



ARBORICULTURAL REPORT & Impact Assessment to BS 5837:2012 at:

***Land South of
Wallis Avenue,
Rochdale
OL16 4PS***

Prepared for: *FDA Landscape Ltd*

Report Date: *April 2026*

Reference: *AWA7343*

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Executive Summary

This report provides independent arboricultural advice in accordance with BS 5837:2012, regarding trees at the site in the context of a proposed commercial development.

A total of 42 items of woody vegetation were surveyed, comprising individual trees and groups or hedges. Of these: 42 are low value (Category C).

The proposed development will require the removal of five trees and groups (T28, T41, T42, G38 and G39), with one additional group (G37) subject to partial removal. Given the low quality of the affected trees, the resulting arboricultural impact is considered negligible.

The layout of the development has been designed to minimise encroachment into Root Protection Areas (RPAs), with only minor incursions into a trees' RPAs, which are not expected to significantly affect tree health. Mitigation measures, including protective fencing and 'no-dig' construction methods, are recommended where necessary.

The scheme presents an opportunity for new tree planting as part of a landscape strategy, offering mitigation for the removals and long-term enhancement of the site's tree cover.

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1. Introduction

1.1 Instructions and Brief

- 1.1.1 We have been instructed by FDA Landscape Ltd to visit the site and prepare our findings in a report.
- 1.1.2 The report is required in accordance with BS 5837:2012 *Trees in relation to design, demolition and construction – Recommendations*, to provide detailed, independent, arboricultural advice on the trees present, in the context of potential development.

1.2 Survey Details

- 1.2.1 The survey took place during March 2026.
- 1.2.2 The trees were surveyed visually from the ground using “Visual Tree Assessment” techniques and in accordance with the guiding principles of British Standard 5837:2012.
- 1.2.3 Any additional off-site trees that could impact a new development design have been included in the tree survey parameters.
- 1.2.4 We have been provided with a topographical survey with tree positions plotted. Where surveyed trees were not included on the topographical survey the tree positions were plotted using enhanced GPS technology (1-2m accuracy) and laser distance measurer.
- 1.2.5 This report has been prepared by Adam Winson, Chartered Arboriculturist, MSc, BSc (Hons), MICFor, MArborA, Principal and Director of AWA Tree Consultants Ltd. The tree survey data collection was carried out by Brandon Townsend: BSc (Hons) Biology, L4 (Arb) Apprentice, QTRA Registered, Technician Arboriculturist at AWA Tree Consultants Ltd.
- 1.2.6 Full qualifications and experience are included within **Appendix 1**. Explanatory details regarding the survey methodology are included within **Appendix 2**. A full explanation of the tree data can be found at **Appendix 3**. Full details of all the trees surveyed are found in **Appendix 4**. For tree locations please refer to the Tree Constraints Plan at **Appendix 5** and for detail of the impacts of the new development refer to the Tree Impacts Plan at **Appendix 6**.

2. The Site

2.1 Location and Description

- 2.1.1 The site is located on Wallis Avenue, Rochdale.
- 2.1.2 The site comprises an area of vacant grassland with areas of bare ground and informal tracks. To the south it is bounded by Sir Isaac Newton Way, with a roundabout at the south-east corner. To the east it is bounded by Michael Faraday Avenue. To the north it is bounded by Wells Avenue, with residential property beyond. To the west the site adjoins commercial property and associated parking.
- 2.1.3 The approximate area of the survey is highlighted in the (2023 Google Earth) image below:



3. The Trees

3.1 Legal

- 3.1.1 The following advice is for guidance purposes only. Some trees are protected by legislation, and it is essential that the legal status of trees is established prior to carrying out works to them. Unauthorised work to protected trees could lead to prosecution, resulting in enforcement action such as fines or a criminal record. Tree Preservation Orders, Conservation Areas, Planning Conditions, Felling Licences or Restrictive Covenants legally protect many trees in the UK.
- 3.1.2 Due to the large potential penalties for illegally carrying out work to protected trees, before authorising any tree works a check should be made with the Local Planning Authority to see if the trees are covered by a Tree Preservation Order or if they are within a Conservation Area. If either applies, then statutory permission is required before any works can take place (unless such work is approved as part of full planning permission).
- 3.1.3 The Multi-Agency Geographical Information for the Countryside (MAGIC) website was used to search for areas of ancient woodlands listed on the Ancient Woodland (DEFRA 2026), and a check for catalogued Ancient and Veteran trees using the woodland trust ancient tree inventory (ATI) (Woodland Trust 2026).
- 3.1.4 It was confirmed that there are no designated ancient woodlands or veteran or ancient trees within the survey area.
- 3.1.5 Trees provide a wide range of habitats for many species, some of which are legally protected such as bats, nesting birds, badgers and dormice. It is essential that appropriate care is taken to ensure that this legislation is not contravened.
- 3.1.6 When appointing a tree surgeon, only properly qualified and experienced companies should be used, who have adequate Public Liability and Employer's Liability Insurance.
- 3.1.7 All tree work should be carried out according to British Standard 3998:2010 Tree Work - Recommendations.

3.2 Tree Survey Results

- 3.2.1 The tree survey revealed 42 items of woody vegetation, comprised of 34 individual trees and 8 tree groups. All of the 42 surveyed items are retention category 'C' (explanatory details regarding the retention categories are included at Appendix 3).
- 3.2.2 Species composition is dominated by Norway Maple, Alder and Goat Willow, with smaller numbers of Silver Birch, Hawthorn, Hornbeam and Privet. The age profile is uniformly semi-mature. Overall physiological condition is generally good with mainly fair structural condition.
- 3.2.3 The most significant feature on the site is the line of Norway Maples T17–T36 along Sir Isaac Newton Way. These semi-mature trees form a somewhat prominent roadside feature, providing some screening to the site and contributing to the character of this boundary. However, individual these trees are of lower value.
- 3.2.4 Along Wallis Avenue, T1–T12 are semi-mature planted Alders. These trees provide some screening along the roadside but are of limited individual arboricultural value and form a secondary feature on the site.
- 3.2.5 Across the remainder of the site there is a substantial amount of self-set Goat Willow, mainly within groups G13, G14, G16, G37, G38 and G39. These trees and scrub groups are of very low individual value and, although they contribute to local enclosure and site character, they form a flexible cohort in arboricultural terms.
- 3.2.6 Additional boundary screening is provided by lower-value groups such as G15 and the Hawthorn hedge G40, which help define the site edges but do not carry significant individual arboricultural value.
- 3.2.7 While the remaining trees and groups contribute to local screening and character, they are of lower individual value and should not pose any significant constraint on the development potential of the site.
- 3.2.8 Some trees were covered in dense Ivy or were inaccessible (as detailed in Appendix 4). In such cases measurements were estimated and the condition values are indicative only.
- 3.2.9 The tree Root Protection Area (RPA) for each tree has been plotted as a polygon centred on the base of the stem. Due to the presence of roads, structures, topography (and past tree management) the RPA is likely to be a simplified representation of the tree roots actual morphology and disposition. However, detailed modifications to the shape of the RPA would largely be based on conjecture and so have been avoided.
- 3.2.10 Some lower value tree, hedge and shrub groups do not have RPAs detailed

on tree plans. The detailed extent and spread of these low value groups, in conjunction with the tree schedule, is sufficient to assess the associated potential constraints.

3.3 Photographs



Photo 1: T1 -T3 from east



Photo 2: T11, T12 and G15 from north



Photo 3: T17-T20 from southeast



Photo 4: T26-T29 from southwest



Photo 5: G40 from north



Photo 6: T41 and T42 from northeast

4. Arboricultural Impact Assessment

4.1 Proposed New Development

- 4.1.1 It is proposed to build a new commercial development with associated access, parking, landscaping and facilities. The development proposals have been provided by my client and inform this arboricultural impact assessment and the Tree Impacts Plan at Appendix 6.

4.2 Direct Impacts

- 4.2.1 From assessing the new development proposals, 3 trees and 2 tree groups will require removal to facilitate the development as they are situated in the footprint of the development or their retention and protection throughout the development is not suitable.
- 4.2.2 The trees that require removal to facilitate the development are T28, T41 and T42.
- 4.2.3 The tree groups that require removal to facilitate the development are G38 and G39. G37 requires partial removal.
- 4.2.4 T28 is a semi mature Norway Maple which forms part of a line of such trees along Sir Isaac Newton Way, the removal of a single tree from this larger feature will not significantly impact the features amenity. The other trees to be removed are all lower value, retention category 'C'. G38 and G39 are self-set Goat Willow groups and T41 and T42 are recently planted Hornbeams.
- 4.2.5 Due to the lower individual value of the trees to be removed the removals will have only a minor negative arboricultural impact.

4.3 Indirect Impacts

- 4.3.1 The tree Root Protection Area (RPA) detailed on the Tree Plans at Appendices 5 and 6, has been used as a layout design tool, to inform on the area around a tree where the protection of the roots and soil structure is treated as a priority. As such, no significant negative indirect impacts have been identified.
- 4.3.2 Potentially damaging activities are proposed in the vicinity of retained trees. The new development encroaches close to and into the edge of the RPA of T36. Construction within the RPA, can have negative impacts on tree roots. However, the encroachment is very minor, and the detailed RPA for this tree is likely to be a slightly exaggerated representation of the trees actual rooting area. As such, it is unlikely that significant roots will be within these areas and the retained tree should remain largely unaffected by the

works, provided care is taken during construction.

- 4.3.3 All the retained trees have been assessed as suitable for retention in terms of BS5837 (2012) section 5 "Proximity of structures to trees." The retained trees will not cause unreasonable inconvenience or nuisance issues to future occupiers, leading to associated pressures for felling or excessive pruning. The layout allows sufficient space to enable the retained trees to grow to maturity without significantly adversely affecting the amenity of the dwelling or amenity space.
- 4.3.4 The buildability of the proposed development has been assessed in terms of access, adequate working space and provision for the storage of materials, including topsoil, in relation to the trees.

4.4 Suitable Mitigation

- 4.4.1 The development of the site provides an excellent opportunity to undertake new tree planting throughout the site as part of a soft landscaping scheme. As such, suitable new tree planting has the potential to mitigate for the required tree removals and, in the longer term, has the potential to improve the sites tree cover.

4.5 Protection of the Retained Trees

- 4.5.1 To ensure the successful retention of trees during the development process, all trees identified for retention must be physically protected from the outset of site preparation through to final landscaping. This protection should be in accordance with section 6.1 of BS:5837:2012 – Trees in Relation to Design, Demolition and Construction – Recommendations.
- 4.5.2 The primary method of protection will be the installation of tree protection fencing, constructed in line with the specification shown in BS 5837:2012.
- 4.5.3 This fencing must be installed prior to the commencement of any site clearance, demolition, or construction activity and remain in place for the duration of all potentially damaging operations.
- 4.5.4 The protected areas must be treated as construction exclusion zones. No materials, spoil, or equipment should be stored within these zones, and no access should be permitted.
- 4.5.5 Ground levels within the RPAs should be left unaltered, and care must be taken to avoid compaction of the soil structure, which could have long-term impacts on tree health.
- 4.5.6 If conditioned by the Local Planning Authority, an associated Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) detailing protective fencing locations and specifications, construction methods

close to the retained trees, and any required site monitoring, can be provided.

- 4.5.7 The AMS and TPP explain how and when the protection measures will be installed and maintained throughout the development. They are designed to be referenced for practical guidance on how to protect the retained trees at the site to ensure contractors do not accidentally damage trees during construction.

5. Summary of Tree Impacts

<i>Tree/ Group Ref</i>	<i>Value</i>	<i>Impact Type</i>	<i>Description of Impact</i>	<i>Impact Level</i>	<i>Mitigation / Solution</i>
T28, G38, G39, T41, T42	C (Low)	Direct - Removal	Within footprint of development area	Negligible	Mitigation planting
G37	C (Low)	Direct – Partial removal	Within footprint of development area	Negligible	Mitigation planting

6. Signature

I trust this report provides all the required information.

Signed



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Adam Winson, *Chartered Arboriculturist, MSc, BSc (Hons), MICFor, ACIEEM*

16th April 2026

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At AWA Tree Consultants, we are proud to partner with the local charity, Kids Plant Trees. This collaboration allows us to support a cause that reflects our commitment to trees and the environment while making a positive impact on local communities.

Kids Plant Trees is a grassroots charity dedicated to improving tree equity by planting trees in underserved areas with limited green spaces, often in communities facing higher levels of deprivation.

We are proud to support their mission to create greener, healthier environments for future generations.



Appendices

Appendix 1: Authors Qualifications and Experience

Appendix 2: Survey Methodology and Limitations

Appendix 3: Explanation of Tree Descriptions

Appendix 4: Tree Data

Appendix 5: Tree Constraints Plan

Appendix 6: Tree Impacts Plan

Appendix 1: Authors Qualifications & Experience

Adam Winson: Chartered Arboriculturist, MSc, BSc (Hons), MICFor, MArborA, QTRA + VALID Registered

Adam is the company Director and Principal Consultant. He has a mix of the highest-level academic qualifications and relevant work experience. He has worked within the tree care profession for over 25 years and was awarded an MSc in Arboriculture and Urban Forestry, with distinction. Adam is a Chartered Arboriculturist and a Registered Consultant with the Institute of Chartered Foresters, a Professional Member of the Arboricultural Association and he has original research published by the UK Forestry Commission. His work ranges from individual expert tree inspections to managing trees on major infrastructure projects. His work often involves trees with preservation orders or litigation, and he has appeared as a tree expert, at planning appeal hearings up to the crown court. Adam also regularly undertakes locum Tree Officer work for several Local Planning Authorities.

James Brown: Chartered Arboriculturist, BSc (Hons) Arboriculture, MICFor, MArborA, PTI (Lantra), QTRA Registered

James is a highly experienced and qualified Arboricultural Consultant. He is a Chartered Arboriculturist and a Professional Member of the Arboricultural Association, and he has a BSc (Hons) in Arboriculture, attaining first class honours, as well as being awarded the Institute of Chartered Foresters student award. James joined AWA in 2016, he has many years' experience as an Arboricultural Consultant, he previously worked in Europe's largest container tree nursery and he has experience of local authority Tree Officer work.

James Godfrey: BA (Hons), FdSc Arboriculture and Tree Management, TechArborA, PTI (Lantra), QTRA Registered

James has had extensive arboricultural experience working as an arborist within the public and private sector. While working at AWA, James completed his FdSc in Arboriculture and Tree Management, graduating with a distinction and was also awarded for achieving the highest overall mark in his year. James has used his arboricultural knowledge to inform and carry out accurate tree surveys and produce detailed reports that aim to balance appropriate tree retention with the requirements of landowners.

Joe Thomas: MSci Biology, L4 Dip Arboriculture, TechArborA, PTI (Lantra), QTRA Registered

Joe achieved a first class degree in Biology with an integrated Masters (MSci) from the University of Sheffield. Additionally, he has a Level 4 Diploma in Arboriculture. Joe joined AWA in 2022 after an Urban Forestry role with the Sheffield and Rotherham Wildlife Trust and Sheffield City Council, where he gained a variety of experience in different aspects of the arboriculture sector.

Lucy Garbutt: MSc, PGCert, BSc (Hons) Biology, PTI (Lantra), TechArborA, QTRA Registered

Lucy graduated with a masters degree in Animal Behaviour from the UK's highest rated university, St Andrews of Scotland, immediately following the completion of her BSc degree in Biology from Lancaster University. Lucy has experience in botany and plant science and moved into arboriculture after previous experience of protected species and botanical surveys with a large environmental consulting company.

Sophie Beckerman: BA (Hons), Dip Arboriculture Level 4, PTI (Lantra), TechArborA, QTRA + VALID Registered

Sophie has more than 10 years' experience as an arborist, working for a variety of private companies as well as undertaking tree management with Sheffield City Council Ranger Service and The Wildlife Trust. Her expertise in arboriculture is demonstrated in the practical NPTC qualifications gained, and her excellent knowledge is reflected in the L4 diploma in Arboriculture, which she completed while working. Her roles as a climbing arborist and team leader included estimating for jobs and project management, supervising tree contracting teams - ensuring that work is carried out safely and efficiently and that health and safety standards are adhered to, and risk assessments are carried out.

Ross Lane: FdSc Environmental Conservation, Diploma Arboriculture, TechArborA, PTI (Lantra), QTRA + VALID Registered

Ross has a diverse background spanning horticulture, arboriculture, and ecology. Ross has extensive experience conducting surveys throughout the UK and has worked on projects of all sizes, including major infrastructure projects such as HS2. In his previous role as a Tree Inspector at Derbyshire County Council, projects involved managing the county wide tree stock in relation to the ash dieback response and contributing to ambitious County Council targets of planting a million trees. Possessing technician-level membership with the Arboricultural Association, coupled with a comprehensive range of qualifications from tree risk assessment to habitat management, underscores Ross' dedication in professional arboriculture.

Brandon Townsend: BSc (Hons) Biology, L4 (Arb) Apprentice, QTRA Registered

Brandon is an Arboricultural Technician at AWA, currently completing the Level 4 Arboriculture Apprenticeship at Myerscough College. He holds a BSc (Hons) in Biology from Bangor University, where he developed a strong interest in woodland ecology. Before joining AWA in April 2024, he gained practical arboricultural experience and completed his NPTC chainsaw qualification. Brandon supports a range of consultancy work including tree surveys, risk assessments, and technical reporting, and is developing skills in specialist inspection methods such as PiCUS tomography.

Appendix 2: Survey Methodology and Limitations

The survey was undertaken in accordance with British Standard 5837:2012 *Trees in relation to design, demolition and construction – Recommendations*. The trees were assessed objectively and without reference to any proposed site layout. The trees were surveyed from the ground using 'Visual Tree Assessment' (VTA) methodology. VTA is appropriate and is endorsed by industry guidance. It is used by arboriculturists to evaluate the structural integrity of a tree, relying on observation of trees biomechanical and physiological features. Measurements are obtained using a diameter tape, clinometer, laser distometer and loggers tape. Where this is not practical measurements are estimated. Tree groups have been identified in instances as defined in BS 5837:2012. Shrubs and insignificant trees may have been omitted from the survey.

This report represents a BS 5837:2012 tree survey and should not be accepted as a detailed tree safety inspection report; however, tree related hazards are recorded and commented upon where observed, yet no guarantee can be given as to the absolute safety or otherwise of any individual tree. All recommended tree work must be to BS 3998:2010 - '*Tree Work: Recommendations*'.

The findings and recommendations contained within this report are valid for a period of twelve months from the date of survey. The author 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 these guidelines and terms.

Appendix 3: Explanation of Tree Descriptions

HEIGHT of the tree is measured from the stem base in metres. Where the ground has a significant slope the higher ground is selected.

CROWN HEIGHT is an indication of the average height at which the crown begins.

STEM DIAMETER is measured at 1.5 metres above (higher) ground level. Where the tree is multi-stemmed at this point; the diameter is measured close to ground level or else a combined stem diameter is calculated.

CROWN SPREAD is measured from the centre of the stem base to the tips of the branches in all four cardinal points.

AGE CLASS of the tree is described as young, semi-mature, early-mature, mature, or over-mature.

PHYSIOLOGICAL CONDITION is classed as good, fair, poor, or dead. This is an indication of the health of the tree and takes into account vigour, presence of disease and dieback.

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.

LIFE EXPECTANCY is classed as; less than 10 years, 10-20 years, 20-40 years, or more than 40 years. This is an indication of the number of years before removal of the tree is likely to be required.

Retention Categories

A (marked in green on Appendix 5) = retention most desirable. These trees are of very high quality and value with a good life expectancy.

B (marked in blue on Appendix 5) = retention desirable. These trees are of good quality and value with a significant life expectancy.

C (marked in grey on Appendix 5) = trees which could be retained. These trees are of low or average quality and value, and are in adequate condition to remain until new planting could be established.

U (marked in red on Appendix 5) = trees unsuitable for retention. These trees are in such a condition that any existing value would be lost within 10 years.

	Tree Species			Measurements			Crown (m)					Tree Condition							Value		Management	
Tree ID	Common Name	Latin Name	Maturity	Height (m)	Stems	Stem Diameter (mm)	Estimated	Crown height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works
T1	Common Alder	<i>Alnus glutinosa</i>	Semi-mature	3	10+	60 avg.	No	0	1.5	1.5	2	2	No visual defects	Multiple stemmed at base, Old pruning wounds	Normal	Pavement 0.5m west.	Good	Fair	20 to 40 yrs	Low	C	No works required
T2	Common Alder	<i>Alnus glutinosa</i>	Semi-mature	4	2	110, 60	No	0	2.5	2	1.5	2	No visual defects	Twin stemmed at base, Stubs, Old pruning wounds	Normal	Some branches rubbing smaller stems. Pavement 0.5m west and 1m north.	Good	Fair	20 to 40 yrs	Low	C	No works required
T3	Common Alder	<i>Alnus glutinosa</i>	Semi-mature	5	4	170, 100, 90, 70	No	0.5	2.5	3.5	3.5	3.5	No visual defects	Multiple stemmed at 0.5m, Old pruning wounds	Normal	Pavement 1m north. In contact with lamppost to east.	Good	Fair	20 to 40 yrs	Low	C	No works required
T4	Common Alder	<i>Alnus glutinosa</i>	Semi-mature	3	1	80	No	3	1.5	2	1	1.5	No visual defects	Single stemmed, Vertical	Slightly unbalanced	Pavement 0.5m north. Weighted slightly northeast.	Good	Good	20 to 40 yrs	Low	C	No works required
T5	Common Alder	<i>Alnus glutinosa</i>	Semi-mature	5	1	130	No	0.5	2	2	2.5	2	No visual defects	Single stemmed, Vertical	Normal	Pavement 0.5m north.	Good	Good	20 to 40 yrs	Low	C	No works required

	Tree Species			Measurements			Crown (m)				Tree Condition							Value		Management		
Tree ID	Common Name	Latin Name	Maturity	Height (m)	Stems	Stem Diameter (mm)	Estimated	Crown height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works
T6	Common Alder	<i>Alnus glutinosa</i>	Semi-mature	5	5	100, 90, 70, 50, 40	No	0.5	2.5	2	2.5	1.5	No visual defects	Multiple stemmed at base, Tight union, Partially included bark, Old pruning wounds, Stubs	Normal	Pavement 0.5m north.	Good	Fair	20 to 40 yrs	Low	C	No works required
T7	Common Alder	<i>Alnus glutinosa</i>	Semi-mature	4	3	120, 100, 80	No	0.5	1.5	1.5	2	2	No visual defects	Multiple stemmed at base, Old pruning wounds, Stubs	Normal	Pavement 0.5m north.	Good	Fair	20 to 40 yrs	Low	C	No works required
T8	Common Alder	<i>Alnus glutinosa</i>	Semi-mature	5	2	140, 110	No	0.5	2	2	1.5	2	No visual defects	Twin stemmed at base, Old pruning wounds, Stubs, Tight union, Partially included bark		Pavement 0.5m north.	Good	Fair	20 to 40 yrs	Low	C	No works required
T9	Common Alder	<i>Alnus glutinosa</i>	Semi-mature	5	1	90	No	0.5	2	2.5	1.5	1.5	No visual defects	Twin stemmed at 0.5m, Tight union, Partially included bark, Stubs	Normal	Pavement 0.5m north. Branch at 0.5m fusing with stem.	Good	Fair	20 to 40 yrs	Low	C	No works required
T10	Common Alder	<i>Alnus glutinosa</i>	Semi-mature	5	1	120	No	0.5	2	1.5	2	2	No visual defects	Twin stemmed at base, Old pruning wounds, Stubs, Bark damage	Normal	Pavement 0.5m north.		Fair	20 to 40 yrs	Low	C	No works required

	Tree Species			Measurements			Crown (m)					Tree Condition							Value		Management	
Tree ID	Common Name	Latin Name	Maturity	Height (m)	Stems	Stem Diameter (mm)	Estimated	Crown height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works
T11	Common Alder	<i>Alnus glutinosa</i>	Semi-mature	5	1	160	No	0.5	2	2.5	2	2.5	No visual defects	Single stemmed, Vertical, Old pruning wounds, Stubs	Normal	Pavement 0.5m north. Close to contact with streetlamp to east.	Good	Good	20 to 40 yrs	Low	C	No works required
T12	Common Alder	<i>Alnus glutinosa</i>	Semi-mature	4	5	100, 60, 60, 50, 30	No	0.5	2	2.5	2	1.5	No visual defects	Multiple stemmed at base, Tight union, Partially included bark, Old pruning wounds, Stubs	Normal	Pavement 0.5m north.	Good	Fair	20 to 40 yrs	Low	C	No works required
G13	Goat Willow	<i>Salix caprea</i>	Semi-mature	5	10+	90 avg.	No	0.5	See plan				Group of semi mature self-set Willow. Tight unions throughout. Pavement 2m north of stems.				Good	Fair	20 to 40 yrs	Low	C	No works required
G14	Goat Willow	<i>Salix caprea</i>	Semi-mature	5	10+	100 avg.	No	0.5	See plan				Group of semi mature self set Willow. Tight unions at throughout. Occasional burl growths.				Good	Fair	20 to 40 yrs	Low	C	No works required
G15	Silver Birch	<i>Betula pendula</i>	Semi-mature	7	10+	110 avg.	No	0.5	See plan				Linear boundary group of semi mature Silver Birch and Willow. Car park to immediate west. Debris around base. Some screening value.				Good	Fair	20 to 40 yrs	Low	C	No works required

	Tree Species			Measurements			Crown (m)				Tree Condition							Value		Management		
Tree ID	Common Name	Latin Name	Maturity	Height (m)	Stems	Stem Diameter (mm)	Estimated	Crown height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works
G16	Goat Willow	Salix caprea	Semi-mature	5	10+	70 avg.	No	0	See plan				Area of young to semi mature Willow and Silver Birch. Road to south and pub to west. Some screening value.				Good	Fair	20 to 40 yrs	Low	C	No works required
T17	Norway Maple	Acer platanoides	Semi-mature	8	1	220	No	2.5	3	3.5	2.5	3.5	No visual defects	Single stemmed, Vertical, Multiple stemmed at 2m, Partially included bark	Minor deadwood	Pavement 2m south part of a line of Maples along the roadside.	Good	Fair	20 to 40 yrs	Moderate	C	No works required
T18	Norway Maple	Acer platanoides	Semi-mature	8	1	220	No	2.5	2.5	2.5	3	3.5	No visual defects	Single stemmed, Vertical, Multiple stemmed at 2m, Partially included bark	Minor deadwood	Pavement 2m south part of a line of Maples along the roadside.	Good	Fair	20 to 40 yrs	Moderate	C	No works required
T19	Norway Maple	Acer platanoides	Semi-mature	6	1	160	No	2.5	1.5	2	1.5	2	No visual defects	Single stemmed, Vertical, Multiple stemmed at 2m, Partially included bark	Minor deadwood	Pavement 2m south part of a line of Maple along the roadside. Central leader dead with section of bark damage extending down to branch junction.	Fair	Fair	20 to 40 yrs	Moderate	C	No works required
T20	Norway Maple	Acer platanoides	Semi-mature	8	1	210	No	2.5	2	3.5	3	3	No visual defects	Single stemmed, Vertical, Multiple stemmed at 2m, Partially included bark	Minor deadwood	Pavement 2m south part of a line of Maples along the roadside.	Good	Fair	20 to 40 yrs	Moderate	C	No works required

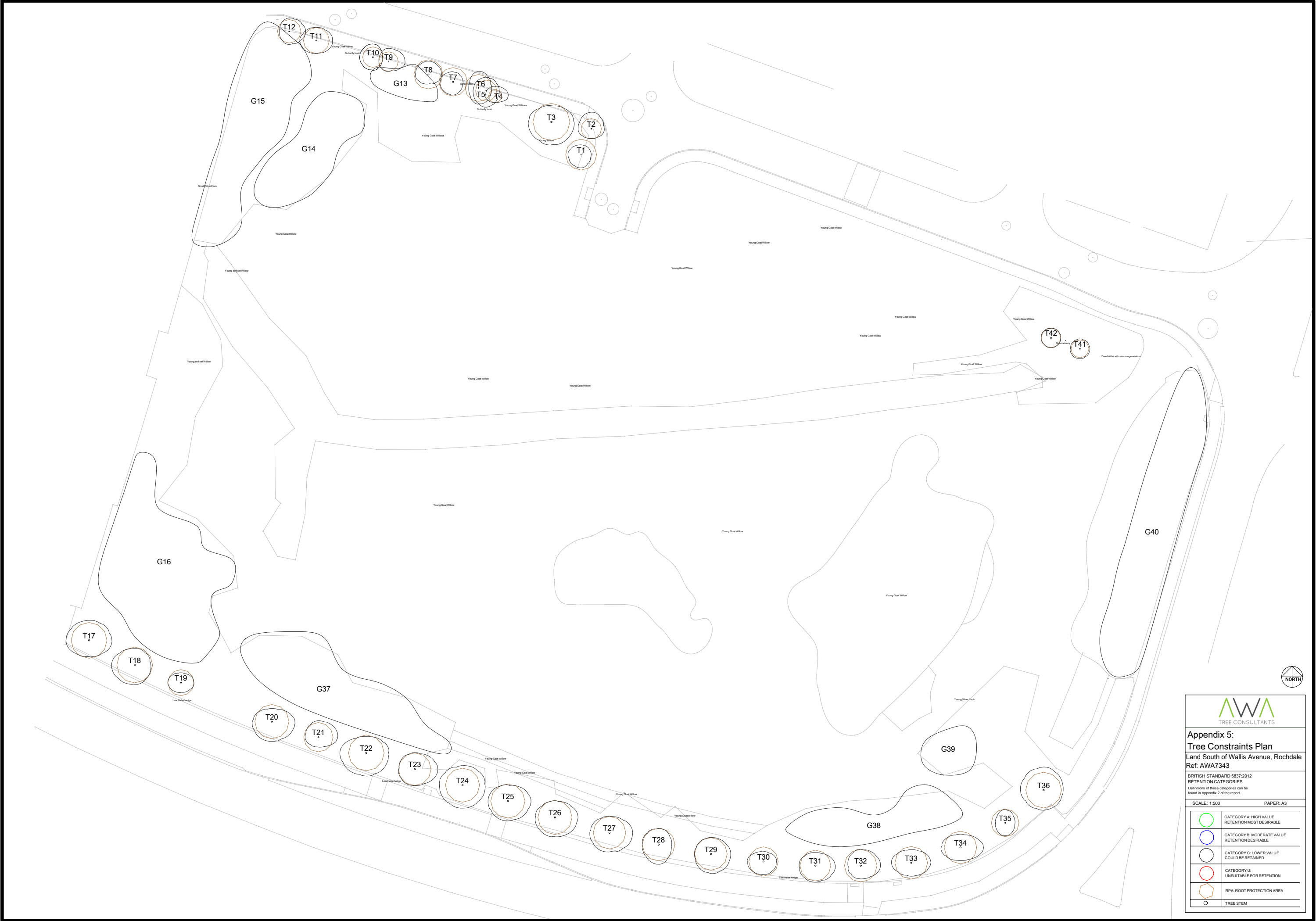
	Tree Species			Measurements			Crown (m)					Tree Condition							Value		Management	
Tree ID	Common Name	Latin Name	Maturity	Height (m)	Stems	Stem Diameter (mm)	Estimated	Crown height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works
T21	Norway Maple	Acer platanoides	Semi-mature	8	1	180	No	2.5	2.5	3	1.5	2	No visual defects	Single stemmed, Vertical, Multiple stemmed at 2m, Partially included bark, Bark damage	Minor deadwood, Minor dieback	Pavement 2m south part of a line of Maples along the roadside. Bark damage and minor dieback in northern crown.	Fair	Fair	20 to 40 yrs	Moderate	C	No works required
T22	Norway Maple	Acer platanoides	Semi-mature	8	1	220	No	2.5	2.5	3.5	3.5	4	No visual defects	Single stemmed, Vertical, Multiple stemmed at 2m, Partially included bark	Minor deadwood, Slightly unbalanced	Pavement 2m south part of a line of Maples along the roadside. Weighted slightly south.	Good	Fair	20 to 40 yrs	Moderate	C	No works required
T23	Norway Maple	Acer platanoides	Semi-mature	8	1	200	No	2.5	2.5	3.5	2.5	2.5	No visual defects	Single stemmed, Vertical, Multiple stemmed at 2m, Partially included bark	Minor deadwood	Pavement 2m south part of a line of Maples along the roadside.	Good	Fair	20 to 40 yrs	Moderate	C	No works required
T24	Norway Maple	Acer platanoides	Semi-mature	8	1	210	No	2.5	3	3.5	3.5	3.5	No visual defects	Single stemmed, Vertical, Multiple stemmed at 2m, Partially included bark	Minor deadwood	Pavement 2m south part of a line of Maples along the roadside.	Good	Fair	20 to 40 yrs	Moderate	C	No works required
T25	Norway Maple	Acer platanoides	Semi-mature	8	1	210	No	2.5	2.5	3.5	3	3	No visual defects	Single stemmed, Vertical, Multiple stemmed at 2m, Partially included bark	Minor deadwood	Pavement 2m south part of a line of Maples along the roadside.	Good	Fair	20 to 40 yrs	Moderate	C	No works required

	Tree Species			Measurements			Crown (m)				Tree Condition							Value		Management		
Tree ID	Common Name	Latin Name	Maturity	Height (m)	Stems	Stem Diameter (mm)	Estimated	Crown height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works
T26	Norway Maple	Acer platanoides	Semi-mature	8	1	210	No	2.5	2.5	3.5	3	3	No visual defects	Single stemmed, Vertical, Multiple stemmed at 2m, Partially included bark	Minor deadwood	Pavement 2m south part of a line of Maples along the roadside. Close to contact with lamppost to southeast.	Good	Fair	20 to 40 yrs	Moderate	C	No works required
T27	Norway Maple	Acer platanoides	Semi-mature	8	1	200	No	2.5	2.5	3.5	3	3	No visual defects	Single stemmed, Vertical, Multiple stemmed at 2m, Partially included bark	Minor deadwood	Pavement 2m south part of a line of Maple along the roadside. Close to contact with sign to southeast.	Good	Fair	20 to 40 yrs	Moderate	C	No works required
T28	Norway Maple	Acer platanoides	Semi-mature	8	1	200	No	2.5	2.5	2	3	2.5	No visual defects	Single stemmed, Vertical, Multiple stemmed at 2m, Partially included bark	Minor deadwood	Pavement 2m south part of a line of Maples along the roadside.	Good	Fair	20 to 40 yrs	Moderate	C	Removal required to facilitate the development
T29	Norway Maple	Acer platanoides	Semi-mature	8	1	200	No	2.5	2.5	3	3	2.5	No visual defects	Single stemmed, Vertical, Multiple stemmed at 2m, Partially included bark	Minor deadwood	Pavement 2m south part of a line of Maples along the roadside.	Good	Fair	20 to 40 yrs	Moderate	C	No works required
T30	Norway Maple	Acer platanoides	Semi-mature	8	1	180	No	2.5	1.5	2	2	2.5	No visual defects	Single stemmed, Vertical, Multiple stemmed at 2m, Partially included bark	Minor deadwood	Pavement 2m south part of a line of Maples along the roadside.	Good	Fair	20 to 40 yrs	Moderate	C	No works required

	Tree Species			Measurements			Crown (m)					Tree Condition							Value		Management	
Tree ID	Common Name	Latin Name	Maturity	Height (m)	Stems	Stem Diameter (mm)	Estimated	Crown height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works
T31	Norway Maple	Acer platanoides	Semi-mature	8	1	190	No	2.5	2	3	2.5	2.5	No visual defects	Single stemmed, Vertical, Multiple stemmed at 2m, Partially included bark	Minor deadwood	Pavement 2m south part of a line of Maples along the roadside.	Good	Fair	20 to 40 yrs	Moderate	C	No works required
T32	Norway Maple	Acer platanoides	Semi-mature	8	1	200	No	2.5	2.5	3	2	2	No visual defects	Single stemmed, Vertical, Multiple stemmed at 2m, Partially included bark	Minor deadwood	Pavement 2m south part of a line of Maples along the roadside.	Good	Fair	20 to 40 yrs	Moderate	C	No works required
T33	Norway Maple	Acer platanoides	Semi-mature	8	1	200	No	2.5	2	3	2	3	No visual defects	Single stemmed, Vertical, Multiple stemmed at 2m, Partially included bark	Minor deadwood	Pavement 2m south part of a line of Maples along the roadside.	Good	Fair	20 to 40 yrs	Moderate	C	No works required
T34	Norway Maple	Acer platanoides	Semi-mature	8	1	200	No	2.5	2	3.5	2	3	No visual defects	Single stemmed, Vertical, Multiple stemmed at 2m, Partially included bark	Minor deadwood	Pavement 2m south part of a line of Maples along the roadside.	Good	Fair	20 to 40 yrs	Moderate	C	No works required
T35	Norway Maple	Acer platanoides	Semi-mature	7	1	170	No	2	2	1.5	2	1.5	No visual defects	Single stemmed, Vertical, Multiple stemmed at 2m, Partially included bark	Minor deadwood	Pavement 2m east part of a line of Maples along the roadside.	Good	Fair	20 to 40 yrs	Moderate	C	No works required

	Tree Species			Measurements			Crown (m)				Tree Condition							Value		Management		
Tree ID	Common Name	Latin Name	Maturity	Height (m)	Stems	Stem Diameter (mm)	Estimated	Crown height	N	E	S	W	Tree Condition				Physiological	Structural	Life Expectancy	Amenity	Category	Works
													Roots	Stem	Crown	Comments						
T36	Norway Maple	Acer platanoides	Semi-mature	8	1	220	No	2.5	3.5	3	3	3.5	No visual defects	Single stemmed, Vertical, Multiple stemmed at 2m, Partially included bark	Minor deadwood	Pavement 2m east part of a line of Maples along the roadside.	Good	Fair	20 to 40 yrs	Moderate	C	No works required
G37	Goat Willow	Salix caprea	Semi-mature	5	10+	80 avg.	No	0	See plan				Linear group of Willow and Hawthorn running in and along a shallow ditch.				Good	Fair	20 to 40 yrs	Low	C	Partial removal required to facilitate the development
G38	Goat Willow	Salix caprea	Semi-mature	4	10+	70 avg.	No	0	See plan				Linear group of young to semi mature Goat Willow, occasional snapped hanging branch.				Good	Fair	20 to 40 yrs	Low	C	Removal required to facilitate the development
G39	Goat Willow	Salix caprea	Semi-mature	4	10+	70 avg.	No	0	See plan				Area of young to semi mature Goat Willow, occasional area of bark damage.				Good	Fair	20 to 40 yrs	Low	C	Removal required to facilitate the development
G40	Common Hawthorn	Crataegus monogyna	Semi-mature	3	10+	70 avg.	No	0	See plan				Linear hedgerow of Hawthorn with occasional Silver Birch and Privet, Dogrose in understory. Several stems still with tree guards. On bank with pavement to east. Some screening value.				Good	Fair	20 to 40 yrs	Low	C	No works required

	Tree Species			Measurements			Crown (m)				Tree Condition							Value		Management		
Tree ID	Common Name	Latin Name	Maturity	Height (m)	Stems	Stem Diameter (mm)	Estimated	Crown height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works
T41	Hornbeam	Carpinus betulus	Semi-mature	5	1	110	No	1	1.5	1.5	1.5	1.5	No visual defects	Single stemmed, Vertical, Tight union	Normal	Still staked in place. Tight upright form.	Good	Good	20 to 40 yrs	Low	C	Removal required to facilitate the development
T42	Hornbeam	Carpinus betulus	Semi-mature	5	1	120	No	1	1.5	1.5	1.5	1.5	No visual defects	Single stemmed, Vertical, Tight union	Normal	Still staked in place. Tight upright form.	Good	Good	20 to 40 yrs	Low	C	Removal required to facilitate the development



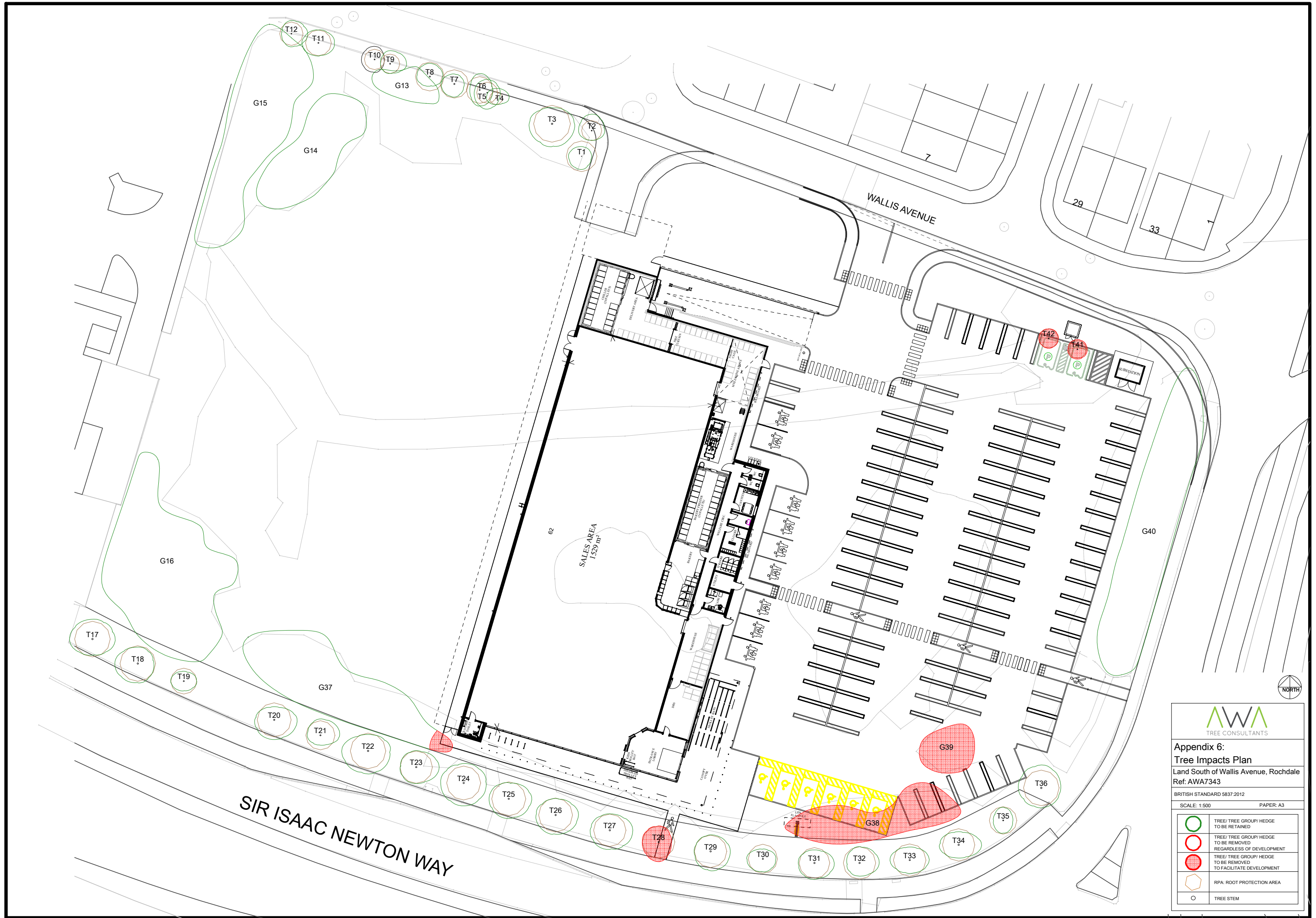


Appendix 5:
Tree Constraints Plan
Land South of Wallis Avenue, Rochdale
Ref: AWA7343

BRITISH STANDARD 5837:2012
RETENTION CATEGORIES
Definitions of these categories can be found in Appendix 2 of the report.

SCALE: 1:500 PAPER: A3

	CATEGORY A: HIGH VALUE RETENTION MOST DESIRABLE
	CATEGORY B: MODERATE VALUE RETENTION DESIRABLE
	CATEGORY C: LOWER VALUE COULD BE RETAINED
	CATEGORY U: UNSUITABLE FOR RETENTION
	RPA: ROOT PROTECTION AREA
	TREE STEM



AWA
TREE CONSULTANTS

Appendix 6:
Tree Impacts Plan
Land South of Wallis Avenue, Rochdale
Ref: AWA7343

BRITISH STANDARD 5837:2012

SCALE: 1:500 PAPER: A3

	TREE/ TREE GROUP/ HEDGE TO BE RETAINED
	TREE/ TREE GROUP/ HEDGE TO BE REMOVED REGARDLESS OF DEVELOPMENT
	TREE/ TREE GROUP/ HEDGE TO BE REMOVED TO FACILITATE DEVELOPMENT
	RPA: ROOT PROTECTION AREA
	TREE STEM