JUNE 20, 2026

TREESURE

40 Deyne Avenue, Prestwich M25 1EJ

TREE SURVEY BS5837:2012

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1 SUMMARY

1.1 This report is to accompany a proposal for full planning permission for the erection of a two-store dwelling to be built on the end of a terrace building. A survey was conducted to BS5837:2012 Trees in Relation to Design Demolition and Construction.

1.2 Excavation has already taken place on the site and a trench has been dug for the proposed footings close to the north boundary fencing. The excavation work has incurred into the Root Protection Area of the multi-stemmed 'B' category ash tree (T1) located on the top of the bank on Network Rail land. The excavated area has incurred into the Root Protection Area of T1 by 20.4m2 or 10%. On inspection of the trench, lateral roots have been severed but there was little evidence of any roots over 30mm in diameter. The tree is located on a considerably higher level than the level of the development area and it is possible that the majority of the anchor roots are within the higher level. It is imperative that Tree Protection Fencing is erected and visqueen polythene plastic sheeting must be utilised to line the trenching prior to the application of concrete to prevent root contamination. The sheeting should be pegged securely in position. Lateral, fibrous roots have been severed and therefore the health of T1 should be monitored annually for signs of decline such as, peeling bark, decay or die back and if evident Network Rail would need to be informed.

2 INTRODUCTION

2.1 Guy Smallthwaite is an Arboricultural Consultant with Treesure. He has been awarded a Foundation degree in Arboriculture with the University of Central Lancashire in conjunction with Myerscough College. He is a Professional Member of the Arboricultural Association and has over 24 years of experience within the industry.

2.2 Treesure have been instructed by Focus 360 Energy to produce a Tree Report in accordance with BS5837:2012. The survey was carried out on the 4th of June 2026. The weather conditions were dry and bright.

2.3 For the purposes of carrying out the tree survey, Treesure were provided with the following documents: Existing and proposed plans in PDF and CAD.

2.4 The trees on the site are protected by a Tree Preservation Order (see Fig.2)

2.5 This report details the arboricultural implication of development, recommendations and protective measures.

2.6 This report provides the results of the survey and includes:

- Tree Survey Schedule
- An Assessment of Tree Quality based on BS5837: 2012
- Arboricultural Impact Assessment
- Arboricultural Method Statement
- Tree Constraints Plan
- Tree Protection Plan

3 SCOPE AND LIMITATIONS OF THE SURVEY

3.1 The scope of the survey includes a visual inspection from ground level using the 'Visual Tree Assessment Methodology'. One site was surveyed. The brief was to conduct a Tree survey in accordance with BS5837:2012 Recommendations.

3.2 Any legal descriptions or information given by Treesure are understood to be accurate.

3.3 No responsibility is assumed by Treesure for legal matters that may arise from this report, and the consultant shall not be required to give testimony or to attend court unless subsequent contractual arrangements are made.

3.4 Any alteration or deletion from this report will invalidate it as a whole.

3.5 Trees are large dynamic organisms whose health and condition can change rapidly, therefore due to the changing nature of trees and other site considerations, this report and any recommendations made are only valid for a 1-year period.

3.6 Any operational practices recommended in this report are to be undertaken by the appropriate specialist company. Operatives are to carry out the relevant risk assessment and record such information, prior to commencement of tasks and work in accordance with current Health and Safety standards, practices and legislation.

3.7 The location of the trees was estimated using triangulation from fixed points.

4. SURVEY METHODOLOGY

4.1 The tree survey was carried out using the methodology set out in BS5837:2012 '*Trees in relation to design, demolition and construction – recommendations*'.

4.2 Tree canopies or branch spread was measured in four directions N-S-E-W using a Leica Disto. This gives an accurate representation of the tree crown.

4.3 Trunk diameters are measured at breast height in mm and rounded to the nearest 10mm.

4.4 Crown clearance is the existing height above ground level of the first significant branch along with its direction of growth (e.g., 3.5 – S). Measurements are recorded to the nearest half metre for dimensions up to 10m and the nearest whole metre for dimensions over 10m.

4.5 Height was measured using a Nikon Forestry Pro Laser Rangefinder. All were recorded to the nearest half metre for dimensions up to 10m and the nearest whole metre for dimensions over 10m. Stem diameter was recorded in millimetres and rounded to the nearest 10mm.

4.6 Photographs were taken on site recording any structural defects or decay/disease.

4.7 Life Stage is recorded as either Y- young, SM – Semi – Mature, EM – Early Mature, M – Mature or OM – Over Mature

4.8 Observations record the condition of the tree noting any decay/disease or physical defects

4.9 Category rating is given to all the trees surveyed. Category A (Green) Trees of high quality with an estimated remaining life expectancy of 40 years. Category B (Blue) - Trees of moderate quality with an estimated remaining life expectancy of at least 20 years. Category C (Grey) - Trees of low quality with an estimated life expectancy of at least 10 years. Category U (Red) - Trees that are unsuitable for retention. Trees in such poor condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.

4.10 A, B and C trees are also given a sub – category of 1, 2 or 3 which reflects their arboricultural, landscape or cultural values respectively.

4.11 Life expectancy is the length of time that the tree is estimated to make a useful contribution is expressed in years as: <10, 10+, 20+, and 40+.

5.0 PROPOSAL

5.1 This report is to accompany a proposal for full planning permission for the erection of a two-store dwelling to be built on the end of a terrace.

6. TREE DETAILS

6.1 *Land*

Details of all the trees can be found in the Tree Survey Schedule in Appendix 1 and their locations can be found on the Tree Constraints Plan in Appendix 2.



Fig 1. Aerial view of 17 Ashburton Avenue.

6.2 Statutory Protection

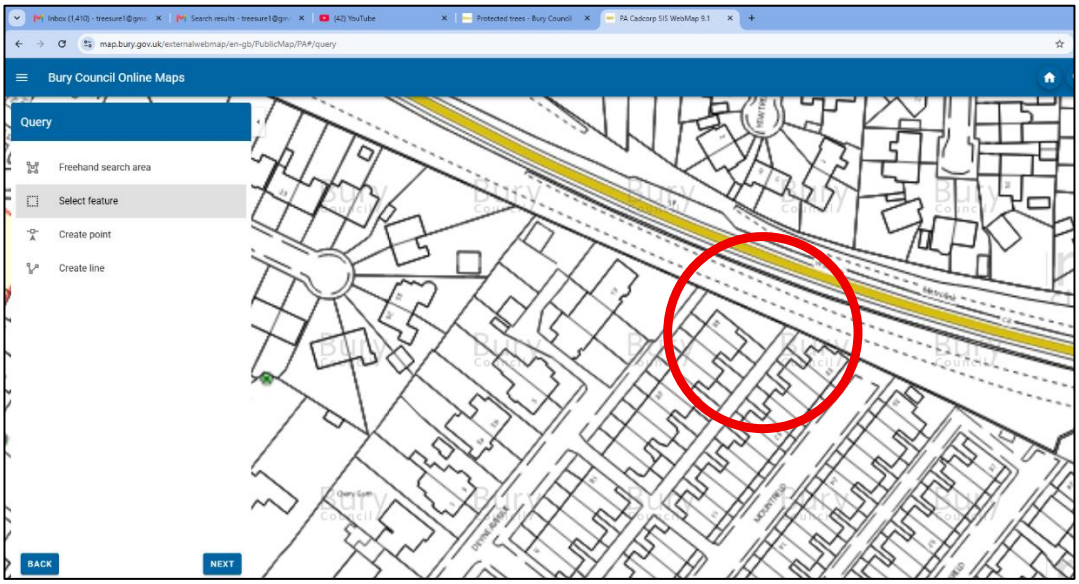


Fig 2. Image from Bury Metropolitan Borough Council interactive mapping system indicating that there are no trees adjacent or on site covered by Tree Preservation Orders. The site is not within a conservation area.

7. Legal Protection for Wildlife

7.1 Any tree work should be undertaken outside of the nesting season (1st March – 31st July inclusive), although the nesting period may start before this and extend beyond it, in many cases (e.g., barn owls can breed at any month of the year in the UK). This is to avoid impact to nesting birds and infringement of the Wildlife and Countryside Act 1981.

7.2 The quality and value of the tree stock has been broken down by BS5837 quality grade in Table 5.4 below. The grading system can be summarised as follows: For a tree to qualify under any given category, it should fall within the scope of that category's definition (U, A, B, C) and for trees in categories A to C, it should qualify under one or more of the three subcategories (1, 2, and 3). Subcategories 1, 2 and 3 are intended to reflect arboricultural and landscape qualities, and cultural values, respectively.

Table 7.3 Quality of Existing Individual Trees (Removal and Retention – see Tree Survey Schedule and Tree Protection Plan)

Total No of Individual Trees	A Grade	B Grade	C Grade	U Grade
No of Individual Trees	0	1	2	0
Remove	0	0	0	0
Retain	0	1	2	0

8.0 SOIL DETAILS

The visual soil assessment revealed freely draining slightly acid sandy soils.

9.0 PLATES



Plates 1. An image of the large multi-stemmed ash tree (T1) located on a bank within Network Rail land.



Plate 2. A view of the trench which has been dug for the proposed foundations.

10. ARBORICULTURAL IMPACT ASSESSMENT

10.1 The purpose of the assessment is to identify, evaluate and possibly mitigate the extent of direct and indirect impacts on existing trees that may arise as a result of the implementation of the site layout proposals.

10.2 *Protection of Retained Trees*

The successful retention of trees depends on the quality of protection and the procedures that are set in place to ensure that trees are protected. An Arboricultural Method Statement is an effective means of ensuring this protection. Details are set out in the Method Statement in section 11.

10.3 *Tree protection during excavation*

The root protection areas have been assessed in relation to the proposed build and protection measures will be required (see Tree Protection Plan).

10.4 ***Development will be carried out in the following order:***

- Tree Protection Fencing
- Installation of Visqueen polythene sheeting
- Development of site
- The removal of Tree Protection Fencing.

10.5 *Tree Dominance Zone*

If new trees are to be planted for screening or boundary it is important that the land is assessed to determine where new trees will not be subject to post development pressure for planning or removal. Consideration needs to be given to their ultimate height and spread, form, habit and colour, density of foliage and maintenance implications. It is advisable that new tree planting is kept at distances from structures of at least those in Table A.1 (see BS5837:2012). BS 4428:1989 contains recommendations and guidance on general landscape operations, with sections on preliminary investigations, drainage, grading and cultivation, tree planting, and woodland planting. Establishment of new planting can be maximised by good planting practice.

11 ARBORICULTURAL METHOD STATEMENT

11.1 The information contained within the Arboricultural Method Statement conforms to BS5837:2012. The controlling authority is Bury Metropolitan Borough Council.

11.2 For details of the trees to be retained and their location, reference should be made to the Tree Protection Plan.

11.3 Any development activity which affects the adaptation of trees to a site could be detrimental to their health, future growth and safety. Tree species differ in their ability to tolerate change, but all tend to become less tolerant after they have reached maturity or suffered previous damage. Planning and subsequent site management aims need to minimise the effect of change.

11.4 There is a requirement for the roots to be protected in the area where excavation work has incurred into the Root Protection Area of the multi-stemmed 'B' category ash tree (T1) located on the top of the bank on Network Rail land. The excavated area has incurred into the Root Protection Area of T1 by 20.4m2 or 10%. On inspection of the trench, roots have been severed but there was little evidence of any roots over 30mm in diameter. The tree is located on a considerably higher level than the level of the development area and it is possible that the majority of the anchor roots are within the higher level. It is imperative that Tree Protection Fencing be erected and visqueen polythene plastic sheeting must be utilised to line the trenching prior to the application of concrete to prevent root contamination. The sheeting should be pegged securely in position. However, lateral fibrous roots have been severed and therefore the health of T1 should be monitored annually for signs of decline including peeling bark, decay or die back and if so, Network Rail would need to be informed.

11.5 The implementation, supervision and monitoring of a Tree Protection Plan is necessary to ensure the continued well- being of trees and to comply with BS583:2012
(please see Tree Protection Plan Appendix 2).

11.6 *Tree protection during excavation*

11.9 Before any building works commence it is essential that all Tree Protection Fencing is in place to protect the roots of the retained trees marked on the Tree Protection Plan



Fig 3. Visqueen pegged in place securely before the application of concrete for foundation footings (see Tree Protection Plan Appendix 2)

12.0 SCHEDULE OF SPECIFIC SITE EVENTS

12.1 Whenever trees on or adjacent to a site have been identified within the tree protection plan for protective measures, there should be an auditable system of arboricultural site monitoring. Effective tree protection relies on following a logical sequence of events and arboricultural inspection and supervision.

12.2 *Pre- Commencement meeting*

Before any start to development a meeting should be scheduled with the site manager, tree officer and the arboricultural consultant. The extent of the tree constraints will be discussed. Working space requirements will be reviewed to consider barrier and

ground protection with regard to site functionality. Any potential conflicts should be addressed and a resolution worked towards.

Subjects to be discussed during the meeting

- Location of Materials/Deliveries
- Location of Builder's Hut
- Location of WC
- Fire: 20 metres away from retained trees and shrubs
- Waste
- Location of Fuel/Generators
- Waste cement
- Excavations/Drainage
- Ideal locations for mitigation tree planting.

12.3 Tree Works

All tree works are to be carried out before there is any commencement of work for reasons of public safety and adhere to recommendations set out in BS: 3998 (2010)

12.4 *Schedule of Specific Site Events (Table 12.4)*

Stage	Action	Involved parties	Reference
1	Issue Arboricultural survey to site manager	Client/Contractor	N/A
2	Notify Arboricultural Consultant (AC) of date of pre-development meeting	Client/Contractor	N/A
3	Pre-development meeting	Site Manager	N/A
5	Development	Contractor/Potential Arb Supervision	10.0

13.0 Tree Protection Plan

13.1 In accordance with BS5837:2012 the Tree Protection Plan is superimposed on to the proposed site layout plan and based on the topographical survey. In addition, the Tree

Protection Plan shows the following information accompanied by descriptive text as required.

13.2 The Tree Protection measures shown in the Tree Protection Plan demonstrate the feasibility of the proposed development in relation to the retained trees. The tree Protection Plan must always be read in conjunction with the Arboricultural Method Statement (see attached Tree Protection Plan).

13.3 *Construction Exclusion Zones*

Construction exclusion zones are fenced areas of the site that protect soil, surfaces and roots in the proximity of retained trees. The area of these zones (the root protection area) is calculated as an area equivalent to a circle with a radius 12x the stem diameter in accordance with Annexe C and determined from Annexe D in the BS standards.

14.0 TREE PROTECTION FENCING

14.1 Any trees that are being retained on site should be protected by barriers and /or ground protection before any materials or machinery is brought on to the site and before any demolition or development. The barrier fencing to be used would be the default type which has uprights that are driven into the ground (see Tree Constraints Plan or Fig 2 in BS5837:2012 guidelines) All weather notices should be attached to the barrier with words such as: ''CONSTRUCTION EXCLUSION ZONE- NO ACCESS'

14.2 *Stages for installation of Tree Protection Fencing*

Tree protection fencing will not be removed until all machinery has been removed from site and written authorisation has been granted by either the LPA or the arboricultural consultant.

- Hand clearance of any vegetation to allow clear working access
- Setting out of fencing
- Site meeting with arboriculturist to sign off Tree Protective Fencing

- Site now accessible for vehicular access

14.3 Once installed Tree Protection Fencing will be regarded as sacrosanct and not removed without approval of the Local Planning Authority.

14.4 Protective fencing is a condition of planning approval, if it is removed or repositioned the construction firm is in breach of a condition and may be subject to legal action without written authorisation from either the local planning authority or the arboricultural consultant.

15.0 Precautions inside the Construction Exclusion Zone

- No mechanical excavation
- No excavation without arboricultural site supervision
- No hand digging without a written method statement approved by the arboriculturist
- No lowering or raising of levels
- No storage of plant or materials
- No storage of handling of any chemicals including waste from cement mixing
- No vehicular access

15.1 *Underground Service - Installation of drainage within the RPA*

15.2 Any development activity which affects the adaptation of trees on a site could be detrimental to their health, future growth and safety. Tree species differ in their ability to tolerate change, but all tend to become less tolerant after they have reached maturity or suffered previous damage. Planning and subsequent site management aims need to minimise the effect of change.

15.3 Mechanical trenching for the installation of drainage severs any roots present and can change the local soil hydrology in a way that adversely affects the health of the tree. Wherever possible apparatus should be routed outside Precautionary Zones. Where this is not possible it is preferable to keep apparatus together in common ducts.

Inspection Chambers should be sited outside the Root Protection Areas. NJUG guidelines for the planning, installation and maintenance of utility services in proximity to trees can be followed.

16.0 Precautions outside the Construction exclusion zone

16.1 Planning of site operations should take sufficient account of wide loads, tall loads and plant with booms, jibs and counterweight. Such contact can result in serious damage to the trees and might make their safe retention impossible.

16.2 Fires on site should be avoided.

16.3 Material whose spillage could cause damage to a tree should be stored and handled away from the outer edge of the RPA, downhill and at least 10m away.

17.0 Contact Details for all Relevant Parties

Name	Contact Details
WILLIAM HIGGINS (FOCUS 360 ENERGY)	0333 772 7392
BURY METROPOLITAN BOROUGH COUNCIL TREE OFFICER	0161 253 5353
GUY SMALLTHWAITE (ARBORICULTURAL CONSULTANT)	0151 336 5060 07765 195 443

18. References

BS5837:2012 Trees in Relation to Design Demolition and Construction

BS4428:1989 Code of Practice for General Landscape Operations

Patch D, Holding B. 2007. Through the Trees to Development APN 12. Arboricultural Advisory and Information Service.

Appendix 1

Survey Schedule

Classification Key

	SURVEY SCHEDULE COMPLIANT TO BRITISH STANDARD 5837: 2012 DATE 04/06/2026												
Ref No	Species	Height (m)	Stem diameter (mm)	N	S	E	W	First sig branch and direction (m)	Canopy height (m)	Life stage	Estimated remaining contribution (years)	Category grading	Observations and Management recommendations
T1	Ash *Fraxinus excelsior*	16m	300mm x5	4	4	4	4	NA	1m	M	40+	B2	A mature multi-stemmed tree with dense foliage, in good condition and no apparent defects. On 3rd party land.
T2	Sycamore *Acer pseudoplatanus*	12m	320mm	4	4	4	4	3 (N)	2m	S/M	10+	C2	A semi-mature tree located on 3rd party land which appears to be in good condition with no apparent defects.
T3	Sycamore *Acer pseudoplatanus*	12m	400mm	4	4	4	4	2 (W)	2m	S/M	10+	C2	A semi-mature tree located on 3rd party land which appears to be in good condition with no apparent defects.
G1	Norway Maple *Acer platanoides*	10m	180mm	2	2	2	2	NA	1m	Y-S/M	10+	C2	A group of self-seeded trees located on the embankment which appears to be in good condition with no apparent defects. On 3rd party land.

Key: Survey Classification key

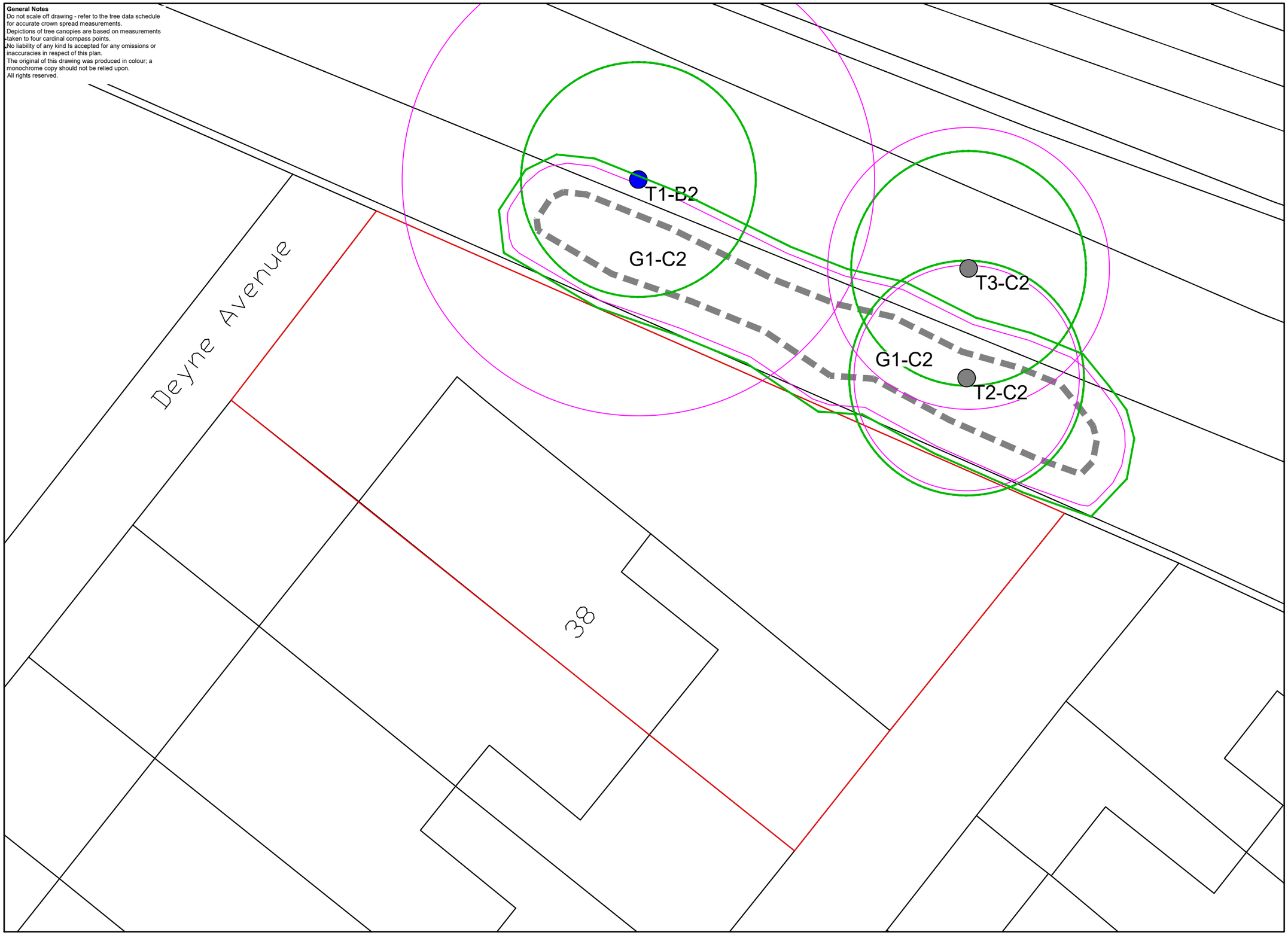
Tree no.	Numerical reference for tree on survey plan and tag number
Species.	Scientific name and common name
Height	In metres
RPA	Root Protection Area
TPP	Tree Protection Plan
TCP	Tree Constraints Plan
Stem diameter	In millimetres
Branch spread	Branch spread in metres taken at four cardinal points to give an accurate representation of the crown
First significant branch and direction	First large limb and its cardinal direction
Canopy	Clearance in metres until the start of the canopy
Life stage	Y = Young MA = Middle Aged M = Mature OM = Over Mature V = Veteran
Estimated remaining contribution	This is measured in years (<10, 10+, 20+, 40+)
Category rating	Category A (Green) Trees of high quality with an estimated life expectancy of at least 40 years
	Category B (Blue) Trees of moderate quality with an estimated remaining life expectancy of at least 20 years
	Category C (Grey) Trees of low quality with an estimated remaining life expectancy of at least 10 years
	Category U (Dark Red) Tree of such condition that cannot be realistically retained
Subcategories	**1** Mainly arboricultural qualities **2** Mainly landscape qualities **3** Mainly cultural values, including conservation
Observations	Structural and physiological condition
Management recommendations	Remedial work needed to either improve the condition of the tree or to protect the canopy from access during developmen

APPENDIX 2

TREE CONSTRAINTS PLAN

TREE PROTECTION PLAN

General Notes
Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements.
Depictions of tree canopies are based on measurements taken to four cardinal compass points.
No liability of any kind Is accepted for any omissions or inaccuracies in respect of this plan.
The original of this drawing was produced in colour; a monochrome copy should not be relied upon.
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Key

- Trees (T1-B) — Showing Canopy extents, category colour and tag number (with category).
- Category A — Trees of high quality with an estimated remaining life expectancy of at least 40 years.
- Category B — Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
- 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.
- Category U — Trees in such a condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.
- Tree Groups — Shown as dashed centre/boundary line. Colour represents category (see above)
- BS 5837:2012 Root Protection Area

N

1:125
0 5m

Drawing Title	**Tree Constraints Plan**
Client	Focus 360 Energy
Site/Project	40 Deyne Avenue, Prestwich M25 1EJ

Scale/Sheet	Date		
1:125 - A3	16/06/2026		
Drawing No	**Rev**	**Drawn By**	**Chked By**
TS_TCP_16_6_26	1	CS	GS

Treesure Arboricultural and Ecology Consultants.
The Old Chapel, Orchard Lane, Puddington, Wirral CH64 5SG.
Tel: 0151 336 5060 Mob: 07765195443

General Notes
Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements.
Depictions of tree canopies are based on measurements taken to four cardinal compass points.
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Deyne Avenue

T1-B2

G1-C2

Existing Boundary Fencing.

T3-C2

G1-C2

T2-C2

Tree Protective Fencing.

40

ADJACENT BUILDING - No.38

38

Tree Protective Fencing.

Key

- Trees (T1-B) — Showing Canopy extents, category colour and tag number (with category).
- Category A — Trees of high quality with an estimated remaining life expectancy of at least 40 years.
- Category B — Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
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- Category U — Trees in such a condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.
- Tree Groups — Shown as dashed centre/boundary line. Colour represents category (see above)
- BS 5837:2012 Root Protection Area
- Tree Protective Fencing

N

1:125

0 5m

Drawing Title	**Tree Protection Plan**
Client	Focus 360 Energy
Site/Project	40 Deyne Avenue, Prestwich M25 1EJ
Scale/Sheet	1:125 - A3
Date	24/06/2026
Drawing No	TS_TPP_24_6_26
Rev	1
Drawn By	CS
Chked By	GS

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