

TREE SOLUTIONS



Arboricultural Impact Assessment

Heywood Fire Station

Prepared for:

ROBERTSON

Our Ref: 26/AIA/ROCH/19

June 2026

T 07766 774508 • **E** info@tree-solutions.co.uk

Tree Solutions Ltd • Registration in England & Wales • Company No. 04548951

Contents:

1.0	Instruction
2.0	Statutory Controls & Planning Policy
3.0	The Site
4.0	Development Proposal
5.0	General Constraints Data – Construction Exclusion Zones
6.0	Survey Methodology
7.0	Juxtaposition of Trees & Structures
8.0	Development Impact to Trees
9.0	Proposed Revisions
10.0	Conclusions
11.0	Limiting Conditions

<i>Appendix 1</i>	Tree Survey Schedule
<i>Appendix 2</i>	Preliminary Tree Constraints Plan
<i>Appendix 3</i>	Arboricultural Impact Plan

EXECUTIVE SUMMARY

A Tree Survey and Arboricultural Impact Assessment (AIA) has been undertaken in accordance with BS5837:2012 to assess the impact of the proposed replacement fire station on existing trees.

The principal arboricultural impact is the removal of Group G2, comprising five frontage trees, to facilitate separate access and egress points for emergency vehicles. Whilst these trees contribute positively to local amenity, their removal is considered necessary to meet the operational requirements of the development.

All remaining trees will be retained and protected throughout the construction process. Subject to the implementation of the recommended tree protection measures, no significant impacts on retained trees have been identified.

There are no overriding arboricultural constraints that would warrant refusal of planning permission.

1.0 INSTRUCTION

- 1.1 We have been instructed by Robertson (the applicant) to carry out an Arboricultural Impact Assessment (AIA) to assess the development proposal in relation to trees in accordance with the principles of British Standard 5837 'Trees in Relation to Design, Demolition & Construction - Recommendations' 2012.
- 1.2 We are instructed to prepare a report to provide information to assist all parties involved in the planning process to make balanced judgements regarding arboricultural features in relation to the proposed replacement of Heywood Fire Station, 129 Middleton Rd, Heywood. As such, all trees within influencing distance to the development proposal both on and adjoining the site have been surveyed and are listed within a Tree Survey Schedule (**Appendix 1**) and plotted on all accompanying plans.
- 1.3 The stage 1 tree survey was carried out in June 2026 by Russell Pearce, Consultant to Tree Solutions Ltd. Our appraisal of the mechanical integrity of trees on the site is sufficient to inform the current project. The assessment of trees is carried out from ground level without invasive investigation and the disclosure of hidden defects cannot therefore be expected. Whilst the survey is not specifically commissioned to report on matters of tree safety, we report obvious defects that are significant in relation to the existing and proposed land use. We do not carry out detailed safety inspections unless specifically instructed to do so in writing and have not carried out such inspections of trees on the proposal site.
- 1.4 Five individual trees (T1-T5) and two groups (G1-G2) were surveyed and mapped on a Preliminary Tree Constraints & Impact Assessment Plan Ref: 26/AIA/ROCH/19, Drawing No. 1 & 2 at **Appendix 2**. All arboricultural information recorded during the survey is presented within a schedule at **Appendix 1**.
- 1.5 The Arboricultural Impact Assessment is based on the latest proposed layout plan Ref: HFS-RYD 00 – 00 – D – A – 1000 (Rev P5) provided by the project architects Ryder.

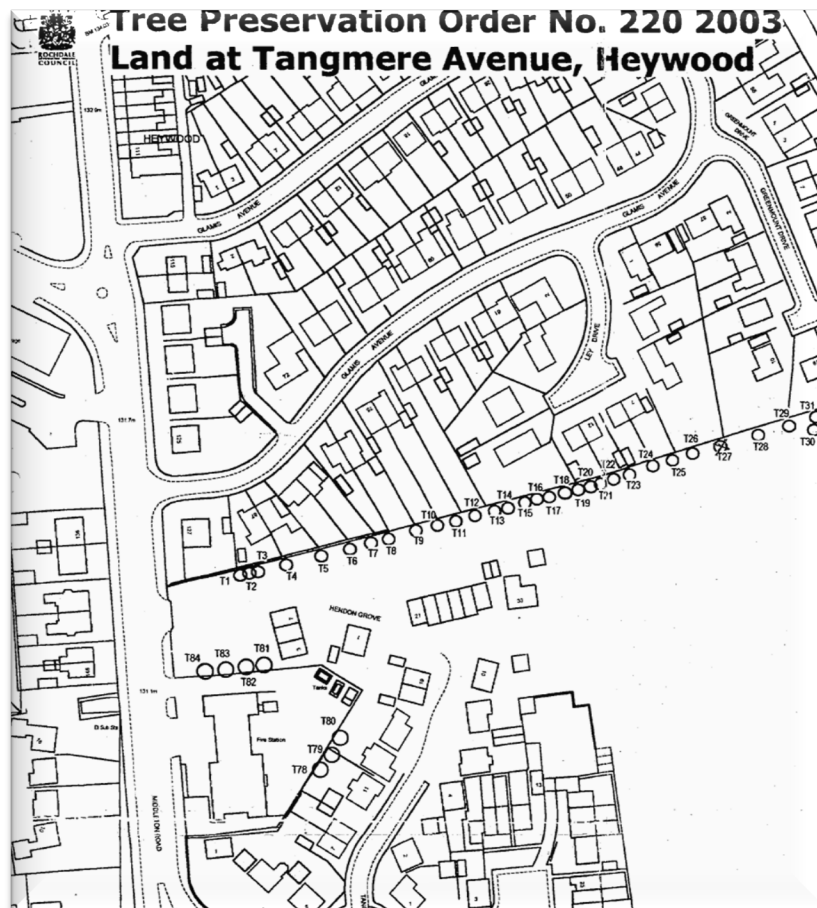
2.0 STATUTORY CONTROLS & PLANNING POLICY

2.1 Protected Trees

- 2.1.1 Tree numbers T1–T5 and Group G1 are protected by a Tree Preservation Order (TPO). No other trees within the survey area are protected and the site does not lie within a designated Conservation Area.
- 2.1.2 Accordingly, statutory consent will be required prior to undertaking any works to T1–T5 and Group G1 unless such works are specifically authorised through the grant of planning permission. No statutory consent is required for works to the remaining surveyed trees.

2.2 Planning Policy

- 2.2.1 The proposed development has been assessed against the policies of the adopted Rochdale Borough Local Plan, particularly Policy G1 (Green Infrastructure) and Policy G4 (Biodiversity and Geodiversity). These policies seek to protect, enhance and, where appropriate, extend green infrastructure assets, including trees, hedgerows and associated habitats, whilst ensuring that development proposals appropriately consider the retention and long-term management of existing natural features.
- 2.2.2 The proposed development has also been considered in the context of Policy D1 (Design Quality) and Policy P1 (Improving Image), which seek to ensure that development responds positively to local character, landscape setting and environmental quality. This includes the retention of trees where they make a positive contribution to visual amenity and local distinctiveness.
- 2.2.3 The proposal has further been assessed in the context of the National Planning Policy Framework (NPPF) (2024), which places significant emphasis on conserving and enhancing the natural environment and recognising the contribution that existing trees and green infrastructure make to biodiversity, climate resilience, landscape character and the quality of development.



P1 – Extract from TPO 220 maps showing T78-T84 (T1-T5 & G1) as protected trees

2.3 Protected Species

- 2.3.1 Mature trees may contain cavities, cracks, crevices and other features capable of supporting protected species, including bats and nesting birds such as Barn Owls. Bats and their roosts are protected under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended). Nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended), with Barn Owls receiving additional protection as a Schedule 1 species. Where trees with potential ecological value are proposed for removal or pruning, further advice should be sought from a suitably qualified ecologist prior to works commencing.

2.4 Wildlife Habitats

- 2.4.1 Trees and hedgerows may provide nesting habitat for a wide range of bird species. Vegetation clearance and tree works should therefore be undertaken outside the main bird nesting season (March to September inclusive) where practicable. Where this is not possible, the vegetation should first be inspected by a suitably qualified ecologist to confirm the absence of active nests. If active nests are identified, works should be delayed until the young have fledged and the nest is no longer in use.

3.0 THE SITE

- 3.1 The application site contains the existing fire station and associated infrastructure. It is in a residential area to the east of Middleton Road. Trees are located within a sloping area to the south-west of the site, with all remaining trees located off-site.



P2 – Site location

4.0 DEVELOPMENT PROPOSAL

4.1 Replacement fire station.

5.0 GENERAL CONSTRAINTS DATA - CONSTRUCTION EXCLUSION ZONES (CEZ's)

5.1 GENERAL

5.1.1 During the development process there are three principal arboricultural constraints that should be considered in relation to retained trees:

1. **Construction Exclusion Zones (CEZ):** Areas around retained trees where no construction activity, ground compaction or material storage is permitted in order to safeguard the rooting environment and ensure successful tree retention.
2. **Crown Protection Areas (CEZ 2):** Above-ground space required to accommodate the existing and future crown spread of retained trees, including allowances for safe working distances and any acceptable levels of pruning.
3. **Root Protection Areas (RPA):** Below-ground zones defined in accordance with BS5837:2012 to protect the tree's root system, within which development and soil disturbance should be avoided or carefully controlled.

5.2 ROOT PROTECTION AREA (RPA)

5.2.1 The RPA, expressed in square metres (m²), must be protected both prior to and throughout any demolition or construction activities. This protection is essential to ensure the successful retention of trees by safeguarding a sufficient quantity of viable, functioning roots.

5.2.2 The RPA is derived from a radial measurement taken from the centre of the tree stem. For single-stemmed trees, this is calculated by multiplying the stem diameter (measured at 1.5 m above ground level) by a factor of 12. For multi-stemmed trees, the calculation is based on the formula: (mean stem diameter²) × number of stems.

5.2.3 During the Arboricultural Impact Assessment (AIA) process, this radial distance may be modified by the arboriculturist to reflect site-specific conditions and any environmental or physical factors that may have influenced the distribution of the tree's rooting environment.

5.2.4 Initially, the RPA for each tree should be represented as a circle centred on the base of the stem. However, where site conditions indicate asymmetric rooting due to factors such as physical obstructions, topography or historic ground disturbance, a polygon of equivalent area may be substituted. Any deviation from a circular RPA must be supported by a robust arboricultural assessment and accurately reflect the likely distribution of roots.

5.2.5 The RPA must be protected through the installation of appropriate tree protection fencing prior to the commencement of any demolition or construction works on site. The fencing should remain in place and be maintained for the duration of the works. No potentially harmful activities should take place within the RPA, including mechanical excavation, soil stripping, fire lighting, storage of materials or waste, ground level changes, or the installation of impermeable surfaces.

- 5.2.6 Where construction is proposed in close proximity to retained trees or within the RPA, additional measures may be necessary. These may include temporary ground protection to prevent compaction, or the use of specialist construction techniques such as no-dig or low-impact foundation solutions to minimise disturbance to the rooting environment.

5.3 CEZ 2: TREE CROWN PROTECTION ZONE

- 5.3.1 The Tree Crown Protection Zone (CEZ 2) is the area above ground occupied by the crown of a tree, including allowances for safe working space and, where appropriate, anticipated future crown development. The extent of CEZ 2 is determined by considering the existing and projected crown spread, with reference to any acceptable level of pruning in accordance with BS 3998:2010 Tree Work – Recommendations.
- 5.3.2 All proposed development works and associated infrastructure are positioned clear of the canopies of retained trees and outside designated Construction Exclusion Zones. Accordingly, no access facilitation pruning is required to implement the development.

5.4 CEZ 3: TREE DOMINANCE ZONE

- 5.4.1 Not applicable given the site use as an operational fire station as opposed to residential. Notwithstanding this, separation distances between the proposed development and retained trees are sufficient to avoid future conflicts associated with overdominance, excessive shading or perceived nuisance. The proposals are therefore not anticipated to give rise to unreasonable pressure for future pruning or tree removal, ensuring a sustainable long-term relationship between the development and retained tree stock.

5.5 LANDSCAPE MITIGATION AND NEW PLANTING

- 5.5.1 The proposed development includes areas identified for new tree and shrub planting. At the time of writing, detailed landscape proposals have not been made available for review and therefore the suitability of the proposed mitigation planting cannot be fully assessed from an arboricultural perspective.
- 5.5.2 Any replacement planting should be designed to provide appropriate mitigation for the loss of the frontage trees, whilst taking account of the operational requirements of the site and the space available for future tree growth and establishment.
- 5.5.3 Where practicable, opportunities should be taken to enhance the landscape structure of the site and contribute positively to biodiversity, visual amenity and long-term canopy cover through the selection of appropriate tree and shrub species.
- 5.5.4 Where practicable, areas identified for future tree planting should be protected from construction traffic, material storage and other activities likely to result in soil compaction or degradation. Maintaining suitable soil conditions within these areas will improve establishment rates and maximise the long-term success of any proposed planting.
- 5.5.5 Full details relating to species selection, planting densities, planting specifications and establishment measures should be provided as part of the detailed landscape proposals for review and approval by the Local Planning Authority.

6.0 SURVEY METHODOLOGY

- 6.1 The method used in the preparation of this report is based on the principles of BS 5837: 2012.
1. Tree heights were surveyed to the nearest 1m
 2. Trunk diameters were measured by use of forestry girth tape
 3. The category assessment (Table 1) on which the tree categorisation is based includes current and long-term arboricultural, landscape, cultural and conservation values in accordance with BS5837:2012. This table can be found at **Appendix 1**
 4. For clarity, the grading system is summarised from **Table 2** of the BS as follows:

U grade – trees for removal, effective for less than 10 years

A grade – trees of high quality and value, effective for more than 40 years

B grade – trees of moderate quality and value, effective for more than 20 years

C grade – trees of low quality and value, effective for at least 10 years

Note: We have indicated colour coding on the drawing and therefore a monochrome copy should not be relied on.

6.2 SOIL ASSESSMENT

- 6.2.1 No soil investigations have been undertaken as part of this commission. The client is therefore advised to seek specialist geotechnical or soil science expertise where site-specific soil assessment is required to inform the design, construction methodology, or future landscape management.

7.0 JUXTAPOSITION OF TREES AND STRUCTURES

7.1 Below ground constraints

- 7.1.1 Below ground constraints are generally defined as the Root Protection Area (RPA). The shape and extent of an RPA are determined by arboricultural considerations including the likely tolerance of the tree to root disturbance, root morphology and disposition (where known), past and existing site conditions, soil type and structure, and local topography and drainage.
- 7.1.2 The function of the RPA is to safeguard tree roots and the soil environment that supports them. Damage to roots may occur through excavation, soil compaction, changes in soil level, or contamination, any of which can significantly reduce tree health, vitality, and stability.
- 7.1.3 Root distribution is strongly influenced by site conditions, including soil characteristics, drainage and the presence of physical barriers. Trees growing adjacent to buildings, retaining structures, roads or other areas of hard surfacing may exhibit asymmetric rooting patterns, with reduced root development beneath existing structures and compacted ground.
- 7.1.4 Accordingly, the RPAs of trees within Group G2 have been modified to reflect the influence of the adjacent road, retaining walls and buildings. The RPAs are shown extending up to 2m beneath the existing road construction before being offset around these features and extending further in the opposite direction where a more favourable rooting environment is considered likely to exist. All other RPAs have been plotted as unmodified circles derived from the recorded stem diameters, as no site-specific constraints were identified that would justify deviation from the default geometry.

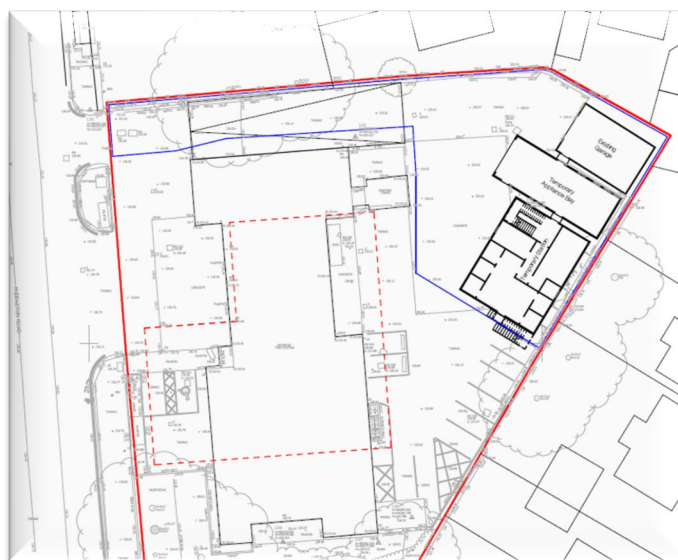
7.3 Underground Services

- 7.3.1 The proposed development will utilise the existing drainage and utility infrastructure serving the site. No new service runs are currently proposed within the RPAs of retained trees.
- 7.3.2 Should any unforeseen service diversions or upgrades be required during the course of the development, they should be designed to avoid RPAs wherever reasonably practicable. Where incursions into RPAs cannot be avoided, low-impact installation techniques such as trenchless methods or hand excavation should be employed to minimise root disturbance and maintain soil structure.
- 7.3.3 Any works within or adjacent to RPAs should be undertaken in accordance with BS5837:2012 and the principles contained within Street Works UK, Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Volume 4), formerly published by the National Joint Utilities Group (NJUG).

8.0 DEVELOPMENT IMPACT TO TREES

- 8.1 Tree Solutions undertook a detailed tree survey in accordance with BS5837:2012. All existing trees within and adjoining the site were identified, surveyed and categorised, with Root Protection Areas (RPAs) calculated and plotted on the Tree Constraints and Arboricultural Impact Assessment Plans. The proposed development has been assessed against these arboricultural constraints to determine its impact on retained trees.

- 8.2 The proposed development comprises the demolition of the existing fire station and construction of a replacement facility, together with improvements to vehicular access and egress. To facilitate the proposed access and egress arrangements and achieve the necessary vehicle tracking requirements, all trees within Group G2 located in the south-western corner of the site will require removal.
- 8.3 The removal of Group G2 is considered necessary to accommodate the operational requirements of the development and provide separate access and egress points for emergency vehicles. The group comprises five frontage trees that make a positive contribution to the visual amenity and landscape character of the site and wider street scene. Their removal will therefore result in a degree of arboricultural and landscape harm.
- 8.4 Notwithstanding this, the proposed access and egress arrangements cannot be achieved whilst retaining the trees. The loss of Group G2 must therefore be balanced against the operational requirements and wider public benefits associated with the redevelopment of this important emergency service facility.
- 8.5 All other surveyed trees are located outside the development footprint and will be retained. Subject to the implementation of the tree protection measures detailed within the Arboricultural Method Statement to be submitted at the discharge of planning conditions stage, no significant direct or indirect impacts on retained trees have been identified.
- 8.6 During demolition of the existing station, a temporary fire station will be located within the service yard to the north-east of the site. The temporary units may require limited crown reduction works to the overhanging canopies of T1 and T2 to provide adequate clearance.
- 8.7 As identified within the tree survey, T1 is in advanced physiological decline and is likely to require removal in the foreseeable future on arboricultural and health and safety grounds. T2 is also in decline and has only limited canopy encroachment over the site. Any pruning works will therefore be restricted to the minimum necessary to facilitate the temporary accommodation and will be undertaken in accordance with BS3998:2010 Tree Work – Recommendations.



P3 – Temporary fire station location

9.0 PROPOSED REVISIONS TO THE SCHEME

- 9.1 It is recommended that any proposed revisions to the scheme which may have implications for retained trees, or their associated Root Protection Areas should be referred to us for review and comment. This will ensure that appropriate arboricultural advice is provided at the earliest opportunity and that the scheme remains compliant with BS 5837:2012 and best practice guidance throughout its implementation.

10.0 CONCLUSIONS

- 10.1 BS5837:2012 provides the recognised framework for the assessment, retention and protection of trees in relation to development. The proposed development has been assessed against the arboricultural constraints identified through the tree survey and Arboricultural Impact Assessment process.
- 10.2 The proposed development comprises the demolition of the existing fire station and construction of a replacement facility, together with revised access and egress arrangements designed to improve the safe and efficient movement of emergency vehicles.
- 10.3 The principal arboricultural impact associated with the development is the removal of Group G2, comprising five frontage trees. These trees make a positive contribution to the visual amenity and landscape character of the site and wider street scene, and their removal will result in a degree of arboricultural and landscape harm.
- 10.4 Notwithstanding this, the proposed access and egress arrangements cannot be achieved whilst retaining the trees. Their removal is therefore considered necessary to accommodate the operational requirements of the replacement fire station and facilitate the safe movement of emergency vehicles entering and leaving the site.
- 10.5 All remaining surveyed trees are located outside the development footprint and will be retained. Subject to the implementation of the tree protection measures detailed within the Arboricultural Method Statement and Tree Protection Plan, no significant direct or indirect impacts on retained trees have been identified.
- 10.6 Temporary impacts associated with the installation of the temporary fire station are limited to minor crown reduction works to T1 and T2 to provide operational clearance. Any such works will be restricted to the minimum necessary and undertaken in accordance with BS3998:2010 Tree Work – Recommendations.
- 10.7 Taking the above into consideration, the proposed development is considered capable of proceeding without giving rise to unacceptable impacts on retained trees. Whilst the loss of Group G2 is regrettable, it is necessary to facilitate the operational requirements of this important emergency service facility and does not constitute sufficient arboricultural grounds to warrant refusal of planning permission.

11.0 LIMITING CONDITIONS

Unless stated otherwise, the following conditions apply:

- The information contained in this report pertains only to the trees that were inspected and reflects their condition at the time of the survey.
- The findings and recommendations within this report are considered valid for a period of two years from the date of inspection.
- The inspection was limited to a visual assessment from ground level only. No invasive investigations such as dissection, excavation, probing, or coring were undertaken. As such, no warranty or guarantee, express or implied, is offered that undetected issues may not arise in the future.
- This report has been prepared solely for the use and benefit of the client. Tree Solutions Ltd accepts no liability or responsibility to any third party.
- This report may not be reproduced, in whole or in part, without the prior written consent of Tree Solutions Ltd.

Appendix One

Tree Survey Schedule

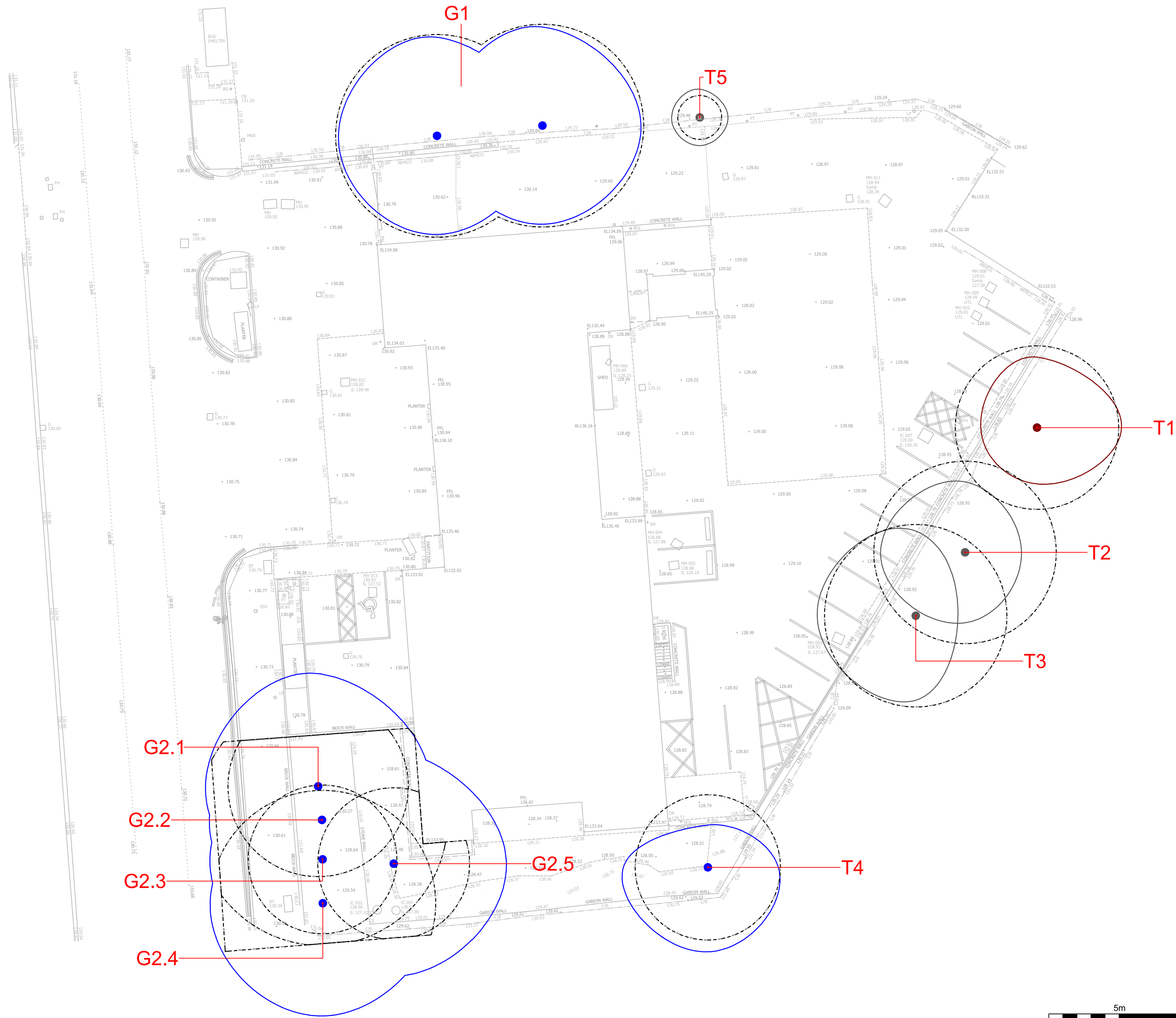
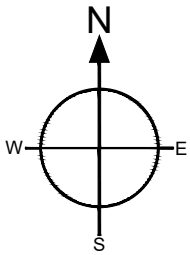
Site											Surveyor	RUSSELL REARCE			Page 1 of 1	
Client											ROBERTSON	Assessment Dates	Jun-26			
Brief											ARBORICULTURAL IMPACT ASSESSMENT	Viewing Conditions	CLEAR			
											Job Reference	26/AIA/ROCH/19				
Tree Number	Name	Age	Height (m)	Crown clear	North	East	South	West	Diameter (mm)	Vitality	Comments	E.R.C	Management	Category	RPA (m)	RPA (m²)
T1	Wild cherry	Semi Mature	12	4	5	6	4	4	480	Poor	3rd party tree. Sparse crown. Less than 30% live crown. Multi-stemmed at 2.25m. SUBJECT TO TPO	<10 years	Off-site tree - (prune back overhanging crown to boundary)	U	5.8	105
T2	Wild cherry	Semi Mature	11	3	5	4	5	6	540	Fair	3rd party tree. Multi-stemmed at 5m. Poor vitality. Reduced crown density. Less than 79% live crown. SUBJECT TO TPO	<10 years	Off-site tree - (prune back overhanging crown to boundary)	C1	6.5	132
T3	Wild cherry	Early Mature	10	3	6	3	6	7	540	Fair	3rd party tree. Reduced vitality. Asymmetric crown. Pruned back by owner. Deadwood throughout lower crown. SUBJECT TO TPO	10+ Years	No action required	C1	6.5	132
T4	Wild cherry	Early Mature	14	2	3	5	6	6	430	Good	Good form and vitality. Open balanced high spreading crown. 4m from corner of building.	40	No action required	B1	5.2	84
T5	Rowan	Semi Mature	6	2	2	2	2	2	130	Fair	Located in 3rd party garden. No defects noted. SUBJECT TO TPO	10+ Years	No action required	C1	1.5	7.6
G1	Ash	Mature	16	3	7	7	7	7	600	Good	Two 3rd party trees overhanging site. Good form and vitality. Potential issue for ingress. Dense ivy covering stems and primary branch frameworks. Dimensions are maximums. SUBJECT TO TPO	20+ Years	No action required	B2	7.2	163
G2.1	Norway Maple, Sycamore & Oak	Early Mature	16 to 18	3	8	8	8	8	490	Good	Group of 5 trees located on supporting embankment adjacent to footpath. All with good form and vitality. Good aesthetic value. 2 Norway Maple, 2 Sycamore 1 Oak	40+ Years	Remove for development	B1,2	6	108
G2.2	Norway Maple, Sycamore & Oak	Early Mature	16 to 18	3	8	8	8	8	670	Good		40+ Years	Remove for development	B1,2	8	203
G2.3	Norway Maple, Sycamore & Oak	Early Mature	16 to 18	3	8	8	8	8	440	Good		40+ Years	Remove for development	B1,2	5.2	87
G2.4	Norway Maple, Sycamore & Oak	Early Mature	16 to 18	3	8	8	8	8	560	Good		40+ Years	Remove for development	B1,2	6.7	142
G2.5	Norway Maple, Sycamore & Oak	Early Mature	16 to 18	3	8	8	8	8	430	Good		40+ Years	Remove for development	B1,2	5	83
HEADINGS & ABBREVIATIONS																
SPECIES:			COMMON NAME (LATIN NAMES AVAILABLE ON REQUEST)													
AGE RANGE/LIFE STAGE:			Y = YOUNG, SM = SEMI-MATURE, EM = EARLY MATURE, M = MATURE, PM = POST MATURE													
HEIGHT:			ESTIMATED AND RECORDED IN METRES. APPROXIMATELY 3 IN 10 TREES ARE MEASURED USING A CLIMBOMETER AND THE REMAINDER ESTIMATED AGAINST THE MEASURED TREES													
CROWN SPREAD:			MAXIMUM CROWN RADIUS MEASURED TO THE FOUR CARDINAL COMPASS POINTS FOR SINGLE SPECIMENS ONLY (MEASUREMENT FOR TREE GROUPS - MAXIMUM RADIUS OF THE GROUP)													
CROWN CLEARANCE & DIRECTION OF GROWTH:			HEIGHT IN METERS OF CROWN CLEARANCE ABOVE ADJACENT GROUND LEVEL (TO INFORM ON GROUND CLEARANCE, CROWN/STEM RATIO AND SHADING)													
STEM DIA/MULTI-STEM DIA:			STEM DIAMETER - MEASURED AT APPROXIMATELY 1.5 METRES ABOVE GROUND LEVEL ON A COMBINATION OF STEMS FOR MULTI-STEMMED TREES													
VITALITY:			A MEASURE OF PHYSIOLOGICAL CONDITION. D = DEAD, MD = MIDDLING, P = POOR, M = MODERATE, G = GOOD													
E.R.C. - ESTIMATED REMAINING CONTRIBUTION:			RELATIVE USEFUL LIFE EXPECTANCY YEARS													
BS 5837 CATEGORY & SUB-CATEGORY GRADING			A = HIGH QUALITY AND VALUE, B = MODERATE QUALITY AND VALUE, C = LOW QUALITY AND VALUE, U = UNSUITABLE FOR RETENTION (SUB-CATEGORY REFERS TO ARBORICULTURAL, LANDSCAPE AND CULTURAL/CONSERVATION VALUES)													
BS 5837 RADIUS & BS 5837 RPA:			PROTECTIVE DISTANCE - RADIUS FROM THE CENTRE OF THE STEM TO THE LINE OF TREE PROTECTION (CONSTRUCTION EXCLUSION ZONE - CEZ) AND PROTECTIVE BARRIER ROOT PROTECTION AREA - BS 5837 (2012) ANNEX D (THE RECOMMENDATIONS STATE THAT THE RPA SHOULD BE CAPPED AT 207 M²) NOTE - ALL CALCULATIONS ROUNDED TO NEAREST DECIMAL													

Table 1 Cascade chart for tree quality assessment

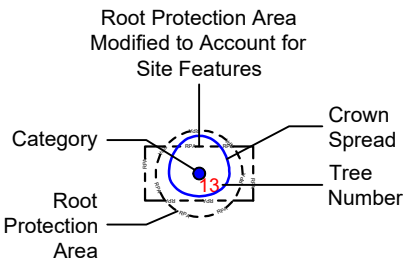
Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) - Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline - Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i>			See Table 2
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	See Table 2
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	See Table 2
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	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	See Table 2

Appendix Two

Preliminary Tree Constraints Plan



Legend



- Category A (High Quality)
- Category B (Moderate Quality)
- Category C (Low Quality)
- Category U (Dead/Dying/In Decline)

Client: Robertson

Project: Heywood Fire Station

Title: Preliminary Tree Constraints Plan

Scale: 1:200 @ A2 Date: June 2026

Drawn By: NB Revision: ----

Job Ref: 26/AIA/ROCH/19 Drawing No: 01

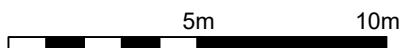
Do not scale from this drawing all dimensions to be checked on site.

The copyright of this document resides with Tree Solutions Ltd unless assigned in writing by the company

TREE SOLUTIONS

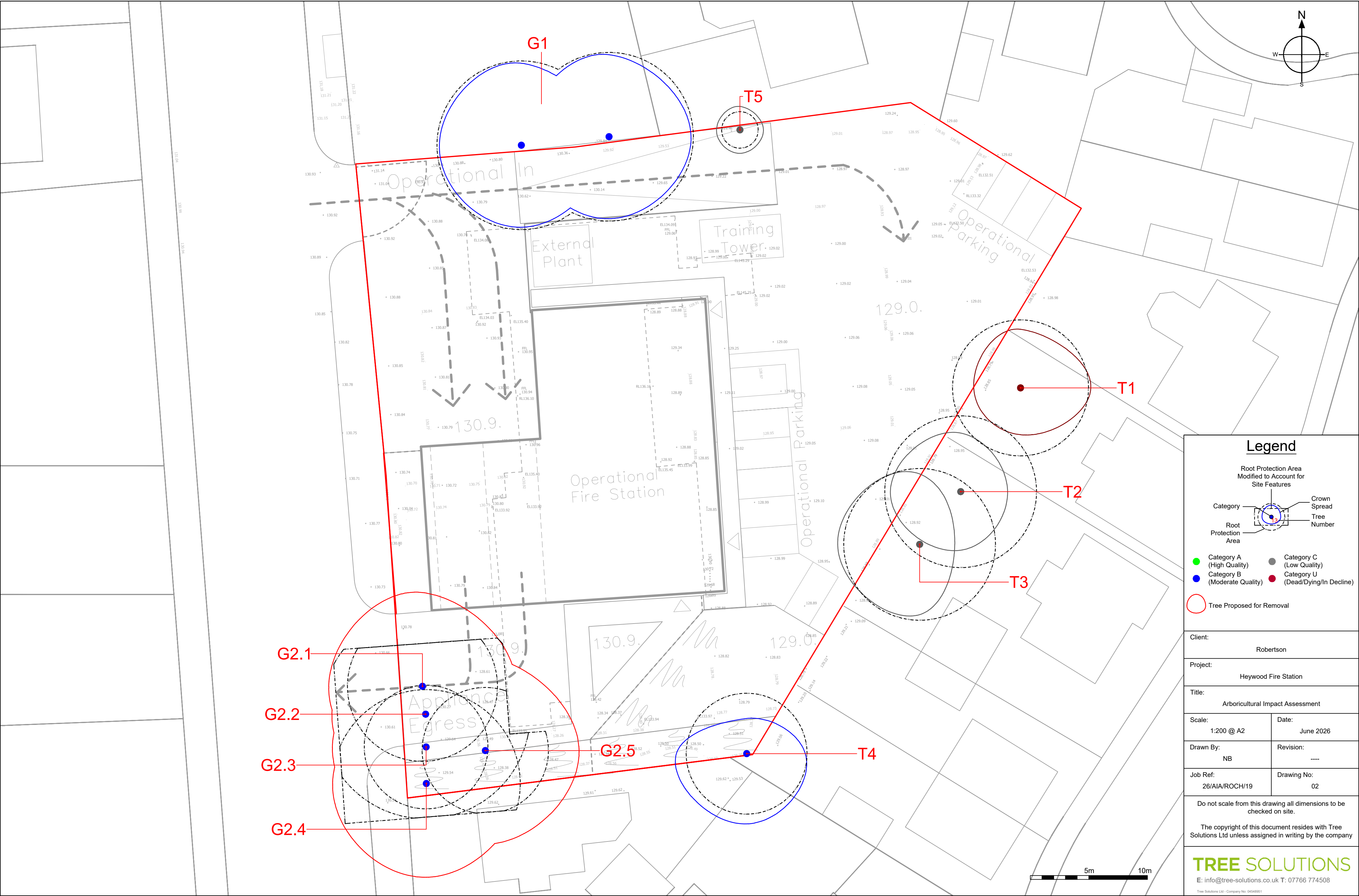
E: info@tree-solutions.co.uk T: 07766 774508

Tree Solutions Ltd - Company No: 04548951



Appendix Three

Impact Assessment Plan



Legend

Root Protection Area Modified to Account for Site Features

Category

Root Protection Area

Crown Spread

Tree Number

Category A (High Quality)

Category B (Moderate Quality)

Category C (Low Quality)

Category U (Dead/Dying/In Decline)

Tree Proposed for Removal

Client: Robertson	
Project: Heywood Fire Station	
Title: Arboricultural Impact Assessment	
Scale: 1:200 @ A2	Date: June 2026
Drawn By: NB	Revision: ----
Job Ref: 26/AIA/ROCH/19	Drawing No: 02

Do not scale from this drawing all dimensions to be checked on site.

The copyright of this document resides with Tree Solutions Ltd unless assigned in writing by the company

TREE SOLUTIONS

E: info@tree-solutions.co.uk T: 07766 774508

Tree Solutions Ltd - Company No: 04548951