



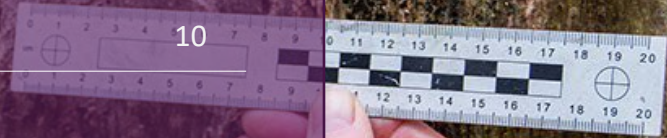
Heywood Old Road, Middleton

Arboricultural Implication Study

February 2026

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Document Revision Record		
Issue No	Date	Details of Revisions
1	25 th February 2026	

Chapter 1 Introduction

1.01

ACS Consulting is instructed by Rochdale MBC to report on trees and the implications for the proposed development at: Heywood Old Road, Middleton (385355, 407532). The assessment and report was undertaken by Ian Murat, Registered Consultant of the Arboricultural Association.

1.02

In accordance with guidance on information requirements and validation for planning applications, this report fulfils the recommended national list criteria for tree survey/arboricultural information. More specifically, it contains the following:

- A full tree survey to the requirements of BS5837 (2012) Trees In Relation To Design, Demolition and Construction – Recommendations;
- A plan showing tree survey information, retention categorisation and root protection areas;
- An assessment of the arboricultural implications of development detailing trees to be retained/removed and appropriate protection measures (BS5837:2012 section 5.3.4),
- A Heads of Terms Arboricultural Method Statement detailing a set of agreed principles for tree protection, implementation and phasing of works. (BS5837:2012 section 6).

1.03

The site was visited during January 2026. A survey of the trees was completed in accordance with BS5837 – 2012. This British Standard takes the form of guidance and recommendations. It should not be quoted as if it were a specification and particular care should be taken to ensure that claims of compliance and non-compliance are not misleading. All the trees have been summarised in the tables in Appendix A.

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Chapter 2 Background

2.01 The Site

The proposed Redwood SEND site is currently an open, sloping field, of area 2.6Ha which is currently used to paddock a single horse. The site is the remaining land area following the development of the Edgar Wood Academy, which is accessed from Heywood Old Road, Middleton. The land is surrounded by housing to the north and east, with the Edgar Wood Academy located to the west. A small water course (Whittle Brook) forms a boundary to the northwest of the site, with a small woodland area to the northeast (Figure 1).

2.02 Statutory Protection (Trees)

Rochdale Borough Council does not hold Tree Preservation Order (TPO) details online. The site is not located in a Conservation Area.

2.03 Policy

In terms of trees, the application will be subject to the policies of Rochdale Borough Council. The Local Development Plan relevant to this application comprises the Unitary Development Plan (UDP), adopted in June 2006 and the Rochdale Local Plan Core Strategy (CS), adopted in October 2016. The Places for Everyone Development Plan Document, a joint plan covering 9 out of 10 of the Greater Manchester local authority areas, is awaiting adoption by the council. The Development Plan includes objectives and planning policies that will be used in the determination of planning applications, and which will shape the quality of new development.

2.04

The policies of most relevance to the arboreal aspects of the application are: G6 and G7. These policies replace NE/8 of the UDP. Also of relevance are policies 136 and 187 National Planning Policy Framework, December 2024.

2.05 Soils

BS 5837 – 2012 requires a basic assessment of the soils on site. An examination of the British Geological Survey site records the superficial deposits as: Till, Devensian-Diamicton. These sedimentary deposits are glacial in origin. They are detrital, created by the action of ice and meltwater, they can form a wide range of deposits and geomorphologies associated with glacial and inter-glacial periods during the Quaternary.

2.06

The Cranfield Soil and Agrifood Institute Soilscape viewer shows soils at the site to be: Soilscape 10: Freely draining slightly acid sandy soils and, Soilscape 15: Naturally wet very acid sandy and loamy soils

2.07 Topographical Survey

The arboricultural survey is based on the supplied topographical survey.

Chapter 3 Tree Survey

3.01

The tree data can be found at Appendix A. There is no requirement in BS 5837 to repeat the details of the constraints information save for confirming that the trees were surveyed for species type, age, height, crown spread, diameter-at-breast-height, condition, and their suitability for retention from ground level. Each tree or group was assigned to one of the four retention categories [A,B,C,U] specified by BS5837.

The individual descriptions and other relevant information are contained in the attached schedule and they are shown on the attached plans, based on the original topographical survey. Only trees with a stem diameter of 75 millimetres measured at 1.5 metres above the ground are required to be recorded.

3.02

The heights were measured with a digital Hypsometer and the diameters were taken with a diameter tape to give an average stem measurement. Canopy spreads have been measured at the cardinal points or where they significantly extend in other directions.

3.03 Groups

The group classification is intended to identify trees that form cohesive arboricultural features either aerodynamically, visually or culturally.



Figure 1

Chapter 4 Development Implications

4.01 Project

The proposal is: *Construction of a five storey apartment building comprising 74 dwellings (Use Class C3) with associated access, parking and landscaping. [sic]*

4.02 Development Implications

The methodology for assessment is based on BS5837 – 2012 Trees in relation to design, demolition and construction – Recommendations. The guidance recommends that impacts on arboricultural assets should be assessed by considering:

1. Which arboreal assets are affected by the proposed development;
2. Understand what contribution the arboreal assets make to the significance of the site and location;
3. Identify what impact the loss of arboreal assets of the site might have on that significance;
4. Consider maximising enhancements and avoiding harm.

4.03 Summary

The proposal does not require the loss of any trees.

4.04

The proposed SEND school is to be located in the centre of the site and will accommodate around 65 pupils and 45 staff. The development is described in detail in the planning statements. In terms of trees, the development has a satisfactory relationship with the site's arboreal features.

4.05

These features are found along the site's north and north western boundaries on the sloping banks with Whittle Brook. A hedgerow feature is found along the north eastern and eastern boundaries.

4.07 Disturbance

A new school access road will be created (with a shared access with the Edgar Wood Academy), with turning area, drop off points and car and minibus parking directly adjacent to the proposed school.

4.07

The proposals are located away from the Root Protection Areas of retained trees. There may be the slight incursion into the RPA of tree T3.

4.08

The access road necessitates a limited encroachment into the Root Protection Area (RPA) of the retained tree (T3). The extent of this incursion has been carefully assessed and is considered acceptable when balanced against site constraints and the implementation of appropriate arboricultural mitigation measures. The incursion into the RPA is only slight and within the informal reduction figure of 20%.

Chapter 4 Development Implications

4.09

The affected tree has been surveyed in accordance with BS 5837:2012 Trees in Relation to Design, Demolition and Construction. Based on the recorded stem diameter, the calculated RPA is 452m². The proposed development results in an incursion of approximately 11m², representing 2% of the total RPA.

4.10

The justification for this reduction is supported by the following considerations:

- The incursion is confined to areas of lower rooting potential, with no anticipated loss of significant structural roots.
- A substantial proportion of the RPA will remain intact, providing sufficient rooting volume to support the tree's long-term vitality and stability.
- Arboricultural mitigation measures, including specialist construction techniques such as soil vacuuming under arboricultural supervision, will be employed to minimise root disturbance.
- An Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) will be implemented for the duration of the works to ensure appropriate protection and monitoring.
- Post-construction remedial measures will be undertaken where necessary to enhance soil conditions within the retained RPA.

4.11

On this basis, the proposed reduction in RPA is not expected to result in a material adverse impact on the health, structural integrity, or longevity of the retained tree. The proposal represents an appropriate and proportionate response that enables sustainable development while safeguarding existing arboricultural assets in accordance with national and local planning.

4.12 Method Statement

The method statement is presented as a Heads of Terms document. The level of detail available is often a limiting factor when developing a method statement. The Heads of Terms identifies the main issues for tree protection that need to be addressed. It is often post-planning when detailed design occurs. Unforeseen issues may arise and therefore, further design may be required. The final method statement can be presented at this time.

4.13 Planning Policy

The Local Development Plan relevant to this application comprises the Unitary Development Plan (UDP), adopted in June 2006 and the Rochdale Local Plan Core Strategy (CS), adopted in October 2016. An examination of the upcoming Places for Everyone Joint Development Plan 2022 to 2039 notes one specific tree policy JP-G7: Trees and Woodland. Reference has also been made to the current NPPF 2023 (136 and 180).

Chapter 4 Development Implications

4.14

Trees have been successfully incorporated into the development in spatial positions that ensure their long-term retention. Areas of potential conflict in terms of site development are addressed by a Heads of Terms method statement at Appendix B.

4.15

The development retains and integrates the site's Green Infrastructure Network retaining the natural capital and ecosystem services the trees provide. Given the extent of green infrastructure assets on the site, these features have been taken into consideration in designing the layout. There is no loss of highly desirable or desirable trees.

Chapter 5 Conclusions

5.01

The application site is described in detail in the planning, design and access statement.

5.02

Overall, the proposals will have no impact on the treed character of the site. The incursion into the Root Protection Area of T3 is considered *de minimis* with no expected material adverse impact on the health, structural integrity or, longevity of the retained tree.

5.03

The Heads of Terms method statement in Appendix B details the precautions to be taken for the whole development. It is often post-planning when detailed design occurs. Unforeseen issues may arise and therefore, further design may be required. The final method statement can be presented at this time.

Appendix A

Contents

Key

BS 5837 2012

Tree data

KEY

Age	Y – Young: Out-planted trees that have not yet established SM – Semi-mature: Established trees up to 1/3 of expected height and crown EM – Early mature: Between 1/3 and 2/3 of expected height and crown M – Mature: Between 2/3 and full expected height and crown FM – Fully mature: Full expected height and crown OM – Over mature: Crown beginning to break-up and decrease in size S – Senescent: Crown in advanced stage of break-up
Physiological Condition	Good – Very few defects a reasonable long life expectancy depending on age class Fair – Some defects giving the tree a shortened life expectancy Poor – Limited life with major problems
Structural Condition	Good – Very few defects Fair – Some defects rectifiable with minor tree surgery Poor – Significant defects rectifiable with major tree surgery or felling
#	Estimated dimensions.
(a)	Average stem diameter across a group of trees.
*	Tree subject to TPO.

Table 1 – Cascade chart for tree quality assessment

Category and definition	Criteria			Identification on Plan
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.	- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other U category trees (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning). - Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline. - Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality. <i>NOTE Category U trees can have existing or potential conservation value which might be desirable to preserve; see 4.5.7</i>			RED
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation.	
Trees To Be Considered For Retention				
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dormant 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)	GREEN
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation.	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.	Trees with material conservation or other cultural value.	BLUE
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value, and/or trees offering low or only temporary/transient landscape benefits.	Trees with no material conservation or other cultural benefits	GREY

Tree Ref No.	Species	Height M	Stem Diameter MM	Branch Spread M				Height of Crown Clearance M	Clear Branch Height M	Age Class	Physiological Condition	Structural Condition	Comments/Preliminary Management Recommendations	Estimated Remaining Contribution Years	Category Grading	RPA Radius (M)	RPA Area (M ²)
				N	E	S	W										
W1	Broad-leaved Woodland	<18	<500	5	5	5	5	0	0	M			Mature broadleaved copse of ash, birch and hawthorn. Buffer between the fence and the woodland of 10m. A group of high quality and value in the landscape.	40+	A1/2	6.0	113
H1	Hawthorn	5	200	2	2	2	2	0	0	M	Good	Good	Mature hawthorn hedge along the site boundary. Located off-site. No significant management. A hedge of high quality and value in the landscape.	40+	A1/2	2.4	18
W2	Broad-leaved Copse	<9	<200	2	2	2	2	0	0	SM/EM	Good	Good	Copse of hawthorn with sorbus and willow sp. (grey or goat) with a small population of oak. A copse of moderate quality and value in the landscape.	20+	B1/2	2.4	18
W3	Copse	<10	<200	2	2	2	2	0	0	SM/EM	Good	Good	Copse of hawthorn and willow sp. located on a steep bank towards the stream - several collapsed trees. A group of moderate quality and value in the landscape.	20+	B1/2	2.4	18
1	Willow sp.	12	600	5	5	5	5	1	1	M	Good	Fair/Poor	Multi-stemmed tree made of 2 principal stems which further divide into multiple stems – approximately 12. Located on a steep bank towards the stream. A tree of low quality and value in the landscape.	10+	C1/2	7.2	163
G1	Mixed Group	<10	<200 average	3	3	3	3	0	0	Y/SM	Good	Good	Cypress, laurel, prunus, salix sp. and oak as a thin linear strip along the top and sides of the steeply sloping bank towards the brook. A group of low quality and value in the landscape.	10+	C1/2	2.4	18
G2	Hawthorn	5	200	2	2	2	2	0	0	EM/M	Good	Good	Clump of hawthorn and elderberry located on the steeply sloping bank. A group of low quality and value in the landscape.	10+	C1/2	2.4	18
2	Salix	13	550	5	6	6	3	2 S	2 S	M	Good	Good	Located at the top of the bank. Pronounced lean then self-corrects. Sycamore growing through the canopy. Insecure roothold with extensive soil erosion and root exposure.	<10	U	6.6	137
G3	Broad-leaved Group	<14	<250	4	0.5	2	3	0	0	SM/EM	Good	Good	Group of birch, sycamore, willow sp. and hawthorn. Growing on the side of the steeply sloping bank. Insecure roothold with extensive soil erosion and root exposure.	<10	U	3.0	28

Tree Ref No.	Species	Height M	Stem Diameter MM	Branch Spread M				Height of Crown Clearance M	Clear Branch Height M	Age Class	Physiological Condition	Structural Condition	Comments/Preliminary Management Recommendations	Estimated Remaining Contribution Years	Category Grading	RPA Radius (M)	RPA Area (M ²)
				N	E	S	W										
3	Oak	9	#1000	5	3	5	5	0	0	FM	Fair	Good	Growing on the side of the steeply sloping bank with a pronounced lean to the north west and then self-correct. Squat specimen. Reasonable distribution of buds and twigs. Insecure roothold with extensive soil erosion and root exposure.	<10	U	12.0	452
G4	Group	5	100	2	2	2	2	0	0	Y	Good	Good	Self-set willow with oak growing amongst bramble. A group of low quality and value in the landscape.	10+	C1/2	1.2	5
G5	Broad-leaved Group	<7	<250	2	2	2	2	0	0	SM/EM	Good	Good	Self-set willow with occasional hawthorn, sycamore, ash and elderberry. Growing on the bank of the brook which steepens to the west. A group of low quality and value in the landscape.	10+	C1/2	3.0	28
G6	Sycamore	<10	<500	3	3	3	3	0	0	EM/M	Good	Fair	2 sycamores as one visual unit. Managed by topping/pollarding. Multiple attachment of regenerative growth. Located in third party property. A group of low quality and value in the landscape.	10+	C1/2	6.0	163
4	Sorbus	8	300	2	2	2	2	0	0	SM/EM	Good	Fair	Managed by topping/pollarding. Multiple attachment of regenerative growth. Located in third party property. A tree of low quality and value in the landscape.	10+	C1/2	3.6	41
G7	Sycamore	4	200 average	2	2	2	2	0	0	SM/EM	Good	Fair/Poor	Located off-site. Managed by topping/pollarding. Multiple attachment of regenerative growth.		U	2.4	18
5	Ash	4	100	2	2	2	2	0	0	Y/SM	Fair	Fair	Self-set tree of low quality and value in the landscape.	10+	C1/2	1.2	5

Appendix B

Contents

Heads of Terms Method Statement

HoT Arboricultural Method Statement

Arboricultural Supervision

The general purpose is to ensure compliance with planning conditions. It is anticipated that arboricultural input is likely to be needed for the following operations:

- Pre-commencement meeting;
- Installation of protective fencing;
- Removal of protective measures.

All supervisory visits will be logged and a copy of the minutes circulated to all team members including the LPA. A number of the operations named above can be undertaken in a single visit.

The pre-commencement site meeting is to be held before any work is undertaken. All tree protection measures, haul routes, site storage, contractor parking, deliveries, working methods are to be freely discussed and agreed in writing.

Arboricultural Clerk of Works site visits will be undertaken once the site is 'live' at intervals agreed with the team. Arboricultural Clerk of Works role will be to initially to act in a compliance capacity to ensure the protective measures are fit for purpose and meet or exceed the council's requirements and the tree works are undertaken to the required standard. Once this has been completed, Arboricultural Clerk of Works role will be one of monitoring and 'troubleshooting'.

Actions

- Pre-commencement site meeting to agree roles, responsibilities and duties in relation to tree protection. Details to be minuted and distributed.
- Appointment of an Arboricultural Clerk of Works (ACoW) to oversee works.

HoT Arboricultural Method Statement

Phasing and Timing of Works

Construction Works	Start Week	Finish Week	Arboricultural Input (ACoW)
Pre-commencement site meeting to agree roles, responsibilities and duties in relation to tree protection. Details to be minuted and distributed.			
Appointment of an Arboricultural Clerk of Works (ACoW) to oversee works.			
Installation of protective fencing			Review protection measures and working practices. No demolition/top soil strip before TPP installed.
Removal of protective measures.			Re-assess trees for suitability to be retained.

HoT Arboricultural Method Statement

Tree Protection Fencing – Site Wide

Due to the nature of the works, standard BS 5837 fencing will be used. The Tree Protection Fencing (TPF) will be heras fence panels fixed to a scaffold framework. Alternatively, heras panels fixed to timber posts. The location will be marked on site by the Arboricultural Clerk of Works (ACoW) and are also shown on the Drawing No. – TPP/5446/Y/300. The integrity of the fencing will be assessed on a weekly basis by the ACoW.

Actions

- No top soil strip before TPP installed.
- Heras fencing fixed to a scaffold framework or timber posts as illustrated.
- Fencing installed at locations shown on the plan (TPP/5446/Y/300) and marked on site.
- Location and adequacy signed off by ACoW and LPA advised.
- Tool Box Talk – make construction staff aware of the importance of areas by ACoW on induction.
- Signs to be erected advising of the area's importance.
- Fence to be adjusted as noted in the Construction Timetable and overseen by the ACoW.



HoT Arboricultural Method Statement

Vertical Mulching for unauthorised access to Root Protection Areas/Construction Exclusion Zones:

Work area to be marked out.

Actions

- Use an air spade or hand-held auger to create holes that are between 50 and 75 millimetres in diameter and drilled at around 600-millimetre centres. The holes should be arranged in a grid pattern up to 1 – 1.5 x the RPA. They should be drilled to a depth of around 300/350 millimetres.
- Dispose of the soil dislodged by the air spade/auger and fill each hole with a diluted liquid fertiliser.
- The liquid fertiliser used and dilution rate (1:100 or 1:50) will depend on the results of a soil nutrient analysis.
- Once the liquid fertiliser has drained away refill each hole with the following blend of fresh soil:
- Biochar (5%):John Innes Soil No 2 or 3 (50%):Multi-Purpose Compost (40%): Slow release (6-12 month) inorganic or organic fertiliser (5%).

HoT Arboricultural Method Statement

General Precautions

The retention of trees requires a number of general precautions to be taken. Compliance is to be maintained on site by the ACoW. The site visits are detailed at Phasing and Timing of Works.

Actions

- Spoil from the foundation pits or other excavations shall not be placed within the Construction Exclusion Zone.
- No materials, equipment, spoil or washout water may be deposited, stored or parked within the Root Protection Area/ Construction Exclusion Zone.
- On-site inspections to be undertaken by the ACoW with the Arboricultural Consultant visiting during critical operations. The aim of the visits is to maintain on-going liaison with all personnel involved in the site development, Local Planning Authority and its Tree Officer.
- Any defects requiring rectification shall be notified to the Contractor/Site Manager/Arboricultural Consultant and the client.
- A site logbook for tree protection measures is kept to record all stages of the development from the erection of the protective fencing, right through to the completion of the project. This will be made available to the Arboricultural Consultant and the Local Planning Authority, if required, to show evidence of continuous site monitoring.

Protection and Emergency Procedure/Contacts

Adherence to the method statement, appointments of the ACoW and their involvement, at the critical demolition and construction phases, should negate any incident. The contact page details those personnel who should be contacted if an incident involving a retained tree should take place.

Actions

- Spill kit available.
- On site fuels to be located away from RPA/CEZ and contained in a bunded tank at 110% capacity.
- All incidents involving trees to be reported by telephone and email.
- Bunded storage of oil/fuels.
- Refuelling points for machinery at distance to the RPA.
- Use of drop trays under plant/machinery overnight.
- Availability of spill kits on site – and training of site staff in their use.
- No excavation during periods of heavy rain.
- Regular maintenance and inspection of plant – engines and hydraulic systems.

HoT Arboricultural Method Statement

Contact List

Title	Name	Address	Telephone	Email
Arboricultural Consultant (Development)	TBA			
Project Manager	TBA			
Arboricultural Clerk of Works (ACoW)	TBA			
Project Manager (construction)	TBA			
Site Agent/Manager	TBA			

HoT Arboricultural Method Statement

Contact List

Title	Name	Address	Telephone	Email
Works Manager	TBA			
Site Engineer	TBA			
Arboricultural Consultant (Council)	TBA			

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