



**Ecological Consultants
Environmental and Rural Chartered Surveyors**

Client: Marsons
Site: Eccles Street,
Ramsbottom, Lancashire
Arboricultural Impact Assessment for Dwelling and Access

Prepared by
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ARBORICULTURAL IMPACT ASSESSMENT

1. SITE

A. SITE DESCRIPTION

1. The proposed development area /survey site is comprised of an area of former allotments and unmanaged grass and scrub cover located to the North of Eccles Street, Ramsbottom, Bury, Lancashire.
2. Tree stock within the survey area is comprised of a mixture of groups and individual trees, these trees are a mix of native and non-native species. Trees within the site are predominantly self-seeded native or naturalised individuals and groups with occasional non-native and coniferous species within the former allotment areas.
3. The site is bounded to the East by Eccles Street, to the North by an area of woodland, to the West by further areas of scrub and grass cover and to the South by garden areas associated with adjacent dwellings.
4. See Appendix1, Appendix 2 and Appendix 3 for detailed tree list, site layout detail and images..

B. SURVEY DETAILS

1. The site was initially surveyed on 11/11/16, tree heights were estimated via use of clinometer (Suunto PM-5), measurements of DBH taken at 1.5m height and crown spread was taken by ground measurements. The position of tree references within the site are taken from the site OS plan supplied to ourselves, with tree locations which were estimated from measurements obtained with a laser measure during the site survey. The site images were taken at survey date with Sony DCS-H400. Sun positions were estimated on site via Sun Surveyor software. Weather conditions were bright with full sun and light winds.
2. All surveying of tree stock on the site was carried out visually from the ground only. Where ivy cover was encountered on trees then only limited visual checking of structure and potential defects was possible.
3. At the time of surveying all trees were recorded on standard tree record sheets, see Appendix 1: Tree Schedule. Trees were surveyed throughout the entire site, detailed individual details were recorded for all significant trees within the existing site. Where larger numbers of smaller trees were encountered in the survey area these are included as a Group record which includes the approximate height range and maximum Diameter at Breast Height (DBH) of trees within the group, these groups are referred to by group i.e. Group 2 (G2).
4. The surveyed trees are categorized by the standard retention categories as defined in BS5837:2012. Such retention categories seek to inform the design process of trees which may be worthy of consideration for inclusion within the proposed development. All work recommendations relate to trees within the context of the current site layout and usage.

Note: the report and schedule recommendations form components of a development survey and are not intended to be used as a specific tree hazard assessment.

5. Due to the time elapsed from our initial survey, we undertook a review of the site on 31/05/2022. Whereas access to the centre and all margins of the site was possible in 2016, the absence of any management has resulted in the colonisation of the site by dense scrub, bramble / nettle cover which prevented access to the majority of the site. Observable changes were the occurrence of Ash Dieback Disease infection within the Ash component leading to a decline in condition. See Appendix 3a: Images 2022. Where access to previously surveyed trees was not possible, we have increased DBH measurements in Appendix 1: Tree Schedule to reflect assumed growth increments.
6. Trees requiring removal to facilitate the proposed development, or which are unsuitable for retention are annotated in red on the Tree Constraints Plan and may be further identified in the work recommendation section of the Tree Schedule.

2. PROPOSED DEVELOPMENT

A. PROPOSED DEVELOPMENT

1. The proposed development layout is for the construction of a dwelling with an area of residents parking, access, hard and soft landscaping as illustrated in Appendix 5: Tree Constraints Plan.

3. TREE PRESERVATION ORDERS AND CONSERVATION AREAS

A. SITE DESCRIPTION

1. The development site is located within the Ramsbottom Conservation Area. This legislation confers a statutory protection upon all trees over 75mm in diameter.
2. We have conducted an online check of the Bury Council TPO (Tree Preservation Order) interactive map and this indicates that no active TPO's are present at the site. Reference date:23/06/2022.
<http://maps.bury.gov.uk/webmaplayers8/Map.aspx?MapName=PA>
3. The status of all trees within the site should be verified prior to works being undertaken on them.
4. It should be noted that trees located outside of maintained grounds and not covered by an active TPO are subject to the standard Felling License constraints imposed by the Forestry Commission. These regulations restrict the volume of timber which may be removed in a calendar quarter without a felling licence to 5 cubic metres.

4. IMPACT OF DEVELOPMENT ON TREE STOCK

A. CURRENT TREE STOCK

The current tree stock within the survey boundaries as defined by those trees within 10m of the site of the proposed development is detailed in Appendix 1 and briefly outlined as follows.

TREES IN THE EASTERN SECTION OF THE SITE:

These trees are as follows:

1. Trees within this section of the site are predominantly comprised of self-seeded trees within areas of the former allotments. Goat Willow and Sycamore are the predominant species with occasional Ash. These trees do not have significant individual or collective value and would be unsuitable for retention within a development of the site. The Ash component is suffering from tip dieback and advancing stages of decline
2. A group of conifers and two Sycamores, reference G4 is located along the Southern boundary of a former allotment. Whilst these trees provide limited landscape amenity value they are close spaced and do not form part of a wider landscape group. They would be unsuitable for retention in a development of the site.
3. A pair of Sessile Oaks reference T5 and T6 are located adjacent to the Southern boundary of the site. T6 makes a limited contribution to the site and wider landscape but T5 has a reasonable individual value and forms a landscape amenity feature for the existing dwellings to the South of the site. If possible we would recommend that this tree would be retained to form part of any future landscaping plan for the site.
4. With the exception of T5, we have not identified any trees or groups within the Eastern section of the site with significant individual or notable collective retention values which should influence the layout of a proposed development.

See Appendix1: Tree Schedule, Appendix2: Tree Location Plan, Appendix3: Images

WITH REGARDS TO TREES WITHIN THE WESTERN AND NORTHERN SECTIONS OF THE SITE

1. Tree reference T9 is a Hawthorn located adjacent to the boundary of the site
2. Tree references T10 to T14 are multi stemmed Sycamores. These trees have a combination of forms / structures and identified defects which would make them unsuitable for inclusion in close proximity to a residential development.
3. We were of the opinion in the 2016 survey / report that the above individual references and groups G5 and G6 should not influence the layout of a development within this area of the site.
4. Tree group G7 is located off site and adjacent to the boundary, these trees form the margins of a wider woodland area to the North of the site boundary. Similarly, tree reference T17 forms the outer edge of the mixed woodland to the North of the North Eastern boundary of the site.
5. Any development in this section of the site will require the protection and retention of these trees by positioning outside of identified RPA's (Root Protection Areas).
6. Tree reference T16 has significant identified defects and is unsuitable for long term retention. The location of T16 in close proximity to the off-site woodland edge means that it is unlikely to be in an area of development.
7. Tree references T1, T2 and G8 are located adjacent to the existing garages. They are of low retention values and should not influence any proposed development within the site.

See Appendix1: Tree Schedule, Appendix2: Tree Location Plan, Appendix3: Images

4. IMPACT OF DEVELOPMENT ON TREE STOCK (CONT.)

B. PROPOSED DEVELOPMENT

1. Trees which are within the zone of potential impacts from the proposed development illustrated in Appendix 5: Tree Constraints Plan are detailed as follows.
2. The proposed development would require the removal of trees from the northern and central sections of the site.
3. The proposed dwelling and access would require the removal of trees within the eastern section of the site. These are T1, T2, T3, T7 and groups G1, G2, G3, G4 and G8. None of these trees or group are significant mature tree stock and none make a notable landscape contributions within the site or wider landscape.
4. All trees in the western and northern sections of the site can be retained within the development. A number these trees are of relatively low retention value, i.e., T13 / T14 and group G8 but they could be retained whilst additional planting established.
5. The proposed dwelling is located at a significant distance from all off-site woodland trees which are of higher retention values. All trees along the western / north-western boundaries can be retained within the proposed development.
6. The proposed access route has responded to the constraints imposed by offsite trees in the adjacent woodland. It is over 8m from the boundary with Grant's Wood at its closet point (adjacent to T17). This places all development proposals outside of both the RPA and crown extents of the closest tree, T17. This location is currently occupied by the compacted parking area surface and garages with the existing grass cover banking being retained along the site boundary.
7. T17 and all trees along the northern boundary will be unaffected by the proposed access route and may be retained and protected through standard protective fencing and site management.
8. We note that there is a large volume of tree planting indicated within the proposed development layout. There are individual and group planting locations distributed throughout the site; the proposed volume of indicative planting would provide effective mitigation for the required removals of trees with low retention values.
9. The proposed footprint of the building would not lead to any above ground conflict with tree canopies. There is a good separation to all surveyed canopy extents and no indicative significant volumes of shading on the building footprint.
10. No other trees are directly or indirectly affected by the proposed development.

5. SUGGESTED MITIGATION MEASURES

A. GUIDELINES

1. Guidance for the protection and retention of trees within the site.
2. Erection of protective fencing as indicated in Appendix 5: Tree Constraints Plan.
3. No material storage should take place in these areas.
4. No mixing of cement-based or other building materials should take place within the root protection area, no storage of fuels should take place within this area.
5. The tree protection must remain in place until work is completed and there is no risk to the RPAs
6. Once construction has been completed and the landscaping phase is complete the protective fencing may be removed.

B. PROTECTIVE FENCING

1. Once erected all protective fencing will be regarded as sacrosanct and will remain in place until the completion of the construction phase. It shall not be removed, relocated or breached at any time without consultation with the project arboriculturalist.
2. Protective fencing will be constructed of robust barriers fit for the purpose of excluding construction traffic from root protection areas. Details of appropriate fencing types are included in Appendix 6.
3. Signs will be affixed to every third panel stating, 'Tree Protection Area Keep Out'. See Appendix 7 for example of signage.
4. All fencing will be securely affixed to avoid movement of fencing during the construction phase.
5. For the sections marked in purple on Appendix 6 fences will be constructed of site fencing of 'Heras' type which must be securely braced with additional measures to prevent movement of the fence during construction.
6. Indicative positions for protective fencing are indicated in purple on Appendix 5: Tree Protection Plan.

5. SUGGESTED MITIGATION MEASURES (CONTINUED)

C. GENERAL PRINCIPLES TO AVOID DAMAGE TO TREES.

1. Protective fencing installed to prevent mechanical damage to trees adjacent to the development.
2. An indicative list of recommended practices during construction phase is listed below:
3. Once installed tree protection must remain in place and be observed at all times.
4. No fires within 10m of the crown of any retained trees.
5. Soil levels in rooting areas to be retained with minimal level changes, no greater increases than 300mm from existing levels.
6. No cement mixing/washout to take place within 15m of any retained trees.
7. No chemicals, bitumen etc. to be stored within 10m of any retained trees.
8. Any spillage of fuel, chemicals or contaminated water occurring within 2m of the root protection areas to be reported to project supervisor.
9. No additional underground services have been indicated to us at this time but they may be safely routed to avoid rooting zones, if additional services require routing through the root zones of trees for retention then appropriate sub surface or hand trenching methods should be used and guidance sought prior to any works being undertaken. See BS3857:2012.

D. MITIGATION PLANTING.

A landscaping masterplan has been produced to accompany the proposed development as illustrated in Appendix 5: Tree Constraints Plan.

The proposed masterplan indicates large volumes of native species tree planting and areas of meadow creation.

The indicative volume of tree planting would represent an increase in the value of tree stock over that within the current site. We note that a significant proportion of trees requiring removal in the development are of either pioneer species with generally short lifespans (Goat Willow), trees with existing health issues (Ash Dieback) and trees with compromised forms / structures (regrowth from topping in G3).

6. CONCLUSION

1. The proposed development will require the removal of trees to facilitate construction, access and landscaping.
2. All tree removals are of tree stock in retention categories C and U. This reflects the nature of the site and its former use with a resultant absence of significant mature trees or notable groups in the central and eastern areas.
3. The proposed dwelling and associated access route has responded to the constraints imposed by mature tree stock to the north and west of the site. The proposed development layout will not impact upon any of this retained surveyed and off-site tree stock.
4. Protective fencing would provide physical protection for all retained trees around the edges of the site during the construction process.
5. The nature of the proposed development and its relationship with retained trees should not create an increase in pressure for tree works or removals over that within the current site.
6. The proposed landscaping masterplan layout includes a significant volume of tree planting. If a detailed landscaping plan includes these volumes of native species it would mitigate the required removals and represent an increase in tree stock with future long term contribution within the site.

7. RECOMMENDATIONS

It is recommended that

The management of the development reflects the guidance contained within this report both for the management of trees for retention and the protection of same during the proposed development phase and that due consideration is given to the position of any development in relation to retained trees and the removal of trees which are unsuitable for long term retention from the site prior to any development.

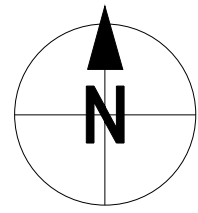
Type	Name	Age	DBH	Height	1stB	N	E	S	W	Cond	Life Exp	Comments	Work recommendation	RPR	RPA	Category
T1	Salix caprea (Goat Willow)	M	430	10	2	4.5	4.5	4.5	2	Fair	10+	Stem bifurcates @ 1.5 m, previous pruning leading to multiple upper stems, bulge in stem @ 1m and included bark in main unions	Limited retention value. Will require removal in formation of community parking area	5.16	83.66	C2
T2	X Cupressocyparis leylandii (Leyland Cyp	EM	370	14	1	2.5	2.5	2.5	2.5	Good	10+	Compression forks @ 3.5m, typical form / structure	Limited retention value. Will require removal in formation of community parking area	4.44	61.94	C2
T3	Salix caprea (Goat Willow)	SM	180	8	2	2	2	1	2	Good	10+	Self seeded	Limited retention value. Will require removal in development	2.64	21.9	C2
G1	Fraxinus excelsior (Ash),Salix caprea (Goat Willow),Sorbus aucuparia (Rowan),Prunus domestica (Damson),Malus (Apple)	SM	220	12	1	3	3	3	3	Mix	10+	Group of trees surrounding and growing through redundant poultry pens. Average DBH, 2 x Willow 1 x Ash self seeded, Ash has poor co-dominant stem structure. 3 x smaller garden/fruit trees. Ash component has Ash Dieback (2022) 1 x Goat Willow declining condition	Limited retention value. Will require removal in development	2.64	21.9	C2
G2	Salix caprea (Goat Willow)	SM	220	8	1.5	3	3	3	3	Good	10+	Group of 3 x Willow, close spaced, multiple tops from 1m height (old topping regrowth)	Limited retention value. Will require removal in development	2.64	21.9	C2
G3	Acer pseudoplatanus (Sycamore),Fraxinus excelsior (Ash)	EM	250	15	2	5	4	4	5	Poor	10+	Linear group located between fence and sheds, multi stemmed with included bark unions, appear to be regrowth following historic felling / topping. Single stemmed Sycamore extensive deadwood / dieback. Ave DBH. Ash component has Ash Dieback (2022)	Limited retention value. Will require removal in development	4.25	56.75	C2
T4	Acer pseudoplatanus (Sycamore)	EM	300	14	2	3	3	3	5	Fair	10+	Co dominant stems with compression fork at main union, decay cavities in stems from previous bark damage	Limited retention value. Will require removal in development	5.09	81.4	C2
G4	Acer pseudoplatanus (Sycamore),Chamaecyparis lawsoniana (Lawson Cypress,Larix decidua (European Larch),Picea abies (Norway Spruce)	EM	320	15	1	4.5	4.5	4.5	4.5	Fair	10+	Mixed group comprised of close spaced planting of conifers interspersed with 2 x self seeded Sycamores. Larch is largest member of group, Hybrid Cypresses and Spruce growing as continous grouping	Limited retention value. Will require removal in development	3.84	46.33	C2
T5	Quercus petraea (Sessile Oak)	M	510	15	3	6	6	6	6	Good	20+	Crown lifted with part occluded cuts, ground level falls away to SW of stem	Retain and protect in development	6.12	117.68	B2
T6	Quercus petraea (Sessile Oak)	EM	340	10	2	5	1	1	5	Good	20+	Suppressed form growing under and through crown of T5. Epicormic growth on lower stem indicating potential stress	Retain and protect in development	4.08	52.3	C2
T7	Acer pseudoplatanus (Sycamore)	SM	200	9	1	2	2	2	2	Good	20+	Single stem Sycamore, young tree makes limited contribution to site	Limited retention value. Will require removal in landscaping of site	2.4	18.1	C2
G5	Salix caprea (Goat Willow),Acer pseudoplatanus (Sycamore)	SM	170	8	0	2	2	2	2	Good	10+	Self seeded with low shrubby growth	Limited retention value. Can be retained in development	2.04	13.08	C2
T9	Crataegus monogyna (Hawthorn)	M	120	5	0	2.5	2.5	2.5	2.5	Good	20+	Off site tree adjacent to boundary	Retain in development	1.44	6.52	C1
T10	Acer pseudoplatanus (Sycamore)	EM	380	12	2	4.5	4.5	4.5	4.5	Poor	<10	Multi stem Sycamore, 1 x stem has decay column @ 1m, 1 x stem has decay column @ 1m by bifurcation point	Requires removal	6.44	130.31	U

T11	Acer pseudoplatanus (Sycamore)	SM	200	10	1	4	4	4	4	Fair	10+	Multi stem Sycamore, possible regrowth from old tsump, extensive areas of concrete blocks / spoil in root zone and around basal area	Limited retention value, can be retained in development	4.8	72.39	C2
T12	Acer pseudoplatanus (Sycamore)	SM	170	10	2	4	3	4	4	Fair	10+	Multi stem Sycamore, possible regrowth from old tsump, extensive areas of concrete blocks / spoil in root zone and around basal area	Limited retention value, can be retained in development	5.4	91.62	C2
T13	Acer pseudoplatanus (Sycamore)	EM	400	14	1	0	2	6	6	Fair	10+	Multi stem Sycamore, 1 x stem previously removed, multiple bricks / blocks included within main union with stems pressing against them	Limited retention value, can be retained in development	6.79	144.86	C2
T14	Acer pseudoplatanus (Sycamore)	EM	380	14	2	6	6	2	4	Fair	10+	Multi stem Sycamore, grwoing as pair with T12, multiple bricks / blocks included within main union with stems pressing against them	Limited retention value, can be retained in development	7.9	196.09	C2
G6	Acer pseudoplatanus (Sycamore)	SM	195	10	1	1	1	1	1	Fair	10+	Self seeded trees around T12, T13 and regrwoth from 2 x old stumps to W of T13	Limited retention value, can be retained in development	2.34	17.2	C2
G7	Acer pseudoplatanus (Sycamore), Quercus petraea (Sessile Oak), Salix caprea (Goat Willow)	M	500	10	2	5	5	5	5	Good	20+	Off site trees adjacent to boundary - woodland margin	Retain and protect in development	6	113.11	B2
T15	Quercus petraea (Sessile Oak)	Y	160	4	0	1.5	6	2	4	Good	20+	Young tree on grass promontory	Retain and protect in development	1.92	11.58	C1
T16	Acer pseudoplatanus (Sycamore)	M	660	12	2	4	6.5	6.5	6.5	Poor	<10	Large basal cavity with open sided decay column encompassing lower stem, adaptive rooting to N side supporting hollowing of remaining basal area	Requires removal irrespective of development	7.92	197.09	U
T17	Fagus sylvatica (Beech)	M	600	17	2	0	2	8.5	8.5	Fair	20+	Off site, size / species typical of surrounding woodland. Crown extending into survey area. Co dominant stems part fused	Retain and protect in development. Access route has responded to tree constraints	7.2	162.88	B2
G8	Salix caprea (Goat Willow), Fraxinus excelsior (Ash)	SM	200	8	1	4	4	4	4	Poor	10+	Self seeded pair of trees to rear of garages, Willow is low spreading regrowth from stump, Ash at edge of banking and has exposed roots	Limited retention value. Will require removal in formation of access route	2.4	18.1	C2

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

Revision Notes:



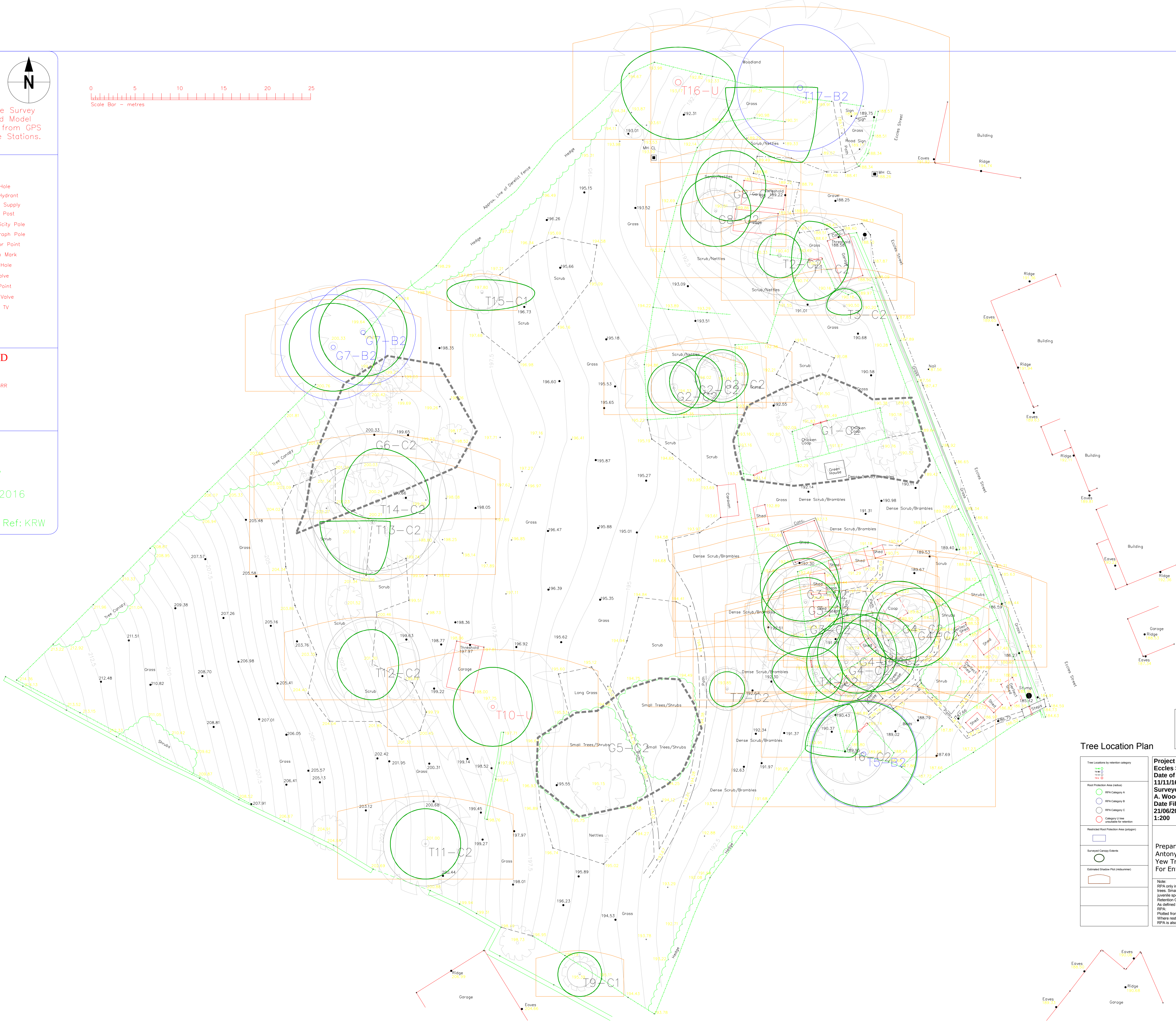
Survey Note:
Heights are above Ordnance Survey Datum (Newlyn) using Geoid Model OSGM(02) and are derived from GPS measurements to OS Active Stations.
Contours @ 0.5m intervals.

Survey Key:

	Cover
	Man Hole
	Fire Hydrant
	Water Supply
	LP Lamp Post
	EP Electricity Pole
	TP Telegraph Pole
	Anchor Point
	Bench Mark
	Bore Hole
	AV Air Valve
	FP Fire Point
	SV Stop Valve
	CATV Cable TV

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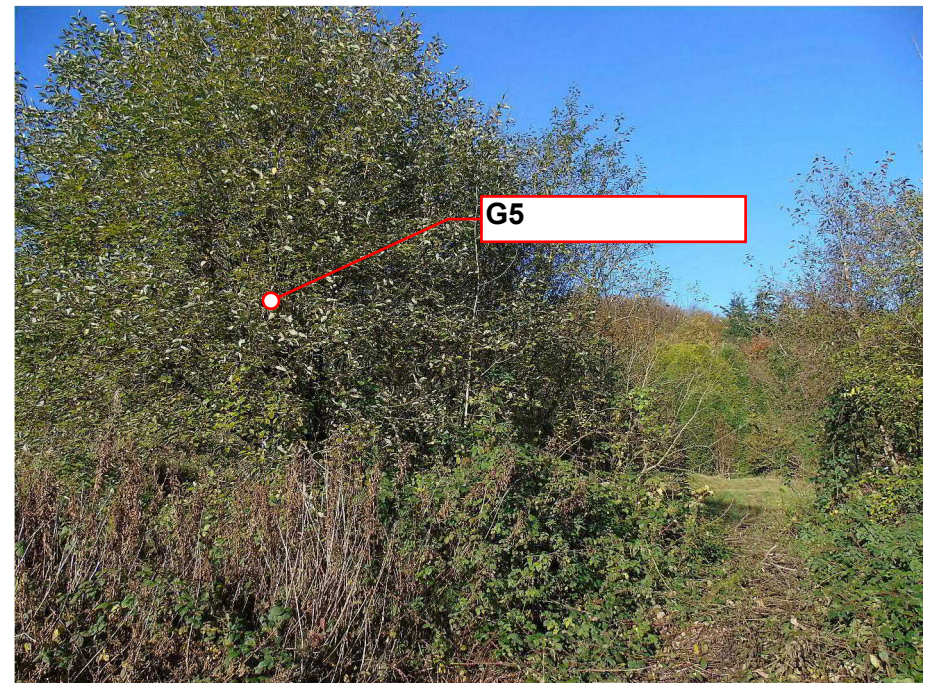
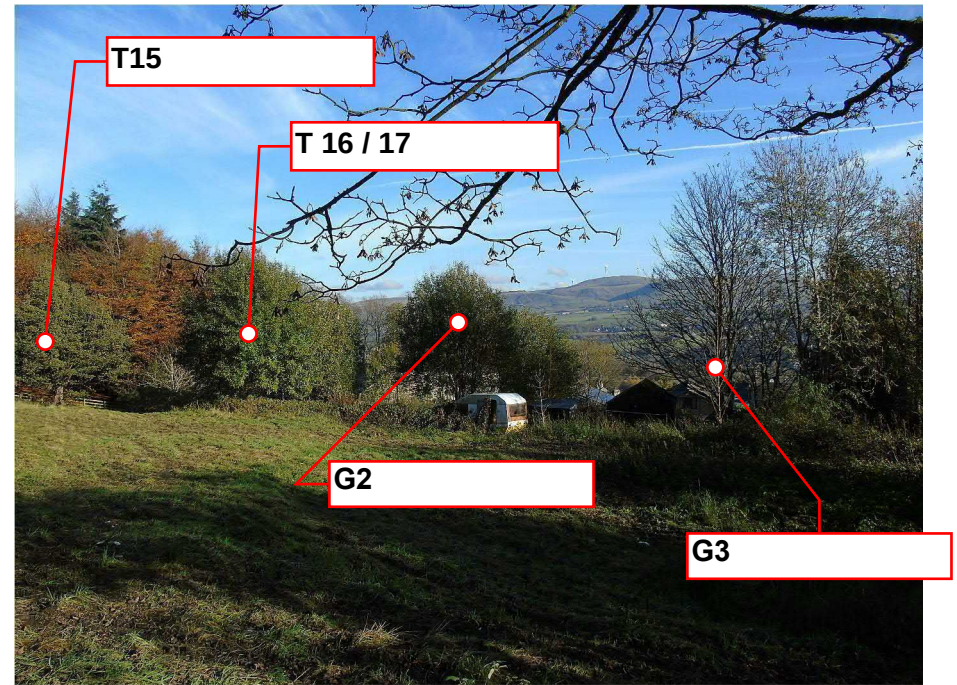
Client: Marsons
Project: Eccles Street, Ramsbottom
Site Survey: October 2016
Scale: 1:200 @ A1
Crew: AC, JR Chk: NR Ref: KRW

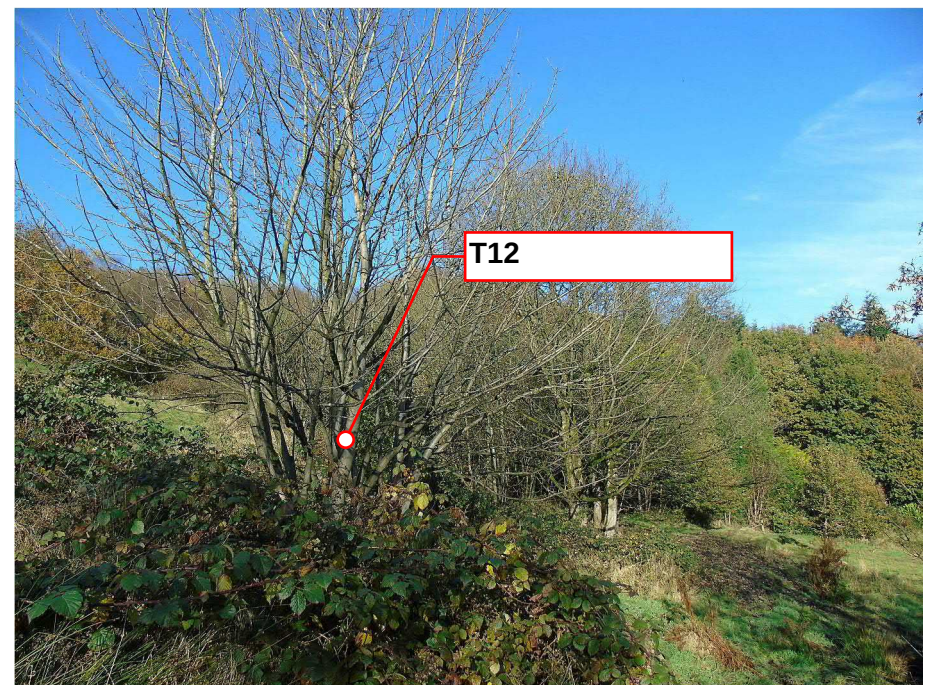
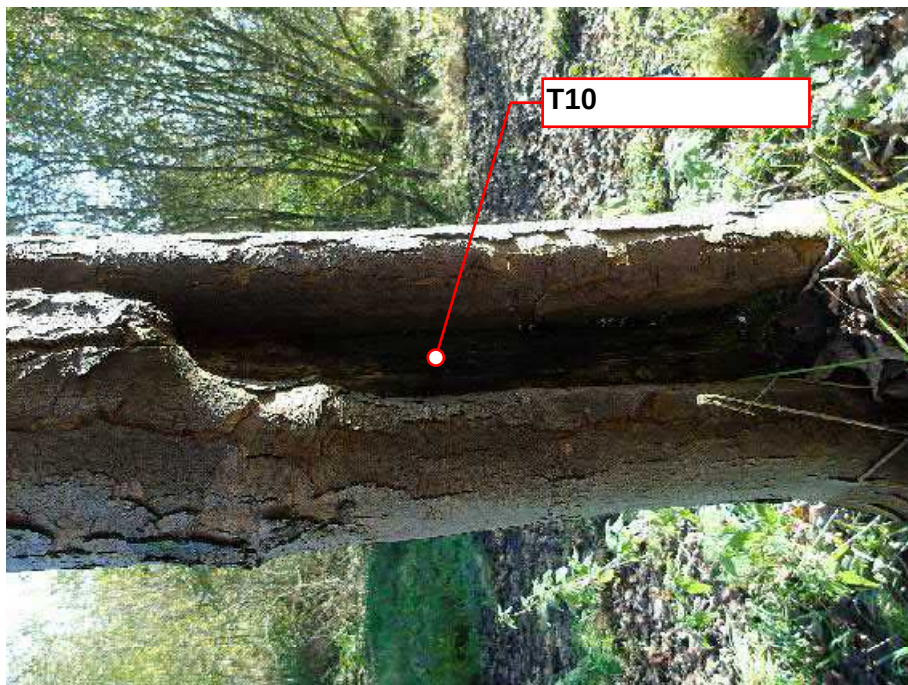


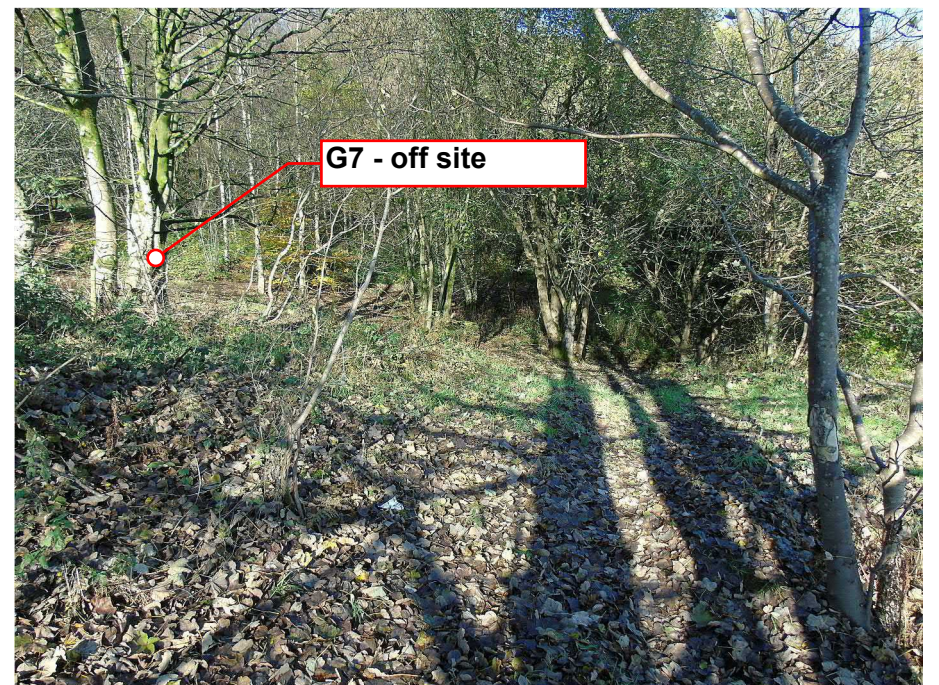
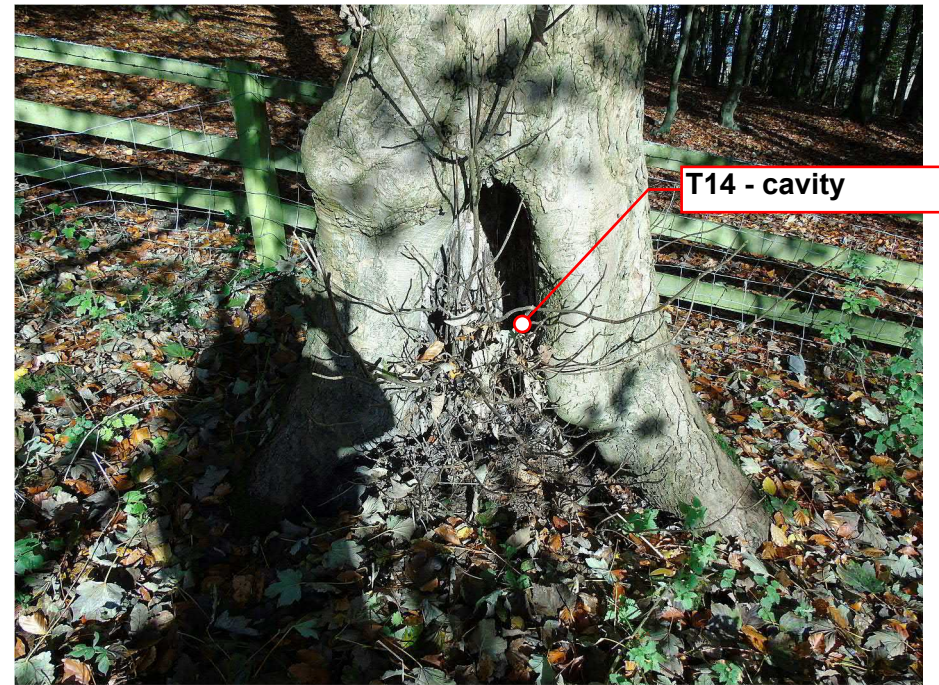
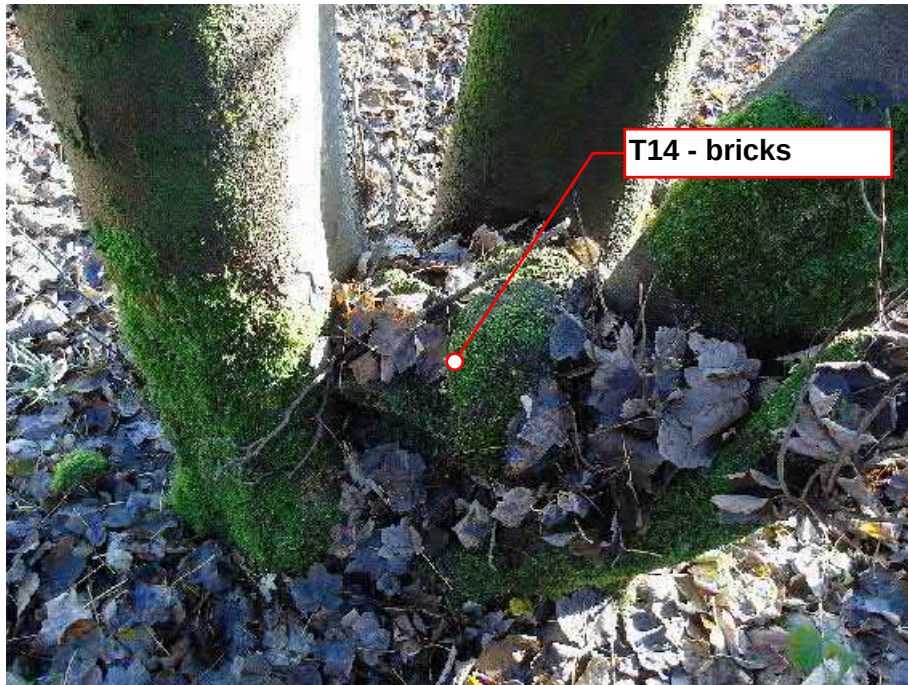
Tree Location Plan

Tree Locations by retention category +H O +H S +H U +H V	Project Title: Eccles Street Date of Survey: 11/11/16 - 31/05/2022 Surveyor: A. Wood Date File Created: 21/06/2022 1:200
Root Protection Area (radius) RPA Category A RPA Category B RPA Category C Category U tree unsuitable for retention	Prepared by Antony Wood Cert Arb RFS Yew Tree and Gardens For Envirotech NW Ltd
Restricted Root Protection Area (polygon) Surveyed Canopy Extents Estimated Shadow Plot (radius/meter)	Note: RPA only indicated for significant trees. Small garden trees and juvenile specimens may not be indicated. Retention Categories: As defined in BS5837: 2012 RPA: Plotted from individual RPA sheets. Where restricted rooting conditions are present RPA is also plotted as an area polygon













Appendix 3a: Site images 2022

Eccles Street

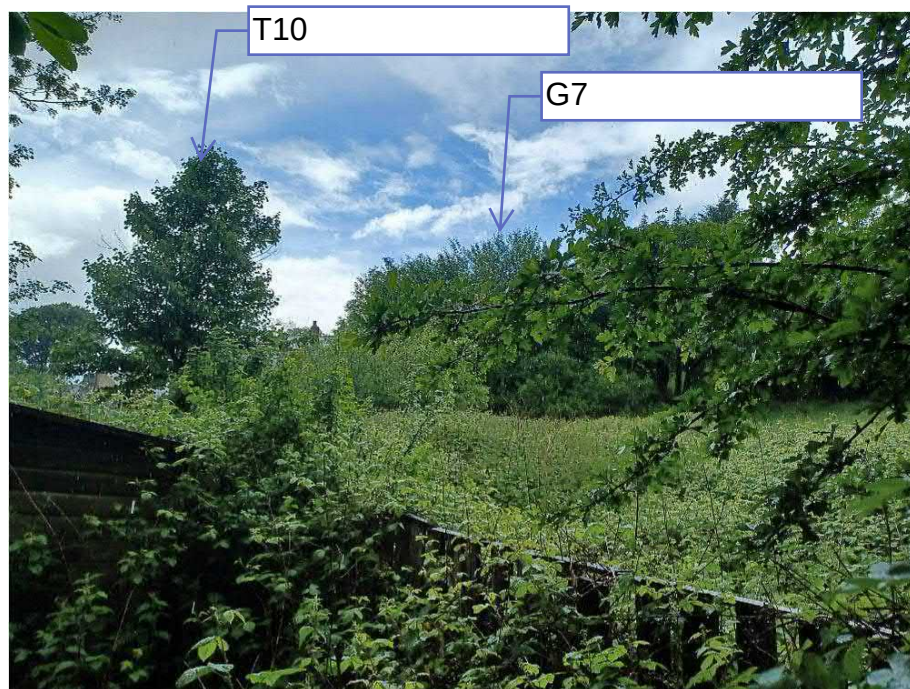


Image date: 31/05/2022

APPENDIX 4

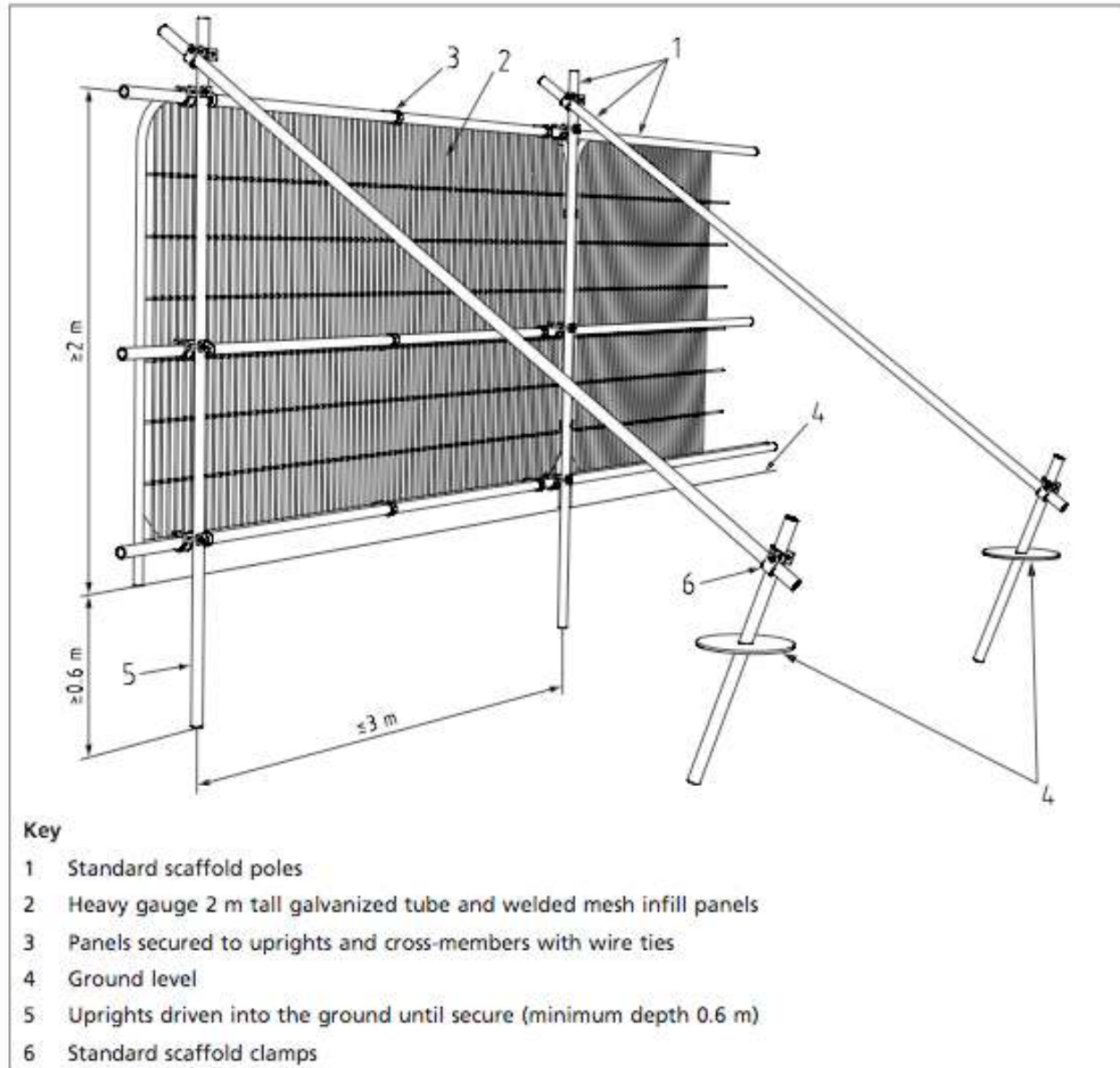
Selected Reference List

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Appendix 6 - Protective Fencing

Tree protective fencing

Figure 2 Default specification for protective barrier



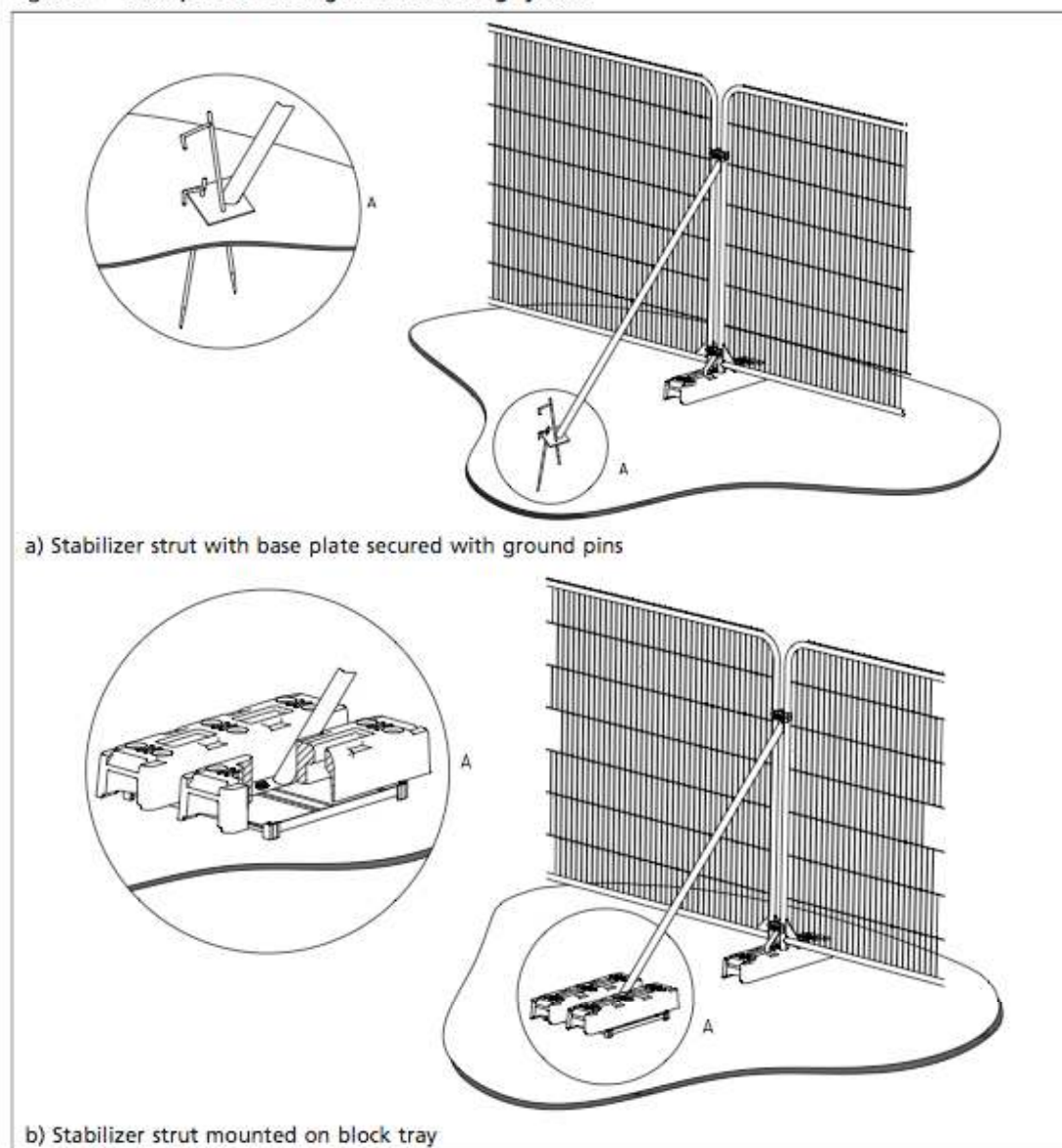
Appendix 6 - Protective Fencing

Tree protective fencing

BRITISH STANDARD

BS 5837:2012

Figure 3 Examples of above-ground stabilizing systems





**TREE PROTECTION
AREA**

KEEP OUT!

**ANY INCURSION INTO THE PROTECTED AREA MUST BE WITH THE
AGREEMENT OF THE LOCAL AUTHORITY OR ARBORICULTURAL
CONSULTANT**