

**ARBORICULTURAL IMPACT ASSESSMENT
to BS 5837:2012**

at

**Land at Ashdene / Burwell Close
Rochdale
Lancashire
OL12 6DJ**

Client:
PNS Landscapes

Client Address:
Woodhouse Fold Farm
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JCA Ref:
23621a/DP

JCA Limited
Arboricultural & Ecological Consultants

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1. Introduction

1.1 Purpose of the Report

- 1.1.1 This Arboricultural Impact Assessment has been prepared for the proposed development **Land at Ashdene / Burwell Close, Rochdale**.
- 1.1.2 The purpose of this report is to assess the impact of the proposed development on the existing tree stock and outline mitigation actions, where appropriate, to minimise any potential damage to retained trees.

1.2 Terms of Reference

- 1.2.1 JCA Limited has been instructed by **PNS Landscapes** to prepare an Arboricultural Impact Assessment, based on our Arboricultural Report dated 12th February 2026 (JCA Ref: **23621/DP**). The arboricultural survey and report conform to the most recent specifications outlined in BS 5837: 2012 Trees in relation to design, demolition and construction - Recommendations.
- 1.2.2 We have been supplied with **Drawing Ref. 26.3786.SC1.1E Proposed Site Plan**, which details the proposed development. The tree data has been overlaid onto the proposed designs to create the Arboricultural Implications Plan, which can be found at **Appendix 6**. This provides the basis for which this Arboricultural Impact Assessment has been prepared.

1.3 Scope of the Report

- 1.3.1 This report is compiled in accordance with *BS 5837:2012 'Trees in relation to design, demolition and construction – Recommendations'* and is based on an objective assessment of the existing vegetation.
- 1.3.2 The specific design of the proposed development has been considered within the Arboricultural Implication Assessment in **Section 3** and is detailed on the Arboricultural Implications Plan at **Appendix 6**.

1.4 Survey Details

- 1.4.1 The original tree survey took place during January 2026 and was conducted by **David de Peña BSc (Hons) Ecology and Conservation, LANTRA Accredited PTI, TechArborA**.

2. Tree Descriptions and Recommendations

- 2.1 The tree information recorded during the original survey is detailed in the tables at **Appendix 1**. A full explanation of the tables can be found at **Appendix 2**.
- 2.2 Please refer also to the Tree Constraints Plan at **Appendix 5** for tree locations.

3. Arboricultural Implications Assessment (AIA)

3.1 Proposed Development

- 3.1.1 The proposed development will consist of the construction of a single residential dwelling with an associated driveway and other ancillary features.
- 3.1.2 All tree works required to accommodate the proposals are detailed in the "Works Required to Accommodate the Proposals" column of the tables at **Appendix 1**.

3.2 Tree Removals for Development

- 3.2.1 In this case no trees require removal to accommodate the proposed scheme.

3.3 Pruning for Development

- 3.3.1 To accommodate the proposals, it will be necessary to prune some of the retained trees, to provide suitable access and working distances for pedestrians and vehicles. Also known as 'access facilitation pruning' this is relevant to **T2** and **T15**.

3.4 Temporary Protection Measures

3.4.1 The Protective Barrier

- 3.4.1.1 To ensure the effective protection of the retained trees during development, a protective barrier will be installed, in accordance with BS 5837: 2012. This may comprise of protective fencing and/or ground protection, positioned to protect the canopies and root systems of the retained trees.
- 3.4.1.2 The protective measures are to be installed prior to any demolition or construction activities commencing on site.
- 3.4.1.3 The protective fencing should ideally be positioned to protect the entire **Root Protection Area (RPA)** and the canopies of the retained trees (whichever is greater), to create a **Construction Exclusion Zone (CEZ)**.
- 3.4.1.4 Routes for pedestrian and site traffic will be located outside, and diverted away from, the RPAs of the retained trees wherever possible. Where this is not practicable, temporary protective surfaces (ground protection) may need to be laid over the exposed RPAs (on soft open ground) which will distribute the weight of site vehicles, machinery or pedestrians whilst allowing moisture to reach the tree rooting area beneath. Such surfaces should be constructed in accordance with BS 5837: 2012.
- 3.4.1.5 The installation of the protective barrier and the technical aspects of the proposals in relation to the trees should be assessed in the Arboricultural Method Statement and detailed on a Tree Protection Plan prior to commencement of works.

3.5 Implications for Retained Trees

3.5.1 Works within the RPA

- 3.5.1.1 Where the proposals require work to be undertaken within the RPA of a tree which is to be retained, specialist measures must be adopted during the construction phase to avoid ground compaction and minimise root damage.
- 3.5.1.2 Such areas are highlighted in **blue** on the Arboricultural Implications Plan at **Appendix 6**.

3.5.2 Access/Construction of Hard Surfacing

- 3.5.2.1 The proposed development entails the construction of hard surfacing within the RPAs of **T15** and **T16** of the retained trees. This takes the form of a driveway/parking area and a footpath. Existing historic hard surfacing is present within the site. However, due to its age, the effects of weathering and extensive ground vegetation, its precise condition and extent are uncertain.
- 3.5.2.2 As such, if the proposed hard surfacing coincides with existing historic hard surfacing, the existing surface could be retained in situ where practicable and re-surfaced as appropriate.
- 3.5.2.3 However, if the proposed hard surfacing extends beyond the existing hard surfacing and enters open ground within the RPAs of **T15** and **T16**, or if the existing hard surface cannot be retained, a 'no-dig' method of construction will be utilised to prevent foreseeable damage to tree roots.
- 3.5.2.4 The chosen system must be fit for purpose and of suitable construction to dissipate compaction damage to tree roots, allow gaseous diffusion to/from the soil and the percolation of water to the soil surface. This may require the use of specialist materials and sensitive edging systems to prevent damage to tree roots. It is recommended that this surfacing be constructed as a final phase of construction.
- 3.5.2.5 Design principles must be confirmed by an appropriately qualified engineer and should be included in an Arboricultural Method Statement.
- 3.5.2.6 If it is necessary to remove the existing hard surfacing, it is vital that only the existing surfacing is removed and that the underlying soil is not disturbed, to prevent potential damage to tree roots. The existing surfacing must therefore be removed in a cautious manner, ideally using hand tools when working within the RPAs.
- 3.5.2.7 The existing hard surfacing provides ground protection to the rooting areas of the retained trees. As such, this should ideally be retained during construction up until the final stages of development, at which point it may be carefully removed to facilitate the proposed re-surfacing. This will afford the maximum protection to these trees.

3.5.3 Building Construction / Foundation Design

- 3.5.3.1 The footprints of the proposed structures do not incur the RPA of retained trees. As such no specialist construction or foundation methods are considered necessary for the sole purpose of preventing damage to trees.
- 3.5.3.2 Despite this, specialist foundation designs may still be required for other reasons, and advice should always be sought from a suitably qualified structural expert. The water demand of trees can be an important consideration when determining the appropriate foundation design. Because of this, water demands for the trees identified on this site are included at **Appendix 1**, in accordance with **NHBC Standards**, for use by the appointed structural expert.

3.5.4 Utilities

- 3.5.4.1 Details on service routes have not been provided to JCA at this time. Where utilities need to be brought onto the site, these should be routed away from the RPAs of retained trees. Where this is not possible, methodologies on the installation of underground services without damage to tree roots should be considered.
- 3.5.4.2 All service providers should be consulted prior to commencement of works with the aim of minimising the number of service runs on the site. Any foreseeable incursions to RPAs should be communicated to the appointed arboricultural consultant and the LPA at the earliest possible time to prevent breach of planning conditions and damage to retained trees.

3.5.5 Site Compound

- 3.5.5.1 The site compound, which typically includes the site office, mess facilities, toilets, storage of materials and parking, must be located away from all of the trees and outside their RPAs. Care should also be taken to prevent soil contamination from chemical spillages, including petrol, diesel and oils.

3.5.6 Tree Shade

- 3.5.6.1 Due to the location of the trees, and their distance from to the proposed buildings, issues related to shading are considered to be unlikely and do not require mitigation.
- 3.5.6.2 If required, a shade specialist (or alternative expert) can produce the appropriate shade analysis plans, detailing any mitigation measures which could be implemented to the design to reduce or completely avoid any shading issues.

3.5.7 Landscaping

- 3.5.7.1 Proposed fence lines may be constructed within the RPA of a tree if necessary, providing that appropriate considerations are taken with regards to the well-being of the effected tree. As such, no continual trenching is to be undertaken within the RPA (e.g. for small walls onto which panel fencing is installed). Excavations must be kept to a minimum and therefore only fence designs requiring intermittent posts will be acceptable within the RPA. Fences should also be kept as far away from the main stems of the trees as is reasonably possible.

- 3.5.7.2 Any patios, garden paths or other hard surfaces within RPAs which may not be shown on the projected layout (**Appendix 6**), and in addition to those mentioned in **Section 3.5.3** (hard surfacing), may be constructed using no-dig techniques, and are implemented in accordance with BS5837: 2012. If there is any concern of damaging retained trees, further advice should be sought from a qualified Arboriculturalist.
- 3.5.7.3 No ground level changes are to be undertaken within the RPAs of retained trees, unless otherwise stated or agreed with the appointed Arboricultural Consultant or the LPA. The requirement to raise/lower ground levels within RPAs must be communicated to these parties at the earliest practical convenience.

3.6 Remedial Measures

- 3.6.1 In order to protect the retained trees during the construction phase, protective fencing needs to be installed. Protective fencing specifications and on-site positioning, along with details of any necessary specialist construction methods can be provided in an Arboricultural Method Statement (AMS).
- 3.6.2 Part of the proposed development will encroach into the RPAs of **T15** and **T16**, resulting in possible root loss. It would therefore be prudent to apply appropriate mycorrhizae fungi to the soils around these trees after the construction phase is complete. Certain mycorrhiza fungi form a symbiotic relationship with tree roots. A tree root associated with such mycorrhiza will take up nutrients more effectively and this will therefore help the tree to produce new roots more effectively, so benefitting their recovery.
- 3.6.3 The site offers scope for landscaping and tree planting. All areas identified for the new planting should also be protected by fencing during the construction phase to prevent the compaction of the soil.

4. Summary

- 4.1 **T2, T8, T10, T12, T13, T15, T16** and the mature trees within **G17** are considered to be protected by a Tree Preservation Order.
- 4.2 Some tree works were recommended during the original survey, irrespective of the development proposals. This is to manage potential risks or for general maintenance purposes. These are detailed in **non-italics** in the tables at **Appendix 1**.
- 4.3 It is proposed to construct a single residential dwelling with an associated driveway and other ancillary features.
- 4.4 The arboricultural implications of the development have been considered and are discussed in **Section 3**.
- 4.5 No trees require removal although some pruning works are needed to facilitate the proposed development. Tree works required to accommodate the proposals are detailed in the "*Works Required to Accommodate the Proposals*" column in the tables at **Appendix 1**.
- 4.6 All development work carried out close to trees should be done so in a manner sympathetic to their needs. Otherwise, the condition of the trees may deteriorate in the months and years following the development, leading to a loss of amenity and potentially hazardous trees.
- 4.7 The protection of retained trees can be achieved by the creation of a Construction Exclusion Zone based on the Root Protection Area of a tree. The Root Protection Area of each tree or group is marked on the Tree Constraints Plan at **Appendix 5**.
- 4.8 The proposed development should be accompanied by an Arboricultural Method Statement (AMS) detailing the specific protection measures necessary for each tree. This should specify the required fencing standard and positions (the creation of the Construction Exclusion Zone), acceptable construction techniques and necessary tree works.
- 4.9 The data gained during the original survey provides an indication of the health of the trees. However, it does not enable a comprehensive assessment of their condition over time. Trees are living organisms which are affected by many factors including weather conditions, diseases/disorders, light levels and human activities. Due to this, the report is only valid for a period of 1 year from the date of issuing. Should an update or revision of this report be required outside of this time period, JCA may require a further site visit to ensure that the condition of the trees has not significantly changed. It is advised that the trees are inspected regularly, in the interests of risk management.

Appendices

Tree Ref.	Age Common Name Botanical Name	Height (m)	Crown Height (m)	Diameter (cm)	Crown Spread			Observations	Arboricultural Recommendations Priority	Works Required to Accommodate the Proposals	Physiological Condition	Structural Condition	Amenity Value	NHBC Water Demand	Life Expectancy (yrs)	Retention Category
					W	N	E									
T 1	Early-mature Sycamore <i>Acer pseudoplatanus</i>	15.2	3.8	48	8.4	7.2	4.3	Single-stemmed with an asymmetric crown overhanging an adjacent access road. Evidence of historic crown lifting present. Occasional small cavities with some occlusion. Moderate deadwood (~50mm–150mm diameter at attachment point) at south. An extensively ivy-clad, weighted limb overhangs an access road to the north. Limited detailed inspection due to ivy.	Remove moderate deadwood. Reduce ivy-clad weighted limb at north by 2–3m. High	<i>No works required.</i>	GOOD	FAIR	HIGH	MOD	40+	C 1 2
T 2	Mature Sweet Chestnut <i>Castanea sativa</i>	19.4	3	55	6.3	4.4	7.5	Single-stemmed with an asymmetric crown and a slight lean to the east that self-rights. Signs of previous management, with pruning wounds and stubs throughout. Moderate deadwood (~50mm-150mm diameter at attachment point) at ~6m north. Moderate epicormic growth at the base.	Remove moderate deadwood. High	<i>Access facilitation pruning required.</i>	GOOD	FAIR	HIGH	MOD	40+	B 1 2
T 3	Early-mature Sycamore <i>Acer pseudoplatanus</i>	14.7	6	43	7	3	6	Single-stemmed with a slight lean to the west that self-rights. An asymmetric crown overhanging an access road. Minor stem wounds showing minor occlusion (~0.5m east and ~1.7m south). Extensive bark cracking noted at the base. Patches of black exudate noted at the base and throughout, potentially indicating dysfunction and secondary decay. An ivy-clad stem restricting a full inspection.	Remove to ground level and treat stump to prevent regrowth. High	<i>n/a</i>	FAIR	POOR	HIGH	MOD	<10	U
T 4	Semi-mature Sycamore <i>Acer pseudoplatanus</i>	13.7	4	27	2.5	5	5.5	Single-stemmed with an asymmetric crown overhanging an access road. Signs of previous management, with pruning wounds and stubs throughout. A large weighted limb extends south at approximately 3.5m.	Reduce weighted limb at south by 2–3m. Moderate	<i>No works required.</i>	GOOD	FAIR	HIGH	MOD	40+	C 1 2
T 5	Early-mature Horse Chestnut <i>Aesculus hippocastanum</i>	17.7	2	40, 50	6.4	8.3	4.2	Twin-stemmed from 0.5m with a tight union, with potential to split out. An asymmetric crown overhanging an access road. Signs of previous management with pruning wounds and stubs throughout. Moderate deadwood at south (~50mm–150mm diameter at attachment point). Early signs of bleeding canker of Horse Chestnut (<i>Pseudomonas syringae</i> pv. <i>aesculi</i>) noted. An ivy-clad stem restricting a full inspection.	Remove to ground level and treat stump to prevent regrowth. High	<i>n/a</i>	GOOD	FAIR	HIGH	MOD	20+	U
T 6	Early-mature Horse Chestnut <i>Aesculus hippocastanum</i>	14	3	46 @0.8	2.5	7.6	4	Single-stemmed to 1.2m, bifurcating into two stems (32cm and 28cm). An asymmetric crown overhanging an access road. Signs of previous management with pruning wounds and stubs throughout. Minor root damage noted at base (east), with some occlusion. Early signs of bleeding canker of Horse Chestnut (<i>Pseudomonas syringae</i> pv. <i>aesculi</i>) noted.	Monitor annually for signs of decline when in full leaf. Low	<i>No works required.</i>	GOOD	FAIR	HIGH	MOD	20+	C 1 2
T 7	Early-mature Horse Chestnut <i>Aesculus hippocastanum</i>	16.3	3.2	47	3.4	5	5.1	Single-stemmed with an asymmetric crown overhanging an access road. Signs of previous management with pruning wounds and stubs throughout. Minor epicormic growth at the base. Early signs of bleeding canker of Horse Chestnut (<i>Pseudomonas syringae</i> pv. <i>aesculi</i>) noted.	Monitor annually for signs of decline when in full leaf. Low	<i>No works required.</i>	GOOD	FAIR	HIGH	MOD	20+	C 1 2
T 8	Mature Lime <i>Tilia</i> sp.	12	4	53	4.5	6.6	4.2	Single-stemmed with a significant lean to north over an access road. Bark cracking noted at the base. Signs of previous management with pruning wounds and stubs throughout.	Remove to ground level and treat the stump to prevent regrowth. High	<i>n/a</i>	FAIR	POOR	HIGH	MOD	20+	U
T 9	Early-mature Holly <i>Ilex aquifolium</i>	10	3.2	26	2.2	4.7	3	Single-stemmed and vertical with an asymmetric crown. Signs of previous management, with occasional pruning wounds and small cavities throughout, showing good occlusion.	No action required at present. n/a	<i>No works required.</i>	GOOD	FAIR	HIGH	LOW	40+	C 1

Tree Ref.	Age	Height (m)	Crown Height (m)	Diameter (cm)	Crown Spread		Observations	Arboricultural Recommendations	Works Required to Accommodate the Proposals	Physiological Condition	Structural Condition	Amenity Value	NHBC Water Demand	Life Expectancy (yrs)	Retention Category
	Common Name				Priority										
	Botanical Name														
T 10	Mature Sycamore <i>Acer pseudoplatanus</i>	16	3	58	5.3 4 6.7	7	Single-stemmed with a slight lean to the east that self-rights and an asymmetric crown overhanging an adjacent road. Signs of previous management with pruning wounds throughout. Slight Ivy to stem.	No action required at present. n/a	<i>No works required.</i>	GOOD	FAIR	HIGH	MOD	40+	1 C 2
T 11	Early-mature Sycamore <i>Acer pseudoplatanus</i>	10.4	4	49	5.6 1 5.6	3.3	Single-stemmed and vertical with an asymmetric crown overhanging an adjacent road. Small rubble pile at base (north). Signs of previous management with occasional pruning wounds throughout.	Carefully remove rubble pile at the base, ensuring no damage to stem or roots. Low	<i>No works required.</i>	FAIR	FAIR	HIGH	MOD	40+	1 C 2
T 12	Mature Poplar <i>Populus sp</i>	18	8	55	6.6 2.4 5.7	8	Single-stemmed with an asymmetric crown overhanging an adjacent road. Minor epicormic growth at base. Signs of previous management with occasional pruning wounds throughout. An Ivy-clad stem from 1.2m, restricting a full inspection.	No action required at present. n/a	<i>No works required.</i>	FAIR	FAIR	HIGH	HIGH	40+	1 C 2
T 13	Mature Horse Chestnut <i>Aesculus hippocastanum</i>	18	8	76	5.8 7.9 6.4	4.6	Single-stemmed with an asymmetric crown overhanging an adjacent road. Cavity noted (~2m west) showing good signs of occlusion. An occluding large rib, extends from base (south) to approximately 6m+. Early signs of bleeding canker of Horse Chestnut (<i>Pseudomonas syringae</i> pv. <i>aesculi</i>) noted. Minor stem wounds present throughout, showing some occlusion. Signs of previous management with occasional pruning wounds throughout. An Ivy-clad stem restricting inspection.	Monitor annually for signs of decline when in full leaf. Moderate	<i>No works required.</i>	FAIR	FAIR	HIGH	MOD	20+	1 C 2
T 14	Early-mature Poplar <i>Populus sp</i>	17	9	46	3.5 5.5 6	4.2	Single-stemmed with an asymmetric crown overhanging an adjacent road. Signs of previous management with occasional pruning wounds and stubs throughout. An Ivy clad stem restricting inspection.	No action required at present. n/a	<i>No works required.</i>	GOOD	FAIR	HIGH	HIGH	40+	1 C 2
T 15	Mature Sycamore <i>Acer pseudoplatanus</i>	18	7	75	5 8.9 9.8	9	Single-stemmed with a slight lean to the east that self-rights and an asymmetric crown overhanging an adjacent road. Large deadwood (150mm+ at attachment point) present at approximately 3m west.	Remove large deadwood. High	<i>Access facilitation pruning required.</i> <i>Option 1: Retain the existing hard surface in situ and resurface if required.</i> <i>Option 2: Carefully remove the existing hard surface and lay the new driveway using a No-dig method.</i>	GOOD	FAIR	HIGH	MOD	40+	1 B 2
T 16	Mature Sycamore <i>Acer pseudoplatanus</i>	16	5	61	6 3 5	6.4	Single-stemmed with an asymmetric crown overhanging an adjacent road. Historically twin-stemmed from 1.6m, where the southernmost stem has been removed, showing signs of occlusion. Broken concrete pillar containing exposed metal reinforcement present at base. Small cavity (~1.7m west) with good signs of occlusion noted. Signs of previous management with occasional pruning wounds and stubs throughout.	Carefully remove broken concrete pillar, ensuring no damage to stem or roots. Low	<i>Option 1: Retain the existing hard surface in situ and resurface if required.</i> <i>Option 2: Carefully remove the existing hard surface and lay the new driveway using a No-dig method.</i>	FAIR	FAIR	HIGH	MOD	20+	1 C 2

Tree Ref.	Age Common Name <i>Botanical Name</i>	Height (m)	Crown Height (m)	Diameter (cm)	Crown Spread N W E S	Observations	Arboricultural Recommendations Priority	Works Required to Accommodate the Proposals	Physiological Condition	Structural Condition	Amenity Value	NHBC Water Demand	Life Expectancy (yrs)	Retention Category
G 17	Young to Mature Mixed Species <i>In Observations</i>	To 20+	To 0	To 60	See Plan	A mixed group of trees, comprising predominantly Cedar to the south, with occasional Holly, Oak, Horse Chestnut, Elm and Field Maple, interspersed with Cherry Laurel and Rhododendron throughout. Ivy clad stems. Moderate deadwood (~50mm–150mm diameter at attachment point) present throughout. A small dead stem, an Elm with minor bark damage and a small hanging branch, and a mature Horse Chestnut showing early signs of bleeding canker of Horse Chestnut (<i>Pseudomonas syringae</i> pv. <i>aesculi</i>) present (annotated on the Implications Plan at Appendix 5). Signs of previous management throughout, with occasional pruning wounds and stubs present. Limited detailed inspection due to surrounding vegetation and Ivy.	Remove moderate deadwood, the dead stem, and the hanging branch. Monitor the Horse Chestnut and Elm annually for signs of decline when in full leaf. Moderate	No works required.	GOOD to POOR	GOOD to POOR	HIGH	LOW to HIGH	20+	1 C 2

Appendix 2: Explanation of Tree Descriptions

A2.1 Measurements/ Reference Information

- A2.1.1 *REF NUMBER*. All items surveyed are allocated a reference number preceded with a letter, identifying the type of vegetation surveyed: T = an individual tree, G = a group of trees or an area of vegetation, W = woodland, H = a hedgerow.
- A2.1.2 *SPECIES: COMMON AND BOTANICAL NAME*. The common and botanical names of the species present are noted. If the species is not clear or identifiable, then a general common name and genus will be noted.
- A2.1.3 *AGE CLASS* of the tree is described as young, semi-mature, early-mature, mature, over-mature, veteran or dead.
- A2.1.4 *HEIGHT* of the tree is measured in metres from the stem base to the top of the crown.
- A2.1.5 *CROWN HEIGHT* is an indication of the height above ground level at which the crown begins.
- A2.1.6 *STEM DIAMETER* is measured at 1.5 metres above (higher) ground level. Where the tree is multi-stemmed at this point; diameter measurements are taken for each stem. If more than five stems are present, an average stem diameter is taken. If for whatever reason it is not practical to measure multiple-stemmed trees in this way, the diameter is measured close to ground level, just above the root buttress.
- A2.1.7 *CROWN SPREAD* is measured from the centre of the stem base to the tips of the branches to all four cardinal points.
- A2.1.8 *HEIGHT AND DIRECTION OF LOWEST BRANCH*. The height and direction of the lowest significant branch is noted because of potential issues relating to clearances and the need for tree pruning.
- A2.1.9 *NHBC WATER DEMAND*. The water demand of each tree is listed in accordance with current NHBC Standards. This is included to aid structural engineers, architects and other members of the design team as it determines foundation depth and other considerations with regard to trees.

A2.2 Evaluations

- A2.2.1 *PHYSIOLOGICAL CONDITION* is classed as good, fair, poor, or dead. This is an indication of the health and vitality of the tree and takes into account vigour, presence of disease and dieback.
- A2.2.2 *STRUCTURAL CONDITION* is classed as good, fair or poor. This is an indication of the structural integrity of the tree and takes into account significant wounds, decay and quality of branch junctions.

A2.2.3 **LIFE EXPECTANCY** is classed as; 0, less than 10 years, 10+ years, 20+ years, or 40 + years. This is an indication of the minimum number of years before removal of the tree is likely to be required.

A2.2.4 **AMENITY VALUE**. A general indication is given in respect to the amenity/landscape value of the tree/group within the surrounding area.

A2.2.5 **PRIORITIES**. A priority rating is given concerning the time periods in which the recommended works should be undertaken. LOW priority works should be undertaken within 12 months of the survey, MOD (moderate) priority works should be undertaken within 6 months and HIGH priority works should be completed as soon as practically possible. If no works are recommended, N/A (not applicable) will be used.

A2.3 Retention Categories

A2.3.1 **A (marked green on the Tree Constraints Plan) = Trees of high quality.**

These trees are of high quality and value with a good life expectancy (usually with an estimated remaining life expectancy of 40 years).

A2.3.2 **B (marked in blue on the Tree Constraints Plan) = Trees of moderate quality.**

These trees are of moderate quality and value with a reasonable life expectancy (usually with an estimated life expectancy of at least 20 years).

A2.3.3 **C (marked in grey on the Tree Constraints Plan) = Trees of low quality.**

These trees are of low quality and value but which are in adequate condition to remain or are young trees with a stem diameter below 15cm (usually with an estimated life expectancy of at least 10 years).

A2.3.4 Trees categorised as retention category 'A', 'B' or 'C' are then justified by being further divided into 3 subcategories:

1 = Mainly arboricultural qualities.

2 = Mainly landscape qualities.

3 = Mainly cultural values, including conservation value.

A2.3.5 **U (marked in red on the Tree Constraints Plan) = Trees usually unsuitable for retention due to poor condition.**

These trees are in such a condition that they cannot be realistically retained as living trees in the context of the current land use for longer than 10 years. This may be due to any of the following:

- 1) Failure is likely due to serious, irredeemable, structural defects.
- 2) Removal of other category U trees will render them exposed and unstable.
- 3) They are in serious, overall decline or are dead.
- 4) They are of low quality and suppressing adjacent trees of better quality.
- 5) Diseases are present which may affect the health of adjacent trees.

These trees should be removed or treated in such a way as to make them safe where they have high ecological value, such as in a woodland setting.

Appendix 3: General Guidelines

- A3.1 All tree work should be undertaken to BS 3998: 2010 '*Recommendations for tree work*' or other recognised industry practice.
- A3.2 Staff carrying out the work must be qualified, experienced and ideally be Arboricultural Association approved contractors. They should be covered by adequate public liability insurance.
- A3.3 This report is based upon a visual inspection. The consultant shall not be responsible for events which happen after this time due to factors which were not apparent at the time, and the acceptance of this report constitutes an agreement with the guidelines and the terms listed therein.
- A3.4 Any defects seen by a contractor or the employer that were not apparent to the consultant must be brought to the consultant's attention immediately.
- A3.5 No liability can be accepted by JCA in respect of the trees unless the recommendations of this report are carried out under the supervision of JCA and within JCA's timescale.
- A3.6 It is advisable to have trees inspected by an arboricultural consultant on a regular basis.

Appendix 4: Author Qualifications

Managing Directors

Charles Cocking *FdSc (Arboriculture), LANTRA Accredited PTI, MArborA*. Charles joined JCA in January 2014 having previously worked for the company on a part time basis during 2013. Charles obtained his Foundation Degree in Arboriculture at Askham Bryan College, York, has achieved LANTRA accredited PTI status and is a Professional Member of the Arboricultural Association. Charles is now Managing Director and oversees all internal and on-site operations for the company.

Toby Thwaites *BSc (Hons), HND (Arboriculture), LANTRA Accredited PTI, MArborA*. Toby joined JCA in 1998 after graduating in Ecology at the University of Huddersfield and has since graduated in Arboriculture at the University of Central Lancashire. He has also achieved LANTRA accredited PTI status. A former JCA team leader and Consulting Arboriculturist, Toby is now Managing Director and oversees all office activities at JCA and is on hand to offer technical support and advice.

Director of Arboriculture

Luke Wickham *FdSc (Arboriculture and Urban Forestry), LANTRA Accredited PTI, MArborA*. Luke joined JCA in 2021 after obtaining his Foundation Degree in Arboriculture and Urban Forestry at Askham Bryan College and has since achieved LANTRA accredited PTI status. Having worked within the arboricultural sector since 2016, running his own small business and sub-contracting for local firms, Luke is now the Director of Arboriculture who brings a sound knowledge and understanding of the practical and academic sides of the industry.

Consulting Staff: Arboriculture

Andrew Bussey *LANTRA Accredited PTI, TechArborA*. Andrew started working in consultancy at JCA in 2006 having spent 12 years working as an arborist for various private companies before joining a Local Authority forestry team. He has various NPTC qualifications, has achieved LANTRA accredited PTI status and is QTRA qualified.

Mick Eltringham *ND (Forestry), LANTRA Accredited PTI, TechArborA*. Mick joined JCA after spending 12 years working in the industry for various private companies in the north and south of England. He has also spent the last five years working as a consultant for two canopy research projects in the Amazon Rainforest, working with Oxford University and the University of Arizona. Mick has various NPTC Qualifications and has achieved LANTRA accredited PTI status.

Dan Kemp *FdSc (Arboriculture), BTEC Dip (Arb), LANTRA Accredited PTI, MArborA*. Dan joined JCA in February 2019 with nearly 30 years' experience in arboriculture with extensive botanical and mycological expertise. He worked as a London Tree Officer for 12 years and in several arboricultural and horticultural management posts, specialising particularly in tree risk assessments and tree related subsidence. Dan has achieved LANTRA accredited PTI status.

David de Peña *BSc (Hons) Ecology and Conservation, LANTRA Accredited PTI, TechArborA*. After earning his degree from Manchester Metropolitan University, David worked as an ecologist at various consultancies, contributing to a wide range of projects, including major infrastructure projects across the UK. More recently, he has transitioned to arboriculture and served as a surveyor for Manchester City of Trees, where he participated in a project to quantify the value of Greater Manchester's woodlands and trees. David has achieved LANTRA accredited PTI status.

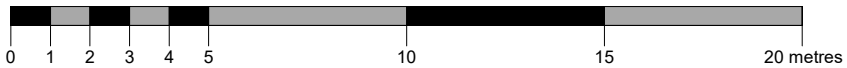
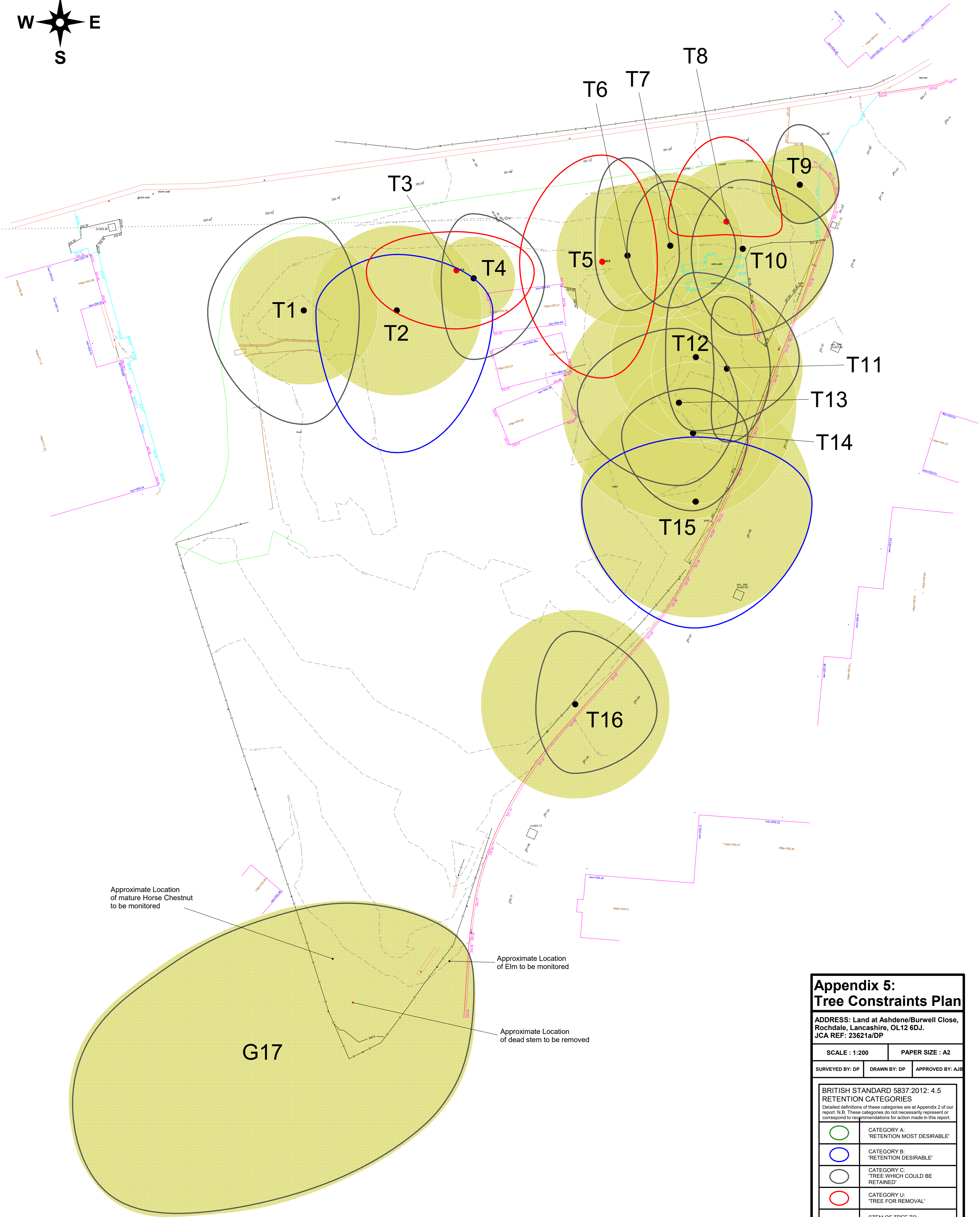
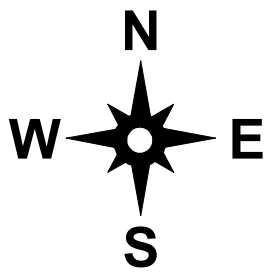
Ricky Brian *FdSc (Arboriculture & Tree Management), LANTRA Accredited PTI, MArborA*. Ricky has worked in the arboricultural industry for 10 years and has developed strong practical experience across all aspects of forestry and arboriculture. He obtained a FdSc in Arboriculture and Tree Management at Myerscough College, Preston and spent 3 years leading a forestry team, overseeing operations and project delivery. Ricky has also achieved LANTRA accredited PTI status.

Abbie Graham Cruz *BA (Hons) Outdoor Leadership and Management*. Abbie gained her degree from the University of Derby and worked as an outdoor activity instructor for nearly 5 years. More recently, Abbie decided to enter the world of arboriculture and joined JCA in 2026, gaining her LANTRA accredited BTI, and her Arboriculture Association training in subsidence and BS5837. With a longstanding enthusiasm for the outdoors and the natural world, Abbie is excited to begin building her career in the industry.

Administrative Staff

Lorraine Spink Business Support Coordinator.
Kelly Saunders Credit Control Officer.

Adie Gray I.T. Officer.
Alannah Chapman Accounts Assistant.



THIS PLAN IS TO BE PRINTED IN COLOUR
AND READ IN CONJUNCTION WITH THE
JCA ARBORICULTURAL REPORT
(JCA REF: 23621a/DP)

Root Protection Area: RPA

THE ROOT PROTECTION AREA SHOULD IDEALLY REMAIN UNDISTURBED IF THE TREE IS TO BE RETAINED.

THE DEVELOPMENT PROPOSALS SHOULD THEREFORE BE DESIGNED TO AVOID THE RPA OF ANY TREE WHICH IS TO BE RETAINED.

IF IT IS NECESSARY FOR THE DEVELOPMENT TO ENCROACH INTO THE RPA OF A TREE WHICH IS TO BE RETAINED THEN SPECIALIST CONSTRUCTION TECHNIQUES AND MATERIALS MUST BE CONSIDERED.

Appendix 5: Tree Constraints Plan

ADDRESS: Land at Ashdene/Burwell Close,
Rochdale, Lancashire, OL12 6DJ.
JCA REF: 23621a/DP

SCALE : 1:200 PAPER SIZE : A2

SURVEYED BY: DP DRAWN BY: DP APPROVED BY: AJB

BRITISH STANDARD 5837:2012: 4.5 RETENTION CATEGORIES	
Detailed definitions of these categories are at Appendix 2 of our report. N.B. These categories do not necessarily represent or correspond to recommendations for action made in this report.	
	CATEGORY A: 'RETENTION MOST DESIRABLE'
	CATEGORY B: 'RETENTION DESIRABLE'
	CATEGORY C: 'TREE WHICH COULD BE RETAINED'
	CATEGORY U: 'TREE FOR REMOVAL'
	STEM OF TREE TO BE RETAINED
	STEM OF TREE TO BE REMOVED
	ROOT PROTECTION AREA





Appendix 6: Arboricultural Implications Plan

SCALE : 1:200	PAPER SIZE : A1
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	TREE TO BE RETAINED
	TREE TO BE REMOVED
	STEM OF TREE TO BE RETAINED
	STEM OF TREE TO BE REMOVED
	ROOT PROTECTION AREA
	ROOT PROTECTION AREA ENCRoACHED BY THE PROPOSED DEVELOPMENT



I hope that this report provides all the necessary information, but should any further advice be needed please do not hesitate to contact the author.

Signed



.....
David de Peña BSc (Hons) Ecology and Conservation, LANTRA Accredited PTI,
TechArborA.

22nd September 2026

For and on behalf of **JCA Ltd**

Registered Office

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JCA Ltd. Arboricultural and Ecological Consultants

Professional Tree and Ecology Advice nationwide

ARBORICULTURAL SERVICES

Guidance for Architects and Developers

- British Standard 5837 Tree Surveys
- Arboricultural Implication Assessments (AIA)
- Arboricultural Method Statements (AMS)

Advice for Engineers, Loss Adjusters and Insurers

- Tree Surveys for Subsidence
- Heave Assessment
- Tree Root Identification

Advice for Local Authorities and Social Housing

- Tree Condition Surveys
- Specialist Decay Detection
- Landscape and Orchard Design

Tree Advice for the Legal Profession

- Subsidence Litigation
- Personal Injury and Accident Investigation
- Expert Witness, Planning Inquiries and Appeals

Veteran Tree Management

- Ancient Woodland Management
- Veteran Tree Management

Tree Health and Pest and Disease Management

- Pest and Disease Surveys
- Tree Health Checks
- Disease Mitigation and Control

ECOLOGICAL SERVICES

Ecological Pre-Planning Services

- Phase 1 Habitat Surveys
- Great Crested Newt eDNA Sampling
- Protected Species: Bat, Wintering and Nesting Bird, Badger, Amphibian, Otter; Water Vole, White-Clawed Crayfish, Dormice and Reptile Surveys.
- Preparation for Environmental Impact Assessment (EIA)
- Invasive Species Surveys
- Code for Sustainable Homes

Ecological Post-Planning Services

- Biodiversity Enhancement Plans
- Protected Species Mitigation
- Ecological Management (Bat and Bird box installation and inspection)

HEAD QUARTERS:

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