

ARBORICULTURAL IMPACT ASSESSMENT

Site:	JD Campus, Bury
References:	82-718
Date:	11 November 2025
Client:	JD Sports Fashion PLC





Office address
Registered in England | CRN: 08725262
+ 44 (0) 161 707 9612 | e3p.co.uk

QUALITY ASSURANCE

Report references

82-718-R1

REV REF	DESCRIPTION	DATE
01	First issue	11/11/2025

WRITTEN BY	QUALIFICATION	POSITION
Michael Garrett	BSc (Hons), PTI	Principal Arboricultural Consultant

REVIEWED BY	QUALIFICATION	POSITION
Celia Kenyon	BSc (Hons) MSc MEnvSc MCIEEM CEnv	Associate Director

AUTHORISED BY	QUALIFICATION	POSITION
Celia Kenyon	BSc (Hons) MSc MEnvSc MCIEEM CEnv	Associate Director



EXECUTIVE SUMMARY

SITE DETAILS

Site Address	JD Campus, Pilsworth Road, Unsworth, Bury, BL9 8RR
Grid Reference	E 381556 , N 408707
Results	26 individual trees, 4 groups of trees and 3 hedgerows were recorded. No veteran trees, or statutory protections (such as TPOs or Conservation Areas) are present on site. 2 offsite trees are subject to TPO. The removal of one low quality tree is required to facilitate the proposed development. A security gate post is proposed to be installed within the RPAs (under hard standing) of x3 retained trees. Existing in-situ site features, such as retained footpaths, roads and security fences, are considered sufficient to safeguard retained trees throughout the construction process.

IMPACT ASSESSMENT

Tree Removals to Facilitate the Development

A review of the development proposal documents referenced in this report has identified that 1 (T016) tree removal is required to facilitate the proposals.

Tree Pruning Required to Facilitate the Development

It is not anticipated that any significant tree pruning will be necessary. The only areas of crown encroachment are from trees with canopies already raised above existing footpath and vehicle access levels, and therefore no additional clearance works are expected.

RPA Incursions Imposed by Development

A section of the western RPAs of T012, T013 and T014, which lie beneath existing hard standing, is proposed to accommodate the installation of a security gate post within the notional RPAs. A precautionary methodology, such as that outlined for boundary treatments, can be applied to the installation of additional security fencing within RPAs under existing hard standing. This approach could be secured through a suitably worded planning condition, if deemed appropriate.

It is not anticipated that the proposed development will result in any other incursions into the RPAs of retained trees located on unsealed ground, nor will it require changes to surface levels or the introduction of new structures within these RPAs. The retention of existing sealed hard surfaces and in-situ site features, such as footpaths, is considered to provide adequate protection to the RPAs. Existing site security fencing is also considered to offer effective mitigation by functioning as protective tree fencing.

All tree works should be carried out by a competent arborist in accordance with BS 3998:2010, Tree Work Recommendations.



CONTENTS

1. INTRODUCTION.....	5
1.1. Background	5
1.2. Report Objectives	5
1.3. Proposed Development.....	5
1.4. Confidentiality	6
2. RELEVANT LEGISLATION AND POLICY	7
2.1. Town And Country Planning Act 1990.....	7
2.2. Tree Preservation Order (TPO).....	7
2.3. Conservation Area	7
2.4. Birds And Bats	7
2.5. The Hedgerow Regulations 1997	7
2.6. National Planning Policy Framework 2024.....	8
3.2. Site Survey.....	9
3.3. Constraints.....	10
3.4. Assessment Of Impacts.....	10
4. SITE DESCRIPTION AND TREE SURVEY RESULTS	11
4.1. Site Description.....	11
4.2. Tree Survey Results	11
5. IMPACT ASSESSMENT	13
5.1. Tree Removals To Facilitate Development.....	13
5.2. Tree Pruning to Facilitate Development	13
5.3. RPA Incursions Imposed By Development.....	13
5.4. Drainage And Underground Utilities	14
5.5. Proposed Ground Levels	14
5.6. General Construction Precautionary Measures.....	14
6. SUMMARY AND CONCLUSIONS	15
APPENDIX I: TREE SURVEY SCHEDULE	16
APPENDIX II: TREE CONSTRAINTS PLAN	28
APPENDIX III: TREE IMPACT PLAN AND PROTECTION PLAN.....	29



1. INTRODUCTION

1.1. BACKGROUND

This Arboricultural Impact Assessment (AIA) has been prepared by E3P on behalf of JD Sports Fashion PLC. The tree survey and Arboricultural Impact Assessment have been undertaken in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction' (BS 5837:2012) of existing trees and groups of trees at JD Campus, Pilsworth Road, Unsworth, Bury, BL9 8RR.

This report, along with its appendices, evaluates the potential impacts on the existing trees within the Site in accordance with the guidelines set out in BS 5837:2012, and sets out protection measures considerations to ensure the safeguarding of retained trees throughout the development process.

This report should be read alongside the following schedule and drawings, which are included as appendices:

- ✳ Appendix 1: Tree Survey Schedule and Schedule Definitions – outlines the condition, quality, and characteristics of the existing tree stock both within and surrounding the Site;
- ✳ Appendix 2: Tree Constraints Plan – maps the positions of surveyed trees, their retention categories (A, B, C, or U), canopy spread in all four cardinal directions, and the designated Root Protection Areas (RPAs);
- ✳ Appendix 3: Tree Impact and Tree Protection Plan – identifies proposed tree removals, pruning requirements, and potential below-ground impacts arising from the development. It also outlines the locations and specifications for protective fencing and ground protection measures required to safeguard retained trees.

1.2. REPORT OBJECTIVES

The objective of this report is to present the findings of the tree survey and to assess how the proposed development may affect the existing tree stock. It is intended to support planning application by providing the local planning authority with the necessary information to evaluate the potential arboricultural impacts.

1.3. PROPOSED DEVELOPMENT

The proposed description of development is:

The proposed development includes the construction of a new external building and MUGA pitch, padel courts and other associated sporting and site access infrastructure including parking, hard and soft landscaping.

The site location is indicated in Figure 1.1



Figure 1.1 Site Location



1.4. CONFIDENTIALITY

E3P has prepared this report solely for the use of the client and those parties with whom a warranty agreement has been executed or with whom an assignment has been agreed. Should any third party wish to use or rely upon the report's contents, written approval must be sought from E3P; a charge may be levied against such consent.



2. RELEVANT LEGISLATION AND POLICY

2.1. TOWN AND COUNTRY PLANNING ACT 1990

Paragraph 197 of the Town and Country Planning Act 1990 requires local planning authorities, when determining a development application, to have due regard for the protection and planting of trees. As such, trees are a material consideration in the planning process.

2.2. TREE PRESERVATION ORDER (TPO)

A Tree Preservation Order (TPO) is a legal Order applied to an individual tree, group of trees, area or woodland. It makes it a legal offence to cut down, top, lop, uproot, wilfully damage or destroy a tree (including roots) specified in the Order.

All species of tree can be protected by a TPO. Woodland TPOs cover all trees within the defined woodland area including canopy trees, understorey trees, saplings and seedlings. Prior to undertaking works to a tree protected by a TPO, consent must first be gained from the local planning authority through a tree works application. Exceptions to the need to apply for consent do apply, advice from an Arboriculturist must be sought on the extent and relevance of any exceptions.

2.3. CONSERVATION AREA

All trees with a stem diameter greater than 75 millimetres (mm) at a height of 1.5 metres (m) are protected when those trees are situated within a designated Conservation Area. Works to such trees are only legally permitted once the local planning authority has confirmed, in response to a submitted tree works notification, that they have 'no objection' to the proposed work or the six-week notification period has concluded. As with TPOs, exceptions to the need to submit a notification of works to trees in a Conservation Area can apply and advice from an Arboriculturist must be sought on the extent and relevance of any exceptions.

2.4. BIRDS AND BATS

Birds often nest in trees and can be affected by tree removal or pruning works. All bird species are protected under the Wildlife and Countryside Act 1981 (as amended). This legislation prevents the killing or injuring of any bird or damaging or destroying nests and eggs. Some species (including barn owl *Tyto alba*) are also listed under Schedule 1 of the Wildlife and Countryside Act 1981 (as amended). For Schedule 1 species, the intentional or reckless disturbance of the species on or near an active nest is prohibited.

Bats roost in trees and must be considered when undertaking tree work. All bat species are listed under Schedule 2 of the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. Bats and their roosts also receive protection from disturbance from by the Wildlife and Countryside Act 1981 (as amended). This protection extends to both the species and roost sites. It is an offence to kill, injure, capture, possess or otherwise disturb bats. Bat roosts are protected at all times of the year (making it an offence to damage, destroy or obstruct access to bat roosts), regardless of whether bats are present at the time.

2.5. THE HEDGEROW REGULATIONS 1997

The Hedgerow Regulations 1997 protect 'Important' hedgerows by controlling their removal through a system of notification. Under the Regulations, it is unlawful to remove or destroy most countryside hedgerows (excluding those forming garden boundaries) without the written permission of the LPA. The



legislation details criteria to determine whether a hedgerow qualifies as an 'Important' hedgerow Schemes with planning consent will not require further approval from the LPA. Where hedgerows meet the criteria of the Regulations to be 'Important hedgerows' a formal request will need to be made to the LPA for its removal.

There are some other exceptions including for carrying out work for the purpose of flood defence or land drainage, pursuant to, or under, the Land Drainage Act 1991, the Water Resources Act 1991 or the Environment Act 1995.

2.6. NATIONAL PLANNING POLICY FRAMEWORK 2024

Paragraph 136 of the National Planning Policy Framework highlights the significant role trees play in shaping the character and enhancing the quality of urban environments, as well as their value in mitigating and adapting to climate change. It advises that planning policies and decisions should promote tree-lined streets, encourage the inclusion of trees in new developments—such as in parks or community orchards—and ensure long-term maintenance of newly planted trees. Furthermore, wherever feasible, existing trees should be retained. Applicants and local planning authorities are encouraged to collaborate with highways and tree officers to ensure appropriate species selection and placement, balancing highways requirements with the needs of all users.

With regard to conserving and enhancing the natural environment, paragraph 187 b states that: 'Planning policies and decisions should contribute to and enhance the natural and local environment by: recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland'.

With regard to habitats and biodiversity, paragraph 193 c states that: 'When determining planning applications, local planning authorities should apply the following principles: Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists'.



3. METHODOLOGY

3.1. DESK STUDY

The Bury Council interactive mapping webpage was cross referenced on 11/11/25 and showed no TPO or Conservation Area designation are present within the red line boundary. Two TPO references were detailed outside of the western site boundary and have tentatively been associated with T018 and G019.

Furthermore, the Ancient Tree Inventory Map (Woodland Trust) and the MAGIC (Multi-Agency Geographic Information for the Countryside) maps were cross-referenced to verify the presence of any identified veteran or ancient trees, as well as areas designated as Ancient Woodland. No such designations were listed.

3.2. SITE SURVEY

The tree survey was undertaken on the 16th of October 2025 by Michael Garrett BSc (Hons).

The survey was conducted in accordance with the requirements of BS5837:2012 'Trees in Relation to Design, Demolition and Construction – Recommendations' (BS 5837:2012). Tree height was measured using a Forestry Pro laser, canopy spreads were measured with a laser Distometer D110. Stem diameter was measured with a diameter at breast height measuring tape.

Trees were classified as either A, B, C or U using the criteria shown in Table 2.1. Trees were further classified by the subcategories 1, 2 and 3, depending upon whether they had mainly arboricultural, landscape, or cultural qualities. The additional subcategory does not affect the retention value of the tree, e.g. a Category A2 tree does not have a higher retention value than a Category A1 tree.

Table 3.1 BS5837 Cascade Chart (Adapted from British Standards 2012)

CATEGORY	DEFINITION	RETENTION	COLOUR CODE
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.	Highly desirable	Light green
CATEGORY B	Trees of moderate quality with an estimated remaining life expectancy of at least 20 years; trees lacking the special quality to merit Category A designation.	Desirable	Dark blue
CATEGORY C	Trees of low quality with an estimated remaining contribution of at least 10 years, or 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.	Feasible, but should be removed if posing a constraint to development	Grey



CATEGORY	DEFINITION	RETENTION	COLOUR CODE
CATEGORY U	Trees that have serious, irremediable, structural and/or physiological defects, including those that will become unviable after removal of other Category U trees.	Unfeasible	Dark red

The survey was undertaken using a topographical survey provided by the client. The survey recorded trees and groups of trees within the red line boundary and within 15m of the red line boundary with a stem diameter greater than 75mm at the height of 1.5m in accordance with British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction – Recommendations'. Where necessary, within woodlands, only trees with a stem diameter of 150mm at 1.5m were generally recorded in accordance with BS5837:2012.

Tree groups have been identified where trees form cohesive arboricultural features. Principal trees within a group may be plotted individually. Maximum stem diameters, tree heights and canopy spreads of the groups and woodlands are recorded. Insignificant trees (those with a stem diameter of less than 75mm at 1.5m height) are omitted from the survey.

Any additional off-site trees that could be impacted by the development (and vice versa) have been included in the tree survey where identification or access was possible. Their dimensions have been estimated, as direct measurement was not feasible, and their positions have also been estimated, if they were not recorded in the topographical survey.

3.3. CONSTRAINTS

Trees on the western and southern boundary are located behind the boundary fence line, restricting access to the trees and preventing direct stem measurements. As a result, the measurements for these trees have been estimated.

This is a ground level visual assessment only. The assessment is for the purposes of planning and Development. No internal decay detection tools have been used in this assessment; therefore, this is not a full health and safety assessment.

The findings and recommendations contained within this report are valid for a period of twenty-four months from the date of the survey.

Trees are living organisms and as such their health and condition are naturally subject to change over time. Unforeseen future circumstances such as wilful damage or severe/extreme weather conditions may affect the future health and condition of the trees included in this report.

3.4. ASSESSMENT OF IMPACTS

The arboricultural impacts of the Development have been assessed by overlaying the following plans onto the Tree Constraints Plan:

-  42997_T_UG_REV2 (Topographical Survey).
-  2522-CWS-XX-XX-2D-L-0000_D02 Landscape Plan

The anticipated arboricultural impacts included in this report therefore only relate to the above plans and information. Should the above documents be changed, an update to this report may be necessary.



4. SITE DESCRIPTION AND TREE SURVEY RESULTS

4.1. SITE DESCRIPTION

The Site address is JD Campus, Pilsworth Road, Unsworth, Bury, BL9 8RR, centred on National Grid reference: SD 81556 08707.

The Site is located west of the main campus with open fields south of the southern boundary, Pilsworth Road is located directly north and residential houses to the west.

The sites current use is for car parking with what appears to be recent demolition works evident within the red line boundary.

4.2. TREE SURVEY RESULTS

A total of 26 individual trees, 4 groups of trees and 3 hedgerows were recorded. All data collected is presented in the Tree Survey Schedule in Appendix 1.

Table 4.1 Summary of Species Present on Site

COMMON NAME	SCIENTIFIC NAME
Norway maple	<i>Acer platanoides</i>
Prunus	<i>Prunus</i> sp.
Oak	<i>Quercus</i> sp
Beech	<i>Fagus</i> sp.
Crack willow	<i>Salix fragilis</i>
Leyland cypress	<i>X Cuprocyparis leylandii</i>
Robinia	<i>Robinia</i> sp.
Field maple	<i>Acer campestre</i>
Aspen	<i>Populus tremula</i>
Apple	<i>Malus</i> sp.
Hornbeam	<i>Carpinus betulus</i>
Elm	<i>Ulmus</i> sp.
Ash	<i>Fraxinus</i> sp.
Alder	<i>Alnus</i> sp.

A total of 2 Category A individual trees and 3 tree groups were recorded within the survey area. These trees are of high quality and should be retained.

A total of 7 Category B trees and 1 group of trees were recorded on and adjacent to the Site. These trees are of moderate quality and value and provide screening and landscape character both within and beyond the Site boundary.



A total of 16 Category C trees and 3 hedgerows were recorded within the survey area. These trees were mainly young or semi-mature individuals and in generally good condition, though not of sufficient arboricultural merit to warrant a higher category.

1 Category U trees was recorded which is in poor condition. It is advised that a risk assessment is carried out on this tree to assess if its retention is feasible.

Table 4.2 Summary of Tree Classifications

TREE CATEGORIES	NO. OF INDIVIDUAL TREES	NO. OF GROUPS OF TREES	NO. OF HEDGEROWS	NO. OF WOODLANDS
CATEGORY A (TREES OF HIGH QUALITY)	2	3	0	0
CATEGORY B (TREES OF MODERATE QUALITY)	7	1	0	0
CATEGORY C (TREES OF LOW QUALITY)	16	0	3	0
CATEGORY U (TREES OF POOR QUALITY UNSUITABLE FOR RETENTION)	1	0	0	0
TOTALS	26	4	3	0



5. IMPACT ASSESSMENT

5.1. TREE REMOVALS TO FACILITATE DEVELOPMENT

The following trees conflict with the proposed development footprint, making their retention incompatible with the implementation of the proposed scheme.

Table 5.1 Tree Removals Required to Accommodate Development Proposals

CATEGORY	REMOVALS NECESSARY TO IMPLEMENT DEVELOPMENT	TOTAL NO. OF REMOVALS
CATEGORY A	N/A	N/A
CATEGORY B	N/A	N/A
CATEGORY C	T016	1
CATEGORY U	N/A	N/A

5.2. TREE PRUNING TO FACILITATE DEVELOPMENT

It is not anticipated that any significant tree pruning will be necessary. The only areas of crown encroachment are from trees with canopies already raised above existing footpath and vehicle access levels, and therefore no additional clearance works are expected.

All tree works should be completed prior to the commencement of any development or construction vehicles/plant entering either site. It is recommended that all tree works are carried out in accordance with BS3998:2010: Tree Work - Recommendations.

Table 5.2 Tree Pruning Required to Accommodate Development Proposals

CATEGORY	TREES REQUIRING PRUNING	PROPOSED SPECIFICATION
CATEGORY A	N/A	N/A
CATEGORY B	N/A	N/A
CATEGORY C	N/A	N/A
CATEGORY U	N/A	N/A

5.3. RPA INCURSIONS IMPOSED BY DEVELOPMENT

A section of the western RPAs of T012, T013 and T014, which lie beneath existing hard standing, is proposed to accommodate the installation of a security gate post within the notional RPA. A precautionary methodology, such as that outlined for boundary treatments, can be applied to the installation of additional security fencing within RPAs under existing hard standing. This approach could be secured through a suitably worded planning condition, if deemed appropriate.

It is not anticipated that the proposed development will result in any other incursions into the RPAs of retained trees located on unsealed ground, nor will it require changes to surface levels or the introduction of new structures within these RPAs. The retention of existing sealed hard surfaces and in-situ site features, such as footpaths, is considered to provide adequate protection to the RPAs. Existing site security fencing is also considered to offer effective mitigation by functioning as protective tree fencing.



5.4. DRAINAGE AND UNDERGROUND UTILITIES

No detailed drainage or underground utilities design has been provided at this stage of the project. However, it is anticipated that any such service proposals will have sufficient space to be designed and installed outside of the Root Protection Areas (RPAs) of retained trees. Should service routes be proposed within or adjacent to RPAs, they must be assessed by the project arboriculturist prior to implementation. In such cases, appropriate mitigation measures—such as hand-digging, use of trenchless techniques, or rerouting—must be considered to ensure compliance with BS 5837:2012 and to safeguard tree health and structural stability.

5.5. PROPOSED GROUND LEVELS

No proposed ground levels have been provided at this stage of the project. However, it is anticipated that any future level changes will be designed to avoid adverse impacts on the Root Protection Areas (RPAs) of retained trees. Should alterations to ground levels be proposed within or adjacent to RPAs, they must be assessed by the project arboriculturist prior to implementation. In such cases, appropriate mitigation measures—such as the use of no-dig construction, retaining structures, or regrading techniques—must be considered to ensure compliance with BS 5837:2012.

5.6. GENERAL CONSTRUCTION PRECAUTIONARY MEASURES

Site operations involving plant with booms, jibs and counterweights should be planned in advance to prevent contact with retained trees. All operations involving such plant in close proximity to trees should be conducted under the supervision of a banksman to ensure that adequate clearance from the retained trees is maintained.

All site storage areas, cement mixing and washing points for equipment and vehicles and fuel storage areas should be outside RPAs. No discharge of potential contaminants should occur within the RPA of a retained tree stem or where there is a risk of run off into RPA.

Any fence post excavations Within a trees RPA are to be carried out manually, using handheld tools only, and in accordance with the guidelines set out in section 7.2.1 of BS5837:2012.

All proposed landscaping to be carried out within and close to retained trees' RPAs should be carried out in strict accordance with the guidance detailed in section 8 of BS5837:2012.



6. SUMMARY AND CONCLUSIONS

The report, prepared in line with BS 5837:2012, assesses the arboricultural impacts of a proposed development at the JD Campus, Pilsworth Road, Unsworth, Bury, BL9 8RR.

- ✿ A total of 26 individual trees, 4 groups of trees and 3 hedgerows were recorded.
- ✿ 2 individual and 3 groups of Category A (high quality) trees were recorded. No impacts to these high value trees are anticipated.
- ✿ 1 low quality C category tree is required for removal to facilitate the proposed.
- ✿ 1 Category U (unsuitable for retention) tree was identified outside of the red line boundary. It is advised to undertake a risk assessment to assess safe retention feasibility for site.
- ✿ No significant pruning is anticipated.
- ✿ A section of the western RPAs of T012, T013 and T014, which lie beneath existing hard standing, is proposed to accommodate the installation of a security gate post within the notional RPA. A precautionary methodology, such as that outlined for boundary treatments, can be applied to the installation of additional security fencing within RPAs under existing hard standing. This approach could be secured through a suitably worded planning condition, if deemed appropriate.
- ✿ No other incursions into Root Protection Areas (RPAs) are anticipated on unsealed ground.
- ✿ Existing sealed surfaces and security fencing provide effective RPA mitigation.
- ✿ Two off site trees are subject to TPOs (unaffected by development) and the site is not within a Conservation Areas.
- ✿ All works must comply with relevant legislation, particularly regarding protected species (birds, bats) and tree protection standards.
- ✿ The retained trees can be suitably protected throughout the development process through the implementation of a Tree Protection Plan in accordance with BS 5837:2012.

Appendix I: Tree Survey Schedule





A plan showing tree locations can be viewed in **Appendix II: Tree Constraints Plan**.

KEY FOR TREE TABLES

KEY	
Tree No	Tree, Group or Hedge reference number
Species	Common name and scientific name
Height	Measured to nearest 0.5 m
DBH	Diameter at breast height (1.5 m), in millimetres
Crown Spread	Cardinal points measured to nearest 0.5 m
Crown Clearance	Measured to nearest 0.5 m
Life Stage	Young - sapling/newly planted tree
	Semi-mature - tree in 1/3 of estimated lifespan
	Early-mature - tree in 2/3 of estimated lifespan
	Mature - tree in 3/3 of estimated lifespan
	Veteran - Veteran tree
Remaining Contribution	Safe useful life expectancy of tree, in years
General Observations	Site based observations
Physiological Condition	Dead, Poor, Fair, Good – Based on observations
Structural Condition	Dead, Poor, Fair, Good - Based on observations
Category	As per BS:5837
RPA Area And Radius	Calculated by multiplying the DBH by 12 (x15 for veteran trees)



TREE SURVEY DATA

TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	MEASUREMENTS	GENERAL OBSERVATIONS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	CATEGORY	RPA AREA (M ²) & RADIUS (M)
H001	Leyland cypress (<i>X Cuprocyparis leylandii</i>)	5.0	200	Height (m): 5 Stem Diam(mm): 200 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 0 Life Stage: Semi Mature Rem. Contrib.: 40+ Years	Historically topped. Dense boundary hedge	Fair	Good	C1	Radius: 2.4m. Area: 50 sq m.
H002	Leyland cypress (<i>X Cuprocyparis leylandii</i>)	5.0	200	Height (m): 5 Stem Diam(mm): 200 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 0 Life Stage: Semi Mature Rem. Contrib.: 40+ Years	Offsite linear hedgerow	Fair	Good	C1	Radius: 2.4m. Area: 81 sq m.
H003	Lawson cypress (<i>Chamaecyparis lawsoniana</i>)	2.0	150	Height (m): 2 Stem Diam(mm): 150 Spread (m): 1.5N, 1.5E, 1.5S, 1.5W Crown Clearance (m): 0 Life Stage: Semi Mature Rem. Contrib.: 40+ Years	Boundary hedge. No significant defects observed	Fair	Good	C1	Radius: 1.8m. Area: 56 sq m.



TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	MEASUREMENTS	GENERAL OBSERVATIONS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	CATEGORY	RPA AREA (M ²) & RADIUS (M)
T001	Beech (<i>Fagus sp.</i>)	17.0	490	Height (m): 17 Stem Diam(mm): 490 Spread (m): 3.5N, 4E, 2S, 5W Crown Clearance (m): 2 Lowest Branch (m): 2(E) Life Stage: Early Mature Rem. Contrib.: 10+ Years	Ground levels around stem base suggest recent level changes, built up. Meripalis gigantic us buckets observed at base. Signs of sparsity within crown	Fair	Fair	C1	Radius: 5.9m. Area: 109 sq m.
T002	Robinia (<i>Robinia sp.</i>)	10.0	400	Height (m): 10 Stem Diam(mm): 400 Spread (m): 4N, 4.5E, 3S, 2.5W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Tree on embankment adjacent fence line with footpath to west and lower elevation car park to east	Good	Good	C1	Radius: 4.8m. Area: 72 sq m.
T003	Field maple (<i>Acer campestre</i>)	6.5	230	Height (m): 6.5 Stem Diam(mm): 230 Spread (m): 2N, 4E, 2S, 3W Crown Clearance (m): 2 Lowest Branch (m): 1.5(E) Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Tree on embankment adjacent fence line with footpath to west and lower elevation car park to east	Good	Good	C1	Radius: 2.8m. Area: 25 sq m.



TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	MEASUREMENTS	GENERAL OBSERVATIONS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	CATEGORY	RPA AREA (M ²) & RADIUS (M)
T004	Field maple (<i>Acer campestre</i>)	5.0	230	Height (m): 5 Stem Diam(mm): 230 Spread (m): 2N, 3E, 2S, 3W Crown Clearance (m): 2 Lowest Branch (m): 2.5(S) Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Tree on embankment adjacent fence line with footpath to west and lower elevation car park to east Suppressed by adjacent trees	Fair	Good	C1	Radius: 2.8m. Area: 25 sq m.
T005	Robinia (<i>Robinia sp.</i>)	10.0	420	Height (m): 10 Stem Diam(mm): 420 Spread (m): 4N, 4.5E, 3S, 4W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Tree on embankment adjacent fence line with footpath to west and lower elevation car park to east. Included bark union at 2m with no signs of failure in union observed	Good	Good	C1	Radius: 5.0m. Area: 79 sq m.
T006	Field maple (<i>Acer campestre</i>)	5.0	180, 190	Height (m): 5 2 stems (mm): 180, 190 Spread (m): 2N, 3.5E, 2.5S, 3W Crown Clearance (m): 2 Lowest Branch (m): 3(N) Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Tree on embankment adjacent fence line with footpath to west and lower elevation car park to east	Good	Good	C1	Radius: 3.1m. Area: 30 sq m.



TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	MEASUREMENTS	GENERAL OBSERVATIONS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	CATEGORY	RPA AREA (M ²) & RADIUS (M)
T007	Robinia (<i>Robinia sp.</i>)	10.0	250	Height (m): 10 Stem Diam(mm): 250 Spread (m): 1.5N, 3E, 1.5S, 3W Crown Clearance (m): 1.5 Lowest Branch (m): 4(N) Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Tree on embankment adjacent fence line with footpath to west and lower elevation car park to east Epicormic growth establishing on stem at 1.5m Asymmetric crown	Good	Good	C1	Radius: 3.0m. Area: 28 sq m.
T008	Aspen (<i>Populus tremula</i>)	9.0	320	Height (m): 9 Stem Diam(mm): 320 Spread (m): 2N, 4.5E, 3S, 3W Crown Clearance (m): 3 Lowest Branch (m): 2.5(SW) Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Tree on embankment adjacent fence line with footpath to west and lower elevation car park to east	Good	Good	C1	Radius: 3.8m. Area: 45 sq m.
T009	Apple (<i>Malus sp.</i>)	4.0	150	Height (m): 4 Stem Diam(mm): 150 Spread (m): 1.5N, 1.5E, 1.5S, 1.5W Crown Clearance (m): 2 Lowest Branch (m): 1.5(S) Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Tree on embankment adjacent fence line with footpath to west and lower elevation car park to east	Good	Good	C1	Radius: 1.8m. Area: 10 sq m.



TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	MEASUREMENTS	GENERAL OBSERVATIONS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	CATEGORY	RPA AREA (M ²) & RADIUS (M)
T010	Field maple (<i>Acer campestre</i>)	6.5	230	Height (m): 6.5 Stem Diam(mm): 230 Spread (m): 0.5N, 3E, 2S, 3W Crown Clearance (m): 2 Lowest Branch (m): 3(S) Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Tree on embankment adjacent fence line with footpath to west and lower elevation car park to east	Good	Good	C1	Radius: 2.8m. Area: 25 sq m.
T011	Aspen (<i>Populus tremula</i>)	6.5	220	Height (m): 6.5 Stem Diam(mm): 220 Spread (m): 2N, 0E, 1S, 2.5W Crown Clearance (m): 4 Lowest Branch (m): 4.5(W) Life Stage: Semi Mature Rem. Contrib.: <10 years	Tree on embankment adjacent fence line with footpath to west and lower elevation car park to east Cavity with decay at base observed Main stem failure at approx 5m with decaying stump remaining Asymmetric crown from stem failure and close proximity to adjacent trees	Poor	Decaying	U	Radius: 2.6m. Area: 21 sq m.
T012	Robinia (<i>Robinia sp.</i>)	9.0	440	Height (m): 9 Stem Diam(mm): 440 Spread (m): 4N, 5.5E, 5S, 6W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Tree on embankment adjacent fence line with footpath to west and lower elevation car park to east	Good	Good	C1	Radius: 5.3m. Area: 88 sq m.



TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	MEASUREMENTS	GENERAL OBSERVATIONS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	CATEGORY	RPA AREA (M ²) & RADIUS (M)
T013	Field maple (<i>Acer campestre</i>)	6.0	230, 210	Height (m): 6 2 stems (mm): 230, 210 Spread (m): 3N, 4.5E, 3S, 2W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Tree on embankment adjacent fence line with footpath to west and lower elevation car park to east	Good	Good	C1	Radius: 3.7m. Area: 43 sq m.
T014	Field maple (<i>Acer campestre</i>)	6.0	330	Height (m): 6 2 stems, avg.(mm): 330 Spread (m): 1N, 4E, 5S, 3.5W Crown Clearance (m): 2 Lowest Branch (m): 2(W) Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Tree on embankment adjacent fence line with footpath to west and lower elevation car park to east Asymmetric crown	Good	Good	C1	Radius: 5.6m. Area: 99 sq m.
T015	Hornbeam (<i>Carpinus betulus</i>)	5.0	250	Height (m): 5 Stem Diam(mm): 250 Spread (m): 2.5N, 2.5E, 2.5S, 2.5W Crown Clearance (m): 2 Lowest Branch (m): 2(N) Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Tree in dense vegetation adjacent car park	Good	Good	C1	Radius: 3.0m. Area: 28 sq m.



TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	MEASUREMENTS	GENERAL OBSERVATIONS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	CATEGORY	RPA AREA (M ²) & RADIUS (M)
T016	Wild cherry (<i>Prunus avium</i>)	2.5	150	Height (m): 2.5 Stem Diam(mm): 150 Spread (m): 1N, 1E, 1S, 1.5W Crown Clearance (m): 2 Lowest Branch (m): 1.5(W) Life Stage: Semi Mature Rem. Contrib.: 10+ Years	Tree in planting bed with wall to north and hard standing to south Main stem failure at 2.5m	Fair	Good	C1	Radius: 1.8m. Area: 10 sq m.
T017	Elm (<i>Ulmus sp.</i>)	13.0	380	Height (m): 13 Stem Diam(mm): 380 Spread (m): 6N, 4E, 6S, 6W Crown Clearance (m): 4 Life Stage: Early Mature Rem. Contrib.: 40+ Years	No major visible defects	Good	Good	B1	Radius: 4.6m. Area: 66 sq m.
T018	Beech (<i>Fagus sp.</i>)	18.0	750	Height (m): 18 Stem Diam(mm): 750 Spread (m): 8N, 8E, 8S, 8W Crown Clearance (m): 9 Life Stage: Mature Rem. Contrib.: 40+ Years	Offsite tree, measurements estimated. Pruning wounds noted on stem.	Good	Good	A1	Radius: 9.0m. Area: 254 sq m.
G019 (x2)	Oak (<i>Quercus sp.</i>)	17.0	800	Height (m): 17 Stem Diam(mm): 800 Spread (m): 7N, 7E, 7S, 7W Crown Clearance (m): 7 Life Stage: Mature Rem. Contrib.: 40+ Years	Offsite trees, measurements estimated. Deadwood within crown noted. Appears in good condition	Good	Good	A1	Radius: 9.6m. Area: 290 sq m.



TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	MEASUREMENTS	GENERAL OBSERVATIONS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	CATEGORY	RPA AREA (M ²) & RADIUS (M)
T020	Norway maple (<i>Acer platanoides</i>)	14.0	500	Height (m): 14 Stem Diam(mm): 500 Spread (m): 6N, 7E, 7.5S, 6W Crown Clearance (m): 4 Life Stage: Early Mature Rem. Contrib.: 40+ Years	Deadwood noted, rubbing branches observed. Historic pruning wounds observed	Good	Good	B1	Radius: 6.0m. Area: 113 sq m.
G021 (x3)	Norway maple (<i>Acer platanoides</i>)	13.0	480	Height (m): 13 Stem Diam(mm): 480 Spread (m): 6N, 6E, 6S, 6W Crown Clearance (m): 5 Life Stage: Early Mature Rem. Contrib.: 40+ Years	X3 trees within group. No significant defects observed. Historic pruning wounds observed	Good	Good	A1	Radius: 5.8m. Area: 106 sq m.
T022	Ash (<i>Fraxinus sp.</i>)	13.0	350	Height (m): 13 Stem Diam(mm): 350 Spread (m): 5N, 3.5E, 5S, 5W Crown Clearance (m): 6.5 Life Stage: Early Mature Rem. Contrib.: 20+ Years	Possible early symptoms of ash dieback. Historic pruning wounds observed. Minor deadwood	Fair	Good	B1	Radius: 4.2m. Area: 55 sq m.
T023	Beech (<i>Fagus sp.</i>)	15.0	650	Height (m): 15 Stem Diam(mm): 650 Spread (m): 7N, 7E, 7S, 7W Crown Clearance (m): 6 Life Stage: Mature Rem. Contrib.: 40+ Years	Offsite tree, measurements estimated. Historic pruning wounds observed. No significant defects observed.	Good	Good	A1	Radius: 7.8m. Area: 191 sq m.



TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	MEASUREMENTS	GENERAL OBSERVATIONS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	CATEGORY	RPA AREA (M ²) & RADIUS (M)
T024	Beech (<i>Fagus sp.</i>)	16.0	500	Height (m): 16 Stem Diam(mm): 500 Spread (m): 6N, 6E, 6S, 6W Crown Clearance (m): 7 Life Stage: Early Mature Rem. Contrib.: 40+ Years	Tree behind fence line. Measurements estimated	Good	Fair	B1	Radius: 6.0m. Area: 113 sq m.
T025	Beech (<i>Fagus sp.</i>)	17.0	770	Height (m): 17 Stem Diam(mm): 770 Spread (m): 8N, 7E, 7.5S, 8.5W Crown Clearance (m): 5 Life Stage: Mature Rem. Contrib.: 10+ Years	Tree behind fence line, measurements estimated. Decay cavity observed at stem base. Bleeds on stem observed. Deadwood within lower crown. Unidentified fungus on stem viewed from distance.	Fair	Poor	C1	Radius: 9.2m. Area: 266 sq m.
G026 (x3)	Beech (<i>Fagus sp.</i>)	17.0	600	Height (m): 17 Stem Diam(mm): 600 Spread (m): 8N, 8E, 8S, 8W Crown Clearance (m): 4.5 Life Stage: Early Mature Rem. Contrib.: 40+ Years	Trees in group behind fence line, measurements estimated. No significant defects observed	Good	Good	A1	Radius: 7.2m. Area: 163 sq m.
T027	Ash (<i>Fraxinus sp.</i>)	17.0	460	Height (m): 17 Stem Diam(mm): 460 Spread (m): 7N, 5E, 4S, 3.5W Crown Clearance (m): 6 Life Stage: Mature Rem. Contrib.: 10+ Years	Signs of ash dieback within crown. Bark wounds on stem observed	Fair	Good	B1	Radius: 5.5m. Area: 95 sq m.



TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	MEASUREMENTS	GENERAL OBSERVATIONS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	CATEGORY	RPA AREA (M ²) & RADIUS (M)
T028	Alder (<i>Alnus sp.</i>)	14.0	350	Height (m): 14 Stem Diam(mm): 350 Spread (m): 5N, 2.5E, 5S, 2.5W Crown Clearance (m): 8 Life Stage: Early Mature Rem. Contrib.: 20+ Years	Asymmetric crown due to neighbouring trees. Basal bark wounds. Minor deadwood	Good	Good	B1	Radius: 4.2m. Area: 55 sq m.
T029	Ash (<i>Fraxinus sp.</i>)	15.0	410	Height (m): 15 Stem Diam(mm): 410 Spread (m): 7N, 2.5E, 7S, 6W Crown Clearance (m): 5 Life Stage: Early Mature Rem. Contrib.: 10+ Years	Signs of ash dieback within crown. Deadwood noted. Bark wounds noted. Epicormic growth on stem	Fair	Fair	B1	Radius: 4.9m. Area: 75 sq m.
G030 (x3)	Crack willow (<i>Salix fragilis</i>)	16.0	580	Height (m): 16 Stem Diam(mm): 580 Spread (m): 7N, 7E, 7S, 5W Crown Clearance (m): 6 Life Stage: Mature Rem. Contrib.: 20+ Years	3 trees in close proximity group behind fence line, measurements estimated. Deadwood within crowns. No significant defects observed	Good	Fair	B1	Radius: 7.0m. Area: 154 sq m.

Appendix II: Tree Constraints Plan





Tree Categorisations:

Those to be Considered for Retention:

Category 'A' Tree/Group/Hedge
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years

Category 'B' Tree/Group/Hedge
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years

Category 'C' Tree/Group/Hedge
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees

Category 'U' Tree/Group/Hedge
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

Root Protection Areas (RPAs):

RPAs
Area(s) of Ground Around Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see Appended Temporary Protective Fencing Specification

Notes:

T002 - T015 positions were not plotted within topographic survey. They have been plotted using satellite imagery.

Client:

JD Sports Fashion PLC

Job Title:

JD Campus, Bury

Job No:

82-718

Drawing No:

001

Date:

11.11.2025

Scale:

1:500 @ A1

Drawing Title:

Tree Constraints Plan



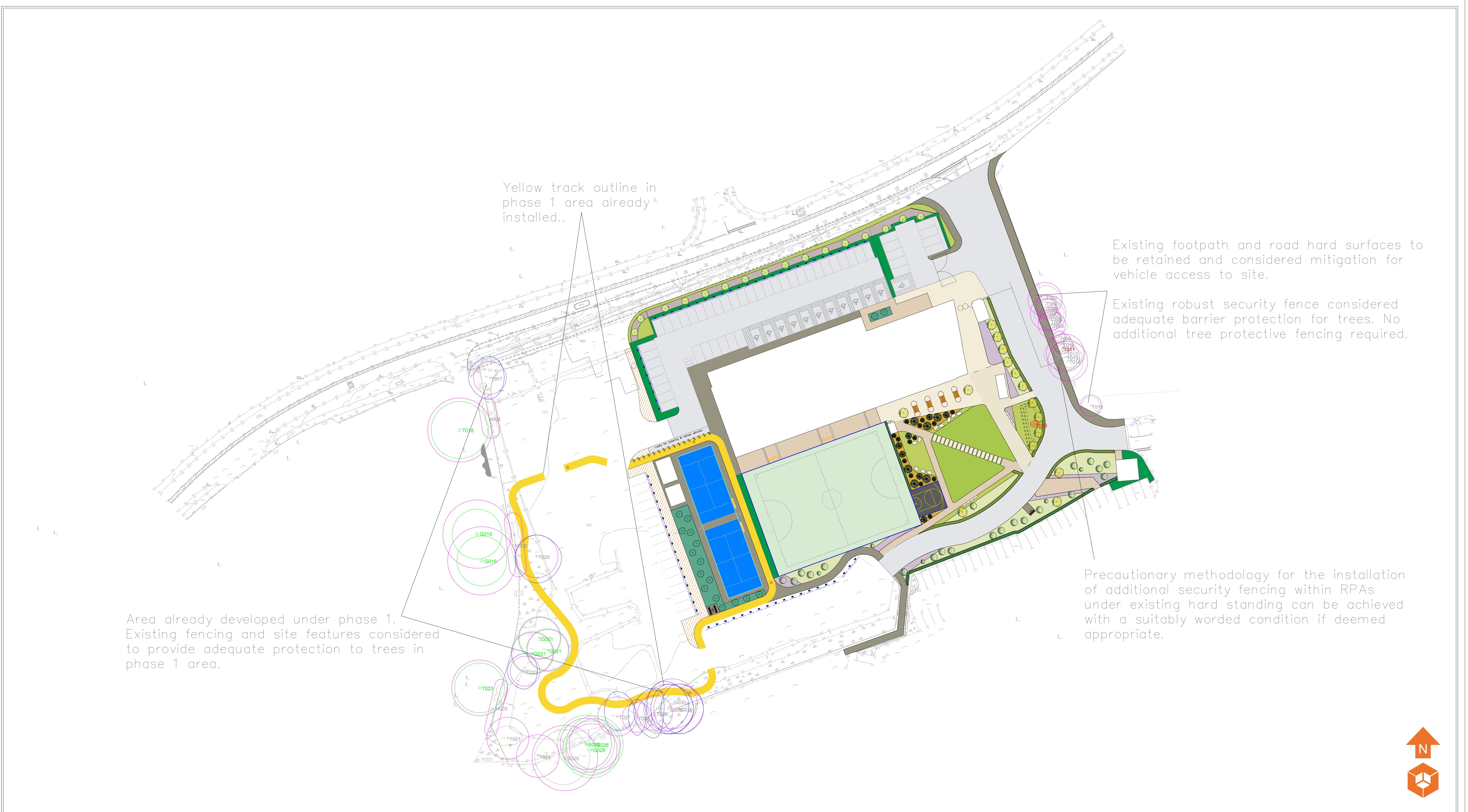
Environmental Engineering
Partnership Ltd
Taylor Road, Trafford
Park
Urmston, Manchester,
M41 7JQ
Tel: 0161 707 9612
E-mail: info@e3p.co.uk
Website: www.e3p.co.uk

The client must not amend any drawing, design or other intellectual property produced by E3P Ltd without permission in writing from E3P Ltd in advance of any amendments being made. In the event that such written permission is not obtained in advance of the amendments being made, E3P Ltd shall not be liable for any damage and/or losses occurring as a result of the amended drawing, design or intellectual property.

P1	REVA	11.11.25	MG	CK	CK
Phase	Issue	Date	Drawn	Checked	PM

Appendix III: Tree Impact Plan and Protection Plan





Tree Categorisations:

Those to be Considered for Retention:

Category 'A' Tree/Group/Hedge
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years

Category 'B' Tree/Group/Hedge
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years

Category 'C' Tree/Group/Hedge
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees

Those Unsuitable for Retention:
Category 'U' Tree/Group/Hedge
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

Root Protection Areas (RPAs):

RPAs
Area(s) of Ground Around Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see Appended Temporary Protective Fencing Specification

Tree Removals:

Trees Scheduled for Removal
Red line hatched trees scheduled for removal

Notes:

T002 – T015 positions were not plotted within topographic survey. They have been plotted using satellite imagery.

Client:

JD Sports Fashion PLC

Job Title:

JD Campus, Bury

Job No:

82–718

Drawing No:

001

Date:

11.11.2025

Scale:

1: 500 @ A1

Drawing Title:

Tree Impact and Protection Plan



Environmental Engineering Partnership Ltd
Taylor Road, Trafford Park
Urmston, Manchester, M41 7JQ
Tel: 0161 707 9612
E-mail: info@e3p.co.uk
Website: www.e3p.co.uk

The client must not amend any drawing, design or other intellectual property produced by E3P Ltd without permission in writing from E3P Ltd in advance of any amendments being made. In the event that such written permission is not obtained in advance of the amendments being made, E3P Ltd shall not be liable for any damage and/or losses occurring as a result of the amended drawing, design or intellectual property.

P1	REVA	11.11.25	MG	CK	CK
Phase	Issue	Date	Drawn	Checked	PM