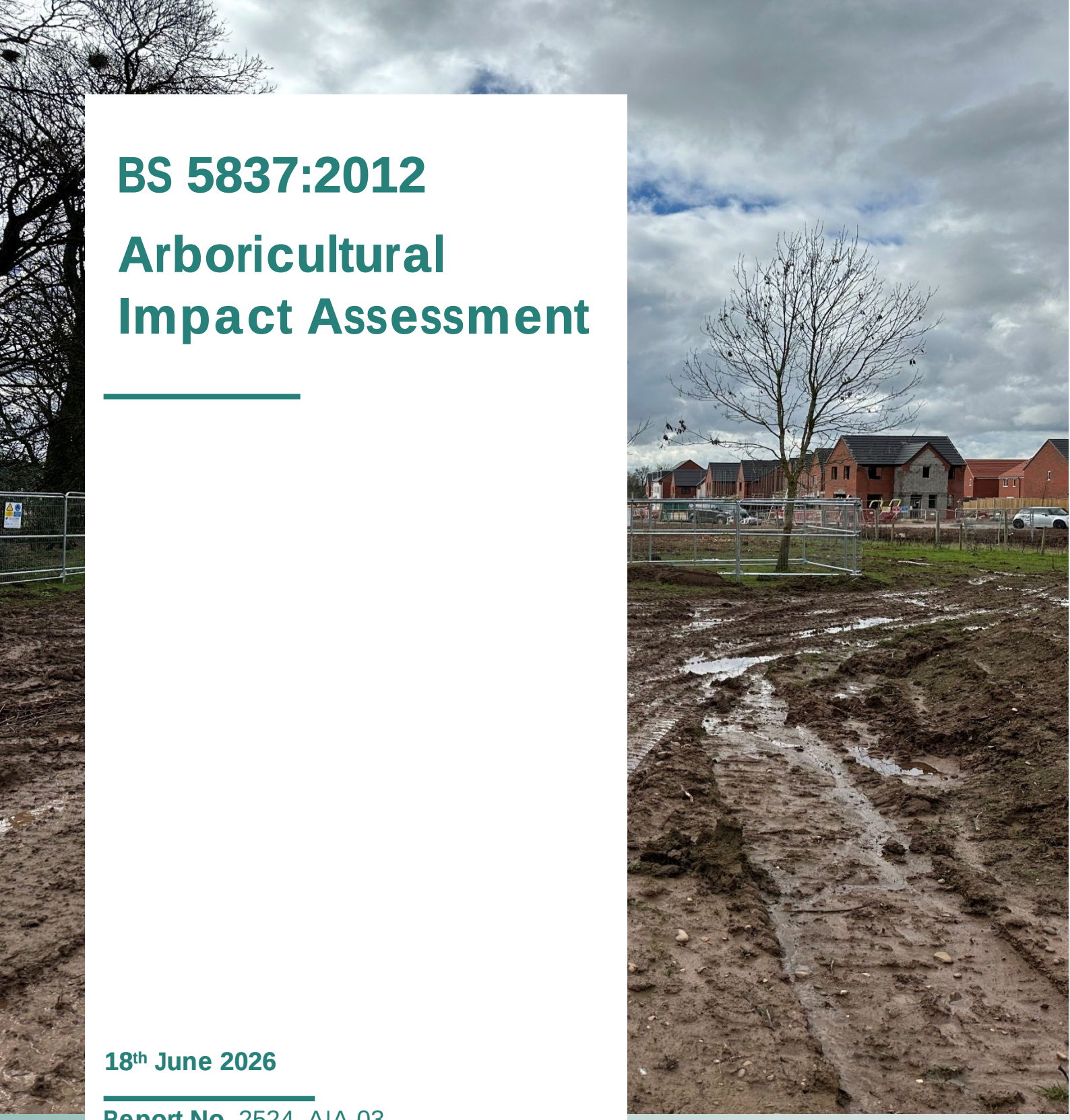

BS 5837:2012

Arboricultural Impact Assessment

18th June 2026

Report No. 2524_AIA.03
Project: Cemetery Road
Authored by: Matthew Lally

Lally TREE MANAGEMENT

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ARBORICULTURAL IMPACT ASSESSMENT

PROJECT

Cemetery Road

Ramsbottom

Bury

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EXECUTIVE SUMMARY

The proposed development site is located within a residential suburb of Ramsbottom in the Metropolitan Borough of Bury. The site currently consists of a disused former ambulance station with tarmac drive and carparking to the east, and grassed areas to the south, west, and north.

Trees present that could be potentially affected by the development are as follows:

Category A	Category B	Category C	Category U
0	6 Trees	3 Trees 1 Group	2 Trees

It is proposed to demolish the existing building and construct 3 dwellings in its place along with associated parking, hardstanding areas and soft landscaping.
To facilitate this development, trees requiring removal or other works are as follows:

	Tree Category. Trees Requiring Works			
Tree Work Type	**Category A**	**Category B**	**Category C**	**Category U**
Tree Removal	0	0	1 Tree	0
Pruning Works	0	2 Trees	0	1 Tree
Cellular Confinement System	0	1 Tree	0	0
Controlled construction of decking area	0	2 Trees	1 Group	1 Tree

The Arboricultural Impact Assessment indicates that the proposed development at Cemetery Road has been designed to enable tree retention at the site while having minimal adverse impacts on trees. Where impacts have been noted, it is my opinion that the mitigation measures outlined in this report sufficiently minimise these impacts.

Although the development does necessitate some tree loss, the tree loss is of a low quality tree and will be mitigated through a planting plan that will ensure a long-term enhancement of character and quality of the treescape in accordance with Policy JP-G7: Trees and Woodland of Places for Everyone Joint Development Plan. The construction of the driveway within the RPA of T8 will employ a no-dig, cellular confinement system with a permeable surface to protect root health and the long - term health of the tree.

Appropriate mitigation and protection measures outlined in the accompanying Arboricultural Method Statement (Ref: 2524.AMS.03) have been recommended to protect retained trees during construction in line with BS 5837:2012.

1. INTRODUCTION

1.1. Author Information

1.1.1. My name is Matthew Lally and I have been working with trees since 2005. I have experience in both practical elements of arboriculture and in consulting. I so far hold the following Arboricultural qualifications and technical memberships:

- FdSc Arboriculture
- LANTRA Professional Tree Inspection Certificate
- VALID – Validator
- QTRA Registered User
- Professional member of the Arboricultural Association
- Associate Member of the Institute of Chartered Foresters.

1.1.2. I am the author of this report and as a Professional Member of the Arboricultural Association, the Consulting Arborist Society and an Associate Member of the Institute of Chartered Foresters, I am required to uphold ethical standards laid out by these institutions and therefore I have written this report in good faith and as objectively as possible.

1.2. Scope and Purpose of the Reports

1.2.1. An Arboricultural Impact Assessment is used to detail reasonably foreseeable conflicts that a development may have with regards to trees on a given site and is intended to assist the Local Planning Authority (LPA), in this case Bury Council, in their assessment of the proposed development. I therefore recommend that this report along with the associated Method Statement is supplied to LPA in support of the planning application to which it pertains.

1.2.2. I have aspired in this report to provide an analysis of the impacts that the proposed development is projected to have on trees located within the site based on the information that I have available to me at the time of writing. Where practicable I have included trees on land immediately adjacent to the site that may also be impacted. I also offer guidance on suitable retained tree management and mitigation recommendations for losses or other foreseen issues.

1.3. Instructions & Brief

1.3.1. I was commissioned to write this Arboricultural Impact Assessment in relation to the proposed development at Cemetery Rd, Ramsbottom, Bury, BL0 9PU.

1.3.2. Table 1 provides a summary of documents which have been made available for use in this report.

Table 1 Documents made available by client.

Document Type	Reference No.	Author	Date
Topographical Survey	030225JC-01	CPLS	04/02/2025
PROPOSED DRIVEWAYS	H.03 Rev A	Home	25/04/2026

1.3.3. I attach below an outline overhead photograph of the area that I assessed on the 08/08/2025. (This is not necessarily the site boundary but includes trees that I deem could be impacted by the development regardless of ownership)

Figure 1. Assessment boundary plan.

2. SITE VISIT & SURVEY METHODOLOGY

2.1. Survey Details

2.1.1. I visited the site and surveyed the trees in accordance with Chapter 4 of BS5837:2012. I have recorded all the recommended tree metrics in the tree schedule which can be found in appendix I.

2.1.2. British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendations' includes guidance for considering the relationship between existing trees and how to integrate their needs into a successful development. A harmonious and sustainable relationship between any retained trees and new structure and/or hard surfaces is at the heart of the guidance.

2.1.3. When recording the trees as individual trees, groups of trees, woodlands or hedge groups I have included a prefix on the tree number. Explained as follows: Individual trees (T), groups of trees (G), hedgerows (H) or woodland groups (W).

2.1.4. I have used the term 'group' where trees form cohesive arboricultural features either aerodynamically, visually or culturally.

2.1.5. I have used the term 'hedgerow' for lines of trees or shrubs less than 5m wide at the base and which are managed or have been managed under an obvious regular pruning regime.

2.1.6. I have used the term 'woodland' where there are at least 10 trees and the individual tree canopies generally overlap and interlink, often forming a more or less continuous canopy and trees are the dominant plant form in this area.

2.1.7. I carried out the survey on Friday 8th August 2025 by means of inspection from ground level. If the inspection was restricted for any reason such as lack of access or dense climbing plants etc, then I have noted this in the site notes in appendix I. I have included pictures of the significant trees in appendix V.

2.1.8. The weather conditions during the survey were dry and still and therefore did not adversely affect the quality of the inspection.

2.1.9. In some cases, I may decide to group trees that share very similar characteristics. This method is in line with point 4.2.4 of BS 5837:2012 and I quote 'Trees forming groups should be identified and considered as groups where the arboriculturist determines that this is appropriate. It may be appropriate to assess the quality and value of trees as a whole, rather than individuals.'

2.1.10. I assessed all the trees using: a grading A to C (A being of high quality and C being of the lowest quality) and U (trees 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). I attach in appendix III the British Standard 5837:2012 cascade chart for further details.

2.1.11. I have where appropriate recorded the canopy spread for each tree at four cardinal points in order to reproduce an accurate representation of the crown shape of the tree, this was generally not possible for tree groups, woodlands and hedges and therefore these were averaged and are represented by simplified representations on the plans. These representations can be seen in the plans that I have attached in appendix IV.

2.1.12. Assessing the potential influence of trees upon load bearing soils and the potential impact to existing and proposed structures was not included in the contract brief and I have therefore not considered this in the report. I cannot be held responsible for damage arising from such action. I recommend that you consult the relevant professional with regards to soil and structures before planning any development.

2.1.13. During the site visits I have inspected the trees in line with the British Standard recommendations for potentially hazardous trees and I have made appropriate recommendations where required. I note, however, that this report is not a substitute for a full tree risk assessment or management plan which are specifically designed to minimise risk and liability associated with responsibility for trees.

2.2. Creation of the Tree Constraints Plan

2.2.1. British Standard 5837:2012 recommends the assessment of trees is made as objectively as possible, but I note that although I do my utmost to be as objective as possible, the findings and recommendations in this report will always be my opinion. The tree categorisation method identified in the British Standard is a tool I use on every Preliminary and Arboricultural Impact

Assessment as this guidance helps to make an objective judgment of the tree quality and value of the existing tree stock and keep the judgment as consistent and fair as possible.

2.2.2. The Tree Constraints Plan was created using computer aided design software and the provided Topographical Survey Ref: 030225JC-01. The plan shows the tree crowns, tree stems and the root protection areas in relation to the surrounding buildings and other site features.

2.2.3. I note that the supplied existing site plans did include tree positions, however, one tree was not located on the plan. I have plotted this tree on the plans using overhead photography and marked it with the suffix "#". I note that the positions plotted on the plan by myself are estimated and therefore any dimensions should be checked on site. I do not accept any liability for inaccurately plotted trees.

2.2.4. The Root Protection Area is the minimum amount of root and soil around the tree that we need to retain unmolested if we want to retain these trees successfully. The Root Protection Area or RPA is calculated by a function of the size of the main stem (12x the stem diameter at 1.5m from ground level gives the radius of the RPA's circle).

2.2.5. The Root Protection Areas (RPAs) are displayed in Appendix IV as circles centred on the stem base, calculated according to British Standard recommendations. In instances where root barriers exist, such as roads, hard surfaces, or walls. I have modified the RPA shape to reflect actual root morphology without reducing the protected area.

2.2.6. **Please note that for T9,** the RPA appears reduced in the plans due to topography. This tree is located on a bank with a 1:2 slope. Because roots follow the gradient down the slope rather than growing radially outward at right angles to the stem, the protected area projects differently onto a flat surface. Consequently, the RPA is represented as smaller in this 2D view, though the actual root protection remains intact.

3. PLANNING POLICY

3.1. National Planning Policy Framework (NPPF)

3.1.1. It is my understanding that when determining planning applications, Local Planning Authority's (LPA) should apply the following principles:

- If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternate site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.
- 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.
- Development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate. (paragraph 193)

3.1.2. Consideration should also be taken of paragraph 136 of the NPPF which states:

Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined[52], that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users. (Paragraph 136)

3.2. Local Planning Policy

3.2.1. The NPPF sets out Government planning policies for England and how they should be applied. The Local Planning Authorities each use this information to guide Local Planning Policies which are used as the basis for determining planning applications. The local authority in this case, Bury Council, refers to

many different policies and guidance when considering the trees and development including:

3.2.2. Places For Everyone Joint Development Plan Document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 To 2039 - Adopted 21 March 2024

Policy JP-G7: Trees and Woodland (pg176)

Sections of note from this policy include:-

12. Where development would result in the loss of existing trees, requiring replacement on the basis of two new trees for each tree lost, or other measures that would also result in a net enhancement in the character and quality of the treescape and biodiversity value in the local area, with a preference for on-site provision; and

13. Protecting trees and woodland during the construction phase of development.

4. LEGISLATION

4.1. Statutory Considerations

4.1.1. The Town and Country Planning Act (1990) (the Act) and associated Regulations empower Local Planning Authorities (LPAs) to protect trees in the interests of amenity by making Tree Preservation Orders (TPOs). The Act also affords protection for trees with a diameter at breast height over 75 mm diameter that stand within the curtilage of a Conservation Area. An application must be made to the LPA in question to carry out works upon or to remove trees that are subject to a TPO, whilst six weeks' notice of intention must be given to carry out works upon or to remove trees within a Conservation Area that are not protected by a TPO.

4.1.2. A Tree Preservation Order (TPO) is an order made by a local planning authority to protect specific trees, groups of trees or woodlands in the interests of amenity. A TPO prohibits the:

- cutting down
- topping
- lopping
- uprooting
- wilful damage
- wilful destruction

of trees without the LPA's written consent. If consent is given, it can be subject to conditions which have to be followed. In the Secretary of State's view, cutting roots is also a prohibited activity and requires the authority's consent. Anyone found guilty of such an offence is liable and in serious cases, may result in prosecution and incur an unlimited fine.

I have not directly contacted the Local Planning Authority, however, I have used the online search facility on the website for the Local Planning Authority, Bury Council. This online service indicated that an oak (T8 in this report) is subject to a TPO and a maple (T9 in this report) is subject to a provisional TPO. A Provisional TPO is a temporary, immediate protection placed on a tree, lasting six months to prevent damage while the authority decides whether to make it permanent, allowing for public consultation and objections before confirmation, modification, or revocation. I recommend that before any tree works are undertaken confirmation of the online information should be sought from the Local Authority.

Figure 2. *A screenshot of the Bury Council interactive map showing the location of any TPO's or Conservation Areas in relation to the site. (https://map.bury.gov.uk/externalwebmap/en-gb/PublicMap/PA#/featureinformation Accessed 18.06.26)*

4.2. Felling Licence

4.2.1. Tree felling is a restricted act under the Forestry Act 1967 and the Forestry Commission controls felling by issuing felling licences. Not every tree felling project requires a felling licence, with exemptions based on location, the type of tree work, the volume and diameter of the tree, other permissions already in place, and legal and statutory undertakings. The requirement of a felling licence is not necessary where "Felling trees immediately required for the purpose of carrying out development authorised by planning permission (granted under the Town and Country Planning Act 1990) ..."

4.2.2. If full planning permission is granted, then any trees which require felling to implement the approved plans are exempt from this statutory protection. Outline planning permission does not provide an exemption to the regulations that control tree felling in the Forestry Act 1967.

4.3. Protected Species

4.3.1. Nesting birds are afforded statutory protection under the Wildlife & Countryside Act (1981) (as amended) and their potential presence should therefore be considered when clipping hedges, removing climbing plants and pruning and removing trees. The breeding period for woodlands runs

from March to August inclusive. Hedges provide valuable nesting sites for many birds and clipping should therefore be avoided during March to July. Trees, hedges and ivy should be inspected for nests prior to pruning or removal and any work likely to destroy or disturb active nests should be avoided until the young have fledged.

4.3.2. All bat species and their roosts are protected under Schedule 5 of the Wildlife & Countryside Act (1981) (as amended) and under Schedule 2 of the Conservation of Habitats & Species Regulations 2010 (as amended). In this respect it should be noted that it is possible that unidentified bat habitat features may be located high up in tree crowns and all personnel carrying out tree works at the site should therefore be vigilant and mindful of the possibility that roosting bats may be present in trees with such features. If any bat roosts are subsequently identified, then it is essential that works are halted immediately and that a suitably qualified and experienced ecologist investigates and advises on appropriate action prior to works continuing.

4.3.3. In turn, any subsequent works carried out in relation to any protected species must be carried out under guidance from a suitably qualified and experienced ecologist and in strict accordance with the guidance provided in BS42020:2013 - Biodiversity – Code of Practice for Planning and Development and, with regard to bats, in strict accordance with BS8596:2015 - Surveying for Bats in Trees and Woodlands.

5. THE SITE, ITS SURROUNDINGS & THE TREE POPULATION

5.1. Site & Surroundings

5.1.1. The site under consideration is located within a residential suburb of Ramsbottom in the Metropolitan Borough of Bury. The site currently consists of a disused former ambulance station with a tarmac drive and carparking to the east, and grassed areas to the south, west, and north. It is bordered to the north and west by neighbouring residential properties and gardens, the south by Cemetery Road, and the east by Ramsbottom Cemetery.

5.2. Tree Population

5.2.1. As noted previously, a total of eleven individual trees and one group of trees were surveyed for the purpose of this appraisal. They range from semi-mature to early mature in age, with heights up to approximately 17 metres, maximum diametrical crown spreads up to approximately 14 metres, and stem diameters up to approximately 590 millimetres. Detailed tree dimensions and other pertinent information, such as structural defects and physiological deficiencies, are included in the Tree Schedule in Appendix I.

5.2.2. Under the UK's planning system trees are a material consideration in the planning and development process. Nonetheless, only trees of a suitable quality and value should be considered a material constraint to development. In this respect the Tree Schedule includes a column ('Cat. Grade') listing the trees' respective retention values, where they are rated either 'A', 'B', 'C' or 'U', as per BS5837:2012 Table 1 (appendix III). 'A' category trees are those considered to be of 'high quality' and, accordingly, the most suitable for retention, whilst 'B' category trees are those considered to be of 'moderate quality', and 'C' category trees are those considered to be of 'low quality' with a correlated low retention value. In turn, 'U' category trees are those that are considered to be 'unsuitable for retention'. In respect of the survey, it should be noted that tree quality is categorised within the existing context without taking any site development proposals into account.

5.2.3. As detailed in the Tree Schedule in appendix I, six trees were categorised as moderate quality (i.e. 'B' category), three trees and one group were categorised as low quality (i.e. 'C' category), and two trees were classed as unsuitable for retention (i.e. 'U' category) regardless of the development proposals.

6. ARBORICULTURAL IMPACT ASSESSMENT

6.1. Proposed Development

6.1.1. It is proposed to demolish the existing building and construct 3 dwellings in its place along with associated parking, hardstanding areas and soft landscaping. These proposals are encapsulated in the proposed plans titled PROPOSED DRIVEWAYS reference: H.03 Rev A.

6.2. Impacts

6.2.1. I have overlayed the proposed site plan onto the existing site plan using computer aided design software and found locations in which there are conflicts with existing trees. I have made this plan available in appendix IV titled Arboricultural Implications Plan.

6.2.2. In order to fully assess the impact of the proposals, I have created an Impact Table below (Table 2) in which I detail each tree, indicate which tree/s can be retained and which need to be removed, outline any mitigation needed and give a justification for any actions outlined.

6.2.3. I used the aforementioned Impact Table and Arboricultural Implications Plan in my analysis to determine whether the development will have an impact on the health of each tree. Where I have determined there is an impact, I have then decided upon any mitigation measures that could be implemented to reduce the impact the proposals will have on the treescape.

Table 2. Impact Table

Tree No.	Retention Category	Can the Tree/s be Successfully Retained	Explanatory Notes & Justification
T1	C2	Yes	-
T2	B2	Yes	-
T3	B2	Yes	-
T4	U	Yes, with mitigation	The crown of this tree will need to be pruned to aid the construction of the new building as outlined in section 7.3.
T5	C1	Yes	-
T6	B2	Yes	-
T7	C1	**No**	**Remove to facilitate the development**

Tree No.	Retention Category	Can the Tree/s be Successfully Retained	Explanatory Notes & Justification
T8	B2	Yes, with mitigation	The construction of the new hardstanding within the RPA of this tree will need to utilise a cellular confinement system as outlined in section 7.2. The crown of this tree will need to be pruned to aid the construction of the new building and provide adequate clearance for the drive as outlined in section 7.3.
T9	B2	Yes, with mitigation	The crown of this tree will need to be pruned to aid the construction of the new building and provide adequate clearance for the drive as outlined in section 7.3. The construction of the decking area within the RPA will need to be controlled as outlined in section 7.4.
G10	C2	Yes, with mitigation	The construction of the decking area within the RPA will need to be controlled as outlined in section 7.4.
T11	U	Yes, with mitigation	The construction of the decking area within the RPA will need to be controlled as outlined in section 7.4.
T12#	B2	Yes, with mitigation	The construction of the decking area within the RPA will need to be controlled as outlined in section 7.4.

6.2.4. I have created an Assessment Table (Table 3) to help visualise the number of trees that will or will not be impacted by the proposed development. To assess the implications of the Impact Table each tree can be categorised in the following way: -

Table 3. Assessment Table

	Trees to be Retained		Trees to be Removed	
	With No Impact	**With detailed construction**	**Due to Condition**	**Due to Development**
Category A	-	-	-	-
Category B	T2, T3, T6,	T8, T9, T12#,	-	-
Category C	T1, T5,	G10,	-	T7,
Category U	-	T4, T11,	-	-
TOTAL	**5**	**6**	**0**	**1**

6.2.5. As can be seen in table 3, one category C tree requires removal to facilitate this proposal. This can be mitigated as outlined in section 7.1.

7. MITIGATION PROPOSALS

7.1. Compensatory Planting

7.1.1. I have noted one tree removal required to facilitate this development and I therefore recommend that the loss of the trees identified in table 3 is mitigated by replacement tree planting.

7.1.2. This will have a number of benefits for the development and the character of the area. These being: -

- Give a greater diversity of age class on the site, increasing sustainability.
- Give a greater diversity of species and therefore wildlife habitat.

7.1.3. I propose a non-exhaustive list of suitable replacement tree species in the schedule below, a single species can be planted more than once: -

Table 4. Replacement Tree Species

Tree Species	Tree Size
Acer campestre	*6 - 8 cm girth*
Betula pubescens	*6 - 8 cm girth*
Sorbus aucuparia	*6 - 8 cm girth*
Crataegus monogyna	*6 - 8 cm girth*

7.1.4. The extent of mitigation planting required will need to be confirmed in agreement with the Local Planning Authority once the development proposal is finalised. Requirements usually involve replacement of trees on a two for one basis.

7.2. Construction of hardstanding within RPA

7.2.1. It is my opinion that the construction of hardstanding areas within the RPA of T8 will likely have adverse effects on the safe useful life expectancy of the trees unless this is mitigated against.

7.2.2. Section 7.5.3 of BS 5837:2012 advises that where new hardstanding is to be formed within the RPA it should not exceed 20% of any existing unsurfaced ground. The table below details the amount of encroachment within the RPA.

Table 5. Encroachment of hardstanding into RPAs.

Tree No	Total Area m² of RPA	Total m² of Structure within the RPA	Percentage of Hardstanding within the RPA
T8	157	37	23.5

7.2.3. As can be seen from the table above the proposed drive exceeds 20% of the RPA for T8.

7.2.4. Section 4.1 76 of the Arboricultural Associations Publication 'The Use of Cellular Confinement Systems Near Trees A Guide to Good Practice' states that:
'BS5837:2021 recommends that new permanent hard surfacing should not exceed 20% of any existing unsurfaced RPA of a tree. This is a cautious recommendation, and it should not necessarily be considered the absolute limit because in some circumstances covering a higher proportion of the root zone with a permeable surface may be acceptable'.

7.2.5. I feel that due to the trees good vitality and very minor increase above the advised 20% (only 3.5%), the additional RPA coverage will not adversely affect the safe useful life expectancy of this tree.

7.2.6. If ground levels remain the same, the detrimental effects the driveway would have on this tree would be: -

- Compaction, resulting in oxygen depletion, caused from creating the access way.
- The loss of a permeable surface.

7.2.7. It is now possible with the use of a cellular confinement system to be able to create hard surfaces very close to trees without having a detrimental effect.

7.2.8. A cellular confinement system provides a load transfer mattress which prevents direct loads on tree roots and reduces the bearing pressure on subsoil's by stabilising aggregate surfaces against rutting under wheel loads.

7.2.9. It is my opinion that should a cellular confinement system be used for the construction of the hardstanding within the RPA of T8 then the proposals should not have a detrimental effect on the safe useful life expectancy of the trees.

7.3. Access Facilitation Pruning

7.3.1. I note that the proposals will require the crown of T4 to be reduced on the northwestern side by 1m to facilitate the construction of the building and the erection of scaffolding.

7.3.2. T8 will require crown lifting to 4m all round to increase light into the property and gardens and to provide access onto the drive. The crown will also require pruning on the eastern side by 1.7m to aid the installation of scaffolding, to allow light into the property and reduce the amount of crown over the drive.

7.3.3. T9 will require pruning on the southeastern side of the crown by 1.2m to facilitate the construction of the new dwelling.

7.3.4. I believe that if all pruning works are undertaken in line with British Standard 3998:2010 Tree Work – Recommendations then the safe useful life expectancy of the trees will not be adversely affected.

7.4. Construction of Decking Area

7.4.1. It is noted that the proximity of the proposed decking area to trees T9, G10, T11 & T12 could potentially adversely impact their safe useful life expectancy.

7.4.2. The decking will be constructed above ground level and requires minimal excavation for the installation of support posts. It is my opinion that, provided the following conditions are adhered to during construction, the safe useful life expectancy of these trees will not be adversely affected:

- Design Flexibility: A decking design shall be selected that allows for flexibility in the spacing between support posts, ensuring they can be positioned to avoid the Root Protection Area (RPA) where possible.

- Hand-Excavation: Trial holes will be dug by hand at each proposed post location, limited to a shallow depth (e.g. topsoil layer), to ensure no major structural roots are severed

- Root Contingency: Should major structural roots be encountered during excavation, work on that specific hole must cease immediately. The trial hole shall be backfilled with suitable topsoil,

and an alternative location identified for the support post that complies with the above design flexibility.

7.5. Demolition adjacent to Trees & RPAs

7.5.1. It is possible the demolition of the existing buildings and structures could negatively impact the retained trees at this site.

7.5.2. It is my opinion that any negative impacts can be mitigated if during demolition, the following restrictions will apply:

- Where direct damage by falling masonry is likely, the tree should be protected by exterior grade plywood sheets constructed around the main stem.
- The main body of any mechanical excavator will operate outside the RPA.
- Masonry will be pulled away from trees.
- When breaking masonry, a fine water spray will be used to minimise dust particles if it is likely to cover leaves.
- Excessive dust particles on trees will be removed each day by spraying with water.
- Hard surfaces should be kept in place for as long as possible during construction works in order to prevent soil compaction in the RPA.

8. ARBORICULTURAL METHOD STATEMENT REQUIREMENT

8.1. Method Statement

8.1.1. To help ensure that the trees are protected onsite during the construction phase a separate Arboricultural Method Statement (ref: 2524_AMS.03) has been produced to accompany this document.

9. CAVEATS AND LIMITATIONS

9.1.1. The report is for the sole use of the client and its reproduction or use by anyone else is forbidden unless written consent is given by myself (Matthew Lally).

9.1.2. This is an arboricultural report and as such no reliance should be given to comments relating to buildings, engineering, soils, ecological or archaeological data. If either is commented upon within the report further professional advice should be sought.

9.1.3. This is not a Tree Risk Assessment. As such this report should not be taken to mean or imply that any of the inspected trees should be considered safe. A Tree Risk Assessment can be provided but would be subject to additional survey requirement and further fees.

9.1.4. Trees are growing dynamic structures. Whilst all reasonable effort has been made to identify defects within the trees inspected, no guarantee can be given as to the absolute safety or otherwise of any individual tree. No tree is ever absolutely safe due to the unpredictable laws and forces of nature. As a result of this, natural failure of intact trees will occur; extreme climatic conditions can cause damage to even apparently healthy trees.

9.1.5. For the purposes of this survey all dimensions of trees and their associated parts are based on estimation unless otherwise stated.

9.1.6. Trees are living organisms whose health, condition and structure can change quickly and without warning. Therefore, the contents of this report are valid for a period of one year from the date of this survey.

Appendix I

Tree Survey Data & Site Notes

***The recommendations in this section are based on the site survey only and are NOT recommendations to facilitate the development plans. See the Arboricultural METHOD STATEMENT for tree works required to facilitate the development.**

BS5837:2012
TREE SCHEDULE

DATE OF SURVEY: 08/08/2025 **JOB REFERENCE:** 2524_AIA.01 **SITE ADDRESS:** Cemetery Rd, Ramsbottom, Bury, BL0 9PU

Tree No.	Species	Stem Dia (mm)	RPA (m^2)	RPA Radius (m)	Height (m)	Age Class	Crown Spread (m) N	E	S	W	Crown Clearance (m)	Condition	Comments	Recommendations	Remaining Contribution	BS5837 Retention Category
T1	Elderberry	120	7	1.44	5	EM	2	1.5	2	2	2.5N	A	A multi-stemmed tree located on site boundary. Small snapped branch resting on wall. Vitality appears normal. Acceptable condition.	**No action**	40+	**C2**
T2	Holly	400	72	4.8	8	EM	3	3	3	3	2M	A	A multi-stemmed holly located on site boundary within cemetery. Vitality is within the normal range and the tree appears stable. Multiple included basal unions but of little concern. Stem diameters estimated at 150mm x 7.	**No action**	40+	**B2**
T3	Sycamore	370	62	4.44	12	SM	5	6	5	4	1.5E	A	A third-party owned tree located on site boundary. Missing sections of bark at base but of little concern. Vitality appears normal and the tree appears stable.	**No action**	40+	**B2**
T4	Holly	280	35	3.36	9	SM	2.5	1.5	1	1	3N	C	A double stemmed holly located adjacent to site boundary. Tree is in significant decline, no long-term future.	**No action**	Less than 10	**U**
T5	Horse Chestnut	270	33	3.24	9	SM	3	1.5	2.5	1.5	2N	B	A double stemmed tree located on site boundary. Stem lean biased to north west. Asymmetrical crown bias to north. Minor stem bleeds. Stem diameters measured as 180mm and 200mm.	**No action**	10+	**C1**
T6	Ash	350	55	4.2	17	SM	3	5	5	4	5S	A	A third-party boundary tree located adjacent to cemetery wall. Stem lean biased to south due to adjacent trees. Asymmetrical crown bias to south. Minor reduction in vitality due to early stage ash dieback disease.	**No action**	20+	**B2**
T7	Cherry	230	24	2.76	4	SM	3	5	2	3.5	2W	B	Located in formal planting area adjacent to car park. Asymmetrical crown. Acute primary union. Large basal buttress roots affecting adjacent diesel tank edges.	**No action**	10+	**C1**

= Position estimated on site

BS5837:2012
TREE SCHEDULE

DATE OF SURVEY: 08/08/2025 **JOB REFERENCE:** 2524_AIA.01 **SITE ADDRESS:** Cemetery Rd, Ramsbottom, Bury, BL0 9PU

Tree No.	Species	Stem Dia (mm)	RPA (m^2)	RPA Radius (m)	Height (m)	Age Class	Crown Spread (m) N	E	S	W	Crown Clearance (m)	Condition	Comments	Recommendations	Remaining Contribution	BS5837 Retention Category
T8	Pedunculate Oak	590	157	7.08	14	SM	6	7	7	7	1S	A	Good form and vitality. Located in grass area adjacent to Cemetery Road and retaining wall. Low branches over grass area. Minor deadwood present.	**No action**	40+	**B2**
T9	Sycamore	400	72	4.8	12	SM	3.5	3	4	3	2N	A	Good form and vitality. No significant risk features observed.	**No action**	40+	**B2**
G10	Holly	130	8	1.56	4	SM	1.5	1.5	1.5	1.5	1N	A	A third-party owned group of holly on site boundary. Vitality is within the normal range and the trees appear stable.	**No action**	40+	**C2**
T11	Ash	350	55	4.2	15	SM	3	4	2	5	5N	D	A third-party owned dead standing tree.	**No action**	Less than 10	**U**
T12#	Griselinia	300	41	3.6	5	EM	2.5	2.5	2.5	2.5	2 M	A	A third-party tree located on site boundary. No access to inspect, estimated measurements.	**No action**	40+	**B2**

= Position estimated on site

Appendix II

Glossary of Terms

The following terms are concurrent with best Arboricultural practice and within the guidelines set by the International Society of Arboriculture (ISA), the Arboricultural Association (AA) and the British Standards Institute (BSI).

Age Range:

Age is site specific and categorised:

Young (Y) Out-planted trees that have not yet established.
Semi-Mature (SM) Established trees up to 1/3 of expected height and crown.
Early Mature (EM) Between 1/3 and 2/3 of expected height and crown.
Mature (M) Between 2/3 and full expected height and crown.
Fully Mature (FM) Full expected height and crown.
Over Mature (OM) Crown beginning to break-up and decrease in size.
Senescent (S) Crown in advanced stage of break-up.

Height: Height is estimated and recorded in metres.

DBH: Diameter of the mains stem at 1.5m from ground level and recorded in millimeters. For single stem trees, the RPA should be calculated as an area equivalent to a circle with a radius 12 times the stem diameter. For trees with more than one stem, one of the two calculation methods below should be used:

For trees with two to five stems, the combined stem diameter should be calculated as follows:

Square Root (stem diameter 1)2 + (stem diameter 2)2 ... + (stem diameter 5)2

For trees with more than five stems the combined stem diameter should be calculated as follows:

Square root (mean stem diameter)2 × number of stems

Condition: Assessment of current physiological condition and structural morphology incorporating vigour and vitality and categorised:

A - Tree needing little, if any attention
B - Tree with minor, but rectifiable defects, or in the early stages of physiological stress
C - Tree with significant structural and physiological flaws and/or extremely stressed
D - Tree that is dead, biologically/physically moribund or dangerous.

Desirability to Retain – As Outlined in Table 1 of BS 5837:2012 See Appendix III.

Definition of Physiological & Morphological Terms

Adaptive Growth - The process whereby wood formation is influenced both in quantity and in quality by the action of gravitational force and mechanical stresses on the cambial zone.

Bifurcation – Forked or divided union.

Brown Rot - Form of decay where cellulose is degraded, while lignin is only modified.

Cankers- A localised area of dead bark and cambium on a stem or branch, caused by fungal or bacterial organisms, characterised by wound wood development on the periphery. This may be annual or perennial.

Cavity - An open wound, characterised by the presence of extensive decay and resulting in a hollow.

Chlorotic Leaf - Lacking in chlorophyll, typically yellow in colour.

Compartmentalisation - The physiological process that creates the chemical and mechanical boundaries that act to limit the spread of disease and decay organisms.

Crack - Longitudinal spilt in stem or branch, involving bark and/or underlying wood. These may be vertically and horizontally orientated.

Decay - Process of degradation of woody tissues by fungi and bacteria through decomposition of cellulose and lignin.

Deadwood - Deadwood is often present within the crown or on the stems of trees. In some instances, is may be an indication of ill health, however, it may also indicate natural growth processes. If a target is present beneath the tree, deadwood may fall and cause injury or damage and should be removed, otherwise deadwood can remain intact for conservation purposes (insects, fungi, birds etc.).

End Weight - The concentration of foliage at the distal ends of stems and deficient in secondary branches.

Girdling Root - Root which circles and constricts the stem or roots causing death of phloem and/or cambial tissue.

Hazard Beam - An upwardly curved branch in which strong internal stresses may occur without the compensatory formation of extra wood (longitudinal splitting may occur in some cases).

Included Bark Union - Pattern of development at branch junctions where bark is turned inward rather than pushed out. Potential weakness due to a lack of a woody union.

Ivy Growth - Ivy growth may ascend into the tree's crown, increasing wind resistance, concealing potential defects and reducing the tree's photosynthetic capacity. Ivy growth is often acceptable in woodland areas as a conservation benefit.

Live Crown Ratio - The relative proportion of photosynthetic mass (leaf area) to overall tree height.

Reaction Wood - Specialised secondary xylem, which develops in response to a lean or similar mechanical stress, attempting to restore the stem to the vertical.

Root Plate Lift - The physical movement of the rooting plate causing soils to shift and crack. May occur during adverse weather conditions. Trees may become unstable.

Root Protection Area - Layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority. This area should be considered a no go area for development unless very careful mitigation measures are implemented and agreed with the LPA.

Structural Defect - Internal or external points of weakness, which reduce the stability of the tree.

Suppressed - Trees which are dominated by surrounding vegetation and whose crown development is restricted from above.

Topping - A highly disfiguring practice, likely to cause severe xylem dysfunction and decay in major structural parts of the wood.

White Rot - Form of decay where both cellulose and lignin are degraded.

Wound - Any injury, which induces a compartmentalisation response.

Wound wood - Wood with atypical anatomical features, formed in the vicinity of a wound and a term to describe the occluding tissues around a wound as opposed to the ambiguous term "callus."

Note: The definitions described above, may not necessarily be included within the Arboricultural Survey Data.

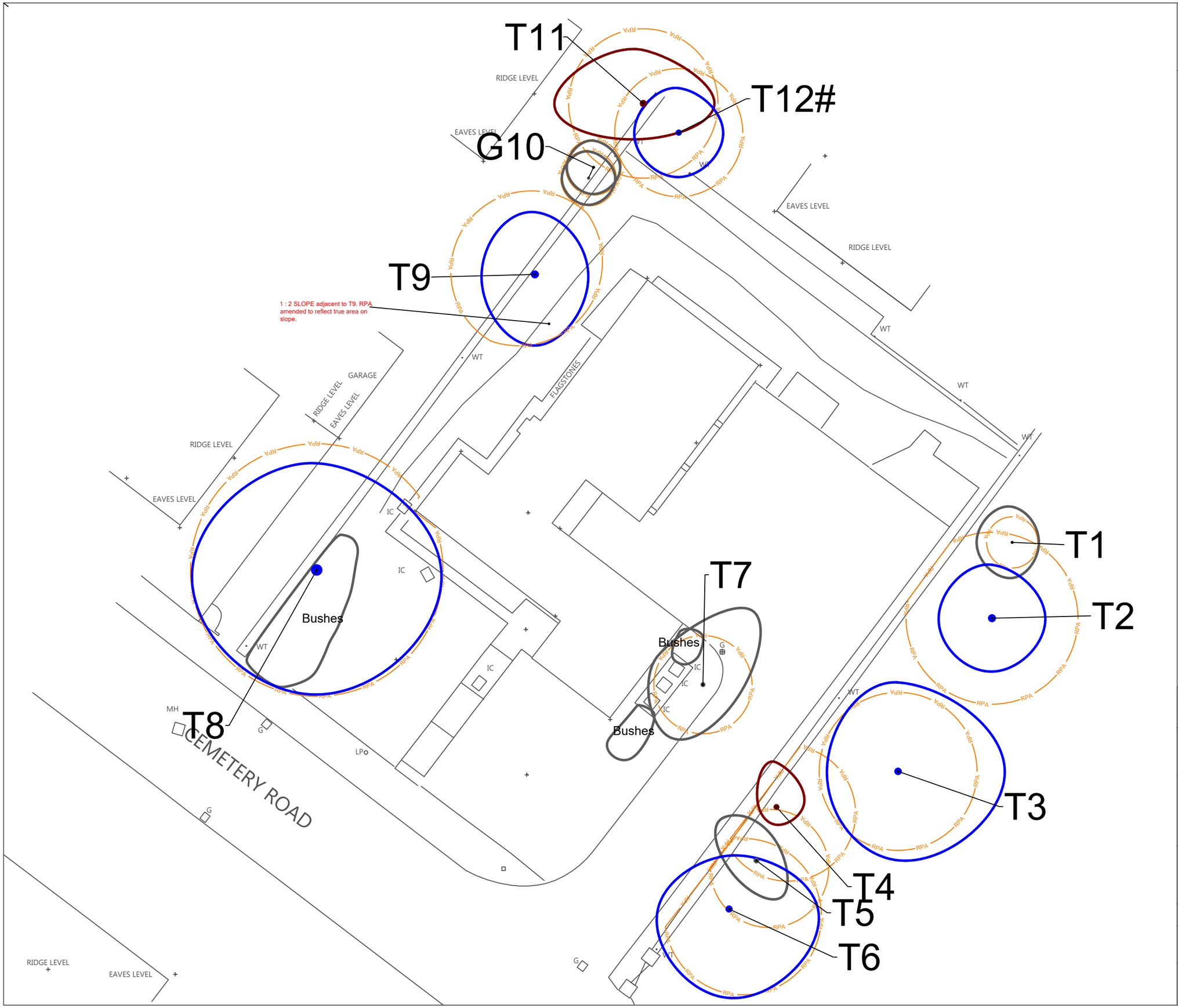
Appendix III

Cascade Chart for Tree Quality Assessment

Trees for removal			
Category and definition	**Criteria**		
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	o Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other U Category trees (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) o Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline. o Trees infected with pathogens of significance to the health and/or safety of other trees nearby) e.g. Dutch elm disease), or very low-quality trees suppressing adjacent trees of better quality. NOTE: *Category U trees can have existing or potential conservation value which might be desirable to preserve; see section 4.7.5*		
Trees to be considered for retention			
Category and definition	**Criteria and sub-categories**		
	1) Mainly arboricultural values	**2) Mainly landscape values**	**3) Mainly cultural values (including conservation)**
Category A **Trees of high quality**: with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and or landscape features	Trees, groups or woodlands of significant conservation, historical commemorative or other value (e.g. veteran trees or wood-pastures)
Category B **Those of moderate quality**: with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider area	Trees with clearly identifiable conservation or other cultural benefits
Category C **Those of low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in the higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit.	Trees with no material conservation or other cultural value

Appendix IV

Tree Constraints Plan & Arboricultural Implications Plan



Do not scale this drawing (printed or electronic version).

Contractors must check all dimensions from site

This drawing is for use on this site only and should be used in conjunction with all relevant consultants drawings..

LEGEND

N

- Category A
- Category B
- Category C
- Category U
- Root Protection Area (RPA)
- # Position estimated on site

Lally TREE MANAGEMENT

Scale: 1:200 @ A3	Date: 18/06/2026

Job: 2524_AIA.01

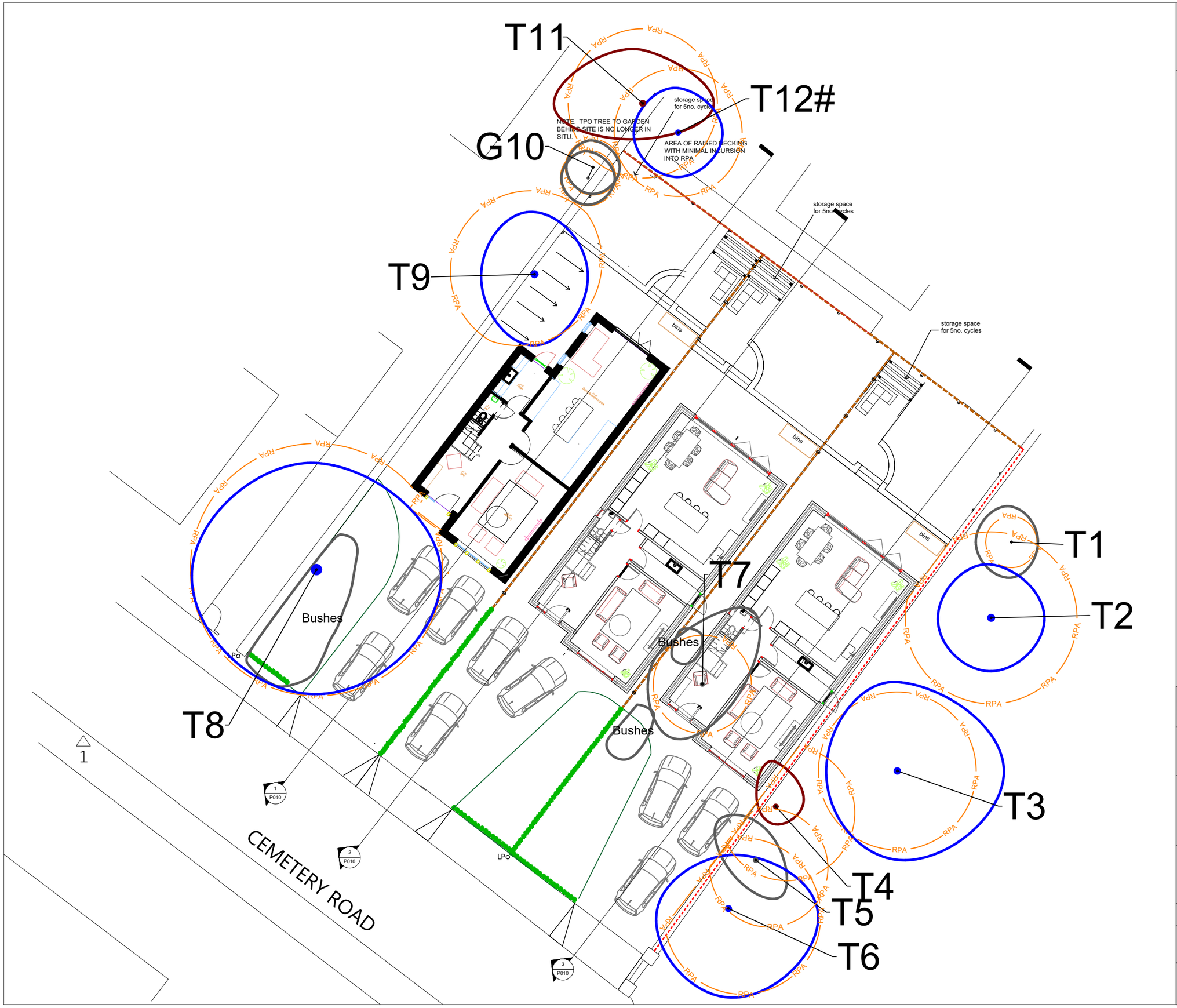
Address: Cemetery Rd, Ramsbottom, Bury, BL0 9PU

Client: Home Park Avenue Ltd

Drawing Number: 2524_TCP.03

Drawn by: Matthew Lally

TREE CONSTRAINTS PLAN



Do not scale this drawing (printed or electronic version).

Contractors must check all dimensions from site

This drawing is for use on this site only and should be used in conjunction with all relevant consultants drawings..

LEGEND

N

- Category A
- Category B
- Category C
- Category U
- Root Protection Area (RPA)
- # Position estimated on site

Lally TREE MANAGEMENT

Scale: 1:200 @ A3	Date: 16/06/2026

Job: 2524_AIA.01

Address: Cemetery Rd, Ramsbottom, Bury, BL0 9PU

Client: Home Park Avenue Ltd

Drawing Number: 2524_AIP.03

Drawn by: Matthew Lally

ARBORICULTURAL IMPLICATIONS PLAN

Appendix V

Pictorial Evidence

Picture 1. T1

Picture 2. T2

Picture 3. T3

Picture 4. T4, T5, T6

Picture 5. T7

Picture 6. T8

Picture 7. T9

Picture 8. G10

Picture 9. T11 & T12#