



Project: 26_5837_03_100
Site: Stable Hills Chadwick Hall Road, Rochdale OL11 4DJ
Client: Avees Azam



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Project Number:	26_5837_03_100
Report Type:	Arboricultural Impact Assessment
Site Address:	Stable Hills Chadwick Hall Road, Rochdale OL11 4DJ

Role:	Name:	Date:
Instructing Party	Avees Azam	23/03/2026
Customer	Avees Azam	27/03/2026
Surveyor	Heddwyn Bye	27/03/2026
Consultant	Alexander Barnes - BSc Arb, MArborA	10/04/2026

Revision History		
Date:	Version number:	Summary of changes:
13/04/2026	1.0	First Review (Internal)
13/04/2026	1.0	First Issue

Arboricultural impact assessment

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Validation Statement for the Local Planning Authority.

This report includes the following for LPA validation purposes:

- A **tree survey and tree constraints plan** showing the existing trees, their category rating and above and below ground constraints shown on an OS extract OR a topographical survey
- An **arboricultural impact assessment** which describes how the development will affect local character from a tree perspective
- **Appendices** highlighting tree related information including the **arboricultural data tables**

Customer Action Points.

- ☐ - reporting complete - send to your Local Planning Authority
- ☐ - on planning award contact us with your decision notice

1. Introduction & Scope:

This arboricultural assessment has been prepared in accordance with BS5837:2012, providing the necessary information for the Local Planning Authority to assess the potential impact of the proposed development on local character and amenity from a tree perspective.

The brief was to survey the tree population on-site and identify any arboricultural constraints to the proposed development. The assessment includes all trees with a stem diameter greater than 75mm measured at 1.5 metres above ground level, as required by BS5837.

Tree surveys were conducted using ground-based inspections and the Visual Tree Assessment (VTA) method. A sounding hammer was used to assess for decay where relevant, but no invasive techniques were employed at this stage. Root Protection Areas (RPAs) were calculated in line with the methodology set out in BS5837.

Key elements of the report include:

- A Tree Constraints Plan, illustrating the position of trees on the site.
- Arboricultural data tables providing information on tree species, condition, and dimensions.
- Grouping or designation of groups and woodlands where areas were uniform in species, age, or geography, as permitted under BS5837.

This report will assist the planning process by evaluating the impact of the proposed development on the existing tree stock. Section 4 includes the Arboricultural Impact Assessment, which examines constraints posed by trees both above ground (e.g., crown spread) and below ground (e.g., RPAs).

Report Author.

ROAVR (ROAVR Group) was formed in 2010 and since then has carried out arboricultural consultancy Nationwide with directly employed consultants. Our consultants are all individual members of the Arboricultural Association and the report author is listed in the document control sheet.

Photographic Plates.



Photographic plate showing large mature beech T1 (left), sycamore T5, common lime T6, and common lime T7 (centre) (ROAVR, 2026).



Photographic plate showing the build-up of construction waste and suspected change in ground levels surrounding trees T1 and T5 (ROAVR, 2026).



Photographic plate showing trees T2 (left), T3 (left) and T4 (right) (ROAVR, 2026).



Photographic plate showing, from left to right, beech T1, sycamore T5, common lime T6, common lime T7, holly T8, sycamore T9 and small hawthorn T10 (ROAVR, 2026).



Photographic plate showing large-diameter horse chestnut T12 (left) and beech boundary hedge H1 (centre) (ROAVR, 2026).



Photographic plate showing large mature sycamore (T13) adjacent to the property entrance (ROAVR, 2026)

2. Site Conditions & Site Surroundings

- 2.1 The site is situated in Rochdale in the Rochdale Borough Council control area. The site is located on the west side of the town and has a suburban feel.
- 2.2 The site is home to a detached residential dwelling with associated hard and soft landscape.
- 2.3 The wider locality is predominantly suburban. The site is accessed via a private driveway.
- 2.4 A desktop review of the Rochdale Borough Council planning portal was inconclusive in confirming whether the site lies within a conservation area or if any Tree Preservation Orders (TPOs) affect the site or adjoining land. A further review of the Planning.Data.gov mapping indicates that the site is not within a conservation area and that no TPOs are recorded on or immediately adjacent to the site.
- 2.5 Information provided by the client, along with a historic Arboricultural Impact Assessment and Method Statement prepared in support of the approved detached dwelling under reference 17/00978/FUL, indicates that T1 on the appended Tree Assessment Plan is subject to an individual Tree Preservation Order. It is not currently confirmed whether any other trees within the scope of this survey are similarly protected. Direct confirmation must therefore be obtained from the Local Planning Authority prior to the commencement of any works.
- 2.6 All desktop assessment data was cross checked and validated on the 10/04/2026 using the web portal provided by the local planning authority.

<https://www.planning.data.gov.uk/map/?q=&type=postcode&dataset=conservation-area&dataset=tree&dataset=tree-preservation-zone#53.61086738037349,-2.185682923930017,16.032099307103095z>

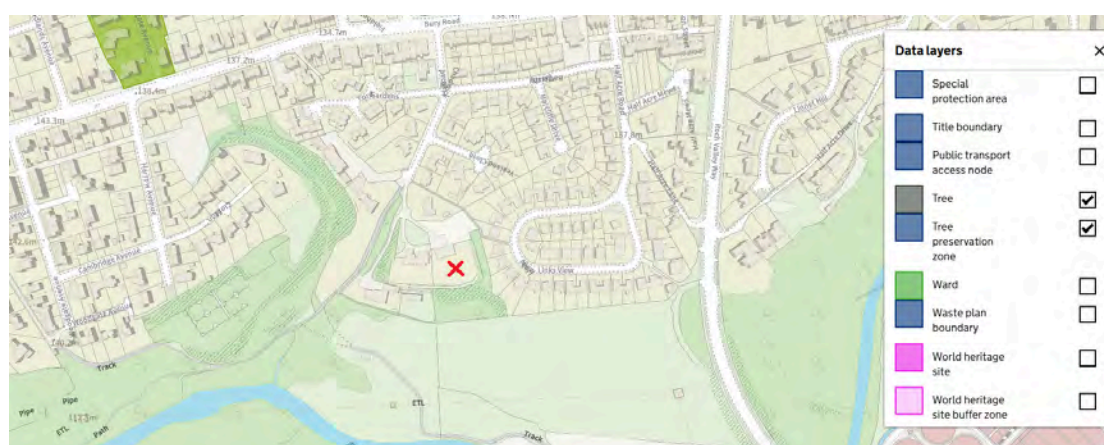


Image plate showing the desktop analysis results of the surveyed plot. (planning.data.gov, 2026)

- 2.7 Works to protected trees require consent from the local planning authority. In the case of TPO's an application must be made. In the case of conservation areas a notification must be made. TPO applications take up to eight weeks, conservation area notifications take six weeks.
- 2.8 Certain exemptions apply; for example the removal of deadwood. In the case of dangerous trees 5-days written notice should be given to the local authority (in the cases of immediate danger the work should proceed, but the local authority contacted as soon as possible afterwards) with the works evidenced by photographs and video where possible. You should also check to ensure the works are exempt from the requirements of a felling licence.

<https://www.legislation.gov.uk/uksi/2012/605/regulation/14/made>

- 2.9 It should be noted that planning consent overrides protected trees, where the works or removal are necessary for development to proceed and have been highlighted in the tree survey documents.
- 2.10 Bats. Under current legislation it is an offence to 'intentionally or recklessly disturb a bat' or 'damage, destroy or block access to the resting place of any bat'. For further details consultation must be made with the Statutory Nature Conservancy Organisation. Where relevant any current ecological surveys for the site will take precedence in this matter. Trees provide numerous 'potential roosting features' for a wide range of bat species. It is therefore crucial that any trees proposed for removal are checked by an appropriately competent person before any felling or ivy stripping works commence.

<https://www.bats.org.uk/advice/bats-and-the-law>

- 2.11 Birds. It is an offence to kill, injure or take any wild bird; or take, damage or destroy the nest of any wild bird while it is in use or being built. Therefore work likely to disturb nesting birds must be avoided from late March to August. All birds, their nest and eggs are protected by law.

<https://www.rspb.org.uk/birds-and-wildlife/wildlife-and-countryside-act>

3. Drawings

- 3.1 Appended to this report is a tree constraints plan and a tree assessment plan.
- 3.2 The tree constraints plan has been produced using an OS supplied .dwg (AutoCAD) base plan as no topographical survey was available. Tree positions and data have been applied using our survey handset as an onsite exercise with the constraints plan being produced as a PDF through Auto CAD.
- 3.3 An autoCAD .dwg file of the tree constraints is available on request for project stakeholders to utilise.
- 3.4 The *Tree Constraints Plan* shows the existing layout. For each tree the stem location is indicated and scaled according to its diameter, the canopy is indicated according to measurements taken along the four cardinal points of the compass. Root protection areas (RPAs) are indicated which are calculated according to the guidelines within BS 5837 (2012).
- 3.5 Where appropriate, the shapes of the RPAs have been amended to reflect actual site conditions or where trees have been heavily pruned. The 'original' RPAs are indicated as a dashed line whereas the amended RPAs are indicated as a solid line. Any variation to this approach will be highlighted on the appropriate plans.
- 3.6 The *Tree Assessment Plan / Arboricultural Impact Assessment* indicates the tree constraints with the proposals overlaid. Where applicable, this plan shows where works are proposed in Root Protection Areas and which trees are to be pruned or removed. This plan accompanies the Impact Assessment which is to be found in Section 4.
- 3.7 The *Tree Protection Plan (if applicable)* shows the protection measures that are to be installed during the construction phase. This plan accompanies an arboricultural method statement where applicable and commissioned.

4. Arboricultural Impact Assessment - Site Specific

4.1 Tree Quality Statement.

The tree cover at Stable Hill is of generally good quality. A large, high-quality, mature beech tree (T1) lies on the northern extent of a linear group of trees (oriented north-south) adjacent to the area of the proposed garage. Several medium-quality trees on the site include fair vitality sycamore (T2, T3) and common lime trees (T6, T7). T5 and T9 are both sycamores with poor vitality.

4.2 Description of The Proposed Development

The drawings listed in the table below were used by ROAVR to produce the Arboricultural drawings referenced in this report. If your plans change (either before or after planning submission), then the tree drawings will require updating. This report cannot be submitted in support of a scheme that varies from the drawing reference number shown in box one below as the Impact Assessment (Section 4) will not be valid.

Drawing Name / No.	Date Issued To ROAVR	ROAVR Drawings Issue Date:
Proposal.pdf	26/03/2026	13/04/2026

4.2.1. It is proposed to construct a garage adjacent to the existing house.

4.3 Site description and existing context

4.3.1 The site comprises an area of hardstanding currently used for parking, with adjacent trees positioned along the site boundary. The Tree Assessment Plan identifies multiple trees of varying quality, including several Category A and B specimens which are material constraints to development .

4.3.2 Site Survey confirmed:

- Area of compacted stone surfacing within root protection areas (RPAs)
- Stockpiled spoil and construction debris stored around the base of retained trees
- Localised changes in ground levels and evidence of disturbance within RPAs

4.3.3 It is noted that the stockpiling of spoil around tree stems was not undertaken by the current client. The site has recently changed ownership and these materials have been inherited from the previous landowner.

4.4 Tree constraints

4.4.1 The Tree Assessment Plan shows that several trees are positioned in close proximity to the proposed works, including high and moderate quality specimens (Category A and B) with RPAs extending into the existing hardstanding and areas of disturbance .

4.4.2 There is potential for statutory protection affecting trees to the west of the site, including a possible TPO Beech. This requires confirmation with the Local Planning Authority prior to any works.

4.5 Observed impacts

4.5.1 The following impacts have already occurred within RPAs:

- Soil level changes due to deposition of spoil around tree bases
- Stem burial at the root flare
- Soil compaction associated with hardstanding and vehicle movements
- Possible root damage arising from previous disturbance and material storage

4.5.2 These works are likely to have adversely affected soil structure, aeration and root function. The extent of damage cannot be fully determined without further investigation following removal..

4.6 Proposed development

4.6.1 The proposed development includes retention of the existing access and parking arrangement, with associated construction activity occurring within RPAs as shown on the proposed site plan. Without mitigation, these works would result in continued pressure on the rooting environment and potential decline in retained trees.

4.7 Arboricultural impacts

4.7.1 Direct impacts:

- Continued compaction within RPAs
- Restriction of oxygen and water movement to roots
- Potential severance or decay of buried roots
- Risk of long-term decline, particularly to higher category trees

4.7.2 Indirect impacts:

- Increased susceptibility to drought stress
- Reduced vigour and canopy density
- Increased likelihood of structural weakness over time

4.8 Recommended mitigation and methodology

4.8.1 Removal of spoil and made ground

- All spoil and debris around tree bases to be removed manually
- No mechanical excavation within RPAs
- Careful removal to avoid damage to buttress roots
- Expose root flare to original ground level where possible

4.8.2 Removal of existing hardstanding

- Existing compacted stone surface to be lifted using hand tools or low impact methods
- No excavation into underlying soil where roots are present
- Any excavation to be supervised and roots retained intact where feasible

4.8.3 Assessment of root condition

- Following removal of surfacing and spoil, exposed roots to be inspected
- Record presence of severed, decayed or desiccated roots
- Provide site-specific recommendations based on findings

4.8.4 Soil remediation

- Decompaction of affected areas using an airspade
- Incorporation of organic mulch to improve soil structure
- Avoid introduction of impermeable materials

4.8.5 Reinstatement of surface

- New surface within RPAs to be constructed using a no-dig methodology
- Cellular confinement system (e.g. Cellweb) installed above existing soil level
- Permeable wearing course to allow gas exchange and water infiltration

4.8.6 Ongoing management and monitoring

- Initial post-remediation inspection following completion of works
- Ongoing inspection regime to monitor tree condition
- Frequency to be agreed but likely annual inspections as a minimum
- Further intervention (mulching, irrigation, pruning) to be specified based on tree response

4.8.7 All works within RPAs shall be undertaken under arboricultural supervision.

4.9 Conclusion

The site has already been subject to disturbance within RPAs, primarily associated with previous land use and not the current client. The existing condition presents a constraint but also an opportunity for remediation.

Subject to careful removal of spoil, decompaction of soils, and installation of a no-dig surface, it is feasible to retain the affected trees. However, the extent of root damage remains uncertain and will need to be assessed on site following initial works.

Continued arboricultural supervision and monitoring will be required to support tree retention and manage any decline.

5. Limitations

- 5.1 ROAVR has prepared this Report for the sole use of the above named Client/Agent in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us.
- 5.2 This Report may not be relied upon by any other party without the prior and express written agreement of ROAVR. The assessments made assume that the land use will continue for their current purpose without significant change. ROAVR has not independently verified information obtained from third parties.
- 5.3 This report, video walkthrough, data tables and raw data remain the copyright of ROAVR until such time as any monies owed are settled in full and the report may be withdrawn at any time.
- 5.4 This report, site visit, plans and conclusions are proportional to the proposals and in some cases a simple plan based impact assessment may be all that is required.
- 5.5 Important - to ensure fair allocation of resources, we allow you ten working days to review the report and issue any feedback, beyond that changes are chargeable.
- 5.6 For references and further information regarding tree survey process visit: <https://www.roavr-group.co.uk/roavr-group/survey/sp-3-arboriculture/>

Should you require any further information, please do not hesitate to contact us at any time.

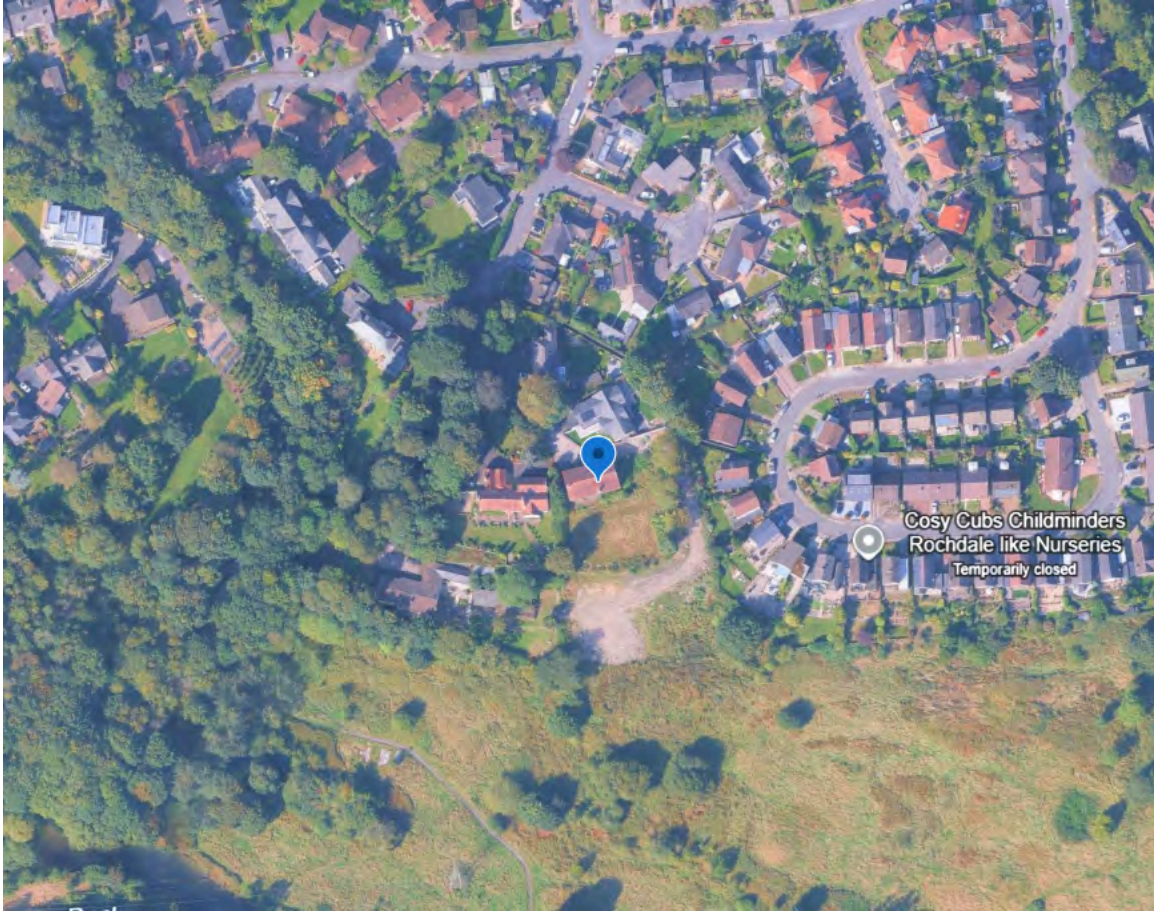
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Consultant Arborist

Alexander Barnes


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Prepared by: Alexander Barnes
Checked by: Connor Harmsworth

Appendix 1 – Site Location



(Google Earth, 2026)

Appendix 2 – Arboricultural Data Tables

Appendix 3 – Arboricultural Plans

Tree Number	Species	Age Class	DBH	Height (crown height)	N	E	S	W	Condition	Life Expectancy	Physical Description	Comments	Managment Recommendations	RPA offset from stem.	Category Rating
T1	<i>Fagus sylvatica</i> (Beech)	EM	590	13(3)	6	6	5	5	Good	40+	Tree adjacent to driveway area. Part of linear group of trees adjacent to driveway area.	Part of linear group. TPO-protected tree. Evidence of recent change to ground levels. Construction waste built up against base of tree.	Remove construction waste surrounding tree.	7.08	A1
T2	<i>Acer pseudoplatanus</i> (Sycamore)	EM	490	11(3)	4	4	3	4	Fair	20+	Tree on boundary with neighbouring property.	Multiple stems above 1.5m. Crown distorted due to group pressure.	None.	5.88	B1
T3	<i>Acer pseudoplatanus</i> (Sycamore)	EM	290	9(3)	2	4	2	3	Fair	20+	Tree on boundary with neighbouring property.	Multiple stems above 1.5m. Crown distorted due to group pressure.	None.	3.48	C1
T4	<i>Sorbus aucuparia</i> (Rowan)	EM	190	5(2)	1	2	3	1	Fair	10+	Tree on boundary with neighbouring property.	Poor shape & form. Major deadwood in crown.	None.	2.28	C1
T5	<i>Acer pseudoplatanus</i> (Sycamore)	EM	410	10(3)	1	5	4	5	Poor	10+	Part of linear group of trees adjacent to driveway area.	Low vitality. Declining. Part of linear group. Crown distorted due to group pressure.	None.	4.92	C1
T6	<i>Tilia X europaea</i> (Common Lime)	EM	490	12(1)	4	3	3	6	Fair	20+	Part of linear group of trees adjacent to driveway area.	Poor shape & form. Crown distorted due to group pressure.	None.	5.88	B1
T7	<i>Tilia X europaea</i> (Common Lime)	EM	420	11(1)	2	4	3	4	Fair	20+	Part of linear group of trees adjacent to driveway area.	Poor shape & form. Crown distorted due to group pressure.	None.	5.04	B1
T8	<i>Ilex aquifolium</i> (Holly)	SM	100,90	5(0)	2	1	2	1	Fair	20+	Part of linear group of trees adjacent to driveway area.	Coppice. Multiple stems at ground level.	None.	1.62	C1
T9	<i>Acer pseudoplatanus</i> (Sycamore)	EM	490	11(3)	4	5	4	5	Poor	20+	Part of linear group of trees adjacent to driveway area.	Low vitality.	None.	5.88	C1
T10	<i>Crataegus monogyna</i> (Hawthorn)	Y	80	3(0)	1	1	1	1	Fair	20+	Part of linear group of trees adjacent to driveway area.	Multiple stems at ground level.	None.	0.96	C2
T11	<i>Betula pendula</i> (Silver Birch)	EM	310	11(2)	4	3	3	3	Good	40+	Tree in garden area	Good form and vitality.	None.	3.72	B1
T12	<i>Aesculus hippocastanum</i> (Horse Chestnut)	M	730	10(3)	4	5	6	4	Fair	40+	Large tree on boundary with neighbouring property.	TPO-protected tree.	None.	8.76	A1
H1	<i>Fagus sylvatica</i> (Beech)	SM	140	3(0)	1	1	1	1	Fair	20+	Hedge on boundary with neighbouring property.	Part of linear group.	None.	1.68	C2
T13	<i>Acer pseudoplatanus</i> (Sycamore)	M	910	13(4)	7	6	8	7	Good	40+	Large tree on neighbouring property adjacent to site entrance.	Good form and vitality.	None.	10.92	A1

Key

T1-B

Trees

Showing Canopy extents, category colour and tag number (with category).

Category A

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

Category B

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

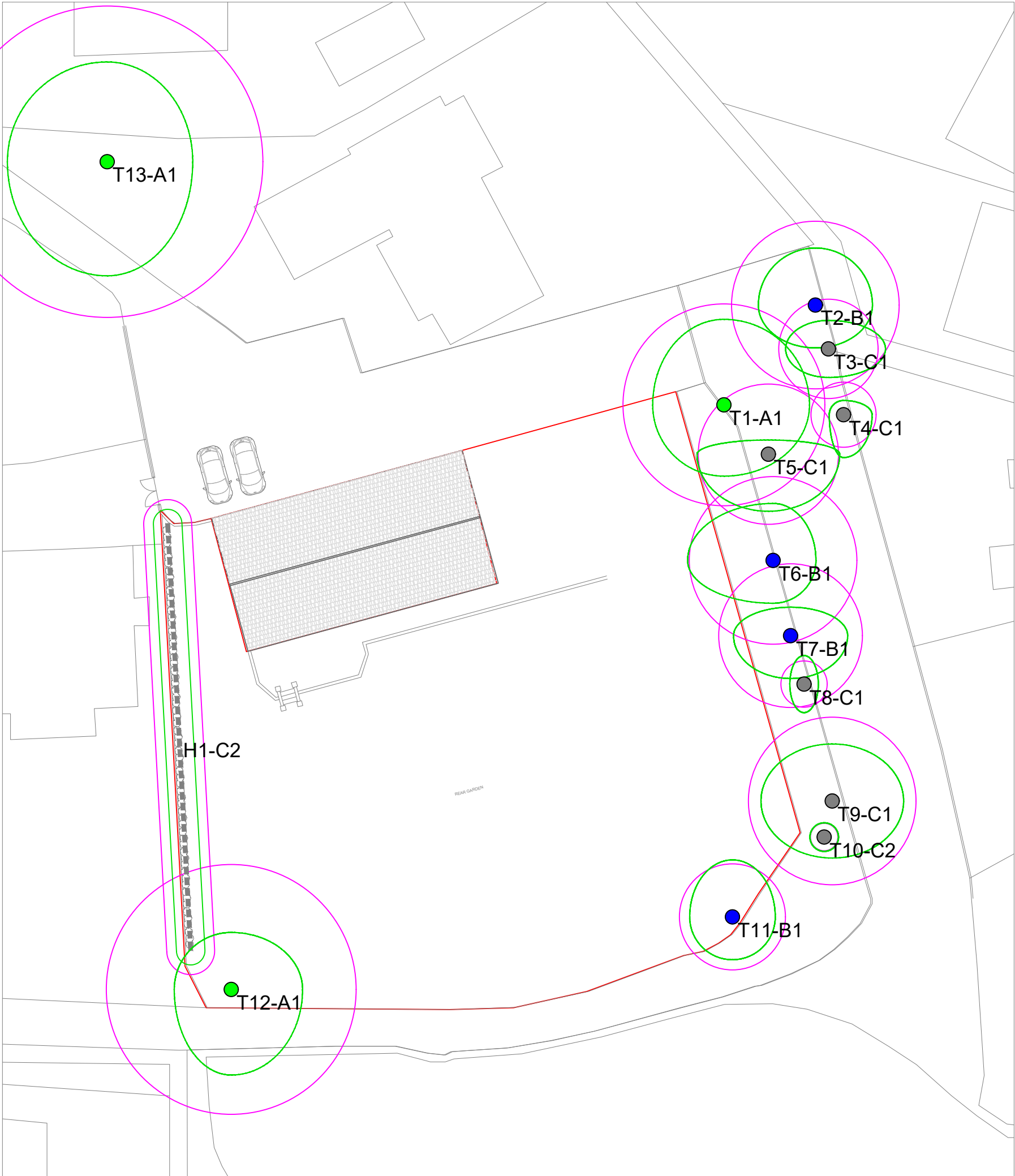
Category C

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.

Category U

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

BS 5837:2012 Root Protection Area

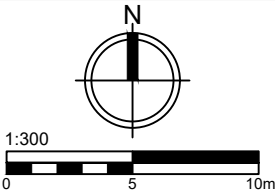




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support@roavr-group.co.uk
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Drawing Title		Scale/Sheet		Date	
Tree Constraints Plan		1:300 @ A3		06/04/2026	
Client		Drawing No	Rev	Drawn By	Chkd By
Avees Azam		26_5837_03_100	1	AC	MH
Site/Project		General Notes Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements. Depictions of tree canopies are based on measurements taken to four cardinal compass points. No liability of any kind is accepted for any omissions or inaccuracies in respect of this plan. The original of this drawing was produced in colour; a monochrome copy should not be relied upon. All rights reserved.			
Stable Hills Chadwick Hall Road, Rochdale OL11 4DJ					



Key

T1-B

Trees

Showing Canopy extents, category colour and tag number (with category).

Category A

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

Category B

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

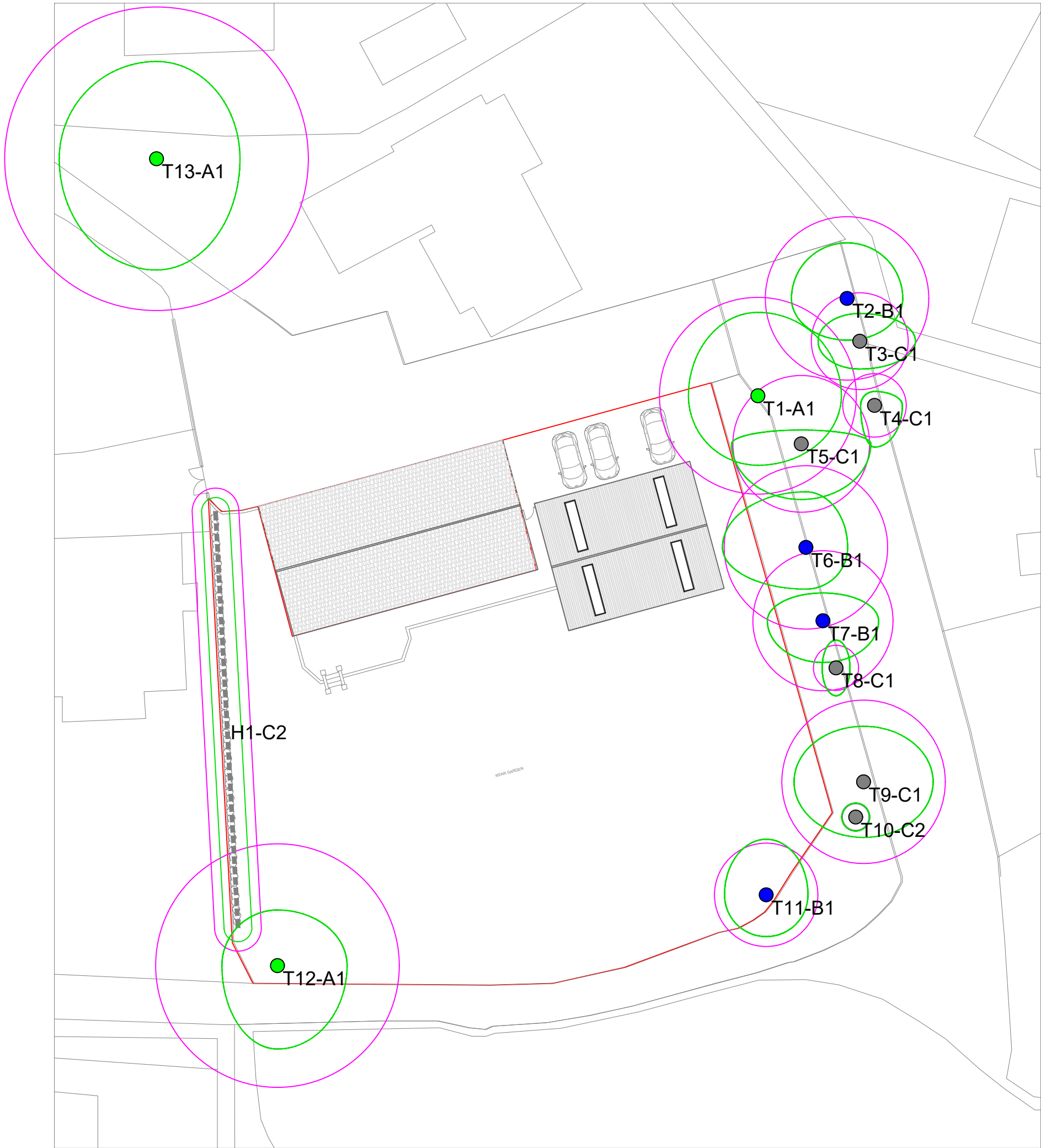
Category C

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.

Category U

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

BS 5837:2012 Root Protection Area





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Drawing Title		Scale/Sheet		Date	
Tree Assessment Plan		1:300 @ A3		06/04/2026	
Client		Drawing No		Rev	Drawn By
Avees Azam		26_5837_03_100		1	AC
Site/Project		Checked By			
Stable Hills Chadwick Hall Road, Rochdale OL11 4DJ		MH			
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