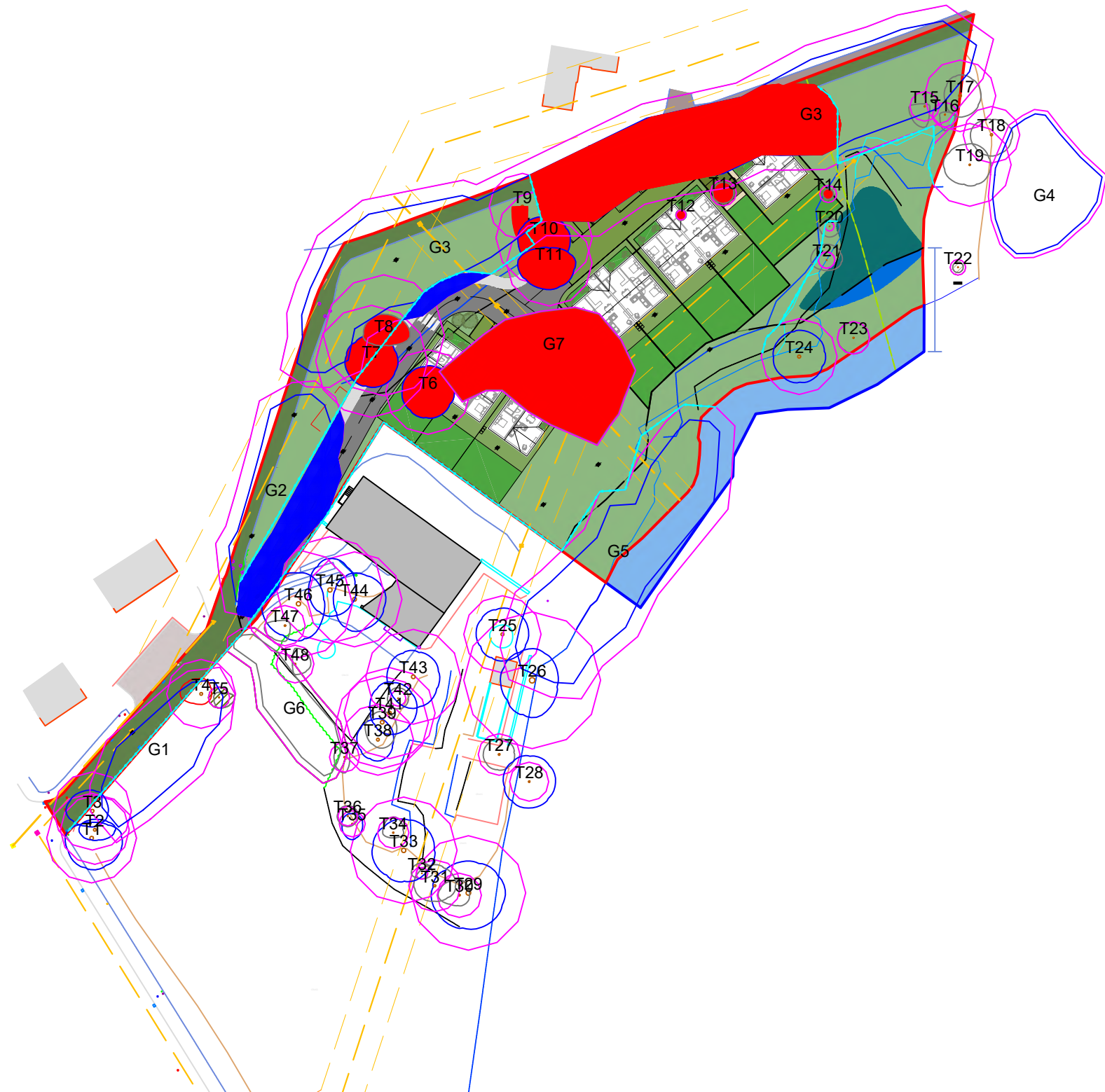
Tree Constraints Plan

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APPENDIX II

TREE IMPACT AND PROTECTION PLAN





Tree Categorisations:

Those to be Considered for Retention:

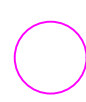
-  **Category 'A' Tree/Group/Hedge**
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years
-  **Category 'B' Tree/Group/Hedge**
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years



Those Unsuitable for Retention:

-  **Category 'C' Tree/Group/Hedge**
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees
-  **Category 'U' Tree/Group/Hedge**
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

Root Protection Areas (RPAs):

-  **RPAs**
Area(s) of Ground Around Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see Appended Temporary Protective Fencing Specification

Tree Removals:

-  **Tree removals**
Proposed tree removals in the context of the development proposals

Root Protection Area Encroachment:



Tree Protective Fencing:



Notes:

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P1	REVA	21.11.2025	MD	MD
Phase	Issue	Date	Drawn	Checked

Client:

Hallmark
Developments
(North West)
Ltd

Job Title:

Calliards Mill

Job No:

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Drawing No:

001

Date:

21.11.2025

Scale:

1:1000 @ A3



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Website: www.e3p.co.uk

Drawing Title:

Tree Impacts & Protection Plan

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