
Arboricultural Impact Assessment

Former Mondi Site
(Phase 1)
Holcombe Mill
Bridge Street
Ramsbottom
BL0 0BS

Ref: P.1202.19

August 2019

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A	10 th February 2020	Updated layout
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P.1202.19

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**Former Mondi Site (Phase 1)
Holcombe Mill
Bridge Street
Ramsbottom
BL0 0BS**

For

**Eccleston Homes
Suite 114
Newton House
Birchwood Park
Warrington
WA3 6FW**

**August 2019
(Rev B 23rd August 2020)**

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Appendix 1 **Tree Data Tables in accordance with Table 1 of BS5837: 2012**

Appendix 2 **Drawing P. 1202.19.01A *Tree Survey***
 Drawing P. 1202.19.02B *Tree Constraints & Draft Protection*
 Drawing

EXECUTIVE SUMMARY

A survey of the existing trees on and adjacent former Mondi Site (Phase 1), Holcombe Mill, Bridge Street, Ramsbottom, BL0 0BS, has been carried out by a suitably qualified and competent Arboriculturist in accordance with British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations*.

The purpose of the survey and of this report is to identify the impact of the proposed development of the site on trees, both within and immediately adjacent the site, in accordance with the provisions of BS5837: 2012.

The application proposals are for a residential development comprising 72 residential units including apartments, detached and semi-detached houses. Two existing buildings on the site are to be retained and converted into apartments. This will require the removal of a number of low value existing groups of trees and in the absence of suitable controls, also has the potential to have an indirect impact on a number of the trees proposed for retention.

Mitigation for the impact of the development can be provided in the form of the following:

- The erection of protective fencing in advance of the commencement of the development to safeguard the root systems of retained trees; and
- The agreement, in advance of the commencement of the development, together with the implementation during the construction phase, of a methodology for the protection of retained trees;
- Arboricultural site supervision in areas within and immediately adjacent root protection areas.

Compensation for the impact of the development, together with landscape and biodiversity enhancements can be achieved by way of the following:

- The planting of trees, shrubs and where applicable hedges as part of a comprehensive landscape scheme to replace any vegetation lost and to integrate the development into the wider landscape; and
- The use of a mixture of native and ornamental species within planting schemes, where those species are suited to the site and local landscape.

1.0 Introduction

- 1.1** Ascerta has been instructed to carry out a survey of the trees within and immediately adjacent former Mondi Site (Phase 1), Holcombe Mill, Bridge Street, Ramsbottom, BL0 0BS and to assess the potential impact of the development as proposed on trees within / adjacent the site in accordance with British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations*.
- 1.2** The site was visited on 1st July 2019 by Helen Millner, a competent and qualified arboriculturist with nine years of experience of the UK and European arboricultural and landscape industries within the context of the planning system. During the site visit, a survey was carried out of the trees growing both on and immediately adjacent the site to the standards contained within BS5837: 2012. This report presents the results of the survey, provides an assessment of the impact of the development and includes recommendations for further actions, where applicable, to mitigate any potentially negative effects of the development on tree cover within the local landscape.

2.0 Objectives

- 2.1** Our client's objective is to develop the site by constructing 72 residential units including apartments, detached and semi-detached houses and converting two existing buildings into apartments.
- 2.2** Our objectives are as follows:
- Identify what arboricultural features exist presently within and adjacent the site and to record and categorise them in a manner consistent with BS5837: 2012;
 - Identify which trees will need to be removed directly as a result of the proposed development of the site;
 - Identify any indirect impact from the proposed development on trees proposed for retention;
 - Provide an indication of what protection measures can be implemented as part of the development of the site to ensure the physical protection of retained trees;
 - Provide recommendations for mitigation and compensation in terms of new planting or enhancement of existing features of arboricultural, landscape or ecological interest or importance; and
 - Provide any other recommendations to assist our clients in achieving their objectives whilst satisfying current legislation or policy guidance in relation to the woody vegetation on site.

3.0 Planning Policy & Relevant Legislation

- 3.1** The revised National Planning Policy Framework, updated on 19th February 2019, sets out the government's planning policies for England and how these are expected to be applied. This revised Framework replaces the previous National Planning Policy Framework published in March 2012, and revised in February 2019. It provides a Framework within which locally prepared plans for housing and other development can be designed and produced.
- 3.2** The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) **an economic objective-** to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) **a social objective-** to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) **an environmental objective-** to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

- 3.3** The site lies within the Bury Council administrative area and is subject to the policies contained within its Local Plan, which have been considered when writing this report.
- 3.4** Checks made with the Local Planning Authority on 2nd July 2019 and 7th February 2020 via the Council's online interactive mapping system indicate that none of the trees within our survey are statutorily protected by a Tree Preservation Order. However, the north-western corner of the site is located within Ramsbottom Conservation Area, as shown on the attached P. 1202.19.02B *Tree Constraints & Draft Protection Drawing*. In advance of the commencement of any works to trees within or adjacent the site, those instructing and proposing to carry out such works should satisfy themselves that all appropriate consents are in place to prevent potential breach of legislation.

3.0 Planning Policy & Relevant Legislation (Continued)

- 3.5** British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations* provides current recommendations and guidance on the relationship between trees and design, demolition and the construction processes. It sets out the principles and procedures to be applied to achieve a harmonious and sustainable relationship between trees and structures.
- 3.6** Notwithstanding the aforementioned policies and legislation, consideration should also be given to any impacts from the proposed development in respect of the Hedgerow Regulations 1997 and the Forestry Act 1967 (and specifically the potential need for a felling licence), as well as existing UK and European legislation relating to wildlife and nature conservation.

4.0 Survey & Survey Methodology

- 4.1** We have been supplied with a digital copy of the topographical survey for the site, which satisfies the relevant part of section 4.2 of BS5837: 2012. Features of arboricultural or landscape interest that have been excluded from the original plan (for example trees on or located off site but within a distance from the boundary of the site equal to or less than 12 times the stem diameter of that tree) have been added to the plan manually.
- 4.2** Our assessment of the soils within the site, based on local site conditions, geography, available soil maps and our own experience of soils across the United Kingdom, indicates that the soils on site are likely to contain a clay element, and that this will have a plasticity index in the low to medium range. Any further details or confirmation of the exact nature of soil conditions on site will require further, more rigorous sampling and analysis. It is not however anticipated that the clay content will cause specific issues relating to retention of trees given the impact of the development proposals, providing that consideration is given to this aspect in advance of and during the construction phase of the development. Provision will need to be made for the protection of soil structure in key areas during the construction phase and the repair of any damage post construction. Further details are provided throughout this report and final details can be secured via planning condition.
- 4.3** Our survey of the trees within and adjacent the site was carried out by a qualified and competent arboriculturist in accordance with sections 4.4 and 4.5 of BS5837: 2012 on 1st July 2019 during overcast, intermittent rain weather conditions. Those trees surveyed have been numbered sequentially, although for the purposes of this project they have not been tagged. The trees have also been categorised in accordance with section 4.5 and Table 1 of the Standard.
- 4.4** Where relevant and where the quality of shrub masses and hedges justifies recording, details have been recorded to the tree survey plan and tree data tables.

4.0 Survey & Survey Methodology (Continued)

- 4.5** Where trees are surveyed that require immediate attention, for example to abate a nuisance, prevent a serious hazard to life or property, or are affected by a pathogen or pest that could cause widespread damage unless it is controlled, notification will be issued to the relevant person or organisation such that appropriate action can be taken.
- 4.6** Root Protection Areas for those trees surveyed have been calculated in accordance with the formulas within section 4.6 and Annex C of the Standard and can be found within the tree data tables that accompany this report. The tree data tables also contain a key to abbreviations used and the rationale for determining Root Protection Areas for groups of trees and woodlands (where applicable).

5.0 Survey Results & Impact Assessment

- 5.1 Existing Tree Cover:** Eight groups of trees (G1-G8) were recorded during our survey, the details of which can be found within Appendix 1 to this report and cross referenced with drawing P.1202.19.01A *Tree Survey*.
- 5.2 Direct Impact on Trees:** The development of the site as proposed will directly require the removal of G1 (in part), G2, G4, G5, G6 (in part) and a dead Crack Willow within G8.
- 5.3 Compensation:** Compensation for the loss of trees and the impact on canopy cover can be provided by way of planting new trees at the landscape stage of the project. Where applicable, opportunities for new planting are indicated on the drawings accompanying this report. Given the nature of the proposals, the context of the site in the local landscape and the opportunities for new planting and landscaping, it is considered that in terms of canopy cover, the medium to long term impact of the development will be positive.
- 5.4 Indirect Impact on Trees:** In the absence of suitable controls, the development may well have an indirect impact on a number of trees on site. Measures are therefore required during the construction phase, as described throughout this report and on supporting drawings, in order to safeguard retained trees for the long-term benefit of the landscape.
- 5.5 Hedgerows:** In accordance with the Hedgerow Regulations 1997, 'important' hedgerows (in the context of the Regulations) should not be removed without a Hedgerow Removal Notice issued by the relevant Local Authority, unless that removal is subject to an appropriate consent under the Town and Country Planning Act 1990. In this instance however, there are no hedgerows within or immediately adjacent the site that could be considered important in the context of the regulations.
- 5.6 Potential Mitigation for Development Impacts:** Mitigation of the direct impacts from the development of the site can be provided in the form of the erection of protective fencing as indicated on the attached drawings.

5.0 Survey Results & Impact Assessment (Continued)

- 5.7 Potential for Shading & Nuisance:** Mature trees in urban and suburban areas add significant value and environmental benefits to properties; however, it is acknowledged that some land / property owners are averse to retaining trees close to buildings and areas of public use because of shading and other potential nuisances (leaf / fruit drop for example). Whilst efforts can be made to minimise the impact from shading by trees, it is almost inevitable that in some situations, whether in the short term from existing trees or in the long term from new trees, trees will cast shade on parts of properties, whether that be buildings, garden / open space or other areas of general use during part of the day. Generally, any shade cast from trees will be for relatively short periods and entirely acceptable given the accepted co-existence of large trees in an urban context. The acceptability or otherwise of shade is a somewhat subjective issue driven largely by land or property owner / occupier perceptions and in the majority of cases is not necessarily something that should be determined by a local planning authority. We do not consider in this case that shade will be excessive, or that any other ordinary circumstance arising from the presence of trees, for example from leaf or fruit drop, will constitute an unacceptable nuisance.
- 5.8 Boundary Screening:** The River Irwell runs adjacent to the north-eastern boundary of the site. Trees located along the river embankment will be retained and protected throughout the development. The drawings and tree data tables supporting this report indicate opportunities for management of the trees along this boundary in line with the project aims and objectives, and to improve the overall condition of the group.
- 5.9 Long Term Spatial Constraints:** The proposed layout has been designed to meet the standards set by the local planning authority as well as current best practice guidance. Where applicable, and subject to the possibility of an element of acceptable pruning, there should generally be adequate space between new buildings and trees to limit the potential for future pressure to remove trees. Acknowledgement should however be given to the fact that property owners are largely free to plant trees as close to their property as they wish, therefore any requirement for future maintenance of existing or future vegetation should not be given any weight in the determining of this application. Whilst it is not possible to predict what actions future occupiers will seek to take in respect of trees within or adjacent properties, the existing layout, together with any vegetation management prescriptions either at this stage or in the future, is considered acceptable from a design perspective.
- 5.10 Existing Areas of Hard Standing:** There are a number of existing areas of hard standing across the site, remnants from the site's previous use. Where there is a risk of damage to retained trees from the proposed removal of these surfaces, appropriate controls and safeguards will need to be implemented, for example the erection of suitable protective fencing in advance of the commencement of works and the careful breaking up and removal of surfaces using tools and equipment suitable for the task without causing unnecessary damage either to above or below ground parts of trees.

5.0 Survey Results & Impact Assessment (Continued)

- 5.11 Existing buildings / structures to be removed:** There are a number of existing buildings associated with the previous use of the site that have the potential to cause significant damage to retained trees during their demolition, removal and / or refurbishment. Care will therefore be required during the demolition / remediation phase in order to safeguard those trees proposed for retention. Providing that protective fencing is erected in advance of the commencement of demolition / site clearance works, and retained in-situ during the entire construction phase, the potential for unnecessary damage to retained trees should be limited.
- 5.12 Proposed Areas of Hard Standing:** Areas of proposed hard standing are located within the root protection areas of G7; however, these areas are located entirely within the footprint of existing areas of hard standing and therefore there should be no additional impact to roots than already exists, provided that an element of care is exercised during the remediation phase.
- 5.13 Proposed Buildings Located Adjacent / Within Root Protection Areas:** There are no areas within the proposed development where proposed hard surfaces encroach within root protection areas of retained trees; therefore, there are potentially no indirect impacts from the development process providing that all other recommended safeguards as outlined in this report are implemented.
- 5.14 Proposed Drainage & Domestic Services:** At the pre-planning application stage of the project, details of proposed drainage arrangements and provision of utility services are generally not known. During the installation process however, general guidance can be obtained from the National Joint Utilities Group Publication *Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees – Volume 4* such as to minimise the impact of works on retained trees.
- 5.15 Working Space During the Construction Phase:** The site is of a size such that there will be adequate working space throughout the construction phase, with little if any potential impact on retained trees. However, it is essential that construction exclusion zones created to safeguard retained trees are not breached without prior consideration and implementation of control measures to limit any potentially negative impacts on trees.
- 5.16 Access Facilitation Pruning:** There may be a limited number of areas within the site where an element of access facilitation pruning may be required, as indicated on the attached drawings. Providing that these works are controlled and carried out to a minimum of the standards as contained within BS3998: 2010 *Tree work – Recommendations*, then the visual impact of the work will be minimal and will not detract from the overall landscape value of the site. Our preliminary recommendations for arboricultural works are stated within the Tree Data Tables at Appendix 1 to this report.

5.0 Survey Results & Impact Assessment (Continued)

- 5.17 Protection of Planting Areas:** It is often desirable to fence off areas that are to be newly planted to protect the soil structure; however, works will be required across the majority of the site, therefore there is little scope to set aside areas for such treatment. Provided that adequate provisions are made for ground preparations in advance of the landscape stage, there is unlikely to be a negative impact on the viability of newly planted stock.
- 5.18 Requirement for an Arboricultural Method Statement:** Provided that protective fencing is erected in advance of the commencement of the development and retained intact throughout the construction phase, there should be no specific requirement for an Arboricultural Method Statement in this case. The erection of protective fencing in accordance with a suitable tree protection plan should however be subject to a suitably worded condition attached to the planning consent notice.
- 5.19 Planning for New Landscaping:** If not considered carefully at the design stage, new planting and landscaping can have an adverse impact on existing trees and cause long term problems for the built environment. Care should be taken in the design of new landscapes to prevent physical damage to retained trees during the planting process, and to ensure that schemes are designed to survive and thrive rather than compete for resources. Similarly, new trees and shrubs should not be planted where they will cause damage to structures, either directly or indirectly in the future. Table A1 at Annex A of the Standard gives advice on minimum distances for new trees from structures to avoid direct damage from future tree growth. Further advice should be sought from the project arboriculturist and a suitably qualified and experienced engineer as to the potential indirect impact of trees on structures in the long term (from clay shrinkage subsidence).

6.0 Tree Protection Measures

- 6.1** Based on the proposed layout and those trees proposed for retention, the drawings attached to this report show our preliminary recommendations for the physical protection of retained trees throughout the construction phase. The plans indicate the location of protective barriers, as well as the specification for construction of the protective fencing in accordance with Figures 2 & 3 of the Standard. These barriers will form construction exclusion zones around the retained trees.

7.0 Summary of Impacts & Potential Mitigation Factors

- 7.1** Table 1 below indicates the impacts of the development as proposed within the draft layout provided on the existing tree cover within and immediately adjacent the site. Comments are also provided on potential mitigation, compensation or special measures required to minimise the impact of the development and safeguard trees proposed for retention.

Table 1: Summary of the impacts of the development on trees within / adjacent the site.

Issue	Affecting	Mitigation / Compensation / Special Procedures
Trees / hedges to be removed	G1 (in part), G2, G4, G5, G6 (in part) and a dead Crack Willow within G8	Appropriate compensation can be provided by way of new / replacement planting at the landscape stage of the project. Biodiversity enhancements can also be achieved through the landscape proposals.
Indirect physical impact on retained trees	Retained trees.	Tree protection fencing should be erected to an agreed specification in advance of the commencement of the development.
Removal of existing hard standing	G1 and G7	Existing hard standing should be removed with care with no excavations permitted deeper than existing sub-base without adequate precautionary measures to prevent unnecessary damage to retained trees.
Provision of new hard surfaces	G7	Careful excavations with an element of root pruning when necessary. Works in this area to be overseen by project arboriculturist.
Demolition, remediation and / or refurbishment works	G1	Buildings to be demolished carefully, removing the structures away from tree stems. Such works should be subject to a tree protection method statement.
Provision of drainage / services	Unknown	Where existing services cannot be utilised, NJUG principles must be adopted to and adhered to.
Access Facilitation Pruning	G1, G7 and G8	All pruning works should be carried out to a minimum of the standards contained within BS3998: 2010 <i>Tree work – Recommendations</i> .
Protective Fencing	To be erected to an agreed specification in advance of the commencement of the development and retained in-situ throughout the course of the construction phase.	

- 7.2** On the basis of the above and the contents of this report, we do not consider the production of an Arboricultural Method Statement necessary. The erection of tree protection fencing in advance of the commencement of the development, ensuring it is retained in-situ throughout the entire construction phase, with works carried out carefully within the influencing distance of retained trees should ensure no particular adverse impact on retained trees from the proposed development.

8.0 Conclusions & Recommendations

- 8.1** The direct and indirect impacts on tree cover as a result of the development proposals are outlined within this report and mitigation proposed accordingly that seeks where possible to satisfy local and national planning guidance and policy. Where trees are proposed for removal, replacement planting should be undertaken as part of a landscape strategy for the site in line with local plan requirements and to integrate the development into the surrounding landscape. Arrangements for the safeguarding and physical protection of retained trees should be agreed and implemented in a manner consistent with current best arboricultural management practices to minimise any potentially negative effects on long term tree cover.
- 8.2** We recommend that a landscape proposal be prepared for the site, to include where feasible, provision for the planting of a mixture of native as well as ornamental trees, shrubs and hedges, implemented as a condition of planning consent. We also recommend that tree protection measures are implemented in accordance with finalised versions of the drawings appended to this report.

9.0 References

Department for Communities and Local Government (March 2012) *National Planning Policy Framework*;

British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations*;

National Joint Utilities Group Publication *Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees – Volume 4*.

Appendix 1

Site:	1202.19 Former Mondi Site, (Site 1) Holcombe Mill, Bridge Street, Ramsbottom, BL0 0BS	Surveyor:	Helen Sullivan	 Landscape Trees Ecology
Client:	Eccleston Homes	Survey Date:	01/07/2019	
Brief:	Tree Survey to BS5837:2012	Survey Conditions:	Overcast, intermittent rain and Sunny	

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T. No	Species	Ht (m)	Stem DBH (mm)	RPA Radius	Branch Spread				Ht Crown Clearance (m)	Age Class	P Condition	Structural Condition & General Comments	Preliminary Recommendations (not to be actioned without a valid planning consent)	Est. (yrs)	Cat
				(m)	N	S	E	W							Grade
G1	Silver Birch Lime Norway Maple (Crimson King) Whitebeam Leyland Cypress	12	50-270	0.60-3.24	3	3	3	3	0	EM	F	Mixed broadleaved structure planting. In reasonable condition for age and species, provides some screening for the site. Self-seeded trees beginning to establish, majority are of poor form and will not develop into quality specimens.	Remove the Leyland Cypress trees and low-level / self-seeded specimens to improve the overall quality of the group. Crown lift retained trees to 3m. Remove any deadwood.	20+	C2
G2	Poplar Sycamore	14	250-500#	3.00-6.00	2	2	2	2	0	M	P	In significant decline with extensive deadwood throughout. Self-seeded sycamore starting to establish.	Remove to facilitate development proposals. Replacement tree planting to be provided as part of a wider landscaping proposal for the site.	<10	C2
G3	Hybrid Black Poplar	27	400-800	4.80-9.60	7	7	7	7	6	EM/M	F	Some minor deadwood within the canopy typical of species. Prominent tree group within the site. Some minor stem wounds and branch failures.	Remove any unstable dead wood.	20+	B2
G4	Larch Cypress Sycamore Goat Willow Silver Birch	13	50-370#	0.60-4.44	6	6	6	6	0	EM	F	In reasonable condition for age and species. Tree form and condition is typical of each of the tree species. Low arboricultural value. One failed cypress tree.	Remove to facilitate development proposals. Replacement tree planting to be provided as part of a wider landscaping proposal for the site.	30+	C2

NOTE: The Category Grade applied to trees surveyed is consistent with the recommendations within Table 1 of BS5837: 2012, however this does not necessarily correlate with the visual importance of a tree within the wider landscape, nor does it dictate which trees should be retained at the cost of quality development. Where trees are to be lost to accommodate a development, recommendations will be made such as to provide suitable mitigation and compensation, and to integrate the development into the wider landscape.

Key to Abbreviations & Headings

T. No.: Tree number (T = Tree, G – Group, W = Woodland, H = Hedge, Cpt. = Compartment)
Stem DBH (Diameter at Breast Height): Measured at 1.5m above ground level*
Ht Crown Clearance: Canopy ground clearance
Structural Condition: Description of any observed defects
Cat. Grade: Tree quality assessment in accordance with BS5837: 2012

Species: Common name used
Root Protection Area Radius: Root Protection Area as per BS5837: 2012
Age Class: Y = Young, EM =Early Mature, M = Mature, OM = Over mature, D = Dead
Preliminary Recommendations: Made in respect of known / intended use of the site
* For groups of trees, the stem diameter of the largest tree in the group is generally used
Denotes estimated DBH where access was not possible

Ht: Approximate height of tree from ground level in metres
Branch Spread: Extent of canopy spread in metres to each of the four cardinal points
P (Physiological) Condition: G = Good, F = Fair, P = Poor, D = Dead
Est. (yrs): Estimated remaining contribution in years

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Site:	1202.19 Former Mondi Site, (Site 1) Holcombe Mill, Bridge Street, Ramsbottom, BL0 0BS	Surveyor:	Helen Sullivan	 Landscape Trees Ecology
Client:	Eccleston Homes	Survey Date:	01/07/2019	
Brief:	Tree Survey to BS5837:2012	Survey Conditions:	Overcast, intermittent rain and Sunny	

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T. No	Species	Ht (m)	Stem DBH (mm)	RPA Radius	Branch Spread				Ht Crown Clearance (m)	Age Class	P Condition	Structural Condition & General Comments	Preliminary Recommendations (not to be actioned without a valid planning consent)	Est. (yrs)	Cat
				(m)	N	S	E	W							Grade
G5	Field Maple Rowan Oak	4-6	50-100	0.60-1.20	3	3	3	3	1	Y	F	Majority in reasonable condition. Some trees are established well, However, some are developing poor form.	Remove to facilitate development proposals. Replacement tree planting to be provided as part of a wider landscaping proposal for the site.	30+	C2
G6	Goat Willow Ash Sycamore Grey Willow Crack Willow	13m	150-600#	1.80-7.20	6	6	6	6	0	EM	F	Located on a steep embankment. In reasonable condition for age and species.	Remove specified section as shown on the drawings to facilitate development proposals. Replacement tree planting to be provided as part of a wider landscaping proposal for the site.	30+	C2
G7	Sycamore Goat Willow Ash Osier Alder	12	150-450#	0.60-5.40	5	5	5	5	0	EM	G	Densely planted. Creates a valuable screen. Some minor deadwood within the Ash tree.	Prune back canopy line as required to provide sufficient clearance to facilitate development proposals.	30+	B2

NOTE: The Category Grade applied to trees surveyed is consistent with the recommendations within Table 1 of BS5837: 2012, however this does not necessarily correlate with the visual importance of a tree within the wider landscape, nor does it dictate which trees should be retained at the cost of quality development. Where trees are to be lost to accommodate a development, recommendations will be made such as to provide suitable mitigation and compensation, and to integrate the development into the wider landscape.

Key to Abbreviations & Headings

T. No.: Tree number (T = Tree, G – Group, W = Woodland, H = Hedge, Cpt. = Compartment)
Stem DBH (Diameter at Breast Height): Measured at 1.5m above ground level*
Ht Crown Clearance: Canopy ground clearance
Structural Condition: Description of any observed defects
Cat. Grade: Tree quality assessment in accordance with BS5837: 2012

Species: Common name used
Root Protection Area Radius: Root Protection Area as per BS5837: 2012
Age Class: Y = Young, EM =Early Mature, M = Mature, OM = Over mature, D = Dead
Preliminary Recommendations: Made in respect of known / intended use of the site
* For groups of trees, the stem diameter of the largest tree in the group is generally used
Denotes estimated DBH where access was not possible

Ht: Approximate height of tree from ground level in metres
Branch Spread: Extent of canopy spread in metres to each of the four cardinal points
P (Physiological) Condition: G = Good, F = Fair, P = Poor, D = Dead
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T. No	Species	Ht (m)	Stem DBH (mm)	RPA Radius	Branch Spread				Ht Crown Clearance (m)	Age Class	P Condition	Structural Condition & General Comments	Preliminary Recommendations (not to be actioned without a valid planning consent)	Est. (yrs)	Cat
				(m)	N	S	E	W							Grade
G8	Elm Sycamore Ash Alder Crack Willow	13	50-500#	0.60-6.00	6	6	6	6	0	EM	G	Located off site on a river embankment. In reasonable condition for age and species, becoming very dense and overgrown in areas. Large Elm trees towards the southern end of group Dead / dying Crack Willow within group requires removal.	Remove dead/dying Crack Willow as indicated on attached plans. Remove any unstable deadwood overhanging development side of the group. Group would benefit from selective thinning works to remove poorer specimen trees and improve the overall quality of the group.	30+	B2

NOTE: The Category Grade applied to trees surveyed is consistent with the recommendations within Table 1 of BS5837: 2012, however this does not necessarily correlate with the visual importance of a tree within the wider landscape, nor does it dictate which trees should be retained at the cost of quality development. Where trees are to be lost to accommodate a development, recommendations will be made such as to provide suitable mitigation and compensation, and to integrate the development into the wider landscape.

Key to Abbreviations & Headings

T. No.: Tree number (T = Tree, G – Group, W = Woodland, H = Hedge, Cpt. = Compartment)

Stem DBH (Diameter at Breast Height): Measured at 1.5m above ground level*

Ht Crown Clearance: Canopy ground clearance

Structural Condition: Description of any observed defects

Cat. Grade: Tree quality assessment in accordance with BS5837: 2012

Species: Common name used

Root Protection Area Radius: Root Protection Area as per BS5837: 2012

Age Class: Y = Young, EM =Early Mature, M = Mature, OM = Over mature, D = Dead

Preliminary Recommendations: Made in respect of known / intended use of the site

* For groups of trees, the stem diameter of the largest tree in the group is generally used

Denotes estimated DBH where access was not possible

Ht: Approximate height of tree from ground level in metres

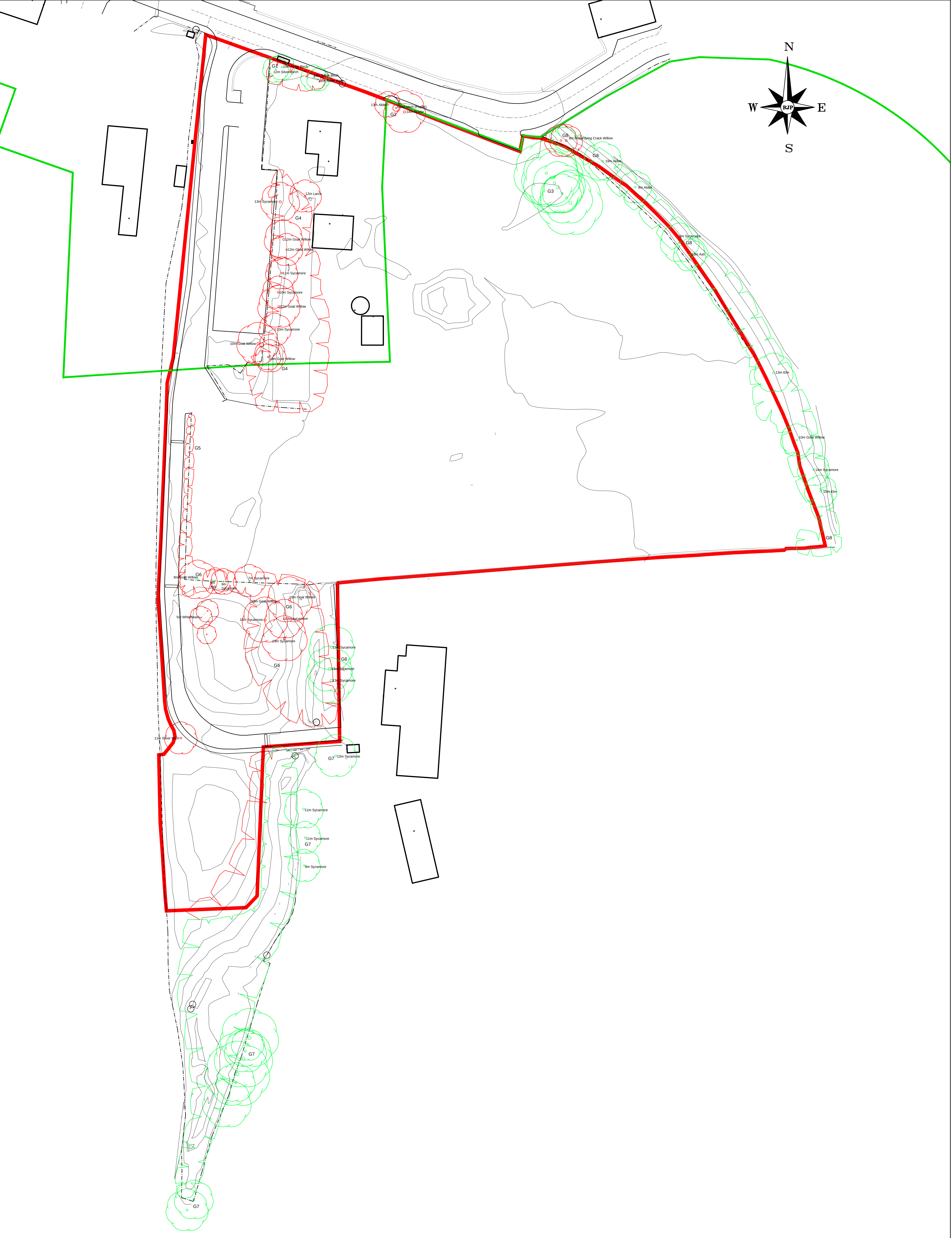
Branch Spread: Extent of canopy spread in metres to each of the four cardinal points

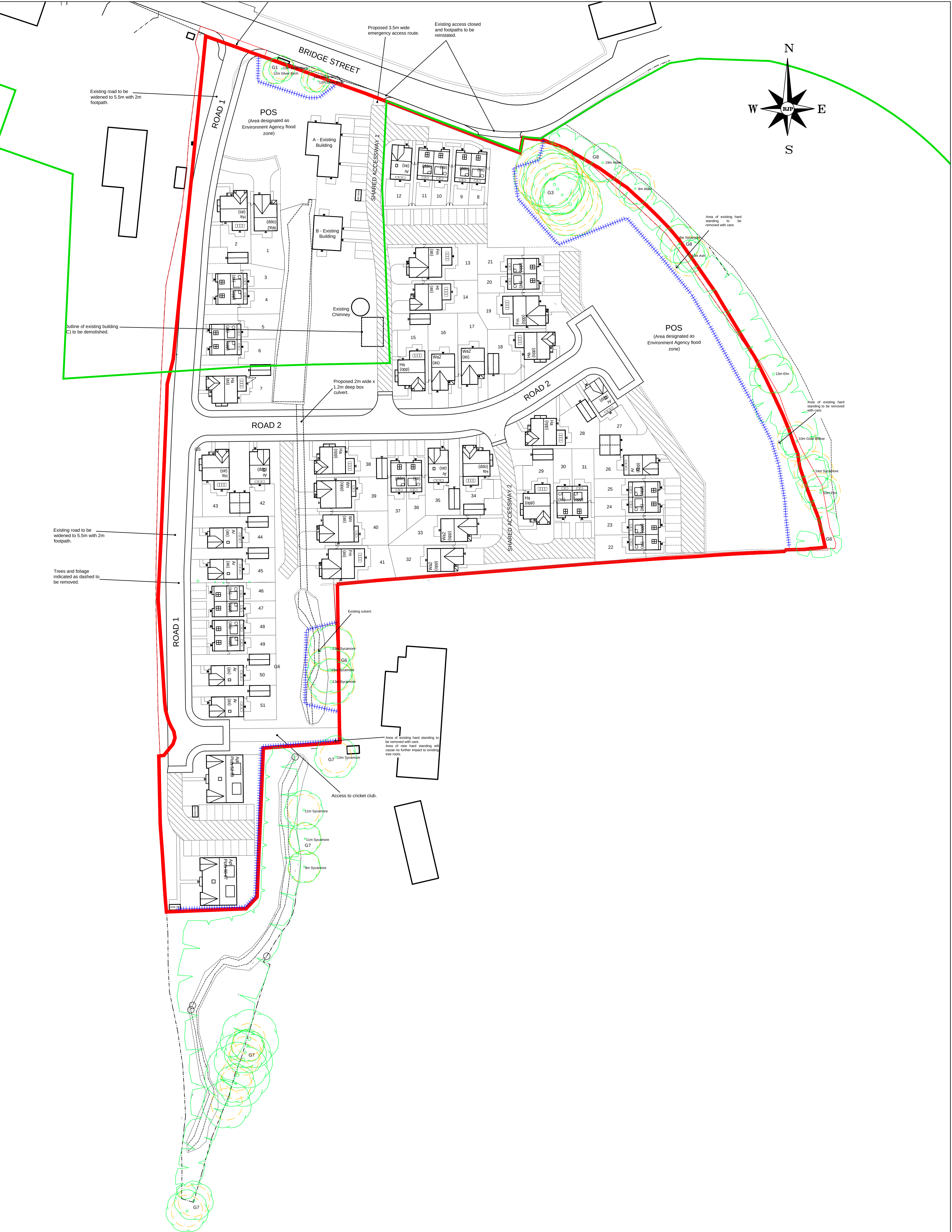
P (Physiological) Condition: G = Good, F = Fair, P = Poor, D = Dead

Est. (yrs): Estimated remaining contribution in years

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Appendix 2





Ascerta

Landscape | Trees | Ecology

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CLIENT:
Eccleston Homes

PROJECT:
Former Mondri Site, (site 1) Holcombe Mill,
Bridge Street, Ramsbottom BLO 0BS

DRAWING TITLE:
Tree Constraints & Draft Protection Drawing

SCALE:
1:500 @A1

DATE:
01/07/2019

DRAWN BY:
CP

CHKD BY:
HM

DRAWING NO:
P.1202.19.02

REV:
B

Existing tree to be retained

Extent of Root Protection Area for retained trees in accordance with BS5837: 2012 Trees in relation to design, demolition and construction - Recommendations

Proposed location of protective fencing - see inset for type / construction detail

Ramsbottom Conservation Area

ALL COORDINATES RELATED TO LOCAL GRID LOCATED TO OS NG BY BEST FIT TO DETAIL, EXTRACTED FROM OS DIGITAL DATA.

DO NOT SCALE

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B	Updated to layout "Planning Layout11"	22/07/20
A	Updated to layout "Planning Layout08"	11/02/20
REV	DESCRIPTION	DATE

Prohibited area

Prohibited area

Prohibited area

Prohibited area

Prohibited area

Prohibited area

105.193.134.43\Ascerta\All Jobs\1202.19 Former Mondri Site, (Site 1) Holcombe Mill, Bridge Street, Ramsbottom, BLO 0BS\Drawings\P.1202.19.01B Tree Survey