

ADVISORY

Wilson Bowden Developments Ltd
Plot Q, Kingsway Business Park
Rochdale
Arboricultural Survey

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Arboricultural Survey

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CONTENTS

1. INTRODUCTION..... 1

 Instruction 1

 Site Description 1

 Objectives 1

2. METHOD 2

3. RESULTS 3

4. RECOMMENDATIONS AND CONCLUSIONS 4

APPENDICES

- Appendix 1: Tree Constraints Plan
- Appendix 2: Site Photographs
- Appendix 3: Tree Survey Schedule
- Appendix 4: Classification Descriptions

1. INTRODUCTION

Instruction

- 1.1 This Arboricultural Survey has been undertaken on behalf of Wilson Bowden Developments Ltd in respect of Plot Q, Kingsway Business Park, Rochdale OL16 4NL. The scope of work comprised a survey of all trees >75mm on Site undertaken on 14th November 2025.

Site Description

- 1.2 The Site is located within an open field, adjacent to the JD sports distribution centre. The Site itself comprises of an open field, accessed by the pedestrian path along the North boundary. The Site is centred on grid reference SD 91861 12513. The land is on a downward slope to the northwest, with ground levels approximately ranging between 142 and 150 metres above ordnance datum (m AOD).

Objectives

- 1.3 The objectives of this report are to complete an Arboricultural Survey of the Site to inform design and mitigation recommendations for the Proposed Development.

2. METHOD

- 2.1 The arboricultural survey covers those trees or groups of trees which are considered relevant for the brief. During the survey, all relevant individual trees and groups of trees located within and close to the boundary of the Site were assessed. Trees with an estimated stem diameter of 75mm or more that overhang the Site or are located within a distance of up to 12 times their estimated stem diameter were included in the survey.
- 2.2 The objective of the survey was to collect tree data relevant to the proposed works at the Site and to categorise individual trees or tree groups in accordance with British Standard (BS 5837:2012): 'Trees in Relation to Design, Demolition and Construction – Recommendations'¹, based on their condition, quality and future potential.
- 2.3 As per BS 5837:2012, Section 4.5.2 "The purpose of the tree categorisation method, which should be applied by the arboriculturist, is to identify the quality and value (in a non-fiscal sense) of the existing tree stock, allowing informed decisions to be made concerning which trees should be removed or retained in the event of the development occurring".
- 2.4 This survey should therefore be regarded as an initial appraisal with observations recorded for trees within and adjacent to the study area. Remedial tree works, foundation design and material specification are not covered within this report.
- 2.5 The locations for the trees on the Site are shown on the Tree Constraints Plan included as **Appendix 1** and are based on the Site topographical survey drawing. Site photographs are also included as **Appendix 2**. To maintain good practice, it is recommended that all measurements be checked on Site prior to any works commencing. A detailed inspection of the trees with respect to decay, defects and hazard is not included with this report.
- 2.6 The Site survey was conducted by Ben Harrop (BSc) who has been working in the arboricultural industry for 6 years as an arborist, surveyor and consultant.
- 2.7 Information collected during the survey included species, height, stem diameter, branch spread, height of crown clearance, age class, physiological condition, structural condition, estimated remaining contribution and category grade.
- 2.8 The survey was undertaken from ground level using visual assessment of the tree canopy and stem. No removal of vegetation, digging or drilling was undertaken during the survey, parts of the stems of some trees remained partly obscured by fencing or vegetation. The weather conditions at the time of the survey were acceptable. All parts of the Site were fully accessed and there were no significant survey limitations.
- 2.9 No liability can be accepted in respect of the trees or for events which happen after the time of the survey.

¹ British Standard (BS 5837:2012): 'Trees in Relation to Design, Demolition and Construction – Recommendations', British Standards Institute, April 2012

3. RESULTS

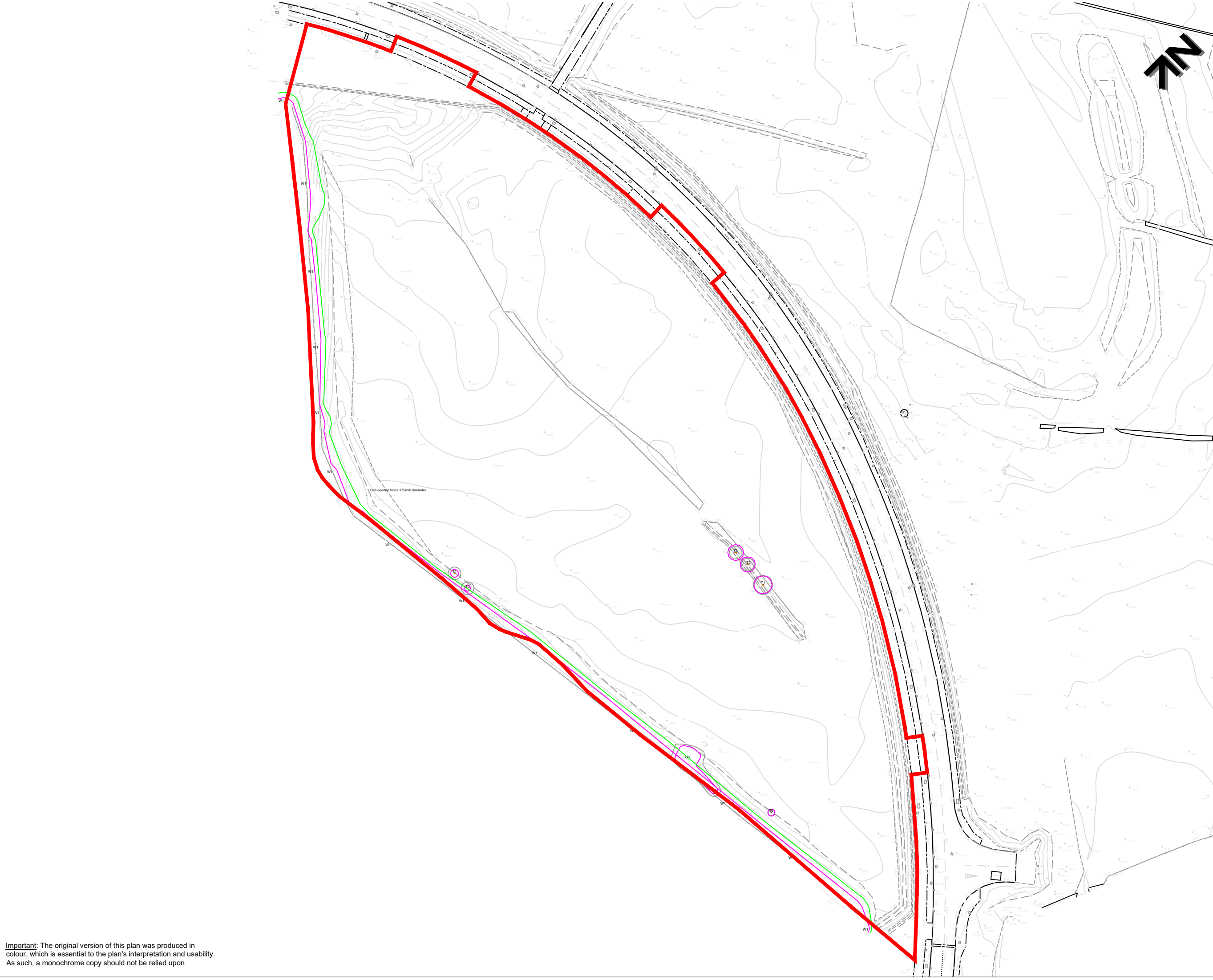
- 3.1 The tree survey results are shown in the Tree Survey Schedule included as **Appendix 3**, which provides details of canopy spreads and Root Protection Areas (RPAs) of the trees included within the survey. The associated tree classification descriptions are shown in the 'Cascade Chart for the Quality Assessment' included as **Appendix 4**.
- 3.2 The RPAs have been calculated in accordance with Section 4.6 of BS 5837:2012. Although the RPA attempts to identify the area of each tree's root system which should be protected, the simplistic circles/zones do not take account of constraints such as buildings, landform, walls etc., which may have restricted or influenced root development. Circular/zonal RPAs are considered to provide a reasonable guide to the extent of the likely rooting areas which should ideally be protected.
- 3.3 A Tree Protection Order (TPO) check was undertaken via the Rochdale Council website but there were no details regarding these present.
- 3.4 The trees included within this survey comprised of six individual trees, one tree group and one woodland;
- Six individual trees were classified as BS5837 Category C;
 - One tree group was classified as BS5837 Category C; and
 - One woodland was classified as BS5837 Category A.

4. RECOMMENDATIONS AND CONCLUSIONS

- 4.1 One woodland area was classified as BS5837:2012 Category A. W1 presents significant value of tree stock of mixed species including common oak, hawthorn, holly, goat willow, hazel, common alder, grey willow, aspen and downy birch. The woodland area is adjacent the Site boundary, but is not considered to present any significant constraint to the development.
- 4.2 Six individual trees and one tree group were classified as BS5837:2012 Category C. All trees and one tree group present low value tree stock of mixed species, including alder, aspen, rowan and hawthorn. Most of these trees and the tree group, with exception to T1, T2 and T3 are located around or close to the boundaries of the Site.
- 4.3 It is anticipated that T1 – T6, and at least part of G1, will be removed to facilitate development. This is not considered to be a significant impact, as all are considered BS5837:2012 Category C.
- 4.4 Where any tree removal is required, this should be mitigated for by replacement planting of suitable tree species for the local environment and in sufficient numbers for the area of canopy cover lost.

APPENDICES

Appendix 1: Tree Constraints Plan



KEY

T = Individual Tree
G = Group of Trees
W = Woodland

Please refer to associated Tree Survey Schedule and appendices for specific details in respect of items below:

Tree Categorisations:

Those to be Considered for Retention:

- Category 'A'
Tree/Group/Woodland
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years
- Category 'B'
Tree/Group/Woodland
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years
- Category 'C'
Tree/Group/Woodland
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees

Those Considered Unsuitable for Retention:

- Category 'U'
Tree/Group/Woodland
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

Note: The locations and extents of the group of trees and the woodland were not included on the topographical survey plan provided, and were subsequently plotted by the arboriculturist at the time of the survey using GPS and, where possible, measurement from existing site features or, where not possible, estimation. As such, the locations and extents of the group and the woodland cannot therefore be considered to be entirely accurate

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 Temporary Protective Fencing Specification

Project:

PLOT Q
KINGSWAY BUSINESS PARK
ROCHDALE
GREATER MANCHESTER
OL16 4NL

Title:

TREE CONSTRAINTS PLAN
in Relation to Proposed Development

Scale: 1:1000@A3
Date: November 2025
Drawn by: MM
Checked by: BH

Important: The original version of this plan was produced in colour, which is essential to the plan's interpretation and usability. As such, a monochrome copy should not be relied upon

Appendix 2: Site Photographs



Photograph 1: View Along south Boundary and W1



Photograph 2: View Along Pedestrian Path which Runs Alongside North Boundary



Photograph 3: View of Site from Southwest Boundary

Appendix 3: Tree Survey Schedule

No.	Species	Height	Stem Diam meter	Branch Spread		Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Category Grade	RPA (m²)	RPA Radius (m)
T1	Rowan	5	1x120 1x110 2x100 1x80 (ms)	N E S W	3 3 3 3	N/A 1	Y	G	- Multi-stemmed from base. - Rooted into dry-stone wall.	No recommendations	10+	C1	24	2.76
T2	Rowan	5	1x100 2x90 1x80 1x70 (ms)	N E S W	2 2 2 2	N/A 1	Y	G	- Multi-stemmed from base. - Rooted into dry-stone wall.	No recommendations	10+	C1	17	2.32
T3	Common Hawthorn	6	1x120 1x110 1x90 1x80 (ms)	N E S W	2 2 2 2	N/A 1	Y	G	- Multi-stemmed from base. - Rooted into dry-stone wall.	No recommendations	10+	C1	19	2.43
T4	Aspen	5	100	N E S W	2 2 2 2	N/A 1	Y	G	No significant features or decay present during survey.	No recommendations	10+	C1	5	1.2
T5	Common Alder	4	75	N E S W	2 2 2 2	N/A 0.5	Y	G	No significant features or decay present during survey.	No recommendations	10+	C1	3	0.9
T6	Common Alder	4.5	90	N E S W	1 1 1 1	N/A 0.5	Y	G	No significant features or decay present during survey.	No recommendations	10+	C1	4	1.08

No.	Species	Height	Stem Diam meter	Branch Spread		Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Category Grade	RPA (m²)	RPA Radius (m)
G1	Aspen	≤ 3	≤ 90	N E S W	≤ 2 ≤ 2 ≤ 2 ≤ 2	N/A ≥ 0	Y	G	■ Group of self-set small trees.	■ No recommendations	10+	C1	≤ 4	≤ 1.08
W1	Common Oak, Hawthorn, Holly, Goat Willow, Hazel, Common Alder, Grey Willow, Aspen, Downy Birch	≤ 11	≤ 1x310 1x250 (ts)	N E S W	≤ 8 ≤ 8 ≤ 8 ≤ 8	N/A ≥ 1.5	Y-SM	G	■ Canopy and rooting zone of woodland edge encroaches into site area. ■ Diverse mixed species woodland planted in a strip following course of Stanney Brook. ■ Woodland forms evident wildlife corridor along watercourse.	■ No recommendations	40+	A1;2;3	≤ 72	≤ 4.78

Key

- No. Allocated sequential reference number - Tree ('T'), Group ('G'), Woodland ('W') or Hedge ('H') reference number - refer to plan and to numbered tags where applicable.
- Species: Common name.
- Height: In metres, to half nearest metre – where possible approximately 80% are measured using an electronic clinometer and the remainder estimated against the measured trees. In the case of Groups and Woodlands the measurement listed is that of the highest tree.
- Stem Diameter: Stem diameter in millimetres, to nearest 10mm - measured and calculated as per Annex C of BS5837:2012. MS = multi-stemmed, TS = twin-stemmed.
- Branch Spread: Crown radius measured (or estimated where considered appropriate) from the four cardinal points (north, east, south and west) to give an accurate visual representation of the crown.
- Branch & Canopy Clearances: Existing height above ground level, in metres, of first significant branch and direction of growth (e.g. 2.5-N) and of canopy at lowest point – to inform on crown to height ratio, potential for shading, etc.
- Life Stage: Estimated age class - Y = young, SM = semi-mature, EM = early-mature, M = mature, PM = post-mature.
- PC: Physiological Condition - a measure of the tree'(s)' overall vitality, i.e. D = Dead, MD = Moribund, P = Poor, M = Moderate, G = Good.

- General Observations and Comments: Comments relating to the tree'(s)' overall condition and any other pertinent factors including structural defects, current and potential direct structural damage, physiological decline, poor form, etc.
- Management Recommendations: Either Preliminary or In Consideration of the Proposal - In the case of Arboricultural Constraints Surveys the recommended management works only take existing site and tree circumstances and conditions into account and not proposed developments. Arboricultural Impact Assessment and Method Statement related Surveys take the proposed development into consideration with recommendations made accordingly. More than one option may be given if considered appropriate.
- ERC: Estimated Remaining Contribution - in years as per BS5837:2012 (i.e. <10, 10+, 20+, 40+).
- Category Grade: Category Grading - tree retention value listed as U, A, B or C - in accordance with BS5837:2012 Table 1.
- RPA m²: Root Protection Area in m² - calculated area around the tree that must be appropriately protected throughout the development process in order avoid root damage.
- RPA Radius (m): Root Protection Area Radius - in metres measured from the centre of the stem to the line of tree protection.
- # (Estimated Dimensions): Where trees are located off-site, or are inaccessible for any other reason, and accurate measurements or other information cannot be taken then the information provided is estimated and is duly suffixed with a "#" symbol.

Appendix 4: Classification Descriptions

Cascade Chart for the Quality Assessment (Taken from BS5837:2012 Table 1, Page 9)				
Category and Definition	Criteria (Including Subcategories Where Appropriate)			Identification on Plan
	1 Mainly Arboricultural Qualities	2 Mainly Landscape Qualities	3 Mainly Cultural Values, Including Conservation	
TREES UNSUITABLE FOR RETENTION				
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 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 or irreversible overall decline. Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low-quality trees supressing adjacent trees of better quality. <i>Note: Category U trees can have existing or potential conservation value which it might be desirable to preserve.</i>			See Appendix 3
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 or trees or wood pasture).	See Appendix 3

Cascade Chart for the Quality Assessment (Taken from BS5837:2012 Table 1, Page 9)

Category and Definition	Criteria (Including Subcategories Where Appropriate)			Identification on Plan
	1 Mainly Arboricultural Qualities	2 Mainly Landscape Qualities	3 Mainly Cultural Values, Including Conservation	
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 were 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 groups or woodlands, such that they attract a higher collective rating than they might attract 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 Appendix 3
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter of <150mm	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 Appendix 3

