

Arboricultural Impact Assessment

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Birch Business Park

Reference: 82-299

Date: April 26





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EXECUTIVE SUMMARY

Site Address	Birch Business Park, Whittle Lane, Heywood, OL10 2SX
OS Grid Reference	SD 84303 08716
Site Area	Approximately 0.3 ha
Results	The site survey identified a total of one individual tree graded Category B (trees of moderate value), four groups of trees and two hedgerows graded Category C (trees of low value) on and adjacent to the site.
Recommendations	An appraisal of the documentation provided to date identified that construction of the development as proposed will require part removal of one group of trees and section of hedgerow graded 'C' category. Any new tree planting should be in accordance with British Standard 8545:2014 Trees: From Nursery to Independence in the Landscape – Recommendations, and all tree works must be carried out by a qualified contractor in accordance with BS3998:2010: Tree Work – Recommendations. The appraisal identified various elements of the development that are proposed within and close to the RPAs and canopy spreads of several retained trees located both on site and on adjacent land. As such, various special working and protection methods have subsequently been proposed in accordance with current government guidance. Any excavation within the RPA of a tree must be supervised by an Arboricultural Clerk of Works (ACoW). Excavation must be undertaken by hand. Resurfacing existing hard standing should be limited to the depth of existing sub-base levels within RPAs. 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. All tree works should be carried out by a competent arborist in accordance with BS 3998:2010, Tree Work Recommendations. This document encloses a Preliminary Arboricultural Method Statement, which provides guidance on tree protection measures and mitigation.



1. BACKGROUND

1.1. PURPOSE OF THE REPORT

E3P Ltd have been instructed by Yeargate Limited to produce an Arboricultural Impact Assessment and Method Statement relating to proposed construction works at Birch Business Park, Whittle Lane, Heywood, OL10 2SX, hereafter referred to as 'the site'.

The purpose of the report is to:

- ✿ Assess the quality of the trees on and immediately adjacent to the site, in accordance with British Standards (2012)¹, hereafter referred to as 'BS5837: 2012'.
- ✿ Identify trees suitable for retention and for removal due to the proposed development.
- ✿ Prescribe tree protection measures to ensure that retained trees survive the proposed development and thrive after its completion.
- ✿ Prescribe arboricultural recommendations for the long-term management of trees on the site.
- ✿ If necessary, to assess the site for its suitability for mitigation planting, and to specify planting requirements.

1.2. SITE DETAILS

The site is located at Birch Business Park, Whittle Lane, Heywood, OL10 2SX and is within the administrative boundaries of Rochdale Metropolitan Borough Council. The site is on an industrial estate surrounded by farmland and industrial units to the south. The site comprises of a recently cleared site with bare ground and pile of spoil, bordered with hedgerows, groups of trees.

Cranfield (2025)² identified the soil type of the site and the surrounding area as Naturally wet very acid sandy and loamy soils. No further detailed soil analysis was undertaken.

1.3. LEGISLATION

Correspondence with Rochdale Metropolitan Borough Council dated 31 July 2025 confirms that no trees on the site are subject to Tree Preservation Orders (TPOs), and the site does not lie within a designated conservation area.

¹ British Standards (2012). *BS5837: 2012 - Trees in Relation to Design, Demolition and Construction: Recommendations*. British Standards Institute, London

² Cranfield (2025). *Soilscapes* [online]. Available at: >www.landis.org.uk< [accessed 28th July 2025]



2. METHODS

2.1. SITE SURVEY

The site survey was carried out by Martin Dilworth on 25th July 2025. All trees on site were inspected from ground level, using the Visual Tree Assessment (VTA) method. Any notable defects of trees were recorded, although the site survey did not constitute a full tree safety assessment.

Tree heights and crown clearances were measured to the nearest 0.5 m with a clinometer. Crown spreads of trees were measured on their north, east, south and west aspects to the nearest 0.5 m. The Diameter at Breast Height (DBH) of trees was measured to the nearest 1 cm, and was used to calculate the Root Protection Area (RPA) of trees using methods prescribed in BS 5837:2012.

In accordance with BS 5837:2012, trees were classified as either A, B, C or U using the criteria shown in Table 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 1 BS 5837 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 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

2.2. CONSTRAINTS

Only trees with a stem diameter greater than 75 mm, (measured at 1.5 m above ground level), have been included within the survey. However, it should be noted that some individual trees and shrubs with a stem diameter of less than 75 mm were present within the study area.

Only trees within the likely influence of the proposed development have been included in this report. Any additional trees in the vicinity of the site have been deemed to not be affected by the proposals and have not been included.

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



2.3. QUALIFICATIONS OF THE AUTHOR

Martin Dilworth is a suitably qualified arboricultural consultant, who is a Professional member of the Arboricultural Association, and holds an FdSc in Arboriculture, and the LANTRA Professional Tree Inspection Certificate.



3. TREE SURVEY ASSESSMENT

3.1. TREE POPULATION ASSESSMENT

The site survey identified a total of one individual tree graded Category B (trees of moderate value), four groups of trees and two hedgerows graded Category C (trees of low value) on and adjacent to the site.

The survey data is presented in detail within **Appendix I: Tree Survey Schedule**. Tree locations can be viewed in **Appendix II: Tree Constraints Plan**.

Table 2 Tree Categories Recorded

TREE CATEGORY	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)	1	0	0	0
Category C (Trees of Low Quality)	0	4	2	0
Category U (Trees of Poor Quality Unsuitable For Retention)	0	0	0	0
Totals	1	4	2	0

3.2. TREE CONSTRAINTS TO DEVELOPMENT

The tree constraints plan shows the existing trees numbered and categorised in accordance with BS 5837:2012. Below ground constraints are represented by the RPA. The above ground constraints arise from the current and ultimate height and spread of the trees.

The current and eventual height and spread of trees are important considerations. Large trees located near buildings, particularly residential ones, can lead to concerns among owners and occupants, potentially resulting in requests for tree removal or inappropriate pruning. It is essential to position buildings thoughtfully, taking into account the mature height, spread, and overall growth habit of nearby tree species.

Consideration should also be given to specific characteristics of the species, such as foliage density, fruit drop, vulnerability to honeydew dripping, and potential for branch shedding. Trees naturally shed their leaves, which can lead to issues like clogged gutters and drainage systems. Additionally, fallen fruit can create slippery surfaces, and honeydew can damage surfaces like cars. To mitigate potential conflicts, thoughtful design solutions can be implemented, including non-slip pathways, carports, and the installation of leaf guards or grilles.

Other factors to consider include the impact of trees on direct and diffuse light in a given area. Tree shading can be problematic for buildings that rely on natural light, particularly for rooms and outdoor spaces like gardens and patios, which should be designed to ensure sunlight exposure for part of the day.

There is also infrastructure requirements related to trees, such as easements for both underground and above-ground utilities and maintaining clear visibility splay areas. Adequate space for new planting or landscaping should be planned, along with considerations for the intended use of areas



New structures should ideally be located outside of Root Protection Areas (RPAs). However, in exceptional circumstances, there may be valid reasons for construction within an RPA. When such instances arise, technical solutions can be employed to minimize disturbances to the tree(s) to an acceptable level. Comprehensive details of these technical strategies must be included in a detailed method statement, and it is essential to seek advice from a qualified arboriculturalist regarding these matters.

In some situations, it may be necessary to incorporate permanent hard surfacing within an RPA, such as for access driveways or parking areas. In these cases, the following guidelines should be adhered to:

- ✳ Only minimal excavation should occur, limited to the scraping of the turf or vegetation layer.
- ✳ The design must prevent soil compaction, ensuring even weight distribution.
- ✳ The new hard surfacing should not cover more than 20% of the existing unsurfaced ground within the RPA.
- ✳ If the proposed surface requires the use of de-icing salt, runoff must be directed away from the RPA.
- ✳ Care must be taken with permeable hard surfacing, as it may lead to prolonged soil moisture saturation, potentially resulting in root death. If there's a risk of waterlogging.



4. IMPACT ASSESSMENT

4.1. TREE REMOVALS DUE TO DEVELOPMENT

From the information provided to date it is projected that, as detailed in Table 3, construction of the development as proposed will require part removal of one group of trees and section of hedgerow graded 'C'; category.

Table 3 Tree Removals Required to Accommodate Development Proposals

CATEGORY	REMOVALS	REASON	TOTAL NO. OF REMOVALS
CATEGORY A	-	-	0 trees
CATEGORY B	-	-	0 trees
CATEGORY C	G4 (partial) H2 (partial)	To accommodate the development proposals	Part of 1 group Part of 1 hedge
CATEGORY U	-	-	0 trees

4.2. MITIGATION FOR TREE LOSS

Specific details regarding a detailed landscaping plan should be prepared by a suitably qualified and experienced landscape architect as part of a landscape scheme.

All new tree planting should be in accordance with British Standard 8545: Trees: From Nursery to Independence in the Landscape – Recommendations, 2014³ and all tree works must be carried out by a qualified contractor in accordance with BS3998:2010⁴: Tree Work – Recommendations.

Adequate protection of the Root Protection Areas (RPAs) of retained trees during construction is essential if their long-term viability is to be assured. RPAs, which are calculated through a method provided in BS5837:2012, are ground areas that should be protected by temporary protective fencing as Construction Exclusion Zones (CEZs) throughout the development process, or by temporary ground protection measures thereby keeping the trees' root zones free from disturbance.

4.3. WORKS WITHIN RPAS

The appraisal identified that the following development works are close to and within retained trees' RPAs and canopies:

- ✳ New hard surfaced areas for access road, landscaping encroach approximately 10.3% within tree T1 and 19% within group G4 RPA. These incursions are limited in extent and can be mitigated through appropriate construction techniques.

The calculated RPA of the incursions are presented in Table 4

³ British Standards Institution (2014) BS 8545: Trees: From nursery to Independence in the Landscape – Recommendations.

⁴ British Standards Institution (2010) BS 3998:2010, Tree Work Recommendations.



Table 4 Root Protection Area Incursions

PROPOSED IMPACT	TREES IMPACTED	PROPOSED SPECIAL MEASURES	RELEVANT BS5837 SECTION(S) TO BE ADHERED TO	INFORMATION REQUIRED OR PROVIDED, AND RELEVANT SPECIALIST
Removal of existing hard standing	T1, G4	▪ Machinery to be always positioned onto existing hard surfaces within and adjacent to RPAs. ▪ Removal of existing hard standing should be limited to the depth of existing sub-base levels within RPAs. ▪	7.2, 7.3, 7.5 & 8	Ground works contractor to provide detailed schedule of works and method statement
Construction of new access road and hard standing within tree RPA	T1, G4	▪ Excavations only permitted to remove surface layers of vegetation and loose topsoil to provide a level for the new surface. Where there are existing areas of hard standing within root protection areas, particularly at the existing site entrance, the tarmac road should only be removed to the existing sub-base to retain any roots beneath. ▪ All site operations involving plant with booms, jibs and counterweights to be planned in advance to prevent contact with retained trees and works adjacent to trees conducted under the supervision of a banksman, under arboricultural direction, to ensure that adequate clearances from retained trees is maintained.	7.3, 7.5	The project arboriculturist will visit the site before any excavation begins to supervise the work and prevent significant root damage. Exposed roots less than 25mm in diameter should be pruned cleanly back to the soil surface as quickly as possible to minimize their exposure. Roots larger than 25mm will be evaluated on-site by the project arboriculturist to determine whether pruning is safe and suitable.



PROPOSED IMPACT	TREES IMPACTED	PROPOSED SPECIAL MEASURES	RELEVANT BS5837 SECTION(S) TO BE ADHERED TO	INFORMATION REQUIRED OR PROVIDED, AND RELEVANT SPECIALIST
New landscaping and fencing within trees RPA's	All retained trees	- 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. - All fence post excavations are to be carried out manually, using handheld tools only. Due to the highly alkaline leachate produced during the curing of wet concrete, which can have a detrimental effect on tree roots and overall tree health, an impermeable liner is to be installed in each fence post hole that is located within tree RPAs. - Protect RPA adjacent to proposed building using temporary ground protection measures alongside fencing. - No vehicular or plant access within retained trees' RPAs under soft surfaces.	7.2, 7.3, 7.4, 8	Ground works contractor to provide detailed schedule of works and method statement

4.4. 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.



4.5. UNDERGROUND UTILITIES AND DRAINAGE

The installation of underground utilities in close proximity to trees can cause serious damage to their roots. As such, it is essential that utilities be routed outside RPAs unless there is no other available option. Where RPAs cannot be avoided then guidelines set out in the National Joint Utilities Group publication 'Volume 4: NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Issue 2) – Operatives Handbook' should be followed (e.g. trenches of a very limited width to be hand dug or the use of directional drilling).

To date, there are no proposed works to service and/or drainage in respect of the development under consideration. In order to ensure that utilities and services are either routed outside RPAs where possible or special working methods are used, where required to install services within RPAs, the provision of a bespoke method statement can be conditioned to a planning approval.

4.6. PLANNING POLICY COMPLIANCE

The proposed development has been assessed against the National Planning Policy Framework (NPPF) and Rochdale Metropolitan Borough Council Local Plan policies and is considered compliant in arboricultural terms.

NPPF – Conserving and Enhancing the Natural Environment

The scheme has been informed by an Arboricultural Impact Assessment undertaken in accordance with BS5837:2012. Tree removal is limited to the partial removal of one tree group (G4) and one hedgerow (H2), both categorised as Category C (low quality), with no loss of higher-value trees.

All trees of moderate value (Category B) are retained and protected through appropriate measures, including Root Protection Areas (RPAs), Construction Exclusion Zones, and site-specific working methodologies. The proposals therefore minimise arboricultural harm and provide suitable mitigation in line with national policy objectives.

NPPF – Climate Change Mitigation and Adaptation

Retained trees, including the Category B sycamore (T1), will continue to provide ecosystem services such as shading, carbon sequestration, and air quality benefits. Replacement planting in accordance with BS8545:2014 will support long-term canopy recovery, improve species diversity, and enhance the resilience of the site. The scheme therefore aligns with climate adaptation objectives set out within the NPPF.

NPPF – Protection of Designated Assets

A review of statutory constraints confirms that no trees within the site are subject to Tree Preservation Orders (TPOs), and the site is not located within a Conservation Area. The proposals will not affect any statutorily protected trees and are compliant with national policy.

Rochdale Local Plan – Green Infrastructure and Landscape Protection

Local policy requires development to retain and integrate green infrastructure wherever feasible. The layout has been informed by arboricultural constraints, ensuring that all higher-value trees are retained and that removal is limited to low-quality Category C vegetation. The extent of impact is localised and necessary to facilitate the proposed development.



Replacement planting and landscape enhancement will reinforce the site's green infrastructure, delivering visual amenity, shading, and biodiversity benefits while contributing to the long-term greening of the development. The proposals therefore achieve an appropriate balance between development requirements and landscape retention.

Rochdale Local Plan – Protection of Trees

The development has been informed by a BS5837-compliant survey and impact assessment, with removal justified on arboricultural and design grounds. The affected vegetation (G4 and H2) is of low quality and limited merit, and its removal is required to accommodate the proposals. Retention in these locations would result in unacceptable incursions into RPAs and potential long-term harm to retained trees.

Mitigation will be secured through replacement planting, implementation of robust tree protection measures, and integration of trees within the final landscape design. As such, the proposals do not result in unacceptable arboricultural harm and comply with local policy objectives.

Canopy Replacement and Green Infrastructure Contribution

The vegetation to be removed currently provides limited canopy cover, reflecting its low-quality classification. While there may be a short-term reduction following development, proposed planting will establish over time and is expected to restore, and potentially exceed, existing canopy levels within 10–15 years.



5. SUMMARY AND CONCLUSIONS

The site survey identified a total of one individual tree graded Category B (trees of moderate value), four groups of trees and two hedgerows graded Category C (trees of low value) on and adjacent to the site.

An appraisal of the documentation provided to date identified that construction of the development as proposed will require part removal of one group of trees and section of hedgerow graded 'C'; category, both of which are of low arboricultural value. In accordance with BS5837:2012, Category C trees are considered to have limited merit, and their removal is acceptable where they present a constraint to development. The extent of removal is localised and proportionate, and has been minimised through the design process, which prioritises the retention of all higher-value trees.

Any new tree planting should be in accordance with British Standard 8545:2014 Trees: From Nursery to Independence in the Landscape – Recommendations, and all tree works must be carried out by a qualified contractor in accordance with BS3998:2010: Tree Work – Recommendations.

The appraisal identified various elements of the development that are proposed within and close to the RPAs and canopy spreads of several retained trees located both on site and on adjacent land. As such, various special working and protection methods have subsequently been proposed in accordance with current government guidance.

Any excavation within the RPA of a tree must be supervised by an Arboricultural Clerk of Works (ACoW). Excavation must be undertaken by hand.

Resurfacing of existing hard standing should be limited to the depth of existing sub-base levels within RPAs.

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.

All tree works should be carried out by a competent arborist in accordance with BS 3998:2010, Tree Work Recommendations.

This document encloses a Preliminary Arboricultural Method Statement, which provides guidance on tree protection measures and mitigation.



6. ARBORICULTURAL METHOD STATEMENT

6.1. TIMING OF WORKS

The phasing of works must be carried out in accordance with table 5.

Table 5 **Timing of Works**

STAGE	WORKS
1	Site induction
2	Install temporary tree protection fencing
3	Inspection by arboriculturist
4	Carry out construction works, subject to precautionary measures
5	Remove tree protection fencing once works complete
6	Final inspection by arboricultural consultant

6.2. SITE INDUCTION

Prior to works commencing, all contractors must attend a site induction. All contractors will be briefed on arboricultural concerns arising from the development proposals, including tree Root Protection Areas (RPAs). This method statement must be made available to all contractors working on the site.

6.3. TREE PROTECTION FENCING

Prior to machinery entering the site, it will be necessary to ensure that all trees are adequately protected. This will require the installation of temporary of tree protection fencing.

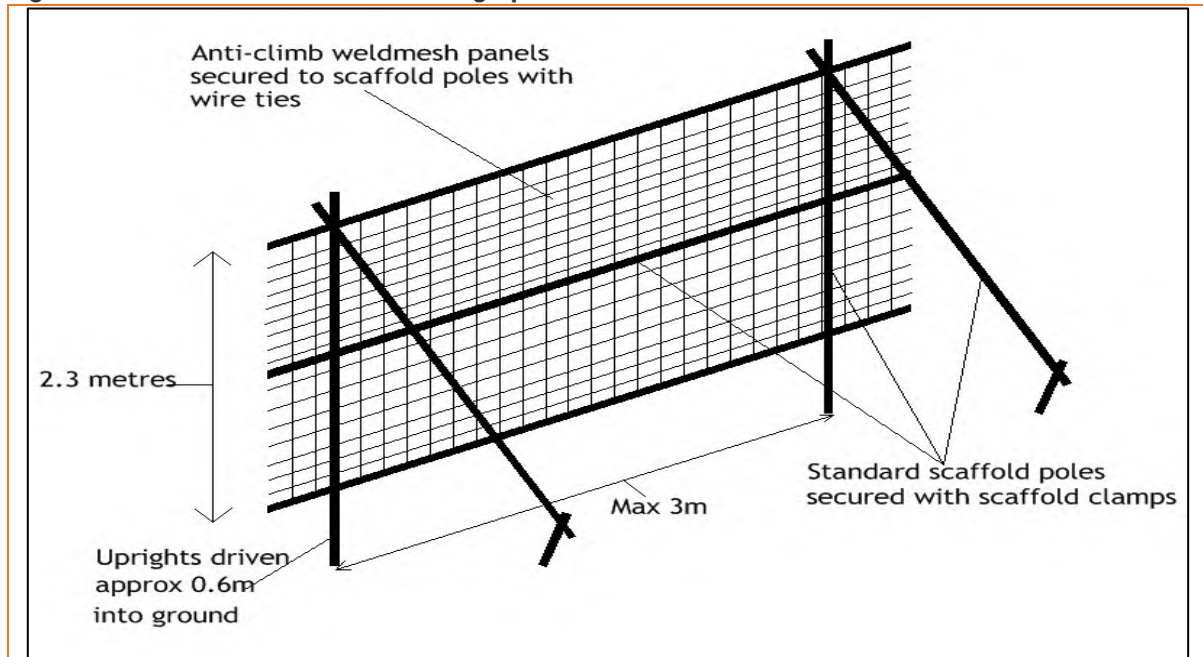
Tree protection fencing will consist of a vertical scaffold framework, well-braced to resist impacts. The vertical poles must be spaced at a maximum interval of 3 m and driven securely into the ground. Onto this framework, welded mesh panels will be fixed (see Figure 1).

Laminated waterproof A3 signs will be fixed securely to fencing panels on each enclosure at 9 m intervals. The signs must clearly read: 'Protected Tree Zone, no storage or operations within fenced-off areas'.

Once the construction works have been completed, the tree protection fencing may be removed. This must be done with care to ensure that no damage to trees is caused.



Figure 1 **Tree Protection Fencing Specification**



6.4. GENERAL PRECAUTIONARY MEASURES

Prior to works commencing, a site storage area will be designated, which must be outside of the RPAs of trees. No materials hazardous to tree health, such as oil, bitumen or cement will be stored within RPAs of trees. Where possible this area should be extended to 10 m away from the tree protection fencing.

Where there is a risk of polluted water runoff into RPAs, heavy-duty plastic sheeting and sandbags will be used to contain any spillages and prevent contamination. No fires will be lit within 20 m of the protective fencing.

If any breach in the tree protection measures occurs it is the site manager's responsibility to report this to an arboricultural consultant so the appropriate measures may be taken.



7. ARBORICULTURIST CONTACT DETAILS

If at any point during construction works, works are required within RPAs, if there is a breach within the tree protection fencing, and/or if the proposals change from those detailed within the Tree Protection Plan, the project arboriculturist must be consulted immediately. The project arboriculturist's details are below:

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Trafford Park
Urmston
Manchester
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trees@e3p.co.uk

Office: 01617079612

END OF REPORT

APPENDIX I TREE SURVEY SCHEDULE





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

Table A.1 Key for Tree Tables

KEY	
Species	Common name and scientific name
Height	Measured to nearest 0.5 m
C.C	Height of crown clearance, measured to nearest 0.5 m
DBH	Diameter at breast height (1.5 m), in centimeters
Crown Spread	Measured to nearest 0.5 m
Age	Y - sapling/newly planted tree
	SM - semi-mature; tree in 1/3 of estimated lifespan
	EM - early-mature; tree in 2/3 of estimated lifespan
	M - mature; tree in 3/3 of estimated lifespan
	V - Veteran tree
ERC	Safe useful life expectancy of tree, in years
Category	See cascade chart (Table 1)
#	Estimated value
*T/G#	Denotes trees subject to Tree Preservation Order (TPO)



Table A.2 Tree Data

TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	CROWN SPREAD				HEIGHT OF C.C	AGE	COMMENTS	ERC	CATEGORY	RPA (M ²)	RPA RADIUS (M)
				N	E	S	W							
T1	Sycamore	13	610	5.5	5	5.5	6	3	M	Old pruning wounds on stem.	20+	B1	168	7.3
H1	Hawthorn, sycamore, willow	2	80	1	1	1	1	0	EM	Unmaintained hedge.	10+	C2	3	1
G1	Goat willow x 31, silver birch x 1	8	300	3	3	3	3	0	EM	Multi stemmed trees. Dense undergrowth.	10+	C2	41	3.6
G2	Goat willow x 8, hawthorn x 12, silver birch x 2	10	##300	3	3	3	3	0	EM	Multi stemmed trees. Dense undergrowth.	10+	C2	41	3.6
H2	Hawthorn, goat willow,	3	#90	1	1	1	1	0	EM	Unmaintained hedge.	10+	C2	4	1.1
G3	Goat willow x 4	6	#350	5	5	4	5	0	M	Multi stemmed. Minor deadwood throughout crown.	10+	C2	55	4.2
G4	Goat willow x 22, silver birch x 6 hawthorn x 4	13	#350	3	3	3	3	0	EM	Multi stemmed trees. Dense undergrowth.	10+	C2	55	4.2

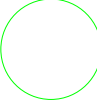
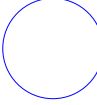
APPENDIX II TREE CONSTRAINTS PLAN

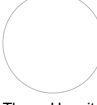




Tree Categorisations:

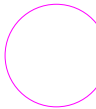
Those to be Considered for Retention:

-  **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

Those Unsuitable for Retention:

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

Notes:				
P1	REVA	28.07.2025	MD	MD
Phase	Issue	Date	Drawn	Checked

Client: Yeargate Limited	
Job Title: Birch Business Park	

Job No: 82-299	Date: 28.07.2025
Drawing No: 001	Scale: Not to scale @ A3
Drawing Title: Tree Constraints Plan	



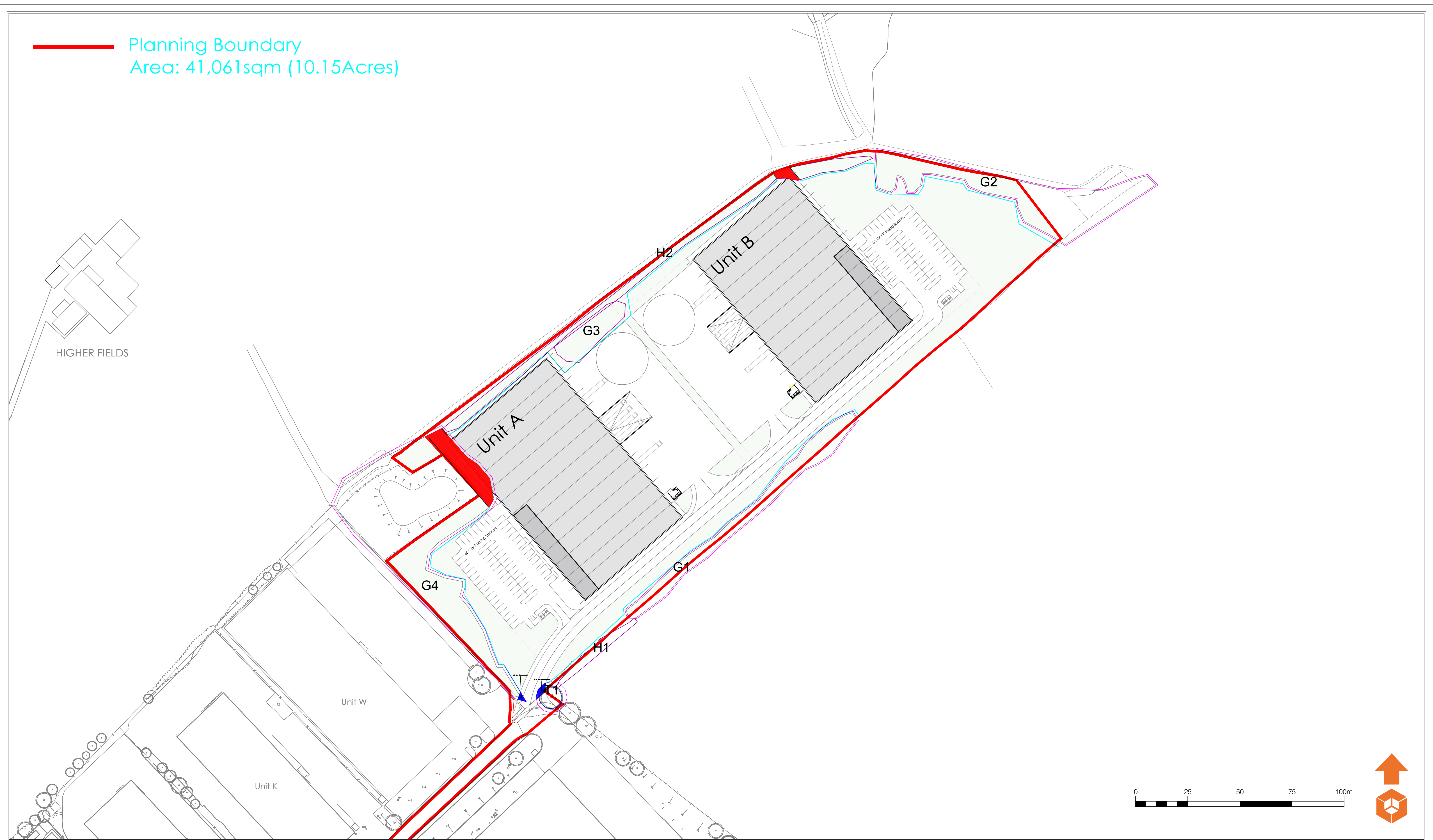
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APPENDIX III TREE IMPACTS & PROTECTION PLAN



Planning Boundary
Area: 41,061sqm (10.15Acres)



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

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 Removals:
Tree removals
Proposed tree removals in the context of the development proposals

Root Protection Area Encroachment:

Tree Protective Fencing:

Notes:				
P1	REVA	15.04.2026	MD	MD
Phase	Issue	Date	Drawn	Checked

Client:	Yeargate Limited
Job Title:	Birch Business Park

Job No:	82-299
Drawing No:	001

Date:	15.04.2026
Scale:	1:500 @ A1

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