

Tree Condition Survey Report (VTA)

Site: The Highfield Hospital, Manchester Rd, Rochdale OL11 4LZ

Client: Circle Health

Document Control Sheet

<i>Title</i>	Tree Report: Tree Condition Report (VTA)			
<i>Client</i>	Circle Health			
<i>Site Name</i>	The Highfield Hospital, Manchester Rd, Rochdale OL11 4LZ			
<i>GC Document Reference</i>	J251099			
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<i>Issue Status</i>	Issue	Date	Status	Revision
	1	24/11/2025	Final	-
<i>Disclaimer</i>	<i>The recommendations contained in this report represent Ground Control's professional opinions, in exercising the duty of care required of a suitably experienced and qualified Arboricultural Surveyor/ Arboricultural Consultant.</i> <i>All data recorded and recommendations made are based on observable factors present at the time of inspection. Inspections consist of a ground based visual inspection only. Where access to conduct a full inspection is not possible due to reasons such as vegetation, topography, fencing or other situations that the surveyor feels are unsafe, the Arboriculturist will make appropriate notes within the survey schedule.</i> <i>As dynamic living organisms, trees can change over time. Therefore, the observations and recommendations provided in this report should be considered valid for a maximum period of 12 months, unless specified otherwise by the Arboriculturist. Additionally, it is advisable to inspect trees after a significant, strong wind event to ensure their continued health and safety.</i> <i>The report has been prepared by Ground Control Ltd for the sole and exclusive use of the client and for the specific purpose for which Ground Control has been commissioned.</i> <i>Ground Control accepts no responsibility or liability for any use that is made of this document other than by the client for the purposes for which it was originally commissioned and prepared.</i> <i>Use of the Report by any other person is unauthorised and such use is at the sole risk of the user.</i>			

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1.0 Executive Summary

- 1.1 The tree survey was undertaken on November 2,2025 by Ethan Johnstone, Ground Control’s Arboricultural Surveyor at The Highfield Hospital, Manchester Rd, Rochdale OL11 4LZ ; hereafter referred to as the ‘site’.
- 1.2 A summary of the tree work actions required from this survey alongside a summary of the site’s tree stock species composition is included below. Detailed information of required tree works for this site can be found within section 4.0 of this report.

Inspection Records:		20
Action Records:		2
Action Priorities The table provides a collated summary of the recommended tree work actions in relation to the ‘ Action Priority’ timeframes.	IMMEDIATE/ URGENT	0
	Within 1 month	0
	Within 1 - 3 months	0
	Within 3 - 6 months	0
	Within 6 - 12 months	2
	Within 12 - 18 months	0

Table 1 – Tree Works Actions Summary Table

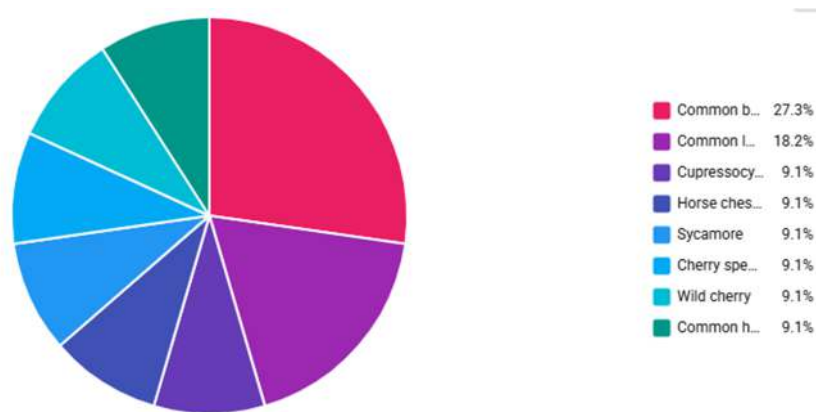


Diagram 1 – Species Composition Across the Site

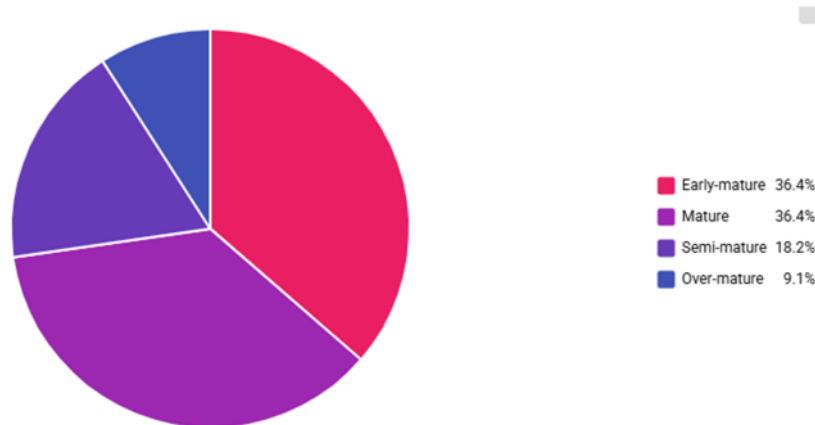


Diagram 2 – Tree Age Class Across the Site

2.0 Introduction

- 2.1 Ground Control Ltd were instructed by Circle Health to undertake a Visual Tree Assessment (VTA) of all trees within the boundaries of the site.
- 2.2 The owner of land on which a tree or trees stand has a legal duty of care under the Occupiers' Liability Act 1957 and generally under the Health and Safety at Work Act 1974, to ensure people using the site (whether invited or not) are not exposed to tree related hazards that may present a risk to their health and safety or their property. This duty requires tree owners to take reasonably practicable steps to avoid foreseeable risk, including inspections of trees and the implementation of works where deemed necessary.
- 2.3 The purpose of this report is to assess the current condition of trees and significant vegetation within the site and to make recommendations for works based upon the risks of causing harm or damage to persons, property or equipment located at the site address.

3.0 Tree Survey & Methodology

- 3.1 The tree survey was undertaken on November 22, 2025 by Ethan Johnstone., Arboricultural Surveyor for Ground Control.
- 3.2 The trees have been assessed from ground level only using the Visual Tree Assessment methodology and assessed with regards to:
- Structural Condition
 - Current H&S Implications
 - Recommendations for Remedial Works
 - Priority for Works & Indicative Cost Implications
- 3.3 A total of 20 records including 11 tree(s) and 9 group(s) have been inspected. The detail of these inspections can be found within the tree survey schedules in Appendix A and their locations shown on the tree survey plans enclosed within Appendix B.
- 3.4 Tree data inventory records species, height banding, stem diameter banding, age class, condition, structural defects, and recommendations for remedial work. Where possible the number of trees and species found within groups and woodland areas have been recorded. Approximate numbers have been used where access was not possible.
- 3.5 Trees have been tagged as part of this survey works only where the surveyor has deemed necessary to aid location.
- 3.6 Recommendations for remedial work are set out within the following Action Priority Class categorisation & time limits (Table 2)

Table 2 – Work Action Priority Class Classifications

Work Action Priority Class Categorisation		
Work Priority	Time Limits <i>(As detailed on survey schedule)</i>	Details
URGENT	IMMEDIATE	Separate to this report all urgent work (immediate) has been phoned / emailed through immediately to the client
HIGH	Within 3 Months	Risk Of Imminent Harm
MEDIUM	Within 6 Months	Risk of non-imminent harm posed by trees
LOW	Within 12 Months	Risks not requiring a response in the near future

3.7 The location of trees have been categorised as High (Red), Medium (Orange) or Low (Green). This is determined by accessibility to the general public and frequency of use. If the client has not provided risk zone maps specific to each site, then categorisation is based solely on the Arboricultural Surveyor's discretion from observations gained during the site visit only. Guidelines for this subject come from Common Sense Risk Management of Trees - National Tree Safety Group (NTSG). Due consideration has been given to the principles set out below:

- Public impact - Numbers of public using site.
- Site usage - Location of roads, footpaths, buildings
- Business Risk – Risk of damage to property

Site Risk Zone Classifications	
HIGH	Adjacent property including gardens, parks or schools, public roads and footpaths, car parks. Buildings, infrastructure, or plant. Any internal access roads or footpaths leading to buildings or infrastructure used on a regular basis.
MEDIUM	Internal access roads and footpaths used on a limited basis, open grassland.
LOW	Woodlands with limited access or fenced inaccessible areas with no surrounding targets.

Table 3 – Site Risk Zone Definitions

3.8 It is recommended that upon receipt of this report the client reviews the survey schedule and mapping to check that the survey area, risk zones/ hazard classes noted by the Arboricultural Surveyors are in line with clients' own views of that site. Ground Control cannot be held liable for any incorrect categorisation of risk/hazard zones or extent of the survey area.

4.0 Conclusions and Recommendations

Recommended Tree Works:

- 4.1 A total of 20 survey inspections were recorded from which a total of 2 tree work actions have been recommended. A summary of the tree work actions recommended for the site are set out in the below table with photographic records of these trees found in Appendix C.

Table 4 – Tree Work Actions Summary

Tree / Group ID	Common Name	Work Task	Work Priority	Description	Tag No
10	Common beech	Remove Specific Branch/Limb	Within 6 - 12 Months	Remove actively rubbing branch located at 5metres causing damage to eastern stem	6775
11	Common beech	Remove Dead Wood	Within 6 - 12 Months	Remove deadwood over footpath and road	6788

- 4.2 All tree works specified within this report should be conducted in accordance with BS 3998:2010 by suitably skilled, experienced, and qualified operatives that are Arboricultural Association Approved Contractors.
- 4.3 Prior to the completion of any tree works the contractors should check for statutory tree protection and obtain the necessary permissions where required. This should include but not be limited to Tree Preservation Orders, Conservation Areas, and any requirements for Forestry Commission Felling Licenses where relevant.
- 4.4 Any works to third party trees will require written consent from the tree owner except those branches that apply to common law and overhanging branches without access into tree.
- 4.5 It is recommended that tree works are undertaken outside of the bird nesting season (March to September inclusive). Where works are undertaken during this period appropriate checks should be made prior to commencement by a suitably trained and competent individual.

Recommended Re-Survey:

- 4.6 Due to the intensity of site usage and to allow for inspection of seasonal features it is recommended that trees are inspected on a 15-month cycle, and after a significant, strong wind event or as per surveyor recommendation regarding specific trees.

Appendix A – Tree Survey Schedule

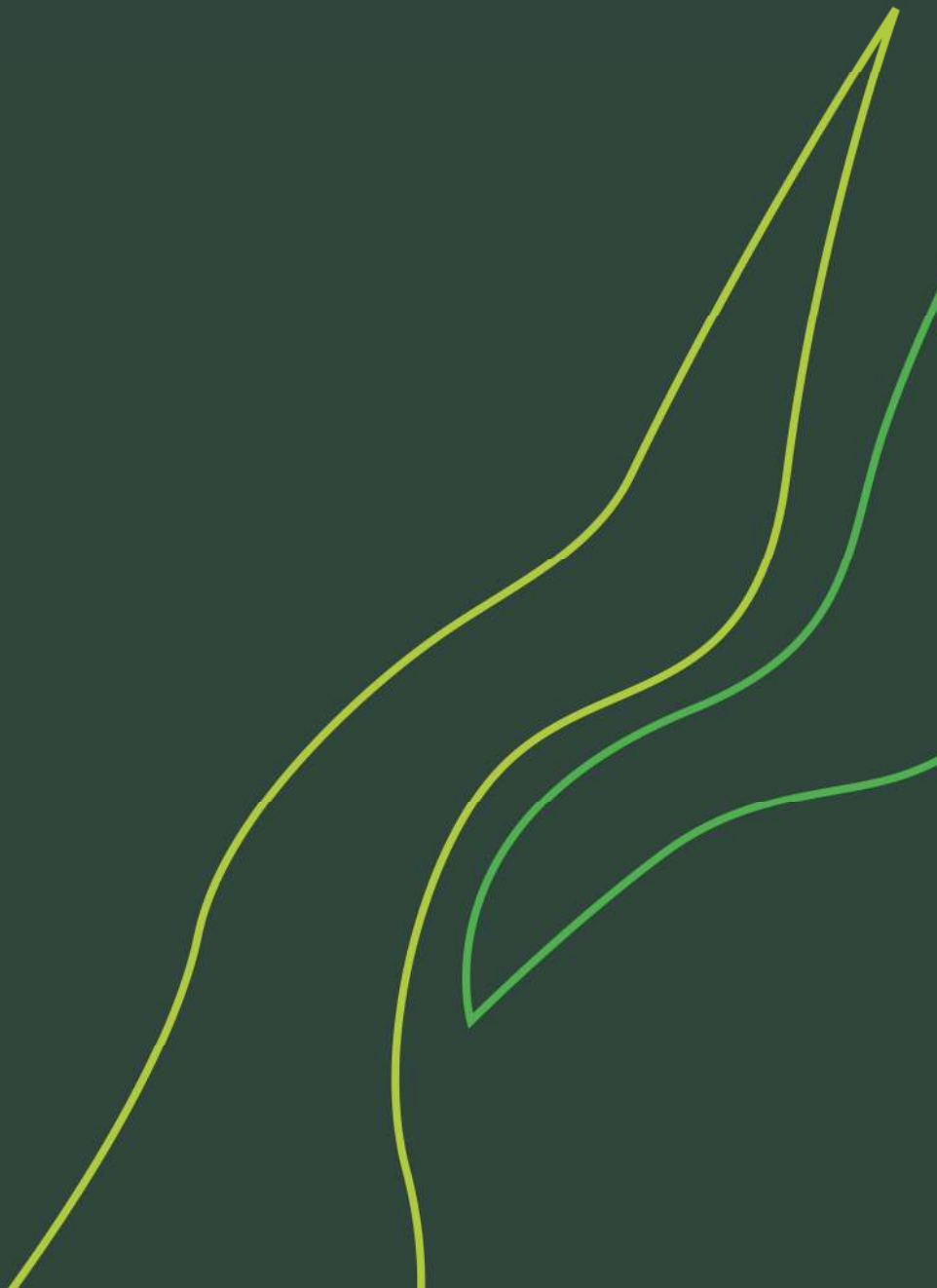


Tree Survey Schedule																	
Tree ID	Tag No	Common Name	Scientific Name	Tree Height (bands)	Stem Diameter (mm)	Life Stage	Physiological Condition	Structural Condition	Observation Comments	Root/Base Observations	Trunk Observations	Crown Observations	Pests, Pathogens & Diseases	Target	Risk Zone	Access	Ownership
1		Cupressocyparis species	Cupressocyparis	0-5m		Early-mature	Good	Good		None Significant	Unknown Fungal Fruiting Body	Congested Crown	None Observed	Building	High	No access - crown health only assessed	Client
2		Common lime	Tilia x europea	11-15m	350	Early-mature	Good	Good		None Significant	Bark Wounding/Damage, Included Co-Dominant Stem, Occluding Tissues/Wood	Minor Dead Wood Under 50mm Diameter	None Observed	Building, Car park, Footpath	High	No access - crown health only assessed	Client
3		Common holly	Ilex aquifolium	0-5m	300	Semi-mature	Good	Good		None Significant	Bark Wounding/Damage, Multi-Stem, Occluding Tissues/Wood	Minor Dead Wood Under 50mm Diameter	None Observed	Building, Footpath	High	Good	Client
4		Cherry species	Prunus sp.	0-5m	250	Semi-mature	Good	Good		None Significant	Bark Wounding/Damage, Occluding Tissues/Wood	Crown Close to Building and/or Infrastructure, Minor Dead Wood Under 50mm Diameter	None Observed	Building, Footpath	High	Good	Client
5	1531	Wild cherry	Prunus avium	5-10m	350	Early-mature	Good	Good	None significant.	None Significant	Bark Wounding/Damage, Occluding Tissues/Wood, Reactive Growth, Significant Buttressing	Crown Close to Building and/or Infrastructure, Minor Dead Wood Under 50mm Diameter	None Observed	Building, Footpath, Road	High	Good	Client
6		Sycamore	Acer pseudoplatanus	5-10m	448	Mature	Good	Good	Compaction	None Significant	Bark Wounding/Damage, Included Co-Dominant Stem, Occluding Tissues/Wood	Minor Dead Wood Under 50mm Diameter	None Observed	Building, Car park, Road	High	Good	Client
7	1505	Common beech	Fagus sylvatica	16-20m	1100	Over-mature	Fair	Good	Minor change in sound resounonce in stem to photo to the right above Union. Historical large stem removal or failure. Heart wood exposed	None Significant	Bark Wounding/Damage, Included Co-Dominant Stem, Multi-Stem, Occluding Tissues/Wood	Crossing/Rubbing Branches, Included Bark, Minor Dead Wood Under 50mm Diameter	None Observed	Building, Car park	High	Good	Client
8		Horse chestnut	Aesculus hippocastanum	11-15m	550	Early-mature	Fair	Fair	Tree has outgrown area, remove tree.	None Significant	None Significant	None Significant	None Observed	Building	High	Good	Client
9		Common lime	Tilia x europea	16-20m	650	Mature	Fair	Fair	Minor cavity in stem.	None Significant	None Significant	Cavity in Branch	None Observed	Road	High	Good	Client
10	6775	Common beech	Fagus sylvatica	20+m	600	Mature	Good	Good	Actively rubbing branch	No Visible Issues or Defects	Acoustically tested with rubber mallet - no significant decay noted	Crossing/Rubbing Branches, Minor Dead Wood Under 50mm Diameter	None Observed	Accessible Woodland , Footpath, Road, Street light/furniture	High		Client
11	6788	Common beech	Fagus sylvatica	16-20m	500	Mature	Good	Good		No Visible Issues or Defects	Acoustically tested with rubber mallet - no significant decay noted	Major Dead Wood Over 50mm Diameter, Minor Dead Wood Under 50mm Diameter	None Observed	Accessible Woodland , Footpath, Road, Street light/furniture	High	Good	Client

Tree Group Survey Schedule																		
Group ID	Tag No	Common Name	Scientific Name	Number of Trees	Tree Height (bands)	Stem Diameter (bands)	Life Stage	Physiological Condition	Structural Condition	Observation Comments	Root/Base Observations	Trunk Observations	Crown Observations	Pests, Pathogens & Diseases	Target	Risk Zone	Access	Ownership
1		Silver birch, Common hazel, Leylandii, Leyland cypress, Common ash, Wild cherry, Common lime	Betula pendula, Corylus avellana, Cupressocyparis, Cupressus x leylandii, Fraxinus excelsior, Prunus avium, Tilia x europea	62	11-15m	450-600mm	Mature	Fair	Good	Lack of lower growth and future pruning costs may justify removal of Leyland hedge and replant with a more maintainable species	None Significant	Included Bark, Bark Wounding/Damage, Included Co-Dominant Stem, Occluding Tissues/Wood, Stub Cuts	Crossing/Rubbing Branches, Low Branches, Suppressed Growth, Congested Crown, Crown Close to Building, Minor Dead Wood Under 50mm Diameter	None Observed	Car park, Footpath, Road	High	Good	Client
2		Leyland cypress	Cupressus x leylandii	6	0-5m	0-150mm	Semi-mature	Good	Good		None Significant	None Significant	None Significant	None Observed	Car park	High	Good	Client
3		Sycamore, Silver birch, Common ash	Acer pseudoplatanus, Betula pendula, Fraxinus excelsior	9	11-15m	600-750mm	Mature	Fair	Good		None Significant	Bark Wounding/Damage, Ivy Covered Stem, Occluding Tissues/Wood, Prolific Epicormic/Basal Growth	Crossing/Rubbing Branches, Suppressed Growth, Minor Dead Wood Under 50mm Diameter, Previously Pollarded, Previously Reduced, Prolific Ivy	None Observed	Building, Car park, Footpath, Road	High	No access - crown health only assessed	Client
4		Sycamore, Silver birch, Common beech, Common ash, Pedunculate oak, Common lime	Acer pseudoplatanus, Betula pendula, Fagus sylvatica, Fraxinus excelsior, Quercus robur, Tilia x europea	31	16-20m	750-1000mm	Mature	Fair	Good		None Significant	Bark Wounding/Damage, Habitat Potential, Included Co-Dominant Stem, Multi-Stem, Occluding Tissues/Wood, Prolific Epicormic/Basal Growth	Branch Rip Wound, Branch/Limb Failure, Low Branches, Minor Dead Wood Under 50mm Diameter, Suppressed Growth	None Observed	Building, Car park	High	Good	Client
5		Common beech, Pedunculate oak, Common lime	Fagus sylvatica, Quercus robur, Tilia x europea	4	16-20m	600-750mm	Mature	Fair	Good		None Significant	Bark Wounding/Damage, Bark Occlusion, Multi-Stem, Occluding Tissues/Wood	Crossing/Rubbing Branches, Included Bark, Minor Dead Wood Under 50mm Diameter, Suppressed Crown	None Observed	Building, Infrastructure	High	Good	Client
6		Sycamore, Horse chestnut, Leyland cypress	Acer pseudoplatanus, Aesculus hippocastanum, Cupressus x leylandii	8	16-20m	600-750mm	Mature	Fair	Fair	Direct damage to wall	None Significant	Included Bark, Occluding Tissues/Wood	Minor Dead Wood Under 50mm Diameter, Suppressed Crown, Suppressed Growth	None Observed	Building	High	Good	Client
7		Cherry species	Prunus sp.	4	5-10m	150-300mm	Semi-mature	Fair	Good		None Significant	Included Fork	Suppressed Growth, Minor Dead Wood Under 50mm Diameter	None Observed	Building, Footpath, Road	High	Good	Client
8		Sycamore, Common lime	Acer pseudoplatanus, Tilia x europea	2	16-20m	450-600mm	Mature	Fair	Good		None Significant	Included Bark, Bark Wounding/Damage, Included Fork, Occluding Tissues/Wood	Suppressed Growth, Minor Dead Wood Under 50mm Diameter	None Observed	Building, Car park, Road	High	Good	Client

Tree Group Survey Schedule																		
Group ID	Tag No	Common Name	Scientific Name	Number of Trees	Tree Height (bands)	Stem Diameter (bands)	Life Stage	Physiological Condition	Structural Condition	Observation Comments	Root/Base Observations	Trunk Observations	Crown Observations	Pests, Pathogens & Diseases	Target	Risk Zone	Access	Ownership
9		Sycamore, Horse chestnut, Silver birch, Leylandii, Leyland cypress, Common beech, Common holly, Larch, Pine species, Black poplar, Pedunculate oak	Acer pseudoplatanus, Aesculus hippocastanum, Betula pendula, Cupressocyparis, Cupressus x leylandii, Fagus sylvatica, Ilex aquifolium, Larix decidua, Pinus sp., populus nigra, Quercus robur	65	20+m	750-1000mm	Mature	Mixed	Good		None Significant	Decay on Stem, Leaning, Co-dominant Stem, Habitat Potential, Included Co-Dominant Stem, Ivy Covered Stem, Multi-Stem, Significant Lean	Low Branches, Suppressed Growth, Habitat Potential, Major Dead Wood Over 50mm Diameter, Minor Dead Wood Under 50mm Diameter, Overweight Subsiding Limbs, Suppresed Crown	None Observed	Building, Footpath, Road	High	Good	Client

Appendix B – Tree Survey Plans





LEGEND

- T1 Tree
- G1 Tree Group
- Site Boundary



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Client

Circle Health Group

Project (Address)

The Highfield Hospital, Manchester Rd, Rochdale
OL11 4LZ

Figure No.

Site Layout

QC: Project ID

J251099

Issue Date

24/11/2025

Notes:

1. © This drawing is the copyright of Ground Control Ltd and cannot be reproduced in any form without express consent of the company.
2. Tree positions are approximate only and based upon mobile GPS and/or site features.
3. Do not scale off this drawing. All written dimensions are to be checked on site prior to commencing works.
4. All discrepancies, errors or omissions are to be reported for clarification before proceeding.

Appendix C – Photographs

Common beech Tree ID #10	
7 Pallotine Walk	
Tree Details	
Common Name:	Common beech
Scientific Name:	Fagus sylvatica
Genus:	Fagus
Tree Height [m]:	
Number of Stems:	
Stem Diameter [mm]:	600
(N) Branch Spread [m]:	
(E) Branch Spread [m]:	
(S) Branch Spread [m]:	
(W) Branch Spread [m]:	
Height of First Significant Branch [m]:	
Height of Canopy Above Ground Level [m]:	
Physiological Condition:	Good
Structural Condition:	Good
Quality Category:	
Quality Sub-Category:	
Status:	Alive
Comments:	
Recommendations:	
Tree Location	
Address:	7 Pallotine Walk
City:	
Land Use:	
Longitude:	-2.168441
Latitude:	53.606581
Photos Street View Map View	
	
image.jpg 11/11/2025	

Common beech Tree ID #11

7 Pallotine Walk

Tree Details

Common Name:	Common beech
Scientific Name:	Fagus sylvatica
Genus:	Fagus
Tree Height [m]:	
Number of Stems:	
Stem Diameter [mm]:	500
(N) Branch Spread [m]:	
(E) Branch Spread [m]:	
(S) Branch Spread [m]:	
(W) Branch Spread [m]:	
Height of First Significant Branch [m]:	
Height of Canopy Above Ground Level [m]:	
Physiological Condition:	Good
Structural Condition:	Good
Quality Category:	
Quality Sub-Category:	
Status:	Alive
Comments:	
Recommendations:	

Tree Location

Address:	7 Pallotine Walk
City:	
Land Use:	
Longitude:	-2.168359
Latitude:	53.606571

Photos

Street View

Map View



image.jpg
11/11/2025



Ecology
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