

ARBORICULTURAL IMPACT ASSESSMENT

Site:	Bowlee, Rochdale, M24 4SB
References:	70-063
Date:	30 July 2026
Client:	Rochdale Borough Council





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QUALITY ASSURANCE

Report references

70-063

REV REF	DESCRIPTION	DATE
01	First issue	30/07/2026

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EXECUTIVE SUMMARY

SITE DETAILS

Site Address	Bowlee, Rochdale, M24 4SB
Grid Reference	SD849072
Site Area	Approximately 10.7 ha
Results	A total of 103 individual trees, 16 groups of trees and 3 hedgerows were recorded in the tree survey schedule. Category A: N/A Category B: 35 trees and 4 groups Category C: 65 trees, 12 groups and 3 hedgerows Category U: 3 trees

IMPACT ASSESSMENT

Tree Removals and Tree Pruning to Facilitate the Development
The proposed development will require the removal of 12 individual trees, 1 tree group, 1 hedgerow and part removal of 1 hedgerow. The following trees and hedgerows to be removed and part removed will be as follows:

- Full removal:**

Category B trees: T001, T002, T003, T004, T005, T006, T007, T008, T018, T019, T021, T067

Category C trees and hedgerows: G004, H001
- Part removal:**

Category C hedgerows: H003 (28m northern section)

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

- T018 (C) – Minor lateral reduction on southern canopy to provide clearance for proposed building
- T025 (B) – Crown lift to 3m from ground level on northern canopy (if required) to provide clearance for proposed access road
- T028 (B) – Crown lift to 3m from ground level on northern canopy (if required) to provide clearance for proposed access road
- T033 (B) – Crown lift to 3m from ground level on northern canopy (if required) to provide clearance for proposed access road
- T064 (C) – Crown lift to 3m from ground level on eastern canopy to provide clearance for proposed parking bays

-
- T065 (C) – Minor lateral reduction on western canopy to provide clearance for proposed building
 - T069 (C) – Crown lift to 3m from ground level on western canopy to provide clearance for proposed parking bays
 - G001 (C) – Minor lateral reduction on northern canopies to provide clearance for proposed attenuation basin

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

Anticipated RPA Incursions Imposed by Development

The development proposals incorporate hard surfacing, including access roads, footpaths and parking bays, in areas surrounding the proposed development. These works will result in encroachment into the Root Protection Areas (RPAs) of several retained trees. The anticipated encroachments are detailed below:

- T009 <4.8% encroachment on northern RPA from proposed footpath
- T010 <8.3% encroachment on northern RPA from proposed footpath
- T013 <11.7% encroachment on northern RPA from proposed footpath
- T014 <4.1% encroachment on northern RPA from proposed footpath
- T015 <1.3% encroachment on northern RPA from proposed footpath
- T016 <12.8% encroachment on southern RPA from proposed development unit's foundation*
- T018 <4.4% encroachment on southern RPA from proposed development unit's foundation*
- G003 <1% encroachment on northern RPA from proposed parking

The RPAs of T009 to T015, T018, T022 to T033, T064 and T065 highlighted in the Tree Impact plan in appendix 3 are already located beneath existing hardstanding. Therefore, no adverse impacts on these trees anticipated within this alignment. Should new hard surfacing be proposed within the existing RPA extents, the current hardstanding and its sub-base should be retained in situ and utilised as the foundation for the new surfacing to avoid further disturbance to the RPAs.

*RPA encroachment anticipated from development building's foundation. Mitigation will require 'Bespoke excavation method' and minor root pruning if roots are encountered within RPAs of T016 and T018. The 'Bespoke excavation method' and root pruning procedure, if need be, will be specified in a TPP and AMS.

Mitigation for hard surfacing 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 proposed layout indicates the installation of attenuation basin on the southern quarter of the proposed Development will encroach into the RPA of 1 retained tree group:

- G001 northern RPA <6.5% encroachment.

Mitigation will require bespoke working and excavation methods and anticipated minor root pruning within the RPA of G001.

At the time this report was prepared, no details of the drainage design, underground utility design, proposed ground level changes, or foundation design had been provided.

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1. INTRODUCTION

1.1. BACKGROUND

This Arboricultural Impact Assessment (AIA) has been prepared by E3P on behalf of Rochdale Borough Council. 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 and groups of trees at Bowlee, Rochdale, M24 4SB.

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, and sets out suitable protection measures within the Tree Impact Plan to ensure the safeguarding of retained trees throughout the development process.

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 planning application by providing the local planning authority with the necessary information to evaluate the potential arboricultural impacts during the construction process.

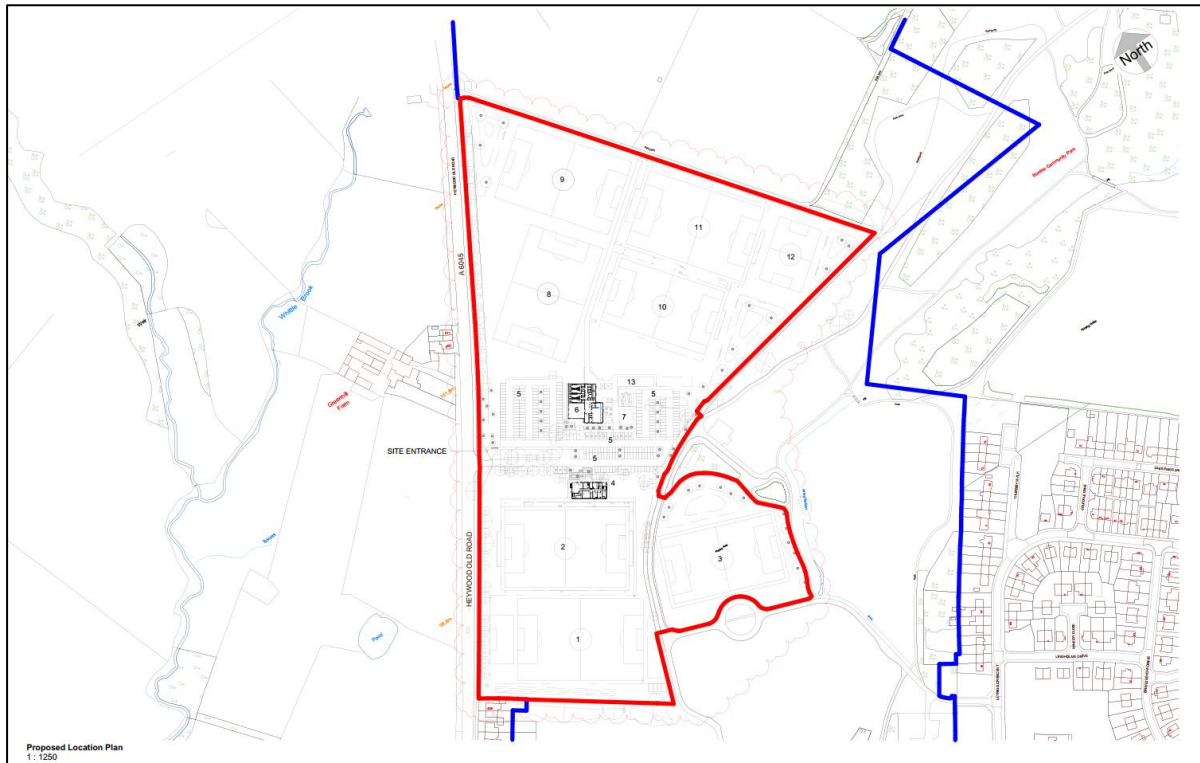
1.3. PROPOSED DEVELOPMENT

The proposed description of development is:

“Demolition and replacement of community centre to provide Community Sports and Wellbeing Hub (Hybrid Use Class F2/E(d)) comprising community sports and wellbeing facilities; football club training and community facilities; provision of artificial grass football pitches; enhancement and reprovision of existing grass football pitches; drainage and earthworks; provision of cricket nets; with associated hard and soft landscaping, parking, storage container, lighting, enclosures and boundary treatments.”

The 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 24th July 2026 to confirm if any Tree Preservation Orders (TPOs) or Conservation Area (CA) designations apply within the boundaries of the proposed development site. At the time of writing this report, no response has been received from the Local Planning Authority regarding 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 veteran, ancient trees and Ancient Woodland are present within or adjacent to the Site

3.2. SITE SURVEY

The tree surveys were undertaken on the 24th of April 2026 by Michael Garrett BSc (Hons), MArborA and Josh Jordan.

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 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

Dense vegetation, wire and boundary fencing restricted access to some of the trees and groups on site. As a result, the measurements for these trees have been estimated on the tree survey schedule in Appendix 1.

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:

-  2026.05.29-RFM-XX-00-M2-L-0001-Landscape Working (Topographical Survey).
-  BOWLEE-POZ-XX-XX-D-A-11000-Proposed Location Plan Rev:E by Pozzoni Architecture Ltd dated: 22/07/26 (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 Bowlee, Rochdale, M24 4SB, centred on National Grid reference: SD849072

The site is located on Heywood Old Road, Bowlee, Middleton, Rochdale. The site comprises an established area of open land associated with Bowlee Community Park, with existing areas of hardstanding, access roads, car parking and managed grassland. The surrounding area is characterised by recreational open space, sports facilities and residential development, with the A6045 (Heywood Old Road) forming the principal highway boundary.

Tree cover within and adjacent to the site consists of a mixture of individual trees, groups and linear tree belts of varying age and species composition. The existing trees provide local landscape amenity, visual screening and ecological value.

4.2. TREE SURVEY RESULTS

A total of 103 individual trees, 16 groups of trees and 3 hedgerows 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
Oak	<i>Quercus sp</i>
Birch	<i>Betula pendula</i>
Cherry	<i>Prunus sp.</i>
Hawthorn	<i>Crataegus monogyna</i>
Goat willow	<i>Salix caprea</i>
Laurel	<i>Laurus sp.</i>
Field maple	<i>Acer campestre</i>
Ash	<i>Fraxinus sp.</i>
Willow	<i>Salix sp</i>
London plane	<i>Platanus x hispanica</i>
Poplar	<i>Populus sp.</i>
Rowan	<i>Sorbus aucuparia</i>
Norway maple	<i>Acer platanoides</i>
Sycamore	<i>Acer pseudoplatanus</i>
Weeping willow	<i>Salix babylonica</i>
Elder	<i>Sambucus nigra</i>
Alder	<i>Alnus sp.</i>
Hornbeam	<i>Carpinus betulus</i>
Laburnum	<i>Laburnum sp.</i>

COMMON NAME	SCIENTIFIC NAME
Beech	<i>Fagus sp.</i>
Lombardy poplar	<i>Populus nigra italica</i>
Larch	<i>Larix sp.</i>
Horse chestnut	<i>Aesculus hippocastanum</i>
Sweet chestnut	<i>Castanea sativa</i>

No Category A trees were recorded within the survey area.

A total of 35 individual trees and 4 group of trees were recorded within the survey area. These trees are of moderate quality and value and provide screening and landscape character both within and beyond the Site boundary.

A total of 65 Category C trees, 12 tree groups and 3 hedgerows 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.

3 Category U trees were recorded within or adjacent to the Site.

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)	35	4	0	0
CATEGORY C (TREES OF LOW QUALITY)	65	12	3	0
CATEGORY U (TREES OF POOR QUALITY UNSUITABLE FOR RETENTION)	3	0	0	0
TOTALS	103	16	3	0

5. IMPACT ASSESSMENT

5.1. TREE REMOVALS TO FACILITATE DEVELOPMENT

The following trees and hedgerows conflict with the proposed development footprint making their retention incompatible with the implementation of the proposed scheme.

Table 5.1 Tree Removals Required to Accommodate Development Proposals

CATEGORY	REMOVALS NECESSARY TO IMPLEMENT DEVELOPMENT	REMOVALS NECESSARY TO IMPLEMENT SITE ACCESS AND PARKING	TOTAL NO. OF REMOVALS
CATEGORY A	N/A	N/A	N/A
CATEGORY B	T018, T019, T021	T001, T002, T003, T004, T005, T006, T007, T008, T067	12 Individual trees
CATEGORY C	H001	G004, H003 (28m northern section)	1 tree group and 1 hedgerow. Part removal on 1 hedgerow
CATEGORY U	N/A	N/A	N/A

The proposed development will require the removal of 12 individual trees, 1 tree group, 1 hedgerow and part removal of 1 hedgerow. The locations of the trees and hedgerows to be removed or part removed for the proposed development will be on the Tree Impact Plan in appendix 3.

All tree work should be undertaken by a professionally qualified, insured and experienced Arborist working in accordance with British Standard 3998: 2010 Tree Work Recommendations.

5.2. TREE PRUNING TO FACILITATE DEVELOPMENT

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

- ✳ T018 (C) – Minor lateral reduction on southern canopy to provide clearance for proposed building
- ✳ T025 (B) – Crown lift to 3m from ground level on northern canopy (if required) to provide clearance for proposed access road
- ✳ T028 (B) – Crown lift to 3m from ground level on northern canopy (if required) to provide clearance for proposed access road
- ✳ T033 (B) – Crown lift to 3m from ground level on northern canopy (if required) to provide clearance for proposed access road
- ✳ T064 (C) – Crown lift to 3m from ground level on eastern canopy to provide clearance for proposed parking bays
- ✳ T065 (C) – Minor lateral reduction on western canopy to provide clearance for proposed building
- ✳ T069 (C) – Crown lift to 3m from ground level on western canopy to provide clearance for proposed parking bays
- ✳ G001 (C) – Minor lateral reduction on northern canopies to provide clearance for proposed attenuation basin

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 access roads, footpaths and parking bays, in areas surrounding the proposed development. These works will result in encroachment into the Root Protection Areas (RPAs) of several retained trees. The anticipated encroachments are detailed below:

- ✳ T009 <4.8% encroachment on northern RPA from proposed footpath
- ✳ T010 <8.3% encroachment on northern RPA from proposed footpath
- ✳ T013 <11.7% encroachment on northern RPA from proposed footpath
- ✳ T014 <4.1% encroachment on northern RPA from proposed footpath
- ✳ T015 <1.3% encroachment on northern RPA from proposed footpath
- ✳ T016 <12.8% encroachment on southern RPA from proposed development unit's foundation*
- ✳ T018 <4.4% encroachment on southern RPA from proposed development unit's foundation*
- ✳ G003 <1% encroachment on northern RPA from proposed parking

The RPAs of T009 to T015, T018, T022 to T033, T064 and T065 highlighted in the Tree Impact plan in appendix 3 are already located beneath existing hardstanding. Therefore, no adverse impacts on these trees anticipated within this alignment. Should new hard surfacing be proposed within the existing RPA extents, the current hardstanding and its sub-base should be retained in situ and utilised as the foundation for the new surfacing to avoid further disturbance to the RPAs.

*RPA encroachment anticipated from development building's foundation. Mitigation will require 'Bespoke excavation method' and minor root pruning if roots are encountered within RPAs of T016 and T018. The 'Bespoke excavation method' and root pruning procedure, if need be, will be specified in a TPP and AMS.

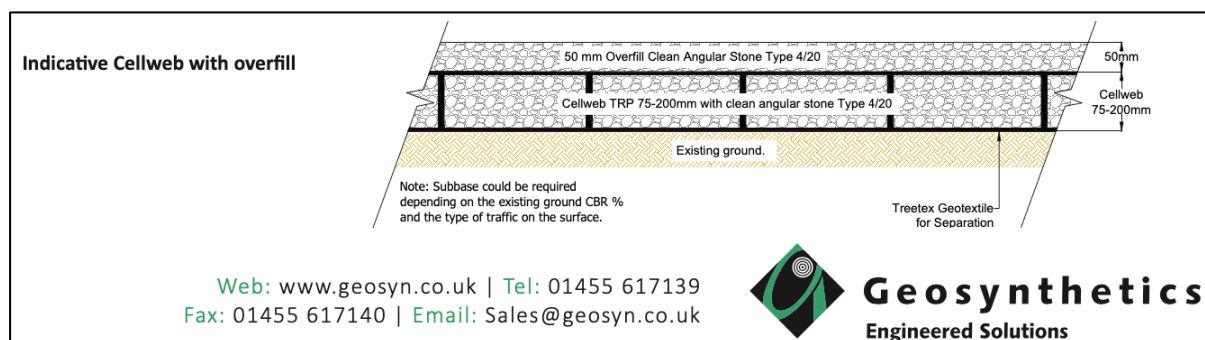
Mitigation for hard surfacing will require an above-ground subbase (cellular confinement system) construction method be used in the areas of RPA encroachment to avoid the need for excavation and subsequent root damage and loss within retained trees RPAs. The permeable surface will allow retained roots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

To achieve this, a cellular confinement system will be used to construct the hard surfacing for the development. These products can provide an above ground subbase with high load bearing capacity. 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;

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 bChMI0ujQzfCu_wlVTu7tCh3zOgxwEAAYASAAEgKEYvD_BwE

- ✿ 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 an access route;
- ✿ 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 hard surfacing, if need be, will be specified in a TPP and AMS.

Attenuation Basin

The proposed layout indicates the installation of attenuation basin on the southern quarter of the proposed Development will encroach into the RPA of 1 retained tree group:

- ✿ G001 northern RPA <6.5% encroachment.

Mitigation will require bespoke working and excavation methods and anticipated minor root pruning within the RPA of G001. Detailed specifications of these methods, if required, can be provided in a Tree Protection Plan (TPP) and Arboricultural AMS.

5.4. DEMOLITION OF BUILDINGS

The proposed development will require the demolition of existing buildings within the site. However, no retained trees will be impacted by the proposed demolition works.

Demolition of buildings located close to retained trees should be undertaken in an inward direction, working within the footprint of the existing structure. Demolition plant should operate from outside the RPA where possible; where this cannot be achieved, machinery should run on suitable ground protection installed prior to the commencement of works. Existing surfacing should be carefully lifted, with machinery working backwards across the area to minimise disturbance and prevent damage to any exposed rooting areas. Where new surfacing is proposed, it is preferable for any existing sub-base to remain in situ. In addition, and subject to agreement with the supervising arboriculturist, redundant structures within RPAs should be retained where feasible in order to avoid unnecessary damage to tree roots.

5.5. 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.

5.6. 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.

5.7. FOUNDATION DESIGN

No foundation design details have been provided at this stage of the project. It is anticipated that any future foundation proposals will be developed to avoid adverse impacts on the RPAs of retained trees. Should foundations be proposed within or adjacent to RPAs, they must be reviewed by the project arboriculturist prior to implementation. Where necessary, suitable mitigation measures—such as specialized foundation systems, no-dig techniques, or localized design adjustments—must be applied to ensure compliance with BS 5837:2012.

5.8. LANDSCAPING

Where landscaping, including new planting, is proposed in close proximity to or within retained trees' Root Protection Areas (RPAs), all landscaping operations shall be undertaken in accordance with the methods and specifications set out in the approved Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP). Any works within or adjacent to RPAs shall be carried out using the agreed arboricultural protection measures and methodologies to ensure that impacts on retained trees and their root systems are avoided or appropriately mitigated.

5.9. 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 Bowlee, Rochdale, M24 4SB.

- ✚ A total of 103 individual trees, 16 groups of trees and 3 hedgerows were recorded.
- ✚ At the time of writing this report, no response has been received from the Local Planning Authority regarding Tree Preservation Orders or Conservation Area are present within the site boundaries.
- ✚ No veteran, ancient trees and Ancient Woodland are present within or adjacent to the Site.
- ✚ The proposed development will require the removal of 12 individual trees, 1 tree group, 1 hedgerow and part removal of 1 hedgerow. The following trees and hedgerows to be removed and part removed will be as follows:

Full removal:

Category B trees: T001, T002, T003, T004, T005, T006, T007, T008, T018, T019, T021, T067

Category C trees and hedgerows: G004, H001

Part removal:

Category C hedgerows: H003 (28m northern section)

- ✚ The proposed development is anticipated to require the following pruning works to be undertaken. The details and pruning specifications are detailed below.
 - T018 (C) – Minor lateral reduction on southern canopy to provide clearance for proposed building
 - T025 (B) – Crown lift to 3m from ground level on northern canopy (if required) to provide clearance for proposed access road
 - T028 (B) – Crown lift to 3m from ground level on northern canopy (if required) to provide clearance for proposed access road
 - T033 (B) – Crown lift to 3m from ground level on northern canopy (if required) to provide clearance for proposed access road
 - T064 (C) – Crown lift to 3m from ground level on eastern canopy to provide clearance for proposed parking bays
 - T065 (C) – Minor lateral reduction on western canopy to provide clearance for proposed building
 - T069 (C) – Crown lift to 3m from ground level on western canopy to provide clearance for proposed parking bays
 - G001 (C) – Minor lateral reduction on northern canopies to provide clearance for proposed attenuation basin

🔧 The development proposals incorporate hard surfacing, including access roads, footpaths and parking bays, in areas surrounding the proposed development. These works will result in encroachment into the Root Protection Areas (RPAs) of several retained trees. The anticipated encroachments are detailed below:

- T009 <4.8% encroachment on northern RPA from proposed footpath
- T010 <8.3% encroachment on northern RPA from proposed footpath
- T013 <11.7% encroachment on northern RPA from proposed footpath
- T014 <4.1% encroachment on northern RPA from proposed footpath
- T015 <1.3% encroachment on northern RPA from proposed footpath
- T016 <12.8% encroachment on southern RPA from proposed development unit's foundation*
- T018 <4.4% encroachment on southern RPA from proposed development unit's foundation*
- G003 <1% encroachment on northern RPA from proposed parking

The RPAs of T009 to T015, T018, T022 to T033, T064 and T065 highlighted in the Tree Impact plan in appendix 3 are already located beneath existing hardstanding. Therefore, no adverse impacts on these trees anticipated within this alignment. Should new hard surfacing be proposed within the existing RPA extents, the current hardstanding and its sub-base should be retained in situ and utilised as the foundation for the new surfacing to avoid further disturbance to the RPAs.

*RPA encroachment anticipated from development building's foundation. Mitigation will require 'Bespoke excavation method' and minor root pruning if roots are encountered within RPAs of T016 and T018. The 'Bespoke excavation method' and root pruning procedure, if need be, will be specified in a TPP and AMS.

Mitigation for hard surfacing 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 proposed layout indicates the installation of attenuation basin on the southern quarter of the proposed Development will encroach into the RPA of 1 retained tree group:

- G001 northern RPA <6.5% encroachment.

🔧 Mitigation will require bespoke working and excavation methods and anticipated minor root pruning within the RPA of G001.

🔧 No details of drainage, underground utilities design, ground levels changes and foundation design details have been provided at the time this report was written.

Appendix I: Tree Survey Schedule



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	Alder (<i>Alnus sp.</i>)	10.0	200	Height (m): 10 Stem Diam(mm): 200 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 0 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Linear boundary group	Good	Good	C1	Area: 147 sq m.
G002	Mixed species (<i>Mixed species</i>)	9.0	200	Height (m): 9 Stem Diam(mm): 200 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 0 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Mixed group consisting of alder, ash and maple. Some trees growing through fence line. Measurements estimated	Fair	Fair	C1	Area: 761 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)	8.0	150	Height (m): 8 Stem Diam(mm): 150 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 0 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Mixed group consisting of alder, pine and willow. Some sections onsite and offsite	Fair	Fair	C1	Area: 426 sq m.
G004	Ash (<i>Fraxinus sp.</i>)	15.0	350	Height (m): 15 Stem Diam(mm): 350 Spread (m): 6N, 6E, 6S, 6W Crown Clearance (m): 2 Life Stage: Early Mature Rem. Contrib.: 30+ Years	Access restricted Dense vegetation limiting inspection Dense ivy obscuring stem	Fair	Fair	C1	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	Willow (<i>Salix sp.</i>)	20.0	680	Height (m): 20 Stem Diam(mm): 680 Spread (m): 5N, 5E, 5S, 5W Crown Clearance (m): 0 Life Stage: Early Mature Rem. Contrib.: 30+ Years	3 large trees Forming companion crowns	Good	Fair	B1	Area: 246 sq m.
G006	Mixed species (Mixed species)	14.0	200	Height (m): 14 Stem Diam(mm): 200 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 0 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Alder, birch, willow within offsite group. Dense vegetation hindering inspection	Good	Fair	C1	Area: 572 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)	4.0	90	Height (m): 4 Stem Diam(mm): 90 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 0 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Linear group of hawthorn, field maple, hawthorn, oak, ash, rowan. Hard standing footpath to south of group.	Good	Fair	C1,2	Area: 1962 sq m.
G008	Mixed species (Mixed species)	11.0	200	Height (m): 11 Stem Diam(mm): 200 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 0 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Mixed group predominantly consisting of birch, oak, ash with hazel and hawthorn understory. Hard standing footpath to West. Ivy clad trees and dense vegetation hindering detailed inspection	Good	Fair	C1	Area: 371 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)	6.0	200	Height (m): 6 Stem Diam(mm): 200 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 2 Life Stage: Semi Mature Rem. Contrib.: 10+ Years	Group consists of 3 Swedish Whitebeam Group forms continuous canopy Pruning evident on stem up to 2 m 2m from hardstanding	Good	Good	C1,2	Area: 108 sq m.
G010	Mixed species (Mixed species)	6.0	350	Height (m): 6 Stem Diam(mm): 350 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 2 Life Stage: Semi Mature Rem. Contrib.: 10+ Years	Group consists of 7 Swedish Whitebeam, 2 ash tree with signs of AD and 1 field maple. Group forms continuous canopy Pruning evident on stem up to 2 m 2m from hardstanding Multiple stems at base Ash trees have Sparse crowns with significant deadwood in crown.	Poor	Good	C1,2	Area: 108 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)	6.0	300	Height (m): 6 Stem Diam(mm): 300 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 2 Life Stage: Semi Mature Rem. Contrib.: 10+ Years	Group consists of 3 Swedish Whitebeam and 1 dead tree ash tree. Group forms continuous canopy Significant pruning evident on stem up to 2 m 2m from hardstanding Multiple stems at base Bark peeling and deadwood in crown	Poor	Good	C1,2	Area: 329 sq m.
G012	Mixed species (Mixed species)	10.0	450	Height (m): 10 Stem Diam(mm): 450 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 0 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Group consists of beech Restricted access to stem due to boundary Trees on boundary of site Group forms continuous canopy Group 2m north of hard standing	Good	Good	C1	Area: 195 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)	15.0	390	Height (m): 15 Stem Diam(mm): 390 Spread (m): 4N, 5E, 3S, 4W Crown Clearance (m): 1 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Group consists on 2 mature silver birch and a ash tree Group forms continuous canopy Group located within vegetation with some smaller trees growing Group located out of boundary next to footpath	Good	Good	B1	Area: 121 sq m.
G014	Mixed species (Mixed species)	10.0	300	Height (m): 10 Stem Diam(mm): 300 Spread (m): 6N, 6E, 6S, 6W Crown Clearance (m): 2 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Group consists of 2 goat willow Group located outside boundary Multiple stems at base Group next to footpath No visual defects	Good	Good	C1	Area: 46 sq m.



Tree No.	Species	Height (M)	DBH (mm)	Measurements	General Observations	Physiological Condition	Structural Condition	Category	RPA Area (M ²) & Radius (m)
G015	Mixed species (Mixed species)	13.0	400	Height (m): 13 Stem Diam(mm): 400 Spread (m): 5N, 5E, 5S, 5W Crown Clearance (m): 1 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Group consists of semi mature ash, silver birch and oak Trees located in dense vegetation restricted access to stems Off site trees Minor deadwood present in canopy of ash.	Good	Good	B1	Area: 226 sq m.
G016	Mixed species (Mixed species)	16.0	500	Height (m): 16 Stem Diam(mm): 500 Spread (m): 6N, 6E, 6S, 6W Crown Clearance (m): 2 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Group consists of 3 ash trees Signs of AD Groups forms continuous canopy Stems in dense vegetation restricting access Group located next to footpath Multiple stems at base Minor deadwood present in crown	Good	Good	B1	Area: 186 sq m.



Tree No.	Species	Height (M)	DBH (mm)	Measurements	General Observations	Physiological Condition	Structural Condition	Category	RPA Area (M ²) & Radius (m)
H001	Laurel (<i>Laurus sp.</i>)	2.0	70	Height (m): 2 Stem Diam(mm): 70 Spread (m): 1N, 1E, 1S, 1W Crown Clearance (m): 0 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Linear maintained hedgerow	Good	Good	C1	Radius: 0.8m. Area: 17 sq m.
H002	Birch (<i>Betula sp.</i>)	4.0	90	Height (m): 4 Stem Diam(mm): 90 Spread (m): 2N, 2E, 2S, 0W Crown Clearance (m): 0 Life Stage: Young Rem. Contrib.: 10+ Years	Linear group adjacent metal crate	Fair	Good	C1	Radius: 1.1m. Area: 16 sq m.



Tree No.	Species	Height (M)	DBH (mm)	Measurements	General Observations	Physiological Condition	Structural Condition	Category	RPA Area (M ²) & Radius (m)
H003	Mixed species (Mixed species)	2.0	70	Height (m): 2 Stem Diam(mm): 70 Spread (m): 1N, 1E, 1S, 1W Crown Clearance (m): 0 Life Stage: Semi Mature Rem. Contrib.: 10+ Years	Mixed group linear hedge consisting of hawthorn with some birch, sycamore, beech and willow within hedge	Fair	Good	C1	Radius: 0.8m. Area: 48 sq m.
T001	Weeping willow (<i>Salix babylonica</i>)	20.0	900	Height (m): 20 Stem Diam(mm): 900 Spread (m): 5N, 5E, 9S, 5W Crown Clearance (m): 2.5 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Tree located 2 m north of hard standing Overhanging branches into car park On boundary of car park Branch tares in crown	Good	Good	B1,2	Radius: 10.8m. Area: 366 sq m.



Tree No.	Species	Height (M)	DBH (mm)	Measurements	General Observations	Physiological Condition	Structural Condition	Category	RPA Area (M ²) & Radius (m)
T002	Weeping willow (<i>Salix babylonica</i>)	20.0	800	Height (m): 20 Stem Diam(mm): 800 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 4 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Tree located 2 m north of hard standing Overhanging branches into car park On boundary of car park Branch tares in crown Above ground roots on south of stem	Good	Good	B1,2	Radius: 9.6m. Area: 290 sq m.
T003	Weeping willow (<i>Salix babylonica</i>)	18.0	860	Height (m): 18 Stem Diam(mm): 860 Spread (m): 7N, 5E, 4S, 7W Crown Clearance (m): 2.5 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Tree located 2 m north of hard standing Overhanging branches into car park On boundary of car park Above ground roots on south of stem	Good	Good	B1,2	Radius: 10.3m. Area: 333 sq m.



Tree No.	Species	Height (M)	DBH (mm)	Measurements	General Observations	Physiological Condition	Structural Condition	Category	RPA Area (M ²) & Radius (m)
T004	Norway maple (<i>Acer platanoides</i>)	13.0	340	Height (m): 13 Stem Diam(mm): 340 Spread (m): 4N, 3E, 4S, 3W Crown Clearance (m): 2.5 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Tree located 2 m north of hard standing On boundary of car park	Good	Good	B1,2	Radius: 4.1m. Area: 53 sq m.
T005	Norway maple (<i>Acer platanoides</i>)	12.0	370	Height (m): 12 Stem Diam(mm): 370 Spread (m): 2N, 5E, 5S, 3W Crown Clearance (m): 2.5 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Tree located 2 m north of hard standing On boundary of car park	Good	Good	B1,2	Radius: 4.4m. Area: 61 sq m.



Tree No.	Species	Height (M)	DBH (mm)	Measurements	General Observations	Physiological Condition	Structural Condition	Category	RPA Area (M ²) & Radius (m)
T006	Weeping willow (<i>Salix babylonica</i>)	20.0	640	Height (m): 20 Stem Diam(mm): 640 Spread (m): 7N, 6E, 3S, 3W Crown Clearance (m): 2 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Tree located 2 m north of hard standing Overhanging branches into car park Forms boundary of car park	Good	Good	B1,2	Radius: 7.7m. Area: 186 sq m.
T007	Weeping willow (<i>Salix babylonica</i>)	20.0	680	Height (m): 20 Stem Diam(mm): 680 Spread (m): 4N, 6E, 3S, 7W Crown Clearance (m): 3 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Tree located 2 m north of hard standing Overhanging branches into car park On boundary of car park	Good	Good	B1,2	Radius: 8.2m. Area: 211 sq m.



Tree No.	Species	Height (M)	DBH (mm)	Measurements	General Observations	Physiological Condition	Structural Condition	Category	RPA Area (M ²) & Radius (m)
T008	Weeping willow (<i>Salix babylonica</i>)	19.0	660	Height (m): 19 Stem Diam(mm): 660 Spread (m): 5N, 7E, 3S, 6W Crown Clearance (m): 2.5 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Tree located 2 m north of hard standing Overhanging branches into car park On boundary of car park	Good	Good	B1,2	Radius: 7.9m. Area: 196 sq m.
T009	Oak (<i>Quercus sp.</i>)	21.0	660	Height (m): 21 Stem Diam(mm): 660 Spread (m): 7N, 9E, 7S, 3W Crown Clearance (m): 6 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Located on entrance to car road Tree located 2 m north of hard standing Overhanging branches into Entrance of car park	Good	Good	B1,2	Radius: 7.9m. Area: 196 sq m.



Tree No.	Species	Height (M)	DBH (mm)	Measurements	General Observations	Physiological Condition	Structural Condition	Category	RPA Area (M ²) & Radius (m)
T010	Maple (<i>Acer sp.</i>)	21.0	800	Height (m): 21 Stem Diam(mm): 800 Spread (m): 7N, 3E, 4S, 6W Crown Clearance (m): 3 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Located on entrance to car road Tree located 2 m north of hard standing Overhanging branches into Entrance of car park deadwood present in crown	Good	Good	B1,2	Radius: 9.6m. Area: 290 sq m.
T011	Rowan (<i>Sorbus aucuparia</i>)	9.0	200	Height (m): 9 Stem Diam(mm): 200 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 3.5 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Next to hard standing on entrance to car park	Good	Good	C1,2	Radius: 2.4m. Area: 18 sq m.



Tree No.	Species	Height (M)	DBH (mm)	Measurements	General Observations	Physiological Condition	Structural Condition	Category	RPA Area (M ²) & Radius (m)
T012	Rowan (<i>Sorbus aucuparia</i>)	10.0	340	Height (m): 10 Stem Diam(mm): 340 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 4 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Next to hard standing on entrance to car park Pruning of crown present	Good	Good	C1,2	Radius: 4.1m. Area: 53 sq m.
T013	Weeping willow (<i>Salix babylonica</i>)	20.0	850	Height (m): 20 Stem Diam(mm): 850 Spread (m): 7N, 7E, 5S, 3W Crown Clearance (m): 7 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Tree located 2 m north of hard standing Overhanging branches into Entrance of car park	Good	Good	B1,2	Radius: 10.2m. Area: 327 sq m.



Tree No.	Species	Height (M)	DBH (mm)	Measurements	General Observations	Physiological Condition	Structural Condition	Category	RPA Area (M ²) & Radius (m)
T014	Weeping willow (<i>Salix babylonica</i>)	20.0	650	Height (m): 20 Stem Diam(mm): 650 Spread (m): 8N, 2E, 6S, 3W Crown Clearance (m): 2 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Tree located 2 m north of hard standing Overhanging branches into Entrance of car park	Good	Good	B1,2	Radius: 7.8m. Area: 191 sq m.
T015	Weeping willow (<i>Salix babylonica</i>)	20.0	700	Height (m): 20 Stem Diam(mm): 700 Spread (m): 8N, 2E, 7S, 3W Crown Clearance (m): 3 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Tree located 2 m north of hard standing Overhanging branches into Entrance of car park	Good	Good	B1,2	Radius: 8.4m. Area: 222 sq m.



Tree No.	Species	Height (M)	DBH (mm)	Measurements	General Observations	Physiological Condition	Structural Condition	Category	RPA Area (M ²) & Radius (m)
T016	Norway maple (<i>Acer platanoides</i>)	12.0	350	Height (m): 12 Stem Diam(mm): 350 Spread (m): 4N, 4E, 2S, 1W Crown Clearance (m): 4 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Located 2m south of Hard standing	Good	Good	C1,2	Radius: 4.2m. Area: 55 sq m.
T017	Sycamore (<i>Acer pseudoplatanus</i>)	8.0	180	Height (m): 8 Stem Diam(mm): 180 Spread (m): 3N, 1E, 3S, 1W Crown Clearance (m): 4 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	2m south of hard standing	Good	Good	C1,2	Radius: 2.2m. Area: 15 sq m.



Tree No.	Species	Height (M)	DBH (mm)	Measurements	General Observations	Physiological Condition	Structural Condition	Category	RPA Area (M ²) & Radius (m)
T018	Sycamore (<i>Acer pseudoplatanus</i>)	9.0	430	Height (m): 9 Stem Diam(mm): 430 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 3 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	2m south of hard standing	Good	Good	C1,2	Radius: 5.2m. Area: 85 sq m.
T019	Weeping willow (<i>Salix babylonica</i>)	20.0	650	Height (m): 20 Stem Diam(mm): 650 Spread (m): 2N, 4E, 5S, 3W Crown Clearance (m): 2 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Tree located 2 m south of hard standing Overhanging branches into car park Forms boundary of car park Branch terea in crown	Good	Good	B1,2	Radius: 7.8m. Area: 191 sq m.



Tree No.	Species	Height (M)	DBH (mm)	Measurements	General Observations	Physiological Condition	Structural Condition	Category	RPA Area (M ²) & Radius (m)
T020	Weeping willow (<i>Salix babylonica</i>)	20.0	780	Height (m): 20 Stem Diam(mm): 780 Spread (m): 7N, 4E, 3S, 3W Crown Clearance (m): 2 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Tree located 2 m south of hard standing Overhanging branches into car park Forms boundary of car park	Good	Good	B1,2	Radius: 9.4m. Area: 278 sq m.
T021	Weeping willow (<i>Salix babylonica</i>)	18.0	800	Height (m): 18 Stem Diam(mm): 800 Spread (m): 7N, 4E, 3S, 2W Crown Clearance (m): 4 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Tree located 2 m south of hard standing Overhanging branches into car park Forms boundary of car park Multi stem at 2.5m	Good	Good	B1,2	Radius: 9.6m. Area: 290 sq m.



Tree No.	Species	Height (M)	DBH (mm)	Measurements	General Observations	Physiological Condition	Structural Condition	Category	RPA Area (M ²) & Radius (m)
T022	Weeping willow (<i>Salix babylonica</i>)	18.0	550	Height (m): 18 Stem Diam(mm): 550 Spread (m): 1N, 4E, 3S, 4W Crown Clearance (m): 2.5 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Tree located 2 m south of hard standing Overhanging branches into car park Forms boundary of car park Root gurdle on south of stem	Good	Good	B1,2	Radius: 6.6m. Area: 137 sq m.
T023	Maple (<i>Acer sp.</i>)	17.0	410	Height (m): 17 Stem Diam(mm): 410 Spread (m): 6N, 3E, 6S, 3W Crown Clearance (m): 3 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Tree located 2 m south of hard standing Overhanging branches into car park Forms boundary of car park	Good	Good	B1,2	Radius: 4.9m. Area: 75 sq m.



Tree No.	Species	Height (M)	DBH (mm)	Measurements	General Observations	Physiological Condition	Structural Condition	Category	RPA Area (M ²) & Radius (m)
T024	Weeping willow (<i>Salix babylonica</i>)	18.0	780	Height (m): 18 Stem Diam(mm): 780 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 10 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Tree located 2 m south of hard standing Overhanging branches into car park Forms boundary of car park Tree union and bleeding present on stem at 2m. Consider individual tree inspection Deadwood present lower crown	Good	Fair	C1,2	Radius: 9.4m. Area: 278 sq m.
T025	Maple (<i>Acer sp.</i>)	8.0	440	Height (m): 8 Stem Diam(mm): 440 Spread (m): 4.5N, 4.5E, 4.5S, 4.5W Crown Clearance (m): 2.5 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	2m south of hard standing	Good	Good	B1,2	Radius: 5.3m. Area: 88 sq m.



Tree No.	Species	Height (M)	DBH (mm)	Measurements	General Observations	Physiological Condition	Structural Condition	Category	RPA Area (M ²) & Radius (m)
T027	Weeping willow (<i>Salix babylonica</i>)	18.0	550	Height (m): 18 Stem Diam(mm): 550 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 6 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Tree located 2 m south of hard standing Deadwood present in crown Some bark striping on stem	Good	Fair	B1,2	Radius: 6.6m. Area: 137 sq m.
T028	Willow (<i>Salix sp.</i>)	20.0	750	Height (m): 20 Stem Diam(mm): 750 Spread (m): 4.5N, 4.5E, 4.5S, 4.5W Crown Clearance (m): 2.5 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	2m south of hard standing	Good	Good	B1,2	Radius: 9.0m. Area: 254 sq m.



Tree No.	Species	Height (M)	DBH (mm)	Measurements	General Observations	Physiological Condition	Structural Condition	Category	RPA Area (M ²) & Radius (m)
T029	Maple (<i>Acer sp.</i>)	9.0	220	Height (m): 9 Stem Diam(mm): 220 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 4 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	2m south of hardstanding Bark stripping on stem	Good	Good	C1,2	Radius: 2.6m. Area: 21 sq m.
T031	Maple (<i>Acer sp.</i>)	9.0	370	Height (m): 9 Stem Diam(mm): 370 Spread (m): 4N, 4E, 4S, 3W Crown Clearance (m): 4 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	2m south of hardstandi	Good	Good	B1,2	Radius: 4.4m. Area: 61 sq m.



Tree No.	Species	Height (M)	DBH (mm)	Measurements	General Observations	Physiological Condition	Structural Condition	Category	RPA Area (M ²) & Radius (m)
T032	Maple (<i>Acer sp.</i>)	8.0	310	Height (m): 8 Stem Diam(mm): 310 Spread (m): 4N, 4E, 4S, 3W Crown Clearance (m): 4 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	2m south of hardstanding	Good	Good	B1,2	Radius: 3.7m. Area: 43 sq m.
T033	Silver birch (<i>Betula pendula</i>)	11.0	500	Height (m): 11 Stem Diam(mm): 500 Spread (m): 5N, 5E, 4S, 5W Crown Clearance (m): 2.5 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	2m south of hardstanding	Good	Good	B1,2	Radius: 6.0m. Area: 113 sq m.



Tree No.	Species	Height (M)	DBH (mm)	Measurements	General Observations	Physiological Condition	Structural Condition	Category	RPA Area (M ²) & Radius (m)
T034	Maple (<i>Acer sp.</i>)	8.0	270	Height (m): 8 Stem Diam(mm): 270 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 4 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	2m south of hardstanding	Good	Good	B1,2	Radius: 3.2m. Area: 32 sq m.
T035	Field maple (<i>Acer campestre</i>)	8.0	300	Height (m): 8 Stem Diam(mm): 300 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 2 Life Stage: Semi Mature Rem. Contrib.: 30+ Years	On boundary of development Roadside tree	Good	Good	C1	Radius: 3.6m. Area: 41 sq m.



Tree No.	Species	Height (M)	DBH (mm)	Measurements	General Observations	Physiological Condition	Structural Condition	Category	RPA Area (M ²) & Radius (m)
T036	Alder (<i>Alnus sp.</i>)	10.0	300, 270, 300, 250	Height (m): 10 4 stems (mm): 300, 270, 300, 250 Spread (m): 4N, 6E, 4S, 6W Crown Clearance (m): 2 Life Stage: Semi Mature Rem. Contrib.: 30+ Years	On boundary of development Roadside tree Multi stemmed at base with included bark unions	Good	Good	C1	Radius: 6.7m. Area: 141 sq m.
T037	Field maple (<i>Acer campestre</i>)	8.0	320	Height (m): 8 Stem Diam(mm): 320 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 2 Life Stage: Semi Mature Rem. Contrib.: 30+ Years	On boundary of development Roadside tree	Good	Good	C1	Radius: 3.8m. Area: 45 sq m.



Tree No.	Species	Height (M)	DBH (mm)	Measurements	General Observations	Physiological Condition	Structural Condition	Category	RPA Area (M ²) & Radius (m)
T038	Alder (<i>Alnus sp.</i>)	10.0	380, 480	Height (m): 10 2 stems (mm): 380, 480 Spread (m): 4N, 7E, 4S, 6W Crown Clearance (m): 2 Life Stage: Semi Mature Rem. Contrib.: 30+ Years	On boundary of development Roadside tree Twin stemmed at base with included bark unions	Good	Good	C1	Radius: 7.3m. Area: 167 sq m.
T039	Field maple (<i>Acer campestre</i>)	7.0	250	Height (m): 7 Stem Diam(mm): 250 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 2 Life Stage: Semi Mature Rem. Contrib.: 30+ Years	On boundary of development Roadside tree	Good	Good	C1	Radius: 3.0m. Area: 28 sq m.



Tree No.	Species	Height (M)	DBH (mm)	Measurements	General Observations	Physiological Condition	Structural Condition	Category	RPA Area (M ²) & Radius (m)
T040	London plane (<i>Platanus x hispanica</i>)	9.0	320	Height (m): 9 Stem Diam(mm): 320 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 2 Life Stage: Semi Mature Rem. Contrib.: 30+ Years	On boundary of development Roadside tree	Good	Good	C1	Radius: 3.8m. Area: 45 sq m.
T041	London plane (<i>Platanus x hispanica</i>)	12.0	340	Height (m): 12 Stem Diam(mm): 340 Spread (m): 4N, 6E, 4S, 2W Crown Clearance (m): 2 Life Stage: Semi Mature Rem. Contrib.: 30+ Years	On boundary of development Roadside tree	Good	Good	C1	Radius: 4.1m. Area: 53 sq m.



Tree No.	Species	Height (M)	DBH (mm)	Measurements	General Observations	Physiological Condition	Structural Condition	Category	RPA Area (M ²) & Radius (m)
T042	Alder (<i>Alnus sp.</i>)	8.0	340	Height (m): 8 Stem Diam(mm): 340 Spread (m): 5N, 5E, 5S, 5W Crown Clearance (m): 2 Life Stage: Semi Mature Rem. Contrib.: 30+ Years	On boundary of development Roadside tree	Good	Good	C1	Radius: 4.1m. Area: 53 sq m.
T043	Silver birch (<i>Betula pendula</i>)	16.0	360	Height (m): 16 Stem Diam(mm): 360 Spread (m): 3N, 3E, 4S, 3W Crown Clearance (m): 1 Life Stage: Semi Mature Rem. Contrib.: 30+ Years	On boundary of development Roadside tree	Good	Good	C1	Radius: 4.3m. Area: 58 sq m.



Tree No.	Species	Height (M)	DBH (mm)	Measurements	General Observations	Physiological Condition	Structural Condition	Category	RPA Area (M ²) & Radius (m)
T044	Silver birch (<i>Betula pendula</i>)	15.0	250	Height (m): 15 Stem Diam(mm): 250 Spread (m): 3N, 3E, 4S, 3W Crown Clearance (m): 1 Life Stage: Semi Mature Rem. Contrib.: 30+ Years	On boundary of development Roadside tree	Good	Good	C1	Radius: 3.0m. Area: 28 sq m.
T045	Field maple (<i>Acer campestre</i>)	8.0	330	Height (m): 8 Stem Diam(mm): 330 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 2 Life Stage: Semi Mature Rem. Contrib.: 30+ Years	On boundary of development Roadside tree	Good	Good	C1	Radius: 4.0m. Area: 50 sq m.



Tree No.	Species	Height (M)	DBH (mm)	Measurements	General Observations	Physiological Condition	Structural Condition	Category	RPA Area (M ²) & Radius (m)
T046	Hornbeam (<i>Carpinus betulus</i>)	8.0	330	Height (m): 8 2 stems, avg.(mm): 330 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 2 Life Stage: Semi Mature Rem. Contrib.: 30+ Years	On boundary of development Roadside tree	Good	Good	C1	Radius: 5.6m. Area: 99 sq m.
T047	Field maple (<i>Acer campestre</i>)	8.0	300	Height (m): 8 2 stems, avg.(mm): 300 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 2 Life Stage: Semi Mature Rem. Contrib.: 30+ Years	On boundary of development Roadside tree	Good	Good	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)
T048	London plane (<i>Platanus x hispanica</i>)	9.0	320	Height (m): 9 2 stems, avg.(mm): 320 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 2 Life Stage: Semi Mature Rem. Contrib.: 30+ Years	On boundary of development Roadside tree	Good	Good	C1	Radius: 5.4m. Area: 92 sq m.
T049	Silver birch (<i>Betula pendula</i>)	3.0	70, 70, 70, 70	Height (m): 3 4 stems (mm): 70, 70, 70, 70 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 0 Life Stage: Young Rem. Contrib.: <10 years	Tree growing through fence line. Historically pruned to ground level	Poor	Poor	U	Radius: 1.7m. Area: 9 sq m.



Tree No.	Species	Height (M)	DBH (mm)	Measurements	General Observations	Physiological Condition	Structural Condition	Category	RPA Area (M ²) & Radius (m)
T050	Laburnum (<i>Laburnum sp.</i>)	4.0	90, 100, 90	Height (m): 4 3 stems (mm): 90, 100, 90 Spread (m): 2N, 3E, 2S, 2W Crown Clearance (m): 0.5 Life Stage: Semi Mature Rem. Contrib.: 10+ Years	Multi stemmed tree directly adjacent wall and boundary fence	Good	Good	C1	Radius: 1.9m. Area: 11 sq m.
T051	Hornbeam (<i>Carpinus betulus</i>)	7.0	300	Height (m): 7 Stem Diam(mm): 300 Spread (m): 6N, 6E, 6S, 6W Crown Clearance (m): 0 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Offsite tree behind fence line measurements estimated	Good	Fair	C1	Radius: 3.6m. Area: 41 sq m.



Tree No.	Species	Height (M)	DBH (mm)	Measurements	General Observations	Physiological Condition	Structural Condition	Category	RPA Area (M ²) & Radius (m)
T052	Willow (<i>Salix sp.</i>)	20.0	500, 400, 400, 350	Height (m): 20 4 stems (mm): 500, 400, 400, 350 Spread (m): 9N, 9E, 9S, 9W Crown Clearance (m): 1 Life Stage: Early Mature Rem. Contrib.: 30+ Years	Off site tree . Branches growing against fence line. Measurements estimated	Good	Fair	B1	Radius: 10.0m. Area: 314 sq m.
T053	Lombardy poplar (<i>Populus nigra italica</i>)	14.0	350	Height (m): 14 Stem Diam(mm): 350 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 1.5 Life Stage: Semi Mature Rem. Contrib.: 10+ Years	Offsite site behind fence line measurements estimated. Signs of dieback within crown	Fair	Fair	C1	Radius: 4.2m. Area: 55 sq m.



Tree No.	Species	Height (M)	DBH (mm)	Measurements	General Observations	Physiological Condition	Structural Condition	Category	RPA Area (M ²) & Radius (m)
T054	Horse chestnut (<i>Aesculus hippocastanum</i>)	6.0	340	Height (m): 6 Stem Diam(mm): 340 Spread (m): 2.5N, 2.5E, 2.5S, 2.5W Crown Clearance (m): 2 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	On boundary of development	Good	Good	C1	Radius: 4.1m. Area: 53 sq m.
T055	Oak (<i>Quercus sp.</i>)	9.0	400	Height (m): 9 Stem Diam(mm): 400 Spread (m): 4N, 4E, 4S, 5W Crown Clearance (m): 2 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	On boundary of development on eastside of fence	Good	Good	C1	Radius: 4.8m. Area: 72 sq m.



Tree No.	Species	Height (M)	DBH (mm)	Measurements	General Observations	Physiological Condition	Structural Condition	Category	RPA Area (M ²) & Radius (m)
T056	Norway maple (<i>Acer platanoides</i>)	9.0	340	Height (m): 9 Stem Diam(mm): 340 Spread (m): 4N, 4.5E, 4.5S, 4.5W Crown Clearance (m): 2 Life Stage: Early Mature Rem. Contrib.: 30+ Years	On boundary of development	Good	Good	C1	Radius: 4.1m. Area: 53 sq m.
T057	Oak (<i>Quercus sp.</i>)	9.5	340	Height (m): 9.5 Stem Diam(mm): 340 Spread (m): 3N, 6.5E, 4S, 6.5W Crown Clearance (m): 2 Life Stage: Semi Mature Rem. Contrib.: 30+ Years	On boundary of development	Fair	Good	C1	Radius: 4.1m. Area: 53 sq m.



Tree No.	Species	Height (M)	DBH (mm)	Measurements	General Observations	Physiological Condition	Structural Condition	Category	RPA Area (M ²) & Radius (m)
T058	Oak (<i>Quercus sp.</i>)	9.5	340	Height (m): 9.5 Stem Diam(mm): 340 Spread (m): 4N, 6.5E, 3S, 6.5W Crown Clearance (m): 2 Life Stage: Semi Mature Rem. Contrib.: 30+ Years	On boundary of development	Fair	Good	C1	Radius: 4.1m. Area: 53 sq m.
T059	Horse chestnut (<i>Aesculus hippocastanum</i>)	6.0	250	Height (m): 6 Stem Diam(mm): 250 Spread (m): 2.5N, 2.5E, 2.5S, 2.5W Crown Clearance (m): 2 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	On boundary of development. Offsite	Good	Good	C1	Radius: 3.0m. Area: 28 sq m.



Tree No.	Species	Height (M)	DBH (mm)	Measurements	General Observations	Physiological Condition	Structural Condition	Category	RPA Area (M ²) & Radius (m)
T060	Rowan (<i>Sorbus aucuparia</i>)	5.0	210	Height (m): 5 Stem Diam(mm): 210 Spread (m): 3N, 2E, 1S, 1W Crown Clearance (m): 2 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	On boundary of development	Fair	Good	C1	Radius: 2.5m. Area: 20 sq m.
T061	Sycamore (<i>Acer pseudoplatanus</i>)	14.0	360	Height (m): 14 Stem Diam(mm): 360 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 3 Life Stage: Early Mature Rem. Contrib.: 20+ Years	Hard standing to north.	Good	Good	C1	Radius: 4.3m. Area: 58 sq m.
T062	Norway maple (<i>Acer platanoides</i>)	10.0	270	Height (m): 10 Stem Diam(mm): 270 Spread (m): 5N, 2E, 5S, 2W Life Stage: Semi Mature	Hard standing to north. Asymmetric crown	Fair	Good	C1	Radius: 3.2m. Area: 32 sq m.



Tree No.	Species	Height (M)	DBH (mm)	Measurements	General Observations	Physiological Condition	Structural Condition	Category	RPA Area (M ²) & Radius (m)
T063	Norway maple (<i>Acer platanoides</i>)	10.0	450	Height (m): 10 Stem Diam(mm): 450 Spread (m): 5N, 3.5E, 5S, 6W Crown Clearance (m): 3 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Large surface roots and hard standing to north			C1	Radius: 5.4m. Area: 92 sq m.
T064	Sycamore (<i>Acer pseudoplatanus</i>)	7.0	260	Height (m): 7 Stem Diam(mm): 260 Spread (m): 3N, 3E, 3S, 2W Crown Clearance (m): 2 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Hard standing to north and south	Good	Good	C1	Radius: 3.1m. Area: 30 sq m.



Tree No.	Species	Height (M)	DBH (mm)	Measurements	General Observations	Physiological Condition	Structural Condition	Category	RPA Area (M ²) & Radius (m)
T065	Sycamore (<i>Acer pseudoplatanus</i>)	8.0	330	Height (m): 8 Stem Diam(mm): 330 Spread (m): 4N, 3E, 4S, 2W Crown Clearance (m): 2 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Hard standing to north and east	Good	Good	C1	Radius: 4.0m. Area: 50 sq m.
T066	Sycamore (<i>Acer pseudoplatanus</i>)	8.0	380	Height (m): 8 Stem Diam(mm): 380 Spread (m): 4N, 4E, 4S, 5W Crown Clearance (m): 2 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Ground levels descend to south	Good	Good	C1	Radius: 4.6m. Area: 66 sq m.



Tree No.	Species	Height (M)	DBH (mm)	Measurements	General Observations	Physiological Condition	Structural Condition	Category	RPA Area (M ²) & Radius (m)
T067	Larch (<i>Larix sp.</i>)	12.0	400	Height (m): 12 Stem Diam(mm): 400 Spread (m): 7N, 7E, 7S, 7W Crown Clearance (m): 1 Life Stage: Early Mature Rem. Contrib.: 30+ Years	Dense ivy obscuring stem Access restricted Dense vegetation limiting inspection Measurements estimated	Good	Fair	B1	Radius: 4.8m. Area: 72 sq m.
T068	Poplar (<i>Populus sp.</i>)	20.0	560	Height (m): 20 Stem Diam(mm): 560 Spread (m): 6N, 6E, 6S, 6W Crown Clearance (m): 1.5 Life Stage: Early Mature Rem. Contrib.: 30+ Years	Surface roots observed around base Multi stemmed at 2m	Good	Fair	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)
T069	Oak (<i>Quercus sp.</i>)	12.0	320	Height (m): 12 Stem Diam(mm): 320 Spread (m): 7N, 2E, 5S, 7W Crown Clearance (m): 2 Life Stage: Semi Mature Rem. Contrib.: 10+ Years	Access restricted Dense vegetation limiting inspection Included bark union at 2m appears to have historically failed	Fair	Poor	C1	Radius: 3.8m. Area: 45 sq m.
T070	Oak (<i>Quercus sp.</i>)	10.0	410	Height (m): 10 Stem Diam(mm): 410 Spread (m): 5N, 5E, 5S, 5W Crown Clearance (m): 2 Life Stage: Semi Mature Rem. Contrib.: 40+ Years		Good	Good	B1	Radius: 4.9m. Area: 75 sq m.



Tree No.	Species	Height (M)	DBH (mm)	Measurements	General Observations	Physiological Condition	Structural Condition	Category	RPA Area (M ²) & Radius (m)
T071	Rowan (<i>Sorbus aucuparia</i>)	7.0	210	Height (m): 7 Stem Diam(mm): 210 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 3 Life Stage: Semi Mature Rem. Contrib.: 10+ Years	Low vitality within crown	Poor	Fair	C1	Radius: 2.5m. Area: 20 sq m.
T072	Ash (<i>Fraxinus sp.</i>)	5.0	150, 100	Height (m): 5 2 stems (mm): 150, 100 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 2 Life Stage: Semi Mature Rem. Contrib.: 10+ Years	Multi stemmed at base	Good	Good	C1	Radius: 2.2m. Area: 15 sq m.



Tree No.	Species	Height (M)	DBH (mm)	Measurements	General Observations	Physiological Condition	Structural Condition	Category	RPA Area (M ²) & Radius (m)
T073	Willow (<i>Salix sp.</i>)	19.0	800	Height (m): 19 Stem Diam(mm): 800 Spread (m): 8N, 8E, 8S, 8W Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: 40+ Years	Man hole cover 2m to east of stem. Footbath to south	Good	Good	B1	Radius: 9.6m. Area: 290 sq m.
T074	Ash (<i>Fraxinus sp.</i>)	9.0	380	Height (m): 9 Stem Diam(mm): 380 Spread (m): 4N, 3E, 3S, 4W Crown Clearance (m): 2 Life Stage: Semi Mature Rem. Contrib.: 10+ Years		Good	Good	C1	Radius: 4.6m. Area: 66 sq m.



Tree No.	Species	Height (M)	DBH (mm)	Measurements	General Observations	Physiological Condition	Structural Condition	Category	RPA Area (M ²) & Radius (m)
T075	Goat willow (<i>Salix caprea</i>)	4.0	80, 80	Height (m): 4 2 stems (mm): 80, 80 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 0 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Multi stemmed at base	Good	Fair	C1	Radius: 1.4m. Area: 6 sq m.
T076	Hornbeam (<i>Carpinus betulus</i>)	5.0	250	Height (m): 5 Stem Diam(mm): 250 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 2 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	On boundary of development	Good	Good	C1	Radius: 3.0m. Area: 28 sq m.



Tree No.	Species	Height (M)	DBH (mm)	Measurements	General Observations	Physiological Condition	Structural Condition	Category	RPA Area (M ²) & Radius (m)
T077	Alder (<i>Alnus sp.</i>)	8.0	340	Height (m): 8 Stem Diam(mm): 340 Spread (m): 2.5N, 3E, 4S, 3W Crown Clearance (m): 3 Life Stage: Semi Mature Rem. Contrib.: 10+ Years	Stem lean to east with optimising growth observed. Surface roots observed to west	Fair	Fair	C1	Radius: 4.1m. Area: 53 sq m.
T078	Oak (<i>Quercus sp.</i>)	12.0	430	Height (m): 12 Stem Diam(mm): 430 Spread (m): 7N, 7E, 7S, 7W Crown Clearance (m): 2.5 Life Stage: Early Mature Rem. Contrib.: 40+ Years	On boundary of development	Good	Good	B1	Radius: 5.2m. Area: 85 sq m.



Tree No.	Species	Height (M)	DBH (mm)	Measurements	General Observations	Physiological Condition	Structural Condition	Category	RPA Area (M ²) & Radius (m)
T079	Oak (<i>Quercus sp.</i>)	12.0	400	Height (m): 12 Stem Diam(mm): 400 Spread (m): 7N, 7E, 7S, 7W Crown Clearance (m): 2.5 Life Stage: Early Mature Rem. Contrib.: 40+ Years	On boundary of development	Good	Good	B1	Radius: 4.8m. Area: 72 sq m.
T080	Alder (<i>Alnus sp.</i>)	10.0	350	Height (m): 10 Stem Diam(mm): 350 Spread (m): 6N, 6E, 6S, 6W Crown Clearance (m): 2 Life Stage: Early Mature Rem. Contrib.: 40+ Years	On boundary of development	Good	Good	C1	Radius: 4.2m. Area: 55 sq m.



Tree No.	Species	Height (M)	DBH (mm)	Measurements	General Observations	Physiological Condition	Structural Condition	Category	RPA Area (M ²) & Radius (m)
T081	Hornbeam (<i>Carpinus betulus</i>)	7.0	290	Height (m): 7 Stem Diam(mm): 290 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 2 Life Stage: Early Mature Rem. Contrib.: 40+ Years	On boundary of development	Good	Good	C1	Radius: 3.5m. Area: 38 sq m.
T082	Hornbeam (<i>Carpinus betulus</i>)	7.0	290	Height (m): 7 Stem Diam(mm): 290 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 2 Life Stage: Early Mature Rem. Contrib.: 40+ Years	On boundary of development	Good	Good	C1	Radius: 3.5m. Area: 38 sq m.



Tree No.	Species	Height (M)	DBH (mm)	Measurements	General Observations	Physiological Condition	Structural Condition	Category	RPA Area (M ²) & Radius (m)
T083	Hornbeam (<i>Carpinus betulus</i>)	8.0	340	Height (m): 8 Stem Diam(mm): 340 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 2 Life Stage: Early Mature Rem. Contrib.: 40+ Years	On boundary of development	Good	Good	C1	Radius: 4.1m. Area: 53 sq m.
T084	Poplar (<i>Populus sp.</i>)	18.0	460	Height (m): 18 Stem Diam(mm): 460 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 4 Life Stage: Early Mature Rem. Contrib.: 40+ Years	On boundary of development	Good	Good	C1	Radius: 5.5m. Area: 95 sq m.



Tree No.	Species	Height (M)	DBH (mm)	Measurements	General Observations	Physiological Condition	Structural Condition	Category	RPA Area (M ²) & Radius (m)
T085	Oak (<i>Quercus sp.</i>)	10.0	340	Height (m): 10 Stem Diam(mm): 340 Spread (m): 4N, 6E, 4S, 3W Crown Clearance (m): 2 Life Stage: Early Mature Rem. Contrib.: 40+ Years	On boundary of development	Good	Good	C1	Radius: 4.1m. Area: 53 sq m.
T086	Hornbeam (<i>Carpinus betulus</i>)	9.0	250	Height (m): 9 Stem Diam(mm): 250 Spread (m): 3.5N, 3.5E, 3.5S, 3.5W Crown Clearance (m): 2 Life Stage: Early Mature Rem. Contrib.: 40+ Years	On boundary of development	Good	Good	C1	Radius: 3.0m. Area: 28 sq m.



Tree No.	Species	Height (M)	DBH (mm)	Measurements	General Observations	Physiological Condition	Structural Condition	Category	RPA Area (M ²) & Radius (m)
T087	Hornbeam (<i>Carpinus betulus</i>)	8.0	230	Height (m): 8 Stem Diam(mm): 230 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 2 Life Stage: Early Mature Rem. Contrib.: 40+ Years	On boundary of development	Good	Good	C1	Radius: 2.8m. Area: 25 sq m.
T088	Cherry (<i>Prunus sp.</i> 'Cherry')	7.0	220	Height (m): 7 Stem Diam(mm): 220 Spread (m): 2.5N, 2.5E, 2.5S, 2.5W Crown Clearance (m): 2 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	On boundary of development	Good	Good	C1	Radius: 2.6m. Area: 21 sq m.



Tree No.	Species	Height (M)	DBH (mm)	Measurements	General Observations	Physiological Condition	Structural Condition	Category	RPA Area (M ²) & Radius (m)
T089	Hornbeam (<i>Carpinus betulus</i>)	8.0	240	Height (m): 8 Stem Diam(mm): 240 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 2 Life Stage: Early Mature Rem. Contrib.: 40+ Years	On boundary of development	Good	Good	C1	Radius: 2.9m. Area: 26 sq m.
T090	Cherry (<i>Prunus sp.</i> 'Cherry')	6.0	210	Height (m): 6 Stem Diam(mm): 210 Spread (m): 2.5N, 2.5E, 2.5S, 2.5W Crown Clearance (m): 2 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	On boundary of development	Good	Good	C1	Radius: 2.5m. Area: 20 sq m.



Tree No.	Species	Height (M)	DBH (mm)	Measurements	General Observations	Physiological Condition	Structural Condition	Category	RPA Area (M ²) & Radius (m)
T091	Hornbeam (<i>Carpinus betulus</i>)	7.0	240	Height (m): 7 Stem Diam(mm): 240 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 2 Life Stage: Early Mature Rem. Contrib.: 40+ Years	On boundary of development	Good	Good	C1	Radius: 2.9m. Area: 26 sq m.
T092	Sweet chestnut (<i>Castanea sativa</i>)	10.0	460	Height (m): 10 Stem Diam(mm): 460 Spread (m): 5N, 7E, 5S, 4W Crown Clearance (m): 2 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	On boundary of development	Good	Good	B1	Radius: 5.5m. Area: 95 sq m.



Tree No.	Species	Height (M)	DBH (mm)	Measurements	General Observations	Physiological Condition	Structural Condition	Category	RPA Area (M ²) & Radius (m)
T093	Hornbeam (<i>Carpinus betulus</i>)	7.0	200	Height (m): 7 Stem Diam(mm): 200 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 2 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	On boundary of development	Good	Good	C1	Radius: 2.4m. Area: 18 sq m.
T094	Oak (<i>Quercus sp.</i>)	10.0	310	Height (m): 10 Stem Diam(mm): 310 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 2 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	On boundary of development	Good	Good	C1	Radius: 3.7m. Area: 43 sq m.



Tree No.	Species	Height (M)	DBH (mm)	Measurements	General Observations	Physiological Condition	Structural Condition	Category	RPA Area (M ²) & Radius (m)
T095	Hornbeam (<i>Carpinus betulus</i>)	6.0	250	Height (m): 6 Stem Diam(mm): 250 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 2 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	On boundary of development	Good	Good	C1	Radius: 3.0m. Area: 28 sq m.
T096	Hornbeam (<i>Carpinus betulus</i>)	7.0	300	Height (m): 7 Stem Diam(mm): 300 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 2 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	On boundary of development	Good	Good	C1	Radius: 3.6m. Area: 41 sq m.



Tree No.	Species	Height (M)	DBH (mm)	Measurements	General Observations	Physiological Condition	Structural Condition	Category	RPA Area (M ²) & Radius (m)
T097	Hornbeam (<i>Carpinus betulus</i>)	7.0	220	Height (m): 7 Stem Diam(mm): 220 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 2 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	On boundary of development	Good	Good	C1	Radius: 2.6m. Area: 21 sq m.
T098	Oak (<i>Quercus sp.</i>)	10.0	340	Height (m): 10 Stem Diam(mm): 340 Spread (m): 6N, 6E, 6S, 6W Crown Clearance (m): 2 Life Stage: Early Mature	On boundary of development	Good	Good	B1	Radius: 4.1m. Area: 53 sq m.
T099	Ash (<i>Fraxinus sp.</i>)	15.0	660	Height (m): 15 Stem Diam(mm): 660 Spread (m): 7N, 7E, 7S, 7W Crown Clearance (m): 2 Life Stage: Early Mature Rem. Contrib.: 10+ Years	Bark damage on stem at base with occlusion encompassing wound indicating good vitality. Minor deadwood within crown Off site roadside tree.	Fair	Fair	B1,2	Radius: 7.9m. Area: 196 sq m.



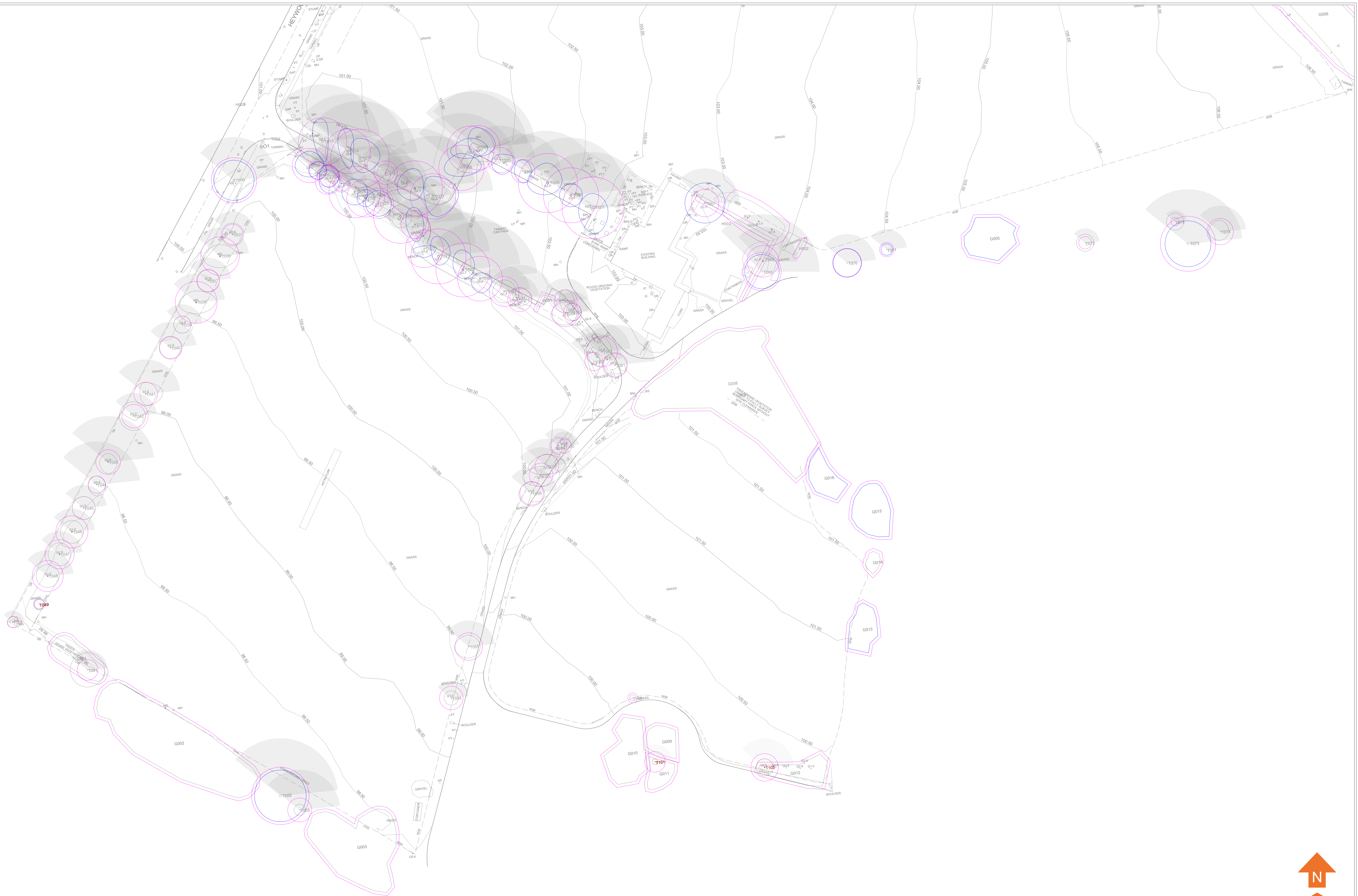
Tree No.	Species	Height (M)	DBH (mm)	Measurements	General Observations	Physiological Condition	Structural Condition	Category	RPA Area (M ²) & Radius (m)
T100	Oak (<i>Quercus sp.</i>)	3.5	70	Height (m): 3.5 4 stems, avg.(mm): 70 Spread (m): 1N, 1E, 1S, 1W Crown Clearance (m): 1 Life Stage: Young Rem. Contrib.: 20+ Years	Self seeded oak growing within fencing	Good	Good	C1	Radius: 1.7m. Area: 9 sq m.
T101	Ash (<i>Fraxinus sp.</i>)	6.0	210	Height (m): 6 2 stems, avg.(mm): 210 Spread (m): 1N, 1E, 1S, 1W Crown Clearance (m): 2	Dead tree with significant bark peeling and no crown. Broken branches present in crow .	Dead	Fair	U	Radius: 3.6m. Area: 41 sq m.
T102	Beech (<i>Fagus sp.</i>)	8.0	300	Height (m): 8 Stem Diam(mm): 300 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 0.5 Life Stage: Semi Mature Rem. Contrib.: <10 years	No acces to stem due to boundary Significant sparse crown Significant deadwood	Poor	Good	C1	Radius: 3.6m. Area: 41 sq m.



Tree No.	Species	Height (M)	DBH (mm)	Measurements	General Observations	Physiological Condition	Structural Condition	Category	RPA Area (M ²) & Radius (m)
T103	Beech (<i>Fagus sp.</i>)	10.0	400	Height (m): 10 Stem Diam(mm): 400 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 1 Life Stage: Semi Mature Rem. Contrib.: <10 years	Restricted access to the stem due to perimeter fencing. 75% crown dead. Significant deadwood in the crown.	Poor	Good	U	Radius: 4.8m. Area: 72 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

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

Notes:
Some tree stems and group locations on this drawing were estimated and plotted using aerial image.

Client:
Enable

Job No:
70-063
Drawing No:
001
Date:
01.06.2026
Scale:
1:500 @ A0



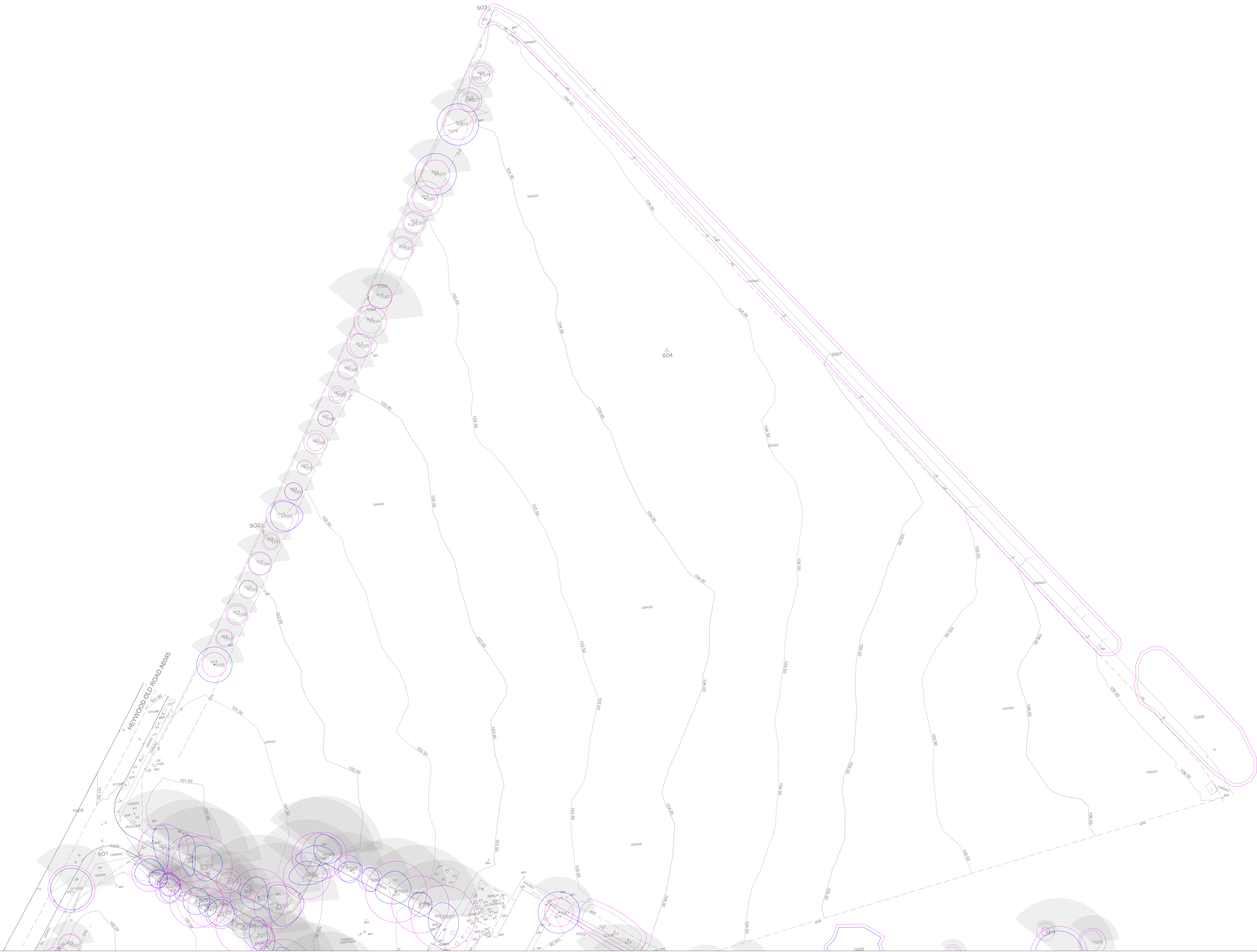
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P1	REVA	01.06.26	JJ	MG	MG
Phase	Issue	Date	Drawn	Checked	PM

Job Title:
Bowlee, Rochdale

Drawing Title:
Tree Constraints Plan
1 of 2

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Tree Categorisations:

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Category 'C' Tree/Group/Hedge
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001

Scale:

1:500 @
A0



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E-mail: info@e3p.co.uk
Website: www.e3p.co.uk

Job Title:

Bowlee, Rochdale

Drawing Title:

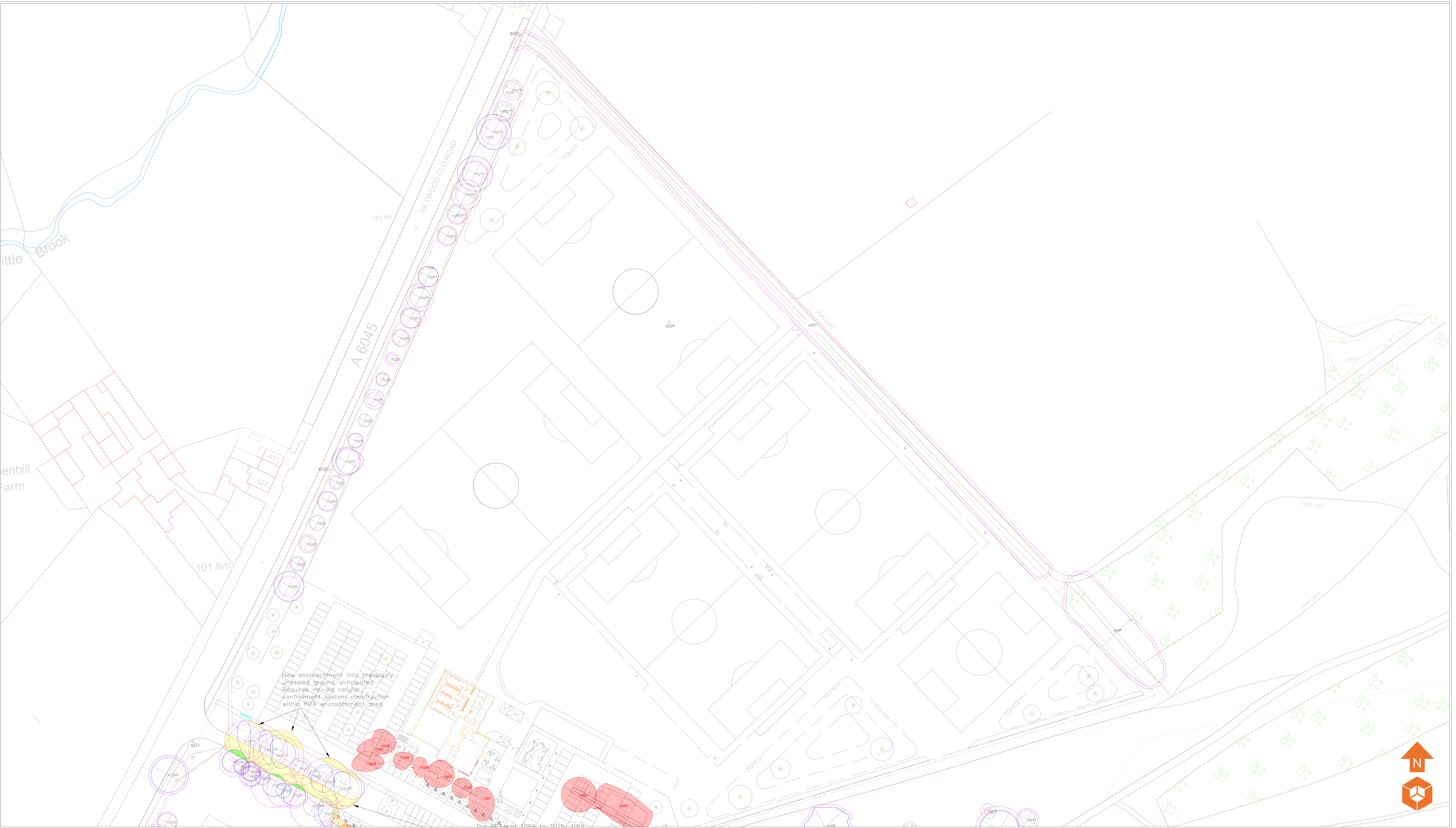
Tree Constraints Plan
2 of 2

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P1	REVA	01.06.26	JJ	MG	MG
Phase	Issue	Date	Drawn	Checked	PM

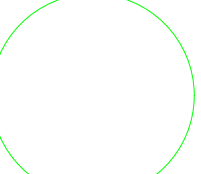
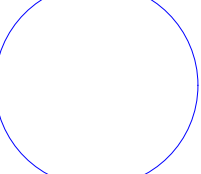
Appendix III: Tree Impact Plan



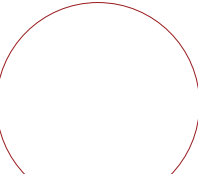


Tree Categorisations:

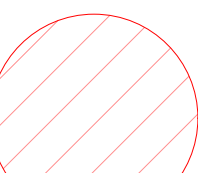
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Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years
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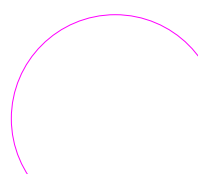
Those Unsuitable for Retention:

-  **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 to be removed**
Trees or sections of tree groups to be removed have red hatched lines and ref numbers are in red.

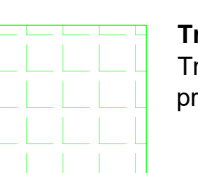
Root Protection Areas (RPAs):

-  **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:

Some tree stems and group locations on this drawing were estimated and plotted using aerial image.

Client:

Enable

Job Title:

Bowlee, Rochdale

Job No:

70-063

Drawing No:

001

Date:

28.07.2026

Scale:

1: 500 @
A0

Drawing Title:

Tree Impact Plan
2 of 2



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P1	REVA	28.07.26	HMM	MG	MG
Phase	Issue	Date	Drawn	Checked	PM