



BS 5837:2012 Arboricultural Impact Assessment

Dumers Lane, Bury
for:

Westchurch Homes Limited

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BS 5837:2012 Arboricultural Impact Assessment

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For:	Westchurch Homes Limited
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Contents

Contents	3
1.0 Non-Technical Summary	4
1.1 Arboricultural Survey	4
1.2 Development Proposals	4
1.3 Arboricultural Impact Assessment	4
1.4 Recommendations	4
2.0 Objectives	5
2.1 Introduction	5
2.2 Structure of the Report	5
2.3 Site Overview	5
2.4 Arboricultural Survey	5
3.0 Arboricultural Impact Assessment (AIA)	7
3.1 Development proposals	7
3.2 Tree removal	7
3.3 Impact on the site and local landscape	7
3.4 Residual impact of development on retained trees	7
3.5 Recommendations	8
4.0 Appendix 1 – Tree Impact Plan	9
5.0 Appendix 2 – Methodology	10
5.1 Introduction	10
5.2 Arboricultural Impact Assessment (AIA)	10

1.0 Non-Technical Summary

1.1 Arboricultural Survey

- 1.1.1 The site is located off Dumers Lane and comprises open areas as well as areas of self-set trees on currently undeveloped land to the North of the Beasley Industrial Estate.
- 1.1.2 A tree survey in accordance with BS 5837:2012 was carried out by Enzygo Ltd. in October 2024. Forty-seven trees and fifteen tree groups were surveyed within the site and within 15m of the site boundary. The recorded vegetation consisted predominantly of native, self-set goat willow, with ash, sycamore, and wild cherry interspersed. The majority of the recorded vegetation is semi-mature and considered of low or moderate arboricultural value.

1.2 Development Proposals

- 1.2.1 The Client proposes the development of 86 No. affordable dwellings and a new vehicular access off Dumers Lane in the South.

1.3 Arboricultural Impact Assessment

- 1.3.1 The development of the proposals will require the removal of approximately 900m² of moderate value groups, 5,050m² of low and moderate value groups, 26 low value trees, one moderate value tree and two trees deemed “unsuitable for retention”. These tree removals are expected to have a high impact on the canopy cover and character of the site and local landscape.
- 1.3.2 Unless adequate protective measures are provided to *BS 5837 (2012) Trees in relation to design, demolition and construction* and in accordance with this report, operations linked to the development may have an adverse indirect effect on retained trees on site.

1.4 Recommendations

- 1.4.1 An Arboricultural Method Statement should be prepared to specify all protective measures which should be in place to safeguard retained trees during the development of the site. This should be accompanied by a scaled Tree Protection Plan, illustrating the location of these protective measures in relation to the retained trees and the proposed development.
- 1.4.2 Replacement tree planting should be specified by the Project Landscape Architect with a focus on native species and/or species already present on site and within the local area where appropriate. Where the required replacement tree planting quantities cannot be achieved, off-site mitigation should also be specified.

2.0 Objectives

2.1 Introduction

2.1.1 Enzygo Limited [Enzygo] have been commissioned by Westchurch Homes Ltd to prepare an Arboricultural Impact Assessment for site off Dumers Lane in support of a planning application for the development of 86 affordable dwellings.

2.1.2 This report should assist both the client, their design team and decision makers in understanding the impact of the development proposals both on trees on and in close proximity to the site and subsequent effects on the wider landscape.

2.2 Structure of the Report

2.2.1 **Chapter 2.0** provides a brief description of the site and its location as well as a summary of the existing Arboricultural Survey report on which this report is based.

2.2.2 **Chapter 3.0** gives a brief description of the development and details the direct and indirect impact the proposals are expected to have on existing trees, alongside recommendation or mitigation of these impacts.

2.3 Site Overview

2.3.1 The 19,395m² [1.94 hectares] site is located 2.7km southwest of the centre of Bury and 6.5km East of Bolton, in an area characterised by residential neighbourhoods in the North and East as well as industrial and commercial areas (Beasley Industrial Estate) in the South and West. Bealey's Goit, dry at the time of the survey, passes along the site's western boundary, Dumers Lane lies in the East.

2.3.2 Northwest of the site is an area of open greenspace known as Swan Lodges. The River Irwell is within 70m of the site, on the opposite side of Dumers Lane.

2.3.3 The site lies within Greater Manchester and falls within the administration of Bury Council.

2.4 Arboricultural Survey

2.4.1 An Arboricultural Survey Report to BS 5837:2012 covering all trees both within the development site as well as within 15m of the site boundary was prepared by Enzygo Ltd in October 2024.

2.4.2 Fifteen groups and forty-seven individual trees as well were recorded during the walk-over survey. These trees were scattered throughout the site, with areas of self-set, semi mature vegetation maturing into pockets of woodland in the centre of the site.

- 2.4.3 Much of the recorded vegetation consists of self-set, semi-mature trees of low arboricultural value (BS5837 Category C). Trees of moderate value (BS5837 Category B) are scattered across the site.
- 2.4.4 On the 22nd of October 2024 the Bury Council online interactive mapping tool has confirmed that none of the trees included in this survey are protected by Tree Preservation Order and the site is not located within a Conservation Area.
- 2.4.5 The report includes a full tree survey schedule which describes each tree in accordance with BS 5837:2012 clause 4.4.2.

2.5 **Project Description**

- 2.5.1 It is understood the planning application is for the development of 86 No. affordable dwellings and a new vehicular access off Dumers Lane in the South, via an existing road at the southern end of the site.
- 2.5.2 An offsite area at Radcliffe Moor is proposed for BNG offsetting and any replacement tree planting required as part of the application.
- 2.5.3 Further details regarding the proposed development can be found in the information submitted with the planning application.

3.0 Arboricultural Impact Assessment (AIA)

3.1 Development proposals

- 3.1.1 This AIA is based on the development proposals as shown on Westchurch Home's drawing ref. Proposed Site Layout ref. 1025-SL01 Revision G dated August 2025.

3.2 Tree removal

- 3.2.1 To facilitate all aspects of the proposals, the majority of existing trees and tree groups, as listed below, will need to be removed:

- approximately 900m² of moderate value groups (Category B)
- approximately 5,050m² of low value groups (Category C),
- 26 low value trees (Category C),
- One moderate value tree (Category B) and
- two trees deemed "unsuitable for retention" (Category U)

3.3 Impact on the site and local landscape

- 3.3.1 The majority of trees proposed for removal are semi-mature and of low value, however, the existing vegetation provides an important landscape buffer between the residential area in the North and the industrial premises in the South, as well as significant green link between Swan Lodge in the Northwest and the River Irwell corridor in the Southeast. The impact of the removal of the majority of trees on site is considered to be high, both on canopy cover, site character and the local landscape.

3.4 Residual impact of development on retained trees

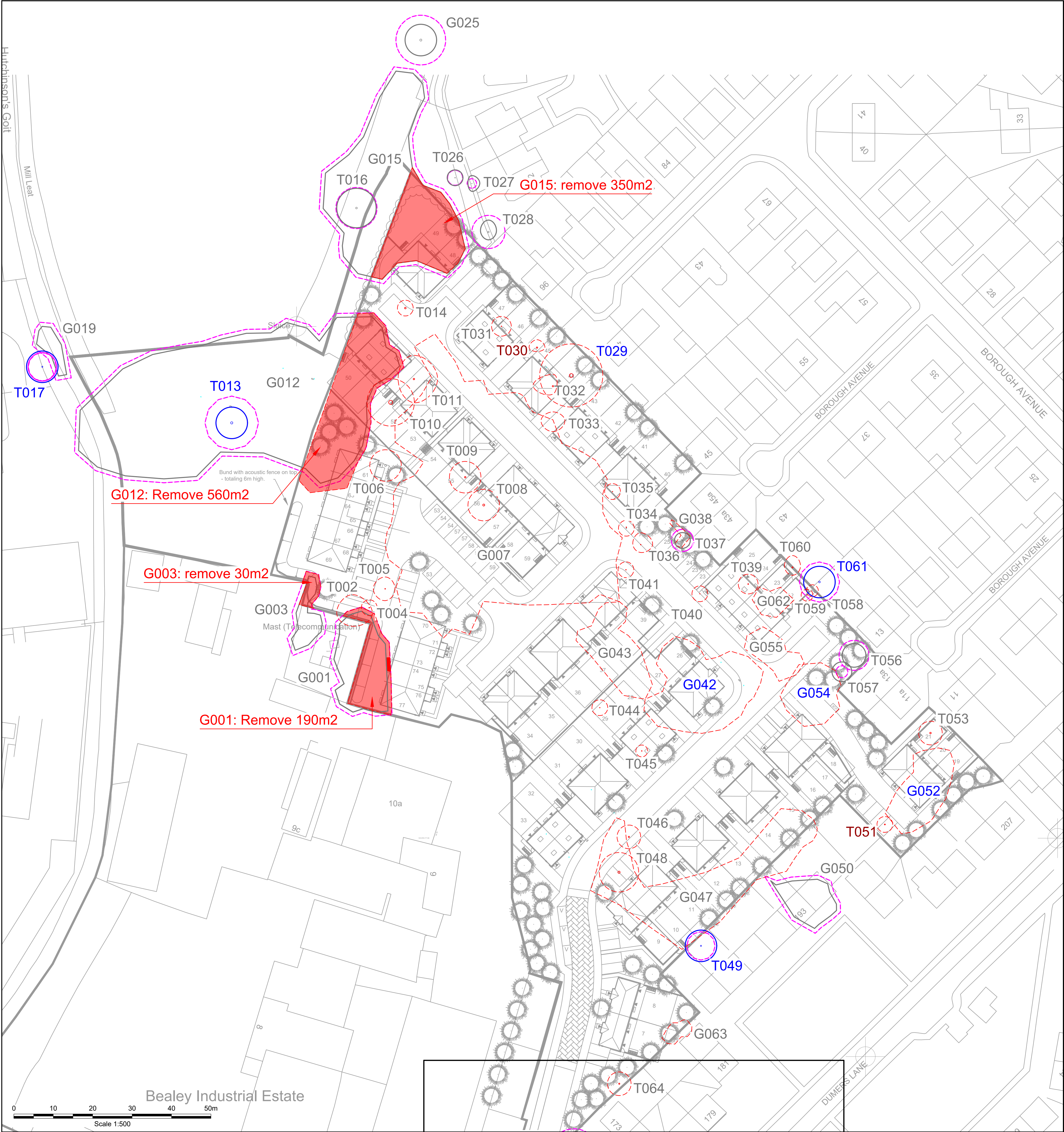
- 3.4.1 A small number of trees and tree groups on the periphery of the site will be retained. Unless adequate protective measures are provided to *BS 5837 (2012) Trees in relation to design, demolition and construction* and in accordance with this report:

- Operations near these retained trees are likely to cause accidental damage of tree trunks and low hanging branches. This is particularly pertinent to tree T066 at the site entrance in the South, T056 and T057 in the Northeast and all trees and tree groups at the southern tip of Swan Lodge.
- Vehicle and plant movement during works may further cause ground compaction which could lead to irreversible damage of tree roots and the rooting environment within the RPA of these retained.

- 3.4.2 Existing boundary fences along residential properties in the East and North may be sufficient to protect existing trees on third-party land.

3.5 **Recommendations**

- 3.5.1 An Arboricultural Method Statement should be prepared to specify all protective measures which should be in place to safeguard retained trees during the development of the site. This should be accompanied by a scaled Tree Protection Plan, illustrating the location of these protective measures in relation to the retained trees and the proposed development.
- 3.5.2 Replacement tree planting should be specified by the Project Landscape Architect with a focus on native species and/or species already present on site and within the local area where appropriate. Where the required replacement tree planting quantities cannot be achieved, off-site mitigation should also be specified.



KEY:

- Site Boundary
- Tree Category A
- Tree Category B
- Tree Category C
- Tree Category U
- Tree to be removed
- Partial removal of tree group
- Root Protection Area (RPA)

PL02	18/08/25	Revised to layout 1025-SL01 Rev. G	VM	VM	GB
PL01	20/11/24	For Planning	HI	VM	VM
Rev	Date	Description	DRA	CHK	APP

Project
Dumers Lane, Bury

Client
Westchurch Homes Ltd.

Drawing Title
Tree Impacts Plan

Scale	Date	Status
1:500	20/11/24	For Planning

DWG No.	Revision
893002-ENZ-XX-XX-DR-AR-0003	PL02

Bristol

01454 269 237

Manchester

0161 413 6444

Sheffield

0114 321 5151

Cardiff

02920 023 700

Cambridge

01799 542 473

Belfast

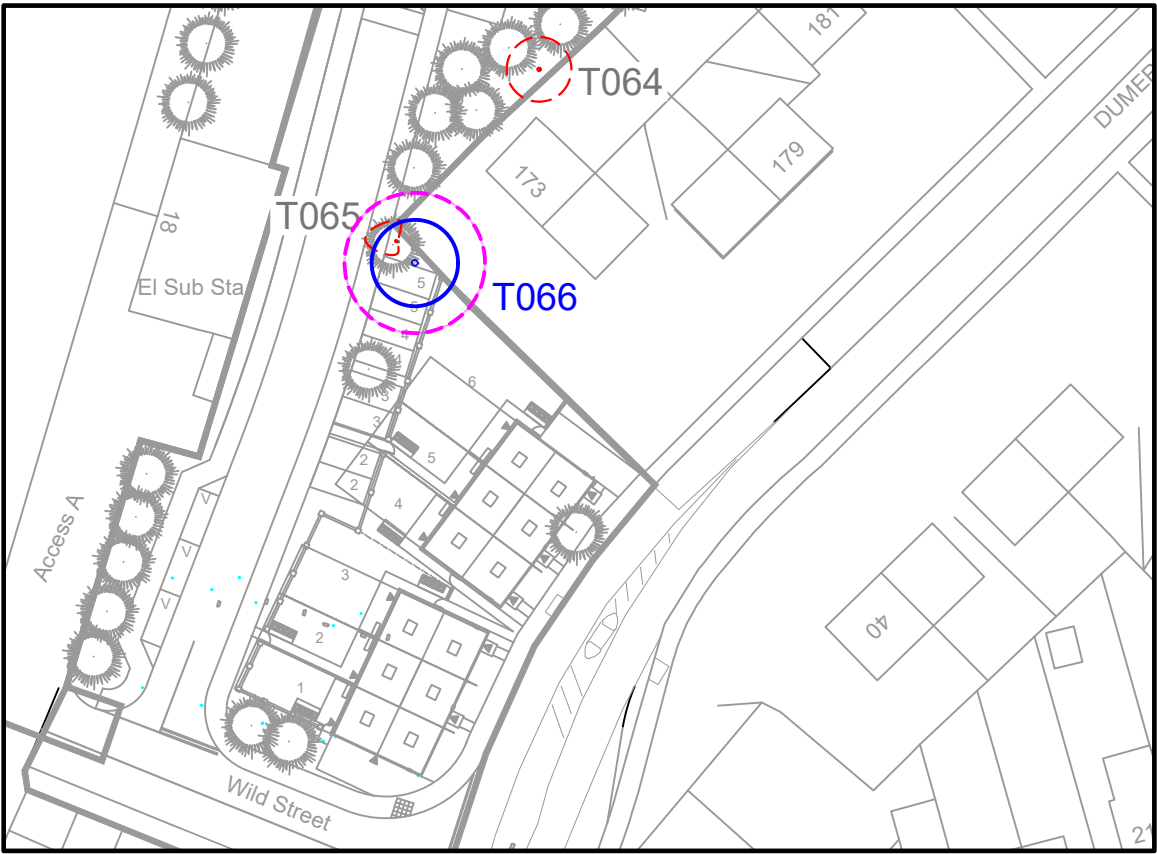
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4.0 Appendix 1 – Tree Impact Plan

5.0 Appendix 2 – Methodology

5.1 Introduction

- 5.1.1 This report and all methodologies adopted to carry out the Arboricultural Impact Assessment and Arboricultural Method Statement are based on recommendations outlined in *British Standard (BS) 5837:2012 Trees in relation to design, demolition and construction-Recommendations*. This was published by BSI Standards Limited and came into effect on 30th April 2012. It supersedes BS 5837:2005 which is withdrawn.

5.2 Arboricultural Impact Assessment (AIA)

- 5.2.1 Once the Tree Survey and Tree Constraints Plan has been prepared and a site layout is available, these are superimposed to establish the potential impact of the development, including the construction phase, on the existing tree stock.
- 5.2.2 The requirement for tree removal is ascertained where tree stems are located within or very close to proposed building footprints and hard landscape and/or within areas with significant proposed level changes and other works requiring soil movement (incl. excavations).
- 5.2.3 In a second stage an assessment is carried out of the impact both the construction operations and the development proposals may have of retained trees, including hard landscape in RPA, vertical structures and tree canopies
- 5.2.4 Using information provided by the client on construction operations, including site access, construction vehicle and plant movement and location of the site compound and material storage areas, the potential impact on both below and above ground parts of retained trees is assessed.
- 5.2.5 In addition to assessing the impact of the development on existing trees, Enzygo also include an assessment of the impact of existing trees on the future use of the site, including shading, spatial constraints and the use of gardens, open spaces, paths and roads. Potential conflicts between trees and the safety of the site have also been analysed.



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