

IAIN TAVENDALE F.Arbor.A.

ARBORICULTURAL CONSULTANT

Arboricultural Impact Assessment

Site;

*Proposed Workshop Construction,
Unit 3, Lower Woodhill Road, Bury.*

Client:

Riley & Son (E) Ltd.

Summary

Due to existing site conditions and robust hard surfacing across the vast majority of the areas under consideration together with secure security palisade fencing – no trees will be lost or harmed by any construction works.

Tree Survey and Methodology

A full tree survey of the site was undertaken on the 29th July 2025 all in accordance with BS5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations.

A detailed topographical survey was provided, which has been amended to show all relevant details including locations and numbering sequences.

The survey was undertaken from ground level. No excavations were carried out or soil or root samples taken. If a more detailed assessment / inspection of a particular item was deemed necessary, it is noted in the survey schedule. No aerial inspections or invasive probings or drillings have been undertaken.

All trees were also to the rear of security palisade fencing and on embankments leading down to water courses and as such were unsafe to access.

Retention values were evaluated following guidance within Table 1 of BS5837 – ‘Cascade Chart for Tree Quality Assessment.’ This specifies four main categories.

1. *CAT A – Trees of high quality with an estimated remaining life expectancy of at least 40 years whereby they could make a substantial long-term contribution to the area.*
2. *CAT B – Trees of moderate quality with an estimated remaining life expectancy of at least 20 years that are still of sufficient quality to make a substantial contribution to the area.*
3. *CAT C – Trees of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm. All items within this category could be retained but would not be expected to impose a significant constraint on development.*
4. *CAT U – Trees 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. They may however have existing or potential conservation value, which it might be desirable to preserve.*

Preliminary management recommendations have been indicated. Proposals will however be discussed further in the following sections where considered appropriate and necessary to promote tree health and viability and maintain an acceptable level of safety in respect of existing site conditions and the knowledge that some construction is proposed.

It should be noted that the BS5837 is the only nationally recognised document which provides guidance and recommendations on the relationship between trees and design, demolition and construction processes. It expects that appropriately qualified and experienced persons will be entrusted with the execution of its provisions.

The British Standard does not provide specific distances for any trees in relation to structures (other than for new plantings and potential damage from incremental growth) and whilst it

may recommend that no construction should occur within the expected root protection areas of retained trees (the default position), the Standards provide detailed guidance on how construction could occur if all appropriate factors and methodologies can be addressed.

They clearly expect that an informed, qualified and experienced person applies due consideration to all issues to achieve a satisfactory design appropriate for any particular site and the identified constraints.

General Description of Site and Surroundings

The site and surroundings have been described in detail within other submissions.

In respect of arboricultural matters, all trees were to the rear of security palisade fencing and within inaccessible areas.

The site itself is generally hard surfaced to permit movement of heavy vehicles / transport of materials.

Effectively therefore it would not be expected that any root material from trees outwith the palisade fencing would have penetrated the site.

Pruning of foliage overhanging the palisade fencing has recently been undertaken to avoid damage and nuisance and maximise security by removing any material that would assist persons attempting to climb the fencing. It is understood that such operations are undertaken on a random basis as and when required.

Any inspection of the site and consideration of the submitted tree survey will indicate that the majority of the trees are in the young to mature age category with no replanting having been implemented in recent times.

Soils outwith the site have not been analysed however, the successful establishment of trees within the area indicate soils are probably within the neutral to acid range and not unreasonably waterlogged. The size and growth rates of the general tree population also suggest that soils are reasonably fertile and the local microclimates relatively mild and / or sheltered.

Description of Proposed Development.

Again, all such issues have been fully addressed in associated submissions.

Designation Relating to Trees

It is understood that the site and any trees within it or along its boundaries are not within the Local Conservation Area and no trees are included within local Tree Preservation Orders.

Regardless, it is always recommended that the Council is contacted before any tree works are undertaken and if necessary a Tree Works Application submitted or works otherwise agreed.

The potential effect of construction on trees whether statutorily protected or not is however a material consideration that is taken into account in dealing with planning applications.

Even should items be afforded statutory protection, such orders impose no duty on the owners of the trees affected to carry out pruning or other maintenance, either to any particular standard or at all.

This must be a matter for the owners' discretion, subject to the duties laid upon him or her by the common law. If a local authority wishes to encourage such works to be carried out, it must do so by permission, through the offer of grants or possibly by the imposition of conditions on consents.

Current Situation

Of the trees identified, whilst some items may have potential and could be considered suitable for retention, others are either overcrowded or of a species such as Goat Willow, where failure or decline could be reasonably expected.

However at this time, due to the current location of the trees beyond the application site boundary any such issues are not considered to be of major concern and retention at present can be accepted and their condition monitored.

As stated previously, only basic management appears to have been implemented in recent times.

The presence of any trees in boundary locations and their owner's obligation to third parties may generate additional management requirements.

The location of the trees and their spacings has created a spacious environment with good sunlight availability to the main site under consideration.

The following images indicate the various groups / areas of the site where works are proposed and clearly illustrate that all trees are outside the security fencing and that all existing surfaces are effectively hard surfaced to permit access for / movement of heavy loads and that root penetration into the site would not be expected.



Image 1



Image 2



Image 4



Image 5



Image 6



Implications of Development

1. Direct Loss of Trees.

To physically construct any new workshops on the site no trees will require removal.

There will therefore be no impacts upon the visual amenities currently afforded to the local environment when viewed from public areas outside the site.

2. Indirect Loss of Trees

There will be no indirect losses of trees due to the proposed development.

There will therefore be no impacts upon the visual amenities currently afforded to the local environment when viewed from public areas outside the site.

3. Management of Trees - Arboricultural Recommendations.

Various works have been recommended for management of trees to maintain clearances for safety and security.

All such works would be necessary regardless of any construction requirements.

Indirect Impacts on Trees for Construction.

In respect of the proposed construction, it is reasonable to consider that due to all trees being to the far side of the security palisade fencing and that the site is effectively hard surfaced to a depth that is necessary to support the requirements of heavy industry, there would be no root growth into the site.

As such there will be no indirect impacts to retained trees by any excavation works or construction of proposed structures.

Construction Methodology / Arboricultural Method Statement.

Due to their being no impacts on trees and all trees being to the rear of an existing secure palisade fencing system all of which is being retained, no Arboricultural Method Statement would be required.

Proximity of Trees to Structures.

Any construction will automatically adhere to guidance within the nationally recognised document BS5837:2012 in that it will be outside the expected root protection areas of retained trees.

Shade is not an issue, the units being of a commercial nature where sunlight has no relevance.

In respect of seasonal nuisances: leaf fall, fruit, honeydew or similar, should conflicts be considered an issue these can be addressed in the detail design stage and the use of non-slip paving, provisions of leaf guards or grills on gutters and gullies, provision of access and means of maintenance or similar can all be incorporated. All such issues are fully in accordance with the guidelines and advice contained within BS5837 Section 5.3.

In respect of proximity of trees to the proposals, it is possible that at some time in the future incremental growths may cause foliage to come into close proximity of certain features. This situation does already exist however any pruning is undertaken when required to maintain safety and security in respect of the boundary fencing.

Cyclical pruning is a perfectly acceptable techniques and is frequently implemented by both private individuals and local authorities to maintain clearances between trees and structure, busses / vehicles, overhead lines and similar.

Should the trees be, or become protected, notification to and consent from the LPA would be required prior to any tree works being implemented all of which, would avoid inappropriate or undesirable operations thereby ensuring the future viability of the trees.

In consideration of the foregoing assessments, it is considered that there will be no impacts on retained trees by the proximity of structures or vice versa thereby ensuring that there are no impacts upon the visual amenity provided by trees when viewed from public areas outside the site.

Services

The location of services would simply link back into existing and there would be no requirement to form new routes in proximity of retained trees.

There will therefore be neutral impact caused by the provision of services.

Post Construction

Should construction proceed, retained trees will continue to be managed as necessary for safety and security.

It is reasonable to conclude therefore that should construction proceed, there would be no appreciable post development pressure to undertake either inappropriate or undesirable tree works to the detriment of the visual amenity currently afforded from public areas outside the site.

It is therefore considered that any post construction pressures would have no material impacts.

Conclusions

From the foregoing information it can be reasonably concluded that no tree loss will be caused as a result of construction.

Furthermore that due to existing site conditions, no indirect harm or losses will be caused.

A detailed Arboricultural Method Statement is not required in this instance due to existing site conditions and secure fencing.

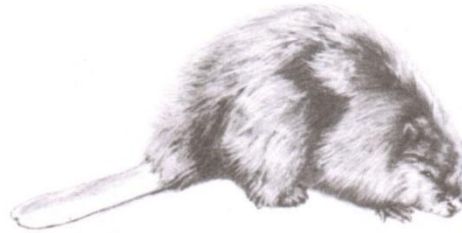
The design has considered all arboricultural issues and will permit the construction to proceed without conflict with retained trees. The juxtaposition of structures to trees will also ensure that the need for any extra pruning regimes can be avoided, and seasonal nuisances minimised.

All services can be connected and / or installed so as to avoid impacts upon retained trees.

Post construction impacts have been considered which indicate that there will be no additional pressure on retained trees.

It is reasonable to conclude therefore that in respect of arboricultural issues should the proposed construction proceed there is likely to be no impacts on the future viability of the existing treescape.

Iain Tavendale F.Arbor.A
July 2025.



IAIN TAVENDALE F.Arbor.A.

ARBORICULTURAL CONSULTANT

SURVEY DETAILS FOR TREES ON LAND AT
LOWER WOODHILL ROAD, BURY.

Issued to: Riley & Son (E) Ltd.

29 July 2025

Prepared by:	Iain Tavendale F.Arbor.A
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Note:

All tree surgery and felling works detailed should be carried out to a standard, the minimum of which is specified in BS3998:2010 Tree Work - Recommendations.

Contractors should be suitably qualified and experienced to an acceptable standard. They should also be aware that if during operations any defects become apparent that would not have been immediately obvious to the Consultant, that such defects should be notified immediately and confirmed in writing within a reasonable period.

All observations and recommendations only relate to the site and the trees as they were at the time of inspection. Should severe climatic or environmental events or changes take place, it may be necessary to reassess the situation so as to ensure an acceptable and continuing level of safety.

The report does not provide a full health and safety inspection of the trees surveyed. It is not a Tree Hazard Assessment that is specific to minimising the risks and liabilities associated with trees.

Should the inspection have taken place during the dormant season, this will have simplified the inspection of the high crowns and canopies. It will not have been possible however to ascertain either leaf size, colour or density which, can be classic indicators of stress or root associated disorders.

The survey has also been prepared in the knowledge that some form of development may occur on the site. As such, some of the recommendations put forward could be considered unnecessary were the site simply left as it presently exists.

Furthermore, should development be approved, it may be necessary to reassess and amend this document upon completion of all construction operations to ensure that trees, properties and people can all safely co-exist.

All tree numbers refer to those indicated on the attached site drawing. Dimensions of any trees off site may have been estimated if access was not possible.

The report unless stated otherwise, is of a preliminary nature in that the trees were not climbed but inspected from ground level, and no soil or timber samples have been taken for analysis.

A copy of the Consultant's General Conditions of Contract are attached. These form the basis upon which all services and information are provided.

KEY:

Tree No. - Tree Number – to be recorded on tree survey plan where necessary.

Species – common and scientific names, where possible.

Height – overall height of the tree in metres

Stem Dia - Stem diameter – in millimetres at 1.5m above adjacent ground level (on sloping ground to be taken on the upslope side of the tree base) or immediately above the root flare for multi stemmed trees.

Branch spread – in metres taken at the four cardinal points to derive an accurate representation of the crown (to be recorded on the tree survey plan where necessary).

Height of cc - Height of crown clearance – in metres above adjacent ground level to inform on ground clearance, crown stem ratio and shading). Where considered desirable, first significant branch and direction of growth e.g. 2.4-N

Age class – young (Y), Middle aged (MA), mature (M), over mature (OM) & veteran (V).

Physiological condition – e.g. good (g), fair (f), poor (p) & dead (d).

Structural condition – e.g. collapsing, the presence of decay and any physical defect.

Preliminary management recommendations – including further investigations of suspected defects that require more detailed assessment and potential for wildlife habitat.

ERC - Estimated remaining contribution – in years, <10, 10+, 20+, 40+.

Cat grade - Category grade – U or A to C (see Table 1) to be recorded in plan on the tree survey plan where appropriate.

RPA – Root protection area calculated from BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations in sq/m's. Where indicated, dimensions of radius of circle or sides of square based around centre point of trunk calculated for design purposes.

RP – Remedially prune: remove significant dead wood, basal & epicormic shoots, broken, crossing and rubbing branches etc and undertake light reshaping if necessary to improve form and balance/ abate actual or potential nuisance. Ensure adequate clearances over highway (5.2m) and footpath (2.4m)

- estimated dimensions (e.g. for off-site or otherwise inaccessible trees where accurate data cannot be recovered).

Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
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	- 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 category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) - Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline - Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i>			See Table 2
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
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 those that are essential components of groups or 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-pasture)	See Table 2
Category B Trees 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 locality	Trees with material conservation or other cultural value	See Table 2
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	See Table 2

Tree No.	Species	H'gt.	Stem Dia.	Branch Spread		H'gt of C.C.	1st Branch @	Age Class	PC	Structural Condition	Preliminary Management Recommendations	ERC	Cat Grade	RPA Sq.m's	RPA Circle of Radii / m's
G1	Sycamore, Willow, Goat Willow & Alder.	12	400	N E S W	3 over site.	3		EM/M	F	All outside site security fencing on banking to river. Access restricted, dimension estimated. Minor overhang across site. Reasonable vitality. Minor dead wood, old branch stumps and crossing / rubbing branches all typical of species.	No action at present. Monitor. Maintain reasonable clearances to security fencing.	20	B2	72.39	4.8
G2	Goat Willow, Sycamore.	16	450	N E S W	0 over site	2		M	F	All outside site security fencing on banking to river. Access restricted, dimension estimated. Have been pruned back in recent times to clear palisade fencing and afford maximum security to site. Soil bund to rear of fencing with trees to far side. Reasonable vitality. Minor dead wood, old branch stumps and crossing / rubbing branches all typical of species.	No action at present. Monitor. Maintain reasonable clearances to security fencing.	20	B2	91.62	5.4
G3	Goat Willow, Sycamore.	12	250	N E S W	0 over site	2		EM	F	All outside site security fencing on banking to brook.. Access restricted, dimension estimated. Pole type material - tight spacings and mutually suppressed. Have been pruned back in recent times to clear palisade fencing and afford maximum security to site. Reasonable vitality. Minor dead wood, old branch stumps and crossing / rubbing branches all typical of species.	No action at present. Monitor. Maintain reasonable clearances to security fencing.	10	C2	28.28	3

G4	Buddleia, Sycamore, Goat Willow & Ash.	4 max	75	N E S W	3 max	0		Y	F	Minor scrub type material adjacent to or behind site security fencing plus assorted ruderals. Goat willow may be coppice regrowth from old stump. Reasonable vitality but of minimal amenity value when viewed from public areas outwith the site.	Will be lost by any extension to car parking area and regrading of site.	10	C2	2.55	0.9
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IAIN TAVENDALE F.Arbor.A
ARBORICULTURAL CONSULTANT
General Conditions of Contract

1. DEFINITIONS

In these Conditions:

"Consultant" means Iain Tavendale F.Arbor.A.

"Contract" means the contract for the provision of Services.

"Employer" means the person whose request for the provision of the Services is accepted by the Consultant or who accepts a written quotation of the Consultant.

"Site" means the area in which the Services are to be carried out as specified in writing to the Consultant prior to his commencing the provision of the Services.

"Services" means the services of arboricultural consultant to be supplied to the Employer by the Consultant in accordance with these Conditions.

2. BASIS OF THE CONTRACT

The consultant shall provide to the Employer and the Employer shall accept the Services in accordance with any written quotation of the Consultant which is accepted by the Employer or any request to provide services of the Employer which is accepted by the Consultant to appropriate British Standards and within a reasonable time. Time shall not be of the essence of the Contract. These conditions shall govern the Contract to the exclusion of any other terms and conditions and no variation to these Conditions shall be binding unless agreed between the Employer and the Consultant. No variation of the Services will be made without prior agreement in writing between the Employer and the Consultant. (The Consultant's employees or agents are not authorised to make any representations concerning the Services unless confirmed by the Consultant in writing.)

3. THE CONSULTANT SHALL:

- a) be entitled to subcontract assign or transfer any or all of the Contract without informing the Employer. The Consultant shall be responsible for its obligations under the Contract where sub-contracting takes place.
- b) be responsible for making good at his own cost any damage caused as a result solely of his own work.
- c) on completion of the Contract leave the site reasonably clean and tidy from his own work.

4. THE EMPLOYER SHALL:

- a) be responsible for ensuring that the Consultant is notified of all Tree Preservation or Conservation Area Orders, Private Covenants, the need for Felling Licences, or Planning Legislation that is applicable to the Contract.
- b) be responsible for ensuring that the Consultant is notified of all springs, wells, service pipes and cables, sewage or land drains, or any other hazards or obstructions which are not discoverable upon immediate visual inspection of the surface of the site. Any breach of this responsibility shall entitle the Consultant to make a reasonable charge for any additional work caused by such hazards or obstructions.

5. CONTRACT PRICES

The price for the Services shall not include Value Added Tax which the Employer shall be additionally liable to pay to the Consultant. The price which the Employer shall be liable to pay shall be determined by reference to the Consultants hourly charge rate current at the date of completion of the Services. In addition the Employer shall be liable to reimburse the Consultant for such expenses as may reasonably and properly be incurred by him in the performance of the services as Consultant. Written details of the Consultant's hourly charge rate will be provided to the Employer on written request by the Employer.

6. METHOD OF PAYMENT

- a) Subject to any special terms agreed in writing between the Employer and the Consultant the Consultant shall be entitled to invoice the Employer for the price of the Services on or at any time after the Services have been completed.
- b) The Employer undertakes to pay the Consultant within 28 days of the date of the Consultant's invoice. The time of payment of the price shall be of the essence of the Contract.
- c) Failure by the Employer to make payment on the due date, will entitle the Consultant to interest on the amount unpaid at 3% per annum above the base rate of Barclays Bank plc from time to time until payment in full is made and will further enable the Consultant to cancel the contract or suspend any further provision of Services to the Employer.
- d) If the Consultant fails to perform the Services for any reason other than any cause beyond the Consultant's reasonable control or the Employer's fault and the Consultant is accordingly liable to the Employer, the Consultant's liability shall be limited to the excess (if any) of the cost to the Employer (in the cheapest available market) of services to replace those not completed over the price of the Services.

7. DISPUTES

- a) Where disputes arising from the Contract cannot be resolved by the Employer and the Consultant, then an independent single arbitrator agreeable to both parties (or in default of agreement nominated on the application of either party by the Chairman of the Professional Committee of the Arboricultural Association for the time being) shall be employed.
- b) The losing party will pay the resulting costs, unless otherwise decided by the arbitrator.
- c) The Contract shall be governed by the Laws of England.

8. THE SITE

Access

- i) The Consultant will have free and reasonable access within the Site. Any areas that are to be excluded from this should be notified in writing to the Consultant prior to the date on which the Services are commenced.
- ii) The Employer shall ensure that the Consultant has access to private areas outside the site reasonably necessary in order that the Services can be carried out.
- iii) The Employer shall indemnify the Consultant against any liability incurred by the Consultant (of whatsoever nature) due to his having entered on private areas without permission of the owner when the Employer has stated free access has been negotiated.

9. LIABILITY

- a) The Consultant shall not be liable to the Employer or be deemed to be in breach of the Contract by reason of any delay in performing the Services, if the delay or failure was due to any cause beyond the Consultant's reasonable control. Without prejudice to the generality of the foregoing, the following shall be regarded as causes beyond the Consultant's reasonable control:
 - i) Act of God, explosion, flood, tempest, fire or accident;
 - ii) acts, restrictions, regulations, bye-laws, prohibitions or measures of any kind on the part of any governmental, parliamentary or local authority;
 - iii) strikes, lock-outs or other industrial actions or trade disputes.
- b) The Consultant shall not be responsible or liable for any work undertaken as a result of recommendations by the Consultant unless, or until, such work is carried out and both supervised and approved by the Consultant.

10. QUOTATION

- a) Any quotation given by the Consultant to the Employer shall remain open for acceptance for 30 days from the date of such quotation and thereafter lapses automatically.
- b) Acceptance of such quotation involves acceptance of these conditions. It should be noted that any attempted or actual cancellation thereof by the Employer may involve the Employer in a claim for recovery by the Consultant of any loss or expense incurred as a result.
- c) The Consultant is the owner of the copyright existing in any such quotation and it shall not be copied without the prior written consent of the Consultant. Any reproduction before obtaining the Consultant's consent constitutes an infringement of copyright and a breach of the Contract entitling the Consultant inter alia to rescind the Contract and rendering the Employer liable for payment of damages.

11. INSOLVENCY OF EMPLOYER

This clause applies if:

- a) the employer makes any voluntary arrangement with its creditors or becomes subject to an administration order or (being an individual or firm) becomes bankrupt or (being a company) goes into liquidation (otherwise than for the purposes of amalgamation or reconstruction); or
- b) an encumbrancer takes possession, or a receiver is appointed, of any of the property or assets of the Employer; or
- c) the Employer ceases, or threatens to cease, to carry on business; or
- d) the Consultant reasonably apprehends that any of the events mentioned above is about to occur in relation to the Employer and notifies the Employer accordingly.

If this clause applies then without prejudice to any other right or remedy available to the Consultant, the Consultant shall be entitled to cancel the Contract or suspend any further provision of Services under the Contract without any liability to the Employer, and if the services have been completed but not paid for the price shall become immediately due and payable notwithstanding any previous agreement or arrangement to the contrary.

12. OWNERSHIP/COPYRIGHT

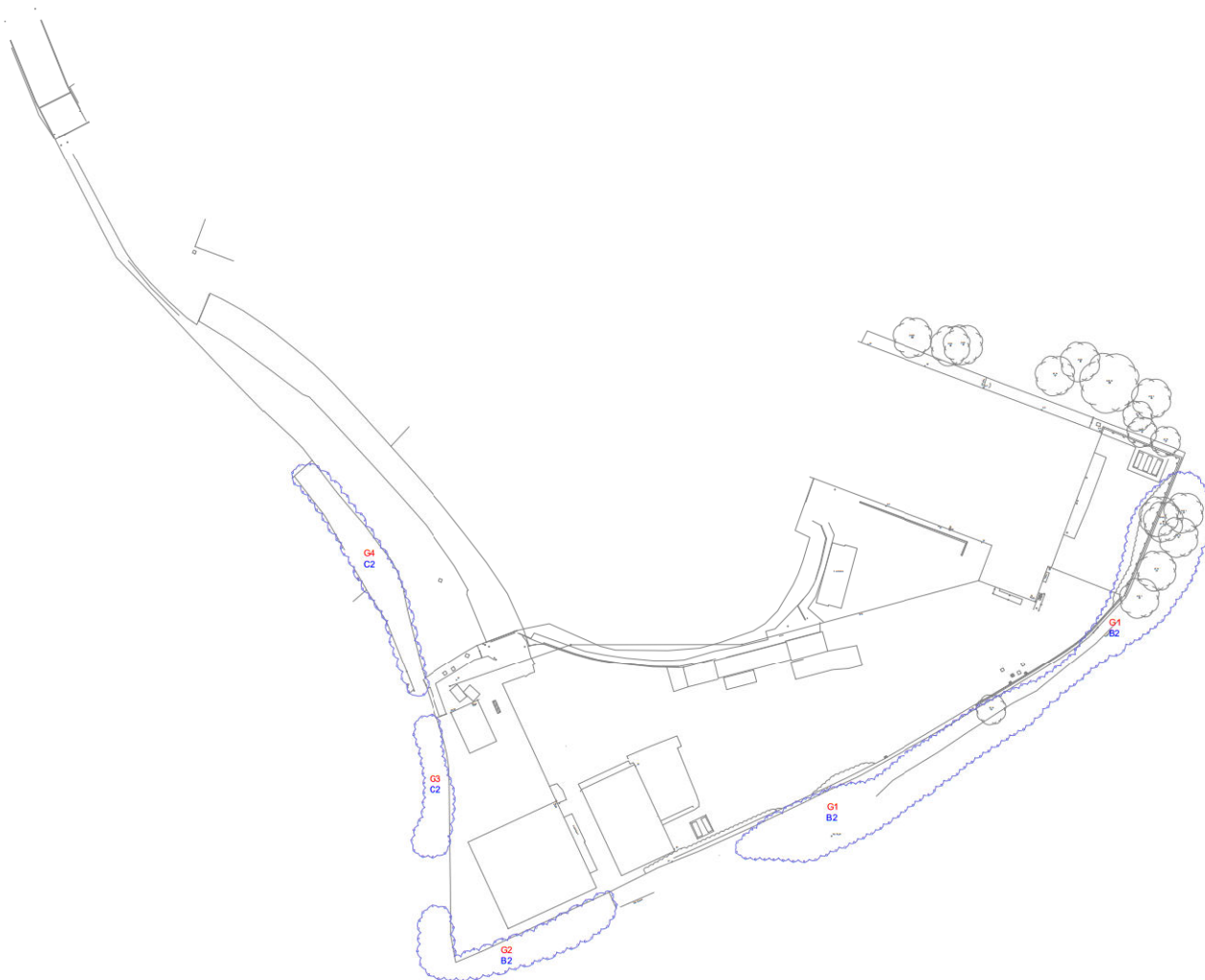
The Consultant is the owner of the copyright in any report tender documentation and/or recommendations and all associated information submitted to the Employer by the Consultant. The report recommendations tender documentation and all associated information submitted to the Employer shall not be copied without prior written consent of the Consultant. Any reproduction before obtaining the Consultant's consent constitutes an infringement of copyright and a breach of the Contract entitling the Consultant, inter alia, to rescind the Contract and rendering the Employer liable for payment of damages.

13. GENERAL

- a) Any notice required or permitted to be given by either party to the other under these Conditions shall be in writing addressed to that other party at its registered office or principal place of business or such other address as may at the relevant time have been notified pursuant to this provision to the party giving notice.
- b) No waiver by the Consultant of any breach of the Contract by the Employer shall be considered as a waiver of any subsequent breach of the same or any other provision.
- c) If any provision of these conditions is held by any competent authority to be invalid or unenforceable in whole or in part the validity of the other provisions of these Conditions and the remainder of the provision in question shall not be affected thereby.
- d) The headings in these Conditions are for convenience only and shall not affect their interpretation.



0 5 10 15 20 25m
Scale 1:500



General Notes

- LEGEND**
- AREA
 - GROUP
 - HEDGE
 - WOOD
 - TRUNK LOCATION
 - TREE SHADE (24 M)
 - A1 AREA REFERENCE
 - G1 GROUP REFERENCE
 - H1 HEDGE REFERENCE
 - T1 TREE REFERENCE
 - W1 WOOD REFERENCE
 - B2 CATEGORY GRADE
 - TREE CANOPY GRADES
 - CATEGORY A
 - CATEGORY B
 - CATEGORY C
 - CATEGORY U
 - ROOT PROTECTION AREA

No.	Revision/Issue	Date
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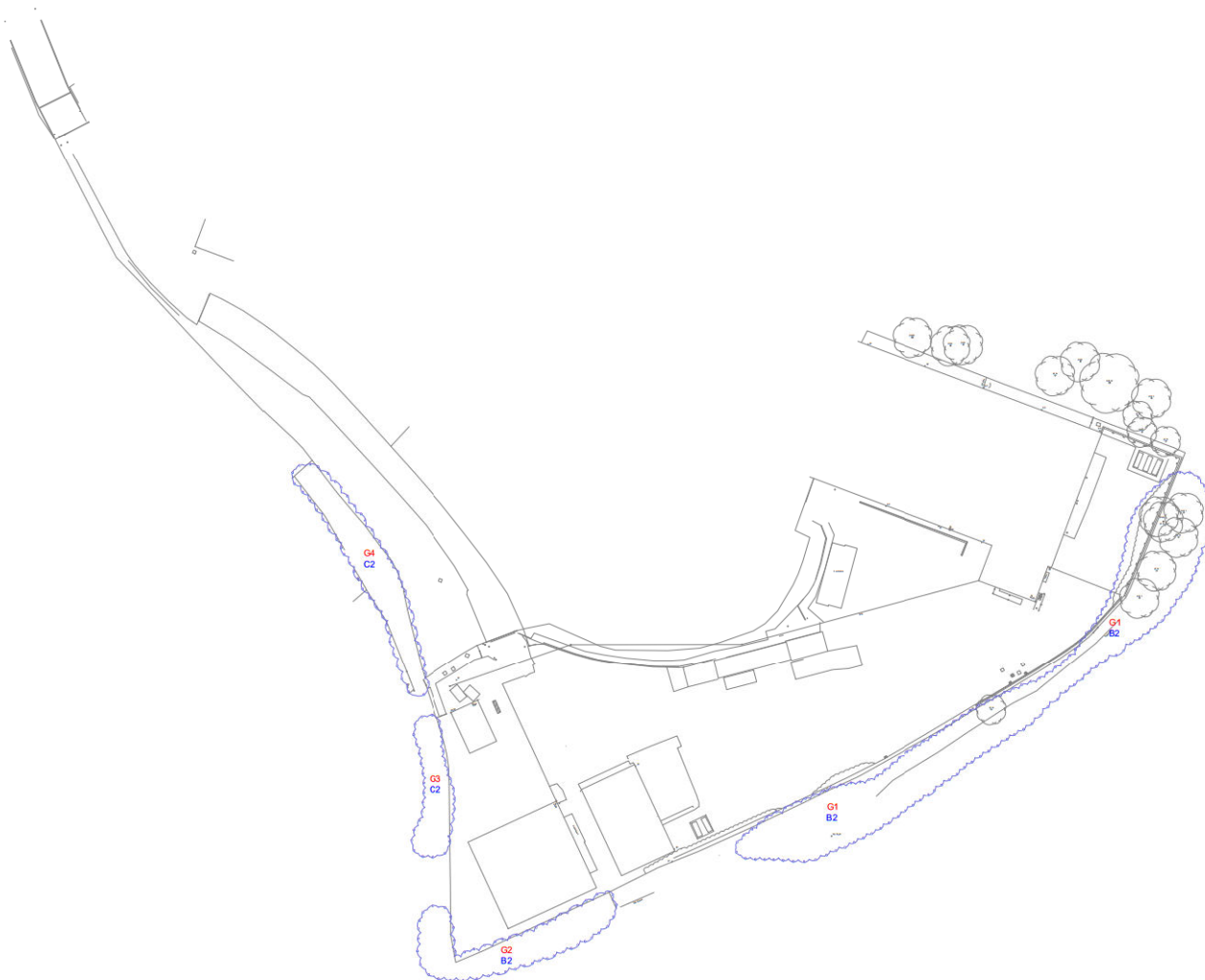


Project Name and Address
Irwell Works, Unit 3,
Lower Woodhill
Road, Bury

Drawn by www.YourCAD.co.uk	Checked IT
Date August 2025	
Scale 1:500 @ A1	



0 5 10 15 20 25m
Scale 1:500



General Notes

- LEGEND**
- AREA
 - GROUP
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 - WOOD
 - TRUNK LOCATION
 - TREE SHADE (24 M)
 - A1 AREA REFERENCE
 - G1 GROUP REFERENCE
 - H1 HEDGE REFERENCE
 - T1 TREE REFERENCE
 - W1 WOOD REFERENCE
 - B2 CATEGORY GRADE
 - TREE CANOPY GRADES
 - CATEGORY A
 - CATEGORY B
 - CATEGORY C
 - CATEGORY U
 - ROOT PROTECTION AREA

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Project Name and Address
Irwell Works, Unit 3,
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Road, Bury

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