

ARBORICULTURAL IMPACT ASSESSMENT

Site:	Greenfield Lane, Rochdale
References:	70-078
Date:	07 July 2026
Client:	MCI Development Limited





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QUALITY ASSURANCE

Report references

70-078

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EXECUTIVE SUMMARY

SITE DETAILS

Site Address	Greenfield Lane, Rochdale, OL11 1TJ
Grid Reference	SD900119
Site Area	Approx 1.4 ha
Results	A total of 7 individual trees and 13 groups of trees were recorded in the tree survey schedule. Cat A: N/A Cat B: 2 individual trees and 2 group of trees Cat C: 4 individual trees and 10 group of trees Cat U: 1 individual tree and 1 group of trees

IMPACT ASSESSMENT

Tree Removals to Facilitate the Development

The following trees conflict with the proposed development footprint, making their retention incompatible with the implementation of the proposed scheme:

Full removal:

- Category B trees: T003, T004
- Category C tree: T001, T002, G001, G006, G008

Part removal:

- Category B: G005 (part removal on eastern section), G007 (part removal on southern section)
- Category C: G002 (part removal on eastern & western section), G003 (part removal on western section), G004 (part removal on eastern section)

The proposed development will require the removal of 4 individual trees, 3 group of trees and part removal of 5 group of trees.

Anticipated tree pruning required for the proposed development will be as follows:

- G002-C – Central section northern canopies Crown lift to 4m from ground level provide clearance for proposed boundary fencing and footpath
- G003-C – Eastern section northern canopies Crown lift to 4m from ground level provide clearance for proposed boundary fencing and footpath
- G004-C – Western section northern canopies Crown lift to 4m from ground level provide clearance for proposed parking bay and access drive
- G011-U – Western canopies lateral reduction (no more than 2m) back to main stem to provide clearance for proposed access road
- G013-C – Western canopies lateral reduction (no more than 2m) back to main stem to provide clearance for proposed access road



Anticipated RPA incursions imposed by development are as follows:

The development proposals incorporate hard surfacing, including footpath, private driveway, parking area and private access road. These works will result in encroachment into the Root Protection Areas (RPAs) of retained trees. The anticipated extent and nature of these encroachments are detailed below:

- T005 - C <1.7% encroachment on western RPA from proposed footpath
- G002 - C (Central section) <3% encroachment on northern RPA from proposed footpath
- G003 - C (Central section) <2% encroachment on northern RPA from proposed footpath
- G004 - C (Western section) <20.5% encroachment on western RPA from proposed private driveway and parking area
- G010 - C <1.1% encroachment on southern RPA from proposed bin storage area
- G011 - C <23% encroachment on southern RPA from proposed access road
- G013 - C <23.1% encroachment on southern RPA from proposed access road

The RPAs of G004, G011 and G013 are already located beneath existing hard surfaces. As a result, the proposed encroachments are expected to have limited additional impact on tree roots or overall tree health.

If new hard surfacing is proposed, Mitigation will require an above-ground subbase (cellular confinement system) construction method be used in the areas of RPA encroachment to avoid the need for excavation and subsequent root damage and loss within retained trees RPAs.

The development proposals include boundary fencing along the site boundary. In some locations, the proposed fencing will encroach into the Root Protection Areas (RPAs) of retained trees. The anticipated extent and nature of these encroachments are detailed below:

- G002 - C (Central section)
- G003 - C (Eastern section)
- G010 - C

Mitigation for encroachment into the RPAs of retained trees will require 'boundary treatment methodology'.

No TPOs, Conservation area, veteran/ancient trees are present on site.

The retained trees can be suitably protected throughout the development process through the implementation of an Arboricultural Method Statement and Tree Protection Plan in accordance with BS 5837:2012.



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1. INTRODUCTION

1.1. BACKGROUND

This Arboricultural Impact Assessment (AIA) report has been prepared by E3P on behalf of MCI Development Limited. The tree survey and Arboricultural Impact Assessment have been undertaken in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction' (BS 5837:2012) of existing trees, groups of trees and woodlands at Greenfield Lane, Rochdale, OL11 1TJ.

This report, along with its appendices, evaluates the potential impacts on the existing trees within the Site, in accordance with the guidelines set out in BS 5837:2012.

This report should be read alongside the following schedule and drawings, which are included as appendices:

- ✳ Appendix 1: Tree Survey Schedule and Schedule Definitions – outlines the condition, quality, and characteristics of the existing tree stock both within and surrounding the Site;
- ✳ Appendix 2: Tree Constraints Plan – maps the positions of surveyed trees, their retention categories (A, B, C, or U), canopy spread in all four cardinal directions, and the designated Root Protection Areas (RPAs);
- ✳ Appendix 3: Tree Impact Plan – identifies proposed tree removals, pruning requirements, and potential below-ground impacts arising from the Development.

1.2. REPORT OBJECTIVES

The objective of this report is to present the findings of the tree survey and to assess how the proposed Development may affect the existing tree stock. It is intended to support a planning application by providing the local planning authority with the necessary information to evaluate the potential arboricultural impacts.

1.3. PROPOSED DEVELOPMENT

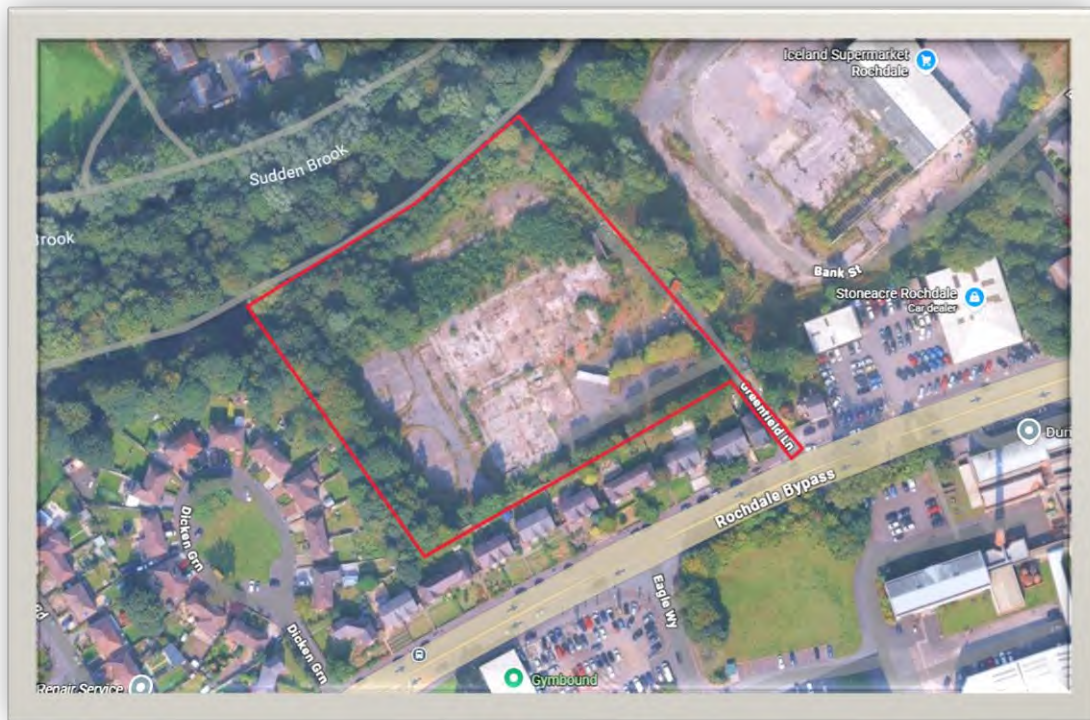
The proposed description of development:

"The proposed residential development includes the construction of 44 new dwellings and associated infrastructure, with road access provided from the southeast quarter of the site off Greenfield Lane. The scheme will incorporate both hard and soft landscaping throughout, including private gardens and communal green spaces."

The developments Site location is indicated in Figure 1.1



Figure 1.1 Site Location



1.4. CONFIDENTIALITY

E3P has prepared this report solely for the use of the client and those parties with whom a warranty agreement has been executed or with whom an assignment has been agreed. Should any third party wish to use or rely upon the report's contents, written approval must be sought from E3P; a charge may be levied against such consent.



2. RELEVANT LEGISLATION AND POLICY

2.1. TOWN AND COUNTRY PLANNING ACT 1990

Paragraph 197 of the Town and Country Planning Act 1990 requires local planning authorities, when determining a development application, to have due regard for the protection and planting of trees. As such, trees are a material consideration in the planning process.

2.2. TREE PRESERVATION ORDER (TPO)

A Tree Preservation Order (TPO) is a legal Order applied to an individual tree, group of trees, area or woodland. It makes it a legal offence to cut down, top, lop, uproot, wilfully damage or destroy a tree (including roots) specified in the Order.

All species of tree can be protected by a TPO. Woodland TPOs cover all trees within the defined woodland area including canopy trees, understorey trees, saplings and seedlings. Prior to undertaking works to a tree protected by a TPO, consent must first be gained from the local planning authority through a tree works application. Exceptions to the need to apply for consent do apply, advice from an Arboriculturist must be sought on the extent and relevance of any exceptions.

2.3. CONSERVATION AREA

All trees with a stem diameter greater than 75 millimetres (mm) at a height of 1.5 metres (m) are protected when those trees are situated within a designated Conservation Area. Works to such trees are only legally permitted once the local planning authority has confirmed, in response to a submitted tree works notification, that they have 'no objection' to the proposed work or the six-week notification period has concluded. As with TPOs, exceptions to the need to submit a notification of works to trees in a Conservation Area can apply and advice from an Arboriculturist must be sought on the extent and relevance of any exceptions.

2.4. BIRDS AND BATS

Birds often nest in trees and can be affected by tree removal or pruning works. All bird species are protected under the Wildlife and Countryside Act 1981 (as amended). This legislation prevents the killing or injuring of any bird or damaging or destroying nests and eggs. Some species (including barn owl *Tyto alba*) are also listed under Schedule 1 of the Wildlife and Countryside Act 1981 (as amended). For Schedule 1 species, the intentional or reckless disturbance of the species on or near an active nest is prohibited.

Bats roost in trees and must be considered when undertaking tree work. All bat species are listed under Schedule 2 of the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. Bats and their roosts also receive protection from disturbance from by the Wildlife and Countryside Act 1981 (as amended). This protection extends to both the species and roost sites. It is an offence to kill, injure, capture, possess or otherwise disturb bats. Bat roosts are protected at all times of the year (making it an offence to damage, destroy or obstruct access to bat roosts), regardless of whether bats are present at the time.

2.5. THE HEDGEROW REGULATIONS 1997

The Hedgerow Regulations 1997 protect 'Important' hedgerows by controlling their removal through a system of notification. Under the Regulations, it is unlawful to remove or destroy most countryside hedgerows (excluding those forming garden boundaries) without the written permission of the LPA. The



legislation details criteria to determine whether a hedgerow qualifies as an 'Important' hedgerow Schemes with planning consent will not require further approval from the LPA. Where hedgerows meet the criteria of the Regulations to be 'Important hedgerows' a formal request will need to be made to the LPA for its removal.

There are some other exceptions including for carrying out work for the purpose of flood defence or land drainage, pursuant to, or under, the Land Drainage Act 1991, the Water Resources Act 1991 or the Environment Act 1995.

2.6. NATIONAL PLANNING POLICY FRAMEWORK 2024

Paragraph 136 of the National Planning Policy Framework highlights the significant role trees play in shaping the character and enhancing the quality of urban environments, as well as their value in mitigating and adapting to climate change. It advises that planning policies and decisions should promote tree-lined streets, encourage the inclusion of trees in new developments—such as in parks or community orchards—and ensure long-term maintenance of newly planted trees. Furthermore, wherever feasible, existing trees should be retained. Applicants and local planning authorities are encouraged to collaborate with highways and tree officers to ensure appropriate species selection and placement, balancing highways requirements with the needs of all users.

With regard to conserving and enhancing the natural environment, paragraph 187 b states that: 'Planning policies and decisions should contribute to and enhance the natural and local environment by: recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland'.

With regard to habitats and biodiversity, paragraph 193 c states that: 'When determining planning applications, local planning authorities should apply the following principles: Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists'.



3. METHODOLOGY

3.1. DESK STUDY

An email enquiry was submitted to the Planning Department at Rochdale Metropolitan Borough Council on 27th April 2026 to confirm if any Tree Preservation Orders (TPOs) or Conservation Area (CA) designations apply within the boundaries of the proposed development site. The response confirmed that no Tree Preservation Orders or Conservation Area are present within the site boundaries.

Furthermore, the Ancient Tree Inventory Map (Woodland Trust) and the MAGIC (Multi-Agency Geographic Information for the Countryside) maps were cross-referenced to verify the presence of any identified veteran or ancient trees, as well as areas designated as Ancient Woodland. No such designations were listed.

3.2. SITE SURVEY

The tree survey was undertaken on the 2nd of April 2026 by Ho Ming Mak FdSc (Arb)

The survey was conducted in accordance with the requirements of BS5837:2012 'Trees in Relation to Design, Demolition and Construction – Recommendations' (BS 5837:2012). Tree height was measured using a Forestry Pro laser, canopy spreads were measured with a laser Distometer D110. Stem diameter was measured with a diameter at breast height measuring tape.

Trees were classified as either A, B, C or U using the criteria shown in Table 2.1. Trees were further classified by the subcategories 1, 2 and 3, depending upon whether they had mainly arboricultural, landscape, or cultural qualities. The additional subcategory does not affect the retention value of the tree, e.g. a Category A2 tree does not have a higher retention value than a Category A1 tree.

Table 3.1 BS5837 Cascade Chart (Adapted from British Standards 2012)

CATEGORY	DEFINITION	RETENTION	COLOUR CODE
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.	Highly desirable	Light green
CATEGORY B	Trees of moderate quality with an estimated remaining life expectancy of at least 20 years; trees lacking the special quality to merit Category A designation.	Desirable	Dark blue
CATEGORY C	Trees of low quality with an estimated remaining contribution of at least 10 years, or 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.	Feasible, but should be removed if posing a constraint to development	Grey



CATEGORY	DEFINITION	RETENTION	COLOUR CODE
CATEGORY U	Trees that have serious, irremediable, structural and/or physiological defects, including those that will become unviable after removal of other Category U trees.	Unfeasible	Dark red

The survey was undertaken using a topographical survey provided by the client. The survey recorded trees and groups of trees within the red line boundary and within 15m of the red line boundary with a stem diameter greater than 75mm at the height of 1.5m in accordance with British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction – Recommendations'. Where necessary, within woodlands, only trees with a stem diameter of 150mm at 1.5m were generally recorded in accordance with BS5837:2012.

Tree groups have been identified where trees form cohesive arboricultural features. Principal trees within a group may be plotted individually. Maximum stem diameters, tree heights and canopy spreads of the groups and woodlands are recorded. Insignificant trees (those with a stem diameter of less than 75mm at 1.5m height) are omitted from the survey.

Any additional off-site trees that could be impacted by the development (and vice versa) have been included in the tree survey where identification or access was possible. Their dimensions have been estimated, as direct measurement was not feasible, and their positions have also been estimated, if they were not recorded in the topographical survey.

3.3. CONSTRAINTS

Some trees were located behind boundary fence lines, restricting access to the trees and preventing direct stem measurements. As a result, the measurements for these trees have been estimated from closest viewpoint from the trees.

Dense vegetation surrounding the base of some trees also restricting access to the trees and preventing direct stem measurements. The measurements for these trees have also been estimated.

This is a ground level visual assessment only. The assessment is for the purposes of planning and Development. No internal decay detection tools have been used in this assessment; therefore, this is not a full health and safety assessment.

The findings and recommendations contained within this report are valid for a period of twenty-four months from the date of the survey.

Trees are living organisms and as such their health and condition are naturally subject to change over time. Unforeseen future circumstances such as wilful damage or severe/extreme weather conditions may affect the future health and condition of the trees included in this report.

3.4. ASSESSMENT OF IMPACTS

The arboricultural impacts of the Development have been assessed by overlaying the following plans onto the Tree Constraints Plan:



-  Drawing no: S25-0808 Topographical Land Survey by JLP Surveying 09/09/2025 (Topographical Survey).
-  Drawing no: MCI-109-DR-A-500 Greenfield Lane Site Layout rev N by MCI Developments Ltd dated: 27/11/25 (Proposed Layout)

The anticipated arboricultural impacts included in this report therefore only relate to the above plans and information. Should the above documents be changed, an update to this report may be necessary.



4. SITE DESCRIPTION AND TREE SURVEY RESULTS

4.1. SITE DESCRIPTION

The Site address is Greenfield Lane, Rochdale, OL11 1TJ, centred on National Grid reference: SD900119.

The site is located along Greenfield Lane within a residential area of Rochdale. The surrounding land use is predominantly residential, with local roads (A664), footpaths, and associated infrastructure nearby.

The site itself comprises areas of hardstanding and managed verge, with pockets of amenity grassland and scattered trees typical of roadside or suburban environments. Vegetation includes a mix of ornamental and semi-mature native species, with boundary features such as hedgerows or fences.

Access to the site is taken directly from Greenfield Lane, with pedestrian access available via adjacent footways.

4.2. TREE SURVEY RESULTS

A total of 7 individual trees and 13 groups of trees were recorded. All data collected is presented in the Tree Survey Schedule in Appendix 1.

Table 4.1 Summary of Species Present on Site

COMMON NAME	SCIENTIFIC NAME
Birch	<i>Betula pendula</i>
Crab apple	<i>Malus sylvestris</i>
Hawthorn	<i>Crataegus monogyna</i>
Lawson cypress	<i>Chamaecyparis lawsoniana</i>
Willow	<i>Salix sp.</i>
Fir	<i>Abies sp.</i>
Holly	<i>Ilex sp.</i>
Wild cherry	<i>Prunus avium</i>
Sycamore	<i>Acer pseudoplatanus</i>
Beech	<i>Fagus sp.</i>
Elder	<i>Sambucus nigra</i>
Leyland cypress	<i>X Cuprocyparis leylandii</i>
Oak	<i>Quercus sp.</i>

No Category A trees were recorded in the tree survey.

A total of 2 Category B individual trees 2 Category B groups of trees were recorded on and adjacent to the Site. These trees are of moderate quality and value and provide screening and landscape character both within and beyond the Site boundary.



A total of 4 Category C individual trees and 10 group of trees were recorded within the survey area. These trees were mainly young or semi-mature individuals and in generally good condition, though not of sufficient arboricultural merit to warrant a higher category.

1 individual Category U tree and 1 Category U group of trees were recorded within or adjacent to the Site. These trees are in poor condition and not considered to have long term retention value.

Table 4.2 Summary of Tree Classifications

TREE CATEGORIES	NO. OF INDIVIDUAL TREES	NO. OF GROUPS OF TREES	NO. OF HEDGEROWS	NO. OF WOODLANDS
CATEGORY A (TREES OF HIGH QUALITY)	0	0	0	0
CATEGORY B (TREES OF MODERATE QUALITY)	2	2	0	0
CATEGORY C (TREES OF LOW QUALITY)	4	10	0	0
CATEGORY U (TREES OF POOR QUALITY UNSUITABLE FOR RETENTION)	1	1	0	0
TOTALS	7	13	0	0



5. IMPACT ASSESSMENT

5.1. TREE REMOVALS TO FACILITATE DEVELOPMENT

It is anticipated that the following trees conflict with the proposed development footprint, making their retention incompatible with the implementation of the proposed scheme. All the trees to be removed or part removed for the proposed development are listed in table 5.1 below:

Table 5.1 Tree Removals Required to Accommodate Development Proposals

CATEGORY	REMOVALS NECESSARY TO IMPLEMENT DEVELOPMENT PLOTS AND ASSOCIATED INFRASTRUCTURE	REMOVALS NECESSARY TO IMPLEMENT DEVELOPMENT ACCESS ROAD AND FOOTPATH	TOTAL NO. OF REMOVALS
CATEGORY A	N/A	N/A	N/A
CATEGORY B	T003, T004, G005 (part removal on eastern section)	G007 (part removal on southern section)	4
CATEGORY C	T002, G001, G002 (part removal on eastern & western section), G003 (part removal on western section), G004 (part removal on eastern section) G006, G008	T001	6
CATEGORY U	N/A	N/A	0

It is anticipated the proposed development will require the removal of 4 individual trees, 3 group of trees and part removal of 5 group of trees. The locations of the trees to be removed or part removed for the proposed development will be on the Tree Impact Plan in appendix 3.

No trees are to be removed outside of the red line development boundaries.

All tree works should be completed prior to the commencement of any development or construction vehicles/plant entering either site. It is recommended that all tree works are carried out in accordance with BS3998:2010: Tree Work - Recommendations.

5.2. TREE PRUNING TO FACILITATE DEVELOPMENT

It is anticipated the proposed development will require the following pruning works to be undertaken. The details and pruning specifications are detailed below:



- ✿ G002-C – Central section northern canopies Crown lift to 4m from ground level provide clearance for proposed boundary fencing and footpath
- ✿ G003-C – Eastern section northern canopies Crown lift to 4m from ground level provide clearance for proposed boundary fencing and footpath
- ✿ G004-C – Western section northern canopies Crown lift to 4m from ground level provide clearance for proposed parking bay and access drive
- ✿ G011-U – Western canopies lateral reduction (no more than 2m) back to main stem to provide clearance for proposed access road
- ✿ G013-C – Western canopies lateral reduction (no more than 2m) back to main stem to provide clearance for proposed access road

All tree works should be completed prior to the commencement of any development or construction vehicles/plant entering either site. It is recommended that all tree works are carried out in accordance with BS3998:2010: Tree Work - Recommendations.

5.3. RPA INCURSIONS IMPOSED BY DEVELOPMENT

Proposed Hard Surfacing

The development proposals incorporate hard surfacing, including footpath, private driveway, parking area and private access road. These works will result in encroachment into the Root Protection Areas (RPAs) of retained trees. The anticipated extent and nature of these encroachments are detailed below:

- ✿ T005 - C <1.7% encroachment on western RPA from proposed footpath
- ✿ G002 – C (Central section) <3% encroachment on northern RPA from proposed footpath
- ✿ G003 – C (Central section) <2% encroachment on northern RPA from proposed footpath
- ✿ G004 – C (Western section) <20.5% encroachment on western RPA from proposed private driveway and parking area
- ✿ G010 - C <1.1% encroachment on southern RPA from proposed bin storage area
- ✿ G011 - C <23% encroachment on southern RPA from proposed access road
- ✿ G013 - C <23.1% encroachment on southern RPA from proposed access road

The RPAs of G004, G011 and G013 are already located beneath existing hard surfaces. As a result, the proposed encroachments are expected to have limited additional impact on tree roots or overall tree health.

If new hard surfacing is proposed, Mitigation will require an above-ground subbase (cellular confinement system) construction method be used in the areas of RPA encroachment to avoid the need for excavation and subsequent root damage and loss within retained trees RPAs. The permeable surface will allow retained roots underneath the hard surfacing to still able to access air and water to support the physiological health of the trees.

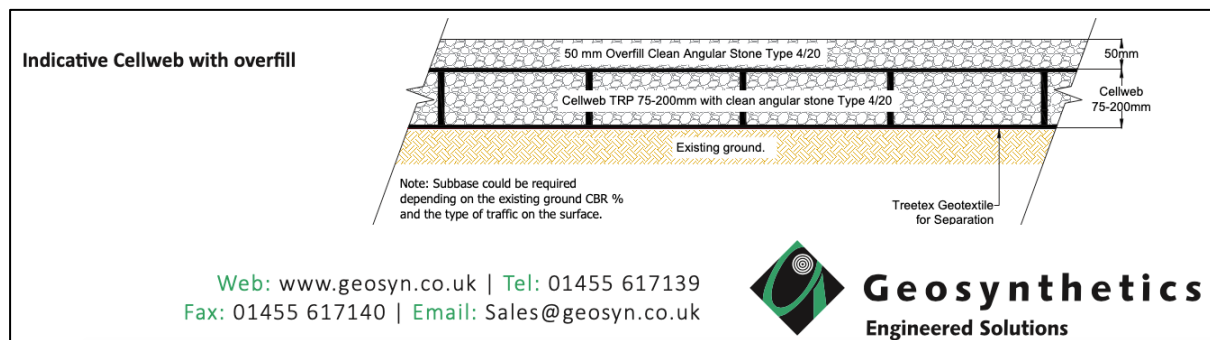
There are a number of manufacturers which provide cellular confinement systems. The following systems would be appropriate:



- ☛ Geosynthetics Cellweb Tree Root Protection System¹
- ☛ Wrekin's Protectaweb²
- ☛ Core Landscape Products' Core TRP³

An example detail for the Geosynthetic's Cellweb is shown below in Figure 2.

Figure 2. Indicative Geosynthetic's Cellweb Detail



The chosen cellular confinement system must have the following specifications:

- ☛ No required excavation into the ground;
- ☛ A permeable geotextile laid at ground level to prevent soil migrating into the cellular matrix reducing permeability of the system over time;
- ☛ A cellular matrix that is suitable for the weight of the intended loads (i.e. cars). This will inform the depth of the cellular grid layer which can range from 75mm to 200mm as shown in Figure 2 above. A depth of 100mm is usually sufficient for footpath, private driveway and private access road;
- ☛ The cellular matrix must be filled with a no-fines stone aggregate, ideally 20/40mm stones however, where not available, 4/20 stone can be used. Type 1 aggregate must not be used;
- ☛ A permeable finishing layer such as porous asphalt or blocks; and
- ☛ Edge supports which require no excavation. Kerb stones set into concrete haunching are not appropriate as this would require excessive digging into RPAs. Instead, timber edging will be used where it is set above ground level with regular pegs into the ground pinning it into position.

Detailed specifications of excavation method and load bearing sub-base (likely a cellular confinement system) material for footpath, private driveway and private access road, if need be, will be specified in a TPP and AMS.

Proposed Boundary Fencing

The development proposals include boundary fencing along the site boundary. In some locations, the proposed fencing will encroach into the Root Protection Areas (RPAs) of retained trees. The anticipated extent and nature of these encroachments are detailed below:

¹ <http://www.geosyn.co.uk/product/cellweb-tree-root-protection>

² <https://www.wrekinproducts.com/geosynthetics/geocells-geocellular-paving/protectaweb>

³ <https://www.corelp.co.uk/core-tree-root>

protection/?utm_term=protecting%20trees%20during%20construction&utm_campaign=AP+%7C+Search+%7C+Tree+Root+Protector&utm_source=adwords&utm_medium=ppc&hsa_acc=3393753656&hsa_cam=9567872581&hsa_grp=95517313662&hsa_ad=423203799057&hsa_src=g&hsa_tgt=kwd-6304883325&hsa_kw=protecting%20trees%20during%20construction&hsa_mt=b&hsa_net=adwords&hsa_ver=3&gclid=EAlaIQo bChMI0ujQzCu_wlVTu7tCh3zOgxwEAAYASAAEgKEYvD_BwE



- ✿ G002 – C (Central section)
- ✿ G003 – C (Eastern section)
- ✿ G010 - C

Mitigation for encroachment into the RPAs of retained trees will require 'boundary treatment methodology'. The 'boundary treatment methodology' can be specified in the Arboricultural Method Statement (AMS) if required.

5.4. DRAINAGE AND UNDERGROUND UTILITIES

No detailed drainage or underground utilities design has been provided at this stage of the project. However, it is anticipated that any such service proposals will have sufficient space to be designed and installed outside of the Root Protection Areas (RPAs) of retained trees. Should service routes be proposed within or adjacent to RPAs, they must be assessed by the project arboriculturist prior to implementation. In such cases, appropriate mitigation measures—such as hand-digging, use of trenchless techniques, or rerouting—must be considered to ensure compliance with BS 5837:2012 and to safeguard tree health and structural stability.

5.5. PROPOSED GROUND LEVELS

No proposed ground levels have been provided at this stage of the project. However, it is anticipated that any future level changes will be designed to avoid adverse impacts on the Root Protection Areas (RPAs) of retained trees. Should alterations to ground levels be proposed within or adjacent to RPAs, they must be assessed by the project arboriculturist prior to implementation. In such cases, appropriate mitigation measures—such as the use of no-dig construction, retaining structures, or regrading techniques—must be considered to ensure compliance with BS 5837:2012.

5.6. GENERAL CONSTRUCTION PRECAUTIONARY MEASURES

Site operations involving plant with booms, jibs and counterweights should be planned in advance to prevent contact with retained trees. All operations involving such plant in close proximity to trees should be conducted under the supervision of a banksman to ensure that adequate clearance from the retained trees is maintained.

All site storage areas, cement mixing and washing points for equipment and vehicles and fuel storage areas should be outside RPAs. No discharge of potential contaminants should occur within the RPA of a retained tree stem or where there is a risk of run off into RPA.

Any fence post excavations Within a trees RPA are to be carried out manually, using handheld tools only, and in accordance with the guidelines set out in section 7.2.1 of BS5837:2012.

All proposed landscaping to be carried out within and close to retained trees' RPAs should be carried out in strict accordance with the guidance detailed in section 8 of BS5837:2012.



6. SUMMARY AND CONCLUSIONS

The report, prepared in line with BS 5837:2012, assesses the arboricultural impacts of a proposed development at Greenfield Lane, Rochdale, OL11 1TJ, centred on National Grid reference: SD900119.

- ✿ A total of 7 individual trees and 13 groups of trees were recorded were surveyed.
- ✿ No TPOs, Conservation Area or veteran/ancient trees are present on site.
- ✿ The following trees conflict with the proposed development footprint, making their retention incompatible with the implementation of the proposed scheme:

Full removal:

- Category B trees: T003, T004
- Category C tree: T001, T002, G001, G006, G008

Part removal:

- Category B: G005 (part removal on eastern section), G007 (part removal on southern section)
- Category C: G002 (part removal on eastern & western section), G003 (part removal on western section), G004 (part removal on eastern section)

The proposed development will require the removal of 4 individual trees, 3 group of trees and part removal of 5 group of trees.

- ✿ The proposed development is anticipated to require the following pruning:
 - G002-C – Central section northern canopies Crown lift to 4m from ground level provide clearance for proposed boundary fencing and footpath
 - G003-C – Eastern section northern canopies Crown lift to 4m from ground level provide clearance for proposed boundary fencing and footpath
 - G004-C – Western section northern canopies Crown lift to 4m from ground level provide clearance for proposed parking bay and access drive
 - G011-U – Western canopies lateral reduction (no more than 2m) back to main stem to provide clearance for proposed access road
 - G013-C – Western canopies lateral reduction (no more than 2m) back to main stem to provide clearance for proposed access road
- ✿ The development proposals incorporate hard surfacing, including footpath, private driveway, parking area and private access road. These works will result in encroachment into the Root Protection Areas (RPAs) of retained trees. The anticipated extent and nature of these encroachments are detailed below:

- T005 - C <1.7% encroachment on western RPA from proposed footpath
- G002 – C (Central section) <3% encroachment on northern RPA from proposed footpath
- G003 – C (Central section) <2% encroachment on northern RPA from proposed footpath
- G004 – C (Western section) <20.5% encroachment on western RPA from proposed private driveway and parking area
- G010 - C <1.1% encroachment on southern RPA from proposed bin storage area
- G011 - C <23% encroachment on southern RPA from proposed access road
- G013 - C <23.1% encroachment on southern RPA from proposed access road



The RPAs of G004, G011 and G013 are already located beneath existing hard surfaces. As a result, the proposed encroachments are expected to have limited additional impact on tree roots or overall tree health.

If new hard surfacing is proposed, Mitigation will require an above-ground subbase (cellular confinement system) construction method be used in the areas of RPA encroachment to avoid the need for excavation and subsequent root damage and loss within retained trees RPAs.

- ✦ The development proposals include boundary fencing along the site boundary. In some locations, the proposed fencing will encroach into the Root Protection Areas (RPAs) of retained trees. The anticipated extent and nature of these encroachments are detailed below:
 - G002 – C (Central section)
 - G003 – C (Eastern section)
 - G010 - C
- ✦ Mitigation for encroachment into the RPAs of retained trees will require 'boundary treatment methodology'.
- ✦ The retained trees can be suitably protected throughout the development process through the implementation of an Arboricultural Method Statement and Tree Protection Plan in accordance with BS 5837:2012.
- ✦ All works must comply with relevant legislation, particularly regarding protected species (birds, bats) and tree protection standards.



A plan showing tree locations can be viewed in **Appendix II: Tree Constraints Plan**.

KEY FOR TREE TABLES

KEY	
Tree No	Tree, Group or Hedge reference number
Species	Common name and scientific name
Height	Measured to nearest 0.5 m
DBH	Diameter at breast height (1.5 m), in millimetres
Crown Spread	Cardinal points measured to nearest 0.5 m
Crown Clearance	Measured to nearest 0.5 m
Life Stage	Young - sapling/newly planted tree
	Semi-mature - tree in 1/3 of estimated lifespan
	Early-mature - tree in 2/3 of estimated lifespan
	Mature - tree in 3/3 of estimated lifespan
	Veteran - Veteran tree
Remaining Contribution	Safe useful life expectancy of tree, in years
General Observations	Site based observations
Physiological Condition	Dead, Poor, Fair, Good – Based on observations
Structural Condition	Dead, Poor, Fair, Good - Based on observations
Category	As per BS:5837
RPA Area And Radius	Calculated by multiplying the DBH by 12 (x15 for veteran trees)



TREE SURVEY DATA

Tree No.	Species	Height (M)	DBH (mm)	Measurements	General Observations	Physiological Condition	Structural Condition	Category	RPA Area (M ²) & Radius (m)
G001	Mixed species (Mixed species)	8.5	370	Height (m): 8.5 Stem Diam(mm): 370 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 0 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Tree group consists of willow x4 birch x5 Laurel undergrowth No access to stems due to dense vegetation Tree group growing on embankment 1m higher than access road	Fair	Good	C1,2	Area: 312 sq m.
G002	Mixed species (Mixed species)	12.0	480	Height (m): 12 Stem Diam(mm): 480 Spread (m): 5N, 5E, 5S, 6.5W Crown Clearance (m): 0.5 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Linear tree group consists of lime, silver birch, laurel Epicormic shoots and ivy around some stems Growing on slightly elevated grass area	Fair	Fair	C1,2	Area: 529 sq m.



Tree No.	Species	Height (M)	DBH (mm)	Measurements	General Observations	Physiological Condition	Structural Condition	Category	RPA Area (M ²) & Radius (m)
G003	Mixed species (Mixed species)	8.5	300	Height (m): 8.5 Stem Diam(mm): 300 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 0 Life Stage: Semi Mature Rem. Contrib.: 10+ Years	Tree group consists of willow, sycamore, cherry and conifer No access to stems due to heavy ivy cover on all stems Trees growing along boundary on 2m elevated embankment	Fair	Not Recorded	C1,2	Area: 387 sq m.
G004	Mixed species (Mixed species)	14.0	400	Height (m): 14 Stem Diam(mm): 400 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 3 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Linear of conifer x5 and lime x1 growing along boundary On 2m high steep elevated ground	Good	Fair	C1,2	Area: 139 sq m.



Tree No.	Species	Height (M)	DBH (mm)	Measurements	General Observations	Physiological Condition	Structural Condition	Category	RPA Area (M ²) & Radius (m)
G005	Mixed species (Mixed species)	14.0	400	Height (m): 14 Stem Diam(mm): 400 Spread (m): 5N, 5E, 5S, 5W Crown Clearance (m): 0 Life Stage: Semi Mature Rem. Contrib.: 30+ Years	Tree group growing along boundary on elevated embankment Consists of conifer, sycamore, birch, ash, willow, cherry, alder Elder and brambles undergrowth	Good	Good	B1,2	Area: 1903 sq m.
G006	Mixed species (Mixed species)	14.0	450	Height (m): 14 Stem Diam(mm): 450 Spread (m): 5.5N, 5.5E, 5.5S, 5.5W Crown Clearance (m): 0 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Tree group consists of horse chestnut, willow, lime, alder and sycamores Few dead stems in group Largest Tree recorded separately In situ hard surfacing to east of group Slopes down on westside to 4m	Fair	Fair	C1,2	Area: 354 sq m.



Tree No.	Species	Height (M)	DBH (mm)	Measurements	General Observations	Physiological Condition	Structural Condition	Category	RPA Area (M ²) & Radius (m)
G007	Mixed species (Mixed species)	13.0	300	Height (m): 13 Stem Diam(mm): 300 Spread (m): 5N, 5E, 5S, 5W Crown Clearance (m): 0 Life Stage: Semi Mature Rem. Contrib.: 30+ Years	Tree growing along boundary Next to a canal Consists of willow, alder, ash, cherry Dense vegetation around stems restricted access Some Failed stems within group	Good	Fair	B1,2	Area: 1606 sq m.
G008	Mixed species (Mixed species)	5.0	80	Height (m): 5 Stem Diam(mm): 80 Spread (m): 1N, 1E, 1S, 1W Crown Clearance (m): 0 Life Stage: Young Rem. Contrib.: 10+ Years	Tree group consists of alder, elder, willow Growing on side of elevated slope Small section removed in group	Fair	Fair	C1,2	Area: 633 sq m.



Tree No.	Species	Height (M)	DBH (mm)	Measurements	General Observations	Physiological Condition	Structural Condition	Category	RPA Area (M ²) & Radius (m)
G009	Mixed species (Mixed species)	8.0	280	Height (m): 8 Stem Diam(mm): 280 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 0 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Tree growing along boundary Trees behind fencing Willow branches overhang in to site No access to stems Consists of willow, birch, holly North side slope down approx 5m	Fair	Fair	C1	Area: 259 sq m.
G010	Mixed species (Mixed species)	8.5	300	Height (m): 8.5 Stem Diam(mm): 300 Spread (m): 5N, 5E, 1S, 5W Crown Clearance (m): 0 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Off site tree group Consists of willow ash hawthorn birch Tree group growing on embankment 5m below site No access to stems	Good	Fair	C1,2	Area: 255 sq m.



Tree No.	Species	Height (M)	DBH (mm)	Measurements	General Observations	Physiological Condition	Structural Condition	Category	RPA Area (M ²) & Radius (m)
G011	Mixed species (Mixed species)	4.0	100	Height (m): 4 Stem Diam(mm): 100 Spread (m): 1.5N, 1.5E, 1.5S, 1.5W Crown Clearance (m): 0 Life Stage: Semi Mature Rem. Contrib.: <10 years	Tree group growing along entrance Consists of cherry 99% covered in heavy ivy	Poor	Poor	U	Area: 135 sq m.
G012	Mixed species (Mixed species)	10.0	300	Height (m): 10 Stem Diam(mm): 300 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 0 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Off site trees sycamores, ash and conifer Inside private garden No access	Fair	Fair	C1	Area: 40 sq m.



Tree No.	Species	Height (M)	DBH (mm)	Measurements	General Observations	Physiological Condition	Structural Condition	Category	RPA Area (M ²) & Radius (m)
G013	Mixed species (Mixed species)	7.5	200	Height (m): 7.5 Stem Diam(mm): 200 Spread (m): 3N, 3E, 2S, 3W Crown Clearance (m): 3 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Off site trees growing in private garden No access to stems Sycamore, conifer	Fair	Fair	C1	Area: 72 sq m.
T001	Sycamore (<i>Acer pseudoplatanus</i>)	9.5	250, 240, 250	Height (m): 9.5 3 stems (mm): 250, 240, 250 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 4 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Tree growing on embankment next to access road In situ Hard surfacing to north Multiple stems at 0.5m all	Fair	Fair	C1	Radius: 5.1m. Area: 82 sq m.



Tree No.	Species	Height (M)	DBH (mm)	Measurements	General Observations	Physiological Condition	Structural Condition	Category	RPA Area (M ²) & Radius (m)
T002	Cherry (<i>Prunus sp.</i> 'Cherry')	6.0	430	Height (m): 6 Stem Diam(mm): 430 Spread (m): 3.5N, 4E, 3S, 3W Crown Clearance (m): 2.5 Life Stage: Semi Mature Rem. Contrib.: 10+ Years	Tree growing on grassed areas In situ hard surfacing to east Historically pruning on tree on east Large wound on west main stem Damage branch on east still attached	Fair	Fair	C1	Radius: 5.2m. Area: 85 sq m.
T003	Alder (<i>Alnus sp.</i>)	14.0	560	Height (m): 14 Stem Diam(mm): 560 Spread (m): 5N, 5E, 3.5S, 5W Crown Clearance (m): 6 Life Stage: Early Mature Rem. Contrib.: 20+ Years	Large alder growing in G006 Minor ivy around base of stem Deadwood in crown	Good	Good	B1	Radius: 6.7m. Area: 141 sq m.



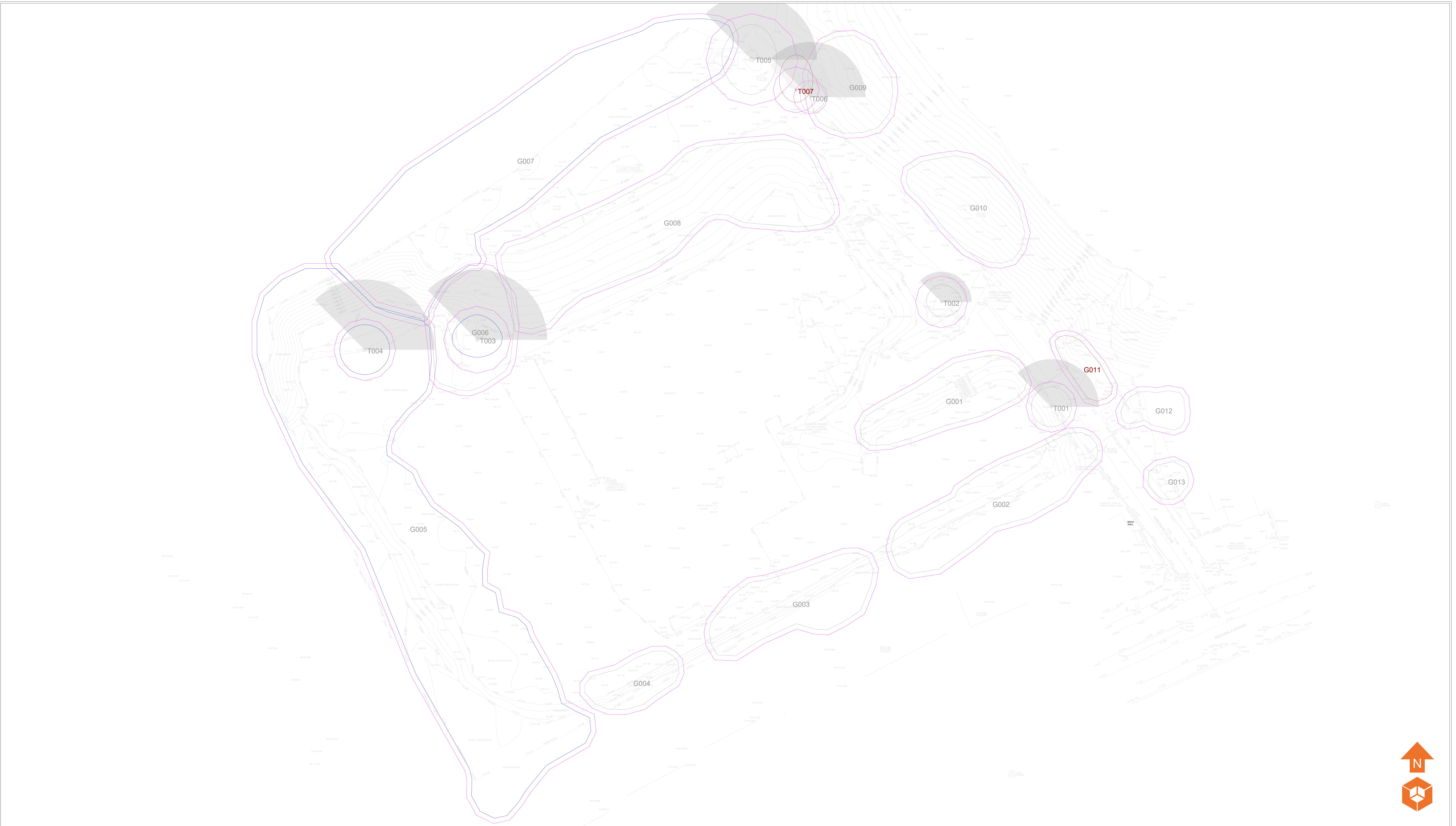
Tree No.	Species	Height (M)	DBH (mm)	Measurements	General Observations	Physiological Condition	Structural Condition	Category	RPA Area (M ²) & Radius (m)
T004	Poplar (<i>Populus sp.</i>)	14.0	520	Height (m): 14 Stem Diam(mm): 520 Spread (m): 5N, 5E, 5S, 5W Crown Clearance (m): 3.5 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Tree growing dense vegetation area NVD on tree No access to stem	Good	Good	B1	Radius: 6.2m. Area: 121 sq m.
T005	Willow (<i>Salix sp.</i>)	13.0	450, 300, 400, 260, 250	Height (m): 13 5 stems (mm): 450, 300, 400, 260, 250 Spread (m): 7N, 5E, 7S, 6W Crown Clearance (m): 2.5 Life Stage: Early Mature Rem. Contrib.: 20+ Years	Tree growing along boundary Multiple stems at base Included bark around base Tear out branches to east	Good	Fair	C1	Radius: 9.2m. Area: 266 sq m.



Tree No.	Species	Height (M)	DBH (mm)	Measurements	General Observations	Physiological Condition	Structural Condition	Category	RPA Area (M ²) & Radius (m)
T006	Sycamore (<i>Acer pseudoplatanus</i>)	11.0	280	Height (m): 11 Stem Diam(mm): 280 Spread (m): 3N, 3E, 3S, 2W Crown Clearance (m): 3 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Tree growing along boundary No access to stem Behind fencing Twin stems at 3m	Fair	Fair	C1	Radius: 3.4m. Area: 36 sq m.
T007	Willow (<i>Salix sp.</i>)	7.0	380	Height (m): 7 Stem Diam(mm): 380 Spread (m): 7N, 3E, 2.5S, 3W Crown Clearance (m): 0 Life Stage: Semi Mature Rem. Contrib.: <10 years	Tree growing along boundary Tree roots uprooted on south Tree leaning to north sloping down Tree fail historically with new regrowth on main stem No access to stem Behind fencing	Fair	Poor	U	Radius: 4.6m. Area: 66 sq m.

Appendix II: Tree Constraints Plan





Tree Categorisations:

Those to be Considered for Retention:

Category 'A' Tree/Group/Hedge
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years

Category 'B' Tree/Group/Hedge
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years

Category 'C' Tree/Group/Hedge
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees

Category 'U' Tree/Group/Hedge
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

Root Protection Areas (RPAs):

RPAs
Area(s) of Ground Around Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see Appended Temporary Protective Fencing Specification

Tree shadows:
Current Tree Shadows
Area of shade cast by existing trees.

Notes:

P1	REVA	07.04.26	HMM	MG	MG
Phase	Issue	Date	Drawn	Checked	PM

Client:

MCI Development Ltd

Job Title:

Dickens Green Mill

Job No:
70-078

Drawing No:
001

Date:
07.04.2026

Scale:
1:250 @
A0

Drawing Title:

Tree Constraints Plan

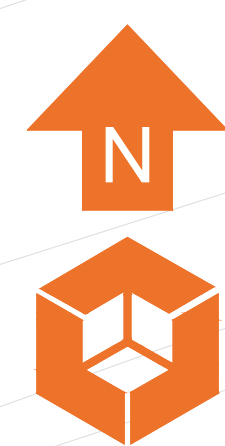


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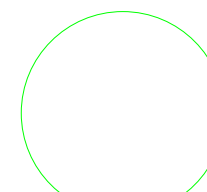
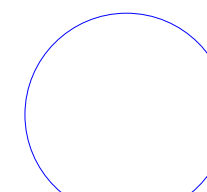
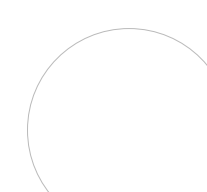
Appendix III: Tree Impact Plan



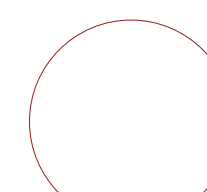
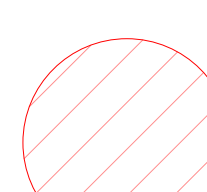


Tree Categorisations:

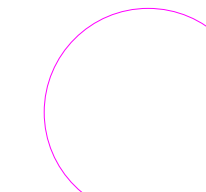
Those to be Considered for Retention:

-  **Category 'A' Tree/Group/Hedge**
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years
-  **Category 'B' Tree/Group/Hedge**
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years
-  **Category 'C' Tree/Group/Hedge**
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees

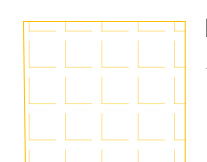
Those Unsuitable for Retention:

-  **Category 'U' Tree/Group/Hedge**
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 Removals:**
Trees or sections of tree groups to be removed have red hatched lines and ref numbers are in red.

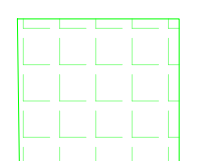
Root Protection Areas (RPAs):

-  **RPAs**
Area(s) of Ground Around Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see Appended Temporary Protective Fencing Specification

RPA Encroachments:

-  **RPA Encroachment**
Area(s) of RPA encroachment

Tree Pruning for Development:

-  **Trees to be pruned**
Trees or sections of tree groups to be pruned have green hatched lines.

Notes:

Client:

MCI Development Ltd

Job No:

70-078

Date:

06.05.2026

Drawing No:

001

Scale:

1:250 @
A0

Drawing Title:

Tree Impact Plan

Job Title:

Greenfield lane,
Rochdale

P1	REVC	07.07.26	HMM	MC	MC
P1	REVB	12.06.26	HMM	MC	MC
P1	REVA	06.05.26	HMM	MC	MC
Phase	Issue	Date	Drawn	Checked	PM



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