



IAIN TAVENDALE F.Arbor.A.

ARBORICULTURAL CONSULTANT

Arboricultural Impact Assessment

Site;

***Proposed Construction of 5 New Dwellings.
Land Between Ferngrove House and Woodgate
Hill Road, Bury.***

Client:

Harry Jackson Surveyors Ltd.

Tree Survey and Methodology

A full tree survey of the site was prepared on the 17th February 2021 and was reviewed in October 2022 all in accordance with BS5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations.

A detailed topographical survey had also been prepared on to which all relevant tree survey information was been imported so as to produce the Tree Survey and Tree Constraints Plans.

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

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

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

Management recommendations have been indicated where considered appropriate and necessary to promote tree health and viability and maintain an acceptable level of safety in respect of existing site conditions and the knowledge that some development is proposed.

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

The British Standard does not provide specific distances for any trees in relation to structures (other than for new plantings and potential damage from incremental growth) and whilst it may recommend that no construction should occur within the expected root protection areas of retained trees (the default position), the Standards provide detailed guidance on how construction could occur if all appropriate factors and methodologies can be addressed.

BS 5837 also advises that:

Use of this document

This British Standard takes the form of guidance and recommendations. It should not be quoted as if it were a specification and particular care should be taken to ensure that claims of compliance are not misleading.

Any user claiming compliance with this British Standard is expected to be able to justify any course of action that deviates from its recommendations.

It has been assumed in the preparation of this British Standard that the execution of its provisions is entrusted to appropriately qualified and experienced people, for whose use it has been produced.

BSI permits the reproduction of BS 5837:2012, Figure 2 and Figure 3, to ensure compliance with the standard (e.g. when seeking planning consent).

In consideration of the foregoing guidance, this Arboricultural Impact Assessment has been prepared by this Practice to reasonably address all relevant issues and advise accordingly.

General Description of Site and Surroundings

The site and surroundings have been described in detail within the Design and Access Statement.

In respect of arboricultural issues, trees exist within the site and are generally located to the boundaries, with two larger items to the north east, one off site beech to the north west and two additional items to the south west. Some smaller overgrown hedging material exists to the northern and western boundaries.

All trees are visible from public areas outside the site due to the proximity of the road network.

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

The site falls generally from north east to south west and there is a partially culverted water course running along the western boundary. The site is unmanaged with boundary walls and fences in a comparatively poor state of repair.

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

Description of Proposed Construction

Again, all such issues have been fully addressed in the Design and Access Statement referred to above.

The layout and relevant tree information are indicated on the attached Tree Protection Plan.

Designation Relating to Trees

It is understood that items within the site are included within a Tree Preservation Order. As such no works should be undertaken without checking with the Local Authority and if necessary, due applications being submitted to and any necessary consent being received from the Authority.

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

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

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

Current Situation

At present all trees identified exist within an environment where management has been very limited in recent times and appears to have only been implemented as and when necessary to abate nuisance.

The location of the major trees generally to the boundaries has created a reasonably spacious, open environment with good sunlight availability. An unmanaged grass sward has developed with some infestation of ruderals.

Some debris and rubbish has been dumped around the site and the presence of collapsed walls etc., creates a generally unmanaged image.

A recent review of the tree survey noted that items within Group G2 did appear to have some degree of stress as indicated by early defoliation. This appearance was considered to simply have been contributed to the very dry summer and has been noted on other Hollies within urban environments.

As such it is simply recommended that the trees be monitored.

In respect of all remaining items, no significant changes had occurred and that due to their maturity, sizes will not have generated any changes to the survey when considering the measurement conventions detailed in BS5837:2012 Trees in relation to design, demolition and construction - Recommendations.

Implications of Development

1. Direct Loss of Trees.

No trees are required to be removed to physically permit the construction of the proposed development:

BS5837 CAT	TREE No's	TOTAL
Cat – A High Quality	None	0
Cat – B Moderate Quality	None	0
Cat – C Low Quality	None	0
Cat – U Poor Quality	None	0

There will therefore be no impact upon the local environment.

2. Indirect Loss of Trees

there will be the inevitable loss of one tree due to indirect impacts:

BS5837 CAT	TREE No's	TOTAL
Cat – A High Quality	None	0
Cat – B Moderate Quality	None	0
Cat – C Low Quality	T10	1 tree
Cat – U Poor Quality	None	0

There will therefore be a minor impact upon the local environment which will be mitigated for by new planting.

3. Pruning of Trees.

There are no requirements generated by the proposed construction to prune trees so that there will likely be a visible change in their appearance:

BS5837 CAT	TREE No's	TOTAL
Cat – A High Quality	None	0
Cat – B Moderate Quality	None	0
Cat – C Low Quality	None	0
Cat – U Poor Quality	None	0

There will therefore be no change in the visual amenity currently afforded.

Note: Various pruning / management operations to the trees have been recommended in the submitted tree survey report. All such actions are however to promote the health and safety / future viability of the trees and are recommended regardless of the proposed construction due to the juxtaposition of adjacent highways and third parties.

Such operations may however improve the juxtaposition of trees to proposed structures.

Indirect Impacts on Trees for Construction

To undertake the proposed construction, it could be considered that any trees retained on site could be at risk from indirect impacts;

BS5837 CAT	TREE No's	TOTAL
Cat – A High Quality	None	0
Cat – B Moderate Quality	T1, T2, T4, T7, T8, T9, T11 & G2	7 trees & 1 group.
Cat – C Low Quality	T3, T5, T6 & G1	3 trees & 1 group.
Cat – U Poor Quality	None	0

However, existing topography, access routes and the water course will restrict vehicular movements to many western areas and with the main access being off Woodgate Hill Road, all operations will be focused on the open central area of the site.

Any potential harmful impacts can however be readily mitigated by utilising appropriate methodologies all of which can be readily conditioned and enforced by the Local Authority and implemented by the developer.

Discussion.

Any submitted Statement to identify the methodologies for the proposed works would be expected to follow guidance within BS5837:2012 Trees in relation to design, demolition and construction – Recommendations Section 7.4.2. et al.

- The root morphology of trees to the western boundary T4 & G2 will have been constrained by the presence of the active water course and recently installed culvert. The indicated root protection areas should therefore be considered as theoretical and root trespass beyond the water course to the east would not be expected.
- Both protective fencing and ground protection to be afforded – all as per the attached Tree Protection Plan to retained trees prior to any construction works commencing on site and will be retained for the duration of the build.
- Piled foundations to be utilised where construction may extend into the actual root protection area of trees (T1).
- Tree root friendly surfacing (see Arboricultural Association Guidance Note 12 – The use of cellular confinement systems near tree. A Guide to Good Practice) to be utilised where parking is required within the expected root protection areas of retained trees (T5, T8 & T9). A Rootbridge, Green Grid System has been recommended as an alternative in proximity of T5.

- Some minor incursion may occur into the expected root protection area of several items at the (approx.) southern end of the site. Such intrusion is however minimal and with all soils contiguous with the remaining areas of the root protection area remaining undisturbed, no material harm would be expected.
- Repairs to boundary walls in the vicinity of trees where incremental root growth may have caused displacement to be undertaken utilising pier and beam foundation systems and deformable void fillers to maximise future viability.
- Parking bays, footpaths garden fences etc. located outside protective fencing to be formed upon completion of build utilising tree root friendly surfacing all as indicated within Arboricultural Association Guidance Note 12, The Use of Cellular Confinement Systems Near Trees: A Guide to Good Practice.

Effectively therefore, any potential harmful impacts upon the visual amenity currently afforded to the local environment can be effectively avoided.

Indirect Development Impacts in General.

As indicated in the tree survey, some management operations would be desirable to improve the quality of retained specimens, maximise health and safety and promote the long term integrity of the treescape.

Such actions could however be considered necessary, and reasonable regardless of development, trees being within or in close proximity to highways, third party properties / areas of public accessibility.

All such works will have minimal impact on the visual amenity of the area when viewed from public areas outside the site.

By being implemented in accordance with good arboricultural and silvicultural practices they will however promote the long term viability of the treescape.

The implementation of such management will therefore have a moderate beneficial impact.

Construction Methodology / Arboricultural Method Statement.

It would be expected that the requirement for an Arboricultural Method Statement be conditioned to any approval for development within the site. Such a document as detailed in BS5837:2012 Trees in relation to design, demolition and construction - Recommendations would be appropriate to the proposals and would be expected to typically address the following issues:

- Protection to all retained trees before any materials or machinery are brought onto the site and before any demolition, construction, or stripping of soil commences.
- Removal of any existing structures and hard surfacing.
- Installation of any temporary ground protection.
- Installation of new hard surfacing.
- Specialist foundations, installation techniques, floor levels and similar.
- Retaining structures.
- Storage compounds and temporary services.
- Auditable / audited system of arboricultural site monitoring, including a schedule of specific site events requiring input or supervision.
- Contact details for all relevant parties.

In respect of the provision of the Method Statement, in accordance with BS5837 Figure 1, once the feasibility and planning/design section is complete and Scheme Design Approvals are obtained from Clients and Regulatory bodies, the detailed/technical design stage should be implemented.

In arboricultural terms this will basically involve the preparation and submission of a detailed and comprehensive document to discharge the relevant conditions.

A draft Arboricultural Method Statement has been appended for illustrative purposes.

The provision of such a Method Statement will ensure that there are neutral / negligible impacts on the retained treescape.

Proximity of Trees to Structures.

The proposed dwellings and associated works have been designed to adhere to guidance within BS5837:2012 in that they are either located outside the root protection areas of trees to be retained or, are to be constructed utilising technologies and methodologies that will maximise the retention of the retained trees.

It has also been demonstrated that adequate mitigation measures and improvements can be provided

Soils will be analysed and if necessary foundations designed to take into account the risks of indirect damage caused by trees and vegetation either existing or inserted at a later date.

Space has also been permitted to allow future growth of retained trees although in most instances trees are in the mature age category and substantial increases in size / spread would not be expected.

The proposed dwellings have been designed to take account of existing trees, their size and density and the effect that these will have on light availability. Gardens and sitting areas would also be expected to achieve direct sunlight for parts of the day. The Tree Survey / Constraints Plan (Shadow) submitted as part of the tree survey demonstrates the shade patterns as the sun rotates through its arc.

The relationship of dwellings to large trees can cause apprehension. The layout has considered such factors however and the design has located the dwellings within the site so as to minimise conflicts. Such locations and juxtapositions will also avoid the need for frequent pruning.

The design creates a range of environments that can be appropriately landscaped to the particular householder's personal requirements and would be expected to support a wide range of plant material. It is acknowledged that some environments are of a more sylvan setting but this would be a personal choice for any householder.

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

In consideration of the foregoing assessments it is considered that there will be neutral / negligible impacts caused to retained trees by the proximity of structures.

Services

Services into or out of the site would be expected to follow the access road layout thereby avoiding retained trees and their expected root protection areas.

Should other services be required these will be fully assessed and if necessary any excavations will be undertaken manually or alternative techniques such as drilling or thrust boring utilised all as per guidance in BS5837:2012 or the NJUG publication Volume 4 – Guidelines for the Planning, Installation and Maintenance of utility Apparatus in Proximity to Trees – 2007.

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

Landscaping / New Planting

One minor C category tree is recommended for removal as a result of inevitable indirect impacts from the proposed development. It would be expected however that new landscaping will be implemented to create a new and desirable treescape sympathetic to the environment and the immediate locality.

Planting is proposed to include the following items all of which are shade tolerant and would be expected to achieve reasonable establishment, planting locations to be agreed:

“No. Cherry – *Prunus amanogawa*.

2No. Cherry – *Prunus x schmittii*

5No. Holly – *Ilex aquifolium*.

2No. Hornbeam. *Carpinus betulus*.

2No. Rowan – *Sorbus aucuparia*.

Sizes for the Cherries, Rowan and Hornbeam to be selected standards, the Holly would be approximately 1m overall height and will be dependent upon availability from the Nurseries.

All material to be supplied, handled and planted in accordance with good practices and appropriate Standards.

All such operations will diversify the landscape, introduce a much needed new age category mix and promote wildlife by the production of flowers and fruits.

The implementation of new planting will provide a moderate beneficial impact to the environment.

Post Construction

Should development proceed, trees will be managed as part of the approved scheme to create acceptable levels of safety. Such actions will also promote tree health and viability and will maximise the potential of the treescape.

By the site becoming more formalised by the creation of attractive and sympathetically designed properties, it would be expected that a more detailed management regime will be established than that which currently exists which again, will be of overall benefit to the treescape.

Some items may be lost in the future due for example to age, suppression or proposed management as would be expected in any urban environment but, it would be expected that all such operations would be agreed or consented by the Local Planning Authority and replanting encouraged or conditioned.

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

It is therefore considered that any post development pressures would have a negligible to moderately beneficial impact.

Conclusions

From the foregoing information it can be reasonably concluded that only 1 category C tree will be required to be removed.

Various items have been identified as being at risk from indirect impacts but, it has been comprehensively indicated that with appropriate methodologies, site management and modern materials all such risks can be avoided and an improved situation created.

All operations can be appropriately controlled by the implementation of a detailed Arboricultural Method Statement conditioned to an approval.

The design and layout of the dwellings has considered all arboricultural issues and will permit construction to proceed without conflict with retained trees. The juxtaposition of the structure to trees will also ensure there is good sunlight availability, the need for regular pruning regimes will be avoided, spacious and attractive garden environments can be formed and seasonal nuisances minimised.

All services can be connected and / or installed without impacting upon retained trees or where necessary, installed using accepted techniques that avoid damage or disturbance to rooting environments.

New landscaping has been indicated and would be reasonably expected, the implementation of which will improve diversity, age category mixes and visual amenity.

Post construction impacts have been considered which indicate that by creating a more formal environment with greater levels of activity and usage the treescape will be positively managed resulting in improved health and viability to the overall treescape.

It is reasonable to conclude therefore that in respect of arboricultural issues should the proposed development proceed there is likely to be a moderately beneficial impact to the existing treescape and its future viability.

Iain Tavendale F.Arbor.A

October 2022.



PROPOSED CONSTRUCTION OF 5 No. RESIDENTIAL DWELLINGS.

Land between Ferngrove House & Woodgate Hill Road, Bury.

DRAFT METHOD STATEMENT

METHOD STATEMENT FOR PROTECTION OF TREES DURING CONSTRUCTION.

ABOUT THE METHOD STATEMENT

This method statement has been prepared to ensure that the trees indicated for retention are properly protected throughout the construction of the proposed dwellings and continue to represent a visual amenity in the future. It is intended to instruct the contractor on methods which will avoid damage to the trees.

The method statement recommends all construction within influencing distance of trees is to BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations. Any pruning works must be to BS3998:2010 Tree Work - Recommendations and be undertaken by an approved arboricultural contractor. Any development affecting trees must be supervised by an approved arboricultural consultant – the Project Arboriculturalist.

Note: In accordance with Annex B - Trees & the planning system Table B1 (BS5837) This Method Statement is provided as additional information to the Local Authority and identifies further details that the Authority might reasonably seek in a Planning Application when any construction is proposed within (or close to) the root protection areas of retained trees. The Standards advise that a detailed Arboricultural Method Statement would be expected as part of the Reserved Matters / Planning Conditions.

GUIDELINES FOR FILLING IN THE METHOD STATEMENT

The method statement identifies: the order in which works are undertaken and the roles of various people involved; the contacts and others responsible for protection of trees; relevant

plans and approvals; detailed methods of tree protection and details for monitoring site supervision.

The following information is therefore submitted with this Statement or has been submitted as part of the application bundle:

- Site layout drawings.
- Tree Survey.
- Tree Protection Plan.
- Indicative sign to be attached to protective fencing.
- Sheet for monitoring site supervision.
- Ground Matz detail / Ground Protection Recommendations.

This method statement has been prepared in respect of planning conditions expected to be attached to an approved scheme. Failure to adhere to the agreed methods for development may therefore result in a Breach of Condition Notice being served.

2.

METHOD STATEMENT

The people listed below are those with a responsibility for tree protection on the site and from the Local Authority. The relevant people should be contacted in the event of a problem.

SITE NAME	Ferngrove House / Woodgate Hill Road, Bury.
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PROJECT ARBORICULTURALIST	Iain Tavendale F.Arbor.A.
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CONTRACTOR	TBC
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ADDRESS	TBC
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TELEPHONE NUMBER	TBC
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APPLICATION NUMBER	TBC
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PLANNING CONDITION NUMBER	TBC
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AGREEMENT TO PROTECT TREES

The Developer has agreed to undertake tree protection to the standard advised in the method statement.

PROTECTED AREA

The trees are protected within fencing erected as identified in the attached notes. To avoid damage, **the following points MUST apply within the protected area:**

1. No material should be stored.
2. No cement, diesel or oil should be stored.
3. No vehicles should pass or be parked.
4. No ropes, cables, services or notice boards should be fixed to existing trees.
5. No levels should be changed.
6. No fires should be started with 5m of the protected area.
7. No services should be laid without prior approval and proper supervision.

METHOD STATEMENT

ORDER OF WORKS

	WORKS TO BE UNDERTAKEN	DATE APPROVED	ACTIONS BY
1	Method statement received and approved by Local Authority		Contractor, Local Authority Tree Officer.
2	Any approved tree work / pruning implemented by appropriately trained and insured operatives.		Tree work contractor.
3	Install tree protection fencing and ground protection as indicated on the Tree Protection Plan.		Contractor.
4	Fencing and ground protection approved by Local Authority Tree Officer.		Local Authority Tree Officer
5	Site (Toolbox) meeting with Project Arboriculturalist to go through Method Statement and ensure that all parties are fully conversant with all procedures and methodologies, clarify any queries and establish contacts.		Contractor, Arb Consultant & Architect.
6	Construction of build commences.		Contractor
7	Fencing / ground protection monitored on a weekly basis, record sheet completed and any repairs adjustments to fencing / matting completed to full specification		Contractor / Arb Consultant
8	Consultant or Local Authority Tree Officer to be contacted should any problems/complications arise. Work in vicinity of trees to cease until issues are resolved and agreed works confirmed to Local Planning Authority.		Arb Consultant, Contractor
9	If encroachment within any adjacent and unprotected root zones is required for scaffolding or similar at any point, access <u>may</u> be permitted subject to as suitable methodology being submitted and approved by the LPA.		Arb Consultant, Contractor

10	Site resurveyed once development approaches completion, any necessary amendments made to tree survey.		Arb Consultant
11	If necessary application submitted to Local Authority for consent for any additional works, and agreement obtained.		Arb Consultant
12	Tree works undertaken.		Arboricultural Contractor.
13	When all construction equipment is cleared from site protective fencing and ground protection to be removed.		Contractor
14	Landscaping works to be implemented to connect footpaths etc. and new car parking bays formed as indicated.		Contractor / Landscape Contractor.
15	Final site inspection.		Contractor, Local Authority Tree Officer, Arb Consultant

4.

METHOD STATEMENT

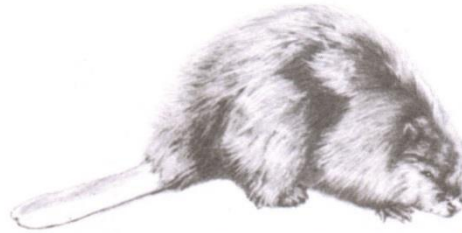
CONTACTS

POSITION	NAME	ADDRESS	TELEPHONE NO.
Contractor.	TBC		
Site Manager	TBC		
Arboricultural Consultant / Project Arboriculturalist.	Iain Tavendale	High Bank Farm, Earby, Lancs BB18 6LD	07836 246062
Arboricultural Contractor	TBC		
Local Authority Tree Officer	TBC		

Method Statement Monitoring Form.

Proposed Residential Development. Ferngrove House.

[illegible]



IAIN TAVENDALE F.Arbor.A.

ARBORICULTURAL CONSULTANT

SURVEY DETAILS FOR TREES AT FERNGROVE, ROCHDALE OLD ROAD. BL9 7LS

Issued to: Harry Jackson Surveyors Ltd.

17 February 2021

Reviewed & Amended October 2022

Prepared by: *Iain Tavendale F.Arbor.A*
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Barnoldswick
Lancs BB18 6LD
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Note:

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

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

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

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

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

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

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

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

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

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

KEY:

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

Species – common and scientific names, where possible.

Height – overall height of the tree in metres

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

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

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

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

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

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

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

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

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

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

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

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

Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) - Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline - Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i>			See Table 2
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	See Table 2
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	See Table 2
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	See Table 2

Tree No.	Species	H'gt.	Stem Dia.	Branch Spread		H'gt of C.C.	1st Branch @	Age Class	PC	Structural Condition	Preliminary Management Recommendations	ERC	Cat Grade	RPA Sq.m's	RPA Circle of Radii / m's
T1	Sycamore	18	600	N E S W	5.1 8.3 8.3 8.8	6	7W	M	F	Slightly thin canopy. Numerous various occluded and partially occluded pruning wounds several with incipient decay. 1m off stone boundary wall in elevated position. Potential to displace retaining wall on incremental growth. Minor dead wood and old branch stumps all typical of species..	Undertake remedial pruning to including improving form and balance. Consider condition of wall and future viability of tree.	20	B2	162.88	7.2
T2	Sycamore	19	775	N E S W	9.1 9.1 7.6 10.1	5.5		M	F	Very close to - less than 1m from top of stone boundary wall that it is displacing due to incremental growth. Reasonable vitality. Minor dead wood and old branch stumps all typical of species. Minor basal shoots. Ivy clad, inspection restricted..	As per T1.	20	B2	271.75	9.3
T3	Holly	6	250	N E S W	3.6 4.4 3.4 2.8	1.6		M	F/P	Stem bifurcates at ground level with acute included bark union. Comparatively thin canopy with chlorotic leaf colouring - possibly due to historic ground disturbance. May achieve some degree of recovery but of limited overall value.	Remove or retain in accordance with development proposals. If removed, implement new landscaping - preferably to site boundaries to provide visual amenity to local environment.	10	C2	28.28	3

Tree No.	Species	H'gt.	Stem Dia.	Branch Spread		H'gt of C.C.	1st Branch @	Age Class	PC	Structural Condition	Preliminary Management Recommendations	ERC	Cat Grade	RPA Sq.m's	RPA Circle of Radii / m's
T4	Beech	23	1025	N E S W	8.7 11.7 10.2 4	8.5	7.5E	M	F	Stem bifurcates at 2m with included bark union to east with trapped debris and holly growing within. Some seepage from union. Reasonable vitality. Minor dead wood and old branch stumps all typical of species. Various occluded and partially occluded pruning wounds. Suppressed by adjacent tree with canopy heavily biased to east. Leaning on fence post with wound forming. Gully / culvert running through site to east that will have curtailed root development to east.	Undertake remedial pruning to include light reshaping / reduction over site to improve form and balance and reduce stress and loadings on main fork structure.	20	B2	475.35	12.3
T5	Sycamore	17	450	N E S W	4.6 6.8 7 6.1	5	5.2E	EM	F	Very close to edge of water course and displacing stonework due to incremental growth. Commencing to restrict water flow. Several occluded and partially occluded pruning wounds. Reasonable vitality. Minor dead wood and old branch stumps all typical of species.	Remove or retain in accordance with development proposals. If retained repair edge of water course & monitor.	10+	C2	91.62	5.4
T6	Holly	10	225	N E S W	3.4 3.2 3.6 4.2	2	2S	M	F/P	As per T3	As per T3.	10	C2	22.91	2.7
T7	Hawthorn	9.5	200	N E S W	3.6 4.7 4.4 2	2	3N	M	F	Reasonable vitality. Suppressed by G2. Tolerant of management / re-shaping.	Undertake remedial pruning to improve form and balance.	20	B2	18.10	2.4

Tree No.	Species	H'gt.	Stem Dia.	Branch Spread		H'gt of C.C.	1st Branch @	Age Class	PC	Structural Condition	Preliminary Management Recommendations	ERC	Cat Grade	RPA Sq.m's	RPA Circle of Radii / m's
T8	Beech	20	900	N E S W	12.7 10.8 0 11.5	4	6W	M	F	Stem bifurcates at 1.8m with included bark union trapping debris. Some seepage from union. Heavily biased to north, north/ west but forms group feature with T9. Telecom cables running through canopy. Reasonable vitality.. Minor dead wood and old branch stumps all typical of species.	Undertake remedial pruning to lightly reshape and crown lift to N, N/W to reduce stress and loadings on main fork system. Monitor	20	B2	366.48	10.8
T9	Beech	20	725	N E S W	8.4 9.9 6.8 12.2	4	6W	M	F	Reasonable vitality. Minor dead wood and old branch stumps all typical of species. Low canopy over highway.	Undertake remedial pruning to crown lift over highway.	20	B2	237.82	8.7
T10	Sycamore	16	325	N E S W	4.6 4.9 5.7 4	8	8N	EM	F	Sparse canopy due to past management. Basal growth present. Various occluded and partially occluded pruning wounds.	Remove or retain in accordance with development proposals all as per T3.	10+	C2	47.79	3.9
T11	Sycamore	17	550	N E S W	3.8 5.4 8.2 7.6	5	6W	M	F	Off site to far side of formal stone boundary wall. Reasonable vitality. Minor dead wood and old branch stumps all typical of species. Various occluded and partially occluded pruning wounds. Numerous services evident in close proximity to base within footpath. Tarmac tight up to base of tree.	No action at present.	20	B2	136.87	6.6
G1	Holly	8	225	N E S W	3.5	2		M	F/P	Similar to G3.	As per T3.	10	C2	22.91	2.7

Inspector: Iain Tavendale

Site: Land at Fern Grove, Bury, BL9 7LS

Date of Inspection: 19th February 2021

Reviewed Amended; October 2022.

Tree No.	Species	H'gt.	Stem Dia.	Branch Spread		H'gt of C.C.	1st Branch @	Age Class	PC	Structural Condition	Preliminary Management Recommendations	ERC	Cat Grade	RPA Sq.m's	RPA Circle of Radii / m's
G2	6 Holly & 1 Rhododendron	11.5	300	N E S W	4.5	2		M	F	To far side of water course in undisturbed ground. Forms screen to neighbouring property. Reasonable vitality. Good colour to foliage. One item to southern end poor and defoliating - of very limited potential. Level of stree noted October 2022. Considered to be due to this years environmental factors.	No action at present. Monitor.	20	B2	40.72	3.6

IAIN TAVENDALE F.Arbor.A
ARBORICULTURAL CONSULTANT
General Conditions of Contract

1. DEFINITIONS

In these Conditions:

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

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

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

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

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

2. BASIS OF THE CONTRACT

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

3. THE CONSULTANT SHALL:

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

4. THE EMPLOYER SHALL:

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

5. CONTRACT PRICES

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

6. METHOD OF PAYMENT

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

7. DISPUTES

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

8. THE SITE

Access

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

9. LIABILITY

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

10. QUOTATION

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

11. INSOLVENCY OF EMPLOYER

This clause applies if:

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

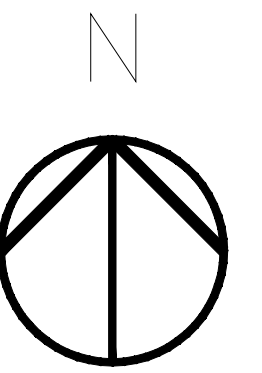
If this clause applies then without prejudice to any other right or remedy available to the Consultant, the Consultant shall be entitled to cancel the Contract or suspend any further provision of Services under the Contract without any liability to the Employer, and if the services have been completed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

12. OWNERSHIP/COPYRIGHT

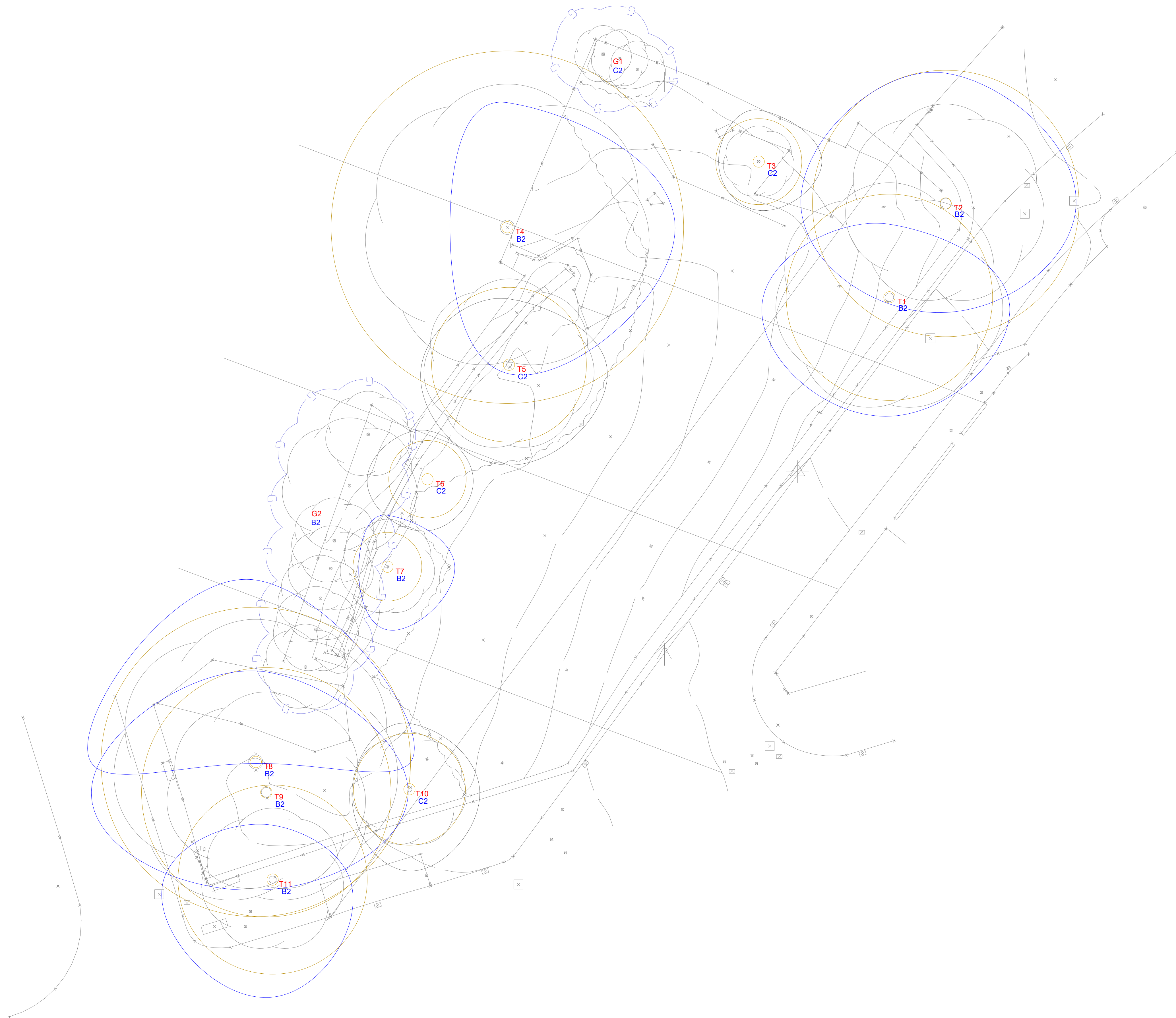
The Consultant is the owner of the copyright in any report tender documentation and/or recommendations and all associated information submitted to the Employer by the Consultant. The report recommendations tender documentation and all associated information submitted to the Employer shall not be copied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

13. GENERAL

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



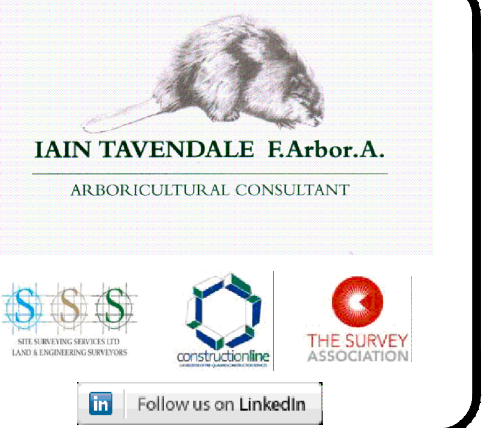
0 1 2 3 4 5 6 7.5m
Scale 1:150



General Notes

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

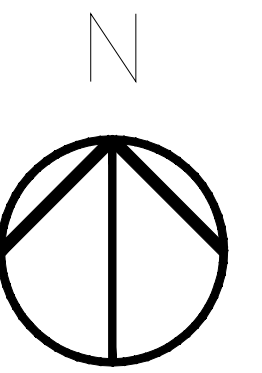
No.	Revision/Issue	Date



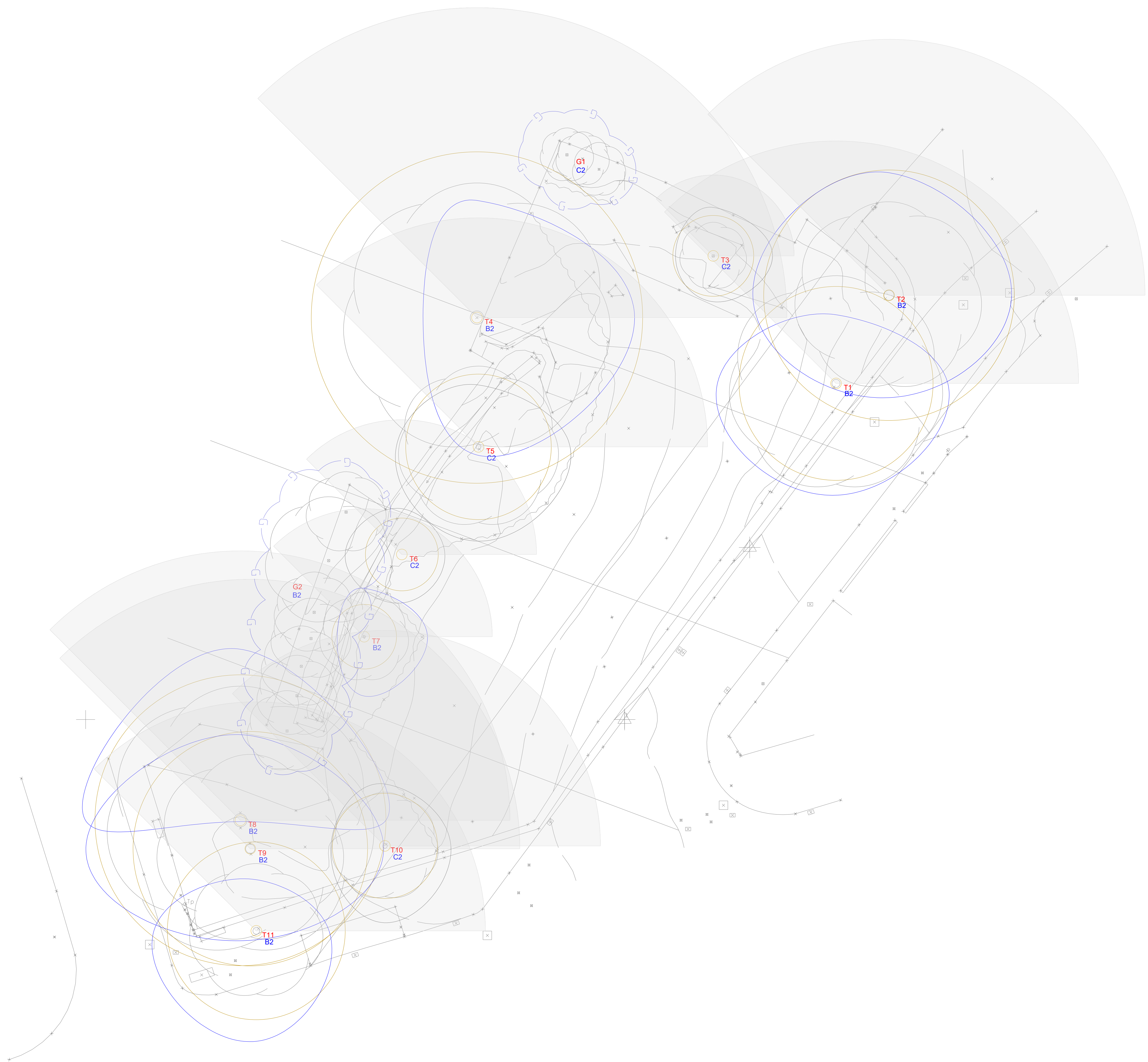
Project Name and Address

Land at Fern Grove,
Bury

Drawn by www.YourCad.co.uk	Checked IT
Date February 2021	
Scale 1:150 @ A1	



0 1 2 3 4 5 6 7.5m
Scale 1:150



General Notes

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

No.	Revision/Issue	Date

IAIN TAVENDALE F.Arbor.A.
ARBORICULTURAL CONSULTANT

Follow us on LinkedIn

Project Name and Address

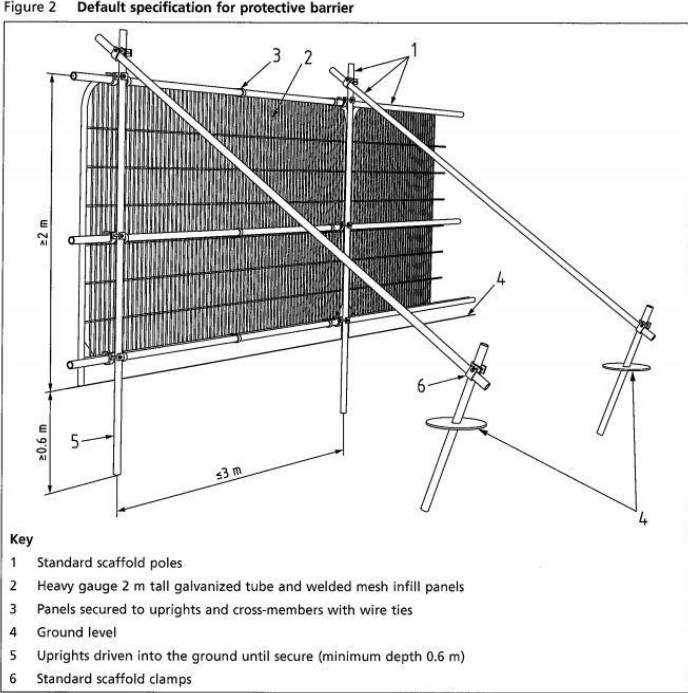
**Land at Fern Grove,
Bury**

Drawn by www.YourCad.co.uk	Checked IT
Date February 2021	
Scale 1:150 @ A1	

Protective Fencing Signage.



BS5837



BS5837

6.2.3.3 New temporary ground protection should be capable of supporting any traffic entering or using the site without being distorted or causing compaction of underlying soil.

NOTE The ground protection might comprise one of the following:

a) for pedestrian movements only, a single thickness of scaffold boards placed either on top of a driven scaffold frame, so as to form a suspended walkway, or on top of a compression-resistant layer (e.g. 100 mm depth of woodchip), laid onto a geotextile membrane;

b) for pedestrian-operated plant up to a gross weight of 2 t, proprietary, inter-linked ground protection boards placed on top of a compression-resistant layer (e.g. 150 mm depth of woodchip), laid onto a geotextile membrane;

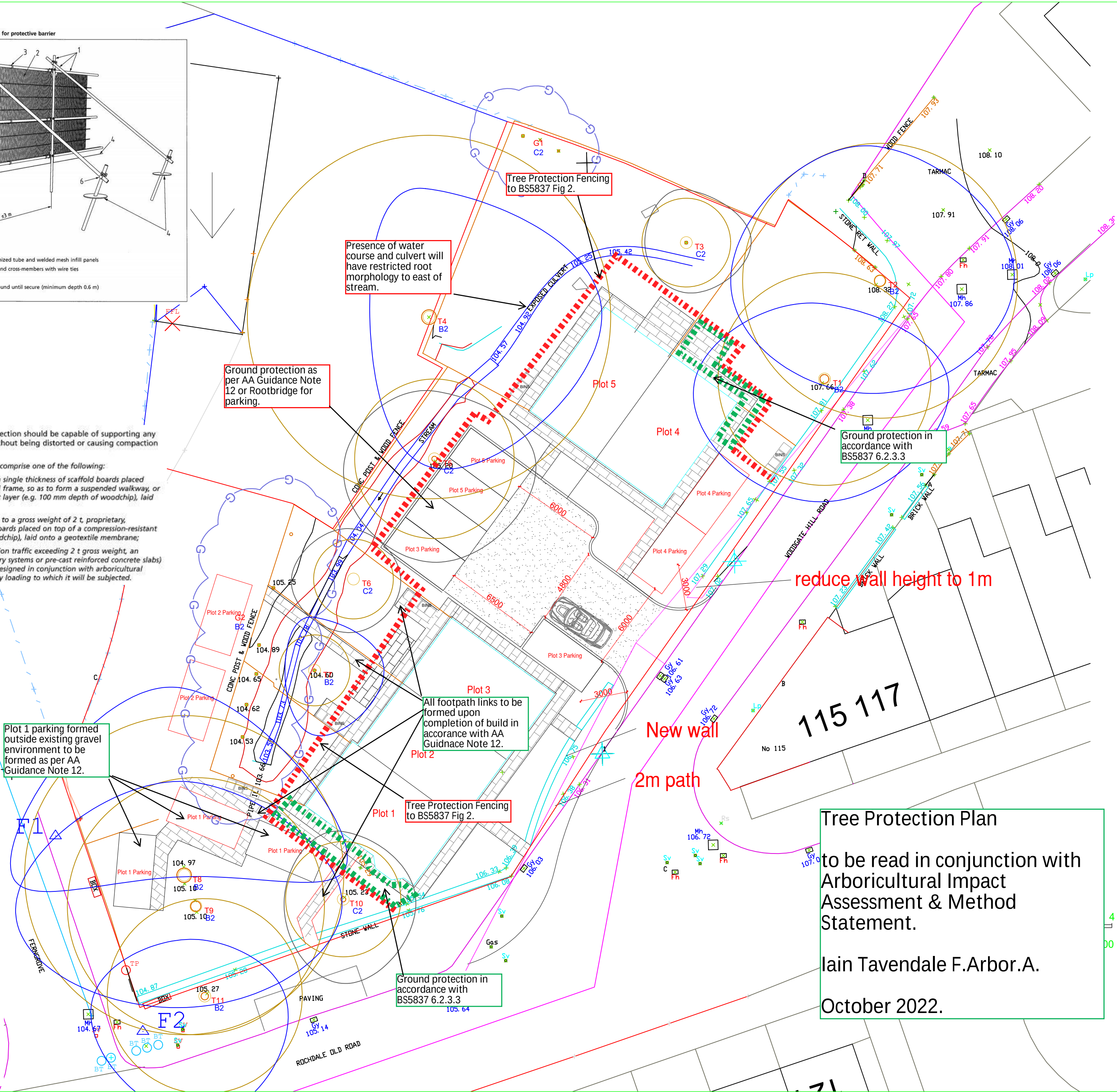
c) for wheeled or tracked construction traffic exceeding 2 t gross weight, an alternative system (e.g. proprietary systems or pre-cast reinforced concrete slabs) to an engineering specification designed in conjunction with arboricultural advice, to accommodate the likely loading to which it will be subjected.

AA Guidnace Note 12.

- 1 Porous/permeable wearing course
- 2 Separation geotextile (100-300g/m²)
- 3 HDPE geocell filled with aggregate
- 4 Base geotextile (300g/m² min.)
- 5 Existing subgrade



Figure 1: The basic approach to using cellular confinement systems for ground protection near trees [image courtesy of Core LP].



LEGEND

SPOT HEIGHT x 85.64
MANHOLE 84.23
INSPECT COVER 84.23
GULLY 85.23
FLOOR LEVEL x 82.23
STEP LEVEL x 82.35
INVERT LEVEL 87.70
WATER METER 85.70
FIRE HYDRANT FH
ROAD SIGN RS
LAMP POST LP
TELE. POLE TP
ELEC. POLE EP
GATE POST GP
MARKER MK
STOP VALVE SV
GAS VALVE GAS
ELEC IC
B.TELECOM BT
POST PT
PEG PEG
LAMP HOLE LH
KERB
FENCE
BUILDING
HEDGE
TOP BANK
BOT. BANK
CANOPY
WALL
FOOTPATH
ROAD MARKING
CONTOUR

BIN STORAGE AREA
BLOCK PAVING OR COLOURED TARMAC
PRE-CAST CONCRETE PAVING
FRONT & REAR GARDENS TO BE TURF
TARMAC

PLANNING

REV	DATE	AMENDMENTS	INT
1			
Harry Jackson Surveyors Limited Unit 4A Farnworth Park Industrial Estate Wellington Street, Farnworth, Bolton BL4 7BY Tel: 01204 701740 Mobile: 07931 321879			
CLIENT Mr Fergus Park LGC Properties			
ADDRESS LAND BETWEEN FERN GROVE AND WOODGATE HILL RD. BURY			
PROJECT 5 No. NEW DWELLINGS			
TITLE SOFT LANDSCAPING			
DRAWING No.	14	REV	-
SCALES	1:200	DATE	NOV 2021
DRAWN BY	BE	SHEET SIZE	
CHECKED BY	HJ	COPYRIGHT	©