

ARBORICULTURAL IMPACT ASSESSMENT (AIA)

JULY 2026

185 Manchester Road
Rochdale
Greater Manchester
OL11 3QY

U R B A N
G R E E N

QUALITY MANAGEMENT

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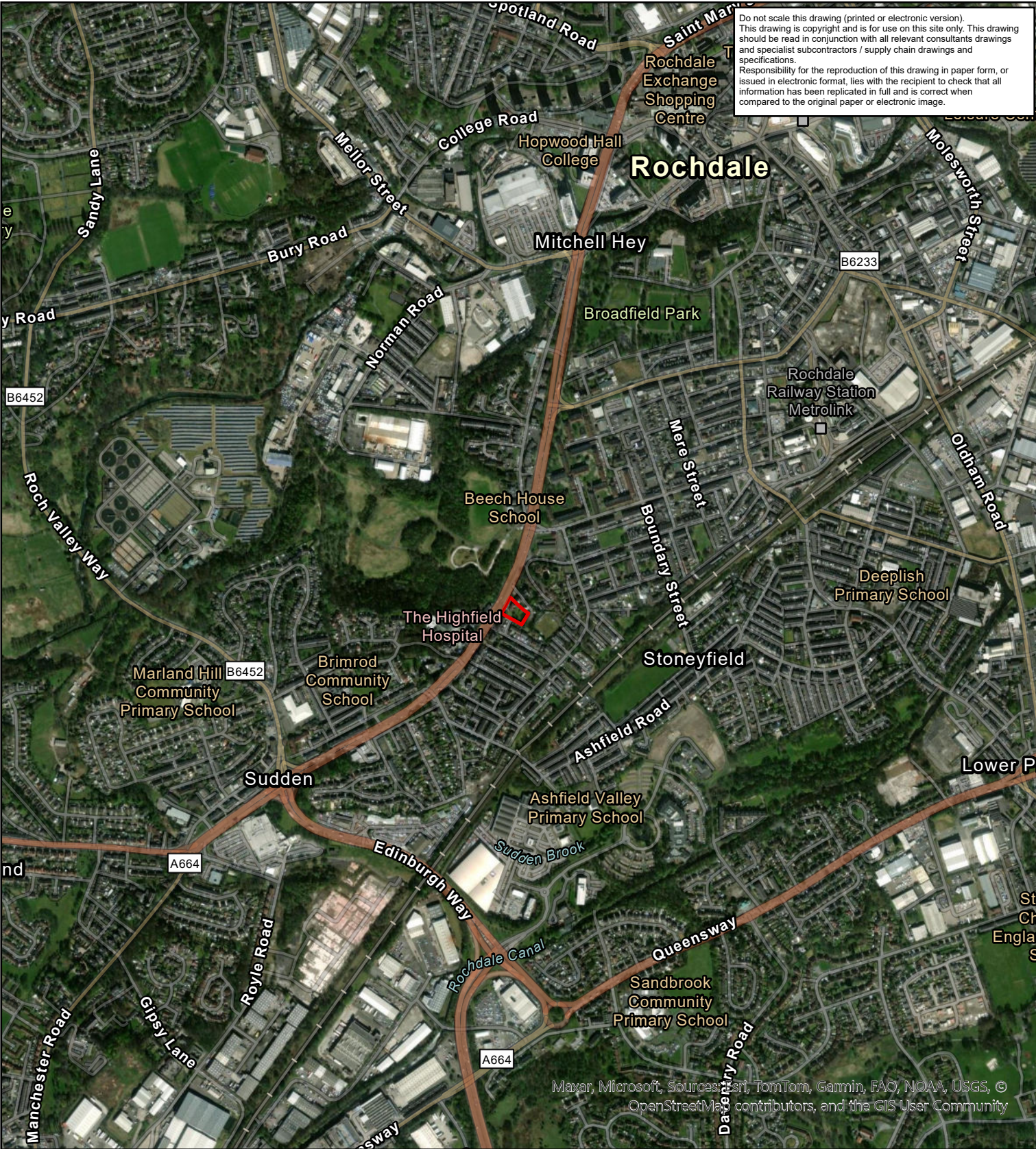
1. Executive Summary

- 1.1.1. Urban Green has been instructed by Cityside UK Ltd. to carry out an Arboricultural Survey to British Standard 5837: 2012 guidelines at 185 Manchester Road, Rochdale, Greater Manchester, OL11 3QY and produce our findings in a report.
- 1.1.2. It is proposed to demolish the existing building, remove the existing walls and paved surfaces, and construct a 74-bed dementia care residential apartment. Full details of the proposed demolition and site layout can be seen on the plans included in Appendix 4.
- 1.1.3. Rochdale Borough Council's Planning & Development Management Team have confirmed that '*Dunster House Tree Preservation Order 1969*' is currently in effect at the site. The site does not lie within a designated Conservation Area.
- 1.1.4. The proposed development necessitates the removal of all trees within the site boundary. However, it is noted that the majority of these are of low value. It is recommended that this tree loss is mitigated against through onsite replacement tree planting and the production of a robust soft landscaping scheme.
- 1.1.5. Urban Green have also carried out a Preliminary Ecological Appraisal (PEA) of the site (UG_2266_ECO_PEA_01). This report should be read and adhered to in conjunction with the PEA report.
- 1.1.6. Tree protective fencing and ground protection will need to be installed at the alignment shown on the Tree Protection Plan in Appendix 4 before any construction activity takes place.
- 1.1.7. It will also be necessary to carry out Arboricultural supervised excavation with possible root pruning within the Root Protection Area (RPA) of retained tree group G12, as indicated on the Tree Protection Plan.
- 1.1.8. Information regarding the layout of new utilities and drainage and final site levels should be submitted to the Arboricultural Consultant so that the impact of these on the retained trees can be assessed.
- 1.1.9. An Arboricultural Method Statement (AMS) will be required, detailing works within the RPAs of trees to be retained.

2. Introduction

2.1. Instructions and References

- 2.1.1. Urban Green have been instructed by Cityside UK Ltd. to carry out an Arboricultural Impact Assessment (AIA) in accordance with BS 5837: 2012 '*Trees in relation to design, demolition and construction – Recommendations*' at 185 Manchester Road, Rochdale, Greater Manchester, OL11 3QY and produce our findings in a report to be submitted with a detailed planning application.
- 2.1.2. All trees, regardless of their statutory status, are a material consideration in a planning application. BS 5837: 2012 recognises the potential conflict between trees and development. The standard sets out to assist those concerned with trees in relation to construction and aid with decision making. This is achieved by providing impartial and balanced information on trees and their potential impacts.
- 2.1.3. Due to the size and nature of the site, it was decided that the survey methodology would include broadly grouping trees that share very similar characteristics. This method is in line with point 4.4.2.3 of BS 5837: 2012 that states '*Trees forming groups...should be identified and considered as groups where the arboriculturist determines that this is appropriate... It may be appropriate to assess the quality and value of trees as a whole, rather than individuals.*'
- 2.1.4. The site is located in the area shown in the Site Context plan below. The Ordnance Survey (OS) Grid Reference is SD 89171 12306.



Legend: Red Line Boundary		1 Kilometers		N	
Client:	Mosaic Town Planning	Issue:	01	Figure:	01
Project:	185 Manchester Road	Scale @ A4		1:12,000	
Title:	Site Context	Approved by:	CL	Checked by:	OJ
Drawing Ref:	UG_2266_SITE_CONTEXT	Author:	CL	Date:	27/01/2025
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2.2. Scope

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

2.3. Documents Provided

- 2.3.1. A scaled topographical plan has been provided with tree positions already plotted (Tri CAD Solutions Ltd. Drawing Number TRI-4110-01). Any extra trees found on site that were not included on the original plan have been plotted according to measurements taken on site and/or using aerial photography.
- 2.3.2. Tree locations which have been estimated are illustrated on the plans included in Appendix 4, by their identifying number with a “#” suffix. The exact locations of these trees must be verified, and any discrepancies discussed with the Arboricultural Consultant before starting works on site.
- 2.3.3. A plan outlining the development proposals has been overlaid with the Tree Constraints Plan to assess the potential impacts.

2.4. Limitations

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

2.5. The Site

- 2.5.1. The site is located at 185 Manchester Road, Rochdale and comprises a single residential property. The site features include the residential dwelling and paved surfaces to the north and northeast; a large, grassed garden area to the south; and ornamental trees and shrubs. The site is bounded by the A58/Manchester Road to the north, beyond which lies Mandale Park; residential property to the northeast, east, and south; and The Highfield Hospital and further residential property to the west.

2.6. Soil Profile

- 2.6.1. Reference to the LandIS/Cranfield Soil and Agrifood Soilscales Viewer suggests the underlying soil profile at the sites is characterised as a sandy, slightly acidic, freely draining soil, which is low in fertility. This soil profile is typical of arable, acidic dry pastures, acidic woodlands, and some lowland heath environments.

3. Legislation

3.1. National Planning Policy Framework (2024)

- 3.1.1. The *National Planning Policy Framework* (NPPF) 2024 acknowledges the importance and benefits of trees in urban environments and for new developments, both in their amenity and economic value, and provision of ecosystem services. The NPPF states that new developments should accommodate for the provision and long-term maintenance of newly planted trees, and the retention of existing trees wherever possible.

3.2. Tree Preservation Orders

- 3.2.1. A Tree Preservation Order (TPO) is an order made by a Local Authority under section 198 of the *Town and Country Planning Act 1990* (as amended) and the *Town and Country Planning (Tree Preservation) (England) Regulations 2012* to protect specific trees, groups of trees or woodlands in the interests of amenity. A TPO prohibits the cutting down, topping, lopping, uprooting and wilful damage or destruction of trees without the Local Authority's written consent.
- 3.2.2. It has been confirmed by Rochdale Borough Council's Planning & Development Management Team via email on 21/11/2023 that *Dunster House Tree Preservation Order 1969* is currently in effect at the site. This TPO affords protection to offsite trees surveyed as T6, T10, & T11, and the southernmost tree within G12, as detailed in the Tree Data Schedule in Appendix 1. It should be noted that trees T1, T2 & T7 (listed as 'Elm' on the TPO Schedule) from the 1969 Order were not present at the time of the survey and have likely been removed. A copy of the TPO can be viewed in Appendix 5. The site does not lie within a designated Conservation Area.
- 3.2.3. It is recommended that the Local Authority is consulted before any tree works are undertaken, as new TPOs may have been created since the time of enquiry, and heavy fines exist for unauthorised works to protected trees.

- 3.2.4. All works to trees covered by a TPO require permission from the Local Authority, including any pruning. However, this does not include trees that are dead or have become dangerous. The removal of dead branches is also excluded from a TPO. Although the above exceptions exist, it is advisable to give the Local Authority five days' notice in writing of any intended removal. Permission is not needed where tree work is required to implement an approved planning application.
- 3.2.5. It is an offence to remove more than five cubic metres of timber in any one calendar quarter without having first obtained a felling licence from the Forestry Commission. It must be noted, however, that this excludes sites where planning permission has already been granted.

3.3. Ecological Considerations

- 3.3.1. Prior to the commencement of any tree works, the trees should be assessed for the presence of protected species, many of which are protected under the *Wildlife and Countryside Act 1981* (as amended) and/or the *Conservation of Habitats and Species Regulations 2017* (as amended).
- 3.3.2. Where there is evidence that roosting bats, nesting birds, or other protected species are present, works in these areas should pause and the advice of a suitably qualified ecologist should be sought about how best to proceed.
- 3.3.3. If tree works are carried out during the bird nesting season (March to September, inclusive), trees should be inspected by a qualified ecologist to confirm likely absence, no more than forty-eight hours prior to the commencement of works.
- 3.3.4. Urban Green has also been appointed to complete a Preliminary Ecological Appraisal (PEA) of the site (UG_2266_ECO_PEA_01), which should be read and adhered to should any tree work be required. The objectives of the PEA are to identify habitats on site and determine the suitability for any 'protected and/or notable' species, including proximate designated sites, in the context of the development proposals. This report should be read and adhered to in conjunction with the PEA report.

3.4. Biodiversity Net Gain (BNG)

- 3.4.1. Biodiversity Net Gain (BNG) was introduced under Schedule 7A of the *Town and Country Planning Act 1990* (as inserted by Schedule 14 of the *Environment Act 2021*) to ensure that wildlife habitats on development sites are enhanced and managed following completion of the development. It is mandatory for new developments to achieve a minimum gain of 10% in quality and/or condition of wildlife habitats, either within the site or, if this is not possible, in an alternative location, as agreed with the Local Planning Authority.
- 3.4.2. Urban Green have been appointed to carry out a BNG Design Stage Assessment (UG_2266_BNG_01) using the Statutory Biodiversity Metric to calculate the pre- and post-development biodiversity habitat units of the development site. This assessment and the impacts of the development proposal have been used to produce a Habitat Management and Monitoring Plan (UG_2266_BNG_HMMP_01), detailing long-term habitat management to ensure the successful establishment, suitable maintenance and continued improvement of onsite wildlife habitats.

4. Arboricultural Impact Assessment (AIA)

4.1. Summary of the Development

- 4.1.1. It is proposed to demolish the existing building, remove the existing walls and paved surfaces, and construct a 74-bed dementia care residential apartment. Full details of the proposed demolition and site layout can be seen on the plans included in Appendix 4.

4.2. Tree Constraints

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

4.3. Root Protection Areas (RPAs) Explained

- 4.3.1. The Root Protection Area (RPA) is an area of ground around the base of a tree indicated on the plans included in Appendix 4 as an ochre yellow circle centred around the stem which is calculated in relation to the stem diameter.
- 4.3.2. Most tree roots grow within the upper 600mm of the soil profile where most nutrients are available as the result of the decomposition of organic matter close to the surface. Rooting conditions become less favourable at depth as the soil density increases, creating anaerobic conditions.
- 4.3.3. BS 5837: 2012 states that the default position for proposed structures should always be outside the RPA. It is recognised that this may not always be possible, yet tree retention would be desirable. In this instance, technical solutions might be available that prevent damage to the retained tree(s).
- 4.3.4. Existing site conditions, such as the presence of structures and/or surfaces in proximity to trees, in addition to tree species and geology, can affect tree root morphology and distribution. In cases where existing site conditions are likely to have resulted in asymmetrical rooting, a polygon of equivalent area reflecting the likely root distribution and RPA has been produced, in accordance with section 4.6 of BS 5837: 2012.

4.4. Surveyed Trees

- 4.4.1. The survey assessed ten individual trees, three tree groups, and three hedgerows, the quality and value of which are summarised below. Full details of the surveyed trees, tree groups, and hedgerows can be viewed in the Tree Data Schedule in Appendix 1.
- 4.4.2. Four individual trees, and one tree group were assessed as BS 5837: 2012 'Moderate Quality' Retention Category 'B'; and six individual trees, two tree groups, and three hedgerows were assessed as BS 5837: 2012 'Low Quality' Retention Category 'C'.
- 4.4.3. Trees, tree groups, and hedgerows H1, T6, T10, T11 & G12 are offsite. The remaining trees, tree groups, and hedgerows are within the site or on the boundaries.
- 4.4.4. The tree cover is comprised of a blend of low-to-moderate quality ornamental boundary and screening planting, apart from T8 which is an ornamental planting centrally located in the rear garden.
- 4.4.5. Trees T3, T4, G5, T6 & G12 are visually important in terms of their contribution to the character and appearance of the area. Trees internal/central to the site are of secondary importance in visual terms.

4.5. Impacts of Development

- 4.5.1. The proposed development would necessitate the removal of two individual trees (T3 and T4) assessed as BS 5837: 2012 'Moderate Quality' Retention Category 'B'; and five individual trees (T8, T13, T14, T15 and T16), two tree groups (G5 and G9) and two hedgerows (H2 and H7) assessed as BS 5837: 2012 'Low Quality' Retention Category 'C', as detailed in the Tree Removal Plan and Tree Works Schedule in Appendix 4.
- 4.5.2. The proposed development will also require access facilitation pruning works (crown lifting/reduction) to retained trees, tree groups and hedgerow H1, T6, T10, T11 and G12. These works are relatively minor in nature and, provided they are carried out in accordance with BS 3998: 2010 '*Tree work – Recommendations*', should not materially harm the long-term health, appearance or retention value of the trees.
- 4.5.3. The remaining trees, tree groups and hedgerow are to be retained and can be protected throughout the proposed development in accordance with the standards and practices detailed in BS 5837: 2012 and in this report.
- 4.5.4. Tree protective fencing will need to be installed at the alignment indicated on the Tree Protection Plan in Appendix 4, prior to the commencement of the proposed development. A specification for protective fencing can be viewed in the Tree Protection Index in Appendix 4 and in section 4.7. of this report.
- 4.5.5. Temporary ground protection will also need to be installed within the RPA of retained tree group G12, as indicated on the Tree Protection Plan in Appendix 4, prior to the commencement of the proposed development. A specification for protective fencing can be viewed in the Tree Protection Index in Appendix 4 and in section 4.8. of this report.

- 4.5.6. Retention of the existing boundary walls to the south of the site will afford sufficient protection to retained offsite trees T6, T10 and T11. Therefore, no additional tree protection measures have been recommended in these areas.
- 4.5.7. Arboricultural supervised excavation with possible root pruning will be required within the RPAs of retained tree group G12, as indicated on the Tree Protection Plan. These works will need to be carried out using hand-operated tools, under Arboricultural supervision, in accordance with an Arboricultural Method Statement (AMS).
- 4.5.8. A site investigation to determine the presence, spread and size of tree roots was conducted by SEED Arboriculture Ltd in June 2026 (2179-RIS-V1-A). The root investigation included three trenches excavated to depths of 450-550mm, carried out within the RPAs of T4 and G12 through soil displacement using high-pressured compressed air.
- 4.5.9. The root investigation revealed eight tree roots exceeding 20mm diameter. The largest root encountered (43mm) was in Trench 1 and was attributed to T4, which is proposed for removal to facilitate the development. Roots observed in Trench 3 were attributed to T15, which is also proposed for removal.
- 4.5.10. Five roots over 20mm diameter were encountered in Trench 2 were attributed to trees within G12. None of the roots encountered within Trench 2 were characteristic of primary structural or transport roots, nor deemed to be integral to the vitality or longevity of the trees. Therefore, it is considered that targeted root pruning in accordance with section 7.2.3 of BS 5837: 2012 would be acceptable.

4.6. Tree Surgery Works

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

4.7. Protective Fencing

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

4.8. Ground Protection for Pedestrians or Light Vehicles

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

4.9. Temporary Site Cabins

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

4.10. Utilities

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

5. Recommendations

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

Appendix 1 – Tree Data Schedule

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

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (Botanical Name)	Height (m)	Crown Ht (m)	Lowest Branch Height (m)	Lowest Branch Direction	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
									Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
H1	Semi-Mature Beech <i>Fagus sylvatica</i>	av 2.5	2	o	M	75	0.5 0.5 0.5	1: Offsite hedge prevented a detailed inspection. 2: Boundary hedge growing adjacent wooden panel fence providing screen. 3: Acceptable condition at present.	Prune for development - see Tree Removal Plan.		Good	40+	0.90
									n/a	3	Good	C2	
H2	Semi-Mature Leyland Cypress <i>x Cupressus leylandii</i>	av 2.5	o	o	M	75	0.5 0.5 0.5	1: Regularly maintained boundary hedge. 2: Provides screening from adjacent road. 3: Acceptable condition at present.	Remove for development - see Tree Removal Plan.		Good	40+	0.90
									n/a	n/a	Good	C2	
T3	Early-Mature Sessile Oak <i>Quercus petraea</i>	17	4	2.5	W	550	3 6 4 7	1: Growing to north of lawn adjacent road. 2: Single stemmed and upright form, slight lean north but appears structurally stable. 3: Multiple pruning wounds to lower stem due to crown lifting with good occlusion. 4: Canopy biased east due to pruning works. 5: Some epicormic growth present on stem.	Remove for development - see Tree Removal Plan.		Good	40+	6.60
									n/a	n/a	Fair	B+1.2	
T4	Early-Mature Sycamore <i>Acer pseudoplatanus</i>	16	8	7	SE	490	4 4 3 5	1: Growing to west of lawn adjacent boundary fence and hedge. 2: High canopy and multiple pruning wounds due to crown lifting with good occlusion. 3: Stubs and tear wounds noted from previous branch removal. 4: Large amounts of fungal fruiting bodies, likely <i>Armillaria</i> sp. growing on grass adjacent. 5: Acceptable condition at present.	Remove for development - see Tree Removal Plan.		Fair	40+	5.88
									n/a	n/a	Good	B1.2	
G5	Early-Mature Leyland Cypress <i>x Cupressus leylandii</i>	av 9	o	o	M	av 130	av 1 1 each	1: Boundary screening group to west of lawn. 2: Minimal evidence of previous management. 3: Acceptable condition at present.	Remove for development - see Tree Removal Plan.		Good	40+	1.56
									n/a	n/a	Good	C2	

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (Botanical Name)	Height (m)	Crown Ht (m)	Lowest Branch Height (m)	Lowest Branch Direction	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
									Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T6	Early-Mature Sycamore <i>Acer pseudoplatanus</i>	16	6	6	W	550	3 2 5.5 7.5	1: Offsite tree prevented a detailed inspection. 2: Multiple pruning wounds, branch stubs and a high canopy due to crown lifting with good occlusion, decay cavities noted at site of old pruning wounds. 3: Canopy biased east due to previous pruning works. 4: Small diameter deadwood noted, poses no significant risk. 5: Acceptable condition at present. <i>6: Protected by TPO 'Dunster House Tree Preservation Order 1969'</i>	Prune for development - see Tree Removal Plan.		Good	40+ B1.2	6.60
									n/a	3	Good		
H7	Semi-Mature Beech <i>Fagus sylvatica</i>	av 2	0	0	M	75	1 1 1	1: Remaining section of boundary hedge, line of stumps to south previously removed. 2: Limited long term potential. 3: Acceptable condition at present.	Remove for development - see Tree Removal Plan.		Good	40+ C2	0.90
									n/a	n/a	Good		
T8	Early-Mature Rhododendron <i>Rhododendron</i> sp.	4	1	0	M	140	3.5 3 3.5 3.5	1: Open grown ornamental central to lawn. 2: Multiple stems arising from ground level. 3: Occasional pruning wounds due to crown lifting with some occlusion. 4: Two smaller ornamentals adjacent to west, fungal fruiting body, likely <i>Armillaria</i> sp. growing on grass to east. 5: Acceptable condition at present.	Remove for development - see Tree Removal Plan.		Good	40+ C2	1.68
									n/a	n/a	Good		
G9	Early-Mature Leyland Cypress <i>x Cupressus leylandii</i>	av 10	0	0	M	av 200	av 3.5 3.5 3.5 each	1: Boundary screening group divided into two sections with dead stems from previously topped specimens central to group. 2: Branches from ash and sycamore in adjacent property encroaching in places. 3: Dead stems structurally unstable, presenting a low risk to residents.	Remove for development - see Tree Removal Plan.		Good	40+ C2	2.40
									n/a	n/a	Good		

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (Botanical Name)	Height (m)	Crown Ht (m)	Lowest Branch Height (m)	Lowest Branch Direction	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
									Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T10	Early-Mature Sycamore <i>Acer pseudoplatanus</i>	13	6	n/a	M	400	5 5 5	1: Offsite tree with restricted view severely limited inspection, measurements estimated. 2: Deadwood throughout canopy, none overhanging site. 3: Small amount of winter buds noted, indicative of reduced vitality. 4: <u><i>Protected by TPO 'Dunster House Tree Preservation Order 1969'</i></u> .	Prune for development - see Tree Removal Plan.		Fair	10-20	4.80
									n/a	3	Fair	C1.2	
T11	Mature Ash <i>Fraxinus excelsior</i>	17	7	4	E	750	7.5 7.5 7.5	1: Offsite tree prevented a detailed inspection. 2: Previously pollarded at 7m with significant regrowth. 3: Canopy to east overhangs site by 7.5m with adequate ground clearance. 4: Dead ivy on stem severed at 2m. 5: Acceptable condition at present. 6: <u><i>Protected by TPO 'Dunster House Tree Preservation Order 1969'</i></u> .	Prune for development - see Tree Removal Plan.		Good	40+	9.00
									n/a	3	Fair	B+1.2	
G12	Early-Mature Mixed Species	av 19	av 3	n/a	M	av 600	av 6 6 6 each	1: Linear offsite group growing behind concrete panel wall with ivy clad stems prevented a detailed inspection. 2: Predominantly sycamore with ash, beech, and elder, smaller diameter trees to eastern extent of group. 3: Canopies to north overhanging site by 6m, lateral branch of central sycamore low hanging over garden less than 2m clearance currently.. 4: Acceptable condition at present. 5: Southernmost sycamore <u><i>protected by TPO 'Dunster House Tree Preservation Order 1969'</i></u> .	Prune for development - see Tree Removal Plan.		Good	40+	7.20
									n/a	3	Good	B1.2	
T13	Semi-Mature Leyland Cypress <i>x Cupressus leylandii</i>	3.5	0.5	0	M	75	2.5 2.5 2.5	1: Small ornamental to south of lawn growing adjacent concrete panel fence. 2: Multiple stems arising from ground level. 3: Minimal evidence of previous management. 4: Acceptable condition at present.	Remove for development - see Tree Removal Plan.		Good	40+	0.90
									n/a	n/a	Good	C2	

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (Botanical Name)	Height (m)	Crown Ht (m)	Lowest Branch Height (m)	Lowest Branch Direction	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
									Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T14	Semi-Mature Sawara Cypress <i>Chamaecyparis pisifera</i> 'Boulevard'	3.5	1.5	1.8	M	130	2 2 2	1: Small ornamental growing adjacent concrete panel fence. 2: Multiple pruning wounds due to crown lifting with some occlusion and some decay evident. 3: Acceptable condition at present.	Remove for development - see Tree Removal Plan.		Good	40+	1.56
									n/a	n/a	Good	C2	
T15	Semi-Mature Leyland Cypress <i>x Cupressus leylandii</i>	6	0.5	0	M	75	2.5 2.5 2.5	1: Small ornamental growing adjacent concrete panel fence. 2: Multiple stems arising from ground level. 3: Minimal evidence of previous management. 4: Density of foliage prevented inspection of stems. 5: Acceptable condition at present.	Remove for development - see Tree Removal Plan.		Good	40+	0.90
									n/a	n/a	Good	C2	
T16	Semi-Mature Lawson Cypress <i>Chamaecyparis lawsoniana</i>	11	0	0	M	200	2.5 2.5 2.5	1: Ornamental growing adjacent wooden boundary fence in grass verge with concrete paving to west. 2: Large amount of fungal fruiting body, likely <i>Armillaria</i> sp. growing on ground to north. 3: Density of foliage prevented detailed inspection of stems. 4: Acceptable condition at present.	Remove for development - see Tree Removal Plan.		Good	40+	2.40
									n/a	n/a	Good	C1.2	

Appendix 2 – Tree Data Schedule Definition of Terms

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

Appendix 3 – Tree Retention Categories

The following table provides an explanation of the BS 5837: 2012 Tree Retention Categories and Subcategories used during the survey and in the report.		
Trees to be Removed:		Colour on Plan
BS 5837: 2012 Category U Includes trees of very low quality that offer little or no amenity value.	Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.	RED
Trees to be Considered for Retention:		
BS 5837: 2012 Retention Category A Trees of a high quality, with an estimated life expectancy of at least 40 years	Trees that are excellent examples of their species, usually mature, especially if rare or unusual, including veteran trees. Category A trees are likely to enhance a development and should be retained wherever possible.	GREEN
BS 5837: 2012 Retention Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.	Trees which are good examples of their species. B category trees are usually mature or younger trees with the potential to reach A category in the future. Although the retention of these trees is desirable, some losses may be acceptable.	BLUE
BS 5837: 2012 Retention Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	GREY
BS 5837: 2012 Tree Retention Subcategories:		
BS 5837: 2012 Retention Subcategory 1	Trees possessing mainly Arboricultural qualities.	n/a
BS 5837: 2012 Retention Subcategory 2	Trees possessing mainly landscape qualities.	n/a
BS 5837: 2012 Retention Subcategory 3	Trees possessing mainly cultural values, including conservation.	n/a
NOTE 1: Trees may be assessed as belonging to more than one BS 5837: 2012 Tree Retention Subcategory depending on their perceived value and/or contribution, i.e., A1.2; B2.3 etc. NOTE 2: Trees that are viewed as borderline and do not fit neatly into either of the categories are given a plus or minus rating (+/-) in the tree data schedule. Therefore, C+ would denote a tree being borderline C/B although C is deemed to be the most appropriate category. Similarly, B- would denote a tree being borderline B/C with B seen as the most appropriate category.		

Appendix 4 - Site Plans

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

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

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



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Notes:-

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

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

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

BS 5837: 2012 Category U Tree, Group or Hedge

Root Protection Area (RPA)

Position Estimated on Site

Redline Site Boundary

02	01/07/26	SITE ROOT INVESTIGATION	AH	MK
01	01/07/25	UPDATED PROPOSAL	AH	GM
REV.	DATE	DESCRIPTION	DRAWN	CHK'D

U R B A N
G R E E N

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

T: +44 (0) 161 312 3131

weareurbangreen.co.uk

Client:

**CITYSIDE
UK LTD.**

Project:

**185 MANCHESTER
ROAD, ROCHDALE**

Title:

TREE CONSTRAINTS PLAN

Issue:

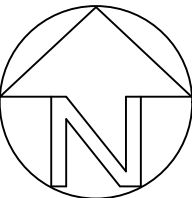
PLANNING

Drawn:	AH	Checked:	AB	Approved:	AB
Project:	UG2266	Scale @ A1:	1:200	Date:	24/11/23
Dwg No:	UG_2266_ARB_TCP_01	Revision:	02		



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Notes:-



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

02	01/07/26	SITE ROOT INVESTIGATION	AH	MK
01	01/07/25	UPDATED PROPOSAL	AH	GM
REV.	DATE	DESCRIPTION	DRAWN	CHK'D



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Client:			CITYSIDE UK LTD.		
Project:			185 MANCHESTER ROAD, ROCHDALE		
Title:			TREE REMOVAL PLAN		
Issue:			PLANNING		
Drawn:	AH	Checked:	AB	Approved:	AB
Project:	UG2266	Scale @ A1:	1:200	Date:	06/12/23
Dwg No:	UG_2266_ARB_TRP_01	Revision:		02	

Tree Works Schedule				
Tree Number	BS 5837: 2012 Retention Category	Species	Works Required	Reason
H1	C	Beech	Crown reduce canopy to south back to site boundary	To facilitate the proposed development
H2		Leyland cypress	Fell to ground level	
T3	B	Sessile oak		
T4		Sycamore		
G5	C	Leyland cypress		
T6	B	Sycamore	Crown reduce overhanging canopy to east back to site boundary	
H7	C	Beech	Fell to ground level	
T8		Rhododendron		
G9		Leyland cypress		
T10	B	Sycamore	Crown reduce canopy to north back to site boundary	
T11		Ash		
G12	B	Mixed species	Crown lift overhanging canopy to west to 3.5m above ground level	
T13	C	Sawara cypress	Fell to ground level	
T14		Leyland cypress		
T15				
T16		Lawson cypress		
All specified works are to be carried out in accordance with BS 3998: 2010 ' <i>Tree work - Recommendations</i> '				

02	01/07/26	SITE ROOT INVESTIGATION	AH	MK
01	01/07/25	UPDATED PROPOSAL	AH	GM
REV.	DATE	DESCRIPTION	DRAWN	CHK'D

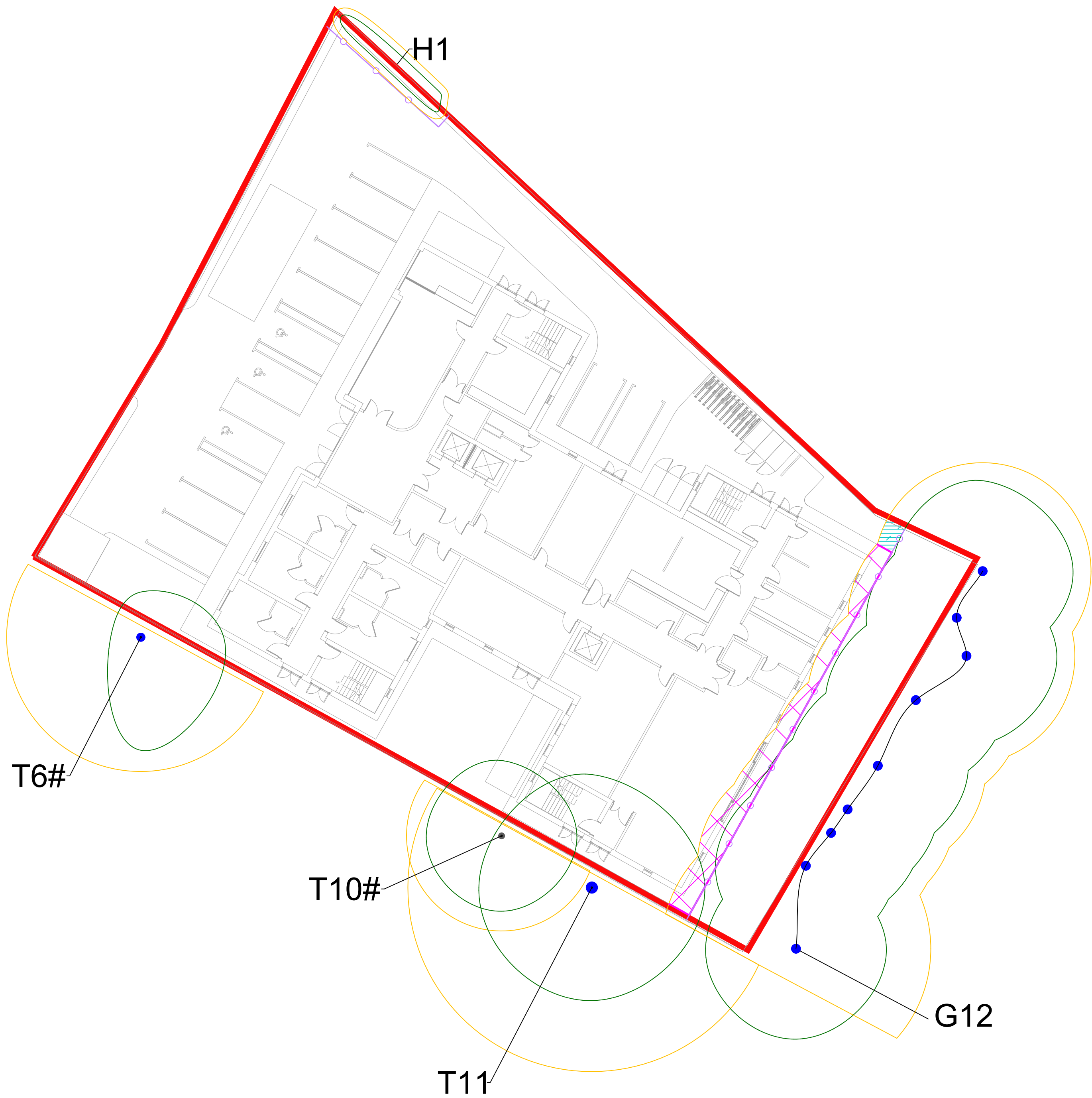


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Client:		CITYSIDE UK LTD.			
Project:		185 MANCHESTER ROAD, ROCHDALE			
Title:		TREE WORKS SCHEDULE			
Issue:		PLANNING			
Drawn:	AH	Checked:	AB	Approved:	AB
Project:	UG2266	Scale @ A1:	N/A	Date:	06/12/23
Dwg No:	UG_2266_ARB_TWS_01			Revision:	02



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Notes:-

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

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

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

BS 5837: 2012 Category U
Tree, Group or Hedge

Retained Tree

Root Protection Area (RPA)

#

Position Estimated on Site

Redline Site Boundary

Protective Fencing (See TPI Inserts 1 & 2)

Ground Protection (See TPI Insert 3)

Arboricultural Supervised Excavtion

02	01/07/26	SITE ROOT INVESTIGATION	AH	MK
01	01/07/25	UPDATED PROPOSAL	AH	GM
REV.	DATE	DESCRIPTION	DRAWN	CHK'D

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Client:

CITYSIDE
UK LTD.

Project:

185 MANCHESTER
ROAD, ROCHDALE

Title:

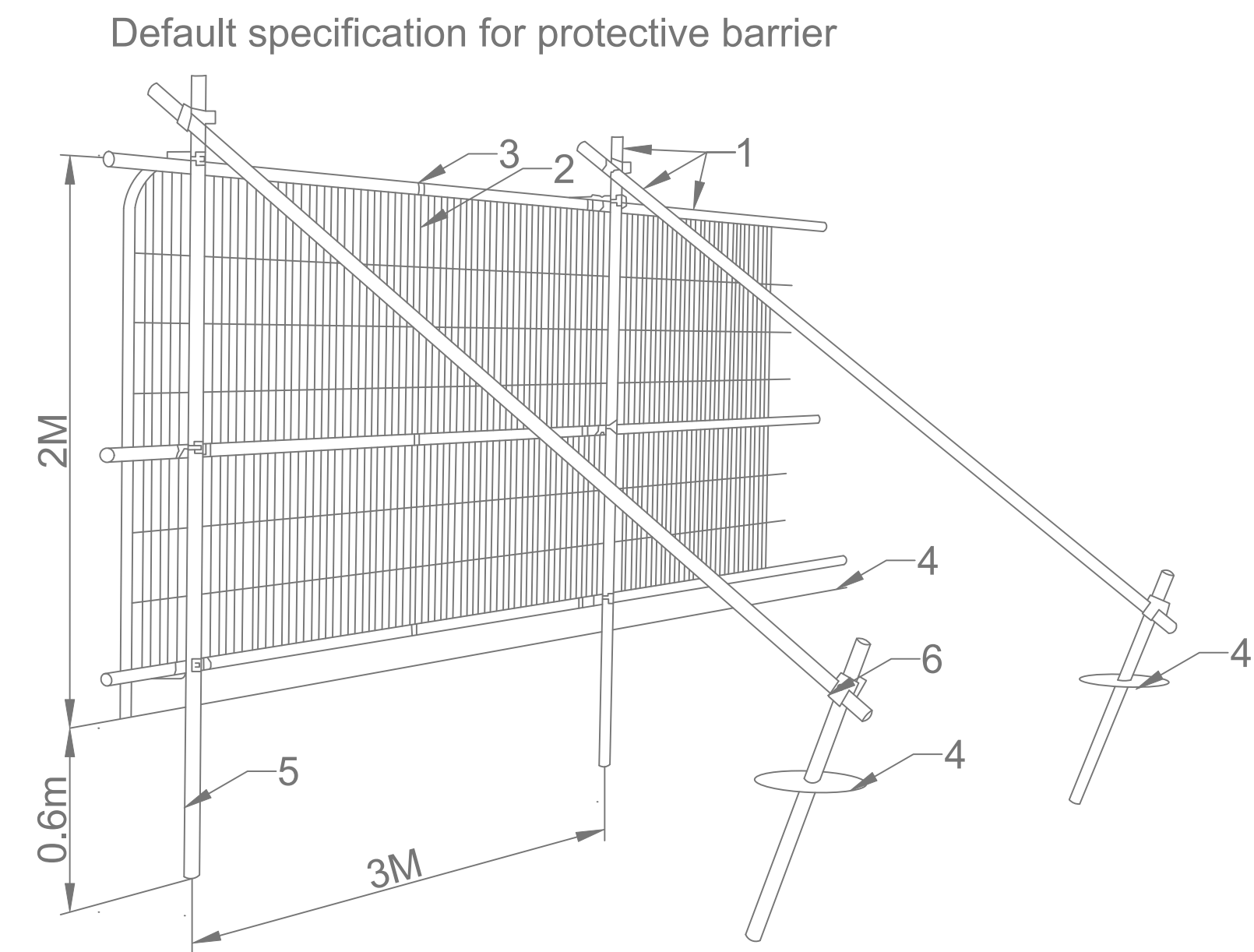
TREE PROTECTION PLAN

Issue:

PLANNING

Drawn:	AH	Checked:	AB	Approved:	AB
Project:	UG2266	Scale @ A1:	1:200	Date:	06/12/23
Dwg No:	UG_2266_ARB_TPP_01	Revision:	02		

Insert 1: Tree Protective Fencing Specification

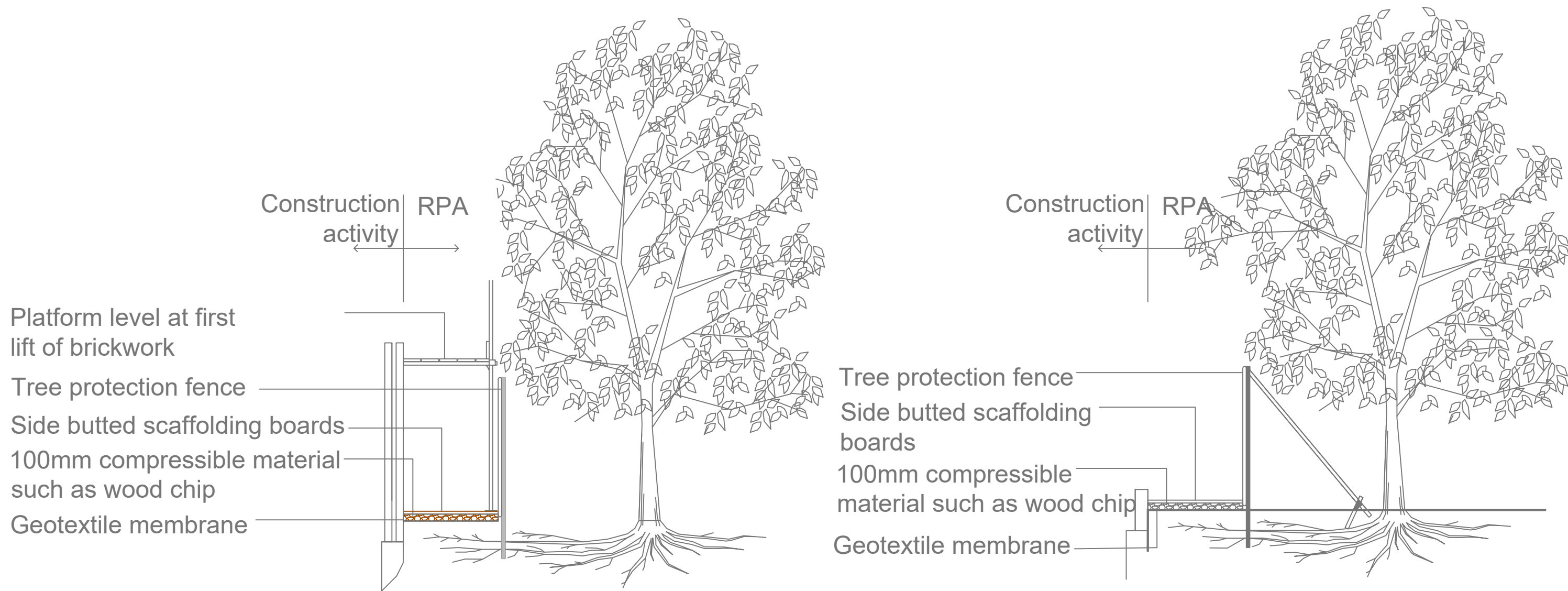


- Key
- 1 Standard scaffold poles
 - 2 Heavy gauge 2m tall galvanised tube and welded mesh infill panels
 - 3 Panels secured to upright and cross-members with wire ties
 - 4 Ground level
 - 5 Uprights driven into the ground until secure (minimum depth 0.6m)
 - 6 Standard scaffold clamps

Insert 2: Tree Protection Notice



Insert 3: Ground Protection Specification



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Notes:-

02	01/07/26	SITE ROOT INVESTIGATION	AH	XX
01	01/07/25	UPDATED PROPOSAL	AH	GM
REV.	DATE	DESCRIPTION	DRAWN	CHK'D



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Client: CITYSIDE UK LTD.		
Project: 185 MANCHESTER ROAD, ROCHDALE		
Title: TREE PROTECTION INDEX		
Issue: PLANNING		
Drawn: AH	Checked: AB	Approved: AB
Project: UG2266	Scale @ A1: N/A	Date: 06/12/23
Dwg No: UG_2266_ARB_TPI_01	Revision: 01	

Appendix 5 – *Dunster House Tree Preservation Order 1969*

DUNSTER HOUSE

TREE PRESERVATION ORDER, 1969

On 2nd April, 1969 planning permission was granted to Griffin Developments, Ltd. to erect 13 town houses on a site which was previously occupied by Dunster House, a large, somewhat dilapidated Victorian house which had been used as apartments.

The planning permission was granted subject to a condition that the trees shown on the plan referred to "should not be lopped, topped or cut down". These trees are situated along the north-easterly boundary of the site and are the subject of this Tree Preservation Order.

The trees on the Dunster House site form part of a large group of trees along the Manchester Road frontage and in the adjoining private garden to the north-east of the site.

Some of the established trees occupying the site, particularly those along the footpath in Sparthfield Avenue are affected by the proposed housing development. A few trees at the Manchester Road end of the site will eventually be lost when the proposed dualling of Manchester Road is carried out.

It is considered essential to preserve certain selected trees which are the subject of this Order to maintain the amenities in keeping with the general grouping of the remaining trees in the area. This will provide continuity of established planting along the line of Manchester Road and preserve the amenities of a good-class residential area and an important main approach to the town.

* * *

Department of Architecture & Planning
Church Lane, ROCHDALE

EH/EAB/TP/114
18th July, 1969

DUNSTER HOUSE TREE PRESERVATION ORDER, 1969

TREES SPECIFIED INDIVIDUALLY

<u>No. on Map</u>	<u>Description</u>	<u>Situation</u>
T1	Elm	North-easterly boundary
T2	Elm	"
T3	Sycamore	"
T4	Ash	"
T5	Sycamore	"
T6	Sycamore	"
T7	Elm	

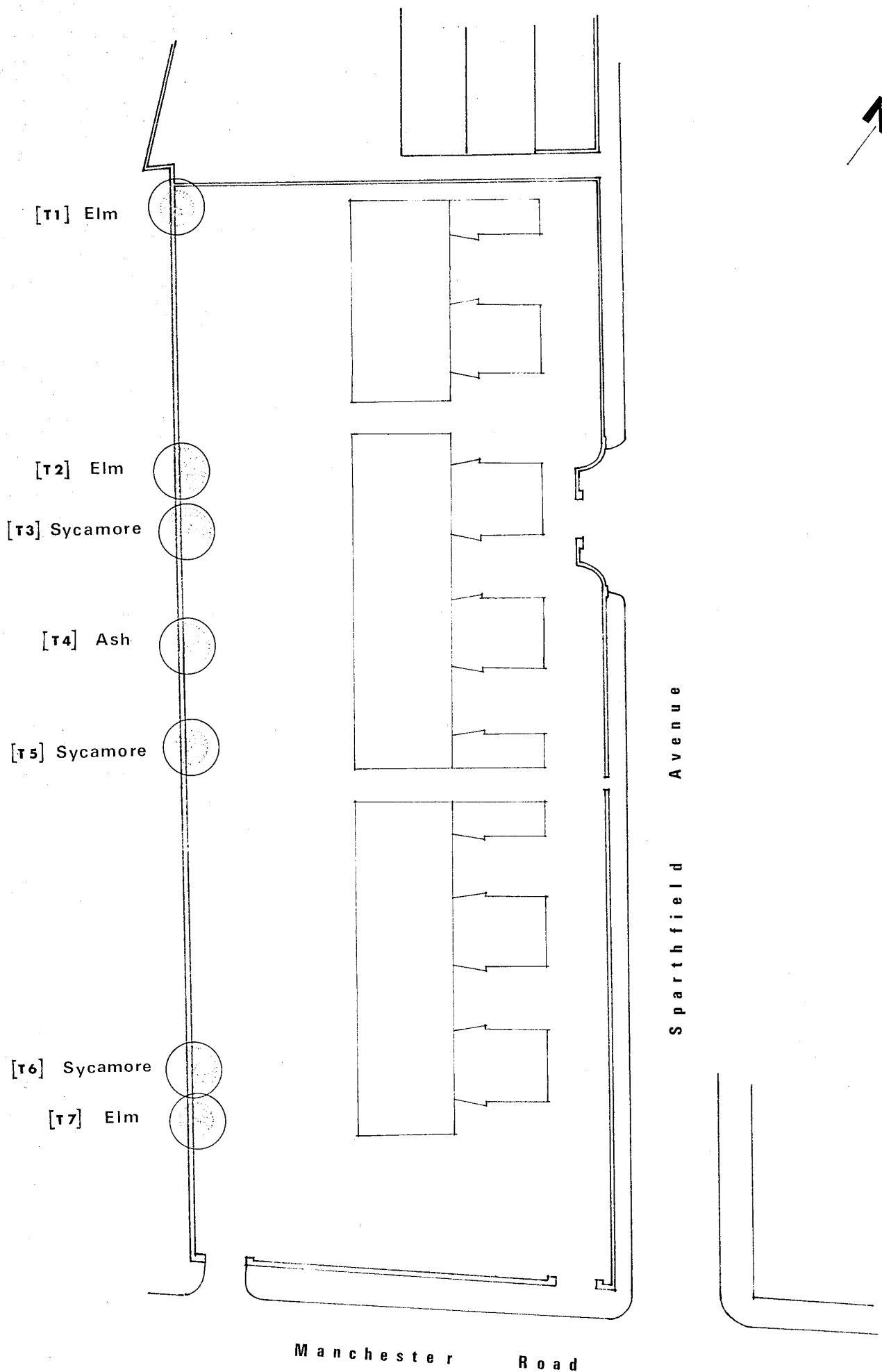
Trees specified by reference to an area - None

Groups of Trees - None

Woodlands - None

EH/EAB/TP/114
18th July, 1969

Manchester House) Tree Preservation Order 19



COUNTY BOROUGH OF ROCHESTER



DATE	MADE BY
------	---------

[illegible]

THE CONTRACTOR WILL BE RESPONSIBLE FOR SETTING OUT THE WORK. ALL DIMENSIONS MUST BE OBTAINED FROM OR CHECKED ON THE SITE.

FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALE.

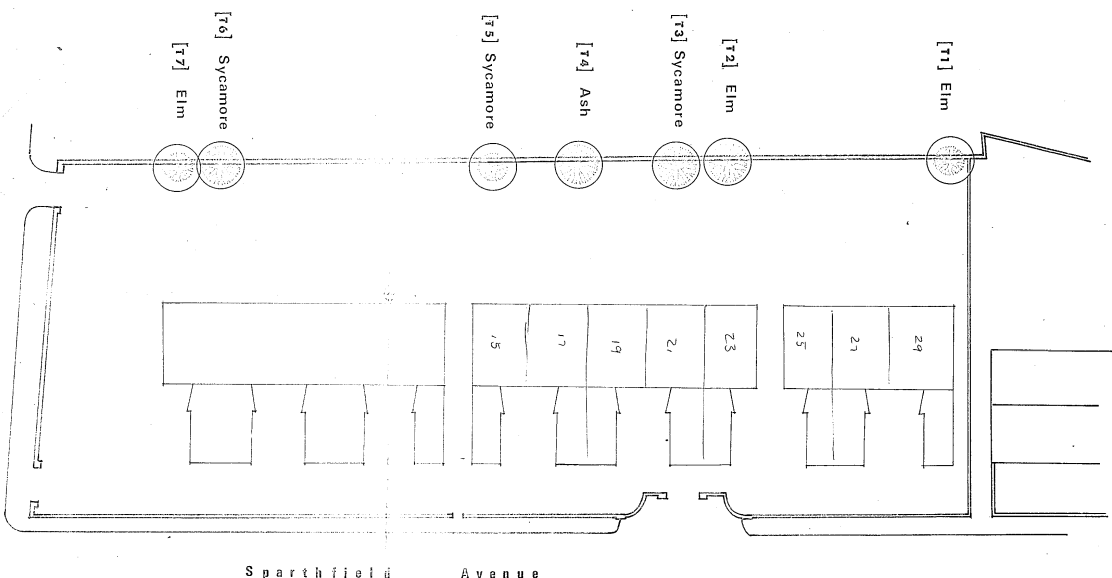
PROJECT

LOCATION

DRAFTING TITLE

COMMITTEE

Manchester Road



SCALE	1: 250 th
DATE	July 1969
DRAWN BY	E H
CHECKED BY	
APPROVED BY	
JOB No	