

**ARBORICULTURAL REPORT
AND
ARBORICULTURAL IMPACT ASSESSMENT
to BS 5837:2012
at
180 Wardle Road
Rochdale
Lancashire
OL12 9JB**

Client:
MDA Ltd.

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1. Introduction

1.1 Purpose of the Report

- 1.1.1 JCA Limited has been instructed by **MDA Ltd.** to survey the trees at **180 Wardle Road** in **Rochdale**, and to prepare the findings in a report.
- 1.1.2 This report provides detailed, independent, arboricultural advice on the trees in the context of potential development, conducted in accordance with the guidelines contained within BS5837: 2012 '*Trees in relation to design, demolition and construction – Recommendations*' (BS5837:2012).
- 1.1.3 The specific design of the proposed development has been considered within the Arboricultural Impact Assessment in **Section 4** and is detailed on the Arboricultural Implications Plan at **Appendix 6**.
- 1.1.4 Where necessary, recommendations will be given with a view to the long-term management of sustainable tree cover and to uphold the interests of health and safety.

1.2 Terms of Reference

- 1.2.1 For this purpose, a topographical survey (**Ref: TRI-4022**) has been supplied, which forms the basis for the Tree Constraints Plan at **Appendix 5**.
- 1.2.2 The topographical survey, along with all other documents supplied to JCA, is assumed to be correct. No checking of such documents will be undertaken and JCA cannot be held responsible for incorrect data supplied by other parties.

1.3 Tree Survey Details and Methodology

- 1.3.1 The survey took place during January 2026 and was conducted by **Andrew Bussey** LANTRA Accredited PTI, TechArborA.
- 1.3.2 During this survey, all trees were inspected from ground level. Further investigations, such as a climbed inspection or a decay detection survey, have not been undertaken.
- 1.3.3 Only those trees within the site boundary with a stem diameter above 75mm have been included. Where applicable, trees outside the site boundary, but close enough to be affected by a proposed development, are also included.
- 1.3.4 Tree data was collected in accordance with **Section 4.4** and **Section 4.5** of BS5837: 2012. Full details of all trees surveyed are recorded in the tables at **Appendix 1** which can be cross referenced with the Tree Constraints Plan at **Appendix 5**. A full explanation of the tables can be found at **Appendix 2**.
- 1.3.5 Measurements were obtained using clinometers, specialist tapes or electronic distometers. Where this was not possible, due to restricted access or other mitigating circumstances, measurements were estimated to the best ability of the surveyor. Where measurements have been estimated, these are clearly highlighted at **Appendix 1** with a '#' symbol.

2. Status of the Trees

- 2.1 A check was made with **Rochdale Borough Council** in January 2026 to determine whether any of the trees surveyed as part of this report are subject to any statutory controls.
- 2.2 We are informed that **T4, T5, T6, T7, T8, T10, T12, T14, T15, G16, T17, T18, T19, T20 and W21**, as identified in this report) are subject to Tree Preservation Order (**TPO Ref: 276/2016**).
- 2.3 No work must be undertaken to trees subject to a Tree Preservation Order until an approved Works to Protected Trees application has been granted, or until planning permission has been granted which includes accurately specified tree works.
- 2.4 Prior to any works being undertaken to trees, those instructing and proposing to carry out the work should satisfy themselves that all appropriate consents are in place to prevent potential breach of legislation.
- 2.5 The presence of a Tree Preservation Order (TPO) represents the Local Authority's desire to retain trees within the landscape. As such, trees covered by a TPO are generally more likely to require retention within a proposed scheme and this should be taken into account during the design process. In some cases, the removal of TPO trees may be agreed upon, providing the benefits of the proposed development are deemed greater than the material loss of the trees. The value of existing vegetation is just one factor in the decision making process; all benefits of the proposed development will be taken into consideration in the usual manner.

3. Tree Survey Details

3.1 Tree Retention Categories

3.1.1 Below is a summary of the surveyed vegetation with retention categories identified in accordance with BS5837: 2012. For a full explanation of the retention categories, please refer to **Appendix 2 (Section A2.3)**.

Retention Categories of the Surveyed Vegetation					
Retention Category	Trees	Groups	Hedges	Woodlands	Totals
A	0	0	0	0	0
B	9	1	0	1	11
C	4	0	1	0	5
U	4	1	0	0	5
Totals	17	2	1	1	21

3.1.2 Generally, those surveyed trees listed as retention category 'B' are the more valuable items of vegetation on site. Those items listed as retention category 'C' are of lesser value.

3.1.3 Items listed as retention category 'U' comprise of dead trees or trees of limited safe life expectancy and are often recommended for removal, irrespective of any proposals.

3.1.4 The retention of trees is further advised to avoid the need to plant replacement specimens, which are usually required to be planted on a 2:1 or 3:1 ratio, and due to their ecological value, which will be assessed as linear habitat units in accordance with the Statutory Biodiversity Metric.

3.2 Recommended Work for Arboricultural Reasons

3.2.1 Where necessary, recommendations have been prescribed for reasons of public safety, to benefit the trees and/or for general maintenance purposes. Such recommendations have been made for Arboricultural reasons and should be undertaken irrespective of development, as follows.

Arboricultural Recommendations				
Ref Number	Species	Height (m)	Stem Diameter (cm)	Recommendations
T2	Cherry	10	52	Remove for arboricultural/health and safety reasons (low priority).
T6	Common Ash	8	18	Remove for arboricultural/health and safety reasons (low priority).
T13	Wild Cherry	9	18	Remove for arboricultural/health and safety reasons (low priority).
T14	Beech	18	58#	Monitor biennially.
T15	Sycamore	17	48	Remove for arboricultural/health and safety reasons (low priority).
G16	Common Ash	To 15	To 28	Remove for arboricultural/health and safety reasons (low priority).

3.2.3 Full details of all recommended works are detailed in the 'Recommendations Column' of the Tree Data Tables at **Appendix 1**.

3.2.4 For an explanation of the priority ratings, see **Appendix 2 (A2.2.5)**.

3.2.5 All trees which are to be retained within the proposed development should be inspected on a regular basis in the interests of risk management. They should have a biennial re-inspection regime, ideally with each inspection being undertaken during a different season, in order to observe any defects, pests and diseases that are only evident at certain times of year.

4. Arboricultural Impact Assessment (AIA)

4.1 Proposed Development

- 4.1.1 The proposed development will consist of the demolition of the existing building, the construction of a new dwelling with associated detached garage and the construction of a new access driveway.
- 4.1.2 We have been supplied with **Drawing No. 4140-Site Layout_JCA-06.07.26_RevA**, which details the proposed development. The tree data has been overlaid onto the proposed designs to create the Arboricultural Implications Plan, which can be found at **Appendix 6**. This provides the basis for which this Arboricultural Impact Assessment has been prepared.
- 4.1.3 All tree works required to accommodate the proposals are detailed in the "Works Required to Accommodate the Proposals" column of the tables at **Appendix 1**.

4.2 Tree Removals for Development

- 4.2.1 There proposals require the removal of **T20**, a retention category 'C' tree.
- 4.2.2 Whilst the development will require the removal of **T20**, it should be noted that a planting scheme is included within the proposals. This will act to mitigate tree losses, improve the visual benefits of the site and the surrounding area, and will improve the localised tree stock.

4.3 Pruning for Development

- 4.3.1 Trees within **G1** require pruning back to allow for 2m clearance between the proposed building and the tree canopies and to allow for the erection of the require scaffolding.

4.4 Temporary Protection Measures

4.4.1 The Protective Barrier

- 4.4.1.1 In order to ensure the effective protection of retained trees during development, a protective barrier will be installed, in accordance with BS5837: 2012 and may comprise of protective fencing and ground protection. This will be the first job on site following the tree removal and pruning works. The fencing should ideally be positioned to protect the entire **Root Protection Area (RPA)** of the retained trees, in order to create a **Construction Exclusion Zone (CEZ)**.
- 4.4.1.2 Routes for pedestrian and site traffic will be located outside, and diverted away from, the RPAs of the retained trees wherever possible. Where this is not practicable, temporary protective surfaces (ground protection) must be laid over the unprotected RPAs to prevent/limit soil compaction. The ground protection must therefore distribute the weight of site vehicles, machinery or pedestrians whilst allowing moisture to reach the tree rooting area beneath. Such surfaces must be constructed in accordance with BS5837: 2012.

4.5 Implications for Retained Trees

4.5.1 Works within the RPA

- 4.5.1.1 Where the proposals require work to be undertaken within the RPA of a tree which is to be retained, specialist measures must be adopted during the construction phase to avoid ground compaction and minimise root damage.
- 4.5.1.2 Such areas are highlighted in **blue** and **brown** on the Arboricultural Implications Plan at **Appendix 6** and are addressed in the following sections.

4.5.2 Demolition

- 4.5.2.1 In order to meet the needs of this proposal, demolition of existing building is required. Whilst the building is located outside the RPA of retained trees, no demolition will commence until full protective measures (e.g. barriers and/or ground protection) are installed. This is to prevent foreseeable damage to trees, either by the demolition itself, or relating to vehicular movement over RPAs.

4.5.3 Access/Construction of Hard Surfacing

- 4.5.3.1 The proposed development entails the construction of an access driveway within the RPA of **T5, T8, T9, T11, T12, T13** and **T14** in the area shown in **blue** shade on the plan at **Appendix 6**. To prevent foreseeable damage to tree roots, a 'no-dig' method of construction will be utilised.
- 4.5.3.2 The chosen system must be fit for purpose and of suitable construction to dissipate compaction damage to tree roots, allow gaseous diffusion to/from the soil and the percolation of water to the soil surface. This may require the use of specialist materials and sensitive edging systems to prevent damage to tree roots. It is recommended that this surfacing be constructed as an initial phase of construction, in order to afford the maximum protection throughout development.
- 4.5.3.3 Design principles must be confirmed by an appropriately qualified engineer and should be included in an Arboricultural Method Statement.

4.5.4 Construction / Foundation Design

- 4.5.4.1 The footprint of proposed garage incurs the RPA of **T4** and **T5** in the area shown in **brown** shade on the plan at **Appendix 6**. Due to this, a specialist foundation design such as pile/pad and beam must be implemented to reduce excavation and the detrimental impact this can have on tree roots.
- 4.5.4.2 This method will minimise foreseeable damage and will allow the retention of these trees, whilst accommodating the proposed development. Full details of these works should be included in an associated Arboricultural Method Statement, along with any phasing of protection methods and arboricultural supervision which may be necessary.

4.5.4.3 Advice should always be sought from a suitably qualified Structural Engineer. In some cases, the water demand of trees can be an important consideration when determining the appropriate foundation design. Because of this, water demands for the trees identified on this site are included at **Appendix 1**, in accordance with current **NHBC Standards**, for the use of the appointed structural expert.

4.5.5 Utilities

4.5.5.1 Details on service routes are not currently available. Where utilities need to be brought onto the site, these should be routed away from the RPAs of retained trees. Where this is not possible, methodologies on the installation of underground services without damage to tree roots should be considered.

4.5.5.2 All service providers should be consulted prior to commencement of works with the aim of minimising the number of service runs on the site. Any foreseeable incursions to RPAs should be communicated to the appointed arboricultural consultant and the LPA at the earliest possible time to prevent breach of planning conditions and damage to retained trees.

4.5.6 Site Facilities

4.5.6.1 The site facilities, which typically includes the toilets, storage of materials and parking, must be located away from the trees and outside the RPAs.

4.5.6.2 Care should also be taken to prevent soil contamination with chemical spillages, including petrol, diesel and oils.

4.5.7 Landscaping

4.5.7.1 Any patios, garden paths or other hard surfaces within RPAs which may not be shown on the projected layout (**Appendix 6**), and in addition to those mentioned in **Section 4.5 (hard surfaces)** may be constructed using no-dig techniques, providing that they do not cover more than 20% of the RPA and are implemented in accordance with BS5837: 2012. Such surfaces are to be kept as far away from the main stems of the trees as is reasonably practicable. If there is any concern of damaging retained trees, further advice should be sought from a qualified Arboriculturalist.

4.5.7.2 Other than the no dig surfacing discussed in this report, o ground level changes are to be undertaken within the RPAs of retained trees, unless otherwise stated or agreed with the appointed Arboricultural Consultant or the LPA. The requirement to raise/lower ground levels within RPAs must be communicated to these parties at the earliest practical convenience.

5. Summary

- 5.1 We are informed that **T4, T5, T6, T7, T8, T10, T12, T14, T15, G16, T17, T18, T19, T20** and **W21**, as identified in this report) are subject to Tree Preservation Order (**TPO Ref: 276/2016**).
- 5.2 Recommendations have been prescribed for **T2, T6, T13, T14, T15** and **G16** for reasons of public safety. Such recommendations have been made for Arboricultural reasons and should be undertaken irrespective of development.
- 5.3 The arboricultural implications of the development have been considered and discussed in **Section 4**.
- 5.4 **T20** requires removal and trees within **G1** require pruning to facilitate the proposed development. These are discussed in **Section 4.2** and detailed on the Arboricultural Implications Plan at **Appendix 6**.
- 5.5 All development work carried out close to trees must be executed in a manner sympathetic to their needs. Otherwise, the condition of the trees may deteriorate in the months and years following development, leading to a loss of amenity and resulting in potentially hazardous trees. Care must therefore be taken to ensure that the retained trees are suitably protected.
- 5.6 In accordance with **Section 6.1** of **BS 5837: 2012**, the next stage on this site should be the preparation of an **Arboricultural Method Statement (AMS)**, to ensure that all the retained trees are protected throughout the development process. An **AMS** confirms which trees are to be removed, which trees are to be retained and any other tree works which are required to facilitate development. The **AMS** will also advise on temporary protective barriers, temporary ground protection, site supervision, location of services and it will detail specialist construction techniques.
- 5.7 The data gained during the survey provides an indication of the health of the trees. However, it does not enable a comprehensive assessment of their condition over time. Trees are living organisms which are affected by many factors including weather conditions, diseases/disorders, light levels and human activities. Due to this, this report is only valid for a period of 1 year from the date of issuing. Should an update or revision of this report be required outside of this time period, JCA may require a further site visit to ensure that the condition of the trees has not significantly changed. It is advised that the trees are inspected regularly, in the interests of risk management.

Appendices

Tree Ref.	Age Common Name Botanical Name	Height (m)	Crown Height (m)	Height (m) and Direction of the Lowest Branch	Diameter (cm)	Crown Spread N W E S	Observations	Arboricultural Recommendations Priority	Works Required to Accommodate the Proposals	Physiological Condition	Structural Condition	Amenity Value	NHBC Water Demand	Life Expectancy (yrs)	Retention Category
G 1	Early-mature Mixed species <i>Details in observations</i>	To 15	2+	2+ n/a	To 45#	See Plan	Three Common Alder and one Wild Cherry of good form. A full detailed inspection was not possible due to ivy and basal vegetation.	No action required at present. n/a	Prune back to allow for 2m clearance between the canopies and the proposed building.	GOOD	GOOD	MOD	MOD	40+	B 2
T 2	Early-mature Cherry <i>Prunus sp</i>	10	2	2 n/a	52	4.5# 4# 4 4	Multi-stemmed at 2.5m with a balanced crown. Included bark present at the stem junction. The crown is approximately 50% dead. A small, self-seeded Common Ash is present at the base.	Remove for arboricultural/health and safety reasons (low priority).		POOR	POOR	LOW	MOD	<10	U
H 3	Semi-mature Beech <i>Fagus sylvatica</i>	To 11	0+	0+ n/a	To 15	See Plan	A lapsed hedge. Not shown on the topographical plan provided.	No action required at present. n/a	No works required.	GOOD	FAIR	LOW	MOD	20+	C 2
T 4	Mature Downy Birch <i>Betula pubescens</i>	18	5	4 n/a	37	4 2 5 3.5	Single-stemmed and vertical with a balanced crown. No evidence of significant pruning. No major visible defects.	No action required at present. n/a	No works required.	GOOD	GOOD	MOD	LOW	40+	B 1
T 5	Mature Common Ash <i>Fraxinus excelsior</i>	20	5	4 SE	60	9# 5 7 7	Single-stemmed and vertical with a balanced crown. No evidence of significant pruning. No major visible defects.	No action required at present. n/a	No works required.	GOOD	GOOD	MOD	MOD	40+	B 1
T 6	Semi-mature Common Ash <i>Fraxinus excelsior</i>	8	1	1 n/a	18	1 1 1	Single-stemmed and vertical with a balanced crown. This tree has significant Ash Dieback.	Remove for arboricultural/health and safety reasons (low priority).		POOR	POOR	LOW	MOD	<10	U
T 7	Early-mature Sycamore <i>Acer pseudoplatanus</i>	15	5	3 n/a	52	5 4.5 5 5	Single-stemmed and vertical with a balanced crown. No evidence of significant pruning. No major visible defects.	No action required at present. n/a	No works required.	GOOD	GOOD	MOD	MOD	40+	B 1
T 8	Early-mature Sycamore <i>Acer pseudoplatanus</i>	15	4	3.5 n/a	49	4.5 4 4 5#	Single-stemmed and vertical with a balanced crown. No evidence of significant pruning. No major visible defects.	No action required at present. n/a	No works required.	GOOD	GOOD	MOD	MOD	40+	B 1
T 9	Early-mature Wild Cherry <i>Prunus avium</i>	15	3	3 n/a	32	6# 4# 5 1	Single-stemmed and leaning with an unbalanced crown. Poor form.	No action required at present. n/a	No works required.	GOOD	FAIR	LOW	MOD	20+	C 1
T 10	Early-mature Yew <i>Taxus baccata</i>	6	0	0 n/a	15 x 2#	2.5# 2.5# 2.5# 2.5#	Situated on adjacent land. Twin-stemmed at ground level with a balanced crown. A full detailed inspection was not possible due to restricted access.	No action required at present. n/a	No works required.	GOOD	GOOD	MOD	MOD	40+	B 1

Tree Ref.	Age	Height (m)	Crown Height (m)	Height (m) and Direction of the Lowest Branch	Diameter (cm)	Crown Spread			Observations	Arboricultural Recommendations	Works Required to Accommodate the Proposals	Physiological Condition	Structural Condition	Amenity Value	NHBC Water Demand	Life Expectancy (yrs)	Retention Category
	Common Name					Priority											
	Botanical Name																
T 11	Early-mature Wild Cherry <i>Prunus avium</i>	13	3	3 E	28	9# 7# 3		5	Single-stemmed and leaning with an unbalanced crown. Poor form.	No action required at present. n/a	No works required.	GOOD	FAIR	LOW	MOD	20+	C 1
T 12	Mature Common Ash <i>Fraxinus excelsior</i>	19	8	6 n/a	43	5 5 5		5	Single-stemmed and vertical with a balanced crown. No evidence of significant pruning. No major visible defects.	No action required at present. n/a	No works required.	GOOD	GOOD	MOD	MOD	40+	B 1
T 13	Early-mature Wild Cherry <i>Prunus avium</i>	9	3	3 n/a	18	1 0 3		6	Single-stemmed and leaning with an unbalanced crown. A dead tree.	Remove for arboricultural/health and safety reasons (low priority).		DEAD	DEAD	DEAD	DEAD	Dead	U
T 14	Early-mature Beech <i>Fagus sylvatica</i>	18	2	1 W	58#	5# 4 7#		4	Multi-stemmed at 3.5m with a balanced crown. Included bark present at the stem junction. Not fully inspected to basal epicormic growth.	Monitor biennially. Low	No works required.	GOOD	FAIR	LOW	MOD	20+	C 1
T 15	Early-mature Sycamore <i>Acer pseudoplatanus</i>	17	5	4 n/a	48	3 4 6		3	Single-stemmed and vertical with a balanced crown. Significant decay is present at the base.	Remove for arboricultural/health and safety reasons (low priority).		GOOD	POOR	LOW	MOD	<10	U
G 16	Early-mature Common Ash <i>Fraxinus excelsior</i>	To 15	4+	4+ n/a	To 28	See Plan			Two trees which have significant Ash Dieback.	Remove for arboricultural/health and safety reasons (low priority).		POOR	FAIR	LOW	MOD	<10	U
T 17	Early-mature Sycamore <i>Acer pseudoplatanus</i>	18	5	6 n/a	55#	4# 2# 5		5#	Situated on adjacent land. Single-stemmed and slightly leaning with a slightly unbalanced crown. A full detailed inspection was not possible due to restricted access.	No action required at present. n/a	No works required.	GOOD	GOOD	MOD	MOD	40+	B 1
T 18	Early-mature Sycamore <i>Acer pseudoplatanus</i>	19	6	4 n/a	50#	4# 4 4.5		3#	Situated on adjacent land. Single-stemmed and vertical with a balanced crown. A full detailed inspection was not possible due to restricted access.	No action required at present. n/a	No works required.	GOOD	GOOD	MOD	MOD	40+	B 1
T 19	Early-mature Sycamore <i>Acer pseudoplatanus</i>	18	6	7 n/a	43#	4# 5# 3#		2#	Situated on adjacent land. Single-stemmed and vertical with a balanced crown. Overhanging the road and footpath. A full detailed inspection was not possible due to restricted access.	No action required at present. n/a	No works required.	GOOD	GOOD	MOD	MOD	40+	B 1
T 20	Early-mature Sycamore <i>Acer pseudoplatanus</i>	17	7	7 n/a	42#	3# 5# 2#		1#	Single-stemmed and vertical with a slightly unbalanced crown. Overhanging the footpath. A full detailed inspection was not possible due to surrounding vegetation.	No action required at present. n/a	Remove to accommodate the proposals.	GOOD	GOOD	LOW	MOD	20+	C 1

Tree Ref.	Age Common Name <i>Botanical Name</i>	Height (m)	Crown Height (m)	Height (m) and Direction of the Lowest Branch	Diameter (cm)	Crown Spread N W E S	Observations	Arboricultural Recommendations Priority	Works Required to Accommodate the Proposals	Physiological Condition	Structural Condition	Amenity Value	NHBC Water Demand	Life Expectancy (yrs)	Retention Category
W 21	Young to mature Mixed species <i>Details in observations</i>	To 18	0+	0+ n/a	To 50#	See Plan	A woodland comprised of Sycamore, Wild Cherry, Holly, Common Ash and Lime. Overhanging the road and footpath. A full detailed inspection was not possible due to the density of the vegetation. Not fully shown on the topographical plan provided.	No action required at present. n/a	No works required.	GOOD	GOOD	MOD	MOD	40+	B 1

Appendix 2: Explanation of Tree Descriptions

A2.1 Measurements/ Reference Information

- A2.1.1 *REF NUMBER*. All items surveyed are allocated a reference number preceded with a letter, identifying the type of vegetation surveyed: T = an individual tree, G = a group of trees or an area of vegetation, W = woodland, H = a hedgerow.
- A2.1.2 *SPECIES: COMMON AND BOTANICAL NAME*. The common and botanical names of the species present are noted. If the species is not clear or identifiable, then a general common name and genus will be noted.
- A2.1.3 *AGE CLASS* of the tree is described as young, semi-mature, early-mature, mature, over-mature, veteran or dead.
- A2.1.4 *HEIGHT* of the tree is measured in metres from the stem base to the top of the crown.
- A2.1.5 *CROWN HEIGHT* is an indication of the height above ground level at which the crown begins.
- A2.1.6 *STEM DIAMETER* is measured at 1.5 metres above (higher) ground level. Where the tree is multi-stemmed at this point; diameter measurements are taken for each stem. If more than five stems are present, an average stem diameter is taken. If for whatever reason it is not practical to measure multiple-stemmed trees in this way, the diameter is measured close to ground level, just above the root buttress.
- A2.1.7 *CROWN SPREAD* is measured from the centre of the stem base to the tips of the branches to all four cardinal points.
- A2.1.8 *HEIGHT AND DIRECTION OF LOWEST BRANCH*. The height and direction of the lowest significant branch is noted because of potential issues relating to clearances and the need for tree pruning.
- A2.1.9 *NHBC WATER DEMAND*. The water demand of each tree is listed in accordance with current NHBC Standards. This is included to aid structural engineers, architects and other members of the design team as it determines foundation depth and other considerations with regard to trees.

A2.2 Evaluations

- A2.2.1 *PHYSIOLOGICAL CONDITION* is classed as good, fair, poor, or dead. This is an indication of the health and vitality of the tree and takes into account vigour, presence of disease and dieback.
- A2.2.2 *STRUCTURAL CONDITION* is classed as good, fair or poor. This is an indication of the structural integrity of the tree and takes into account significant wounds, decay and quality of branch junctions.
- A2.2.3 *LIFE EXPECTANCY* is classed as; 0, less than 10 years, 10+ years, 20+ years, or 40 + years. This is an indication of the minimum number of years before removal of the tree is likely to be required.
- A2.2.4 *AMENITY VALUE*. A general indication is given in respect to the amenity/landscape value of the tree/group within the surrounding area.
- A2.2.5 *PRIORITIES*. A priority rating is given concerning the time periods in which the recommended works should be undertaken. LOW priority works should be undertaken within 12 months of the survey, MOD (moderate) priority works should be undertaken within 6 months and HIGH priority works should be completed as soon as practically possible. If no works are recommended, N/A (not applicable) will be used.

A2.3 Retention Categories

- A2.3.1 ***A (marked green on the Tree Constraints Plan) = Trees of high quality.***

These trees are of high quality and value with a good life expectancy (usually with an estimated remaining life expectancy of 40 years).

- A2.3.2 ***B (marked in blue on the Tree Constraints Plan) = Trees of moderate quality.***

These trees are of moderate quality and value with a reasonable life expectancy (usually with an estimated life expectancy of at least 20 years).

- A2.3.3 ***C (marked in grey on the Tree Constraints Plan) = Trees of low quality.***

These trees are of low quality and value but which are in adequate condition to remain or are young trees with a stem diameter below 15cm (usually with an estimated life expectancy of at least 10 years).

- A2.3.4 Trees categorised as retention category 'A', 'B' or 'C' are then justified by being further divided into 3 subcategories:

1 = Mainly arboricultural qualities.

2 = Mainly landscape qualities.

3 = Mainly cultural values, including conservation value.

A2.3.5 U (marked in red on the Tree Constraints Plan) = Trees usually unsuitable for retention due to poor condition.

These trees are in such a condition that they cannot be realistically retained as living trees in the context of the current land use for longer than 10 years. This may be due to any of the following:

- 1) Failure is likely due to serious, irredeemable, structural defects.
- 2) Removal of other category U trees will render them exposed and unstable.
- 3) They are in serious, overall decline or are dead.
- 4) They are of low quality and suppressing adjacent trees of better quality.
- 5) Diseases are present which may affect the health of adjacent trees.

These trees are to be removed or managed in a way which reduces their risk of failure, where they have high ecological value, such as in a woodland setting.

Appendix 3: General Guidelines

- A3.1 All tree work must be undertaken to BS 3998: 2010 '*Recommendations for tree work*' or other recognised industry practice.
- A3.2 Staff carrying out the work must be qualified, experienced and ideally be Arboricultural Association approved contractors. They should be covered by adequate public liability insurance.
- A3.3 This report is based upon a visual inspection. The consultant shall not be responsible for events which happen after this time due to factors which 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.
- A3.4 Any defects seen by a contractor or the employer that were not apparent to the consultant must be brought to the consultant's attention immediately.
- A3.5 No liability can be accepted by JCA in respect of the trees unless the recommendations of this report are carried out under the supervision of JCA and within JCA's timescale.
- A3.6 It is advisable to have trees inspected by an arboricultural consultant regularly.

Appendix 4: Author Qualifications

Managing Directors

Charles Cocking *FdSc (Arboriculture), LANTRA Accredited PTI, MArborA*. Charles joined JCA in January 2014 having previously worked for the company on a part time basis during 2013. Charles obtained his Foundation Degree in Arboriculture at Askham Bryan College, York, has achieved LANTRA accredited PTI status and is a Professional Member of the Arboricultural Association. Charles is now Managing Director and oversees all internal and on-site operations for the company.

Toby Thwaites *BSc (Hons), HND (Arboriculture), LANTRA Accredited PTI, MArborA*. Toby joined JCA in 1998 after graduating in Ecology at the University of Huddersfield and has since graduated in Arboriculture at the University of Central Lancashire. He has also achieved LANTRA accredited PTI status. A former JCA team leader and Consulting Arboriculturist, Toby is now Managing Director and oversees all office activities at JCA and is on hand to offer technical support and advice.

Director of Arboriculture

Luke Wickham *FdSc (Arboriculture and Urban Forestry), LANTRA Accredited PTI, MArborA*. Luke joined JCA in 2021 after obtaining his Foundation Degree in Arboriculture and Urban Forestry at Askham Bryan College and has since achieved LANTRA accredited PTI status. Having worked within the arboricultural sector since 2016, running his own small business and sub-contracting for local firms, Luke is now the Director of Arboriculture who brings a sound knowledge and understanding of the practical and academic sides of the industry.

Consulting Staff: Arboriculture

Andrew Bussey *LANTRA Accredited PTI, TechArborA*. Andrew started working in consultancy at JCA in 2006 having spent 12 years working as an arborist for various private companies before joining a Local Authority forestry team. He has various NPTC qualifications, has achieved LANTRA accredited PTI status and is QTRA qualified.

Mick Eltringham *ND (Forestry), LANTRA Accredited PTI, TechArborA*. Mick joined JCA after spending 12 years working in the industry for various private companies in the north and south of England. He has also spent the last five years working as a consultant for two canopy research projects in the Amazon Rainforest, working with Oxford University and the University of Arizona. Mick has various NPTC Qualifications and has achieved LANTRA accredited PTI status.

Dan Kemp *FdSc (Arboriculture), BTEC Dip (Arb), LANTRA Accredited PTI, MArborA*. Dan joined JCA in February 2019 with nearly 30 years' experience in arboriculture with extensive botanical and mycological expertise. He worked as a London Tree Officer for 12 years and in several arboricultural and horticultural management posts, specialising particularly in tree risk assessments and tree related subsidence. Dan has achieved LANTRA accredited PTI status.

David de Peña *BSc (Hons) Ecology and Conservation, LANTRA Accredited PTI, TechArborA*. After earning his degree from Manchester Metropolitan University, David worked as an ecologist at various consultancies, contributing to a wide range of projects, including major infrastructure projects across the UK. More recently, he has transitioned to arboriculture and served as a surveyor for Manchester City of Trees, where he participated in a project to quantify the value of Greater Manchester's woodlands and trees. David has achieved LANTRA accredited PTI status.

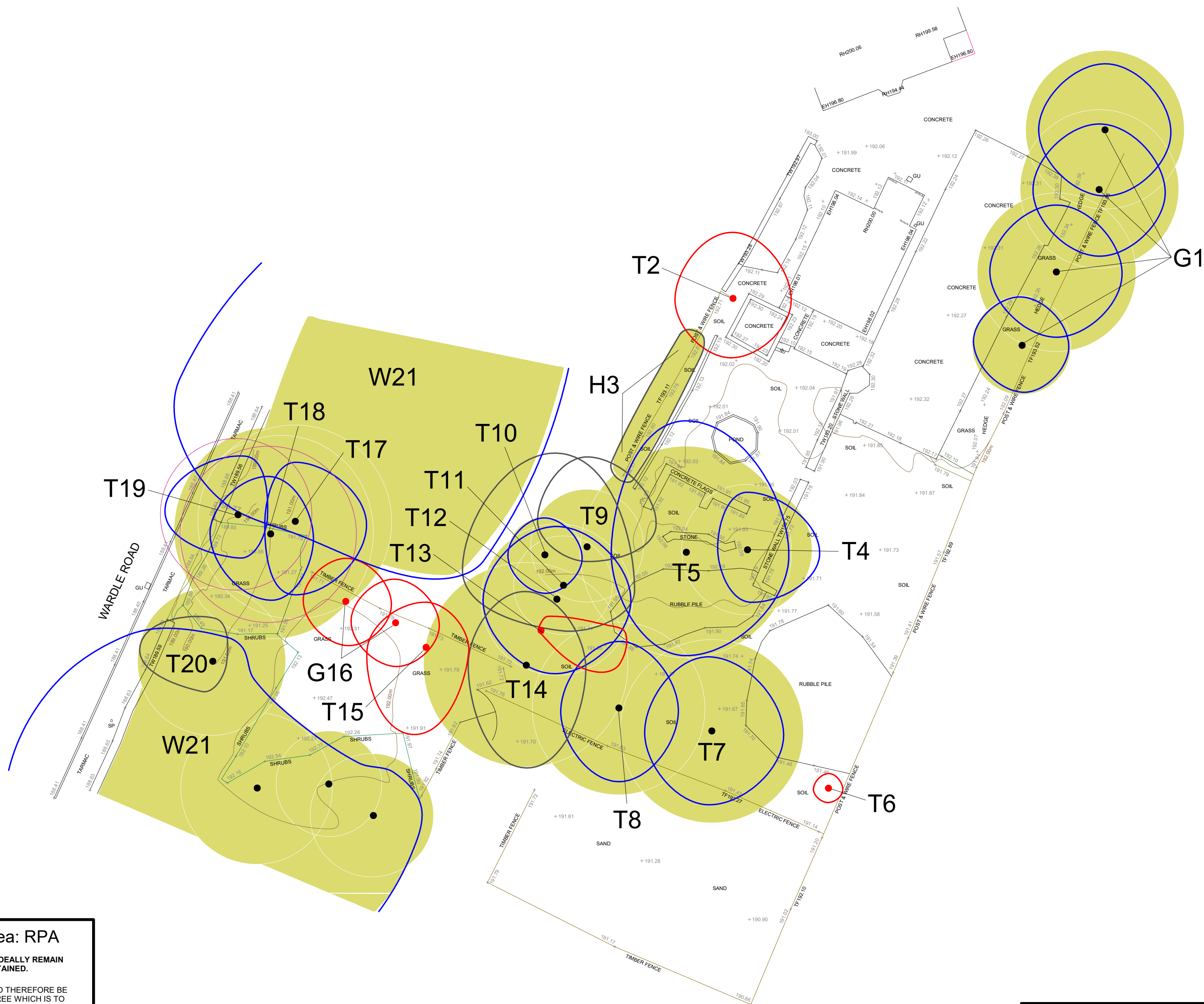
Ricky Brian *FdSc (Arboriculture & Tree Management), LANTRA Accredited PTI, MArborA*. Ricky has worked in the arboricultural industry for 10 years and has developed strong practical experience across all aspects of forestry and arboriculture. He obtained a FdSc in Arboriculture and Tree Management at Myerscough College, Preston and spent 3 years leading a forestry team, overseeing operations and project delivery. Ricky has also achieved LANTRA accredited PTI status.

Abbie Graham Cruz *BA (Hons) Outdoor Leadership and Management*. Abbie gained her degree from the University of Derby and worked as an outdoor activity instructor for nearly 5 years. Abbie decided to enter the world of arboriculture and joined JCA in 2026. With a longstanding enthusiasm for the outdoors and the natural world, Abbie is excited to begin building her career in the arboricultural industry.

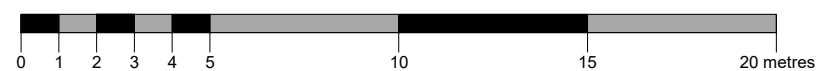
Administrative Staff

Lorraine Spink Business Support Coordinator.
Kelly Saunders Credit Control Officer.

Adie Gray I.T. Officer.
Alannah Chapman Accounts Assistant.



IF IT IS NECESSARY FOR THE DEVELOPMENT TO ENCROACH INTO THE RPA OF A TREE WHICH IS TO BE RETAINED THEN SPECIALIST CONSTRUCTION TECHNIQUES AND MATERIALS MUST BE CONSIDERED.



THIS PLAN IS TO BE PRINTED IN COLOUR
AND READ IN CONJUNCTION WITH THE
JCA ARBORICULTURAL REPORT
(JCA REF: 23604/AJB)

Appendix 5: Tree Constraints Plan

ADDRESS: 180 Wardle Road, Rochdale,
Lancashire, OL12 9JB.
JCA REF: 23604/AJB

SCALE : 1:200

PAPER SIZE : A2

SURVEYED BY: AJB

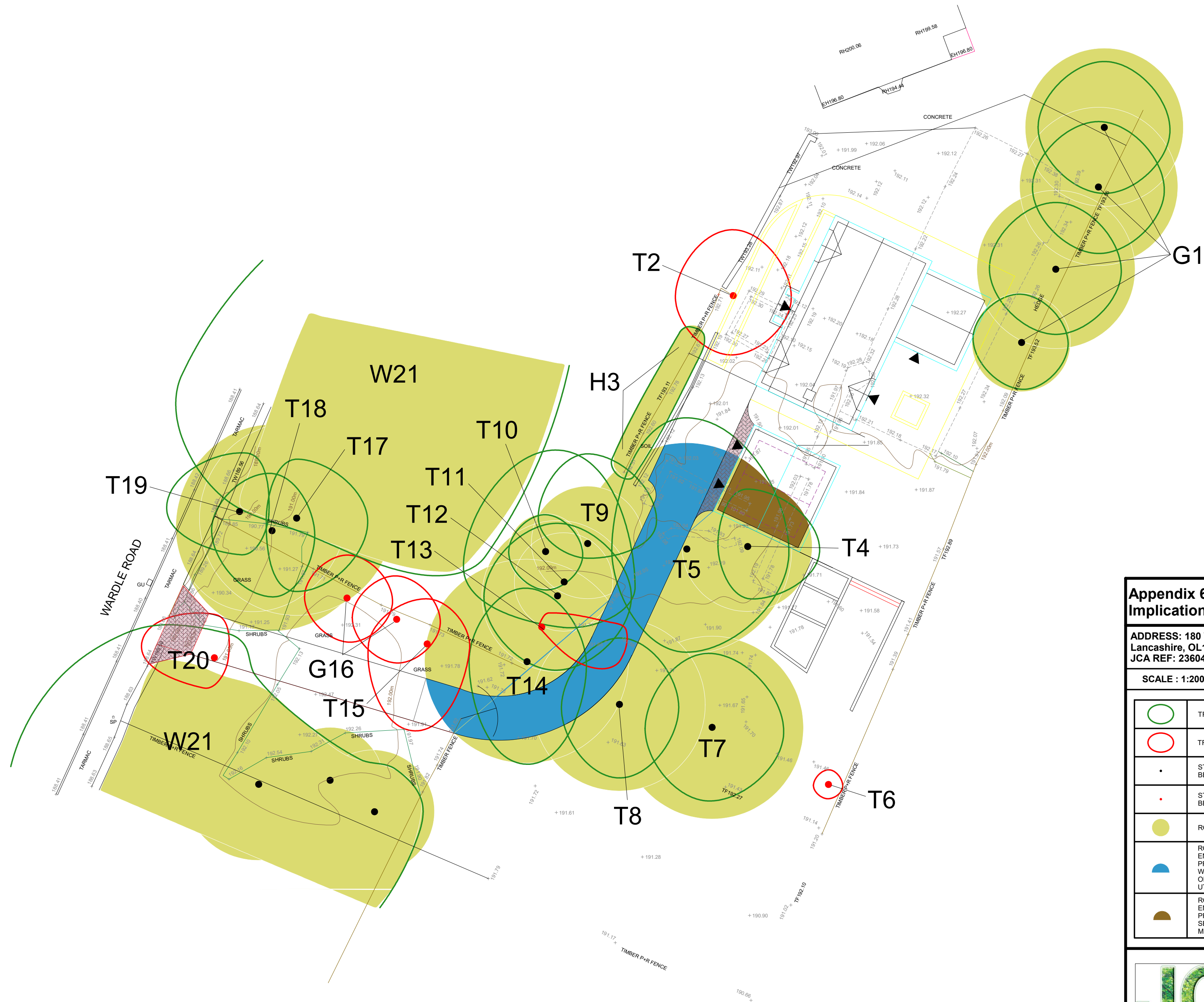
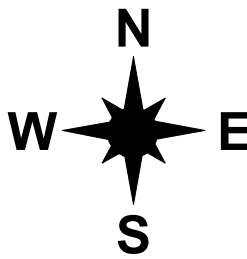
DRAWN BY: AJB	APPROVED BY: TT
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BRITISH STANDARD 5837:2012: 4.5
RETENTION CATEGORIES
Detailed definitions of these categories are at Appendix 2 of our report. N.B. These categories do not necessarily represent or correspond to recommendations for action made in this report.

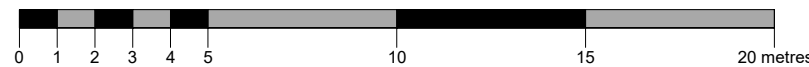
	CATEGORY A: 'RETENTION MOST DESIRABLE'
	CATEGORY B: 'RETENTION DESIRABLE'
	CATEGORY C: 'TREE WHICH COULD BE RETAINED'
	CATEGORY U: 'TREE FOR REMOVAL'
	STEM OF TREE TO BE RETAINED
	STEM OF TREE TO BE REMOVED
	ROOT PROTECTION AREA
	ROOT PROTECTION AREA (PRIOR TO OFF-SETTING)



Arboricultural & Ecological Consultants



THIS PLAN IS TO BE PRINTED IN COLOUR
AND READ IN CONJUNCTION WITH THE
JCA ARBORICULTURAL REPORT
(JCA REF: 23604/AJB)



Appendix 6: Arboricultural Implications Plan

ADDRESS: 180 Wardle Road, Rochdale,
Lancashire, OL12 9JB.
JCA REF: 23604/AJB

SCALE : 1:200 PAPER SIZE : A2

	TREE TO BE RETAINED
	TREE TO BE REMOVED
	STEM OF TREE TO BE RETAINED
	STEM OF TREE TO BE REMOVED
	ROOT PROTECTION AREA
	ROOT PROTECTION AREA ENCROACHED BY THE PROPOSED HARD SURFACING WHERE THE NO-DIG METHOD OF CONSTRUCTION MUST BE UTILISED
	ROOT PROTECTION AREA ENCROACHED BY THE PROPOSED GARAGE WHERE SENSITIVE FOUNDATION TYPES MUST BE UTILISED

Arboricultural & Ecological Consultants

I hope that this report provides all the necessary information, but should any further advice be needed please do not hesitate to contact the author.

Signed



.....

Andrew Bussey *LANTRA Accredited PTI, TechArborA.*

8th July 2026

For and on behalf of **JCA Ltd**

Registered Office:

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Bowers Mill
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www.jcaac.com

JCA Ltd. Arboricultural and Ecological Consultants

Professional Tree and Ecology Advice nationwide

ARBORICULTURAL SERVICES

Guidance for Architects and Developers

- British Standard 5837 Tree Surveys
- Arboricultural Implication Assessments (AIA)
- Arboricultural Method Statements (AMS)

Advice for Engineers, Loss Adjusters and Insurers

- Tree Surveys for Subsidence
- Heave Assessment
- Tree Root Identification

Advice for Local Authorities and Social Housing

- Tree Condition Surveys
- Specialist Decay Detection
- Landscape and Orchard Design

Tree Advice for the Legal Profession

- Subsidence Litigation
- Personal Injury and Accident Investigation
- Expert Witness, Planning Inquiries and Appeals

Veteran Tree Management

- Ancient Woodland Management
- Veteran Tree Management

Tree Health and Pest and Disease Management

- Pest and Disease Surveys
- Tree Health Checks
- Disease Mitigation and Control

ECOLOGICAL SERVICES

Ecological Pre-Planning Services

- Phase 1 Habitat Surveys
- Great Crested Newt eDNA Sampling
- Protected Species: Bat, Wintering and Nesting Bird, Badger, Amphibian, Otter, Water Vole, White-Clawed Crayfish, Dormice and Reptile Surveys.
- Preparation for Environmental Impact Assessment (EIA)
- Invasive Species Surveys
- Code for Sustainable Homes

Ecological Post-Planning Services

- Biodiversity Enhancement Plans
- Protected Species Mitigation
- Ecological Management (Bat and Bird box installation and inspection)

HEAD QUARTERS:

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Branch Road,
Barkisland,
Halifax, HX4 0AD.

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Email: info@jcaac.com
Website: www.jcaac.com

