

Little Nook, Old Heywood Road, Middleton, M24 4GS

Arboricultural Impact Assessment
Mohammed Shabir

P.2036.24
October 2025

Ascerta
Mere One, Mere Grange, Elton Head Road, St Helens WA9 5GG
T: 0845 463 4404 E: info@landscapetreesecology.com
www.landscapetreesecology.com

Reference	Site	Client	Date
P.2036.24	Little Nook, Old Heywood Road, Middleton, M24 4GS	Mohammed Shabir	9 th October 2025

Field work	Document author(s)	Technical review	Quality & approval
Kevin Pope & Alex Clare	Kevin Pope	Alistair McLeod	Richard Anderson, Quality & Office Administrator

Revision	Date	Details	Name
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IMPORTANT: Any recommendations made within this report are subject to the appropriate consents being in place in advance. We cannot be held responsible for the actions of others not adhering to statutory controls.

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Executive Summary

A survey of the existing trees on and adjacent land at Little Nook, Old Heywood, Middleton, M24 4GS has been carried out by a suitably qualified and competent Arboriculturist in accordance with British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations*.

The purpose of the survey and of this report is to identify the impact of the proposed development of the site on trees, both within and immediately adjacent to the site, in accordance with the provisions of BS5837: 2012.

The development of the site will involve the demolition of several existing buildings and the construction of nine residential dwellings which will require the removal of a number of existing trees, and in the absence of suitable controls, also has the potential to have an indirect impact on a number of the trees proposed for retention.

Mitigation for the impact of the development can be provided in the form of the following:

- The erection of protective fencing in advance of the commencement of the development to safeguard the root systems of retained trees
- The agreement, in advance of the commencement of the development, together with the implementation during the construction phase, of an Arboricultural Method Statement
- The use of geotextiles and a 'no-dig' construction methodology where proposed hard surfaces overlap with root protection areas
- Arboricultural site supervision where works are proposed within and immediately adjacent root protection areas

Compensation for the impact of the development, together with landscape and biodiversity enhancements can be achieved by way of the following:

- The planting of trees, shrubs and where applicable hedges as part of a comprehensive landscape scheme to replace any vegetation lost and to integrate the development into the wider landscape
- The use of a mixture of native and ornamental species within planting schemes, where those species are suited to the site and local landscape

1. Introduction

1.1

Ascerta has been instructed to carry out a survey of the trees within and immediately adjacent land at Little Nook, Old Heywood Road, Middleton M24 4GS and to assess the potential impact of the development as proposed on trees within/adjacent to the site in accordance with British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations*.

1.2

The site was visited on 25th July 2024 by Kevin Pope and Alex Clare, both competent and qualified arboriculturists with experience of the UK and European arboricultural and landscape industries within the context of the planning system. During the site visit, a survey was carried out of the trees growing both on and immediately adjacent to the site to the standards contained within BS5837: 2012. This report presents the results of the survey, provides an assessment of the impact of the development and includes recommendations for further actions, where applicable, to mitigate any potentially negative effects of the development on tree cover within the local landscape.

2. Objectives

2.1

Our client's objective is to develop the site by the demolition of several buildings and the construction of nine residential dwellings.

2.2

Our objectives are as follows:

- Identify what arboricultural features exist presently within and adjacent to the site and to record and categorise them in a manner consistent with BS5837: 2012
- Identify which trees will need to be removed directly as a result of the proposed development of the site
- Identify any indirect impact from the proposed development on trees proposed for retention
- Provide an indication of what protection measures can be implemented as part of the development of the site to ensure the physical protection of retained trees
- Provide recommendations for mitigation and compensation in terms of new planting or enhancement of existing features of arboricultural, landscape or ecological interest or importance
- Provide any other recommendations to assist our clients in achieving their objectives whilst satisfying current legislation or policy guidance in relation to the woody vegetation on site

3. Planning Policy and Relevant Legislation

3.1

The revised National Planning Policy Framework, updated on 12 December 2024, sets out the government's planning policies for England and how these are expected to be applied. It provides a framework within which locally prepared plans for housing and other development can be designed and produced.

3.2

The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development, and supporting infrastructure in a sustainable manner. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) **An economic objective:** To help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity, and by identifying and coordinating the provision of infrastructure.
- b) **A social objective:** To support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, safe and beautiful places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural wellbeing.
- c) **An environmental objective:** To protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

These objectives should be delivered through the preparation and implementation of plans and the application of the policies in the Framework; they are not criteria against which every decision can or should be judged. The Framework promotes the retention of existing trees wherever possible, that new streets are tree-lined, and that the right trees are planted in the right places.

3.3

The site lies within the Rochdale Borough Council administrative area and is subject to the policies contained within its Local Plan, which have been considered when writing this report.

3.4

Checks have been made with the Local Planning Authority, DEFRA MAGIC Map and Ancient Tree Inventory resources. At the time of writing this report, the results of those checks are as follows:

Conservation Area	N/A
Tree Preservation Order(s)	Protecting T1, T2, T3, T4, T5, T6 and T8 of our tree survey (no reference available)
Ancient Woodlands	N/A
Ancient and/or Veteran Trees	N/A

NOTE: Our searches are mainly undertaken using Local Authority and government interactive websites, the reliability of which can sometimes be questionable. A more detailed search should therefore be carried out prior to any works to trees being commenced.

Irrespective of the above and the outcome of the planning application, in advance of the commencement of any works to trees within or adjacent the site however, those instructing and proposing to carry out such works should satisfy themselves that all appropriate consents are in place to prevent potential breach of legislation.

3.5

British Standard 5837:2012 *Trees in relation to design, demolition and construction – Recommendations* provides current recommendations and guidance on the relationship between trees and design, demolition and the construction processes. It sets out the principles and procedures to be applied to achieve a harmonious and sustainable relationship between trees and structures.

3.6

Notwithstanding the aforementioned policies and legislation, consideration should also be given to any impacts from the proposed development in respect of the Hedgerow Regulations 1997 and the Forestry Act 1967 (and specifically the potential need for a felling licence), as well as existing UK and European legislation relating to wildlife and nature conservation.

4. Survey and Survey Methodology

4.1

We have been supplied with a digital copy of the topographical survey for the site, which satisfies the relevant part of Section 4.2 of BS5837: 2012 for the site. Features of arboricultural or landscape interest that have been excluded from the original plan (for example trees on or located off-site but within a distance from the boundary of the site equal to or less than 12 times the stem diameter of that tree) have been added to the plan manually.

4.2

Our assessment of the soils within the site, based on local site conditions, geography, available soil maps and our own experience of soils across the United Kingdom, indicates that the soils on site are likely to contain a clay element, and that this will have a plasticity index in the low to medium range. Any further details or confirmation of the exact nature of soil conditions on site will require further, more rigorous sampling and analysis. It is not however anticipated that the clay content will cause specific issues relating to retention of trees given the impact of the development proposals, providing that consideration is given to this aspect in advance of and during the construction phase of the development. Provision will need to be made for the protection of soil structure in key areas during the construction phase and the repair of any damage post construction. Further details are provided throughout this report and final details can be secured via planning condition.

4.3

Our survey of the trees within and adjacent to the site was carried out by a qualified and competent arboriculturist in accordance with sections 4.4 and 4.5 of BS5837: 2012 on 25th July 2025 during cloudy weather conditions. Those trees surveyed have been numbered sequentially, although for the purposes of this project they have not been tagged. The trees have also been categorised in accordance with Section 4.5 and Table 1 of the Standard.

4.4

Where relevant and where the quality of shrub masses and hedges justifies recording, details have been recorded to the tree survey plan and tree data tables.

4.5

Where trees are surveyed that require immediate attention, for example to abate a nuisance, prevent a serious hazard to life or property, or are affected by a pathogen or pest that could cause widespread damage unless it is controlled, notification will be issued to the relevant person or organisation such that appropriate action can be taken.

4.6

Root Protection Areas for those trees surveyed have been calculated in accordance with the formulas within Section 4.6 and Annex C of the Standard and can be found within the tree data tables that accompany this report. The tree data tables also contain a key to abbreviations used and the rationale for determining Root Protection Areas for groups of trees and woodlands (where applicable).

5. Survey Results and Impact Assessment

5.1

Existing Tree Cover: 11 individual, three groups of trees and one hedge were recorded during our survey, the details of which can be found within Appendix 1 to this report and cross-referenced with drawing P.2036.24.T01A *Tree Survey*.

5.2

Direct Impact on Trees: The development of the site as proposed will directly require the removal of G2, H1, T9, T10 and T11.

5.3

Landscape Compensation: Compensation for the loss of trees and the impact on canopy cover can be provided by way of planting new trees at the landscape stage of the project. Where applicable, opportunities for new planting are indicated on the drawings accompanying this report. Given the nature of the proposals, the context of the site in the local landscape and the opportunities for new planting and landscaping, it is considered that in terms of canopy cover, the medium- to long-term impact of the development will be neutral.

5.4

Indirect Impact on Trees: In the absence of suitable controls, the development may well have an indirect impact on a number of trees on and adjacent the site. Measures are therefore required during the construction phase, as described throughout this report and on supporting drawings, in order to safeguard retained trees for the long-term benefit of the landscape.

5.5

Hedgerows: In accordance with the Hedgerow Regulations 1997, 'important' hedgerows (in the context of the Regulations) should not be removed without a Hedgerow Removal Notice issued by the relevant Local Authority, unless that removal is subject to an appropriate consent under the Town and Country Planning Act 1990. In this instance, the development will require the removal of H1 for which appropriate compensation by way of new planting can be provided at the landscape stage of the project in line with current planning policy and legislation.

5.6

Potential Mitigation for Development Impacts: Mitigation of the direct impacts from the development of the site can be provided in the form of the erection of protective fencing as indicated on the attached drawings and the use of site-specific actions adopting modern methods of construction as agreed and documented within an appropriate Arboricultural or Tree Protection Method Statement.

5.7

Potential for Shading and Nuisance: Mature trees in urban and suburban areas add significant value and environmental benefits to sites; however, it is acknowledged that some land/property owners are averse to retaining trees close to buildings and areas of public use because of shading and other potential nuisances (leaf/fruit drop for example). Whilst efforts can be made to minimise the impact from shading by trees, it is almost inevitable that in some situations, whether in the short term from existing trees or in the long term from new trees, trees will cast shade on parts of sites, whether that be buildings, garden/open space or other areas of general use during part of the day. Generally, any shade cast from trees will be for relatively short periods and entirely acceptable given the accepted co-existence of large trees in a development context. The acceptability or otherwise of shade is a somewhat subjective issue driven largely by land or property owner/occupier perceptions and in the majority of cases is not necessarily something that should be determined by a local planning authority. We do not consider in this case that shade will be excessive, or that any other ordinary circumstance arising from the presence of trees, for example from leaf or fruit drop, will constitute an unacceptable nuisance.

5.8

Boundary Screening: Trees located adjacent to site boundaries generally make a welcome contribution to the screening of views, however in some cases there may be valid reasons for opening up views to enhance visibility, or to carry out additional planting to screen views. Where applicable, the drawings supporting this report indicate opportunities for management of boundaries in line with project aims and objectives.

5.9

Long-term Spatial Constraints: The proposed layout has been designed to meet the standards set by the local planning authority as well as current best practice guidance. Where applicable, and subject to the possibility of an element of acceptable pruning, there should generally be adequate space between new buildings and trees to limit the potential for future pressure to remove trees. Acknowledgement should however be given to the fact that property owners are largely free to plant trees where they wish, therefore any requirement for future maintenance of existing or future vegetation should not be given any weight in the determining of this application. Whilst it is not possible to predict what actions future occupiers will seek to take in respect of trees within or adjacent to sites, the existing layout, together with any vegetation management prescriptions either at this stage or in the future, is considered acceptable from a design perspective.

5.10

Existing Areas of Hardstanding: There are several existing areas of hardstanding across the site, remaining from its previous use. Where the existing site entrance is to be removed, adjacent to G1, T2, T3 and T4, appropriate protective measures and working practises will be required. Temporary protective fencing should be installed alongside the existing access road to prevent machinery encroaching onto adjacent soils.

Existing hardstanding track should then be carefully broken up and removed in a progressive manner, working in a backward direction to ensure that no plant or machinery operates on newly exposed soil surfaces. Following removal, the protective fencing should be repositioned, where feasible, to safeguard the exposed ground.

All operations in this area are to be carried out under the supervision of the project arboriculturist and in accordance with a detailed Arboricultural Method Statement.

5.11

Existing buildings/structures to be removed: A number of existing buildings associated with the former use of the site have the potential to cause damage to retained trees during their demolition and removal. In particular T4, T5, T6, T7, and T8 may be affected by the removal of the existing garages and associated structures located within their Root Protection Areas (RPAs).

Demolition works should be undertaken with care to avoid any adverse impact on the retained trees. Structures are to be dismantled carefully, working away from the trees, and no mechanical plant should operate within the RPAs unless suitable ground protection measures are in place. Foundations should be removed using low impact techniques, such as hand tools or small-scale plant operating from existing hard surfaces outside the RPAs, ensuring minimal ground disturbance.

Following the removal of the buildings, protective fencing is to be erected to prevent any subsequent disturbance. All operations are to be carried out in accordance with an agreed Arboricultural Method Statement, which should detail the working methodology, physical protection measures, and supervision requirements to ensure the safeguarding of retained trees throughout the demolition and remediation phase.

5.12

Proposed Areas of Hardstanding: The hardstanding entrance road, which is to replace the existing track, is to be constructed at the same level as the existing surface. Following the careful removal of all existing hardstanding, the new surface is to be built up from the same level, with no excavations carried out except where strictly necessary. Where minimal excavation is required, particularly immediately adjacent to G1, this shall be carried out by hand to avoid disturbance to tree roots.

The new surface between T2 and T4 shall be installed using a three-dimensional cellular confinement system with a porous finish. Excavations for this installation shall also be hand-dug to a maximum depth of 100 mm, ensuring minimal impact on the underlying soils and roots. Final levels must incorporate the cellular confinement system within the overall surface build-up, with an additional 75–200 mm thickness depending on the anticipated loading of the road.

All operations in this area are to be carried out under the supervision of the project arboriculturist and in accordance with an approved Arboricultural Method Statement, ensuring that retained trees are fully safeguarded throughout the construction process.

5.13

Proposed Buildings Located Adjacent / Within Root Protection Areas: Due to the existing off-site levels, the remaining hardstanding on site, and the presence of the existing garages, it is anticipated that there will be limited rooting from trees T3 and T4 extending into the area for Plot 1. The most favourable rooting environment for these trees is retained within the neighbouring garden where the trees are located. In the unlikely event that minor roots are encountered during construction within the building plot, they shall be carefully pruned back to the soil surface as promptly as possible by the project arboriculturist.

5.14

Proposed Drainage and Domestic Services: At the planning application stage of the project, details of proposed drainage arrangements and provision of utility services are generally not known. During the installation process however, general guidance can be obtained from the National Joint Utilities Group Publication *Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees – Volume 4* such as to minimise the impact of works on retained trees.

5.15

Working Space During the Construction Phase: Considering the layout of trees on site and in some cases their close proximity to areas proposed for intense development activity, it is possible that working space across the site may be somewhat restricted, therefore some key activities may have the potential to cause harm to retained trees. Provision will therefore need to be made for the physical protection of retained trees and in particular their root systems during the construction phase, as indicated on the attached drawings.

5.16

Access Facilitation Pruning: There may be a limited number of areas within the site where an element of access facilitation pruning may be required, as indicated on the attached drawings. Providing that these works are controlled and carried out to a minimum of the standards as contained within BS3998: 2010 *Tree work – Recommendations*, then the visual impact of the work will be minimal and will not detract from the overall landscape value of the site. Our preliminary recommendations for arboricultural works are stated within the Tree Data Tables at Appendix 1 to this report.

5.17

Protection of Planting Areas: It is often desirable to fence off areas that are to be newly planted to protect the soil structure for future planting. In this case, parts of the site that could be planted up at the landscaping stage of the project are effectively excluded from construction activities by the tree protection fencing and therefore there is no need to erect additional fencing to protect the soil structure.

5.18

Requirement for an Arboricultural Method Statement: It would be beneficial to agree and implement a Method Statement for Tree Protection (an Arboricultural Method Statement) to ensure that retained trees are adequately protected from the outset and that no unnecessary harm occurs during the construction phase. Section 6 of this report contains further details of the aspects of the development that could successfully be controlled, which can in turn be subject to a suitably worded planning condition.

5.19

Planning for New Landscaping: If not considered carefully at the design stage, new planting and landscaping can have an adverse impact on existing trees and cause long-term problems for the built environment. Care should be taken in the design of new landscapes to prevent physical damage to retained trees during the planting process, and to ensure that schemes are designed to survive and thrive rather than compete for resources. Similarly, new trees and shrubs should not be planted where they will cause damage to structures, either directly or indirectly in the future. Table A1 at Annex A of the Standard gives advice on minimum distances for new trees from structures to avoid direct damage from future tree growth. Further advice should be sought from the project arboriculturist and a suitably qualified and experienced engineer as to the potential indirect impact of trees on structures in the long term (from clay shrinkage subsidence).

6. Tree Protection Measures

6.1

Based on the proposed layout and those trees proposed for retention, the drawings attached to this report show our preliminary recommendations for the physical protection of retained trees throughout the construction phase. The plans indicate the location of protective barriers, as well as the specification for construction of the protective fencing in accordance with Figures 2 and 3 of the Standard. These barriers will form construction exclusion zones around the retained trees.

6.2

In addition to the erection of protective fencing, the attached drawings show areas where it would be beneficial to agree a Tree Protection Method Statement between the project arboriculturist, design and construction teams and the local planning authority tree officer. The Method Statement will need to address and make allowance for the following:

- All forms of access required to the site
- Site cabins and storage areas
- Proposed parking for site personnel
- Phasing of works
- Space required for excavations (including foundation excavations)
- Any required special construction techniques (for example provision of porous surfaces)
- The location and construction methodology for installation of services in close proximity to retained trees and hedges
- Any changes in ground levels and any resulting requirement for retaining structures
- Proposed root zone enhancement measures
- Working space for cranes, plant and scaffolding
- Management of waste products within the site
- Protection of the soil structure within the proposed planted areas (where applicable)
- Planting operations within the root protection areas of retained trees
- Any required/additional precautions outside of construction exclusion zones in relation to the treatment and landscaping of garden or open space areas
- System of arboricultural site monitoring / schedule of site visits and resulting actions

7. Summary of Impacts and Potential Mitigation Factors

7.1

Table 1 below summarises the impacts of the development as proposed on tree cover within and immediately adjacent to the site. Comments are also provided on potential mitigation, compensation or special measures required to minimise the impact of the development and safeguard trees proposed for retention.

Table 1: Summary of the impacts of the development on trees within/adjacent to the site

Issue	Affecting	Mitigation / Compensation / Special Procedures
Trees/hedges to be removed	G2, T9, T10 & T11	Appropriate compensation can be provided by way of new/replacement planting at the landscape stage of the project. Biodiversity enhancements can also be achieved through the landscape proposals.
Indirect physical impact on retained trees	All retained trees	Tree protection fencing should be erected to an agreed specification in advance of the commencement of the development. Key areas where works are proposed within or immediately adjacent to root protection areas of retained trees should be subject to an Arboricultural Method Statement, agreed in advance as a condition of planning consent.
Removal of existing hardstanding	G1, T2, T3 & T4	Existing hardstanding should be removed with care and no excavations permitted deeper than existing sub-base without adequate precautionary measures to prevent unnecessary damage to retained trees.
Provision of new hard surfaces	G1, T2, T3 & T4	Suitable construction methodologies are achievable, with the use of geotextiles / porous surfaces where applicable. Careful excavations with an element of root pruning when necessary. Works in this area to be overseen by project arboriculturist.
Demolition / remediation works	T1-T8 and G1	Buildings to be demolished carefully, removing the structures away from tree stems. Such works should be subject to a tree protection Method Statement.
Construction of new buildings/ structures	T4	Sections of foundations within and immediately adjacent to root protection areas to be excavated carefully, with machinery located outside of RPAs and roots pruned cleanly back to the soil surface when necessary. Works in these areas of the site to be subject to a tree Arboricultural Method Statement.
Provision of drainage/services	Unknown at this stage	Where existing services cannot be utilised, NJUG principles must be adopted to and adhered to.
Access Facilitation Pruning	See Appendix 1: <i>Tree Data Tables</i>	All pruning works should be carried out to a minimum of the standards contained within BS3998: 2010 <i>Tree work – Recommendations</i> .
Protective fencing	To be erected to an agreed specification in advance of the commencement of the development and retained in-situ throughout the course of the construction phase.	

7.2

On the basis of the above and the contents of this report, it is considered appropriate that an Arboricultural Method Statement be prepared to demonstrate how trees proposed for retention can be suitably safeguarded. The Arboricultural Method Statement can be secured by way of an appropriately worded planning condition attached to the consent for the development and should be adopted as a control document by site personnel.

8. Conclusions and Recommendations

8.1

The direct and indirect impacts on tree cover as a result of the development proposals are outlined within this report and mitigation proposed accordingly that seeks where possible to satisfy local and national planning guidance and policy. Where trees are proposed for removal, replacement planting should be undertaken as part of a landscape strategy for the site in line with local plan requirements and to integrate the development into the surrounding landscape. Arrangements for the safeguarding and physical protection of retained trees should be agreed and implemented in a manner consistent with current best arboricultural management practices to minimise any potentially negative effects on long term tree cover.

8.2

We recommend that the landscape proposal prepared for the site includes, where feasible, provision for the planting of a mixture of native as well as ornamental trees, shrubs and hedges, implemented as a condition of planning consent. We also recommend that tree protection measures are implemented in accordance with finalised versions of the drawings appended to this report and that an Arboricultural Method Statement be prepared and implemented to safeguard those trees proposed for retention.

9. References

Ministry of Housing, Communities & Local Government (December 2024) *National Planning Policy Framework*.

British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations*.

National Joint Utilities Group Publication *Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees – Volume 4*.

Appendix 1



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Site:	Little Nook, Old Heywood Road, Middleton, M24 4GS	Surveyor:	Alex Clare & Kevin Pope	
Client:	Mohammed Shabir	Survey Date:	25-Jul-2024 10:37	
Brief:	Tree Survey to BS5837:2012	Survey Conditions:	Cloudy	

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T. No	Species	Ht (m)	Stem DBH (mm)	RPA Radius	Branch Spread				Ht Crown Clearance (m)	Age Class	P Condition	Structural Condition & General Comments	Preliminary Recommendations (not to be actioned without a valid planning consent)	Est. (yrs)	Cat
				(m)	N	S	E	W							Grade
T1	Sycamore	16	450	5.40	5.7	5.0	5.0	5.0	6.0	EM	Good	Balanced form. Off-site tree in relatively good condition. Protected by TPO.	Reduce branch tips away from site entrance if necessary, by removal of secondary branches only, no more than 1m.	30+	B2
G1	Ash Horse chestnut Sycamore	5-14	#250 max	3.00	3.5	4.0	4.0	5.0	3.0	Y	Fair /Poor	Minor deadwood. Strip of self-seeded trees along neighbouring boundary. Located behind brick wall.	Crown lift to 5m.	20+	C2
T2	Horse chestnut	21	#1100	13.20	8.8	8.0	5.9	8.0	2.5	M	Good	Balanced form. Severe pruning to south of tree during neighbouring development works. Tree has responded well. Epicormic stem and branch sprouts. Rough hardstanding to the north of the tree. Protected by TPO.	Crown lift to 4.5m over site.	30+	B2
T3	Sycamore	22	#750	9.00	4.0	9.0	4.0	3.0	7.0	M	Good	Canopy bias to south. Protected by TPO.	No works required at this stage.	30+	B2
T4	Sycamore	22	#700	8.40	6.5	8.0	6.0	4.5	2.0	M	Good	Balanced form. Epicormic stem sprouts overhanging fence. Protected by TPO.	Crown lift to 4.5m over site. prune back canopy by no more than 2m by removal of secondary branches only.	30+	B2
T5	Beech	24	#650	7.80	5.5	6.0	5.2	7.0	5.0	M	Good	Balanced form. < 0.5m from existing buildings. Limited rooting environment. Protected by TPO.	Crown lift to 4.5m over site. prune back canopy by no more than 2m by removal of secondary branches only.	30+	B2

NOTE: The Category Grade applied to trees surveyed is consistent with the recommendations within Table 1 of BS5837: 2012, however this does not necessarily correlate with the visual importance of a tree within the wider landscape, nor does it dictate which trees should be retained at the cost of quality development. Where trees are to be lost to accommodate a development, recommendations will be made such as to provide suitable mitigation and compensation, and to integrate the development into the wider landscape.

Key to Abbreviations & Headings

T. No.: Tree number (T = Tree, G – Group, W = Woodland, H = Hedge, Cpt. = Compartment)
Stem DBH (Diameter at Breast Height): Measured at 1.5m above ground level*
Ht Crown Clearance: Canopy ground clearance
Structural Condition: Description of any observed defects
Cat. Grade: Tree quality assessment in accordance with BS5837: 2012

Species: Common name used
Root Protection Area Radius: Root Protection Area as per BS5837: 2012
Age Class: Y = Young, EM =Early Mature, M = Mature, OM = Over mature, D = Dead
Preliminary Recommendations: Made in respect of known / intended use of the site
* For groups of trees, the stem diameter of the largest tree in the group is generally used
Denotes estimated DBH where access was not possible

Ht: Approximate height of tree from ground level in metres
Branch Spread: Extent of canopy spread in metres to each of the four cardinal points
P (Physiological) Condition: G = Good, F = Fair, P = Poor, D = Dead
Est. (yrs): Estimated remaining contribution in years

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Site:	Little Nook, Old Heywood Road, Middleton, M24 4GS	Surveyor:	Alex Clare & Kevin Pope	
Client:	Mohammed Shabir	Survey Date:	25-Jul-2024 10:37	
Brief:	Tree Survey to BS5837:2012	Survey Conditions:	Cloudy	

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T. No	Species	Ht (m)	Stem DBH (mm)	RPA Radius	Branch Spread				Ht Crown Clearance (m)	Age Class	P Condition	Structural Condition & General Comments	Preliminary Recommendations (not to be actioned without a valid planning consent)	Est. (yrs)	Cat
				(m)	N	S	E	W							Grade
T6	Sycamore	21	#600	7.20	5.5	8.0	8.0	8.0	6.0	M	Good	Balanced form. Off site tree. Protected by TPO.	Crown lift away from building to be demolished by removal of secondary branches only.	30+	B2
T7	Sycamore	17	#550	6.60	9.0	4.0	9.0	5.0	10.0	M	Fair	Minor deadwood. Immediately off site on embankment. 1m from existing garage.	Crown lift away from building to be demolished by removal of secondary branches only.	20+	C2
T8	Sycamore	20	#800	9.60	9.0	7.3	7.0	6.9	5.0	M	Good	Balanced form. Located on slight embankment 1m away from existing garage. Regular deadwood, large pruning wounds, and hanging branches. Protected by TPO.	Crown lift away from building to be demolished, by removal of secondary branches only.	30+	B2
T9	Sycamore	8.5	#180 +100 +100	2.75	2.5	3.5	3.0	2.5	1.5	Y	Fair	Balanced form. Young self-seeded boundary tree.	Remove to accommodate the development proposals. To be agreed with tree owner. Replace with suitable specimen at the landscaping stage of the project.	20+	C1
G2	Goat willow Hawthorn Sycamore Poplar	8-15	#450 max	5.40	5.0	5.0	5.0	5.0	2.0	Y /EM	Fair	Minor deadwood. Boundary self-seeded group located at top of embankment. Surrounded by dense bramble. Multiple dead standing stems within. Growing <0.5m from palisade fencing.	Remove to accommodate the development proposals. Replace with suitable specimens at the landscaping stage of the project.	30+	B2 /C2

NOTE: The Category Grade applied to trees surveyed is consistent with the recommendations within Table 1 of BS5837: 2012, however this does not necessarily correlate with the visual importance of a tree within the wider landscape, nor does it dictate which trees should be retained at the cost of quality development. Where trees are to be lost to accommodate a development, recommendations will be made such as to provide suitable mitigation and compensation, and to integrate the development into the wider landscape.

Key to Abbreviations & Headings

T. No.: Tree number (T = Tree, G – Group, W = Woodland, H = Hedge, Cpt. = Compartment)
Stem DBH (Diameter at Breast Height): Measured at 1.5m above ground level*
Ht Crown Clearance: Canopy ground clearance
Structural Condition: Description of any observed defects
Cat. Grade: Tree quality assessment in accordance with BS5837: 2012

Species: Common name used
Root Protection Area Radius: Root Protection Area as per BS5837: 2012
Age Class: Y = Young, EM = Early Mature, M = Mature, OM = Over mature, D = Dead
Preliminary Recommendations: Made in respect of known / intended use of the site
* For groups of trees, the stem diameter of the largest tree in the group is generally used
Denotes estimated DBH where access was not possible

Ht: Approximate height of tree from ground level in metres
Branch Spread: Extent of canopy spread in metres to each of the four cardinal points
P (Physiological) Condition: G = Good, F = Fair, P = Poor, D = Dead
Est. (yrs): Estimated remaining contribution in years

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Site:	Little Nook, Old Heywood Road, Middleton, M24 4GS	Surveyor:	Alex Clare & Kevin Pope	
Client:	Mohammed Shabir	Survey Date:	25-Jul-2024 10:37	
Brief:	Tree Survey to BS5837:2012	Survey Conditions:	Cloudy	

Page 3 of 3

T. No	Species	Ht (m)	Stem DBH (mm)	RPA Radius (m)	Branch Spread				Ht Crown Clearance (m)	Age Class	P Condition	Structural Condition & General Comments	Preliminary Recommendations (not to be actioned without a valid planning consent)	Est. (yrs)	Cat
					N	S	E	W							Grade
H1	Laurel	4-6	#200 avg	2.40	15.0	1.5	1.5	1.5	0.0	EM	Fair	Form and condition typical of tree species.	Remove to accommodate the development proposals. Replace with suitable specimens at the landscaping stage of the project.	<30	C2
T10	Sycamore	13	490	5.88	5.1	6.5	5.6	5.7	3.0	EM	Good	Balanced form.	Remove to accommodate the development proposals. Replace with suitable specimen at the landscaping stage of the project.	30+	B2
T11	Sycamore	14	#700	8.40	8.0	5.5	5.8	6.2	5.5	M	Fair	Balanced form. Ivy clad stem. Canopy slightly thinning. Minor deadwood.	Remove to accommodate the development proposals. Replace with suitable specimens at the landscaping stage of the project.	30+	B2
G3	Silver birch Hornbeam Whitebeam	9-15	#360 max	4.32	4.0	4.0	4.0	4.0	3.5	EM /M	Good /Fair	Form and condition typical of tree species. Roadside trees in relatively good form.	No works required at this stage.	30+	B2

NOTE: The Category Grade applied to trees surveyed is consistent with the recommendations within Table 1 of BS5837: 2012, however this does not necessarily correlate with the visual importance of a tree within the wider landscape, nor does it dictate which trees should be retained at the cost of quality development. Where trees are to be lost to accommodate a development, recommendations will be made such as to provide suitable mitigation and compensation, and to integrate the development into the wider landscape.

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Preliminary Recommendations: Made in respect of known / intended use of the site
* For groups of trees, the stem diameter of the largest tree in the group is generally used
Denotes estimated DBH where access was not possible

Ht: Approximate height of tree from ground level in metres
Branch Spread: Extent of canopy spread in metres to each of the four cardinal points
P (Physiological) Condition: G = Good, F = Fair, P = Poor, D = Dead
Est. (yrs): Estimated remaining contribution in years

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Appendix 2



ASCERTA
LANDSCAPE | TREES | ECOLOGY



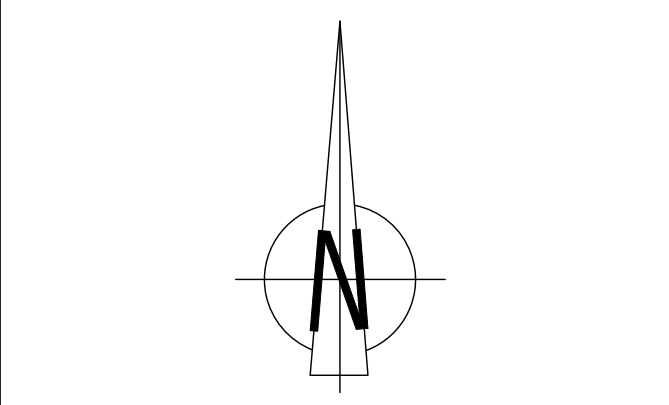
DO NOT SCALE

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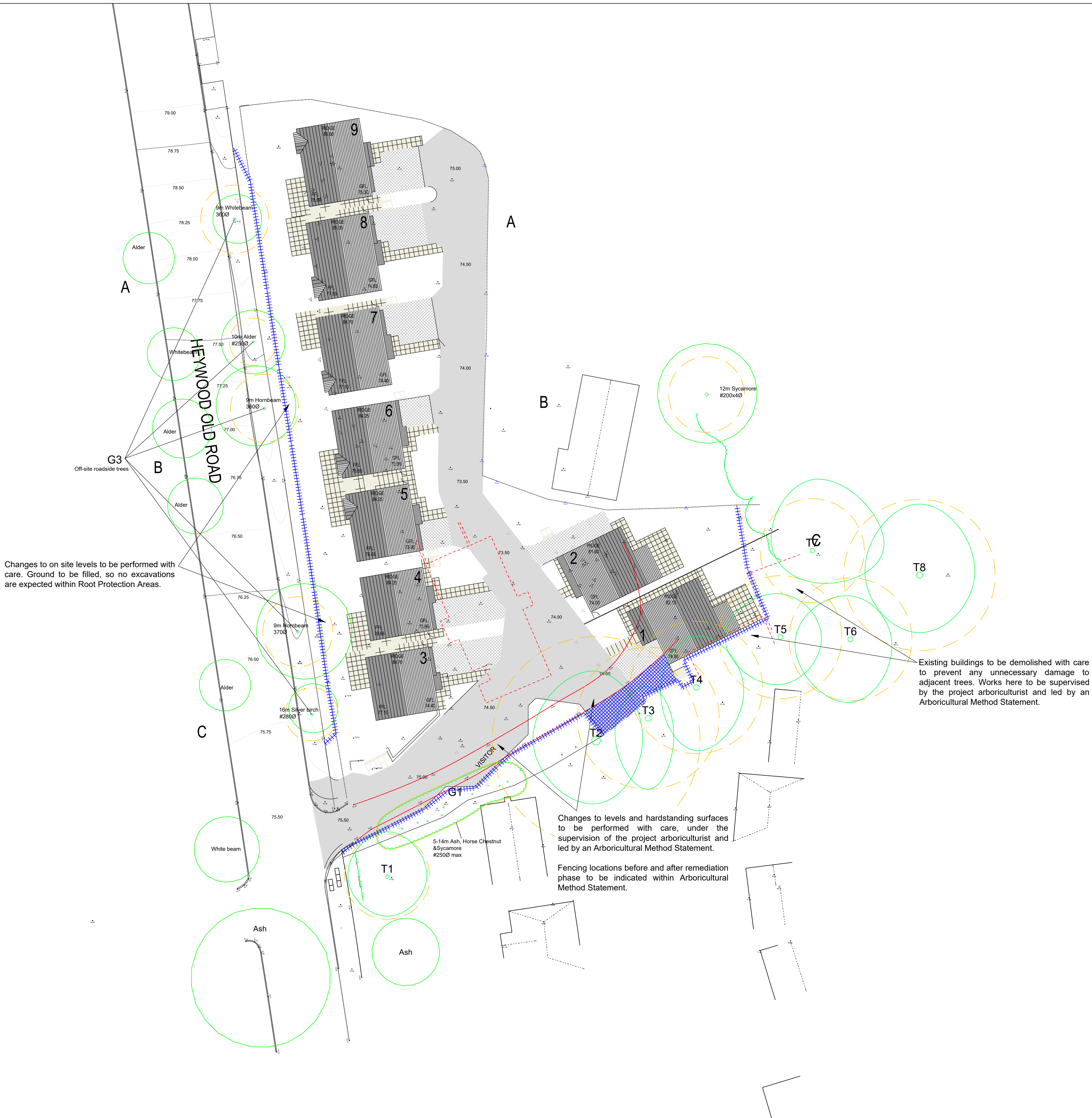
KEY

Existing tree to be retained

Existing tree to be removed



A	Production of AIA	09/10/25
REV	DESCRIPTION	DATE
 ASCERTA LANDSCAPE TREES ECOLOGY		
t: 0845 463 4404 e: info@landscapetreeseecology.com www.landscapetreeseecology.com		
CLIENT: Mohammed Shabir		
PROJECT: Little Nook, Old Meywood Road, Middleton M24 4GS		
DRAWING TITLE: Tree Survey		
SCALE: 1:250 @A1	DRAWN BY: KP	DRAWING No:
DATE: 31/07/2024	CHKD BY: CP	REV: A



DO NOT SCALE

ALL COORDINATES RELATED TO LOCAL GRID
LOCATED TO OS NG BY BEST FIT TO DETAIL
EXTRACTED FROM OS DIGITAL DATA

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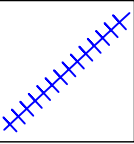
KEY



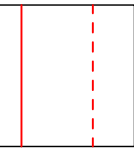
Existing tree to be retained



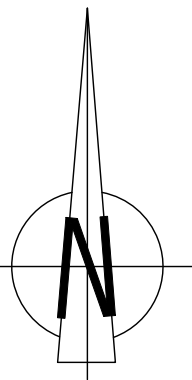
Extent of Root Protection Area for retained trees in accordance with BS5837: 2012 *Trees in relation to design, demolition and construction - Recommendations*



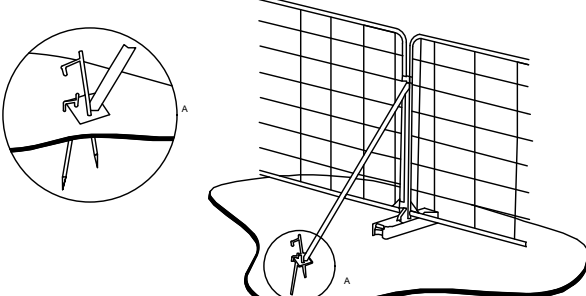
Proposed location of protective fencing - see inset for type / construction detail



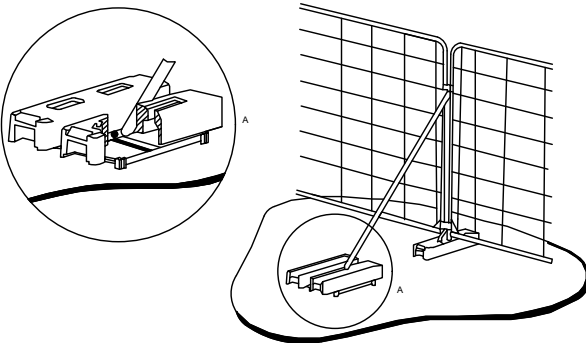
Existing road or building to be removed with care



BS5837:2012
Figure 3 Examples of above-ground stabilizing systems



a) Stabilizer strut with base plate secured with ground pins



b) Stabilizer strut mounted on block tray

REV	DESCRIPTION	DATE
A	Production of AIA	09/10/25



t: 0845 463 4404
e: info@landscapetreeseecology.com
www.landscapetreeseecology.com

CLIENT:
Mohammed Shabir
PROJECT:
Little Nook, Old Heywood Road, Middleton
M24 4GS
DRAWING TITLE:
Tree Constraints and Draft Protection Drawing

SCALE: 1:250 @A1	DRAWN BY: KP	DRAWING No:	REV:
DATE: 31/07/2024	CHKD BY: CP	P.2036.24.T02	A