

# TREE SOLUTIONS



## **Arboricultural Impact Assessment**

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### **Land at Hillcrest, Rochdale**

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Prepared for:

**MR D CULLEN**

Our Ref: 26/AIA/ROCH/16

May 2026

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## 1.0 INSTRUCTION

- 1.1 We have been instructed by Mr D Cullen (the applicant) to undertake an Arboricultural Impact Assessment (AIA) to evaluate the proposed development in relation to existing trees on site. This assessment has been carried out in accordance with the principles and guidance set out in British Standard 5837:2012 *'Trees in Relation to Design, Demolition and Construction - Recommendations'*.
- 1.2 We have been instructed to prepare this report to assist all parties involved in the planning process in making informed and balanced judgements regarding arboricultural features in relation to the proposed residential development on land at Hillcrest, Hillcrest Road, Rochdale. Accordingly, all trees within influencing distance of the proposed works both on-site and on adjacent land have been surveyed. These trees are detailed within the Tree Survey Schedule (Appendix 1) and are plotted on all relevant accompanying plans.
- 1.3 A Stage 1 tree survey was carried out in November 2025 and updated in April 2026 by Alistair Henderson, Principal Consultant at Tree Solutions Ltd. The appraisal of the mechanical integrity of the trees on site is considered sufficient to inform the current development proposal.
  - 1.3.1 The assessment was conducted from ground level and did not involve any invasive investigations. Consequently, the potential presence of concealed or subsurface defects cannot be fully ruled out. While the primary purpose of the survey was not to assess tree safety, any obvious structural defects considered significant in the context of the existing or proposed land use have been recorded.
  - 1.3.2 It should be noted that detailed tree safety inspections fall outside the scope of this report, unless such assessments were explicitly instructed in writing.
- 1.4 Two individual trees (T1-T2) were surveyed and mapped on a Preliminary Tree Constraints & Impact Assessment Plan Ref: 26/AIA/Roch/16, Drawing No. 1 & 2 at **Appendix 2**. All arboricultural information recorded during the survey is presented within a schedule at **Appendix 1**.
- 1.5 The Arboricultural Impact Assessment is based on the latest proposed layout plan Ref: M24/033/102A provided by JHA Pulmann.

## 2.0 PLANNING POLICY & STATUTORY CONTROLS

### 2.1 Relevant Local Planning Policy

- 2.1.1 The proposed development will be assessed against the Rochdale Borough Council Core Strategy (adopted October 2016) and the saved policies of the Rochdale Unitary Development Plan (UDP) (adopted June 2006). Relevant policies include Core Strategy Policy G6 (Green Infrastructure) and G7 (Biodiversity and Geodiversity), together with saved UDP policies relating to the protection of trees, landscaping and the natural environment.
- 2.1.2 The proposals must also demonstrate compliance with the relevant provisions of the National Planning Policy Framework (NPPF), which places strong emphasis on conserving and enhancing the natural environment, including the protection and retention of existing trees where appropriate.
- 2.1.3 This report has been prepared in accordance with the guidance and recommendations set out in BS5837:2012, which provides nationally recognised best practice for the integration of trees within the planning, design and construction process.

### 2.2 Protected Trees

- 2.2.1 Rochdale Council does not currently provide Tree Preservation Order (TPO) or Conservation Area designations on an online interactive mapping system, and it has therefore not been possible to confirm whether any trees on or adjoining the site are subject to statutory protection. The applicant is strongly advised to obtain written confirmation from Rochdale Council's Arboricultural Officer prior to carrying out any works to trees that are not expressly granted consent under this planning application.

## 2.4 Protected Species

- 2.4.1 Mature trees often feature cavities, crevices, and hollows that provide potential roosting or nesting sites for protected species, notably bats and barn owls. Both species are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended), as well as The Conservation of Habitats and Species Regulations 2017 (as amended), which incorporates the provisions of the former 2007 Regulations. Any works affecting such trees must be preceded by appropriate ecological surveys and, if necessary, mitigation measures to ensure legal compliance.

## 2.5 Wildlife Habitats

- 2.5.1 Trees and hedgerows of various species offer valuable nesting habitat for a wide range of birds. It is likely that nesting birds will be present on site during the breeding season, typically from March to September. As such, any vegetation clearance or tree works during this period should be preceded by a nesting bird check conducted by a suitably qualified ecologist. Works should be delayed if active nests are identified, in line with wildlife protection legislation.

## 3.0 THE SITE

- 3.1 The application site is located within the garden area to the west of Hillcrest. The original tree survey, undertaken in November 2025, identified a linear group of dead Ash trees along the site frontage. These trees have subsequently been removed on health and safety grounds, as they presented a significant hazard to the adjacent highway and surrounding residential properties.
- 3.2 Two trees remain along the southern boundary, with the remainder of the site comprising maintained lawn and shrub planting.

## 4.0 DEVELOPMENT PROPOSAL

- 4.1 The proposed development comprises the construction of two semi-detached residential dwellings, together with associated vehicular access and parking provision.

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

### 5.1 GENERAL

- 5.1.1 *During the development process, there may be three or even four key constraints to consider in relation to retained trees. These include:*

1. **Construction Exclusion Zones (CEZ):** Areas around retained trees where no construction activity, ground compaction, or material storage is permitted, to protect the root system and overall tree health.
2. **Crown Protection Areas (or CEZ 2):** Above-ground space required to accommodate the tree's existing and future crown spread, including allowances for safe working distances and potential pruning limits.
3. **Root Protection Areas (RPA):** Below-ground zones defined to safeguard the tree's root system, as per BS5837:2012 guidelines, where development and soil disturbance are strictly limited.
4. **Working Space Buffers (if applicable):** Additional space around CEZ or RPA boundaries required to ensure safe access for construction personnel and machinery, without compromising tree protection measures.

### 5.2 ROOT PROTECTION AREA (RPA)

- 5.2.1 The RPA, expressed in square metres (m<sup>2</sup>), represents the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability. This area must be protected before and throughout any demolition or construction activities to ensure the successful retention of trees. The RPA is calculated from a radial measurement taken from the centre of the tree stem. For single-stemmed trees, the radius is derived by multiplying the stem diameter (measured at 1.5m above ground level) by a factor of 12. For multi-stemmed trees, the calculation is based on the formula: (mean stem diameter<sup>2</sup>) × number of stems.

5.2.2 During the Arboricultural Impact Assessment (AIA) process, the calculated radial distance is converted into a site-specific RPA, taking account of existing site conditions and any factors that may have influenced root distribution. The RPA is initially plotted as a circle centred on the base of the stem. However, where site conditions indicate asymmetric rooting patterns, such as the presence of structures, changes in topography, or historic disturbance, the RPA may be modified to a polygon of equivalent area. Any such modification is informed by arboricultural judgement and reflects the likely distribution of the tree's rooting system.

5.2.3 The RPA must be protected through the installation of appropriate tree protection fencing prior to the commencement of any demolition or construction works, and this protection must remain in place for the duration of the development. Activities that may adversely affect the soil structure or root environment within the RPA must be strictly avoided, including mechanical excavation, soil stripping or cultivation, storage of materials, plant or spoil, ground level changes, the installation of impermeable or highly compacted surfaces, and the lighting of fires. Where construction is proposed in close proximity to retained trees, or incursions into the RPA cannot be avoided, appropriate mitigation measures will be required. These may include the use of temporary ground protection to prevent compaction, or the implementation of special engineering solutions such as no-dig construction or low-impact foundation systems, designed to minimise disturbance to the rooting environment in accordance with BS5837:2012.

### 5.3 CEZ 2: TREE CROWN PROTECTION ZONE

5.3.1 The Tree Crown Protection Zone (CEZ 2) is defined as the area above ground occupied by the crown (branch structure) of a tree, including an allowance for safe working distances and, where appropriate, anticipated future crown growth. The extent of CEZ 2 is determined with reference to the existing and projected crown spread, considering any acceptable pruning in accordance with BS 3998:2010.

5.3.2 The tree canopies of all retained trees are clear of the proposed development, and no access facilitation pruning is required to implement the proposed works.

### 5.4 CEZ 3: TREE DOMINANCE ZONE

5.4.1 Tree T1 is located at a sufficient distance from the proposed dwellings, which benefit from a predominantly open southerly aspect. Tree T2 comprises a small Ash exhibiting signs of significant decline and is anticipated to deteriorate further in the short term. On this basis, it is not considered that the retained trees will give rise to future pressure for pruning or removal due to shading, overbearing effects, or perceived nuisance.

### 5.5 CEZ 4: NEW PLANTING ZONE

5.5.1 The proposed new planting will be implemented in accordance with the submitted landscape proposals, which identify appropriate areas for replacement and enhancement planting across the site.

5.5.2 All new tree and shrub planting will be located outside the CEZs and RPAs of retained trees to avoid conflict and ensure successful establishment. The strategy will deliver long-term canopy continuity, enhance biodiversity, and reinforce the site's landscape structure.

5.5.3 Full details of species selection, planting densities, soil preparation, protection measures, and establishment techniques are set out in the accompanying landscape scheme prepared by the project landscape architect.

## 6.0 SURVEY METHODOLOGY

6.1 The method used in the preparation of this report is based on the principles of BS 5837: 2012.

1. Tree heights were surveyed to the nearest 1m
2. Trunk diameters were measured by use of forestry girth tape
3. The category assessment (Table 1) on which the trees is based include current and long-term arboricultural, landscape, cultural and conservation values (BS5837: 2012). This table can be found at **Appendix 1**
4. For clarity, the grading system is summarised from **Table 2** of the BS as follows:

- U grade** – trees for removal, effective for less than 10 years  
**A grade** – trees of high quality and value, effective for more than 40 years  
**B grade** – trees of moderate quality and value, effective for more than 20 years  
**C grade** – trees of low quality and value, effective for 10 years

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

## 6.2 SOIL ASSESSMENT

- 6.2.1 Tree Solutions Ltd does not undertake soil investigations as part of this commission. The client is therefore advised to seek specialist geotechnical or soil science expertise where site-specific soil assessment is required to inform the design, construction methodology, or future landscape management.

## 7.0 JUXTAPOSITION OF TREES AND STRUCTURES

### 7.1 Below ground constraints

- 7.1.1 The below ground constraints are generally summarised as the RPA. The shape of the RPA and its exact location will depend upon arboricultural considerations including likely tolerance of the tree to root disturbance; morphology and disposition of the roots when known influenced by past or existing site conditions; soil type and structure; and topography and drainage.
- 7.1.2 The purpose of the RPA is to prevent physical damage to tree roots and to prevent damage to the soil structure. Tree roots are damaged by soil compaction, changes in soil levels or soil contamination which could reduce tree health and/or stability.
- 7.1.3 In accordance with BS 5837:2012, the RPAs have been determined based on stem diameter measurements and adjusted to reflect on-site conditions that are likely to influence root morphology. Root development is affected by both site topography and the physical characteristics of the soil or substrate. Where trees are located adjacent to existing hard surfaces or below-ground obstructions, lateral root spread may be constrained due to compacted subgrades and structural barriers.
- 7.1.4 The RPA of all trees have been plotted as standard circular areas based on stem diameter measurements recorded during the tree survey, as no significant below-ground constraints were identified that would justify deviation from the default model.

### 7.2 Underground Services

- 7.2.1 There are no proposed service runs within the RPA of retained trees.

## 8.0 Arboricultural Impact Assessment Summary

- 8.1.1 A tree survey was undertaken by Tree Solutions Ltd in accordance with BS5837:2012. All trees within and adjacent to the site were recorded, including species, dimensions, and physiological and structural condition, and categorised in accordance with the Standard. RPAs were calculated and plotted to inform the design and layout of the proposed development.
- 8.1.2 The proposed layout has been developed with due regard to arboricultural constraints, with the aim of retaining existing trees and avoiding direct conflict with RPAs wherever practicable. The design reflects a tree-led approach, with development positioned to minimise potential impacts.
- 8.1.3 No tree removal is required to facilitate the proposed development. All construction activity is located outside the RPA of T1 and, as such, no adverse impacts to retained trees are anticipated.
- 8.1.4 Details of the Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) will be secured and addressed at the discharge of planning conditions stage. Subject to the implementation of appropriate tree protection measures, no adverse impact on the health or vitality of retained trees is anticipated. The proposals are therefore considered to accord with the principles of BS5837:2012, and there are no arboricultural constraints that would warrant refusal of the application.

## 9.0 PROPOSED REVISIONS TO THE SCHEME

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

## 10.0 CONCLUSIONS

- 10.1 The proposed development has been designed in accordance with *BS5837:2012*, with due consideration given to arboricultural constraints. The layout has been informed by the position and quality of retained trees, ensuring their continued retention.
- 10.2 No tree removal is required to facilitate the proposed development.
- 10.3 All retained trees will be safeguarded through the implementation of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP), to be secured and submitted at the discharge of planning conditions stage. Subject to adherence to these measures, the development will not adversely affect the health, structural integrity, or long-term viability of retained trees.
- 10.4 In arboricultural terms, the proposals are considered acceptable and do not give rise to any constraints that would warrant refusal of the application.

## 11.0 LIMITING CONDITIONS

Unless stated otherwise, the following conditions apply:

- The information contained in this report pertains only to the trees that were inspected and reflects their condition at the time of the survey.
- The findings and recommendations within this report are considered valid for a period of two years from the date of inspection.
- The inspection was limited to a visual assessment from ground level only. No invasive investigations such as dissection, excavation, probing, or coring were undertaken. As such, no warranty or guarantee, express or implied, is offered that undetected issues may not arise in the future.
- This report has been prepared solely for the use and benefit of the client. Tree Solutions Ltd accepts no liability or responsibility to any third party.
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## **Appendix One**

### **Tree Survey Schedule**

TREE SURVEY SCHEDULE (BS5837: 2012)

|         |                                               |
|---------|-----------------------------------------------|
| SITE:   | HILLCREST, HILLCREST ROAD, ROCHDALE, OL11 2QB |
| CLIENT: | MR D CULLEN                                   |
| BRIEF:  | ARBORICULTURAL IMPACT ASSESSMENT              |

|                     |                        |
|---------------------|------------------------|
| SURVEYOR:           | A. HENDERSON           |
| ASSESSMENT:         | POST TREE REMOVAL      |
| VIEWING CONDITIONS: | CLEAR                  |
| JOB REFERENCE:      | 25/AIA/ROCH/16 (REV A) |

| TREE NO.<br><br>T - Tree<br>G - Group<br>H- Hedge | SPECIES<br>(COMMON NAME) | AGE | HEIGHT (m) +<br><br>CROWN CLEARANCE/D<br>IRECTION OF GROWTH<br>(N.S.E.W) | RADIAL CROWN SPREAD (m) |   |   |   | STEM/<br>MULTI-STEM*<br>DIA. (mm) | VITALITY | COMMENTS                                                            | MANAGEMENT | CATEGORY & SUB-CATEGORY GRADING<br>BS 5837 | BS 5837 RADIUS (m)<br><br>RPA (m²) |
|---------------------------------------------------|--------------------------|-----|--------------------------------------------------------------------------|-------------------------|---|---|---|-----------------------------------|----------|---------------------------------------------------------------------|------------|--------------------------------------------|------------------------------------|
|                                                   |                          |     |                                                                          | N                       | S | E | W |                                   |          |                                                                     |            |                                            |                                    |
| T1                                                | Goat Willow              | M   | 13<br><br>1N                                                             | 3                       | 3 | 3 | 5 | 350<br>300<br><br>(461)           | G        | • No obvious defects noted<br>E.R.C.20                              | • No works | B2                                         | 5.5<br><br>95m²                    |
| T2                                                | Ash                      | Y   |                                                                          |                         |   |   |   |                                   | MD       | • Young, self-set tree with 30% Chalara<br>Ash Dieback<br>• E.R.C.0 | • Remove   | U                                          | N/A                                |

HEADINGS & ABBREVIATIONS

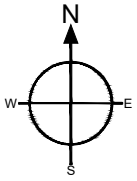
|                                            |                                                                                                                                                                                                                                                                                                                         |
|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| TREE NO.                                   | REFERENCE NUMBER. REFER TO PLAN OR NUMBERED TAGS WHERE APPLICABLE (T = TREE, G = GROUP, H = HEDGE)                                                                                                                                                                                                                      |
| SPECIES:                                   | COMMON NAME (LATIN NAMES AVAILABLE ON REQUEST)                                                                                                                                                                                                                                                                          |
| AGE RANGE/LIFE STAGE:                      | Y = YOUNG, SM = SEMI MATURE, EM = EARLY MATURE, M = MATURE, PM = POST MATURE                                                                                                                                                                                                                                            |
| HEIGHT:                                    | ESTIMATED AND RECORDED IN METRES. APPROXIMATELY 1 IN 10 TREES ARE MEASURED USING A CLINOMETER AND THE REMAINDER ESTIMATED AGAINST THE MEASURED TREES                                                                                                                                                                    |
| CROWN SPREAD:                              | MAXIMUM CROWN RADIUS MEASURED TO THE FOUR CARDINAL COMPASS POINTS FOR SINGLE SPECIMENS ONLY (MEASUREMENT FOR TREE GROUPS - MAXIMUM RADIUS OF THE GROUP)                                                                                                                                                                 |
| CROWN CLEARANCE & DIRECTION OF GROWTH:     | HEIGHT IN METERS OF CROWN CLEARANCE ABOVE ADJACENT GROUND LEVEL (TO INFORM ON GROUND CLEARANCE, CROWN/STEM RATIO AND SHADING)                                                                                                                                                                                           |
| STEM DIA/MULTI-STEM DIA:                   | STEM DIAMETER - MEASURED AT APPROXIMATELY 1.5 METRES ABOVE GROUND LEVEL OR A COMBINATION OF STEMS FOR MULTI-STEMMED TREES                                                                                                                                                                                               |
| VITALITY:                                  | A MEASURE OF PHYSIOLOGICAL CONDITION. D = DEAD, MD = MORIBUND, P = POOR, M = MODERATE, G = GOOD                                                                                                                                                                                                                         |
| E.R.C. = ESTIMATED REMAINING CONTRIBUTION: | RELATIVE USEFUL LIFE EXPECTANCY (YEARS)                                                                                                                                                                                                                                                                                 |
| BS 5837CATEGORY & SUB-CATEGORY GRADING:    | A = HIGH QUALITY AND VALUE, B = MODERATE QUALITY AND VALUE, C = LOW QUALITY AND VALUE, U = UNSUITABLE FOR RETENTION (SUB-CATEGORY REFERS TO ARBORICULTURAL., LANDSCAPE AND CULTURAL/CONSERVATION VALUES)                                                                                                                |
| BS 5837 RADIUS & BS 5837 RPA:              | PROTECTIVE DISTANCE - RADIUS FROM THE CENTRE OF THE STEM TO THE LINE OF TREE PROTECTION (CONSTRUCTION EXCLUSION ZONE - CEZ) AND PROTECTIVE BARRIER ROOT PROTECTION AREA - BS 5837 (2012) ANNEX D (THE RECOMMENDATIONS STATE THAT THE RPA SHOULD BE CAPPED AT 707 M²) NOTE – ALL CALCULATIONS ROUNDED TO NEAREST DECIMAL |

Table 1 Cascade chart for tree quality assessment

| Category and definition                                                                                                                                                   | Criteria (including subcategories where appropriate)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                   |                                                                                                                                       | Identification on plan |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| Trees unsuitable for retention (see Note)                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                   |                                                                                                                                       |                        |
| <b>Category U</b><br>Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years | <ul style="list-style-type: none"><li>Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning)</li><li>Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline</li><li>Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality</li></ul> <p><i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i></p> |                                                                                                                                                                                                                                                                   |                                                                                                                                       | See Table 2            |
|                                                                                                                                                                           | 1 Mainly arboricultural qualities                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 2 Mainly landscape qualities                                                                                                                                                                                                                                      | 3 Mainly cultural values, including conservation                                                                                      |                        |
| Trees to be considered for retention                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                   |                                                                                                                                       |                        |
| <b>Category A</b><br><b>Trees of high quality</b> with an estimated remaining life expectancy of at least 40 years                                                        | Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features                                                                                                                                                            | Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture) | See Table 2            |
| <b>Category B</b><br><b>Trees of moderate quality</b> with an estimated remaining life expectancy of at least 20 years                                                    | Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation                                                                                                                                                                                                                                                                                                                                                                                                            | Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality | Trees with material conservation or other cultural value                                                                              | See Table 2            |
| <b>Category C</b><br><b>Trees of low quality</b> with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm       | Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits                                                              | Trees with no material conservation or other cultural value                                                                           | See Table 2            |

## **Appendix Two**

### **Preliminary Tree Constraints Plan**



### Legend

Root Protection Area  
Modified to Account for  
Site Features

Category

Root Protection Area

Crown Spread

Tree Number

Category A  
(High Quality)

Category B  
(Moderate Quality)

Category C  
(Low Quality)

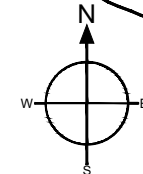
Category U  
(Dead/Dying/In Decline)

NOTE: Tree/group numbers marked with an \* have approximate locations.

|                                                                                                                                   |                     |
|-----------------------------------------------------------------------------------------------------------------------------------|---------------------|
| Client:<br>Mr D Cullen                                                                                                            |                     |
| Project:<br>Land at Hillcrest, Hillcrest Road, Rochdale                                                                           |                     |
| Title:<br>Preliminary Tree Constraints Plan                                                                                       |                     |
| Scale:<br>1:250 @ A3                                                                                                              | Date:<br>April 2026 |
| Drawn By:<br>NB                                                                                                                   | Revision:<br>A      |
| Job Ref:<br>26/AI/ROCH/16                                                                                                         | Drawing No:<br>01   |
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## **Appendix Three**

### **Impact Assessment Plan**



### Legend

- Root Protection Area  
Modified to Account for  
Site Features
- Category
- Root  
Protection  
Area
- Crown  
Spread
- Tree  
Number
- Category A  
(High Quality)
- Category B  
(Moderate Quality)
- Category C  
(Low Quality)
- Category U  
(Dead/Dying/In Decline)
- Tree Proposed for Removal

NOTE: Tree/group numbers marked with an \* have approximate locations.

|           |                                             |             |
|-----------|---------------------------------------------|-------------|
| Client:   | Mr D Cullen                                 |             |
| Project:  | Land at Hillcrest, Hillcrest Road, Rochdale |             |
| Title:    | Arboricultural Impact Assessment            |             |
| Scale:    | 1:250 @ A3                                  | Date:       |
| Drawn By: | NB                                          | Revision:   |
| Job Ref:  | 25/AIA/ROCH/16                              | Drawing No: |

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