



Tree Survey to BS5837: 2012

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

***Ref:** NWTCTS/RG01*

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Document Title	Tree Survey to BS5837: 2012
Prepared for	Franstep Limited
Prepared by	North West Tree Consultancy Ltd
Document Ref	NWTCTS/RG01
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Date	07/05/2026

1 Executive Summary

This report presents the findings of an updated BS5837:2012 tree survey and arboricultural assessment undertaken in support of proposed residential development at Waterford Lane.

The assessment has been prepared in accordance with BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations and evaluates the potential arboricultural constraints associated with the proposed redevelopment.

The survey identified a combination of individual trees and grouped vegetation located both within and adjacent to the site boundaries. The tree stock is primarily associated with perimeter screening vegetation, motorway embankments and river corridor planting, comprising species including willow, sycamore, ash, oak, alder, hawthorn and crab apple.

The majority of the surveyed trees are of semi-mature to mature age class and were found to be in fair to good physiological and structural condition, with an estimated remaining contribution exceeding 20 years.

The surveyed tree population comprises four tree groups and eleven individual trees. The majority of trees and groups have been categorised as BS5837 Category B, representing vegetation of moderate arboricultural and landscape quality worthy of retention. One self-set willow group (G001) has been categorised as Category C due to its comparatively limited individual merit. No Category A or Category U trees were identified during the assessment.

Existing tree cover provides an established visual screening and landscape function around the site boundaries, particularly adjacent to the motorway embankment and river corridor. Whilst the majority of surveyed trees are not considered to present significant constraints to the proposed residential development, several retained trees and groups will require careful consideration during the design and construction process. Principal arboricultural constraints are associated with:

- Group G003 located to the north of the site.
- T007 Goat Willow positioned along the boundary screening belt.
- T009 Sycamore adjacent to the eastern river embankment.
- Sections of retained boundary vegetation where hard surfacing is proposed within Root Protection Areas (RPAs).

The assessment concludes that the proposed residential development can be successfully accommodated whilst retaining the majority of the existing tree cover. Protective fencing will be required in accordance with the submitted Tree Protection Plan (TPP) prior to commencement of development activities and maintained throughout the construction phase to safeguard retained trees and rooting areas.

Limited incursions into RPAs are proposed where hard surfacing is required adjacent to retained boundary trees, including T007 and G004. In these locations, arboriculturally sensitive construction techniques, such as no-dig surfacing solutions, will be necessary to minimise root disturbance and ensure the long-term retention of affected trees.

Partial removal of Group G003 is proposed to facilitate the construction of an access road.

Whilst the group currently contributes to local screening and amenity, the proposed works are considered acceptable in arboricultural terms due to the moderate quality of the vegetation and the retention of substantial boundary planting elsewhere across the site.

Symptoms consistent with Ash Dieback (*Hymenoscyphus fraxineus*) were observed affecting ash specimens within Groups G002 and G003. At the time of inspection, affected trees remained in fair condition and continue to provide amenity value; however, future monitoring and management may be required as the disease progresses.

Overall, the proposed residential redevelopment is considered achievable from an arboricultural perspective.

Subject to adherence with the recommendations contained within this report, including the installation of protective barriers, implementation of sensitive construction methodologies within RPAs, and retention of identified boundary vegetation where practicable, the development can proceed with an acceptable and manageable impact upon existing tree cover and local visual amenity.

2 Introduction

This report has been prepared on behalf of Franstep Limited and relates to land at Waterford Lane in support of proposed residential development proposals.

The report provides an updated arboricultural assessment in accordance with BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations. The purpose of the assessment is to identify existing trees and arboricultural features both within and adjacent to the site, evaluate their quality and retention value, and assess the potential impact of the proposed development on retained trees.

The site currently comprises vacant land containing a mixture of naturally established vegetation, boundary screening and tree cover associated with adjacent motorway embankments and the nearby river corridor. Existing tree cover is primarily concentrated around the site boundaries and consists of both individual trees and mixed species groups.

The survey was undertaken from ground level only and records the condition, dimensions and arboricultural categorisation of all significant trees and groups that may influence the proposed development. Trees were assessed in accordance with the recommendations of BS5837:2012 and categorised based upon their arboricultural quality, condition, remaining contribution and landscape value.

Species recorded during the survey include willow, sycamore, ash, oak, hawthorn, alder and crab apple, with the majority of the tree stock comprising semi-mature to mature specimens of moderate arboricultural quality.

This report should be read in conjunction with the accompanying Arboricultural Impact Assessment (AIA), Ref: *NWTCAlA/RG01* Arboricultural Method Statement (AMS) Ref: *NWTCAMS/RG01* and Tree Protection Plan (TPP), which provide detailed guidance relating to the protection and management of retained trees during the demolition and construction phases of development.

The assessment has been prepared to assist the local planning authority in determining the arboricultural implications of the proposed residential redevelopment and to ensure that appropriate consideration has been given to the long-term retention and protection of suitable existing tree cover as part of the development process.

3 Site Description

The site is located at Waterford Lane, Heap Bridge, Heywood, Bury and comprises an area of vacant land proposed for residential redevelopment. The site is currently undeveloped and contains areas of naturally regenerated vegetation together with established boundary tree cover and scrub vegetation.

Existing vegetation is predominantly concentrated around the perimeter of the site and along adjacent embankments, where mixed species tree groups provide visual screening and local landscape contribution. The western and northern boundaries are characterised by linear belts of mixed species vegetation associated with the adjacent motorway embankment, whilst the eastern boundary adjoins a river corridor containing additional tree cover and embankment vegetation.

The surveyed tree stock comprises a mixture of individual trees and grouped vegetation including willow, sycamore, ash, hawthorn, oak, alder and crab apple. The majority of trees are of semi-mature to mature age class and are generally in fair to good physiological and structural condition. Existing tree cover provides moderate visual amenity and contributes to local screening, particularly along boundary interfaces.

Topography across the site generally reflects the adjacent embankment features and river corridor, with localised level changes around the site boundaries. Existing vegetation varies in density, with some areas comprising self-set and naturally regenerated growth.

Surrounding land uses are characterised by a mixture of transport infrastructure, watercourse corridors, agricultural pasture land, and surrounding urban development. Existing trees and vegetation adjacent to the site contribute to the visual containment of the site and provide a degree of separation from neighbouring infrastructure and adjoining land uses.

Access to the site was sufficient to undertake the survey from ground level and all significant arboricultural features likely to influence the proposed development were inspected and recorded as part of the assessment.

Figure 1: Site Location and extents including red line boundary (Not to Scale)



4 Statutory Protection & Guidance

4.1 National Planning Policy Framework (NPPF)

- The NPPF assumes protection of all ancient woodland and veteran trees unless there are wholly exceptional reasons and a suitable compensation strategy exists. In this respect ancient woodland is defined as an area which has been wooded continuously since at least 1600 AD and a veteran as a tree that because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value.
- Under section 197 and 198 of the Town and Country Planning Act 1990, local planning authorities, when granting planning consent for development, have a duty to protect trees and woodlands, in the interests of amenity, from wilful damage or removal through the use of planning conditions and TPO's.

4.2 Tree Preservation Orders & Conservation Area Designations

- Works to trees which are covered by Tree Preservation Orders (TPO's) or those that are within a Conservation Area (CA) require permission or consent from your Local Planning Authority (LPA).
- Section 211 of the Town and Country Planning Act 1990 relates to the preservation of trees within a Conservation Area. Under section 211 anyone proposing to remove, uproot or destroy any tree within a Conservation Area is required to give the Local Planning Authority (LPA) 6 weeks prior notice (A Section 211 notice).
- It is necessary to obtain confirmation from the LPA of any TPO's or CAs upon the site and to follow the appropriate application procedure if tree surgery or any works are required in respect of protected trees.
- *No statutory protection check has been performed. BS5837 does not distinguish between trees which are subject to statutory protection such as a Tree Preservation Order (TPO) and those trees without. This is due to the fact that a detailed planning consent overrides any TPO protection. We do not seek to bias our findings and decisions in favour of protected trees over other trees without protection.*

4.3 Forestry Legislation

Under the Forestry Act 1967, a felling licence is required from the Forestry Commission where more than 5 cubic metres of timber are felled within any calendar quarter, unless exemption applies.

- Exemptions may include:
 - Trees removed in accordance with a full planning permission.
 - Trees within domestic gardens.
 - Dead, dying, or dangerous trees (subject to evidential threshold).
- It is the responsibility of the landowner to ensure compliance with felling licence requirements where applicable.

4.4 Wildlife & Habitat Legislation

- Trees and hedgerows may provide habitat for protected species.
- Under the Wildlife and Countryside Act 1981, it is an offence to intentionally damage or destroy the nest of any wild bird while it is in use or being built.
- All bat species and their roosts are protected under the Conservation of Habitats and Species Regulations 2017. It is an offence to:
 - Deliberately capture, injure or kill a bat.
 - Damage or destroy a bat roost (whether occupied or not).
 - Deliberately disturb bats in a way that impairs their ability to survive, reproduce or rear young.
- Where trees exhibit features with bat roost potential, appropriate ecological assessment may be required prior to works.
- In addition, Section 40 of the Natural Environment and Rural Communities Act 2006 places a duty on public authorities to have regard to the purpose of conserving biodiversity in the exercise of their functions.

4.5 Hedgerow Protection

Important countryside hedgerows may be protected under the Hedgerows regulations 1997. Where applicable, prior notification must be submitted to the LPA before removal of a qualifying hedgerow.

Hedgerows within domestic garden curtilage are generally exempt.

4.6 Planning Policy Context

National planning policy is set out within the National Planning Policy Framework (NPPF), which recognises trees as an important component of sustainable development and seeks to retain and enhance valued landscape biodiversity.

Local Plan policies may contain specific requirements relating to:

- Retention of existing trees.
- Protection of root protection areas (RPAs).
- Replacement planting.
- Canopy cover targets.
- Biodiversity net gain.

Relevant local planning policies should be considered in conjunction with this report.

4.7 British Standards & Industry Guidance

This report has been prepared in accordance with:

- BS 5837: 2012 – *Trees in relation to design, demolition and construction – Recommendations.*
- BS 3998:2010 – *Tree Work - Recommendations.*

5 Tree Survey

5.1 Survey Overview

The survey recorded a total of 15 arboricultural features comprising:

- 11 individual trees.
- 4 tree groups.
- 12 Category B trees/groups.
- 1 Category C group.
- No Category A or Category U trees were identified.

The surveyed tree stock consists predominantly of semi-mature to mature trees and mixed species groups associated with the site boundaries, motorway embankments and adjacent river corridor vegetation. Species recorded during the survey include willow, sycamore, ash, oak, hawthorn, alder and crab apple.

The majority of the surveyed trees were found to be in fair to good physiological and structural condition with an estimated remaining contribution of greater than 20 years.

Symptoms consistent with Ash Dieback (*Hymenoscyphus fraxineus*) were observed affecting ash specimens within Groups G002 and G003. At the time of inspection, affected trees remained in fair condition and continue to provide amenity value.

5.2 Distribution and Structure

The majority of the surveyed trees and groups are concentrated around the site boundaries where they form established screening belts and contribute to local visual amenity. Significant tree cover is present adjacent to the motorway embankment and along the eastern river corridor boundary, where mixed species groups and individual trees provide a degree of visual containment and separation from surrounding infrastructure.

Group G002 forms a substantial linear belt of mixed species vegetation associated with the motorway embankment and represents the largest arboricultural feature on the site. Additional boundary vegetation is provided by Groups G001, G003 and G004, which comprise naturally regenerated and mixed species planting including willow, sycamore, hawthorn, ash and privet.

Individual trees are generally located within or adjacent to these boundary groups, with the majority comprising semi-mature to mature specimens. The internal areas of the site are largely open and vacant in character with limited internal tree cover, reflecting the undeveloped nature of the site.

5.3 Arboricultural Quality

The majority of surveyed trees and groups have been categorised as BS5837 Category B, reflecting vegetation of moderate arboricultural and landscape quality considered suitable for retention. Category B features include the principal boundary screening groups and the majority of individual trees located throughout the site perimeter.

Group G002, which forms the established motorway screening belt, provides notable visual amenity and screening contribution despite the presence of Ash Dieback affecting some ash specimens within the group. Similarly, several individual trees including T003, T007 and T009 provide moderate landscape contribution due to their size, maturity and boundary prominence.

Group G001 has been categorised as Category C due to its self-set nature and comparatively limited arboricultural merit. Category C trees and groups are considered to provide lower quality landscape contribution and limited long-term retention value when compared to higher category features.

No trees were identified that warranted categorisation as either Category A or Category U.

5.4 Arboricultural Constraints

The principal arboricultural constraints associated with the proposed residential development arise from the Root Protection Areas (RPAs) and canopy spreads of retained boundary trees and groups. The most significant constraints are associated with:

- Group G003 located to the northern boundary;
- T007 Goat Willow adjacent to the boundary screening belt;
- T009 Sycamore located on the eastern river embankment;
- Boundary trees where hard surfacing is proposed within RPAs.

The extensive boundary vegetation associated with Groups G002, G003 and G004 will require careful consideration during the design and construction process to avoid unnecessary impacts to retained rooting environments, canopy structure and soil conditions.

Limited incursions into RPAs are proposed in areas where hard surfacing is required adjacent to retained trees, specifically T007 and G004. In these locations, arboriculturally sensitive construction techniques, including no-dig surfacing solutions, will be necessary to minimise root disturbance and facilitate successful long-term retention.

Partial removal of Group G003 is proposed to facilitate the construction of a new access road. Whilst this group provides moderate screening and landscape value, the proposed removal is considered acceptable in arboricultural terms subject to retention and protection of the remaining boundary vegetation.

Full survey data, including tree locations, canopy spreads and RPAs, is provided within the accompanying Tree Constraints Plan (TCP) and associated survey schedule. The TCP illustrates all surveyed features together with the calculated protection zones to inform the proposed site layout and future construction activities.

6 Scope

Pre-development tree surveys are carried out to make arboricultural management recommendations based purely upon individual tree or group of trees condition relative to their present context, and not in relation to the proposed development.

An arboricultural survey was carried out on all trees within impacting distance of the site.

The survey was undertaken by Robert Goodwin of North West Tree Consultancy Ltd on the 10th August 2024.

11 individual trees (T001 – T011), 4 Groups of trees (G001-G004) were recorded within influencing distance of the site.

A schedule of all trees and groups including species, condition, age, management recommendations and BS 5837:2012 quality categories is provided within Appendix A.

Tree and group locations along with their canopy spreads and Root Protection Areas (RPA) are shown on Drawing 1.

7 Limitations

The survey was carried out from ground level only and using visual observations.

No detailed examinations were made such as decay detection or aerial inspections, such recommendations if required are detailed in recommendations within the tree survey schedule found in Appendix A.

Measurements were measured using specialist measurement equipment unless otherwise indicated as approximate.

Trees bordering the site have been excluded from the survey if they have been deemed far enough away from the developable area.

8 Tree Quality Categorisation

Under BS 5837:2012 Trees in relation to design, demolition and construction- Recommendations, trees and groups of trees are assigned a quality category in order to quantify their value within any future development.

The table below contains a summary of the categories set out in the British Standard.

- The full table is reproduced in Appendix B.

Table 2: BS5837: 2012 Tree Quality Categorisation

HIGH QUALITY	MODERATE QUALITY	LOW QUALITY	FELL/REMOVE
A	B	C	U
Trees of high quality with an estimated remaining life expectancy of at least 40 years.	Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.	Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.	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.

9 Conclusion & Recommendations

9.1 Conclusions

An updated BS5837:2012 tree survey and arboricultural assessment has been undertaken at Waterford Lane in support of proposed residential development proposals on behalf of Franstep Limited.

The survey identified a total of 15 arboricultural features comprising 11 individual trees and 4 tree groups. The majority of the surveyed tree stock has been categorised as BS5837 Category B, reflecting vegetation of moderate arboricultural and landscape value suitable for retention within the context of the proposed development. One self-set group was categorised as Category C due to its comparatively limited arboricultural merit. No Category A or Category U trees were identified during the assessment.

Existing tree cover is predominantly concentrated around the site boundaries where it provides visual screening, local landscape contribution and separation from adjacent infrastructure including the motorway embankment and river corridor. The internal areas of the site are largely open and vacant in character with limited arboricultural constraints internally.

The assessment has identified that the majority of retained trees and groups can be successfully integrated into the proposed residential development subject to the implementation of appropriate tree protection measures and sensitive construction methodologies. The primary arboricultural constraints relate to retained boundary vegetation and associated Root Protection Areas (RPAs), particularly in areas where hard surfacing is proposed adjacent to retained trees.

Partial removal of Group G003 is proposed to facilitate construction of an access road along with the removal of T009. Subject to appropriate mitigation and retention of the remaining boundary vegetation, the proposed works are considered acceptable in arboricultural terms.

Symptoms consistent with Ash Dieback (*Hymenoscyphus fraxineus*) were identified affecting ash specimens within Groups G002 and G003. Whilst affected trees currently remain in fair condition, future monitoring and management may be required as the disease progresses.

Overall, the proposed residential redevelopment is considered achievable from an arboricultural perspective and can proceed with an acceptable level of impact upon retained tree cover and local visual amenity.

9.2 Recommendations

To ensure the successful retention and protection of trees during the construction process, the following recommendations should be implemented:

- Protective fencing and ground protection measures shall be installed in accordance with the approved Tree Protection Plan (TPP) prior to commencement of any site clearance, demolition or construction works.
- All tree protection measures shall remain in place and be maintained for the full duration of the construction phase.
- No storage of materials, excavation, changes in ground levels, fires, cement mixing or plant movement shall occur within identified Root Protection Areas unless specifically detailed within the Arboricultural Method Statement (AMS).
- Areas where hard surfacing is proposed within RPAs, including adjacent to T007, shall be constructed using suitable no-dig or other arboriculturally sensitive construction techniques to minimise root disturbance.
- Arboricultural supervision should be undertaken during key stages of development works where construction activities occur in close proximity to retained trees and RPAs.
- Pruning works identified within the survey schedule, including reduction of lateral branches encroaching beyond site boundaries, should be undertaken in accordance with BS3998:2010 Tree Work – Recommendations.
- Trees affected by Ash Dieback should be monitored periodically to assess progression of the disease and identify any future management or safety requirements.
- Any unforeseen tree roots encountered during construction works should be assessed by the project arboriculturist prior to continuation of works within affected areas.

Subject to implementation of the recommendations contained within this report, together with the accompanying Arboricultural Impact Assessment (AIA), Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP), the proposed development is considered capable of proceeding whilst achieving appropriate protection and long-term retention of suitable existing tree cover.

10 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

11 Bibliography

British Standards 3998 (2010) *Tree work – Recommendations UK; British Standards Institution*

British Standards 5837 (2012) *Trees in relation to design, demolition and construction - Recommendations; British Standards Institution*

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Hedgerows Regulations 1997. *London: HMSO.*

Hirons, A., & Thomas, P. (2017). *Applied Tree Biology.*

The Conservation of Habitats and Species Regulations 2017. *London: HMSO.*

The Town and Country Planning (Tree Preservation) (England) Regulations 2012. *London: HMSO.*

The Town and Country Planning Act 1990. *London: HMSO.*

The Wildlife and Countryside Act 1981 (as amended). *London: HMSO.*

APPENDECIES

Appendix A - Arboricultural Survey Data

Appendix B - Survey Methodology

Appendix A – Arboricultural Survey Data

Ref.	Species	Structure	Num. Stems	Height	Ult. Height (m)	Stem diameter(s) (mm)	Combined Stem Diam	Life Stage	Rem. Contrib.	Comments	General Observations	Retention Category	North	East	South	West	Crown Clearance (m)	Lowest Branch Direction	RPA	Physiological Condition	Structural Condition	Recommendations
G001	Goat willow x10 (<i>Salix caprea</i>)	Group	10+	-	-	-	0	Semi mature	20+ Years	These trees do not form a constraint to the redevelopment of the site.	Self-set group on boundary to site.	C1,2							Area: 68 sq m.	Fair	Fair	Protect trees with protective barriers as shown on TPP
G002	Mixed species (<i>Mixed species</i>)	Group	100+	-	-	-	0	Semi mature/mature	20+ Years	These trees do not form a constraint to the redevelopment of the site	Mixed species linear group forming screening on motorway embankment. Ash Dieback present on ash within group.	B1,2							Area: 2840 sq m.	Fair	Fair	Protect trees with protective barriers as shown on TPP.
G003	Mixed species (<i>Mixed species</i>)	Group	10+	-	-	-	0	Semi mature/mature	20+ Years	These trees form a constraint to the north of the development.	Mixed group consisting of sycamore, goat willow, hawthorn, ash. Ash Dieback present within group.	B2							Area: 563 sq m.	Fair	Fair	Remove part of group to facilitate new access road.
G004	Mixed species (<i>Mixed species</i>)	Group	10+	-	-	-	0	Semi mature	20+ Years	These trees may form a constraint to the redevelopment of the site	Mixed group consisting of goat willow, hawthorn, ash, privet.	B1,2							Area: 221 sq m.	Good	Good	Protect trees with protective barriers as shown on TPP
T001	Sessile oak (<i>Quercus petraea</i>)	Tree	1	9.0	24.0	250	250	Semi Mature	20+ Years	This tree does not form a constraint to the redevelopment of the site	Tree on boundary fenceline.	B1,2	3.0	3.0	3.0	2.0	2.0	SW	Radius: 3.0m. Area: 28 sq m.	Good	Fair	Protect trees with protective barriers as shown on TPP
T002	White willow (<i>Salix alba</i>)	Tree	1	12.0	24.0	350	350	Early Mature	20+ Years	These trees do not form a constraint to the redevelopment of the site	Tree within motorway screening group.	B1,2	4.0	5.0	6.0	3.0	4.0	S	Radius: 4.2m. Area: 55 sq m.	Good	Fair	Protect trees with protective barriers as shown on TPP
T003	White willow (<i>Salix alba</i>)	Tree	1	14.0	24.0	650	650	Mature	20+ Years	These trees do not form a constraint to the redevelopment of the site	Tree within motorway screening group.	B1,2	4.0	4.0	4.0	4.0	2.0	NW	Radius: 7.8m. Area: 191 sq m.	Good	Good	Protect trees with protective barriers as shown on TPP
T004	Hawthorn (<i>Crataegus sp.</i>)	Tree	1	7.0	10.0	300	300	Semi Mature	20+ Years	This tree will not form a constraint to the development of the site.	Tree within screening group on boundary fenceline.	B1,2	3.0	3.0	3.0	3.0	1.0	N	Radius: 3.6m. Area: 41 sq m.	Good	Good	Protect trees with protective barriers as shown on TPP.
T005	Crab apple (<i>Malus sylvestris</i>)	Tree	5	7.0	10.0	100,200,250,100,150	381	Early Mature	20+ Years	This tree will not form a constraint to the development of the site.	Tree within motorway screening group on boundary fenceline.	B1,2	4.0	4.0	3.0	2.0	1.0	E	Radius: 4.6m. Area: 66 sq m.	Good	Good	Reduce lateral branches encroaching over boundary back to fenceline.
T006	Common alder (<i>Alnus glutinosa</i>)	Tree	1	10.0	18.0	280	280	Semi Mature	20+ Years	This tree does not form a constraint to the redevelopment of the site	Tree within motorway screening group.	B1,2	2.0	2.0	2.0	2.0	6.0	S	Radius: 3.4m. Area: 36 sq m.	Good	Good	Protect trees with protective barriers as shown on TPP

T007	Goat willow (<i>Salix caprea</i>)	Tree	4	12.0	24.0	500,450,280,280	781	Mature	20+ Years	This tree will form a constraint to the redevelopment of the site	Tree within motorway screening group on boundary.	B2	6.0	8.0	7.0	3.0	2.0	SE	Radius: 9.4m. Area: 278 sq m.	Good	Fair	Protect trees with protective barriers as shown on TPP
T008	Sycamore (<i>Acer pseudoplatanus</i>)	Tree	1	11.0	22.0	370	370	Early Mature	20+ Years	This tree does not form a constraint to the redevelopment of the site	Fair overall Physiological and Structural condition. Codominant stem at main union.	B1,2	2.0	3.0	3.0	4.0	1.0	SE	Radius: 4.4m. Area: 61 sq m.	Good	Fair	Protect trees with protective barriers as shown on TPP
T009	Sycamore (<i>Acer pseudoplatanus</i>)	Tree	3	10.0	22.0	300,300,250	492	Early Mature	20+ Years	This tree will form a constraint to the east of the site.	Tree on river embankment.	B1,2	4.0	5.0	5.0	3.0	2.0	SW	Radius: 5.9m. Area: 109 sq m.	Fair	Fair	Remove.
T010	Goat willow (<i>Salix caprea</i>)	Tree	1	9.0	24.0	400	400	Mature	20+ Years	This tree does not form a constraint to the redevelopment of the site	Tree within group on river embankment.	B2	4.0	4.0	4.0	4.0	3.0	W	Radius: 4.8m. Area: 72 sq m.	Good	Good	Protect trees with protective barriers as shown on TPP
T011	Common ash (<i>Fraxinus excelsior</i>)	Tree	1	9.0	18.0	300	300	Semi Mature	20+ Years	This tree does not form a constraint to the redevelopment of the site	Good overall Physiological and Structural condition. Tree within group on boundary.	B1,2	3.0	3.0	3.0	3.0	2.0	SE	Radius: 3.6m. Area: 41 sq m.	Good	Good	Protect trees with protective barriers as shown on TPP.

SURVEY METHOD

- ◆ **REF:** Notional ID given to each tree or group of trees
- ◆ **SPECIES:** Common name is given. Latin name may also be given to aid clarification if required
- ◆ **NUMBER of STEMS:** Number of stems arising from below 1.5 metres
- ◆ **HEIGHT IN METRES:** Top height of tree measured in metres
- ◆ **ULT HEIGHT:** Tree species ultimate growing height in metres
- ◆ **STEM DIAMETER (mm):** Single stemmed trees are measured at 1.5 metres above ground level & recorded in millimetres.
- ◆ **COMBINED STEM DIAMETER (mm):** For multi-stemmed trees an average of all stems is measured at 1.5 metres above ground level and recorded in millimetres.
- ◆ **LIFE STAGE:**
 - Y= Young trees - less than 1/3 normal life expectancy
 - SM= Semi-Mature trees - 1/3 to 2/3 normal life expectancy
 - M= Mature trees -over 2/3 normal life expectancy
 - OM= Over mature trees - beyond usual life expectancy
- ◆ **REMAINING CONTRIBUTION IN YEARS:** Trees estimated life expectancy
- ◆ **COMMENTS:** An evaluation of potential impacts on the tree prior to proposed construction
- ◆ **GENERAL OBSERVATIONS:** A brief description of the tree with comments on form, vitality, any significant defects or ill health along with structural and physiological condition.
- ◆ **RETENTION CATEGORY:**
 - A=Trees of High Quality & Value
 - B=Trees of Moderate Quality & Value
 - C=Trees of Low Quality & Value
 - U=Trees to be Removed or Felled
- ◆ **SPREAD:** Crown spread (North/East/South/West) measured in metres from centre of trunk.

- ◆ **CROWN CLEARANCE:** Height of growth of first significant living branch
- ◆ **LOWEST BRANCH DIRECTION:** Direction of growth of first significant living branch
- ◆ **RPA:** The RPA is allocated to ensure a sufficient area around the tree is left undisturbed during development. It is provided as an area (m²) and as a radius of a circle in metres, and typically plotted from the centre of the tree.
- ◆ **RECOMMENDATIONS:** Recommendations for pre, during and post development tree works taking into account the tree or group attributes without bias to the proposed development.

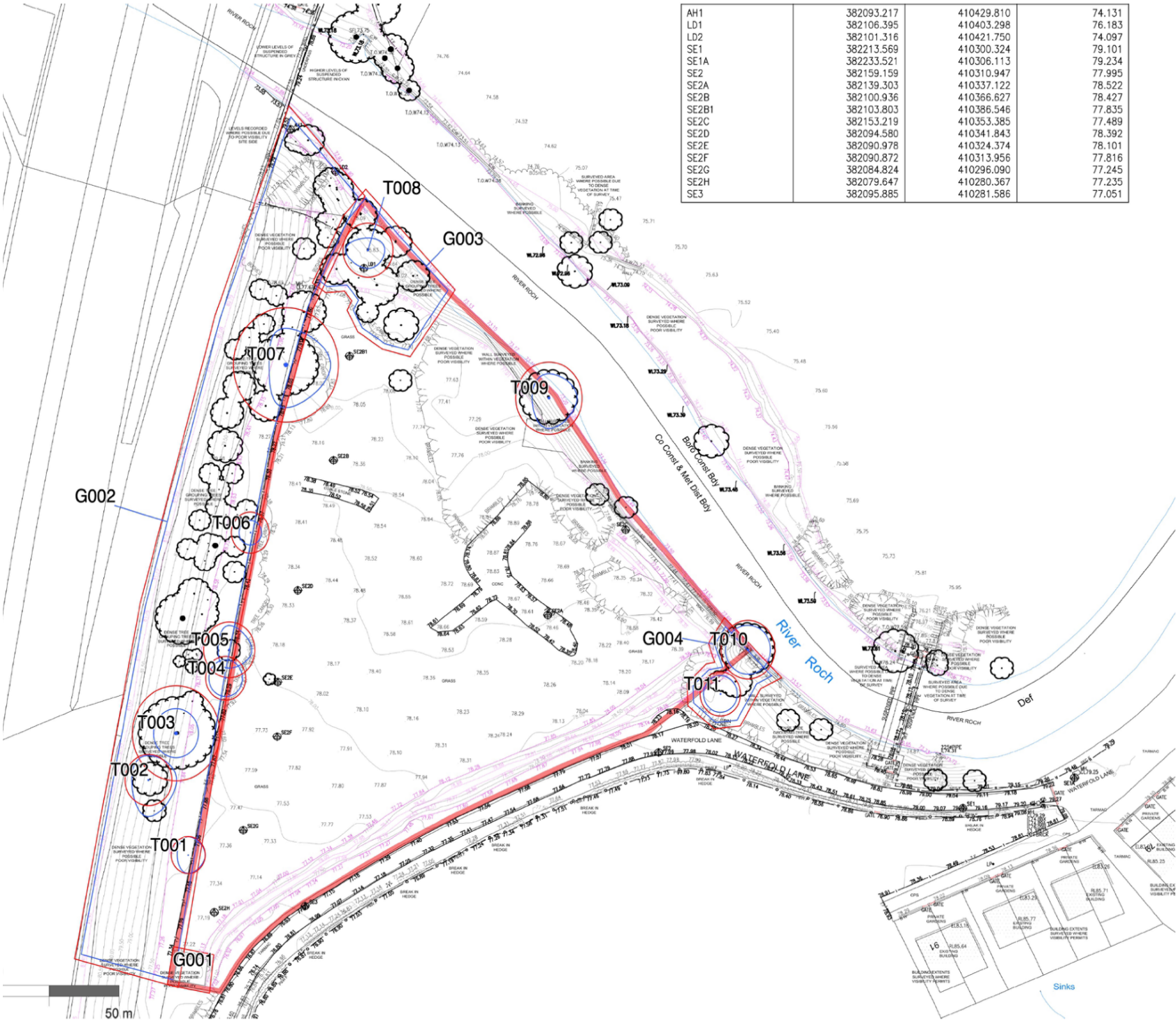
Table 4: BS 5837: 2012 Tree Quality Categorisation Chart

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
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 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, 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 it might be desirable to preserve; see 4.5.7.</i>			See Table 2
	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 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 trees or wood-pasture)	See Table 2
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	See Table 2
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 value	See Table 2

DRAWINGS

Drawing 1 – Tree Constraints Plan

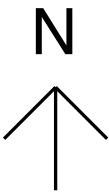
Drawing 1 – Tree Constraints Plan



AH1	382093.217	410429.810	74.131
LD1	382106.395	410403.298	76.183
LD2	382101.316	410421.750	74.097
SE1	382213.569	410300.324	79.101
SE1A	382233.521	410306.113	79.234
SE2	382159.159	410310.947	77.995
SE2A	382139.303	410337.122	78.522
SE2B	382100.936	410366.627	78.427
SE2B1	382103.803	410386.546	77.835
SE2C	382153.219	410353.385	77.489
SE2D	382094.580	410341.843	78.392
SE2E	382090.978	410324.374	78.101
SE2F	382090.872	410313.956	77.816
SE2G	382084.824	410296.090	77.245
SE2H	382079.647	410280.367	77.235
SE3	382095.885	410281.586	77.051

KEY

- Category A Trees
- Category B Trees
- Category C Trees
- Category U Trees
- Root Protection Area (RPA)



SITE:	Waterfold Lane, Heap Bridge, Bury
CLIENT:	John Stephens & Co
TITLE:	Tree Constraints Plan
DATE:	10/08/2024

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