

TREE SOLUTIONS



Arboricultural Impact Assessment

Padel Facility – Unsworth Cricket Club, Bury

Prepared for:

ON PADEL

Our Ref: 26/AIA/BURY/08

February 2026

T 07766 774508 • **E** info@tree-solutions.co.uk

Tree Solutions Ltd • Registration in England & Wales • Company No. 04548951

Contents:

1.0	Instruction
2.0	Statutory Controls & Planning Policy
3.0	The Site
4.0	Development Proposal
5.0	General Constraints Data – Construction Exclusion Zones
6.0	Survey Methodology
7.0	Juxtaposition of Trees & Structures
8.0	Development Impact to Trees
9.0	Proposed Revisions
10.0	Conclusions
11.0	Limiting Conditions

<i>Appendix 1</i>	Tree Survey Schedule
<i>Appendix 2</i>	Preliminary Tree Constraints Plan
<i>Appendix 3</i>	Arboricultural Impact Plan

1.0 INSTRUCTION

- 1.1 We have been instructed by On Padel (The Applicant) to undertake an Arboricultural Impact Assessment (AIA) to evaluate the proposed development in relation to existing trees on site. This assessment has been carried out in accordance with the principles and guidance set out in British Standard 5837:2012 *'Trees in Relation to Design, Demolition and Construction – Recommendations'*.
- 1.2 We have been instructed to prepare this report to assist all parties involved in the planning process in making informed and balanced judgements regarding arboricultural features in relation to the proposed Padel facility on land at Unsworth Cricket Club, Bury. Accordingly, all trees within influencing distance of the proposed works both on-site and on adjacent land have been surveyed. These trees are detailed within the Tree Survey Schedule (Appendix 1) and are plotted on all relevant accompanying plans.
- 1.3 A Stage 1 tree survey was carried out in February 2026, by Alistair Henderson, Principal Consultant at Tree Solutions Ltd. The appraisal of the mechanical integrity of the trees on site is considered sufficient to inform the current development proposal.
 - 1.3.1 The assessment was conducted from ground level and did not involve any invasive investigations. Consequently, the potential presence of concealed or subsurface defects cannot be fully ruled out. While the primary purpose of the survey was not to assess tree safety, any obvious structural defects considered significant in the context of the existing or proposed land use have been recorded.
 - 1.3.2 It should be noted that detailed tree safety inspections fall outside the scope of this report, unless such assessments were explicitly instructed in writing.
- 1.4 One individual tree (T1) and two groups (G1-G2) were surveyed and mapped on a Preliminary Tree Constraints & Impact Assessment Plan Ref: 26/AIA/BURY/08, Drawing No. 1 & 2 at **Appendix 2**. All arboricultural information recorded during the survey is presented within a schedule at **Appendix 1**.
- 1.5 The Arboricultural Impact Assessment is based on the proposed layout, Drawing No: AS893-SK01 provided by Cube Architecture & Design.

2.0 PLANNING POLICY & STATUTORY CONTROLS

- 2.1 The principal relevant policies relating to trees and development are contained within the Bury Local Plan 2016–2033 (adopted 2021).

EN8 – Trees, Woodland and Hedgerows

Requires the retention and protection of existing trees, woodland and hedgerows wherever possible. Proposals involving loss must be clearly justified and accompanied by appropriate mitigation and replacement planting.

EN9 – Biodiversity and Geological Conservation

Seeks to conserve and enhance biodiversity assets, including habitats provided by trees and hedgerows. Development should avoid significant harm and provide mitigation or compensation where impacts are unavoidable.

EN3 – Green Infrastructure

Protects and enhances the borough's Green Infrastructure network, including tree belts, woodland corridors and boundary vegetation. Loss of GI assets should be avoided unless clearly justified and mitigated.

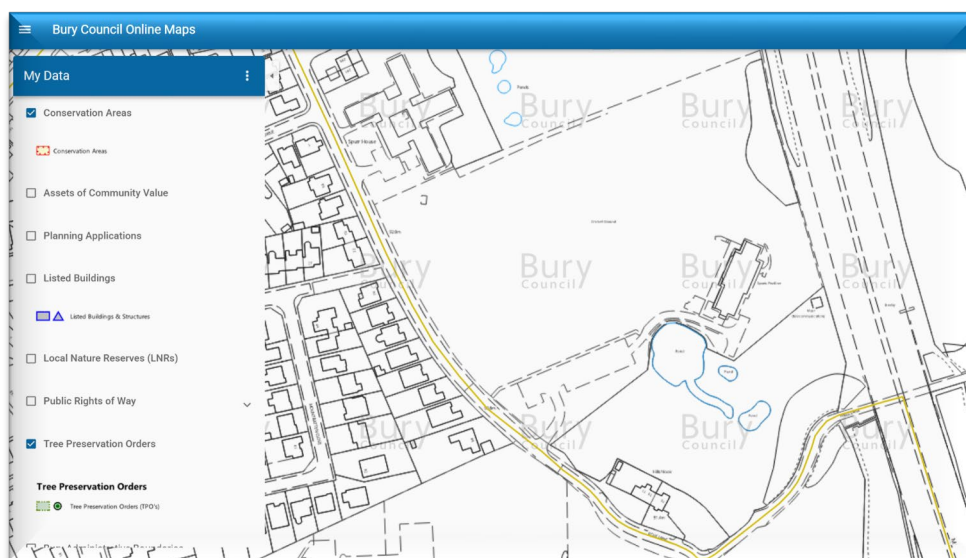
DC2 – Development Management (or equivalent Design Policy)

Requires development to respond positively to its context, integrate natural features into layouts and demonstrate that proposals can be delivered without unacceptable environmental harm.

- 2.1.2 The proposals must also demonstrate compliance with the relevant provisions of the *National Planning Policy Framework* (NPPF), which places strong emphasis on conserving and enhancing the natural environment, including the protection and retention of existing trees where appropriate.
- 2.1.3 This report has been prepared in accordance with the guidance and recommendations set out in *BS 5837:2012*, which provides nationally recognised best practice for the integration of trees within the planning, design, and construction process.

2.2 Protected Trees

- 2.2.2 A search of Bury Council online interactive mapping system has confirmed that there are no trees on or immediately adjoining the site that are subject to a Tree Preservation Order (TPO), and the land does not fall within a designated Conservation Area. Consequently, statutory consent is not required prior to undertaking any works to trees on or near the site.



P1 – Extract from Bury Council interactive map showing no protected trees

2.3 Forestry Commission Felling Licence

- 2.3.1 In accordance with the provisions of the Forestry Act 1967 (as amended), any tree removals taking place outside the curtilage of a domestic garden that exceed 5 cubic metres of timber volume in any one calendar quarter will require a valid Felling Licence issued by the Forestry Commission. It should be noted that tree removals authorised through a full planning consent are exempt from the requirement for a Felling Licence, as such works are deemed to have already been assessed and approved under the Town and Country Planning Act 1990.

2.4 Protected Species

- 2.4.1 Mature trees often feature cavities, crevices, and hollows that provide potential roosting or nesting sites for protected species, notably bats and barn owls. Both species are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended), as well as The Conservation of Habitats and Species Regulations 2017 (as amended), which incorporates the provisions of the former 2007 Regulations. Any works affecting such trees must be preceded by appropriate ecological surveys and, if necessary, mitigation measures to ensure legal compliance.

2.5 Wildlife Habitats

- 2.5.1 Trees and hedgerows of various species offer valuable nesting habitat for a wide range of birds. It is likely that nesting birds will be present on site during the breeding season, typically from March to September. As such, any vegetation clearance or tree works during this period should be preceded by a nesting bird check conducted by a suitably qualified ecologist. Works should be delayed if active nests are identified, in line with wildlife protection legislation.

3.0 THE SITE

- 3.1 The application site is located within the north-eastern corner of the existing cricket ground and comprises an area of vacant land that is not currently utilised by the cricket club. Mature trees are located along the eastern boundary, providing an important visual and acoustic screen to the M66 beyond, with additional tree cover present beyond the northern site boundary. No trees are directly impacted by the proposed padel facility, and all existing trees will be retained and protected throughout the construction and operational phases.



P2 – Site location

4.0 DEVELOPMENT PROPOSAL

- 4.1 The proposal seeks full planning permission for the development of a Padel facility.

5.0 GENERAL CONSTRAINTS DATA - CONSTRUCTION EXCLUSION ZONES (CEZ's)

5.1 GENERAL

- 5.1.1 During the development process, there may be three or even four key constraints to consider in relation to retained trees. These include:

1. **Construction Exclusion Zones (CEZ):** Areas around retained trees where no construction activity, ground compaction, or material storage is permitted, to protect the root system and overall tree health.
2. **Crown Protection Areas (or CEZ 2):** Above-ground space required to accommodate the tree's existing and future crown spread, including allowances for safe working distances and potential pruning limits.
3. **Root Protection Areas (RPA):** Below-ground zones defined to safeguard the tree's root system, as per BS5837:2012 guidelines, where development and soil disturbance are strictly limited.
4. **Working Space Buffers (if applicable):** Additional space around CEZ or RPA boundaries required to ensure safe access for construction personnel and machinery, without compromising tree protection measures.

5.2 ROOT PROTECTION AREA (RPA)

- 5.2.1 The RPA, expressed in square metres (m²), must be protected both prior to and throughout any demolition or construction activities. This protection is essential to ensure the successful retention of trees by safeguarding a sufficient quantity of viable, functioning roots.
- 5.2.2 The RPA is derived from a radial measurement taken from the centre of the tree stem. For single-stemmed trees, this is calculated by multiplying the stem diameter (measured at 1.5 m above ground level) by a factor of 12. For multi-stemmed trees, the calculation is based on the formula: (mean stem diameter²) × number of stems.
- 5.2.3 During the Arboricultural Impact Assessment (AIA) process, this radial distance is converted by the Arboriculturalist into an actual area to be protected, considering the specific site conditions and any environmental or developmental influences that may have impacted the tree's rooting pattern.

5.2.4 Initially, the RPA for each tree should be represented as a circle centred on the base of the stem. However, where site conditions suggest asymmetric rooting due to factors such as physical obstructions, topography, or historic ground disturbance a polygon of equivalent area may be substituted. Any deviation from a circular RPA must be underpinned by a robust arboricultural assessment, accurately reflecting the likely distribution of roots.

5.2.5 The RPA must be safeguarded through the installation of appropriate tree protection fencing prior to the commencement of any demolition or construction activities on site. This fencing should remain in place and be respected for the duration of the works.

A strict prohibition on potentially harmful activities within the RPA must be observed. These include, but are not limited to:

- Mechanical excavation
- Soil stripping
- Fire lighting
- Storage of materials, equipment, or waste
- Ground level reduction
- The installation of impermeable or excessively sealed surfaces

5.2.6 Where construction activity is proposed in close proximity to retained trees or within the RPA, additional protective measures may be required. These may include the use of temporary ground protection to prevent soil compaction, or the implementation of special engineering solutions such as elevated surfaces or low-impact foundations designed to minimise disturbance to the rooting environment.

5.3 CEZ 2: TREE CROWN PROTECTION ZONE

5.3.1 The Tree Crown Protection Zone (CEZ 2) refers to the area above ground occupied by the tree's crown (branch structure), incorporating allowances for safe working distances and, where appropriate, anticipated future crown development. The extent of CEZ 2 is determined by assessing the existing crown spread and any likely future growth, with consideration given to acceptable levels of pruning in accordance with *BS 3998:2010 – Tree Work – Recommendations*.

5.3.2 All proposed construction works are set back from retained trees such that access facilitation pruning will not be required during the development stage.

5.4 CEZ 3: TREE DOMINANCE ZONE

5.4.1 CEZ 3 is not applicable to the proposed development, as the proposal comprises padel courts rather than residential or other sensitive receptors where issues of tree dominance, overbearing impact or loss of daylight would reasonably arise. The nature, scale and use of the development mean that existing trees will not give rise to future conflicts relating to overdominance or shading, and there is therefore no arboricultural constraint associated with CEZ 3.

5.5 CEZ 4: NEW PLANTING ZONE

5.5.1 Refer to landscape proposals.

6.0 SURVEY METHODOLOGY

6.1 The method used in the preparation of this report is based on the principles of BS 5837: 2012.

1. Tree heights were surveyed to the nearest 1m
2. Trunk diameters were measured by use of forestry girth tape
3. The category assessment (Table 1) on which the trees is based include current and long-term arboricultural, landscape, cultural and conservation values (BS5837: 2012). This table can be found at **Appendix 1**
4. For clarity, the grading system is summarised from **Table 2** of the BS as follows:

- U grade** – trees for removal, effective for less than 10 years
A grade – trees of high quality and value, effective for more than 40 years
B grade – trees of moderate quality and value, effective for more than 20 years
C grade – trees of low quality and value, effective for 10 years

Note: We have indicated colour coding on the drawing and therefore a monochrome copy should not be relied on.

6.2 SOIL ASSESSMENT

- 6.2.1 Tree Solutions Ltd does not undertake soil investigations as part of this commission. The client is therefore advised to seek specialist geotechnical or soil science expertise where site-specific soil assessment is required to inform the design, construction methodology, or future landscape management.

7.0 JUXTAPOSITION OF TREES AND STRUCTURES

7.1 Below ground constraints

- 7.1.1 The below ground constraints are generally summarised as the RPA. The shape of the RPA and its exact location will depend upon arboricultural considerations including likely tolerance of the tree to root disturbance; morphology and disposition of the roots when known influenced by past or existing site conditions; soil type and structure; and topography and drainage.
- 7.1.2 The purpose of the RPAs is to prevent physical damage to tree roots and to prevent damage to the soil structure. Tree roots are damaged by soil compaction, changes in soil levels or soil contamination which could reduce tree health and/or stability.
- 7.1.3 In accordance with BS 5837:2012, the RPAs have been determined based on stem diameter measurements and adjusted to reflect on-site conditions that are likely to influence root morphology. Root development is affected by both site topography and the physical characteristics of the soil or substrate. Where trees are located adjacent to existing hard surfaces or below-ground obstructions, lateral root spread may be constrained due to compacted subgrades and structural barriers.
- 7.1.4 All RPAs have been plotted as regular circles based on the stem diameter measurements recorded during the tree survey, as no significant site constraints were identified that would necessitate modification.

7.2 Underground Services

- 7.2.1 There no proposed service runs within the RPA of trees.

8.0 Arboricultural Impact Assessment

- 8.1 A detailed tree survey was undertaken by Tree Solutions Ltd in accordance with BS5837:2012. All trees and arboricultural features within and adjacent to the site were surveyed, categorised and assessed, with RPAs calculated and plotted on a Tree Constraints and Arboricultural Impact Assessment Plan. This information informed the site layout and design from the outset.
- 8.2 The proposed layout has been developed following arboricultural input to ensure impacts to retained trees are avoided. All works are located outside the construction of the Construction Exclusion Zones, and no trees require removal to facilitate the development. As such, there will be no adverse impacts on the health, stability or long-term viability of retained trees.
- 8.3 The proposals demonstrate compliance with the principles of BS5837:2012, with all trees and hedgerows of arboricultural, landscape and ecological value retained and appropriately safeguarded. A short section of hedgerow removal is proposed solely to facilitate site access and is considered proportionate, with compensatory planting proposed as part of the wider landscape strategy.
- 8.4 On this basis, the development achieves an appropriate balance between site use and vegetation retention, and there are no arboricultural constraints that would preclude the proposal from proceeding as designed.



P3 – Site viewed from cricket pavilion to SE



P4 – T1 & G1 viewed from padel court location



P5 – G2 located along northern boundary

9.0 PROPOSED REVISIONS TO THE SCHEME

- 9.1 It is recommended that any proposed revisions to the scheme which may have implications for retained trees, or their associated Root Protection Areas should be referred to us for review and comment. This will ensure that appropriate arboricultural advice is provided at the earliest opportunity and that the scheme remains compliant with *BS 5837:2012* and best practice guidance throughout its implementation.

10.0 CONCLUSION

- 10.1 BS5837:2012 provides the recognised best practice framework for assessing, retaining and protecting trees in relation to development. The proposed padel facility has been designed in accordance with this guidance, with arboricultural considerations informing the layout from the outset.
- A Preliminary Tree Survey was undertaken to identify constraints and inform the site layout and access arrangements
 - The final design avoids encroachment into Root Protection Areas and Construction Exclusion Zones, ensuring all retained trees remain unaffected by the proposed works
 - No trees require removal to facilitate the development
 - All retained trees will be safeguarded through the implementation of the Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP)
 - The development will not adversely affect the physiological health, structural stability or long-term viability of retained trees.
- 10.2 There are no arboricultural constraints that would preclude the development from proceeding as proposed, and no arboricultural grounds for refusal.

11.0 LIMITING CONDITIONS

Unless stated otherwise, the following conditions apply:

- The information contained in this report pertains only to the trees that were inspected and reflects their condition at the time of the survey.
- The findings and recommendations within this report are considered valid for a period of two years from the date of inspection.
- The inspection was limited to a visual assessment from ground level only. No invasive investigations such as dissection, excavation, probing, or coring were undertaken. As such, no warranty or guarantee, express or implied, is offered that undetected issues may not arise in the future.
- This report has been prepared solely for the use and benefit of the client. Tree Solutions Ltd accepts no liability or responsibility to any third party.
- This report may not be reproduced, in whole or in part, without the prior written consent of Tree Solutions Ltd.

Appendix One

Tree Survey Schedule

TREE SURVEY SCHEDULE (BS5837: 2012)

SITE:	UNSWORTH CRICKET CLUB, POLE LANE, BURY
CLIENT:	ON PADEL
BRIEF:	ARBORICULTURAL IMPACT ASSESSMENT

SURVEYOR:	A HENDERSON
ASSESSMENT DATE:	FEBRUARY 2026
VIEWING CONDITIONS:	GOOD
JOB REFERENCE:	26/AIA/BURY/08

PAGE 1 OF 1

TREE NO. T - Tree G - Group H - Hedge	SPECIES (COMMON NAME)	AGE	HEIGHT (m) + CROWN CLEARANCE/ DIRECTION OF GROWTH (N.S.E.W)	RADIAL CROWN SPREAD (m)				STEM/ MULTI-STEM* DIA.(mm)	VITALITY	COMMENTS	MANAGEMENT	CATEGORY & SUB-CATEGORY GRADING BS 5837	BS 5837 RADIUS (m) RPA (m²)
				N	S	E	W						
T1	Goat Willow	EM	7 0	3	3	2	3	100x6 (245)	G	- Multi-stemmed tree - No defects noted - E.R.C 10+	• No works required	C2	3 30m²
G1	Ash, Alder 40%, Birch 40%	EM	≤15	3	3	3	3	≤250	G	- Linear closed canopy wooded copse planted as screen to motorway beyond - Ash in decline due to Ash Dieback - Clear of all development - E.R.C 20+	• Recommend removing all Ash	B2	3 30m²
G2	Maple	SM	5 2S	2	2	2	2	≤200	G	- Linear group planted on and adjoining boundary - All established well and provide attractive landscape feature - E.R.C 20+	• Off-site trees – no works	B2	2.5 20m²

HEADINGS & ABBREVIATIONS

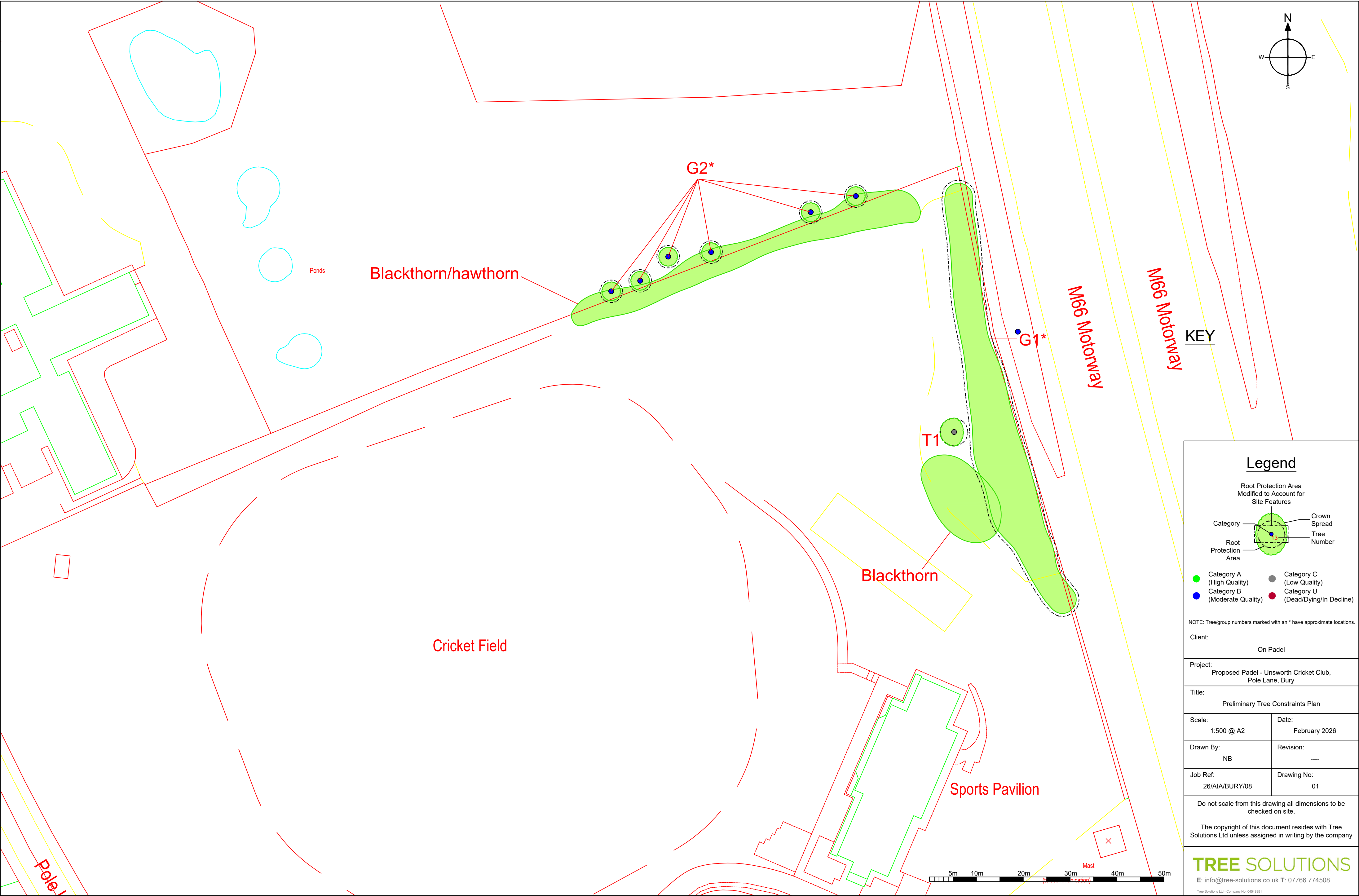
TREE NO. SPECIES: AGE RANGE/LIFE STAGE: HEIGHT: CROWN SPREAD: CROWN CLEARANCE & DIRECTION OF GROWTH: STEM DIA/MULTI-STEM DIA: VITALITY: E.R.C. = ESTIMATED REMAINING CONTRIBUTION: BS 5837 CATEGORY & SUB-CATEGORY GRADING: BS 5837 RADIUS & BS 5837 RPA:	REFERENCE NUMBER. REFER TO PLAN OR NUMBERED TAGS WHERE APPLICABLE (T = TREE, G = GROUP, H = HEDGE) COMMON NAME (LATIN NAMES AVAILABLE ON REQUEST) Y = YOUNG, SM = SEMI MATURE, EM = EARLY MATURE, M = MATURE, PM = POST MATURE ESTIMATED AND RECORDED IN METRES. APPROXIMATELY 1 IN 10 TREES ARE MEASURED USING A CLINOMETER AND THE REMAINDER ESTIMATED AGAINST THE MEASURED TREES MAXIMUM CROWN RADIUS MEASURED TO THE FOUR CARDINAL COMPASS POINTS FOR SINGLE SPECIMENS ONLY (MEASUREMENT FOR TREE GROUPS - MAXIMUM RADIUS OF THE GROUP) HEIGHT IN METERS OF CROWN CLEARANCE ABOVE ADJACENT GROUND LEVEL (TO INFORM ON GROUND CLEARANCE, CROWN/STEM RATIO AND SHADING) STEM DIAMETER - MEASURED AT APPROXIMATELY 1.5 METRES ABOVE GROUND LEVEL OR A COMBINATION OF STEMS FOR MULTI-STEMMED TREES A MEASURE OF PHYSIOLOGICAL CONDITION. D = DEAD, MD = MORIBUND, P = POOR, M = MODERATE, G = GOOD RELATIVE USEFUL LIFE EXPECTANCY (YEARS) A = HIGH QUALITY AND VALUE, B = MODERATE QUALITY AND VALUE, C = LOW QUALITY AND VALUE, U = UNSUITABLE FOR RETENTION (SUB-CATEGORY REFERS TO ARBORICULTURAL, LANDSCAPE AND CULTURAL/CONSERVATION VALUES) PROTECTIVE DISTANCE - RADIUS FROM THE CENTRE OF THE STEM TO THE LINE OF TREE PROTECTION (CONSTRUCTION EXCLUSION ZONE - CEZ) AND PROTECTIVE BARRIER ROOT PROTECTION AREA - BS 5837 (2012) ANNEX D (THE RECOMMENDATIONS STATE THAT THE RPA SHOULD BE CAPPED AT 707 M²) NOTE – ALL CALCULATIONS ROUNDED TO NEAREST DECIMAL
--	---

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

Appendix Two

Preliminary Tree Constraints Plan



KEY

Legend

Root Protection Area
Modified to Account for
Site Features

Category

Root Protection Area

Crown Spread

Tree Number

Category A
(High Quality)

Category B
(Moderate Quality)

Category C
(Low Quality)

Category U
(Dead/Dying/In Decline)

NOTE: Tree/group numbers marked with an * have approximate locations.

Client:	
On Padel	
Project:	
Proposed Padel - Unsworth Cricket Club, Pole Lane, Bury	
Title:	
Preliminary Tree Constraints Plan	
Scale:	Date:
1:500 @ A2	February 2026
Drawn By:	Revision:
NB	----
Job Ref:	Drawing No:
26/AIA/BURY/08	01

Do not scale from this drawing all dimensions to be checked on site.

The copyright of this document resides with Tree Solutions Ltd unless assigned in writing by the company

Appendix Three

Impact Assessment Plan

