



View of the ground where there are minimal trees to warrant retention

ARBORICULTURAL FEASIBILITY SURVEY

Date of the Inspection

12th February 2026

Site

206-208 Drake Street

Rochdale

OL16 1PJ

Description

Tree data collection for a pre-development application

Instructed by

Helmrig Ltd

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Executive Summary

Treestyle Consultancy was commissioned to complete a survey to specifications set out in British Standard 5837:2012 *Trees in relation to design, demolition & construction - Recommendations*. This document is an Arboricultural Feasibility Assessment (AFA).

The Tree Survey recorded groups of trees that are mostly located along the boundaries within the influencing distance of any proposal.

- None were recorded as **category A high quality with 40 years plus life potential**.
- Four trees were categorised as **B medium quality with up to 20 years life potential**.
- Five groups of trees were recorded as **low quality and value with up to 10 years life potential**.
- One tree was recorded as **category U, not realistically retainable**.

The green infrastructure is of poor quality with small self seeded pioneer species with limited life potential that are mostly lining the boundaries. They are creating a nuisance on the nearby public highways and could be regarded as a risk. Neighbouring trees had limited visual assessment.

The Potential Arboricultural Impact Assessment (AIA)

Given that only green infrastructure is of low quality and value, there is minimal arboricultural impact due to the recommendations for the removal of all existing vegetation:

- The removal of hard standing surfaces incur on to the Root Protection Area (RPA's) of trees of low quality and value.
- The demolition of the existing walls and their associated structures incur onto the RPA of low quality trees.
- There are above and below ground constraints throughout the grounds.
- There are no neighbouring tree constraints.
- There is potential for building materials to leach into the soil profile during new landscaping.

Table 1 - Summary of BS5837 Categorisation Colours in relation to the tree to be retained and removed, the explanation of this categorisation can be read in Appendix C - BS 5837:2012 Cascade Chart for Tree Quality Assessment

Tree Category	Trees to be retained
A	-
B	T7, T8, T9, T10
C	G1, G2, G3, G4, G5
U	G6

1.0 Introductions

Instruction

- 1.1 I have been instructed by Helmrig to prepare an arboricultural feasibility assessment with regard to the proposed development of the land for development and its associated landscaping works in accordance with BS 5837 Trees in Relation to design, demolition and construction - recommendations 2012.

Scope

- 1.2 The scope of this instruction has been to:
- Undertake a tree survey to determine the range, age and quality of trees within the influencing distance of any proposed development.
 - Guidance to the project design team on all matters relating to trees, with the exception of ecological matters or landscape design. However, this does not give advice with regard to the tree protection plan and an arboricultural method statement.
 - Guidance to prepare the required reports and plans which will give guidance on how the development can be performed whilst allowing for tree retention and longevity.
- 1.3 The tree survey was to be conducted in accordance with the guidance provided in BS5837 (2012) *Trees in relation to design, demolition, and construction - Recommendations* ('BS5837').
- 1.4 All plans and reports following the tree survey were also to follow the recommended processes defined in BS5837 and any other industry advice that provides best practice guidance for managing the relationship between trees and construction processes.

Site description

- 1.5 Located in the heart of Rochdale in what is regarded as a densely populated area, Drake Street and the surrounding community have local amenities with a public area for recreation and with local shops and businesses. Predominantly residential, the land in question is centrally located and is mostly surrounded by properties and associated infrastructure.
- 1.5.1 The grounds are made up of a few hardstanding areas within and access in three of the four sides, which is otherwise surrounded by an old stone wall. The grounds have been neglected for many years, allowing nature to take hold, with predominantly pioneer species.



2.0 Tree Survey

- 2.1 The survey recorded groups of trees within the boundaries, and they are listed below:
- 2.2 The green infrastructure as a whole provides limited urban greening with low visual amenity value. Whilst providing good wildlife benefits, the general condition of the trees is poor, and they now present an unacceptable level or risk to the general public, they are as follows.
- All of the trees are in groups comprising *Salix*, *Betula* and *Buddleia*. These have seen no management, which has resulted in poor form and limited life potential.
 - Generally low occupancy target areas due to the size of these semi-mature trees, however, their canopies are spreading onto public highways.
- N.B. Target areas are places where a tree or tree part could fall and land on a vehicle, structure or a person, causing damage or injury or disruption.

Table 2 - Summary of BS5837 Categorisation colours in relation to the tree numbers

Tree Category	Trees to be retained
A	-
B	T7, T8, T9, T10
C	G1, G2, G3, G4, G5
U	G6

General Data Capture

- 2.3 For reference, all individual trees are geo referenced with a Trimble TDC600 and a Catalyst DA2 with sub metre accuracy have been identified with the letter T and associated number on the Tree Schedule and on a plan showing the extent of tree constraints. The stem diameter of the trees on site was recorded using a rounded down diameter tape, measured at 1.5m above ground level. Measurements were recorded in millimetres, rounded to the nearest 10mm.
- 2.3.1 The height of the subject trees was estimated to the nearest metre.
- 2.3.2 Maximum crown spread of the subject tree was measured from the edge of the trunk to the tips of the live lateral branches taken at four compass points (N-E-S-W) using a Leica Disto digital laser measure. Crown spread measurements were taken in metres.
- 2.2.3 The trees age was estimated from visual indicators (such as tree size and appearance of bark) which is provided as a provisional guide.
- 2.2.4 Hedges are identified with the letter H and number on the associated schedule and plans. Each hedgerow was surveyed recording the species, the maximum height and the average width of the hedge. Any individual trees present within the hedgerow were recorded as an individual tree.
- 2.2.5 If direct access to a tree was not possible, estimations from appropriate vantage points were taken. Any limitations or estimations are presented within the survey limitations section and noted in the associated schedules.

Categorisation

- 2.3 In compliance with Table 1 of BS5837 the trees surveyed have been categorised according to their arboricultural quality and value (non-fiscal) which is summarised below in Table 2.

Quality Assessment

- 2.3.1 A summary of the assessment on the quality of the tree can be seen in table 3.

Category	Colour	Description
A	Green	Trees of high quality with an estimated remaining life expectancy of at least 40 years
B	Blue	Trees of moderate quality with an estimated remaining life expectancy of at least 20 years
C	Grey	Trees of low quality with an estimated remaining life expectancy of at least 10 years
U	Red	Those trees 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

Table 3 - Summary of BS5837 Tree Categorisation

3.0 Tree Constraints

Above Ground Tree Constraints

- 3.1 The above ground constraints posed by canopy spread are plotted on the Tree Constraints Plan as a circle around the tree with the extent of the canopy spread in the corresponding BS5837 retention category colour.

3.2 Below Ground Constraints (Root Protection Areas)

- 3.2.1 The Root Protection Areas (RPA) of the trees were calculated in accordance with Section 4.6.1 in BS5837. This is calculated from the measurement of the stem diameter as recorded in the tree schedule attached to this report and is plotted on the TCP. Trees lining the southern boundary have had their RPA adjusted.
- 3.2.2 The RPA forms the initial Construction Exclusion Zone (CEZ) to protect the trees within and adjoining the site and is plotted on the plan by an orange line with the text RPA inscribed.
- 3.2.3 The RPA is initially plotted with the tree in the centre. Where site conditions may influence the shape and size of the RPA (e.g. the presence of roads, buildings or other structures), the shape and size of the RPA can be amended in accordance with Section 4.6.3 in BS5837.
- 3.2.4 The default position should be that no development will take place within the RPA of retained trees. However, where there is an overriding need for construction and associated activity within the RPA of trees, measures should be put in place to protect retained trees from harm while those activities are being carried out.

Soils

- 3.3 BS5837 recommends that a soil assessment be completed by a competent person to inform decisions relating to the RPA, tree protection, new planting design and foundation design. I am not able to provide this assessment as I have no formal qualifications in this area, and professional advice should be taken to provide any detailed reports.
- 3.3.1 However, generic soil data is freely available from online sources such as the Geology of Britain which can provide a broad indication of the underlying geology of a site. The results of a search for this site describe the texture freely draining, slightly acidic sandy soils.
- 3.3.2 The soil type will have an impact on any recommendations for replacement or enhancement planting that may form a part of any landscape strategy for a planning application.

TPO's and Conservation Areas

- 3.3.3 Rochdale Councils website indicated that there is no tree protection on the grounds, any work upon trees does not require permission from the LPA.

4.0 Rochdale Council's Tree Policy

- 4.1 Rochdale Council manages borough trees through a twice-yearly inspection schedule, focusing on health, safety, and infrastructure protection. They aim to maintain, protect, and increase tree cover, often replacing removed trees with two new ones. Trees in conservation areas or with Tree Preservation Orders (TPOs) require formal consent for any works.

5.0 Arboricultural Impact Assessment (AIA)

- 5.1 This impact assessment will set out the principal direct and indirect impacts of the proposals on the trees on site and set out suitable mitigation measures for unavoidable tree removals and to allow for the successful retention of significant trees where appropriate.

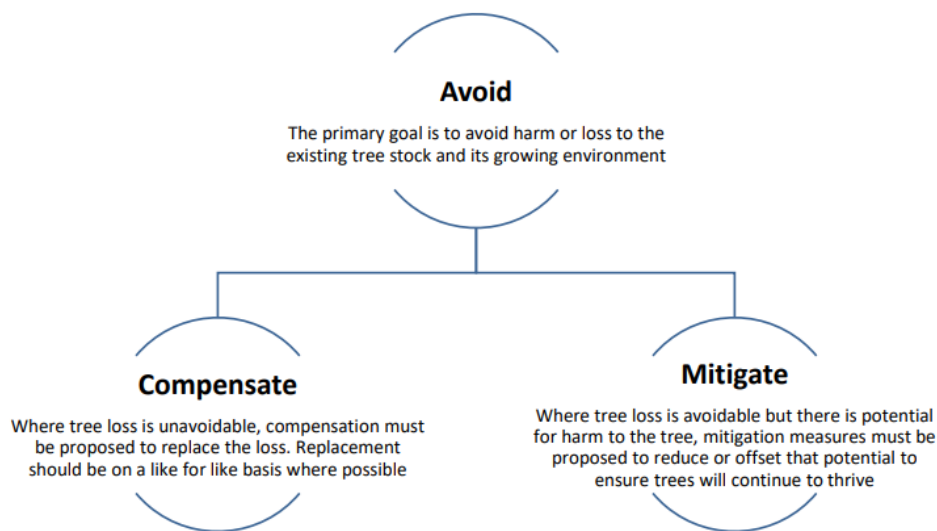
Development can have an adverse impact on trees and other woody vegetation within a site, which can result in:

- I. Immediate tree removal to facilitate the footprint of the development.
- II. Potential future tree loss through the early decline of trees due to soil compaction or damage
- III. Root disturbance and damage within a tree's rooting area
- IV. and iv. Canopy removal or damage due to plant movement.

Best practice guidance proposed by the arboricultural sector seeks to ensure that there is a harmonious relationship between trees and development that will ensure that both trees and structures can be retained in the long term.

Where practical, development should seek to work with the natural environment, and development schemes that might result in harm should follow a mitigation hierarchy to ensure harm is minimised.

To assist the planning decision makers, this scheme should use the following mitigation hierarchy to consider the influence that trees might have on site design while also continuing to make a positive contribution to the site and local character of the area, both during and post development:



The impact of any tree loss is assessed against a criterion in relation to the arboricultural significance of the loss, the detail of which is provided in Table 3. This table is not related to the quality categories provided in BS5837 but has a closer relationship to the sub-categories through assessing the impact that tree loss may have at the Site and its setting in the wider locality. This assessment is also useful in considering the impact of any potential loss against planning policy.

Table 3: Impact Assessment definitions

Scale of Impact	Definition
Major	Total loss or major/substantial alteration to key trees/features of the baseline (pre-development) conditions such that the post development character or composition will be fundamentally changed. This would generally apply to tree(s) that are of exceptional or high quality and condition and their loss would be irreplaceable. This would also include trees that have been categorised as being Ancient or Veteran, trees are rare examples of their species and or trees that offer significant amenity value to the character and setting of the area.
Moderate	Loss or alteration to one or more key trees/features of the baseline conditions such that post development character or composition of the baseline will be materially changed. This would generally apply to tree(s) that are of good quality and condition and make a notable contribution to the setting or character of the locality (visual amenity). This may include trees that would be hard to replace but for which there could be some mitigation over a medium timeframe (20-40 years).
Minor	A minor shift away from baseline conditions. Change arising from the loss/alteration will be discernible/detectable but not material. The underlying character or composition of the baseline condition will be similar to the pre-development circumstances/situation. This would generally apply to tree(s) that are of low quality and condition and/or their loss would have low impact on the locality. These trees would be relatively easy to replace within a short timeframe (10-20 years).
Negligible	Very little change from baseline conditions with any change barely distinguishable. This would generally apply to tree(s) that are of low quality and condition, and/or their loss would barely be noticeable. Any replacement planting would offer an improvement to the setting of the site in a very short time frame (1-10 years)
No Change	There is no change to the baseline conditions to trees from the development proposal.

The impact can be assessed as being either negative, positive or neutral, each of which (for the purpose of this report) are defined as:

- Negative – a negative impact is one where the proposal will result in the loss or degradation of the range or quality of trees on a site, and which will negatively impact the local community.
- Positive – a positive impact is where the proposal will result in enhancements to the range or quality of trees on site (achieved through retention of existing trees and new planting), or an improvement(s) to the growing environment of trees that will result in improvements to the social and cultural setting of the site to the benefit of the local community.
- Neutral – there is no change to the baseline setting of the site in arboricultural terms.

5.2 Effects on the trees with regards to a Development.

- 5.2.1 The above and below ground constraints which development has the potential to incur will be protected and are Construction Exclusion Zones (CEZ) unless an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) can mitigate the impact.
- 5.2.2 Currently, the site is accessible by machinery, which can have a detrimental affect to tree health with regard to the compaction of soil around tree roots. The existing surface has been used and is proposed for use as a material access and egress.
- 5.2.3 As trees grow and naturally expand their root areas, canopy development and stem thickening can present future issues. As they increase in height, they will produce extra shadow onto land that was previously open.
- 5.2.4 Trees can shed leaves, deadwood and occasionally branches. They can shade buildings and areas for recreation which can result in the occupants requesting tree works that can have a detrimental affect to tree health. Trees can provide effective screening from neighbouring properties and noise from roads, absorb pollution, increase wildlife, and reduce energy bills in winter. Additionally, deciduous trees in winter allow sunlight through, they also screen people from hot sun in summer and help to reduce air-conditioning costs. Having mature trees in a newly created development can add a sense of establishment and longevity, promote social calm, and reduce stress levels.

5.3 Potential incompatibilities between the layout and the trees proposed for retention.

- 5.3.1 Drawing 1 - Tree Constraints Plan shows where development incurs onto RPA's of trees to be retained. Development shall be carried out without soil compaction or soil stripping and laid in accordance with the Arboricultural Method Statement section 13 (Hard Surfaces).

5.4 Infrastructure Requirements

- 5.4.1 Services will not have a direct impact on retained trees.

5.5 Tree Removal Mitigation

- 5.5.1 The removal of tree will need replacing for a 2 for 1 replacement as stipulated in Rochdale Borough Councils tree policy. This is also applicable to the Biodiversity Net gain (BNG) legislation.

5.6 Site Constraints

- 5.6.1 The impact of trees on the development and vice versa in allowing for future growth have all been considered. Tree size, future growth, light/shading, leaf and fruit nuisance etc have the potential to be an issue. None of the vegetation warrants retention, therefore, there are no constraints.
- 5.6.2 The images below shows the quality of the vegetation lining the boundaries, all of low quality. They have limited life potential and visual amenity value due to their species type, form and proximity to walls, buildings and public highways.



6.0 Arboricultural Tree Constraints

- There are above and below ground constraints with the groups lining all the boundaries and within.

7.0 Tree Protection Measures

7.1 There are no recommended protection measures.

8.0 Construction Exclusion Zone (CEZ)

8.1 All of the vegetation has been recommended for removal, there is no CEZ.

8.2 Tree Protection

8.3 There is no tree protection required due to the lack of quality.

8.4 Hard Surfaces

8.4.1 Demolition of Existing Hard surfaces will not impact any trees as nothing qualifies as a tree due to their size.

8.4.2 Compensation for Vegetation Loss

8.4.3 Recommended planting scheme

It is recommended to replant those that are lost.

- Ratio for replacing established vegetation
- 3:1 Mixed species consisting of:
 - Common oak (*Quercus robur*)
 - Wild cherry (*Prunus avium*)
 - Silver birch (*Betula pendula*)
- 1-1.2 m in height Container grown
- Double staked

Planting to be carried out to BS 8545:2014 Trees from nursery to independence in the landscape – Recommendations.

9.0 Arboricultural Method Statement (AMS)

9.1 The Arboricultural Method Statement (AMS) is written as guidance on how the development has to be carried out with regard to the protection of the green infrastructure. However, this is not applicable to this document due to all the vegetation is to be removed and there are no above or below ground constraints with trees.

10.0 Conclusion

- 10.1 The management of the landscaping and development activities can be performed without being detrimental to tree health. Generally, the quality of the infrastructure is low across all sites in this category. Access to all parts of the grounds where any development is proposed is not a problem.
- 10.2 Neighbouring tree roots are not impacted by the proposal due to their restricted rooting development with the foundations of the stone walls.

11.0 Recommendations

- 11.1 This is an urban area of high activity and potentially great visual amenity. Therefore, the presence of green infrastructure is essential for future generations. Tree planning with post tree maintenance will be required to ensure establishment and longevity.

Signed  Date 21st February 2026

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12.0 Caveats and Limitations

- 12.1 While all reasonable efforts have been made to identify the condition and quality of the trees on site, the statements made in this report and schedules do not take into account the effects of extreme weather events, vandalism or accidents, or changes to the site that may affect trees that have taken place since the date of the survey.
- 12.2 I can confirm that the survey has been undertaken in accordance with industry best practice recommendations and guidance, but no warranty is provided in relation to changes to the site that occur after the date of the survey that may have an impact on the tree stock present at the time of the survey.
- 12.3 Unless stated differently in captions, all photographs used in this report have been taken by the author at the time of the site visit.
- 12.4 The comments and observations made within this report will cease to be valid either within two years of the date of the survey (unless specifically stated elsewhere within the report), or when site conditions change or any works to trees take place that have not been specified within this report, whichever is sooner.
- 12.5 The survey has been undertaken with the benefit of a mapping supplied by The Ordnance Survey. The location of all trees and groups detailed in this report has been taken from the topographical survey and no warranty is given as to the accuracy of this data.
- 12.6 This survey has been limited to identifying arboricultural features within the site. It does not include any ecological assessment or landscape appraisal of trees, groups, woodlands or hedges beyond the scope of BS5837.
- 12.7 Although I am occasionally involved in landscape, ecological and planning issues, I have no formal qualifications in these areas and any comments made in this report to such matters are limited to the general context in view of my familiarity through my day-to-day work, and professional advice should be obtained on these matters where required.

13.0 References

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British Standards BS 5837, Trees in relation to design, demolition and construction – Recommendation 2012

British Standards 42020 Biodiversity - Code of Practice for Planning and Development 2013

British Standards 8545 Trees: from nursery to independence in the landscape - Recommendations 2014

International Society of Arboriculture Best Management Practice Tree Risk Assessment 2013

NTSG - Common Sense Risk Management of Trees

Principles of Tree Hazard Analysis and Management - D Lonsdale No 7

14.0 About the Author

- 14.1 Treestyle Consultancy's principle assessor is Andrew McLoughlin, the Managing Director of Treestyle Consultancy Ltd since 2001. I have a MA ArborA in Arboriculture. Qualified Arboriculturalist since 1998. I am also a qualified teacher and a LANTRA instructor and assessor. ISA Tree Risk Assessment Qualification, Quantified Tree Risk Assessor. Ancient and Veteran Tree Expert. Up to date Curriculum Vitae (which include records of up to date Continued Professional Development - CPD) can be provided upon request.