



LANDSCAPING, MAINTENANCE & REPLACEMENT PLANTING SCHEME

In accordance with BS5837:2012
Pre-Development Planning Application

Site Address	206–208 Drake Street, Rochdale OL16 1PJ
Client	Helmrig Ltd
Local Planning Authority	Rochdale Metropolitan Borough Council
Document Reference	DS-AIA-290426-LMP-01
Report Date	29 April 2026
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DOCUMENT CONTROL

Associated documents to be read in conjunction with this report:

Document	Reference	Version
Arboricultural Impact Assessment	DS-AIA-290426-AIA-01	1
Arboricultural Method Statement	DS-AIA-290426-AMS-01	1
Drawing 1 — A Plan of the Tree Constraints	DS-AIA-290426-TCP-01	1
Drawing 2 — Tree Protection Plan	DS-AIA-290426-TPP-01	1

Version Control:

Date	Notes	Author	Version
29/04/2026	Issued for planning	AM	01

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Contents

- 1.0** Introduction & Purpose
- 2.0** Retained Tree Management
- 3.0** Replacement Planting Schedule
- 4.0** Planting Specification
- 5.0** Establishment Maintenance Programme
- 6.0** Monitoring and Reporting to LPA
- 7.0** Long-Term Management Recommendations
- 8.0** Conclusions

Drawing 1 A Plan of the Tree Constraints — DS-AIA-290426-TCP-01 (separate drawing)

Drawing 2 Tree Protection Plan — DS-AIA-290426-TPP-01 (separate drawing)

1.0 Introduction & Purpose

- 1.1 This Landscaping, Maintenance and Replacement Planting Scheme has been prepared by Andrew McLoughlin MArborA of Treestyle Consultancy Ltd in support of the pre-development planning application at 206–208 Drake Street, Rochdale OL16 1PJ.
- 1.2 The site is a cleared brownfield urban plot with only Category C and Category U self-seeded pioneer vegetation on site. The purpose of this document is to:
- Set out a replacement planting scheme to compensate for the loss of all on-site vegetation (G1–G6) and significantly enhance the local urban green infrastructure.
 - Provide ongoing management recommendations for the retained neighbouring Category B trees (T7–T10).
 - Establish a three-year establishment maintenance programme and a monitoring and reporting commitment to Rochdale MBC.
- 1.3 All planting shall be carried out in accordance with British Standard BS8545:2014, Trees: from nursery to independence in the landscape — Recommendations, and in accordance with good arboricultural and horticultural practice.
- 1.4 This document must be read in conjunction with the AIA (DS-AIA-290426-AIA-01) and the AMS (DS-AIA-290426-AMS-01).

2.0 Retained Tree Management

- 2.1 The following management works are recommended for the four retained neighbouring Category B trees to improve their long-term health and amenity value following completion of the development.

Table 1: Retained Tree Management Recommendations

Ref	Species	Recommended Work	Timing	Specification
T7	Common Lime (<i>Tilia europaea</i>)	Epicormic growth removal from base	Post-construction	Remove epicormic growth from base to 2m to improve visual character and reduce nuisance. To BS3998:2010.
T8	Common Lime (<i>Tilia europaea</i>)	Epicormic growth removal from base	Post-construction	Remove epicormic growth from base to 2m. To BS3998:2010.
T9	Turkey Oak (<i>Quercus cerris</i>)	Annual formal inspection	Annual	Annual VTA inspection. Deadwood removal as required. To BS3998:2010.
T10	Sycamore (<i>Acer pseudoplatanus</i>)	Annual formal inspection	Annual	Annual VTA inspection. Works as required. To BS3998:2010.

■ Category B — all retained

3.0 Replacement Planting Schedule

- 3.1 All on-site vegetation at 206–208 Drake Street (G1–G6) is recommended for removal. The site is located in an urban context where tree canopy cover and green infrastructure are essential for environmental and social wellbeing. An enhanced replacement planting ratio is proposed, with 12 replacement trees replacing 6 groups of Category C/U vegetation.
- 3.1a All replacement trees shall be sourced from UK or Northern Ireland provenance stock. Provenance certification shall be provided to the Arboricultural Consultant on delivery. All stock shall be sourced from Plant Passport Scheme suppliers and inspected on delivery; any stock showing signs of pest, disease or damage shall be rejected and replaced.

Table 2: Replacement Planting Schedule

Ref	Common Name	Latin Name	Specification	Root Form	Qty	Location	Rationale
R1	Common Lime	<i>Tilia europaea</i>	Heavy Standard 12-14cm girth	Root ball	2	Drake Street frontage	Enhanced urban amenity; matches existing T7/T8
R2	Pedunculate Oak	<i>Quercus robur</i>	Heavy Standard 12-14cm girth	Root ball	2	Site interior or perimeter	Long-term succession; high wildlife value; native
R3	Common Alder	<i>Alnus glutinosa</i>	Standard 10-12cm girth	Root ball	2	Eastern boundary zone	Native; tolerant of urban conditions; wildlife value
R4	Field Maple	<i>Acer campestre</i>	Standard 8-10cm girth	Root ball	2	Boundary screening	Native alternative to sycamore; compact urban habit
R5	Rowan	<i>Sorbus aucuparia</i>	Standard 8-10cm girth	Root ball	2	Flexible positions	Native; wildlife value; modest stature for urban setting
R6	Silver Birch	<i>Betula pendula</i>	Standard 8-10cm girth	Root ball	2	Flexible positions	Native; replaces G1/G6 <i>Betula</i> component with quality stock

Total: 12 replacement trees (R1–R6, 2 each) — enhanced ratio for urban brownfield site

■ Native species — UK provenance required

■ Enhanced ratio: 12 trees for 6 groups removed

- 3.2 All replacement planting shall be carried out in the first available planting season (October–March) following completion of the development. Species, sizes and exact positions shall be confirmed with the Arboricultural Consultant prior to ordering.
- 3.3 Any tree that dies or is seriously damaged within five years of planting shall be replaced in the following planting season with a tree of the same species and specification.

4.0 Planting Specification

Table 3: Planting Pit and Establishment Specification

Element	Specification
Planting pit	Minimum 60cm wide × 60cm deep. Break up sides to prevent glazing. No fertiliser in subsoil. Cultivate to minimum 450mm depth; remove perennial weed roots.
Backfill	Excavated topsoil only. No proprietary compost for native trees in field conditions. Root ball to finish flush with surrounding ground level.
Staking	Single angled stake at 45° away from rootball, or two vertical stakes with crossbar. Maximum one-third tree height. Broad flexible rubber tie.
Mulch	75–100mm composted bark mulch or woodchip to minimum 1.0m radius. Clear of stem by minimum 50mm.
Tree guard	Rabbit/deer guard where damage risk identified. Suitable for urban vandalism risk — consider tree stakes and guards appropriate to the urban setting.
Watering in	Thoroughly watered in at planting. Minimum 20 litres per tree per visit during dry periods April–September.
Weed control	Maintain weed-free zone of minimum 1.0m radius. Hand-weeding only; no herbicides within root zone.

5.0 Establishment Maintenance Programme

Table 4: Three-Year Establishment Maintenance Programme — Replacement Trees R1–R6

Year	Operation	Specification
Year 1	Watering	Weekly during dry periods (April–October); minimum 20 litres per tree per visit.
Year 1	Weed control	Maintain weed-free zone of 1.0m radius; hand-weeding only.
Year 1	Mulch	Replenish to maintain 75mm minimum depth; keep clear of stem.
Year 1	Stake/tie inspection	Inspect monthly; adjust ties to prevent bark damage; re-firm wind-lifted plants.
Year 1	Vandalism check	Inspect for vandalism and damage monthly. Replace failed stock above 10% threshold.
Year 2	Watering	Fortnightly during dry periods.
Year 2	Weed control	Maintain weed-free zone; remove competing vegetation.
Year 2	Formative pruning	Light formative pruning by qualified contractor to BS3998:2010.
Year 2	Stake/tie inspection	Inspect; remove stakes if trees establishing firmly.
Year 3	Watering	As required during prolonged dry periods.
Year 3	Formative pruning	Formative pruning as required to BS3998:2010.
Year 3	Final inspection	Formal inspection; condition assessment; issue establishment certificate.
Ongoing	Annual inspection	Annual inspection by qualified arboricultural consultant. Works to BS3998:2010.
Ongoing	Post-storm check	Walk-over inspection after winds ≥ Beaufort scale 8 (39–46 mph).

■ Year 1 — Critical establishment

■ Year 2–3 — Ongoing establishment

■ Ongoing annual requirement

- 5.1 The cost of the three-year establishment maintenance programme shall be included within the planning application as a firm commitment. The maintenance programme schedule shall be submitted to and approved by Rochdale MBC as a condition of planning consent.

6.0 Monitoring and Reporting to LPA

- 6.1 Annual establishment monitoring reports shall be prepared by Treestyle Consultancy Ltd and submitted to Rochdale Metropolitan Borough Council for a minimum period of two years from the date of planting, in accordance with any planning conditions attached to the consent.
- 6.2 Each annual report will include: condition assessment of all 12 replacement trees (R1–R6); confirmation of all maintenance works carried out during the reporting period; details of any failures and replacement planting undertaken; photographic record (minimum one photograph per replacement tree); and recommended management for the forthcoming year.
- 6.3 Any tree failure during the monitoring period shall be reported to Rochdale MBC within 28 days and a replacement planting plan submitted within 60 days. A full five-year inspection report will be produced at the end of year five post-planting, confirming successful establishment and constituting the final discharge of arboricultural planning conditions relating to replacement planting.

7.0 Long-Term Management Recommendations

Table 5: Long-Term Management Recommendations

Tree / Feature	Long-Term Management Recommendation
T7 & T8 — Common Lime	Annual inspection by qualified arboricultural consultant. Epicormic removal from base to 2m post-construction. Monitor for aphid and woolly aphid activity (common on lime). Periodic crown management every 5–10 years to maintain safe and aesthetic form. Works to BS3998:2010.
T9 — Turkey Oak	Annual inspection. Deadwood removal as required. Monitor for Acute Oak Decline and Phytophthora — both relevant to urban oak populations. Annual post-storm inspection. Works to BS3998:2010.
T10 — Sycamore	Annual inspection. Deadwood removal as required. Periodic crown management every 5 years to manage size in the urban context. Works to BS3998:2010.
Replacement trees R1–R6	Annual inspection for first 5 years post-planting. Formative pruning in years 2 and 3. Inspect and remove stakes once established. Ongoing annual inspection thereafter.
All trees on site	Post-storm walk-over inspection after winds of Beaufort scale 8 or above (39–46 mph). All works to BS3998:2010 by a suitably qualified and insured arboricultural contractor.

■ Category B — retained

■ Replacement planting

8.0 Conclusions

- 8.1 The removal of all on-site vegetation at 206–208 Drake Street (G1–G6) is fully justified on arboricultural grounds — all on-site trees are of Category C or U quality with less than 10 years of remaining life expectancy. The proposed removal does not represent a significant arboricultural loss.
- 8.2 The proposed replacement planting of 12 native standard trees (R1–R6, 2 of each species) at an enhanced ratio will significantly increase the arboricultural value of the site and make a meaningful contribution to the urban canopy cover and green infrastructure of Rochdale town centre.
- 8.3 The selected species, Common Lime (*Tilia europaea*), Pedunculate Oak (*Quercus robur*), Common Alder (*Alnus glutinosa*), Field Maple (*Acer campestre*), Rowan (*Sorbus aucuparia*) and Silver Birch (*Betula pendula*), are native to the British Isles, suited to the urban conditions of the site, and will provide significant year-round wildlife and amenity benefits.
- 8.4 The three-year establishment maintenance programme, monitoring and reporting commitment to Rochdale MBC, and long-term management recommendations set out in this document will ensure the replacement and retained tree stock at 206–208 Drake Street provides long-term environmental, ecological and amenity benefits to the locality.
- 8.5 The proposed planting scheme is consistent with the aims of the National Planning Policy Framework (NPPF) 2023 paragraphs 131, 174 and 180; Rochdale Core Strategy Policies G6 (Biodiversity) and G7 (Green Infrastructure); Places for Everyone Policies JP-G1 and JP-G6; and the objectives of the Rochdale Township Green Infrastructure Action Plan. The enhanced replacement planting of 12 native trees at a brownfield urban site in Rochdale town centre represents a positive contribution to the borough's urban canopy cover, biodiversity and green infrastructure objectives.

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