



Arboricultural Impact Assessment to BS5837: 2012

SITE: Waterfold Lane, Heap Bridge, Heywood, Bury, BL9 7JY

Ref: NWTCAIA/RG01

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Table 1: General Information

Document Title	Arboricultural Impact Assessment to BS5837: 2012
Prepared for	Franstep Limited
Prepared by	North West Tree Consultancy Ltd
Document Ref	NWTCAIA/RG01
Author	Robert Goodwin
Date	07/05/2026

1 Arboricultural Impact Assessment

Issues that may need to be addressed in an arboricultural impact assessment between the retained trees and the proposed development are as follows:

- The effect and extent of the proposed development within the Root Protection Areas (RPAs) of retained trees and groups.
- Potential conflicts between retained tree canopies and the proposed residential development.
- The likelihood of future pressure for excessive pruning or removal of retained trees.
- The impact of construction activities upon retained trees including soil compaction, excavation and changes in ground levels.
- The long-term retention and management of boundary vegetation adjacent to the development.

1.1 Trees to be Removed

Implementation of the proposed development will require the removal of T009 and partial removal of Group G003 to facilitate the proposed residential layout and associated access road infrastructure. No Category A or Category U trees are proposed for removal.

T009 comprises a Category B Sycamore located adjacent to the eastern river embankment.

Whilst the tree currently provides moderate landscape contribution, its removal is considered necessary to facilitate the proposed development layout. The loss of this individual tree is not considered to result in a significant adverse arboricultural impact within the wider context of the retained boundary vegetation surrounding the site.

The majority of existing boundary vegetation and individual trees will be retained and protected throughout the construction phase in accordance with the Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS) *ref: NWTCAMS/RG01*.

Table 2: Number of individual trees to be removed

U	A	B	C
1	N/A	1no (T009)	0

Table 3: Number of groups to be removed

U	A	B	C
N/A	N/A	Part (G003)	N/A

2 Impact on Retained Trees

The proposed residential development has been designed to retain the majority of existing trees and groups surrounding the site boundaries. Retained arboricultural features primarily comprise Category B trees and groups associated with the motorway embankment, river corridor and boundary screening vegetation.

The principal retained arboricultural features include Groups G002 and G004 together with individual trees T003 and T007, which represent the most prominent landscape features on the site due to their size, maturity and boundary location.

The proposed development layout has generally avoided direct conflict with retained tree canopies and Root Protection Areas (RPAs). However, localised incursions into RPAs will be required in areas where hard surfacing and associated infrastructure are proposed adjacent to retained trees, including T007 and G004. These incursions are considered minor in extent and can be accommodated through the use of suitable arboricultural construction techniques.

Partial removal of Group G003 is proposed to facilitate the construction of a new access road located to the north of the site. Whilst the group currently provides moderate visual screening and landscape contribution, sufficient boundary vegetation will remain following development to maintain the overall arboricultural character of the site.

Removal of T009 will reduce localised tree cover adjacent to the eastern boundary; however, suitable replacement planting along with the retained vegetation associated with the river corridor and surrounding boundary groups will continue to provide landscape screening and visual containment to the site.

Minor pruning works to retained trees may be required where lateral branches encroach towards proposed built form, access routes or hard surfaced areas. Any such works are anticipated to be limited in extent and can be undertaken without materially affecting the long-term health, structural integrity or amenity value of the retained trees. All pruning operations shall be undertaken in accordance with BS3998:2010 Tree Work – Recommendations.

Construction activities have the potential to adversely affect retained trees through soil compaction, root severance, contamination or physical damage to stems and branches if not appropriately controlled. To mitigate these risks, protective fencing will be installed in accordance with the approved Tree Protection Plan prior to commencement of development works.

Subject to implementation of the recommendations contained within the Arboricultural Method Statement and adherence to the prescribed tree protection measures throughout the construction phase, the proposed development is considered capable of proceeding without resulting in unacceptable harm to the long-term health, stability or amenity value of retained trees.

3 Tree Protection Measures

The following information sets out precursory considerations in determining the requirement for tree protection measures and in the assessment of development impact.

3.1 Root Protection Areas

As per BS 5837: 2012, a Root Protection Area (RPA) has been assigned to each tree or group of trees and is based on the stem diameter at 1.5m above ground level. This area represents the minimum area around each tree that must be left undisturbed to ensure its survival.

Tree roots are typically found in the first 600mm of soil and most of the fine roots that absorb nutrients and water are found close to the surface.

Root morphology is influenced by site conditions past and present (including roads, buried structures and underground services), soil type, drainage and topography. Due to these influencing conditions, tree roots may not be a circular area centered on the tree stem.

3.2 Ground Contamination

Storage areas for fuels and oils should not be located within 10 metres of any retained tree due to the risk of soil contamination caused by accidental spillage.

Care and attention should be taken particularly when working on or near slopes to avoid unintentional runoff of harmful materials into the rooting areas of retained trees.

3.3 Underground Utilities

No underground utilities are proposed within the RPA of the retained trees.

3.4 Ground Level Changes

Changes in existing ground levels can have a significant impact upon the health, stability and long-term viability of retained trees. Both increases and reductions in soil levels within Root Protection Areas (RPAs) can adversely affect rooting environments through soil compaction, reduced oxygen availability, root severance and alterations to natural soil moisture conditions. The tolerance of trees to ground level changes will vary depending upon species, age, condition and existing site conditions.

Existing ground levels within retained RPAs should therefore be maintained wherever practicable throughout the construction phase.

The proposed residential development at Waterford Lane has been designed to minimise the requirement for significant alterations to existing ground levels within retained rooting areas. Localised excavation works and minor level adjustments may be required in limited areas adjacent to retained trees where hard surfacing and associated construction works interface with RPAs, specifically in proximity to T007 and G004.

These works are considered limited in extent and will be undertaken using arboriculturally sensitive methodologies as detailed within the Arboricultural Method Statement (AMS) *ref: NWTCAMS/RG01*.

Where excavation within RPAs is required, works shall be carried out under arboricultural supervision with any exposed roots managed in accordance with BS5837:2012 recommendations. Subject to implementation of the specified mitigation measures, the proposed works are not considered likely to result in significant adverse impacts to retained tree health or stability.

3.5 Drainage & Storm Water Run-off

Drainage design and storm water management require careful consideration throughout the construction process to prevent excessive surface water discharge, contamination or altered soil moisture conditions within the Root Protection Areas (RPAs) of retained trees.

Where practicable, foul water drainage and associated infrastructure should be directed away from retained rooting areas to minimise the potential for adverse impacts upon soil structure and root function. Similarly, care should be taken to avoid concentrated or polluted surface water runoff entering retained RPAs during both the construction and operational phases of the development.

The proposed development has been designed to minimise direct impacts upon retained rooting environments. Where hard surfacing or impermeable construction is proposed in proximity to retained trees, suitable drainage arrangements should be incorporated to maintain natural infiltration patterns and avoid localised soil desiccation or waterlogging.

Any drainage installations located adjacent to retained RPAs should be undertaken using arboriculturally sensitive working methods as detailed within the Arboricultural Method Statement (AMS) *ref: NWTCAMS/RG01*.

3.6 Construction Exclusion Zone

A Construction Exclusion Zone (CEZ) shall be established around retained trees and groups to prevent accidental damage during the construction phase. The CEZ represents a protected area within which no construction activity or site operations shall take place unless otherwise agreed within the Arboricultural Method Statement (AMS) *ref: NWTCAMS/RG01*.

No storage of materials, spoil, fuels, plant, equipment or machinery shall occur within the CEZ. Similarly, no vehicle access, parking, mixing of cement, excavation, fires, loading or unloading activities shall be permitted within these protected areas.

The CEZ will be defined by protective barrier fencing installed in accordance with the approved Tree Protection Plan (TPP) as detailed on the associated project drawings detailed within the AMS. Protective fencing shall be erected prior to commencement of any site clearance or construction activities and retained for the full duration of the development works.

4 Qualifications

- ABC Level 4 Diploma in Arboriculture
- ABC Level 4 Certificate in Arboriculture
- Professional Tree Inspection (Lantra Awards)

Membership

- Technician member of the Arboricultural Association (TechArborA)
- Associate member of the Institute of Chartered Foresters

5 Bibliography

British Standards Institution (2012). *BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations*. BSI Standards Limited.

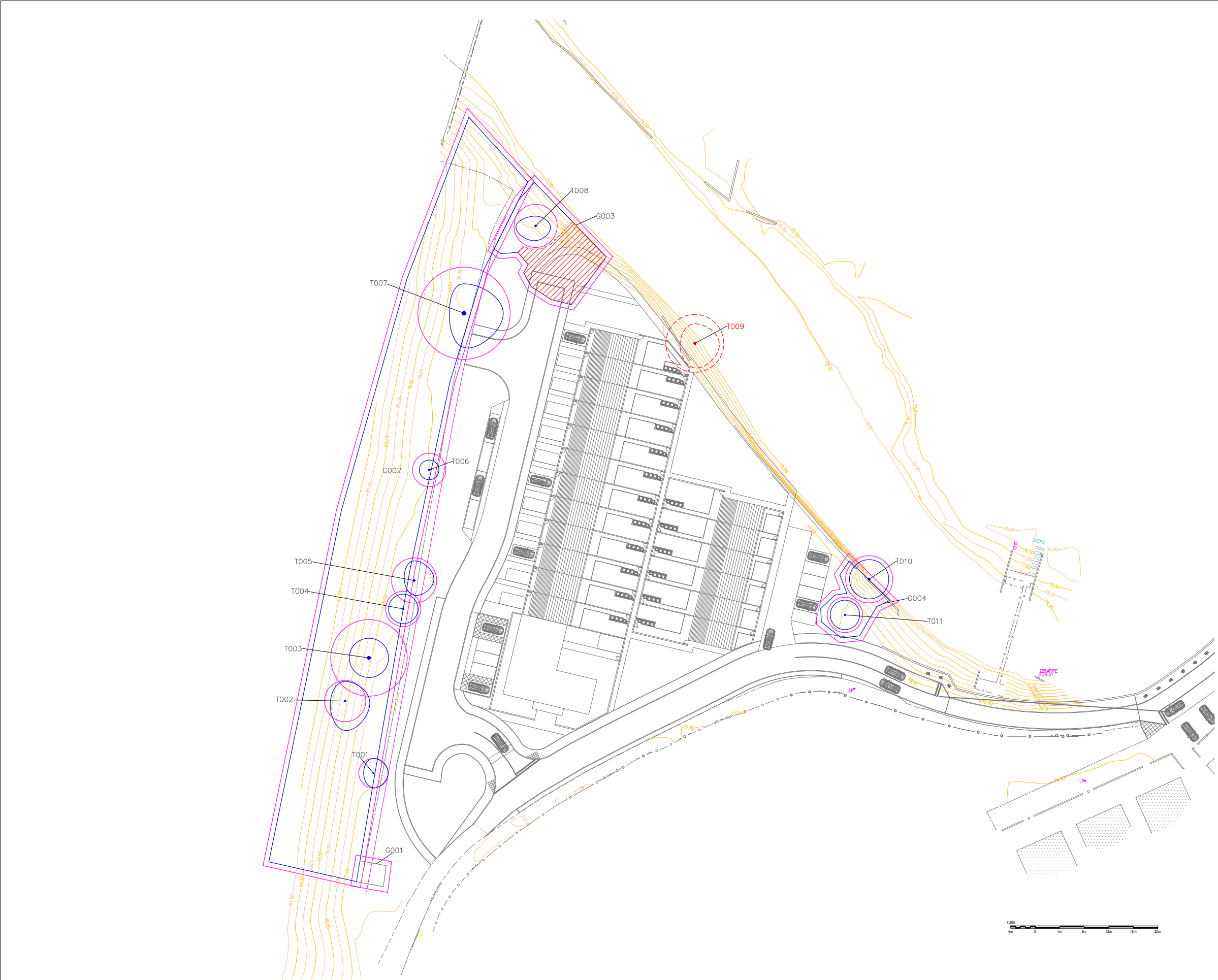
British Standards Institution (2010). *BS3998:2010 Tree Work – Recommendations*. BSI Standards Limited.

National House Building Council (2026). *NHBC Standards 2026*. NHBC.

Department for Levelling Up, Housing and Communities (2023). *National Planning Policy Framework (NPPF)*.

DRAWINGS

Drawing 1 – Tree Removal Plan



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Notes:-

Category A tree, group or hedge

Category B tree, group or hedge

Category C tree, group or hedge

Category U tree, group or hedge

Root Protection Area (RPA)

Individual Trees to be Removed

Tree Groups to be Removed

X01				
REV.				
	DATE	DESCRIPTION	DRAWN	CHK'D

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Client:	FRANSTEP LIMITED		
Project:	WATERFOLD LANE, BURY		
Title:	TREE REMOVAL PLAN		
Issue:	PLANNING		
Drawn:	RG	Checked:	RG
Project:	NWTC/001	Scale @ A0:	1:200
Dwg No:	NWTC-TRP-X01	Approved:	RG
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		Revision:	X01



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