

ARBORICULTURAL IMPACT ASSESSMENT (AIA)

JUNE 2026

Birch Business Park

Whittle Lane

Heywood

OL10 2SX

U R B A N
G R E E N

QUALITY MANAGEMENT

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1. Executive Summary

- 1.1.1. Urban Green has been instructed by CGG MLI (REIT) PropCO1 Limited to carry out an Arboricultural Survey to British Standard 5837: 2012 guidelines at Birch Business Park, Whittle Lane, Heywood, OL10 2SX and produce our findings in a report.
- 1.1.2. It is proposed to develop the site into an industrial warehouse unit, alongside associated hard and soft landscaping. Full details of the proposed site layout can be seen on the plans included in Appendix 4.
- 1.1.3. It has been confirmed by Rochdale Metropolitan Borough Council via email on 24/11/2025 that there are no Tree Preservation Orders (TPOs) currently in effect at the site, nor does the site lie within a Conservation Area.
- 1.1.4. The proposed development necessitates the removal of seven individual trees within the site boundary. However, it is noted that the majority of these are of low value. It is recommended that this tree loss is mitigated against through onsite replacement tree planting and the production of a robust soft landscaping scheme.
- 1.1.5. Urban Green have also carried out a Preliminary Ecological Appraisal (PEA) of the site (UG_1236_ECO_PEA_01). This report should be read and adhered to in conjunction with the PEA report.
- 1.1.6. Tree protective fencing and ground protection will need to be installed at the alignment shown on the Tree Protection Plan in Appendix 4 before any construction activity takes place.
- 1.1.7. Boundary treatments will be required within the Root Protection Area(s) (RPAs) of retained tree group G26, as indicated on the Tree Protection Plan.
- 1.1.8. It will also be necessary to carry out Arboricultural supervised excavation with possible root pruning within the RPAs of retained trees and tree groups T6, G25, G26, T39 and T40, as indicated on the Tree Protection Plan.
- 1.1.9. Information regarding the layout of new utilities and drainage and final site levels should be submitted to the Arboricultural Consultant so that the impact of these on the retained trees can be assessed.
- 1.1.10. An Arboricultural Method Statement (AMS) will be required, detailing works within the RPAs of trees to be retained.

2. Introduction

2.1. Instructions and References

- 2.1.1. Urban Green have been instructed by CGG MLI (REIT) PropCO1 Limited to carry out an Arboricultural Impact Assessment (AIA) in accordance with BS 5837: 2012 '*Trees in relation to design, demolition and construction – Recommendations*' at Birch Business Park, Whittle Lane, Heywood, OL10 2SX and produce our findings in a report to be submitted with a detailed planning application.
- 2.1.2. All trees, regardless of their statutory status, are a material consideration in a planning application. BS 5837: 2012 recognises the potential conflict between trees and development. The standard sets out to assist those concerned with trees in relation to construction and aid with decision making. This is achieved by providing impartial and balanced information on trees and their potential impacts.
- 2.1.3. Due to the nature of the site, it was decided that the survey methodology would include broadly grouping trees that share very similar characteristics. This method is in line with point 4.4.2.3 of BS 5837: 2012 that states '*Trees forming groups...should be identified and considered as groups where the arboriculturist determines that this is appropriate... It may be appropriate to assess the quality and value of trees as a whole, rather than individuals.*'
- 2.1.4. The site is located in the area shown in the Site Context plan below. The Ordnance Survey (OS) Grid Reference is SD 84080 08208.



Legend: Red Line Boundary		1 Kilometers		N		
Client:	CGG MLI (REIT) PropoCO1 Limited	Issue:	01	Figure:	01	U R B A N G R E E N A: Ground Floor, The Tower, Deva City Office Park, Trinity Way, Manchester M3 7BF T: +44 (0) 161 312 3131 wearurbangreen.co.uk
Project:	Birch Business Park	Scale @ A4	1:12,000			
Title:	Site Context	Approved by:	CL	Checked by:	BG	
Drawing Ref:	UG_1236_SITE_CONTEXT	Author:	CL	Date:	01/12/2025	

2.2. Scope

- 2.2.1. The AIA considers any potential impacts on existing trees including the effect of any tree loss required to implement the design and recommendation for the establishment of new trees.

2.3. Documents Provided

- 2.3.1. A scaled topographical plan has been provided with tree positions already plotted (Greenhatch Group Drawing No. 55340_T). Any extra trees found on site that were not included on the original plan have been plotted according to measurements taken on site and/or using aerial photography.
- 2.3.2. Tree locations which have been estimated are illustrated on the plans included in Appendix 4, by their identifying number with a “#” suffix. The exact locations of these trees must be verified, and any discrepancies discussed with the Arboricultural Consultant before starting works on site.
- 2.3.3. A plan outlining the development proposals has been overlaid with the Tree Constraints Plan to assess the potential impacts.

2.4. Limitations

- 2.4.1. This report is based upon a visual inspection carried out from ground level only. The consultant shall not be responsible for events that happen after the date of the report due to factors that were not apparent at the time, and the acceptance of this report constitutes an agreement with the guidelines and the terms listed in this report.
- 2.4.2. The consultant accepts no liability in respect of the trees unless the recommendations of this report are carried out under their supervision.
- 2.4.3. Assessing the potential influence of trees upon load bearing soils, beneath existing and proposed structures resulting from water abstraction by trees or rehydration of shrinkable soils was not included in the contract brief and is therefore not considered in the report. The consultant cannot be held responsible for damage arising from such action.
- 2.4.4. Trees are living organisms whose health, condition and structure can change over time. The contents of this report are valid for a period of one year from the date of the report.
- 2.4.5. Potentially hazardous trees are highlighted, and appropriate recommendations are made to reduce the associated risks to an acceptable level.

2.5. The Site

- 2.5.1. The site is located to the south of Birch Business Park, Heywood and comprises an area of vacant land; the site previously comprised an industrial unit, which has been demolished. The site is bounded by Birch Business and Industrial Parks to the north, and agricultural land to the east, south and west.

2.6. Soil Profile

- 2.6.1. Reference to the LandIS/Cranfield University Soil and Agrifood Institute's Soilscape Viewer suggests the underlying soil profile at the site is characterised as a seasonally wet, slowly permeable, acidic loamy and clayey soil, with impeded drainage and reduced fertility. This soil profile is typically associated with grassland, arable and some forested environments.

3. Legislation

3.1. National Planning Policy Framework (2025)

- 3.1.1. The *National Planning Policy Framework* (NPPF) 2025 acknowledges the importance and benefits of trees in urban environments and for new developments, both in their amenity and economic value, and provision of ecosystem services. The NPPF states that new developments should accommodate for the provision and long-term maintenance of newly planted trees, and the retention of existing trees wherever possible.

3.2. Tree Preservation Orders

- 3.2.1. A Tree Preservation Order (TPO) is an order made by a Local Authority under section 198 of the *Town and Country Planning Act 1990* (as amended) and the *Town and Country Planning (Tree Preservation) (England) Regulations 2012* to protect specific trees, groups of trees or woodlands in the interests of amenity. A TPO prohibits the cutting down, topping, lopping, uprooting and wilful damage or destruction of trees without the Local Authority's written consent.
- 3.2.2. Email correspondence with Rochdale Metropolitan Borough Council on 24/11/2025 confirmed that there are no TPOs currently in effect at the site, nor does the site lie within a Conservation Area.
- 3.2.3. It is recommended that the Local Authority is consulted before any tree works are undertaken, as new TPOs may have been created since the time of enquiry, and heavy fines exist for unauthorised works to protected trees.
- 3.2.4. All works to trees covered by a TPO require permission from the Local Authority, including any pruning. However, this does not include trees that are dead or have become dangerous. The removal of dead branches is also excluded from a TPO. Although the above exceptions exist, it is advisable to give the Local Authority five days' notice in writing of any intended removal. Permission is not needed where tree work is required to implement an approved planning application.

- 3.2.5. It is an offence to remove more than five cubic metres of timber in any one calendar quarter without having first obtained a felling licence from the Forestry Commission. It must be noted, however, that this excludes sites where planning permission has already been granted.

3.3. Ecological Considerations

- 3.3.1. Prior to the commencement of any tree works, the trees should be assessed for the presence of protected species, many of which are protected under the *Wildlife and Countryside Act 1981* (as amended) and/or the *Conservation of Habitats and Species Regulations 2017* (as amended).
- 3.3.2. Where there is evidence that roosting bats, nesting birds, or other protected species are present, works in these areas should pause and the advice of a suitably qualified ecologist should be sought about how best to proceed.
- 3.3.3. If tree works are carried out during the bird nesting season (March to September, inclusive), trees should be inspected by a qualified ecologist to confirm likely absence, no more than forty-eight hours prior to the commencement of works.
- 3.3.4. Urban Green has also been appointed to complete a Preliminary Ecological Appraisal (PEA) of the site (UG_1236_ECO_PEA_01), which should be read and adhered to should any tree work be required. The objectives of the PEA are to identify habitats on site and determine the suitability for any 'protected and/or notable' species, including proximate designated sites, in the context of the development proposals. This report should be read and adhered to in conjunction with the PEA report.

3.4. Biodiversity Net Gain (BNG)

- 3.4.1. Biodiversity Net Gain (BNG) was introduced under Schedule 7A of the *Town and Country Planning Act 1990* (as inserted by Schedule 14 of the *Environment Act 2021*) to ensure that wildlife habitats on development sites are enhanced and managed following completion of the development. It is mandatory for new developments to achieve a minimum gain of 10% in quality and/or condition of wildlife habitats, either within the site or, if this is not possible, in an alternative location, as agreed with the Local Planning Authority.

4. Arboricultural Impact Assessment (AIA)

4.1. Summary of the Development

- 4.1.1. It is proposed to develop the site into an industrial warehouse unit, alongside associated hard and soft landscaping. Full details of the proposed site layout can be seen on the plans included in Appendix 4.

4.2. Benefits Trees Provide to New Developments

- 4.2.1. Trees provide a variety of visual, health, social, financial, ecological and environmental benefits. Retention of existing trees, particularly mature, well-established trees, alongside new developments can provide immediate visual amenity and landscape value. The appearance of streets, footpaths, areas of public open space, courtyards, educational and healthcare facilities, and gardens can all benefit from the retention of trees, which can even increase residential property value.

4.3. Tree Constraints

- 4.3.1. BS 5837: 2012 recognises that conflicting requirements of the planning system for development means that trees are only one factor which need to be taken into consideration. Although there may be certain specimens that can pose significant constraints to development due to their importance, it is essential that inappropriate tree retention is avoided.
- 4.3.2. Trees can be adversely affected on development sites if their protection is not factored into the wider project management of onsite operations. The tree survey plan has been transposed over plans detailing current proposals to assess the impact on surveyed trees.
- 4.3.3. It is essential that roots are protected from construction works including physical damage from excavation and changes in soil structure from compaction and changes in ground levels.

4.4. Root Protection Areas (RPAs) Explained

- 4.4.1. The Root Protection Area (RPA) is an area of ground around the base of a tree indicated on the plans included in Appendix 4 as an ochre yellow circle centred around the stem which is calculated in relation to the stem diameter.
- 4.4.2. Most tree roots grow within the upper 600mm of the soil profile where most nutrients are available as the result of the decomposition of organic matter close to the surface. Rooting conditions become less favourable at depth as the soil density increases, creating anaerobic conditions.
- 4.4.3. BS 5837: 2012 states that the default position for proposed structures should always be outside the RPA. It is recognised that this may not always be possible, yet tree retention would be desirable. In this instance, technical solutions might be available that prevent damage to the retained tree(s).

4.5. Surveyed Trees

- 4.5.1. The survey assessed thirty-four individual trees and seven tree groups, the quality and value of which are summarised below. Full details of the surveyed trees and tree groups can be viewed in the Tree Data Schedule in Appendix 1.
- 4.5.2. Ten individual trees and five tree groups were assessed as BS 5837: 2012 'Moderate Quality' Retention Category 'B'; twenty-three individual trees and two tree groups were assessed as BS 5837: 2012 'Low Quality' Retention Category 'C'; and one individual tree was assessed as BS 5837: 2012 'Unsuitable' Category 'U'.
- 4.5.3. Trees and tree groups G26 and T28-G41 are offsite. The remaining trees and tree groups are within the site or on the boundaries.
- 4.5.4. The tree cover is comprised predominantly of low-quality ornamental planting, with some moderate-quality ornamental planting.
- 4.5.5. Trees and tree groups G25, G26 and T28-G41 are visually important in terms of their contribution to the character and appearance of the area. Trees internal to the site are of secondary importance in visual terms but do provide some amenity value.
- 4.5.6. Several other recently planted trees were encountered to the southwest of the site. However, due to their size these trees did not warrant the awarding of a BS 5837: 2012 Retention Category and were therefore omitted from the survey.

4.6. Impacts of Development

- 4.6.1. The proposed development would necessitate the removal of two individual trees (T5 and T9) assessed as BS 5837: 2012 'Moderate Quality' Retention Category 'B', and five individual trees (T3, T4, T7, T8 and T10) assessed as BS 5837: 2012 'Low Quality' Retention Category 'C', as detailed in the Tree Removal Plan and Tree Works Schedule in Appendix 4.
- 4.6.2. The removal of these trees would have a low, localised, albeit long-term impact on the character and appearance of the site. It is recommended the removal of these trees be mitigated against through onsite replacement tree planting and the production of a robust soft landscaping scheme.
- 4.6.3. The remaining trees and tree groups are to be retained and can be protected throughout the proposed development in accordance with the standards and practices detailed in BS 5837: 2012 and in this report.
- 4.6.4. Tree protective fencing will need to be installed at the alignment indicated on the Tree Protection Plan in Appendix 4 prior to the commencement of the proposed development. A specification for protective fencing can be viewed in the Tree Protection Index in Appendix 4 and in section 4.8. of this report.
- 4.6.5. Sections of protective fencing will need to be repositioned to facilitate works within the RPAs of retained trees and tree group T6, G25, G26, T39 and T40, as indicated on the Tree Protection Plan. It is recommended the development be phased to allow for the protective fencing to be retained in the primary position for as long as is reasonably practicable.

- 4.6.6. Temporary ground protection will also need to be installed within the RPAs of retained trees and tree group T6, G25, G26, T39 and T40, as indicated on the Tree Protection Plan. A specification for ground protection can be viewed in the Tree Protection Index and in section 4.9. of this report.
- 4.6.7. Boundary treatments will be required within the RPAs of retained tree group G26, as indicated on the Tree Protection Plan, to facilitate installation of boundary railings. Guidance in section 4.10. of this report should be adhered to when positioning boundary treatments within RPAs of retained trees.
- 4.6.8. Arboricultural supervised excavation with possible root pruning will be required within a portion of the RPAs of retained trees and tree groups T6, G25, G26, T39 and T40, as indicated on the Tree Protection Plan, to facilitate construction of the proposed substation, parking bays, turning head and footpath. These works will need to be carried out using hand-operated tools only, under Arboricultural supervision, in accordance with an Arboricultural Method Statement (AMS).

4.7. Tree Surgery Works

- 4.7.1. Tree works that are recommended within the Tree Works Schedule in Appendix 4 are works required to facilitate development and include details of remedial works. Tree works stated in the Tree Data Schedule are of a general maintenance nature and can be carried out at any time as per recommendations.
- 4.7.2. Tree works required to facilitate the development will be carried out prior to the commencement of any onsite operations. This should allow sufficient space for approved construction to be carried out.
- 4.7.3. Any unforeseen tree works that become apparent during the construction process will require written consent from the Local Authority Tree Officer.
- 4.7.4. All specified tree work is to be carried out in accordance with the standards and practices detailed in BS 3998: 2010 '*Tree work – Recommendations*'.

4.8. Protective Fencing

- 4.8.1. Temporary protective fencing will need to be installed at the alignment indicated on the Tree Protection Plan in Appendix 4, prior to the commencement of any proposed development on site including the delivery of materials and site facilities.
- 4.8.2. Any fencing that is damaged so that it is no longer able to protect retained trees must be replaced/repared immediately at the alignment indicated on the Tree Protection Plan.
- 4.8.3. The required specification for protective fencing is illustrated in the Tree Protection Index (Insert 1).
- 4.8.4. The 'in-ground' system involves driving vertical scaffold poles approximately 0.6m into the ground onto which are affixed horizontal scaffold poles and bracing struts. 2m high anti-climb weldmesh panels are then wired to the scaffold framework. The vertical scaffold poles should be at a maximum of 3m apart.
- 4.8.5. No fixing shall be made to any tree, and all possible precautions shall be taken to prevent damage to the tree roots when locating uprights.
- 4.8.6. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" shall be fixed to every 10m of protective fencing, as illustrated on the Tree Protection Index (Insert 2).

4.9. Ground Protection for Pedestrians or Light Vehicles

- 4.9.1. The primary method of ground protection is the installation of a compressible layer (e.g. woodchip) over a geotextile fabric with side butting scaffold boards.
- 4.9.2. Ground protection measures whilst working the RPA must be capable of supporting the expected loads and avoid compaction of the soil.
- 4.9.3. The boarding will be left in place until the construction works are finished.
- 4.9.4. Scaffolding may first be erected with the uprights on spreader boards and the ground protection installed around the uprights.

4.10. Boundary Treatments

- 4.10.1. Where railings are to be installed within RPAs of retained trees, post holes will be excavated by hand and kept as narrow as possible. Trial holes will be dug using a manually operated soil augur to position post holes to avoid major roots.
- 4.10.2. Exploratory post holes will be dug before committing to positions. If any roots exceeding 25mm diameter are encountered, they are to remain intact, and the post hole will be relocated to avoid them. The railing system must permit such flexibility (i.e. where fixed widths are used, all post holes must be excavated before committing to the final location).
- 4.10.3. All post holes will be excavated by hand and kept as narrow as possible (maximum diameter 300mm).

4.11. Temporary Site Cabins

- 4.11.1. All storage facilities and deliveries will make use of existing hard surfaces to avoid unnecessary compaction within RPAs. The locations will be agreed in writing with the Local Planning Authority (LPA) prior to delivery and will remain in the agreed locations unless approved by the LPA.
- 4.11.2. If storage facilities require siting within RPAs, every effort will be made to ensure that any damage to aerial parts of retained trees is avoided and that appropriate footings are used to avoid root damage or compaction of the soil.

4.12. Utilities

- 4.12.1. At the time of writing Urban Green have not been made aware of any new utilities or service runs that will be associated with the development. Information regarding the layout of new utilities and drainage and final site levels should be submitted to the Arboricultural Consultant so that the impact of these on the retained trees can be assessed.
- 4.12.2. Any new utilities to be installed at the site should be undertaken in accordance with the National Joint Utilities Group (NJUG) guidance note '*NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Volume 4)*'.

5. Recommendations

- 5.1.1. An Arboricultural Method Statement (AMS) will be required to provide solutions and working methods so that the impacts identified do not have a detrimental effect on retained trees.
- 5.1.2. All operations that could affect trees on and adjacent to the site must be considered as part of the project management of the proposed development. It is therefore recommended that an Arboricultural Consultant is appointed as part of the design and management team to advise on pre-development issues and supervise onsite operations.
- 5.1.3. The Arboricultural Consultant may also have an advisory role in the preparation of site including tree surgery works and the protection of trees during demolition processes.

Appendix 1 - Tree Data Schedule

The following pages contain information gathered at the site during the tree survey. The reader should refer to Appendices 2 and 3 to correctly interpret the tree survey data.

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (Botanical Name)	Height (m)	Crown Ht (m)	Lowest Branch Height (m)	Lowest Branch Direction	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
									Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T1	Semi-Mature Leyland Cypress <i>x Cupressocyparis leylandii</i>	7	2.5	2.5	W	500	2.5 3 3	1: Planted ornamental growing in grass. 2: Quadfurcated stem at 0.5m above ground level with high canopy due to crown lifting. 3: Multiple branch stubs and pruning wounds throughout lower stems with minimal occlusion. 4: Small diameter shade deadwood to lower and inner canopy.	No action required.		Good	20-40	6.00
									n/a	3	Fair	C1.2	
T2	Early-Mature Rowan <i>Sorbus aucuparia</i>	6	3	2.5	N	280	2.5 3 3	1: Planted ornamental growing in grass. 2: Bifurcated stem at 1.5m above ground level with high canopy due to crown lifting. 3: Multiple pruning wounds throughout lower stem with minimal occlusion. 4: Small diameter deadwood to lower canopy.	No action required.		Good	20-40	3.36
									n/a	3	Fair	C1.2	
T3	Early-Mature Field Maple <i>Acer campestre</i>	8	3	2.5	M	380	4 4 4	1: Planted ornamental growing in grass. 2: Bifurcated stem at 2m above ground level with high canopy due to crown lifting. 3: Multiple pruning wounds to lower stems with minimal occlusion. 4: Bark damage and wounds to buttress roots with some occlusion.	Remove for development - see Tree Removal Plan.		Good	20-40	4.56
									n/a	n/a	Good	C+1.2	
T4	Early-Mature Rowan <i>Sorbus aucuparia</i>	6.5	3	2.5	M	190	2.5 3 2.5	1: Planted ornamental growing in grass. 2: Bifurcated stem at 2m with high canopy due to crown lifting. 3: Multiple large pruning wounds throughout lower stem with minimal occlusion, occasional stubs with tear wounds at 2.5m. 4: Small diameter deadwood to lower canopy. 5: Wounds to buttress and surface roots with little occlusion with some root girdling.	Remove for development - see Tree Removal Plan.		Good	20-40	2.28
									n/a	n/a	Fair	C1	
T5	Semi-Mature Alder (common) <i>Alnus glutinosa</i>	9	3	3	M	370	4.5 4.5 4	1: Planted ornamental growing in grass. 2: Bifurcated stem at 4m above ground level with high canopy due to crown lifting. 3: Multiple branch stubs and pruning wounds to lower stem, older wounds well occluded, minimal occlusion to more recent wounds. 4: Occasional stubs and tear wounds from previous and recent branch loss to lower canopy. 5: Damage to buttress and surface roots with some occlusion and some root girdling.	Remove for development - see Tree Removal Plan.		Good	20-40	4.44
									n/a	n/a	Good	B-1.2	

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (Botanical Name)	Height (m)	Crown Ht (m)	Lowest Branch Height (m)	Lowest Branch Direction	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
									Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T6	Semi-Mature Alder (common) <i>Alnus glutinosa</i>	8	2.5	2.5	M	320	4 4 4 3.5	1: Planted ornamental growing in grass. 2: Single-stemmed with slightly high canopy due to crown lifting. 3: Multiple pruning stubs to lower stem with minimal occlusion. 4: Damage to buttress roots with some occlusion. 5: Approximately 1m of apical dieback, remaining canopy indicates good vitality.	No action required.		Fair	20-40	3.84
									n/a	3	Good	C1.2	
T7	Semi-Mature Field Maple <i>Acer campestre</i>	6.5	3	2.5	W	275	3 2 3 2	1: Planted ornamental growing in grass. 2: Bifurcated stem at 2.5m above ground level with high canopy due to crown lifting. 3: Occasional pruning wounds to lower stem with some occlusion. 4: Abrading branches to east at 3.5m. 5: Epicormic growth to lower stem and base, pruned and died back.	Remove for development - see Tree Removal Plan.		Good	20-40	3.30
									n/a	n/a	Fair	C1.2	
T8	Semi-Mature Alder (common) <i>Alnus glutinosa</i>	8	3.5	3.5	E	200	2 2.5 3 3	1: Planted ornamental growing in grass. 2: Single-stemmed with high canopy due to crown lifting, upper stem slightly biased and tapered to east due to neighbouring tree. 3: Multiple stubs and pruning wounds to lower stem, older wounds well occluded with minimal occlusion to more recent wounds. 4: Occasional stubs from previous branch loss and small diameter deadwood to lower and mid canopy. 5: Multiple wounds to lower stem and buttress roots with some occlusion.	Remove for development - see Tree Removal Plan.		Good	20-40	2.40
									n/a	n/a	Fair	C1	
T9	Early-Mature Field Maple <i>Acer campestre</i>	9	3.5	3	W	420	5.5 5.5 3.5 3	1: Planted ornamental growing in grass. 2: Trifurcated stem at 3m above ground level with high canopy due to crown lifting, previously bifurcated at 1.5m, stem to south removed. 3: Multiple large pruning wounds to lower stem with minimal occlusion and epicormic growth at site of old wounds, pruned and died back. 4: Small diameter shade deadwood to lower canopy. 5: Multiple wounds to buttress roots, generally occluding well.	Remove for development - see Tree Removal Plan.		Good	20-40	5.04
									n/a	n/a	Fair	B-1.2	

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (Botanical Name)	Height (m)	Crown Ht (m)	Lowest Branch Height (m)	Lowest Branch Direction	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
									Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T10	Semi-Mature Alder (common) <i>Alnus glutinosa</i>	7	3	3	M	210	2.5 2.5 3	1: Planted ornamental growing in grass. 2: Single-stemmed with slight lean south with high canopy due to crown lifting. 3: Multiple stubs and pruning wounds to lower stem with minimal occlusion. 4: Deadwood throughout lower canopy, apical dieback with multiple stubs from previous branch loss and fungal fruiting bodies, unable to identify from ground level. 5: Damage to visible surface roots to west with minor decay.	Remove for development - see Tree Removal Plan.		Poor	10-20 C1	2.52
									n/a	n/a	Fair		
T11	Semi-Mature Horse Chestnut <i>Aesculus hippocastanum</i>	8.5	3.5	3	M	450	5 5.5 5.5	1: Planted ornamental growing in grass. 2: Bifurcated stem at 0.5m above ground level with some included bark, high canopy due to crown lifting. 3: Multiple stubs and pruning wounds with occasional tear wounds to lower stems, some occlusion to older wounds with minor decay to stubs. 4: Small diameter shade deadwood to lower canopy. 5: Multiple large wounds to surface roots with little occlusion and minor decay, fungal fruiting bodies, likely <i>Armillaria</i> sp. within rooting area on ground to east.	No action required.		Good	20-40 C1.2	5.40
									n/a	3	Fair		
T12	Early-Mature Black Pine <i>Pinus nigra</i>	10	2	3.5	S	630	5 5.5 5	1: Planted ornamental growing in grass. 2: Bifurcated stem at 1.5m above ground level with included union with good reaction growth. 3: Multiple stubs and pruning wounds to lower stems with minimal occlusion. 4: Small diameter shade deadwood to inner canopy. 5: Damage to visible surface roots with minimal occlusion and minor decay.	No action required.		Good	20-40 B1.2	7.56
									n/a	3	Fair		
T13	Early-Mature Wild Cherry <i>Prunus avium</i>	9.5	3	2	NW	440	5.5 5 3.5	1: Planted ornamental growing in grass. 2: Bifurcated stem at 4.5m above ground level with high canopy due to crown lifting. 3: Multiple stubs and pruning wounds to lower stem and branches with minimal occlusion. 4: Small diameter deadwood to lower canopy. 5: Damage to visible surface roots with minimal occlusion and minor decay.	No action required.		Good	20-40 B-1.2	5.28
									n/a	3	Fair		

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (Botanical Name)	Height (m)	Crown Ht (m)	Lowest Branch Height (m)	Lowest Branch Direction	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
									Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T14	Early-Mature Alder (common) <i>Alnus glutinosa</i>	8.5	3	2	W	590	6 7 6.5 5	1: Planted ornamental growing in grass. 2: Single-stemmed with high canopy due to crown lifting with larger diameter lateral branches to lower stem. 3: Multiple pruning stubs to lower stem with minor decay in places, one large flush pruning wound to north at 2m with minimal occlusion. 4: Small diameter shade deadwood to lower canopy. 5: Damage to visible surface roots and buttress roots with minimal occlusion.	No action required.		Good	20-40 B1.2	7.08
									n/a	3	Good		
T15	Early-Mature Rowan <i>Sorbus aucuparia</i>	6	3	2.5	M	280	3 3.5 3.5 3	1: Planted ornamental growing in grass. 2: Quadfurcated stem at 2m above ground level with high canopy due to crown lifting. 3: Multiple stubs and pruning wounds to lower stems, older wounds well occluded, some occlusion to more recent wounds and minor decay to stubs. 4: Small diameter shade deadwood to lower canopy, galls throughout branches to lower canopy. 5: Damage to stem base and buttress roots with some occlusion.	No action required.		Fair	10-20 C1	3.36
									n/a	3	Fair		
T16	Semi-Mature Field Maple <i>Acer campestre</i>	9	3.5	3.5	S	410	5.5 5 4 3.5	1: Planted ornamental growing in grass. 2: Bifurcated stem at 0.5m above ground level with with some included bark, trifurcated at 1.5m, stub from northernmost stem beginning to fuse with easternmost stem at 2m. 3: Multiple stubs and pruning wounds to lower stems with little occlusion and minor decay to stubs. 4: Small diameter shade deadwood to inner canopy. 5: Damage to visible surface roots and buttress roots with little occlusion and minor decay.	No action required.		Good	20-40 C+1.2	4.92
									n/a	3	Fair		
T17	Early-Mature Wild Cherry <i>Prunus avium</i>	10	2.5	2.5	M	460	8 6.5 5.5 2.5	1: Planted ornamental growing in grass. 2: Trifurcated stem at 2.5m above ground level with biased canopy due to neighbouring offsite tree. 3: Multiple pruning stubs to lower stem with minor decay. 4: Small diameter shade deadwood throughout lower canopy.	No action required.		Good	20-40 B1.2	5.52
									n/a	3	Fair		

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (Botanical Name)	Height (m)	Crown Ht (m)	Lowest Branch Height (m)	Lowest Branch Direction	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
									Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T18	Young Sycamore <i>Acer pseudoplatanus</i>	4.5	2.5	2.5	E	150	4.5 2.5 3.5 0.5	1: Self-set tree growing in grass. 2: Bifurcated stem at 2m above ground level with biased form and canopy due to neighbouring trees. 3: Multiple stubs and pruning wounds to lower stem and base with minimal occlusion. 4: Possible root severance to north due to excavation works.	No action required.		Fair	10-20	C1 1.80
									n/a	3	Poor		
T19	Semi-Mature Leyland Cypress <i>x Cupressocyparis leylandii</i>	4.5	2	2	M	170	2.5 2.5 1 1.5	1: Planted ornamental growing in bare ground. 2: Bifurcated stem at 2m above ground level with biased canopy due to neighbouring trees. 3: Multiple pruning stubs to lower stem and base. 4: Possible root severance to north due to excavation works.	No action required.		Good	10-20	C1 2.04
									n/a	3	Fair		
T20	Semi-Mature European Larch <i>Larix decidua</i>	10	4.5	4	M	280	4 3 3 3	1: Planted ornamental growing in bare ground. 2: Single-stemmed with high canopy due to crown lifting. 3: Pruning stubs throughout lower stem with minor decay in places. 4: Small diameter shade deadwood throughout lower canopy. 5: Possible root severance to north due to excavation works.	No action required.		Good	20-40	C1.2 3.36
									n/a	3	Good		
T21	Semi-Mature European Larch <i>Larix decidua</i>	9	4.5	4	M	230	4 3 3 3	1: Planted ornamental growing in bare ground. 2: Single-stemmed with high canopy due to crown lifting. 3: Pruning stubs throughout lower stem with minor decay in places. 4: Small diameter shade deadwood throughout lower canopy. 5: Possible root severance to north due to excavation works.	No action required.		Good	20-40	C1.2 2.76
									n/a	3	Good		
T22	Semi-Mature European Larch <i>Larix decidua</i>	8	4.5	4	M	180	4 3 3 3	1: Planted ornamental growing in bare ground. 2: Single-stemmed with high canopy due to crown lifting. 3: Pruning stubs throughout lower stem with minor decay in places. 4: Small diameter shade deadwood throughout lower canopy. 5: Possible root severance to north due to excavation works.	No action required.		Good	20-40	C1.2 2.16
									n/a	3	Good		
G23	Semi-Mature Leyland Cypress <i>x Cupressocyparis leylandii</i>	av 8.5	av 3	3	M	av 260	av 2.5 2.5 2.5 each	1: Planted group of three ornamentals growing in bare ground. 2: Single-stemmed with high canopies due to crown lifting, small secondary stem to south of easternmost tree. 3: Pruning wounds and stubs throughout lower stems with minimal occlusion. 4: Small diameter shade deadwood to lower and inner canopies.	No action required.		Good	20-40	C1.2 3.12
									n/a	3	Good		

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (Botanical Name)	Height (m)	Crown Ht (m)	Lowest Branch Height (m)	Lowest Branch Direction	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
									Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T24	Semi-Mature European Larch <i>Larix decidua</i>	8	3	3	M	160	2.5 2.5 2.5	1: Planted ornamental growing in bare ground. 2: Single-stemmed with high canopy due to crown lifting. 3: Occasional pruning stubs to lower stem with minor decay. 4: Small diameter shade deadwood to lower canopy.	No action required.		Good	20-40	1.92
									n/a	3	Good	C1	
G25	Early-Mature Mixed Species	av 14	av 2	2	M	av 290	av 5 5 5 each	1: Limited access and surrounding vegetation prevented detailed inspection. 2: Linear self-set boundary group of semi-to-early-mature trees growing at bottom of steep sloping grass bund in area of bramble. 3: Species include sycamore, field maple, goat willow, common alder, wild cherry and downy birch. 4: Pruning wounds and stubs to lower stems throughout with little occlusion and minor decay in places. 5: Small diameter deadwood, wounds to lower stems and bark with some occlusion, tear wounds from previous branch loss throughout, stumps from previously removed trees at top of bund intermittently throughout. Provides good screening to road to south.	No action required.		Good	40+	3.48
									n/a	3	Fair	B1.2	
G26	Early-Mature Mixed Species	av 15	av 5	1	M	av 400	av 4 4 4 each	1: Offsite group prevented detailed inspection. 2: Boundary screening group growing in roadside grass verge. 3: Predominantly sycamore with occasional lime and elder. 4: Pruning wounds throughout lower stems with some occlusion. 5: Small diameter deadwood throughout.	No action required.		Good	40+	4.80
									n/a	3	Fair	B1.2	
T27	Semi-Mature Sycamore <i>Acer pseudoplatanus</i>	2	2	2	NE	150	0.5 0.5 0.5	1: Growing through boundary fencing. 2: Reduced to 2m with small amount of regrowth.	No action required.		Poor	<10	n/a
									n/a	3	Poor	U	
T28	Semi-Mature Sycamore <i>Acer pseudoplatanus</i>	10	3	4	M	500	4 4 4	1: Offsite planted ornamental growing in roadside grass verge. 2: Single-stemmed with slight lean east. 3: Multiple pruning wounds to lower stem, occluding well. 4: Large pruning wound to east at 1.5m from previous limb removal with minimal occlusion.	No action required.		Good	40+	6.00
									n/a	3	Fair	B1.2	

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (Botanical Name)	Height (m)	Crown Ht (m)	Lowest Branch Height (m)	Lowest Branch Direction	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
									Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T29	Early-Mature Sycamore <i>Acer pseudoplatanus</i>	14	3	4	M	500	5 5 5	1: Offsite planted ornamental growing in roadside grass verge. 2: Trifurcated stem at 1.5m above ground level. 3: Multiple pruning wounds to lower stem, occluding well. 4: Small diameter shade deadwood to lower canopy.	No action required.		Good	40+	6.00
									n/a	3	Fair	B1.2	
T30	Semi-Mature Field maple <i>Acer campestre</i>	7	3.5	3.5	M	220	2 1 1.5	1: Offsite planted ornamental growing in roadside grass verge. 2: Bifurcated stem at 1m above ground level with slightly biased canopy due to neighbouring trees. 3: Occasional pruning wounds to lower stems with little occlusion. 4: Small diameter shade deadwood to lower canopy.	No action required.		Fair	20-40	2.64
									n/a	3	Fair	C1.2	
G31	Early-Mature Field maple <i>Acer campestre</i>	av 8	av 5	2	M	av 350	av 4 4 each	1: Two offsite planted ornamentals growing in roadside grass verge. 2: Multiple stems arising from 2m above ground level, included union to northernmost tree. 3: Occasional pruning wounds to lower stems with some occlusion. 4: Small diameter shade deadwood to inner canopies.	No action required.		Good	40+	4.20
									n/a	3	Fair	B1.2	
T32	Semi-Mature Rowan <i>Sorbus aucuparia</i>	7	3	3	M	130	1 0.5 0	1: Offsite planted ornamental growing between G31 in roadside grass verge. 2: Bifurcated stem at 3m above ground level with slightly biased canopy due to neighbouring trees. 3: Multiple pruning wounds to lower stem with some occlusion. 4: Occasional stubs from previous branch loss to lower stem.	No action required.		Fair	20-40	1.56
									n/a	3	Fair	C1.2	
T33	Semi-Mature Alder (common) <i>Alnus glutinosa</i>	9	5	3	E	200	3 3 3	1: Offsite planted ornamental growing in roadside grass verge. 2: Single-stemmed with slightly smaller canopy due to neighbouring trees. 3: Multiple pruning wounds to lower stem, occluding well. 4: Small diameter shade deadwood to lower canopy.	No action required.		Good	20-40	2.40
									n/a	3	Fair	C1.2	
G34	Semi-Mature Rowan <i>Sorbus aucuparia</i>	av 6.5	av 3.5	2.5	M	av 200	av 2 2 each	1: Two offsite planted ornamentals growing in roadside grass verge. 2: One single-stemmed, one bifurcated stem at 0.5m aove ground level. 3: Multiple pruning wounds to lower stems with some occlusion. 4: Small diameter shade deadwood to inner canopies.	No action required.		Fair	10-20	2.40
									n/a	3	Fair	C1.2	

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (Botanical Name)	Height (m)	Crown Ht (m)	Lowest Branch Height (m)	Lowest Branch Direction	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
									Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T35	Semi-Mature Field maple <i>Acer campestre</i>	6	3	2.5	M	260	3 3 5 2	1: Offsite planted ornamental growing in roadside grass verge. 2: Multiple stems arising from 1.5m above ground level with biased canopy due to neighbouring trees. 3: Multiple pruning wounds to lower stems with some occlusion. 4: Small diameter shade deadwood to inner canopy.	No action required.		Good	10-20	3.12
									n/a	3	Fair	C1.2	
T36	Mature Alder (common) <i>Alnus glutinosa</i>	13	5	3.5	E	490	3 3.5 6 4	1: Offsite planted ornamental growing in roadside grass verge. 2: Single-stemmed with slightly biased canopy. 3: Multiple pruning wounds to lower stem, occluding well. 4: Small diameter shade deadwood to inner canopy.	No action required.		Good	20-40	5.88
									n/a	3	Fair	B1.2	
T37	Semi-Mature Rowan <i>Sorbus aucuparia</i>	5	2.5	2	M	190	2 2 1 1.5	1: Offsite planted ornamental growing in roadside grass verge. 2: Bifurcated stem at 0.5m above ground level with included union. 3: Multiple pruning wounds to lower stems with some occlusion. 4: Small diameter shade deadwood to lower canopy.	No action required.		Fair	10-20	2.28
									n/a	3	Fair	C1.2	
G38	Mature Wild cherry <i>Prunus avium</i>	av 11	av 3.5	1	M	av 450	av 5 5 5 5 each	1: Three offsite planted ornamentals growing in roadside grass verge. 2: Multiple stems arising from 0.5-2m above ground level with some included unions. 3: Multiple pruning wounds to lower stems with some occlusion. 4: Small diameter shade deadwood to lower canopies. 5: Occasional minor decay pockets within old pruning wounds.	No action required.		Good	20-40	5.40
									n/a	3	Fair	B1.2	
T39	Mature Norway maple <i>Acer platanoides</i>	13	3	2.5	M	650	5 5 5 3	1: Offsite planted ornamental growing in roadside grass verge. 2: Bifurcated stem at 1m above ground level with substantial included union. 3: Multiple pruning wounds to lower stems with some occlusion. 4: Small diameter shade deadwood to inner canopy. 5: Visible surface roots with some girdling to south.	No action required.		Good	20-40	7.80
									n/a	1.5	Fair	B-1.2	
T40	Semi-Mature Field maple <i>Acer campestre</i>	7	3.5	3	M	280	2.5 2 2 1.5	1: Offsite planted ornamental growing in roadside grass verge. 2: Multiple stems arising from 1m above ground level. 3: Occasional pruning wounds to lower stems with some occlusion. 4: Small diameter shade deadwood to inner canopy.	No action required.		Good	20-40	3.36
									n/a	3	Fair	C1.2	

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (Botanical Name)	Height (m)	Crown Ht (m)	Lowest Branch Height (m)	Lowest Branch Direction	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
									Priority	Inspect Freq (yrs)			
G41	Mature Wild cherry <i>Prunus avium</i>	av 11	av 3	2	M	av 450	av 5 5 5 each	1: Two offsite planted ornamentals growing in roadside grass verge. 2: Multiple stems arising from 1-2m above ground level. 3: Multiple pruning wounds to lower stems with some occlusion. 4: Occasional stubs from previous branch loss to lower canopies.	No action required.		Good	20-40 B1.2	5.40
									n/a	3			

Appendix 2 – Tree Data Schedule Definition of Terms

Tree Referencing:	Individual Trees T (+number) Grouped Trees G (+number) Hedgerows H (+number) Woodlands W(+number)
Age Category/Life Stage:	Young Usually <15 years Semi-Mature Significant growth expected, approximately one third of life expectancy complete Early-Mature Full height achieved with further significant growth possible, up to two thirds of life expectancy complete Mature Full height has been achieved with possible spreading of the canopy, usually past two thirds of overall life expectancy Veteran Usually a tree of significant age with characteristics that give additional cultural, landscape and conservation benefits, Over-Mature A tree declining due to age as indicated by deterioration in the health and condition of its crown and trunk.
Species:	Botanical Name conforming to the International Code of Nomenclature for algae, fungi, and plants (ICN). For universal plant recognition. Common Name commonly used names usually on a local and national scale.
Tree Height:	The vertical distance between the base of the tree (where soil and buttress meet) and the tip of the highest branch on the tree.
Crown Height:	Measured from ground level to the height at which the main crown begins.
Stem Diameter (DBH):	Stem diameter is measured at 1.5 m above ground level
Lowest Branch Height & Orientation:	Height above ground level and direction of growth of the lowest lateral branch extending from the main tree stem ('M' denotes stems arising from multiple orientations).
Crown Spread:	Measurements taken from all four cardinal points in metres.
Notes:	Notes are made to inform of any possible defects, peculiarities or points of interest that may relate to the trees position, physiology, safety and possible effects on developments.
Recommendations:	Recommendations are made in accordance with good Arboricultural practice. Recommendations are made regardless to the end usage of the site.
Priority Scale:	Priority is given dependant on the perceived threat and the likelihood of failure given to a possible hazard. The priority of work is given regardless of the end usage of the site. Urgent To be carried out as soon as possible. Very High To be carried out within 1 month. High To be carried out within 3 months. Moderate To be carried out within 1 year. Low To be carried out within 3 years.
Physiological Condition:	Good Usually healthy with no symptoms of poor health or disease. Fair Exhibiting signs of poor health or minor disease infections that are not considered to be hazardous. Poor Disease present in considerable quantities or with very poor physiological vigour. Very Poor Tree is in a moribund state in extremely poor condition, usually with little chance of recovery.
Structural Condition:	Good A tree with no significant structural defects. Fair Minor defects may have been observed but are not considered to be immediately hazardous. Poor Significant defects found. Tree requires monitoring or remedial works. Very Poor Major defects that require immediate remedial work or the removal of the tree.
Life Expectancy:	The estimated number of years before the tree may require removal should no unexpected mechanical or environmental impacts occur to the tree.
Retention Category:	Please refer to Tree retention categorisation table on the next page.
RPA Radius:	Radial length in metres from the centre of the tree stem to the extent of the Root Protection Area (RPA), calculated in relation to the stem diameter.

Appendix 3 – Tree Retention Categories

The following table provides an explanation of the BS 5837: 2012 Tree Retention Categories and Subcategories used during the survey and in the report.		
Trees to be Removed:		Colour on Plan
BS 5837: 2012 Category U Includes trees of very low quality that offer little or no amenity value.	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.	RED
Trees to be Considered for Retention:		
BS 5837: 2012 Retention Category A Trees of a high quality, with an estimated life expectancy of at least 40 years	Trees that are excellent examples of their species, usually mature, especially if rare or unusual, including veteran trees. Category A trees are likely to enhance a development and should be retained wherever possible.	GREEN
BS 5837: 2012 Retention Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.	Trees which are good examples of their species. B category trees are usually mature or younger trees with the potential to reach A category in the future. Although the retention of these trees is desirable, some losses may be acceptable.	BLUE
BS 5837: 2012 Retention 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.	GREY
BS 5837: 2012 Tree Retention Subcategories:		
BS 5837: 2012 Retention Subcategory 1	Trees possessing mainly Arboricultural qualities.	n/a
BS 5837: 2012 Retention Subcategory 2	Trees possessing mainly landscape qualities.	n/a
BS 5837: 2012 Retention Subcategory 3	Trees possessing mainly cultural values, including conservation.	n/a
NOTE 1: Trees may be assessed as belonging to more than one BS 5837: 2012 Tree Retention Subcategory depending on their perceived value and/or contribution, i.e., A1.2; B2.3 etc. NOTE 2: Trees that are viewed as borderline and do not fit neatly into either of the categories are given a plus or minus rating (+/-) in the tree data schedule. Therefore, C+ would denote a tree being borderline C/B although C is deemed to be the most appropriate category. Similarly, B- would denote a tree being borderline B/C with B seen as the most appropriate category.		

Appendix 4 - Site Plans

The site plans referred to in the report follow this page which include the following:

- Tree Constraints Plan
- Tree Removal Plan
- Tree Works Schedule
- Tree Protection Plan
- Tree Protection Index

Although included plans are usually to scale, they are only intended to indicate positions of surveyed trees and dimensions should not be taken from these drawings.



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Notes:-

BS 5837: 2012 Retention Category A Tree, Group or Hedge

BS 5837: 2012 Retention Category B Tree, Group or Hedge

BS 5837: 2012 Retention Category C Tree, Group or Hedge

BS 5837: 2012 Category U Tree, Group or Hedge

Root Protection Area (RPA)

Position Estimated on Site

Redline Site Boundary

REV.	DATE	DESCRIPTION	DRAWN	CHK'D

U R B A N
G R E E N

A: Ground Floor, The Tower,
Deva City Office Park, Trinity Way,
Manchester M3 7BF

T: +44 (0) 161 312 3131

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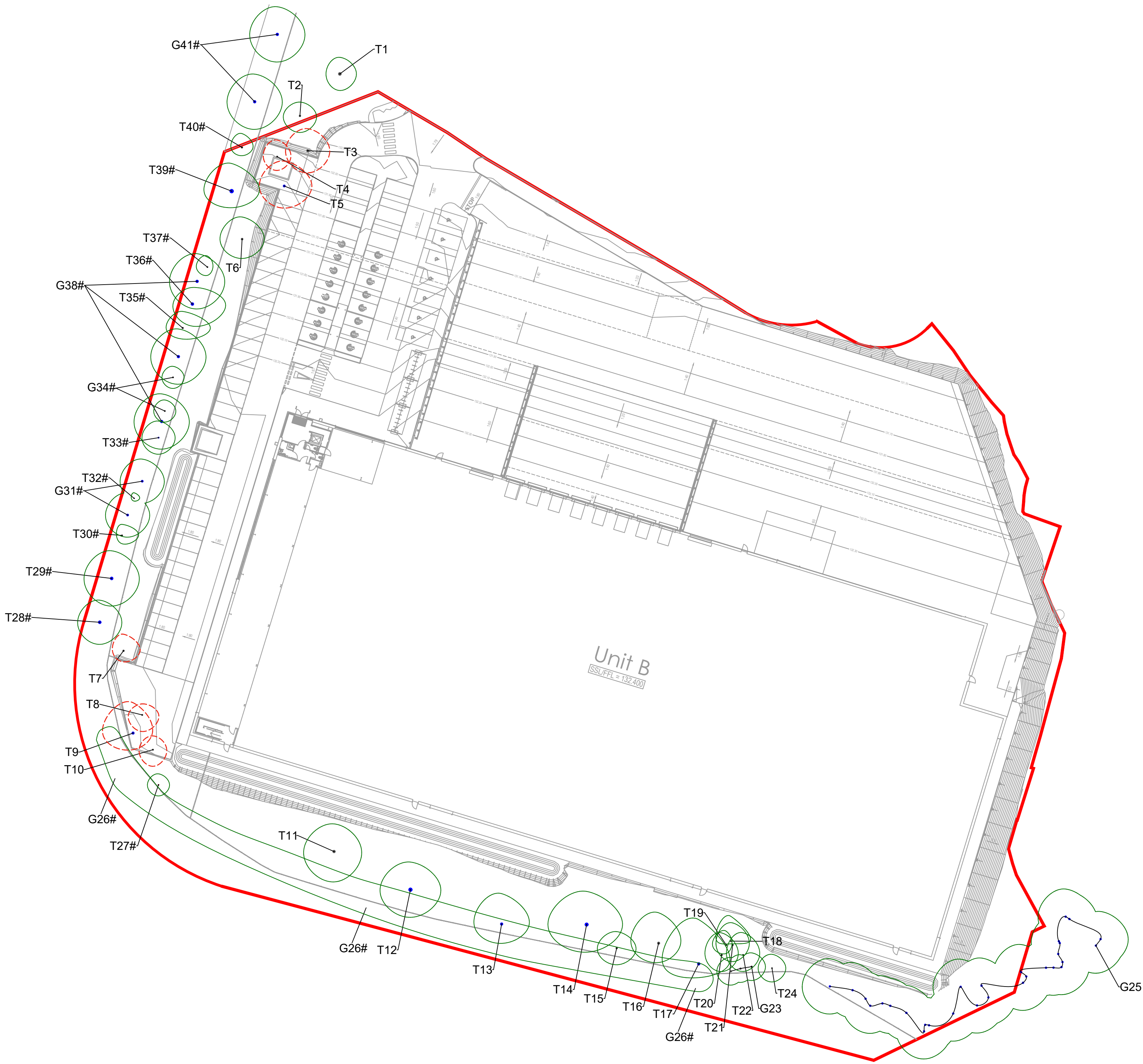
Client:
CGG MLI (REIT) PROPCO1 LIMITED

Project:
BIRCH BUSINESS PARK, HEYWOOD

Title:
TREE CONSTRAINTS PLAN

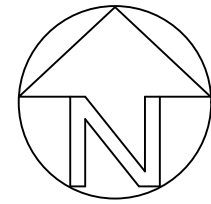
Issue:
PLANNING

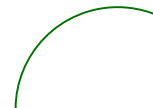
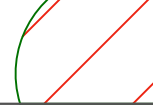
Drawn: AH	Checked: GM	Approved: AH
Project: UG1236	Scale @ A1: 1:500	Date: 03/12/25
Dwg No: UG_1236_ARB_TCP_02	Revision: 00	



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Notes:-



-  BS 5837: 2012 Retention Category A Tree, Group or Hedge
-  BS 5837: 2012 Retention Category B Tree, Group or Hedge
-  BS 5837: 2012 Retention Category C Tree, Group or Hedge
-  BS 5837: 2012 Category U Tree, Group or Hedge
-  Retained Tree
-  Removed Tree
-  Extents of Pruning
-  Position Estimated on Site
-  Redline Site Boundary

02	18/06/26	UPDATED LAYOUT	AH	RB
01	28/01/26	UPDATED LAYOUT	AH	RB
REV.	DATE	DESCRIPTION	DRAWN	CHK'D



A: Ground Floor, The Tower,
Deva City Office Park, Trinity Way,
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Client: CGG MLI (REIT) PROPCO1 LIMITED		
Project: BIRCH BUSINESS PARK, HEYWOOD		
Title: TREE REMOVAL PLAN		
Issue: PLANNING		
Drawn: AH	Checked: GM	Approved: AH
Project: UG1236	Scale @ A1: 1:500	Date: 12/12/25
Dwg No: UG_1236_ARB_TRP_02	Revision: 02	

Tree Works Schedule				
Tree Number	BS 5837: 2012 Retention Category	Species	Works Required	Reason
T3	C	Field maple	Fell to ground level	To facilitate the proposed development
T4		Rowan		
T5	B	Common alder		
T7	C	Field maple		
T8		Common alder		
T9	B	Field maple		
T10	C	Common alder		
All specified works are to be carried out in accordance with BS 3998: 2010 ' <i>Tree work - Recommendations</i> '				

REV.	DATE	DESCRIPTION	DRAWN	CHK'D
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U R B A N
G R E E N

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Client:

CGG MLI (REIT) PROPCO1 LIMITED

Project:

BIRCH BUSINESS PARK,
HEYWOOD

Title:

TREE WORKS SCHEDULE

Issue:

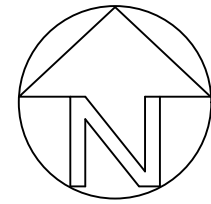
PLANNING

Drawn:	AH	Checked:	GM	Approved:	AH
Project:	UG1236	Scale @ A1:	N/A	Date:	12/12/25
Dwg No:	UG_1236_ARB_TWS_02			Revision:	00



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Notes:-



- BS 5837: 2012 Retention Category A Tree, Group or Hedge
- BS 5837: 2012 Retention Category B Tree, Group or Hedge
- BS 5837: 2012 Retention Category C Tree, Group or Hedge
- BS 5837: 2012 Category U Tree, Group or Hedge
- Retained Tree
- Root Protection Area (RPA)
- Position Estimated on Site
- Redline Site Boundary
- Protective Fencing (See TPI Inserts 1 & 2)
- Phased Protective Fencing (See TPI Inserts 1 & 2)
- Ground Protection (See TPI Insert 3)
- Boundary Treatments within RPA
- Arboricultural Supervised Excavation within RPA

03	18/06/26	UPDATED LAYOUT	AH	RB
02	25/03/26	UPDATED LEVELS	AH	RB
01	28/01/26	UPDATED LAYOUT	AH	RB
REV.	DATE	DESCRIPTION	DRAWN	CHK'D

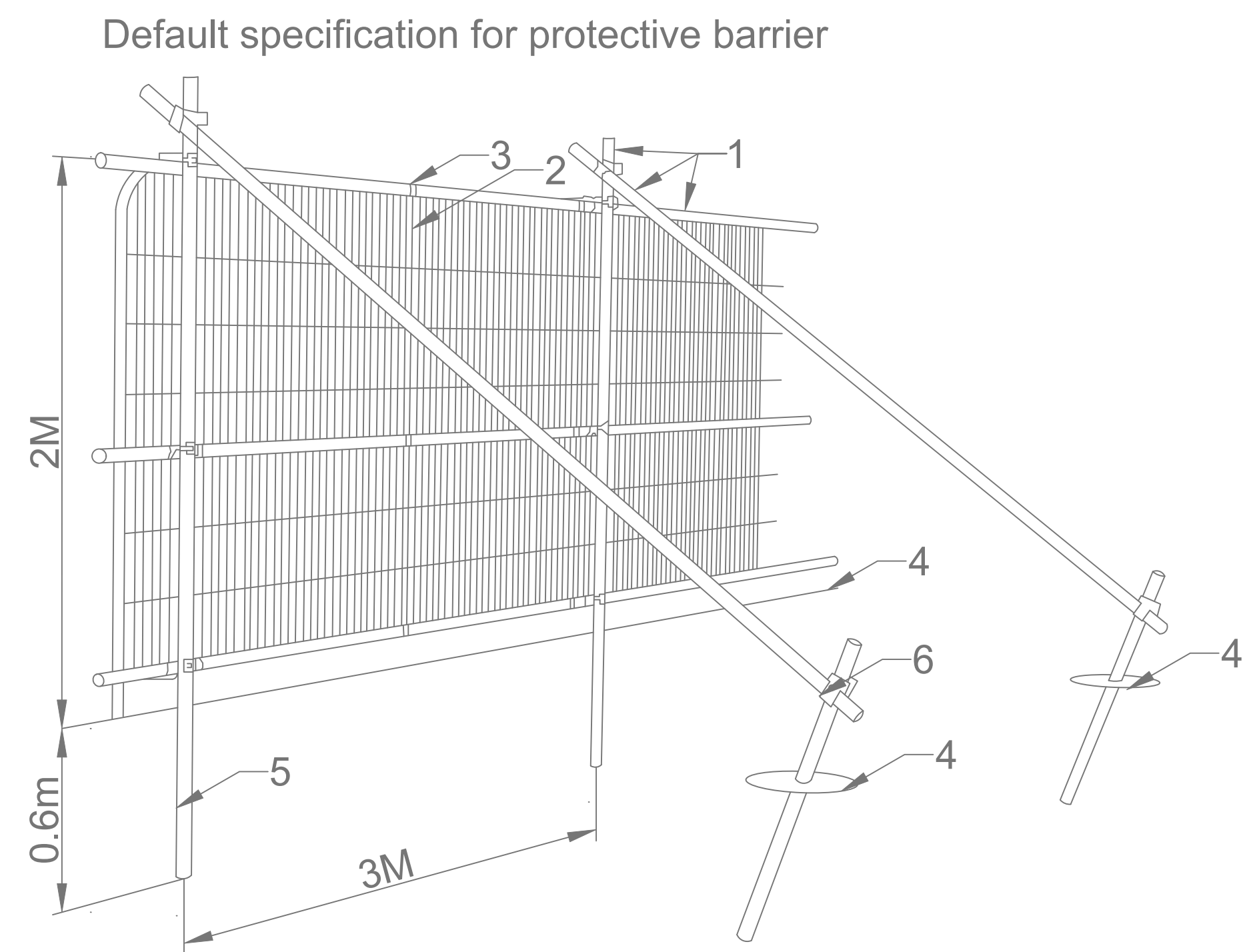


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Client:	CGG MLI (REIT) PROPCO1 LIMITED		
Project:	BIRCH BUSINESS PARK, HEYWOOD		
Title:	TREE PROTECTION PLAN		
Issue:	PLANNING		
Drawn:	AH	Checked:	GM
Approved:	AH		
Project:	UG1236	Scale @ A1:	1:500
Date:	12/12/25		
Dwg No:	UG_1236_ARB_TPP_02		Revision:
		03	

Insert 1: Tree Protective Fencing Specification

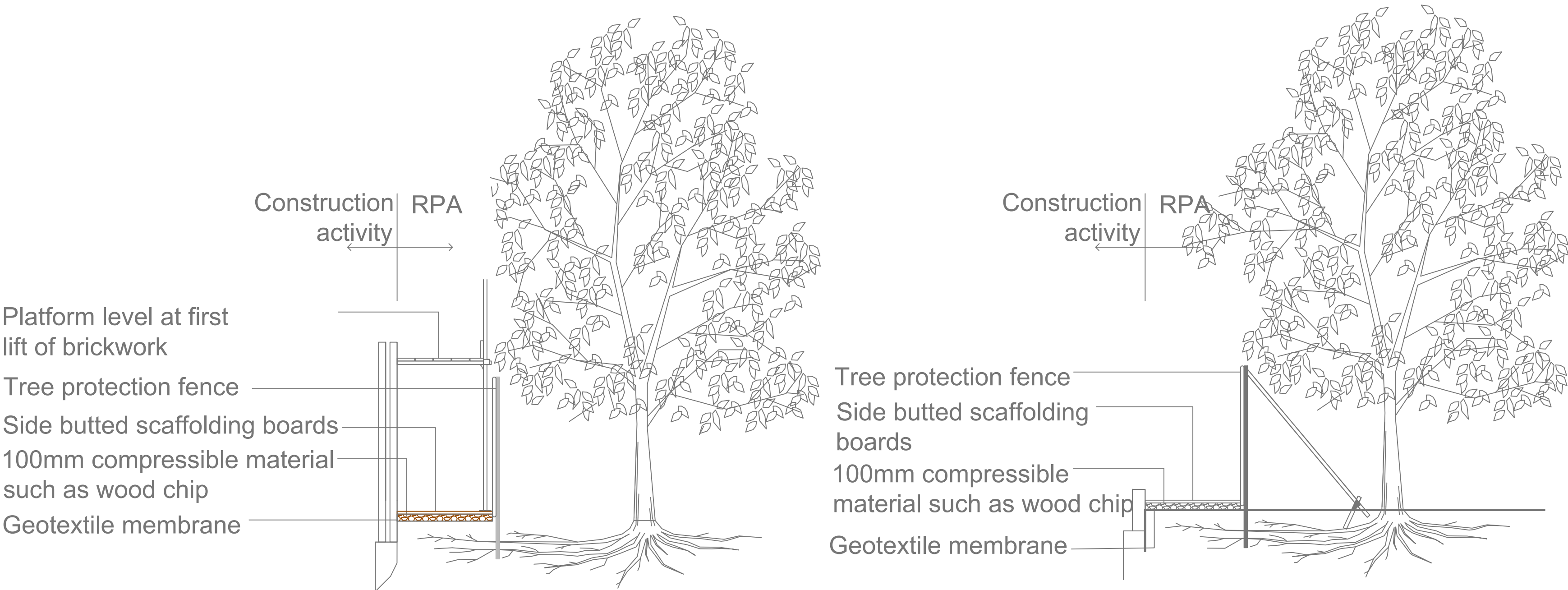
Insert 2: Tree Protection Notice



- Key
- 1 Standard scaffold poles
 - 2 Heavy gauge 2m tall galvanised tube and welded mesh infill panels
 - 3 Panels secured to upright and cross-members with wire ties
 - 4 Ground level
 - 5 Uprights driven into the ground untill secure (minimum depth 0.6m)
 - 6 Standard scaffold clamps



Insert 3: Ground Protection Specification



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Notes:-

REV.	DATE	DESCRIPTION	DRAWN	CHKD	
URBAN GREEN A: Ground Floor, The Tower, Deva City Office Park, Trinity Way, Manchester M3 7BF T: +44 (0) 161 312 3131 weareurbangreen.co.uk					
Client: CGG MLI (REIT) PROPCO1 LIMITED					
Project: BIRCH BUSINESS PARK, HEYWOOD					
Title: TREE PROTECTION INDEX					
Issue: PLANNING					
Drawn: AH	Checked: GM	Approved: AH			
Project: UG1236	Scale @ A1: N/A	Date: 12/12/25			
Dwg No: UG_1236_ARB_TPI_02			Revision: 00		