



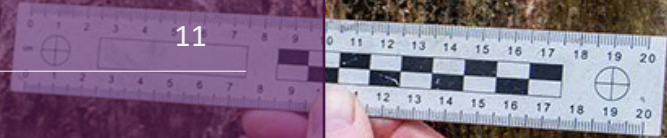
Royle Road, Rochdale OL11 3ER

Arboricultural Implication Study

September 2025

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Document Revision Record		
Issue No	Date	Details of Revisions
1	22 nd September 2025	Original issue
2	25 th February 2026	Update

Chapter 1 Introduction

1.01

ACS Consulting is instructed by BMC Rochdale Ltd to report on trees and the implications for the proposed development at: Royle Road, Rochdale OL11 3ER. The assessment and report was undertaken by Ian Murat, Registered Consultant of the Arboricultural Association.

1.02

In accordance with guidance on information requirements and validation for planning applications, this report fulfils the recommended national list criteria for tree survey/arboricultural information. More specifically, it contains the following:

- A full tree survey to the requirements of BS5837 (2012) Trees In Relation To Design, Demolition and Construction – Recommendations;
- A plan showing tree survey information, retention categorisation and root protection areas;
- An assessment of the arboricultural implications of development detailing trees to be retained/removed and appropriate protection measures (BS5837:2012 section 5.3.4),
- A Heads of Terms Arboricultural Method Statement detailing a set of agreed principles for tree protection, implementation and phasing of works. (BS5837:2012 section 6).

1.03

The site was visited during September 2025. A survey of the trees was completed in accordance with BS5837 – 2012. This British Standard takes the form of guidance and recommendations. It should not be quoted as if it were a specification and particular care should be taken to ensure that claims of compliance and non-compliance are not misleading. All the trees have been summarised in the tables in Appendix A.

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Chapter 2 Background

2.01 Location

The site is located to the south west of Rochdale town centre. The site lies adjacent to Edinburgh Way and the Tesco supermarket. It is currently a construction site for residential properties. (Figure 1)

2.02 Statutory Protection (Trees)

Rochdale Borough Council does not hold Tree Preservation Order (TPO) details online. It has been suggested during the site visit that W1 of the survey is the subject of a TPO. The site is not located in a Conservation Area.

2.03 Policy

In terms of trees, the application will be subject to the policies of Rochdale Borough Council. The Local Development Plan relevant to this application comprises the Unitary Development Plan (UDP), adopted in June 2006 and the Rochdale Local Plan Core Strategy (CS), adopted in October 2016. The Places for Everyone Development Plan Document, a joint plan covering 9 out of 10 of the Greater Manchester local authority areas, is awaiting adoption by the council. The Development Plan includes objectives and planning policies that will be used in the determination of planning applications, and which will shape the quality of new development. The policies of most relevance to the arboreal aspects of the application are: G6 and G7. These policies replace NE/8 of the UDP. Also of relevance are policies 136 and 187 National Planning Policy Framework, December 2024.

2.04 Soils

BS 5837 – 2012 requires a basic assessment of the soils on site. An examination of the British Geological Survey site records the superficial deposits as: Glaciofluvial Deposits, Devensian - Sand and gravel. Sedimentary superficial deposit formed between 116 and 11.8 thousand years ago during the Quaternary period.

2.05

The Cranfield Soil and Agrifood Institute Soilscape viewer shows soils at the site to be: Freely draining slightly acid sandy soils.

2.06 Topographical Survey

The arboricultural survey is based on the supplied topographical survey.

Chapter 2 Background



Figure 1

Chapter 3 Tree Survey

3.01

The tree data can be found at Appendix A. There is no requirement in BS 5837 to repeat the details of the constraints information save for confirming that the trees were surveyed for species type, age, height, crown spread, diameter-at-breast-height, condition, and their suitability for retention from ground level. Each tree or group was assigned to one of the four retention categories [A,B,C,U] specified by BS5837. The individual descriptions and other relevant information are contained in the attached schedule and they are shown on the attached plans, based on the original topographical survey. Only trees with a stem diameter of 75 millimetres measured at 1.5 metres above the ground are required to be recorded.

3.02

The heights were measured with a digital Hypsometer and the diameters were taken with a diameter tape to give an average stem measurement. Canopy spreads have been measured at the cardinal points or where they significantly extend in other directions.

Chapter 4 Development Implications

4.01 Project

The application is: *The construction of 75 self-contained apartments (Use Class C3), comprising 38 No.1-bedroom apartments and 37 No.2-bedroom apartments, with extra care facilities, residents' facilities, associated landscaping, parking, a new access and internal access road.'* [sic].

4.02 Development Implications

The methodology for assessment is based on BS5837 – 2012 Trees in relation to design, demolition and construction – Recommendations. The guidance recommends that impacts on arboricultural assets should be assessed by considering:

1. Which arboreal assets are affected by the proposed development;
2. Understand what contribution the arboreal assets make to the significance of the site and location;
3. Identify what impact the loss of arboreal assets of the site might have on that significance;
4. Consider maximising enhancements and avoiding harm.

4.03 Summary

The proposal requires the loss of low graded self-set pioneer trees as an individual and a small group. The development retains and integrates the site's Green Infrastructure Network retaining the natural capital and ecosystem services the trees provide. Given the extent of green infrastructure assets on the allocation, these features have been taken into consideration in designing the layout. There is no loss of highly desirable trees.

4.04 Loss For Development

The development design is driven by prescriptive site width and depths which means that the proposed development can only be accommodated on this site in the proposed location. The small car park adjacent to the boundary with Edinburgh Way requires the removal of self-set pioneer trees. The trees are mediocre quality specimens. In line with the advice set out in BS 5837, the trees are not of such importance and sensitivity as to be a major constraint on development or, justify substantial modification of the proposals.

4.05

The Category C trees are unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories. They offer low or only temporary/transient landscape benefits.

4.06 Disturbance

The proposal is located outside the Root Protection Area of the copse W1 and the location's principal specimens, T3 – T5.

4.07 Method Statement

The method statement is presented as a Heads of Terms document. The level of detail available is often a limiting factor when developing a method statement. The Heads of Terms identifies the main issues for tree protection that need to be addressed. It is often post-planning when detailed design occurs. Unforeseen issues may arise and therefore, further design may be required. The final method statement can be presented at this time.

Chapter 4 Development Implications

4.08 Planning Policy

The Local Development Plan relevant to this application comprises the Unitary Development Plan (UDP), adopted in June 2006 and the Rochdale Local Plan Core Strategy (CS), adopted in October 2016. An examination of the upcoming Places for Everyone Joint Development Plan 2022 to 2039 notes one specific tree policy JP-G7: Trees and Woodland. Reference has also been made to the current NPPF 2023 (136 and 180).

4.09

Trees have been successfully incorporated into the development in spatial positions that ensure their long-term retention. Areas of potential conflict in terms of site development are addressed by a Heads of Terms method statement at Appendix B.

4.10

The development retains and integrates the site's Green Infrastructure Network retaining the natural capital and ecosystem services the trees provide. Given the extent of green infrastructure assets on the allocation, these features have been taken into consideration in designing the layout. There is no loss of highly desirable or desirable trees.

Chapter 5 Conclusions

5.01

The application site is described in detail in the planning, design and access statement.

5.02

Overall, the proposals will have no impact on the treed character of the site. The removal of G1 and T1 does not detract from the site's character or is harmful to visual amenity.

5.03

The Heads of Terms method statement in Appendix B details the precautions to be taken for the whole development. It is often post-planning when detailed design occurs. Unforeseen issues may arise and therefore, further design may be required. The final method statement can be presented at this time.

Appendix A

Contents

Key

BS 5837 2012

Tree data

KEY

Age	Y – Young: Out-planted trees that have not yet established SM – Semi-mature: Established trees up to 1/3 of expected height and crown EM – Early mature: Between 1/3 and 2/3 of expected height and crown M – Mature: Between 2/3 and full expected height and crown FM – Fully mature: Full expected height and crown OM – Over mature: Crown beginning to break-up and decrease in size S – Senescent: Crown in advanced stage of break-up
Physiological Condition	Good – Very few defects a reasonable long life expectancy depending on age class Fair – Some defects giving the tree a shortened life expectancy Poor – Limited life with major problems
Structural Condition	Good – Very few defects Fair – Some defects rectifiable with minor tree surgery Poor – Significant defects rectifiable with major tree surgery or felling
#	Estimated dimensions.
(a)	Average stem diameter across a group of trees.
*	Tree subject to TPO.

Table 1 – Cascade chart for tree quality assessment

Category and definition	Criteria			Identification on Plan
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 U category trees (i.e. 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 might be desirable to preserve; see 4.5.7</i>			RED
	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 essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dormant 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)	GREEN
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.	BLUE
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 benefits	GREY

Tree Ref No.	Species	Height M	Stem Diameter MM	Branch Spread M				Height of Crown Clearance M	Clear Branch Height M	Age Class	Physiological Condition	Structural Condition	Comments/Preliminary Management Recommendations	Estimated Remaining Contribution Years	Category Grading	RPA Radius (M)	RPA Area (M ²)
				N	E	S	W										
G1	Mixed Species Group	10	250	3	3	3	3	2	2	SM	Good	Good	Linear group of broadleaved trees along the highway boundary. A group of high quality and value in the landscape.	40+	A1/2	3.0	28
G2	Alder	5	150	1	1	1	1	0	0	Y	Good	Good	Self-set trees of low quality and value in the landscape.	10+	C1/2	1.8	10
1	Alder	8	100, 100	2	2	2	2	0	0	Y	Good	Poor	Twin stemmed at ground level with included stem union. Self-set tree of low quality and value in the landscape.	10+	C1/2	1.7	9
2	Birch	4	100	1	1	1	1	0	0	Y	Good	Good	Growing through the fence. Self-set tree of low quality and value in the landscape.	10+	C1/2	1.2	5
W1	Woodland	<18	<400	3	3	3	3	2	2	SM/ EM	Good	Good	Broadleaved woodland – birch and sycamore. Minor construction damage. Tall, drawn specimens. A woodland of moderate quality and value in the landscape.	20+	B1/2	4.8	72
3	Sycamore	14	515	5	6	5	4	1	2	EM/M	Good	Good	Twin stemmed. Located on an embankment. A tree of moderate quality and value in the landscape.	20+	B1/2	6.2	120
3	Sycamore	17	650	6	7	6	3	0	0	EM/M	Good	Good	Ivy on the stem and into the canopy. A tree of moderate quality and value in the landscape.	20+	B1/2	7.8	191
4	Sycamore	15	350	6	2	6	6	0	0	EM/M	Good	Good	Crown asymmetry due to the influence of adjacent tree. Ivy on the stem and into the canopy. A tree of moderate quality and value in the landscape.	20+	B1/2	4.2	55

Appendix B

Contents

Heads of Terms Method Statement

HoT Arboricultural Method Statement

Arboricultural Supervision

The general purpose is to ensure compliance with planning conditions. It is anticipated that arboricultural input is likely to be needed for the following operations:

- Pre-commencement meeting;
- Tree felling;
- Installation of protective fencing;
- Removal of protective measures.

All supervisory visits will be logged and a copy of the minutes circulated to all team members including the LPA. A number of the operations named above can be undertaken in a single visit.

The pre-commencement site meeting is to be held before any work is undertaken. All tree protection measures, haul routes, site storage, contractor parking, deliveries, working methods are set out in the main contractor's Construction Management Plan (CMP). Their coordination with the tree protection measures is to be freely discussed and agreed in writing. Initial site visits may be intense to ensure measures are implemented.

General site visits will be undertaken once the site is 'live' at intervals agreed with the team. Our role will be to initially to act in a compliance capacity to ensure the protective measures are fit for purpose and meet or exceed the council's requirements and the tree works are undertaken to the required standard. Once this has been completed, our role will be one of monitoring and 'troubleshooting'.

Actions

- Pre-commencement site meeting to agree roles, responsibilities and duties in relation to tree protection. Details to be minuted and distributed.
- Appointment of an Arboricultural Clerk of Works (ACoW) to oversee works.

HoT Arboricultural Method Statement

Tree Felling/Stump Removal/Tree Pruning

The following precautions are to be taken.

Actions

- Trees to be removed shall be felled so as to fall away from tree protection zones and to avoid pulling and breaking of roots of trees to remain. Brush can be chipped into the tree protection zone to a depth of 150 mm.
- The roots/stumps will be removed by gridding to the specified depth.
- Alternatively, the roots shall be removed by severing the major woody root mass before extraction. This may be accomplished by Hydro Vacuum & Suction Excavation or Compressed Air Displacement and then, cutting through the roots by hand, with a vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment and then lifting out by machine.
- Trees to be removed within the tree protection zone shall be removed by qualified tree contractors.
- All felled brush and trees shall be removed from the tree protection zone either by hand or with equipment sitting outside the tree protection zone. Extraction shall occur by lifting the material out or by 'skidding' it across the ground.
- Exposed roots to be kept moist with hessian sacking.
- Site inspections to be reported to the development team and the LPA.
- Tree pruning to European Tree Pruning Standard (2024). EAS 01:2024. European Arboricultural Standards (EAS), European Arboricultural Council. No deviation from the specification.

HoT Arboricultural Method Statement

Tree Work - FELLING

Tree Ref No.	Species	Work
G1	Alder	Fell, Stump to be removed by grinding to a depth of around 400mm.
T1	Alder	Fell, Stump to be removed by grinding to a depth of around 400mm.

HoT Arboricultural Method Statement

Construction Exclusion Zone Root Protection /Tree Protective Fence – Site Wide

Due to the nature of the works, standard BS 5837 fencing will be used. The Construction Exclusion Zone fence will be heras fence panels fixed to a scaffold framework. Alternatively, heras panels fixed to timber posts. The location will be marked on site by the Arboricultural Consultant and are also shown on the Drawing No. – TPP/5394/Y/300. The requirement will be assessed on a weekly basis by the ACoW.

Drawing No: TPP/5394/Y/300

Actions

- Heras fencing fixed to a scaffold framework or timber posts as illustrated.
- Fencing installed at locations shown on the plan (TPP/5394/Y/300) and marked on site.
- Location and adequacy signed off by ACoW and LPA advised.
- Tool Box Talk – make construction staff aware of the importance of areas by site manager.
- Signs to be erected advising of the area's importance.



HoT Arboricultural Method Statement

Vertical Mulching for unauthorised access to Root Protection Areas/Construction Exclusion Zones:

Work area to be marked out.

Actions

- Use an air spade or hand-held auger to create holes that are between 50 and 75 millimetres in diameter and drilled at around 600-millimetre centres. The holes should be arranged in a grid pattern up to 1 – 1.5 x the RPA. They should be drilled to a depth of around 300/350 millimetres.
- Dispose of the soil dislodged by the air spade/auger and fill each hole with a diluted liquid fertiliser.
- The liquid fertiliser used and dilution rate (1:100 or 1:50) will depend on the results of a soil nutrient analysis.
- Once the liquid fertiliser has drained away refill each hole with the following blend of fresh soil:
- Biochar (5%):John Innes Soil No 2 or 3 (50%):Multi-Purpose Compost (40%): Slow release (6-12 month) inorganic or organic fertiliser (5%).

HoT Arboricultural Method Statement

General Precautions

The retention of trees requires a number of general precautions to be taken. Compliance is to be maintained on site by the Arboricultural Consultant. The site visits are detailed at criterion 1 – Timing of Works.

Actions

- Spoil from the foundation pits or other excavations shall not be placed within the Construction Exclusion Zone.
- No materials, equipment, spoil or washout water may be deposited, stored or parked within the Root Protection Area/ Construction Exclusion Zone.
- On-site inspections to be undertaken by the Arboricultural Clerk of Works with the Arboricultural Consultant visiting during critical operations. The aim of the visits is to maintain on-going liaison with all personnel involved in the site development, Local Planning Authority and its Tree Officer.
- Any defects requiring rectification shall be notified to the Contractor/Site Manager/Arboricultural Consultant and the client.
- A site logbook for tree protection measures is kept to record all stages of the development from the erection of the protective fencing, right through to the completion of the project. This will be made available to the Arboricultural Consultant and the Local Planning Authority, if required, to show evidence of continuous site monitoring.

Protection and Emergency Procedure/Contacts

Adherence to the method statement, appointment of the Arboricultural Consultant and their involvement, at the critical demolition and construction phases, should negate any incident. The contact page details those personnel who should be contacted if an incident involving a retained tree should take place.

Actions

- Spill kit available.
- On site fuels to be located away from RPA/CEZ and contained in a bunded tank at 110% capacity.
- All incidents involving trees to be reported by telephone and email.
- Bunded storage of oil/fuels.
- Refuelling points for machinery at distance to the watercourse.
- Use of drop trays under plant/machinery overnight.
- Availability of spill kits on site – and training of site staff in their use.
- No excavation during periods of heavy rain.
- Regular maintenance and inspection of plant – engines and hydraulic systems.

HoT Arboricultural Method Statement

Contact List

Title	Name	Address	Telephone	Email
Arboricultural Consultant (Development)	TBA			
Arboricultural Clerk of Works (ACoW)	TBA			
Site Agent/ manager	TBA			
Design/Architect	TBA			
Construction Manager	TBA			
Arboricultural Consultant (Council)	TBA			

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