

ADVISORY

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

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Arboricultural Impact Assessment

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1. INTRODUCTION

Instruction

- 1.1 This Arboricultural Impact Assessment has been undertaken on behalf of Wilson Bowden Developments Ltd in respect of Plot Q, Kingsway Business Park, Rochdale OL16 4NL.

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 northern boundary. The Site is centred on grid reference SD 91861 12513. The land is on a downward slope to the north-west, with ground levels approximately ranging between 142 and 150 metres above ordnance datum (m AOD).

Proposed Development

- 1.3 The Proposed Development comprises a warehouse distribution/production unit with first floor office and core facilities.

Objectives

- 1.4 The aim of the Arboricultural Impact Assessment is to provide information and advice on potential conflicts between the existing trees on Site and the Proposed Development.

Trees Within Site

- 1.5 The trees included within this Site 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.

2. ARBORICULTURAL IMPACT ASSESSMENT

Context

- 2.1 The Arboricultural Impact Assessment will outline the potential impact the Proposed Development will have on the trees within the Site. The implications will be discussed in terms of below ground constraints and above ground constraints. Possible remedial actions will be discussed where the development impacts significantly on retained trees.

Trees To Be Removed

- 2.2 The Tree Survey Schedule is included as **Appendix 1**, with the Tree Assessment Plan (TAP) included as **Appendix 2**.
- 2.3 T1 – T6 and the majority, if not all, of G1, will be removed due to direct conflict with the Proposed Development and associated groundworks as shown in **Appendix 3**.
- 2.4 A Tree Protection Order (TPO) check was undertaken via the Rochdale Council website but there were no details regarding these present. Where tree removals are concluded to be required, then Rochdale Council will need to be contacted to confirm whether any trees are protected, following planning and prior to construction.

Below Ground Constraints

Soil Compaction Within RPAs

- 2.5 Compaction of soil reduces oxygen and water movement through the soil which can lead to the suffocation and the eventual death of roots.
- 2.6 All construction machinery and traffic must remain outside of retained tree RPAs and must not pass over unprotected soils within these areas.
- 2.7 Barrier fencing in accordance with BS5837 standards will need to be erected to create a Construction Exclusion Zone (CEZ) to ensure no compaction of soil occurs within any unprotected retained tree RPAs.
- 2.8 Where barrier fencing is not possible within areas of development due to access constraints, then ground protection will need to be installed to protect RPAs from soil compaction. Ground protection must be chosen in accordance with the maximum weight of machinery passing over these areas.
- 2.9 The ground protection might comprise one of the following:
- For pedestrian movements only, a single thickness of scaffold boards placed either on top of a driven scaffold frame, to form a suspended walkway, or on top of a compression-resistant layer (e.g. 100 mm depth of woodchip), laid onto a geotextile membrane;

- For pedestrian-operated plant up to a gross weight of 2 t, proprietary, inter-linked ground protection boards placed on top of a compression-resistant layer (e.g. 150 mm depth of woodchip), laid onto a geotextile membrane; or
- For wheeled or tracked construction traffic exceeding 2 t gross weight, an alternative system (e.g., proprietary systems or pre-cast reinforced concrete slabs) to an engineering specification designed in conjunction with arboricultural advice, to accommodate the likely loading to which it will be subjected.

Ground Level Changes Within RPAs

- 2.10 Proposed grading works are not envisaged to conflict directly with the RPAs of W1, due to being a sufficient distance away.
- 2.11 Where ground levels changes are identified to be required within RPAs during construction, the project arboriculturist must be consulted, and then approved by Rochdale Council.

Changes to Soil Condition

- 2.12 It is vital that current soil condition is maintained within the RPAs. Effects on bulk density of the soil from construction activity and the quality of the soil can impact on the trees severely as the roots have adapted to the current conditions of the soil.
- 2.13 Following proposed landscaping works associated with the Proposed Development, it is expected that soil conditions of RPAs of trees along the southern boundary will be maintained.

Underground Utilities/Service Provision

- 2.14 It is not anticipated that new underground services will impact on any retained tree RPAs. However, if trenches are required within the RPAs, they must be constructed in accordance with the guidance provided in the National Joint Utilities Guidance document NJUG 4.
- 2.15 No service shall be positioned within 1 m of a tree stem.

Above Ground Constraints

Pruning

- 2.16 Pruning back of canopies of trees within W1 is required along the southern extent of the proposed building to allow for sufficient access for the construction as shown in **Appendix 3**.
- 2.17 Most proposed pruning is limited to approximately 1 m in length which will comprise of lateral pruning back of primary branches. The most extensive pruning is directed to the north-west corner of the building, in which the pruning back of these branches will reach up to approximately 3 m in length in parts.

- 2.18 Considering the woodland being of a young to semi mature age, it is concluded that the pruning back of said branches is not expected to result in a significant impact to the physiological condition of trees. The trees affected will be able to respond well to these cuts due to being of still a young age, as opposed to the pruning back of such branches on a mature, more established tree.

Shading

- 2.19 As the Proposed Development has no residential component, shading is not considered to pose a significant impact.

Construction Access and Activities

- 2.20 There is considered to be sufficient access into the Site, and it is not anticipated that trees will be further impacted or need to be removed to facilitate construction access.
- 2.21 Consideration should be included within an Arboricultural Method Statement (AMS) for the storage of any materials as accidental spillage may cause damage to the surrounding trees. Spillage kits and neutral emergency bunding aggregate should be appropriate to the amount of material stored on Site i.e. fuel oil or liquid chemicals.
- 2.22 Any storage areas, cement mixing and washing points must be outside of RPAs unless otherwise agreed with the Local Planning Authority.

Post Development

- 2.23 The discussed impacts and mitigation methods provided allow an acceptable relationship with the Proposed Development that will not cause future conflict, and reduce future pressures on retained trees.
- 2.24 The processes of construction are unlikely to have a detrimental effect upon the health of the retained trees assuming recommendations made within this AIA and a subsequent AMS are adhered to at all times by the contractor.
- 2.25 This includes the positioning of a suitable fencing between the retained trees and construction activities prior to commencement of works, and that the fence remains intact and in position throughout the duration of the works.

3. SUMMARY

- 3.1 The Proposed Development will require the removal of six individual trees and the majority of, if not all, one tree group. All trees and the tree group have been classified as Category C due to the low value that the trees provide to the Site.
- 3.2 All works are considered to be a sufficient distance away from W1 RPAs to not have an impact on the trees, subject to the recommended mitigation measures.
- 3.3 Pruning requirements within W1 will have no material effect on trees given their relatively young age and ability to respond well to cuts.

APPENDICES

Appendix 1: Tree Survey Schedule

No.	Species	Height	Stem Diameter	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 Diameter	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 2: Tree Assessment 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

Note 2: All trees with stems and labels marked in red are proposed to be removed

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 ASSESSMENT PLAN

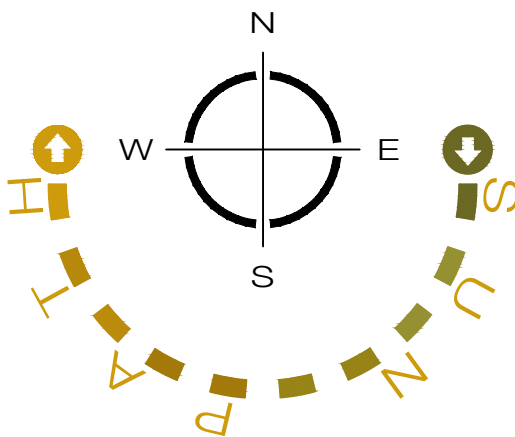
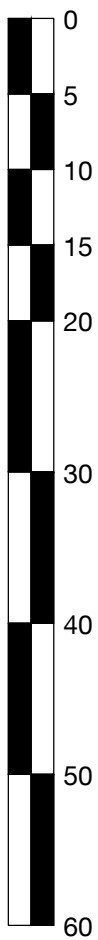
in Relation to Proposed Development

Scale: DO NOT SCALE
Date: January 2026
Drawn by: DB
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 3: Existing Vegetation Removal/Pruning

REVISIONS			
P01	18/12/25	PSL	BLG
FIRST ISSUE			
P02	15/01/26	PSL	BLG
APPLICATION BOUNDARY ADJUSTED ADJACENT PLOT Q-2			
P03	07/05/26	PSL	JB
APPLICATION BOUNDARY REVISED			



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PROJECT
KINGSWAY BUSINESS PARK
ROCHDALE

TITLE
PLOT Q
EXISTING VEGETATION REMOVAL

SCALE
1:500

DATE
18/12/25

DLA REF
2024-096

DRAWN
PSL

REVIEWED
BLG

DOCUMENT NUMBER
KBPQ DLA Q1 XX DR A **99009**

DOCUMENT PURPOSE
PLANNING

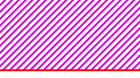
STATUS
PLANNING

REVISION
P03

T:\2024\2024-096\CAD\05-Autocad\DWgs\99009.dwg

Plot Q

Red Line Application Boundary (Site Area = 2.86 ha / 7.07 acres)

-  Existing onsite tree to be removed based on existing trees identified on topographical survey
Note: All Cat C trees
-  Existing onsite vegetation to be removed based on existing areas identified on topographical survey
-  Existing overhanging tree canopies to be pruned to allow construction working room. Assumes nominal 1m offset from earthworks cut line, based on existing areas identified on topographical survey

