

Tree Survey and Constraints Report

Northern Group

Report prepared for Land at Station Road

NAME OF SITE:	Land at Station Road, Reddish, Stockport SK5 6ND
PROJECT No:	12596
CLIENT NAME:	Northern Group
SPECIALIST:	Amenity Tree Care Ltd
DATE PREPARED:	07.07.2025
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1.0 Instruction

- 1.1 Amenity Tree Care has been instructed by Northern Group to prepare the following Tree Constraints Report for land at Land at Station Road, Reddish, Stockport SK5 6ND.
- 1.2 The survey was conducted using the client supplied topographical data, which was issued by Northern Group.
- 1.3 The tree constraints report was carried out in line with the recommendations in BS 5837:2012 *Trees in relation to design, demolition and construction – Recommendations* and evaluates the direct and indirect impacts of the current tree population.
- 1.4 The constraints assessment considers constraints posed above and below ground and should be used to inform any future design layout.
- 1.5 Further consideration will be required at the design stage in the form of an impact assessment that evaluates the direct and indirect effects of any proposed design and where necessary will recommend mitigation.
- 1.6 Below ground constraints are influenced by the root protection area and are determined in line with the recommendations set out in BS 5837:2012. These recommendations quantify the root protection area based on a measured stem diameter in accordance with Annex C, and the root protection area determined from Annex D of BS 5837:2012.
- 1.7 It is important to understand that when considering the root protection area with regards to the circular plot as delineated on the tree protection plan that a number of site factors can influence root morphology and disposition of tree roots. Root morphology is considered when determining the impacts of the proposed development on existing woody vegetation.
- 1.8 Above ground constraints are considered in line with the recommendations in BS 5837:2012 and include shade dominance, current and future crown spread as well as the ultimate height of those retained trees.

2.0 Report Limitations

- 2.1 The inspection has been carried out from ground level only, using visual observation. Where a more detailed inspection is required, this is highlighted in the recommendations.
- 2.2 Trees are living organisms whose health and condition can change rapidly. The health, condition and safety of trees should be checked on a regular basis, preferably at least once a year. The conclusions and recommendations in this report are only valid for a period of twelve months from the date of this report. This period of validity may be reduced in the case of any change in conditions to or in proximity to the tree.
- 2.3 A desktop search of the Stockport Borough Council Interactive Map for Tree Preservation Orders has confirmed that none of the trees on site are subject to TPO's or fall within a Conservation Area.
- 2.4 Any legal descriptions or information given to the consultant are understood to be accurate.
- 2.5 No responsibility is assumed by Amenity Tree Care Ltd for legal matters that may arise from this report and the consultant shall not be required to give testimony or to attend court unless subsequent contractual arrangements are made.
- 2.6 Any alteration or deletion from this report will invalidate it as a whole and the conclusions of this report will remain valid for twelve months from the date of the inspection.
- 2.7 The responsibility for any tree work(s) undertaken on the surveyed trees rests with the land managers.

3.0 Methodology and data collection

- 3.1 The site was visited as indicated above and the trees were assessed visually utilising the Visual Tree Assessment methodology (Mattheck, C., et al.).
- 3.2 Each individual tree has been assessed with general regard to condition, health and structural suitability and commented upon in the report.
- 3.3 An individual and group schedule is appended to this report and includes detailed information relating to tree height *both current and future*, stem diameters, crown dimensions and estimated remaining contribution.
- 3.4 Where dimensions have been recorded the following measurement conventions have been observed
 - a) Height, crown spread, and crown clearance have been recorded to the nearest half metre (crown spread has been rounded up) for dimensions up to 10m and the nearest whole meter for dimensions over 10m.
 - b) Stem diameters have been recorded in millimetres and rounded to the nearest 10mm
 - c) Where dimensions have been estimated (*e.g. for those trees located off site or where access is restricted, and accurate data cannot be recorded*) these trees will be suffixed with #.
- 3.5 Where necessary recommendations for remedial tree works (Preliminary Management Recommendations) are provided on the basis of the tree(s) current condition.
- 3.6 Trees growing as groups or woodland have been identified and assessed by the arboriculturist. An assessment has been undertaken of the individual trees within the group/woodland in order to determine the category score and aid future management plans.
- 3.7 Trees that have not been identified on the topographical survey have been plotted by eye on site and identified as such on the tree survey schedule (#).

4.0 Arboricultural Constraints

- 4.1 Below ground constraints are influenced by the root protection area (RPA) and are determined in line with the recommendations set out in section 4.6 of BS 5837:2012. These recommendations quantify the RPA based on a measured stem diameter in accordance with Annex C, and the RPA determined from Annex D. The RPA for trees with two to five stems are assessed using the calculation in 4.6.1. It is important to understand that when considering the RPA with regards to the circular plot that a number of site factors can influence the root morphology and disposition of tree roots as stated in section 4.6.3 of BS 5837:2012. Trees that form the leading edge of groups/woodland are recorded at intervals along the woodland/group edge in order to accurately plot a root protection area. All these factors must be considered when contemplating the impacts of the potential development on existing woody vegetation.
- 4.2 Above ground constraints posed by existing trees can significantly affect the proposed land use and the subsequent condition will be considered by the planning officer should the development be allowed to proceed. Above ground, constraints are considered in line with the recommendations in section 5.2 of BS 5837:2012 and include shade dominance, current and future crown spread as well as the ultimate height of those retained trees.

5.0 Summary

Category A	Category B	Category C	Category U
T1, T2, T12, T13, T14, T19, T67, T75	T3, T4, T6, T7, T8, T9, T10, T15, T18, T21, T23, T25, T26, T27, T30, T31, T33, T36, T37, T38, T39, T40, T41, T42, T45, T47, T48, G4, T49, T51, T52, T53, T54, T55, T56, G5, T64, T66, T68, T69, T70, T71, T72, T73, T74, T76, T77, T78, T80, T81, T82, T83, T84, T85, T86, T87, T88, T89, T90, T91, T92, T98, T100, T101, T106	G1, G2, T16, T17, T24, G3, T29, T34, T35, H1, H2, T46, W4, T57, T58, T60, T61, T62, T65, T79, G6, G7, G8, G9, G10, H3, T94, T95, T96, T102, T103, T104, H4	T5, T11, T20, T22, T28, T32, T43, T44, T50, T59, T63, T97, T99, T105
Summary: A total of 106 trees, 11 groups, 1 woodland and 3 hedges were surveyed across the site			

Note: Please refer to tree survey schedule for detailed dimensions and specific site comments

Appendix 1

Survey Key

Tree No. Sequential reference number e.g., T1, T2 for individual trees, where trees are determined to be a group they will be denoted as follows G1, G2 and W1, W2 for woodlands.

Species: Recorded and listed by both common name and scientific name

Stem: Principal above ground structural component(s) of a tree that supports its branches.

Height: Provides indication of the height of the tree and is measured in meters from ground level to the upper canopy edge and is recorded up to the nearest half meter for heights up to 10 meters and the nearest meter for heights over 10 meters.

Stem diameter: Measured at a height of 1.5 meters from ground level using a diameter tape and recorded in millimetres. Where the stem cannot be measured at 1.5 meters due to irregular swellings on the stem or low branching then the position of measurement will be taken in accordance with the specification in Annex C of BS 5837:2012

Crown spread: Measured at the four cardinal points of a compass (north, south, east, and west) from the centre of the stem and rounded up to the nearest meter in order to provide an accurate representation of the crown spread in order to show above ground constraints.

Crown height: Measured distance between the lowest points of the crown from ground level.

Life stage: A method of age estimation e.g. young - the first one third of the estimated life expectancy, middle mature- the second third of the estimated life expectancy, mature- The last third of the estimated life expectancy, over mature- trees showing obvious signs of senescence

First significant branch (FSB): The direction of growth of the first significant branch from the point of attachment.

Comments: A brief evaluation and description of the tree in order to inform on significant defects or characteristics relating to tree form. Where comments are not present it should be assumed that no relevant features were exhibited.

Recommendations: Arboricultural recommendations based on the current land use only and are provided where action is required in order to aid in the long-term management of the tree or for reasons of site safety.

Survey restrictions: It may be necessary on occasion to estimate tree dimensions where access is not available or where structure(s) or vegetation is precluding the visual assessment. Where dimensions are estimated it will clearly be marked in the tree survey schedule and be suffixed with #.

Root protection area (RPA) Layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the trees viability. All stem diameters are calculated in line with the guidance given in BS 5837:2012 Annex D

Tree categorisation: a method of apportioning a value (non-fiscal) to trees in order to identify the quality and value of existing tree stocks, allowing for informed decisions to be made regarding which trees are to be retained or removed dependant on development occurring. Category U-Those in such a condition that cannot realistically be retained as living trees in the context of the current land use for longer than 10 years. Category A-Trees of a high quality with an estimated life expectancy of at least forty years. Category B-Trees of a moderate quality with an estimated remaining life expectancy of at least 20 years. Category C-Trees of a low quality with an estimated remaining life expectancy of at least 10 years.

Please refer to Table 1 Cascade chart for tree quality assessment, including subcategories, reference BS 5837:2012

Estimated remaining contribution: estimated remaining life expectancy e.g. <10, 10+, 20+, 40+

Statutory wildlife obligations: The Wildlife and Countryside Act 1981

The Wildlife and Countryside Act 1981 as amended, the Countryside and rights of Way Act 2000 and the Conservation (Natural Habitats) Regulations 1994.

These regulations protect all wild birds and make it an offence to intentionally or recklessly disturb any wild bird listed on Schedule 1 while it is nest building, or at a nest containing eggs or young, or disturb the dependent young of such a bird.

Furthermore, the Act makes it an offence (with exception to species listed in Schedule 2) to intentionally:

- kill, injure, or take any wild bird,
- take, damage or destroy the nest of any wild bird while that nest is in use or being built (also [take, damage or destroy the nest of a wild bird included in Schedule ZA1] under the Natural Environment and Rural Communities Act 2006), or
- take or destroy an egg of any wild bird

Bats are protected under Schedule 2 of the Conservation (Natural Habitats) Regulations 1994 making it an offence to damage or destroy a roost site even if the roost is not occupied at the time. The potential fines for each offence is £5000 and if more than one bat is involved in the incident then the fine can be extended to £5000 per bat. A prison sentence can be issued with offenders serving up to six months in prison.

Appendix 2

Table 1 cascade chart

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 NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7		
	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)
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
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

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Appendix 3 Survey schedule

Tree No.	latin name	Life Stage	Diameter(mm)	Stem Count	Height(m) / Crown Height (m)	North(m)	South(m)	East(m)	West(m)	Category	Estimated Remaining Life Expectancy (yrs)	Pick Comments	Comments	Recommendations	RPR(m)	RPA(m)
T1	Populus serotina (Hybrid Black Poplar)	M	1000	1	30(3)	11	11	11	11	A1	40+		Cavity on northern aspect at ground level, opening of 30cm in diameter, with a depth of 25cm.		12	452.45
T2	Populus serotina (Hybrid Black Poplar)	M	1,250	1	30(3)	11	11	11	11	A1	40+				15	706.95
T3	Acer pseudoplatanus (Sycamore)	EM	350	1	12(0)	4	4	4	4	B1	20+				4.2	55.42
T4	Acer pseudoplatanus (Sycamore)	EM	250	1	12(0)	1	4	4	4	B1	20+				3	28.28
T5	Acer pseudoplatanus (Sycamore)	EM	250	1	9(0)	4	4	4	4	U	<10	Decay present on stem. Cavity on stem.			3	28.28
T6	Acer pseudoplatanus (Sycamore)	EM	250	1	10(0)	4	4	4	4	B1	20+				3	28.28
T7	Acer pseudoplatanus (Sycamore)	EM	250	1	12(0)	4	4	4	4	B1	20+				3	28.28
T8	Acer pseudoplatanus (Sycamore)	EM	250	1	10(0)	4	4	4	4	B1	20+				3	28.28
T9	Acer pseudoplatanus (Sycamore)	EM	200	1	7(0)	4	4	2	4	B1	20+				2.4	18.1
T10	Crataegus monogyna (Hawthorn)	M	200	1	8(1)	2	2	2	2	B1	40+				2.4	18.1
T11	Populus serotina (Hybrid Black Poplar)	OM	650	1	27(5)	4	10	7	7	U	<10	Poor shape & form. Low vitality. Declining. Leaning West. Leaning South-West. Decay present on stem. Cavity on stem. Major bark wounding on stem. Dieback in crown. Low bud/leaf density. Broken branches in crown.			7.8	191.16
T12	Populus serotina (Hybrid Black Poplar)	M	1350	1	30(3)	11	11	11	11	A1	40+	Major bark wounding on stem. Broken branches in crown. Major deadwood in crown.			15	706.95
T13	Populus serotina (Hybrid Black Poplar)	M	1,350	1	30(3)	11	11	11	11	A1	40+	Major bark wounding on stem. Broken branches in crown. Major deadwood in crown.			15	706.95
T14	Populus serotina (Hybrid Black Poplar)	M	600	1	30(3)	6	6	11	2	A1	40+	Leaning East.			7.2	162.88
G1	Crataegus monogyna (Hawthorn),Acer pseudoplatanus (Sycamore),Sambucus nigra (Elder),Salix caprea (Goat Willow),Salix alba (White Willow)	EM	150	1	7(0)	2	2	2	2	C1	20+				1.8	10.18
G2	Crataegus monogyna (Hawthorn),Acer pseudoplatanus (Sycamore),Sambucus nigra (Elder),Salix caprea (Goat Willow),Salix alba (White Willow),Prunus avium (Wild Cherry),Betula pendula (Silver Birch),Fraxinus excelsior (Ash),Prunus padus (Bird Cherry)	EM	250	1	7(0)	4	4	4	4	C1	20+				3	28.28
T15	Acer pseudoplatanus (Sycamore)	EM	350	1	9(1)	5	5	5	5	B1	40+				4.2	55.42
T16	Fraxinus excelsior (Ash)	SM	150	1	8(2)	3	3	3	3	C1	40+	Tree not picked up on the topo, plotted by eye by the surveyor on site.			1.8	10.18
T17	Salix caprea (Goat Willow)	M	350,250	2	7(0)	3	8	5	4	C1	<10	Poor shape & form. Low vitality. Declining. Leaning South. Decay present on stem. Cavity on stem. Major bark wounding on stem. Stem divides at ground level. Included bark present in fork. Broken branches in crown. Unbalanced crown shape. Tree not picked up on the topo, plotted by eye by the surveyor on site.			5.16	83.66
T18	Salix caprea (Goat Willow)	M	200,250,350	3	7(0)	6	8	4	5	B1	20+	Poor shape & form. Leaning East. Leaning West. Decay present on stem. Major bark wounding on stem. Stem divides below 1.5m. Tree not picked up on the topo, plotted by eye by the surveyor on site.			5.69	101.73
T19	Acer pseudoplatanus (Sycamore)	M	350	1	11(1)	5	3	5	5	A1	40+	Tree not picked up on the topo, plotted by eye by the surveyor on site.			4.2	55.42
T20	Betula pendula (Silver Birch)	EM	200	1	8(2)	1	4	1	1	U	<10	Leaning South. Decay present on stem. Fungal brackets visible on stem. Cavity on stem.			2.4	18.1
T21	Prunus padus (Bird Cherry)	M	450	1	9(1)	6	6	6	6	B1	40+				5.4	91.62

Tree No.	latin name	Life Stage	Diameter(mm)	Stem Count	Height(m) / Crown Height (m)	North(m)	South(m)	East(m)	West(m)	Category	Estimated Remaining Life Expectancy (yrs)	Pick Comments	Comments	Recommendations	RPR(m)	RPA(m)
T22	Prunus padus (Bird Cherry)	M	450	1	9(1)	6	6	6	6	U	<10	Poor shape & form. Low vitality. Declining. Decay present on stem. Fungal brackets visible on stem. Cavity on stem. Major bark wounding on stem. Stem divides below 1.5m. Included bark present in fork. Major deadwood in crown.			5.4	91.62
T23	Prunus avium (Wild Cherry)	M	350	1	12(2)	6	6	6	6	B1	40+				4.2	55.42
T24	Acer platanoides (Norway Maple)	M	200,450	2	12(2)	5	5	5	5	C1	10+	Fungal brackets visible on stem. Major bark wounding on stem.			5.9	109.37
T25	Salix caprea (Goat Willow)	M	250	1	10(0)	3	5	3	3	B1	20+	Tree not picked up on the topo, plotted by eye by the surveyor on site.			3	28.28
T26	Salix caprea (Goat Willow)	M	300,250,200	3	8(0)	10	4	6	4	B1	40+	Poor shape & form. Tree located within hard surface area. Decay present on stem. Cavity on stem. Major bark wounding on stem. Stem divides at ground level. Included bark present in fork.			5.27	87.26
T27	Salix caprea (Goat Willow)	M	400,300,250	3	8(2)	6	6	6	6	B1	40+				6.71	141.47
G3	Crataegus monogyna (Hawthorn),Acer pseudoplatanus (Sycamore),Sambucus nigra (Elder),Salix caprea (Goat Willow),Salix alba (White Willow),Prunus avium (Wild Cherry),Betula pendula (Silver Birch),Fraxinus excelsior (Ash),Prunus padus (Bird Cherry)	EM	250	1	7(0)	4	4	4	4	C1	20+				3	28.28
T28	Populus serotina (Hybrid Black Poplar)	OM	750	1	10(0)	4	5	17	0	U	<10		Partially failed popular haung up in adjacent trees.		9	254.5
T29	Acer pseudoplatanus (Sycamore)	M	500	1	13(1)	5	5	5	5	C1	10+	Decay present on stem. Cavity on stem.			6	113.11
T30	Acer pseudoplatanus (Sycamore)	M	300,300	2	10(1)	7	5	3	3	B1	20+	Cavity on stem. Tree not picked up on the topo, plotted by eye by the surveyor on site.			5.09	81.4
T31	Acer pseudoplatanus (Sycamore)	M	350,150	2	13(1)	5	5	5	5	B1	40+	Tree not picked up on the topo, plotted by eye by the surveyor on site.			4.57	65.62
T32	Populus serotina (Hybrid Black Poplar)	M	550,250,300,300	4	10(0)	4	5	11	6	U	<10	Broken branches in crown. Major deadwood in crown.	Partially failed popular haung up in adjacent trees.		8.86	246.65
T33	Populus serotina (Hybrid Black Poplar)	M	750	1	24(3)	6	11	11	7	B1	40+	Leaning South. Broken branches in crown. Major deadwood in crown. Tree not picked up on the topo, plotted by eye by the surveyor on site.			9	254.5
T34	Populus serotina (Hybrid Black Poplar)	M	700	1	24(4)	2	10	8	11	C1	10+	Cavity on stem. Major bark wounding on stem. Broken branches in crown. Major deadwood in crown. Tree not picked up on the topo, plotted by eye by the surveyor on site.			8.4	221.7
T35	Populus serotina (Hybrid Black Poplar)	M	700	1	24(4)	7	2	8	11	C1	10+	Cavity on stem. Major bark wounding on stem. Broken branches in crown. Major deadwood in crown. Tree not picked up on the topo, plotted by eye by the surveyor on site.			8.4	221.7
T36	Populus serotina (Hybrid Black Poplar)	M	500	1	26(4)	7	5	6	7	B1	40+	Tree not picked up on the topo, plotted by eye by the surveyor on site.			6	113.11
T37	Populus serotina (Hybrid Black Poplar)	M	650,300	2	26(4)	11	9	3	9	B1	40+	Tree not picked up on the topo, plotted by eye by the surveyor on site.			8.59	231.84
T38	Populus serotina (Hybrid Black Poplar)	M	550,500	2	26(4)	11	3	8	9	B1	40+	Tree not picked up on the topo, plotted by eye by the surveyor on site.			8.92	250
T39	Populus serotina (Hybrid Black Poplar)	M	650	1	27(2)	8	8	8	8	B1	40+				7.8	191.16
T40	Populus serotina (Hybrid Black Poplar)	M	300,400,750	3	27(2)	8	8	8	8	B1	20+	Decay present on stem. Cavity on stem. Major bark wounding on stem. Broken branches in crown. Major deadwood in crown.			10.81	367.16
T41	Acer platanoides (Norway Maple)	M	450	1	18(2)	3	6	4	6	B1	40+				5.4	91.62
T42	Salix caprea (Goat Willow)	M	250,250,300,500,300	5	12(0)	7	7	7	7	B1	40+				8.94	251.12

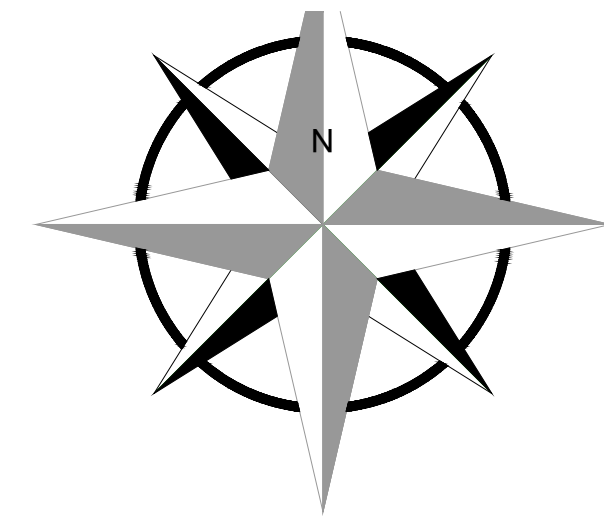
Tree No.	latin name	Life Stage	Diameter(mm)	Stem Count	Height(m) / Crown Height (m)	North(m)	South(m)	East(m)	West(m)	Category	Estimated Remaining Life Expectancy (yrs)	Pick Comments	Comments	Recommendations	RPR(m)	RPA(m)
T43	Betula pendula (Silver Birch)	OM	350	1	9(2)	3	4	4	4	U	<10	Poor shape & form. Low vitality. Declining. Decay present on stem. Fungal brackets visible on stem. Cavity on stem. Major bark wounding on stem. Tree not picked up on the topo, plotted by eye by the surveyor on site.			4.2	55.42
T44	Betula pendula (Silver Birch)	OM	350	1	9(2)	4	4	4	4	U	40+	Tree not picked up on the topo, plotted by eye by the surveyor on site.			4.2	55.42
H1	Ligustrum ovilfoium privet,Crataegus monogyna (Hawthorn)	M	50	1	3(0)	0.5	0.5	0.5	0.5	C1	40+	Tree not picked up on the topo, plotted by eye by the surveyor on site.			0.6	1.13
H2	Ligustrum ovilfoium privet,Crataegus monogyna (Hawthorn)	M	50	1	3(0)	0.5	0.5	0.5	0.5	C1	40+	Tree not picked up on the topo, plotted by eye by the surveyor on site.			0.6	1.13
T45	Populus serotina (Hybrid Black Poplar)	M	950	1	27(2)	11	11	11	11	B1	20+	Decay present on stem. Cavity on stem. Major bark wounding on stem. Broken branches in crown. Major deadwood in crown.			11.4	408.33
T46	Populus serotina (Hybrid Black Poplar)	OM	1050	1	21(0)	7	7	7	7	C1	10+	Poor shape & form. Declining. Decay present on stem. Fungal brackets visible on stem. Cavity on stem. Major bark wounding on stem. Broken branches in crown. Major deadwood in crown. Tree not picked up on the topo, plotted by eye by the surveyor on site.			12.6	498.82
T47	Salix caprea (Goat Willow)	M	400	1	11(1)	5	5	5	5	B1	40+	Tree not picked up on the topo, plotted by eye by the surveyor on site.			4.8	72.39
W1	Acer platanoides (Norway Maple),Acer pseudoplatanus (Sycamore),Betula pendula (Silver Birch),Chamaecyparis lawsoniana (Lawson Cypress),Crataegus monogyna (Hawthorn),Fraxinus excelsior (Ash),Ligustrum ovilfoium privet,Prunus avium (Wild Cherry),Populus serotina (Hybrid Black Poplar),Prunus padus (Bird Cherry),Salix caprea (Goat Willow)	M	250	1	8(0)	4	4	4	4	C1	40+				3	28.28
T48	Acer platanoides (Norway Maple)	M	350	1	15(2)	7	7	7	7	B1	40+	Tree not picked up on the topo, plotted by eye by the surveyor on site.			4.2	55.42
G4	Acer pseudoplatanus (Sycamore)	M	350	1	17(2)	5	5	5	5	B1	40+	Tree not picked up on the topo, plotted by eye by the surveyor on site.	Line of Sycamores cannot access because of heavy undergrowth		4.2	55.42
T49	Populus serotina (Hybrid Black Poplar)	M	650	1	22(1)	9	9	9	9	B1	40+	Tree not picked up on the topo, plotted by eye by the surveyor on site.	Cannot access to survey due to dense undergrowth.		7.8	191.16
T50	Acer pseudoplatanus (Sycamore)	OM	250,300,250	3	14(0)	4	4	4	8	U	<10	Dead. Poor shape & form. Decay present on stem. Fungal brackets visible on stem. Cavity on stem. Major bark wounding on stem. Broken branches in crown. Major deadwood in crown.			5.57	97.48
T51	Salix caprea (Goat Willow)	M	350,200,200,150	4	9(0)	5	5	5	5	B1	20+	Tree not picked up on the topo, plotted by eye by the surveyor on site.			5.69	101.73
T52	Salix caprea (Goat Willow)	M	250	1	12(2)	7	5	5	5	B1	20+				3	28.28
T53	Acer platanoides (Norway Maple)	EM	350,250	2	15(0)	7	7	7	7	B1	40+				5.16	83.66
T54	Populus tremula (Aspen)	M	650	1	18(2)	9	9	9	9	B1	40+				7.8	191.16
T55	Acer platanoides (Norway Maple)	EM	300	1	13(0)	7	7	7	7	B1	40+		Cannot access to survey due to dense undergrowth.		3.6	40.72
T56	Salix caprea (Goat Willow)	M	700	1	7(1)	5	3	3	3	B1	40+				8.4	221.7
G5	Acer pseudoplatanus (Sycamore),Salix caprea (Goat Willow)	M	450	1	14(0)	6	6	6	6	B1	20+	Poor shape & form. Low vitality. Tree located within hard surface area. Decay present on stem. Fungal brackets visible on stem. Cavity on stem. Major bark wounding on stem. Epicormics on stem. Broken branches in crown. Major deadwood in crown.			5.4	91.62

Tree No.	latin name	Life Stage	Diameter(mm)	Stem Count	Height(m) / Crown Height (m)	North(m)	South(m)	East(m)	West(m)	Category	Estimated Remaining Life Expectancy (yrs)	Pick Comments	Comments	Recommendations	RPR(m)	RPA(m)
T57	Salix alba (White Willow)	M	300,450	2	6(0)	4	5	11	5	C1	20+	Poor shape & form. Leaning East. Decay present on stem. Fungal brackets visible on stem. Cavity on stem. Major bark wounding on stem. Epicormics on stem.	Willow has partially failed into the pond		6.49	132.34
T58	Acer pseudoplatanus (Sycamore)	M	400,400	2	14(1)	5	5	5	5	C1	20+	Poor shape & form. Stem divides at ground level. Included bark present in fork.	Large inclusion on one stem		6.79	144.86
T59	Salix alba (White Willow)	M	450	1	2(2)	3	3	13	1	U	<10	Poor shape & form. Low vitality. Declining. Decay present on stem. Fungal brackets visible on stem. Cavity on stem. Major bark wounding on stem. Included bark present in fork.	Failed stem		5.4	91.62
T60	Salix alba (White Willow)	M	600	1	11(2)	6	6	6	6	C1	<10	Poor shape & form. Low vitality. Major bark wounding on stem. Included bark present in fork.			7.2	162.88
T61	Salix alba (White Willow)	M	400	1	11(2)	3	3	3	3	C1	<10	Poor shape & form. Low vitality. Decay present on stem. Cavity on stem. Major bark wounding on stem. Included bark present in fork.			4.8	72.39
T62	Salix alba (White Willow)	M	100,250,200	3	11(2)	3	3	3	3	C1	<10	Poor shape & form. Low vitality. Decay present on stem. Cavity on stem. Major bark wounding on stem. Included bark present in fork.			4.02	50.78
T63	Salix alba (White Willow)	M	100,100,150	3	11(2)	3	3	3	3	U	<10	Poor shape & form. Low vitality. Decay present on stem. Cavity on stem. Major bark wounding on stem. Included bark present in fork.			2.47	19.17
T64	Salix alba (White Willow)	M	300	1	11(2)	4	4	4	4	B1	<10	Decay present on stem. Cavity on stem.			3.6	40.72
T65	Salix alba (White Willow)	M	300,350,250	3	6(0)	4	5	11	5	C1	20+	Poor shape & form. Leaning East. Decay present on stem. Fungal brackets visible on stem. Cavity on stem. Major bark wounding on stem. Epicormics on stem.	Willow has partially failed into the pond		6.29	124.31
T66	Acer pseudoplatanus (Sycamore)	M	100,400	2	11(0)	4	4	4	4	B1	20+	Poor shape & form. Dieback in crown. Broken branches in crown.			4.94	76.68
T67	Populus serotina (Hybrid Black Poplar)	M	1100	1	30(2)	12	12	12	12	A1	40+				13.2	547.46
T68	Salix alba (White Willow)	M	300	1	9(1)	7	1	4	4	B1	40+				3.6	40.72
T69	Acer pseudoplatanus (Sycamore)	M	150,250	2	10(1)	4	4	4	4	B1	40+				3.5	38.49
T70	Acer pseudoplatanus (Sycamore)	M	200,200	2	10(1)	4	4	4	4	B1	40+				3.4	36.32
T71	Acer pseudoplatanus (Sycamore)	M	350,350,300,100	4	10(1)	5	5	5	5	B1	40+				7.04	155.72
T72	Acer pseudoplatanus (Sycamore)	M	450	1	10(1)	5	5	5	5	B1	40+	Tree not picked up on the topo, plotted by eye by the surveyor on site.			5.4	91.62
T73	Acer pseudoplatanus (Sycamore)	M	300	1	11(1)	2	2	2	2	B1	40+	Tree not picked up on the topo, plotted by eye by the surveyor on site.			3.6	40.72
T74	Fraxinus excelsior (Ash)	M	550	1	14(1)	6	6	6	6	B1	40+	Tree not picked up on the topo, plotted by eye by the surveyor on site.			6.6	136.87
T75	Fraxinus excelsior (Ash)	M	750	1	17(1)	6	6	6	6	A1	40+	Ivy on tree. Tree not picked up on the topo, plotted by eye by the surveyor on site.			9	254.5
T76	Fraxinus excelsior (Ash)	M	500	1	17(1)	6	6	6	6	B1	40+	Ivy on tree. Tree not picked up on the topo, plotted by eye by the surveyor on site.			6	113.11
T77	Fraxinus excelsior (Ash)	M	500	1	16(1)	3	3	3	3	B1	40+	Ivy on tree. Tree not picked up on the topo, plotted by eye by the surveyor on site.			6	113.11
T78	Fraxinus excelsior (Ash)	M	600	1	16(1)	7	7	7	7	B1	40+	Ivy on tree. Tree not picked up on the topo, plotted by eye by the surveyor on site.			7.2	162.88

Tree No.	latin name	Life Stage	Diameter(mm)	Stem Count	Height(m) / Crown Height (m)	North(m)	South(m)	East(m)	West(m)	Category	Estimated Remaining Life Expectancy (yrs)	Pick Comments	Comments	Recommendations	RPR(m)	RPA(m)
T79	Salix caprea (Goat Willow)	M	150,150,250,200,100,000	6	8(1)	9	9	9	9	C1	<10	Poor shape & form. Low vitality. Declining. Decay present on stem. Fungal brackets visible on stem. Cavity on stem. Major bark wounding on stem. Multiple stems above 1.5m. Included bark present in fork. Tree not picked up on the topo, plotted by eye by the surveyor on site.			4.91	75.75
T80	Salix caprea (Goat Willow)	M	350,400,300,150,100,000	6	9(1)	7	7	7	7	B1	<10	Poor shape & form. Low vitality. Declining. Decay present on stem. Fungal brackets visible on stem. Cavity on stem. Major bark wounding on stem. Multiple stems above 1.5m. Included bark present in fork.			7.73	187.74
T81	Fraxinus excelsior (Ash)	M	350	1	12(1)	4	3	1	5	B1	40+	Ivy on tree. Tree not picked up on the topo, plotted by eye by the surveyor on site.			4.2	55.42
T82	Fraxinus excelsior (Ash)	M	500	1	14(2)	7	7	7	7	B1	40+	Ivy on tree. Tree not picked up on the topo, plotted by eye by the surveyor on site.			6	113.11
T83	Fraxinus excelsior (Ash)	M	800	1	17(2)	7	7	7	7	B1	40+	Ivy on tree. Tree not picked up on the topo, plotted by eye by the surveyor on site.			9.6	289.57
T84	Fraxinus excelsior (Ash)	M	300	1	14(2)	4	1	4	2	B1	40+	Ivy on tree. Tree not picked up on the topo, plotted by eye by the surveyor on site.			3.6	40.72
T85	Fraxinus excelsior (Ash)	M	300	1	15(2)	6	6	6	2	B1	40+	Ivy on tree. Tree not picked up on the topo, plotted by eye by the surveyor on site.			3.6	40.72
T86	Fraxinus excelsior (Ash)	M	300	1	14(3)	4	4	4	4	B1	40+	Ivy on tree.			3.6	40.72
T87	Fraxinus excelsior (Ash)	M	250	1	14(3)	4	4	4	4	B1	40+	Ivy on tree. Tree not picked up on the topo, plotted by eye by the surveyor on site.			3	28.28
T88	Fraxinus excelsior (Ash)	M	250	1	14(3)	4	4	4	4	B1	40+	Ivy on tree. Tree not picked up on the topo, plotted by eye by the surveyor on site.			3	28.28
T89	Fraxinus excelsior (Ash)	M	150,100,250	3	14(3)	4	4	4	4	B1	40+	Included bark present in fork.			3.7	43.01
T90	Salix alba (White Willow)	M	150,200,200,150,450	5	22(0)	6	6	6	6	B1	40+	Poor shape & form. Multiple stems below 1.5m. Included bark present in fork. Tree not picked up on the topo, plotted by eye by the surveyor on site.			6.86	147.86
T91	Fraxinus excelsior (Ash)	M	350	1	18(2)	5	5	5	5	B1	20+				4.2	55.42
T92	Salix alba (White Willow)	M	300,300,300	3	14(0)	4	4	4	4	B1	20+		Dense undergrowth preventing inspection		6.24	122.34
G6	Acer pseudoplatanus (Sycamore),Betula pendula (Silver Birch),Fraxinus excelsior (Ash),Crataegus monogyna (Hawthorn),Salix caprea (Goat Willow),Populus serotina (Hybrid Black Poplar),Prunus avium (Wild Cherry),Prunus padus (Bird Cherry)	SM	250	1	9(1)	4	4	4	4	C2	20+	Unable to inspect stem due to undergrowth.	DBH range between 100-250		3	28.28
G7	Acer pseudoplatanus (Sycamore),Betula pendula (Silver Birch),Crataegus monogyna (Hawthorn),Fraxinus excelsior (Ash),Populus serotina (Hybrid Black Poplar),Prunus avium (Wild Cherry),Prunus padus (Bird Cherry),Salix caprea (Goat Willow)	SM	250	1	9(1)	4	4	4	4	C2	20+	Unable to inspect stem due to undergrowth.	DBH range between 100-250		3	28.28
G8	Acer pseudoplatanus (Sycamore),Betula pendula (Silver Birch),Crataegus monogyna (Hawthorn),Fraxinus excelsior (Ash),Populus serotina (Hybrid Black Poplar),Prunus avium (Wild Cherry),Prunus padus (Bird Cherry),Salix caprea (Goat Willow)	SM	250	1	9(1)	4	4	4	4	C2	20+	Unable to inspect stem due to undergrowth.	DBH range between 100-250		3	28.28

Tree No.	latin name	Life Stage	Diameter(mm)	Stem Count	Height(m) / Crown Height (m)	North(m)	South(m)	East(m)	West(m)	Category	Estimated Remaining Life Expectancy (yrs)	Pick Comments	Comments	Recommendations	RPR(m)	RPA(m)
G9	Acer pseudoplatanus (Sycamore),Betula pendula Youngii (Silver Birch),Crataegus monogyna (Hawthorn),Fraxinus excelsior (Ash),Populus serotina (Hybrid Black Poplar),Prunus avium (Wild Cherry),Prunus padus (Bird Cherry),Salix caprea (Goat Willow)	SM	250	1	9(1)	4	4	4	4	C2	20+	Unable to inspect stem due to undergrowth.	DBH range between 100-250		3	28.28
G10	Acer pseudoplatanus (Sycamore),Betula pendula (Silver Birch),Crataegus monogyna (Hawthorn),Fraxinus excelsior (Ash),Populus serotina (Hybrid Black Poplar),Prunus avium (Wild Cherry),Prunus padus (Bird Cherry),Salix caprea (Goat Willow)	SM	250	1	9(1)	4	4	4	4	C2	20+	Unable to inspect stem due to undergrowth.	DBH range between 100-250		3	28.28
H3	Carpinus betulus (Hornbeam)	Y	50	1	2(0)	5	5	5	5	C1	40+				0.6	1.13
T93	cotoneaster coriaceus	EM	150	1	5(0)	4	4	4	4	C1	40+				1.8	10.18
T94	Salix caprea (Goat Willow)	EM	150	1	5(0)	4	4	4	4	C1	40+				1.8	10.18
T95	Carpinus betulus (Hornbeam)	Y	50	1	4(2)	1	1	1	1	C1	40+				0.6	1.13
T96	Crataegus monogyna (Hawthorn)	SM	150	1	4(0)	2	2	2	2	C1	40+				1.8	10.18
T97	Aesculus hippocastanum (Horse Chestnut)	M	800	1	16(0)	3	5	4	8	U	<10	Poor shape & form. Low vitality. Declining. Tree located within hard surface area. Decay present on stem. Fungal brackets visible on stem. Cavity on stem. Major bark wounding on stem. Epicormics on stem. Dieback in crown. Low bud/leaf density. Major deadwood in crown. Tree not picked up on the topo, plotted by eye by the surveyor on site.	Situated above a public footpath, is exhibiting advanced signs of decline, with a substantial proportion of the canopy comprising dead and necrotic tissue. Extensive decay of the heartwood is present on the eastern aspect, spanning from approximately 20 cm above ground level to a height of 3 meters. Patches of necrosis are evident throughout the upper canopy, extending onto the main stem. A cavity, located at 2.5 meters, has a depth of 40 cm, and beneath this feature, desiccated bracket fungi are observed, though their identity remains undetermined. Additionally, there are visible signs of structural failure within the upper canopy		9.6	289.57
T98	Acer pseudoplatanus (Sycamore)	M	350,150,150	3	12(1)	4	4	4	4	B1	10+	Decay present on stem. Cavity on stem. Stem divides at ground level. Multiple stems at ground level. Tree not picked up on the topo, plotted by eye by the surveyor on site.			4.91	75.75
T99	Prunus avium (Wild Cherry)	SM	200,150	2	9(3)	4	4	4	4	U	<10	Poor shape & form. Decay present on stem. Stem divides below 1.5m. Included bark present in fork. Tree not picked up on the topo, plotted by eye by the surveyor on site.			3	28.28
T100	Aesculus hippocastanum (Horse Chestnut)	M	700	1	14(3)	5	5	5	5	B1	20+	Ivy on tree. Decay present on stem. Major bark wounding on stem.			8.4	221.7
T101	Acer pseudoplatanus (Sycamore)	EM	300	1	14(1)	2	5	4	1	B1	10+	Tree located within hard surface area. Tree located within raised bed.			3.6	40.72
T102	Acer pseudoplatanus (Sycamore)	EM	150	1	13(2)	3	3	3	3	C1	40+				1.8	10.18
G11	Acer pseudoplatanus (Sycamore)	Y	75	1	9(1)	2	2	2	2	C1	40+	Tree located within hard surface area.			0.9	2.55
T103	Salix alba (White Willow)	Y	100	1	2(0)	1	1	1	1	C1	20+				1.2	4.52
T104	Salix caprea (Goat Willow)	EM	150,100,100	3	6(0)	2	3	4	4	C1	40+				2.47	19.17
H4	Chamaecyparis lawsoniana (Lawson Cypress)	M	75	1	1.5(0)	0.5	0.5	0.5	0.5	C1	40+				0.9	2.55
T105	Malus (Apple)	M	450	1	7(0)	3	3	3	3	U	10+	Ivy on tree. Tree not picked up on the topo, plotted by eye by the surveyor on site.			5.4	91.62
T106	Crataegus monogyna (Hawthorn)	M	350	1	6(0)	4	4	4	4	B1	40+	Tree not picked up on the topo, plotted by eye by the surveyor on site.			4.2	55.42

Appendix 4 Tree Constraints Plan



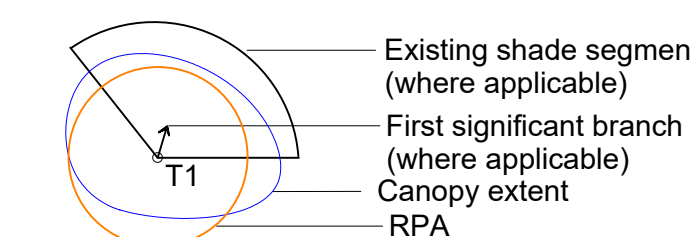
TREE CONSTRAINTS PLAN

Retention value key

- (RETENTION VALUE A)
- (RETENTION VALUE B)
- (RETENTION VALUE C)
- Trees to be removed (RETENTION VALUE U)

Root Protection Areas (RPA)

Root Protection Areas (RPA's) have been identified and are based on BS5837:2012. RPA's have been shown as a red polyline.



WARNING This drawing will not be read in black and white

Sheet Key

Sheet 1	Sheet 2	Sheet 3	Sheet 4
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AMENITYTREE

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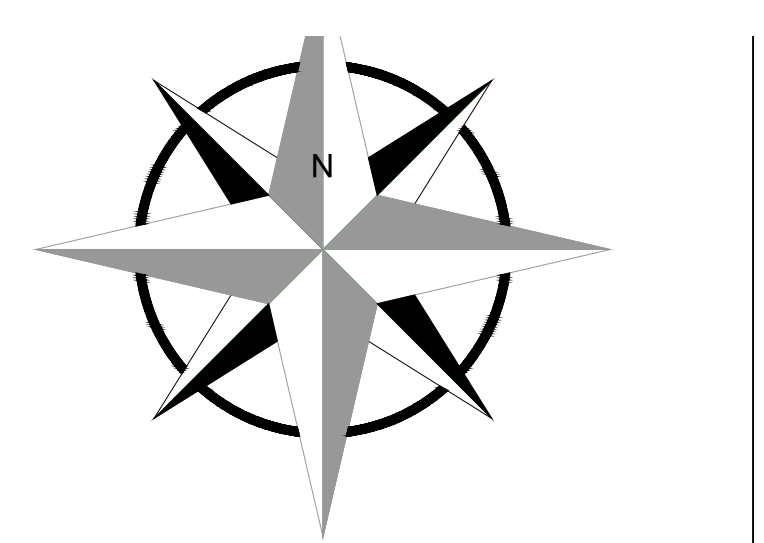
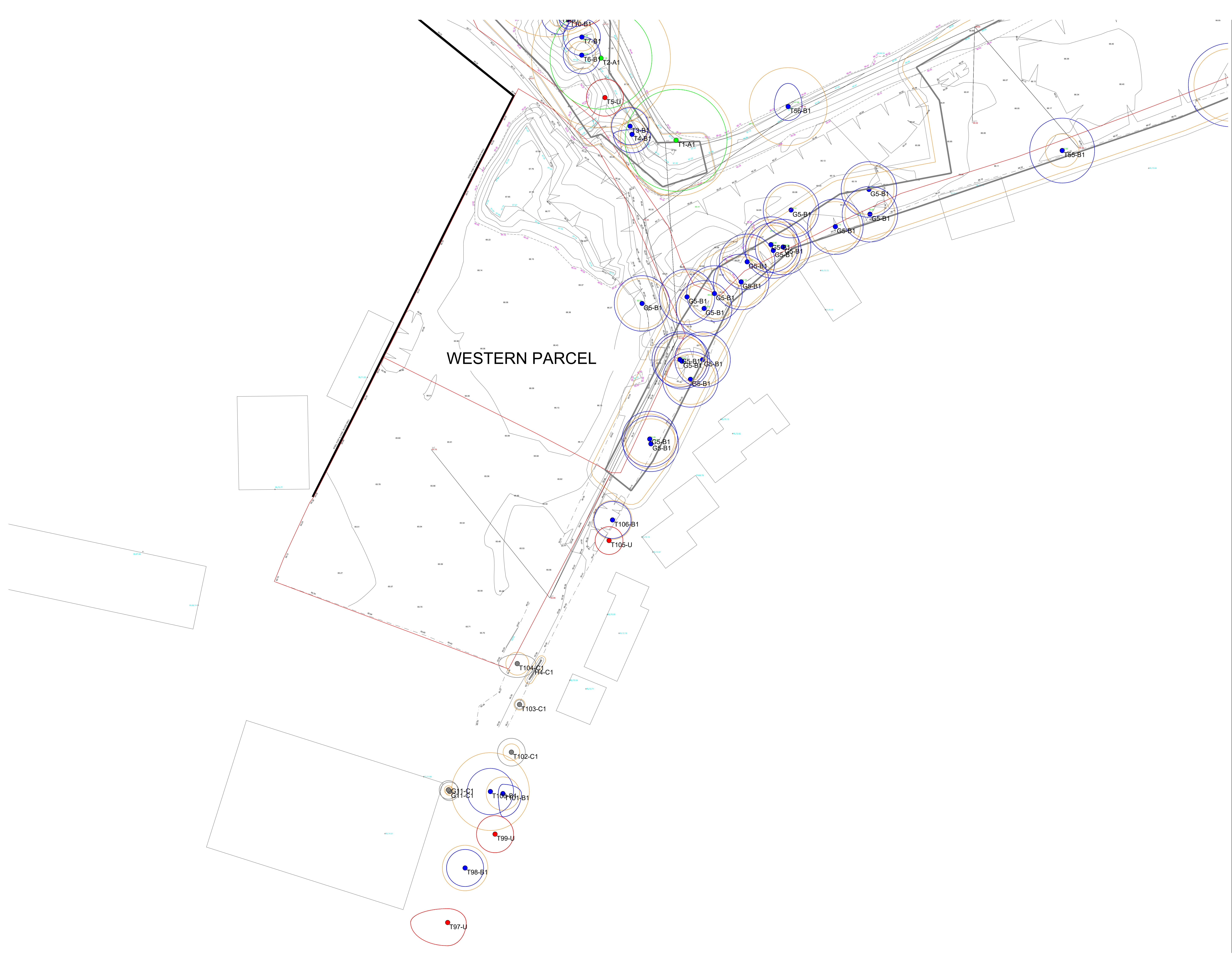
The Annexe, Willow Hill Cottage,
School Lane, Burwardsley, Chester.
CH3 9NX
Tel. 01829 770075

Client:
Nothern Group

Project:
Land at Station Road, Reddish, Stockport SK5 6ND
12596

Detail:
TREE CONSTRAINTS PLAN - Overview

Drawn By:	Date:	Scale:
PS	07/07/2025	NTS
Org No:	Revision:	
TR-01-Overview Sheet	V2	

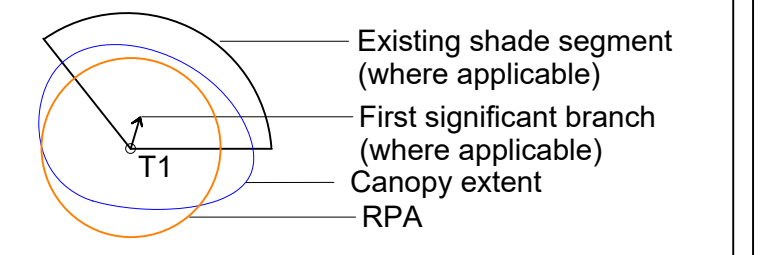


TREE CONSTRAINTS PLAN

- Retention value key
- (RETENTION VALUE A)
 - (RETENTION VALUE B)
 - (RETENTION VALUE C)
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School Lane, Burwardsley, Chester.
CH3 9NX
Tel. 01829 770075

Client:
Northern Group

Project:
Land at Station Road, Reddish, Stockport SK5 6ND
12596

Detail:
TREE CONSTRAINTS PLAN - Overview

Drawn By: Date: Scale:
PB 07/07/2025 1:250 - A0

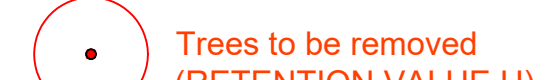
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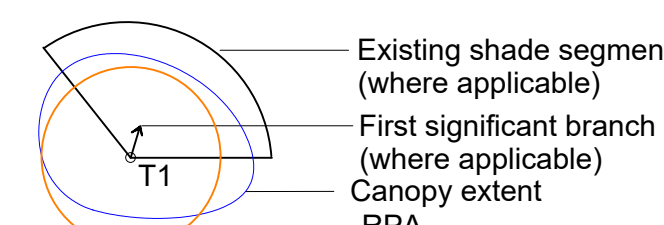
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 (RETENTION VALUE C)



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Sheet Key

Sheet 1	Sheet 2	Sheet 3	Sheet 4
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CH3 9NX
Tel. 01829 770075

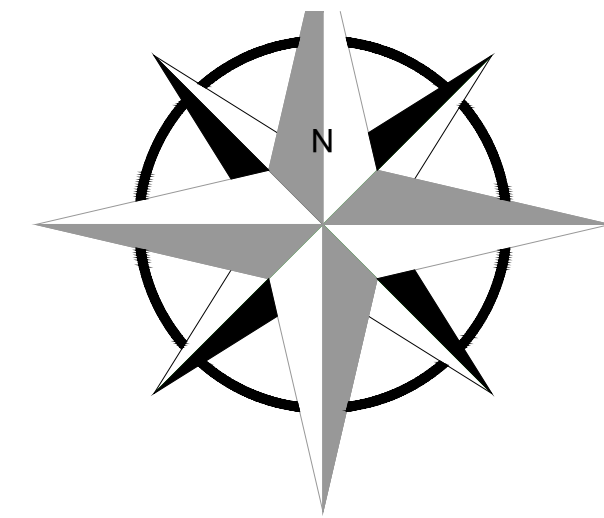
Client:
Northern Group

Project:
Land at Station Road, Reddish, Stockport SK5 6ND
12596

Detail:

TREE CONSTRAINTS PLAN - Overview

Drawn By:	Date:	Scale:
PS	07/07/2025	1:250 - A0
Drg No:		Revision:
TR-01-Sheet 2		V2



TREE CONSTRAINTS PLAN

Retention value key

(RETENTION VALUE A)

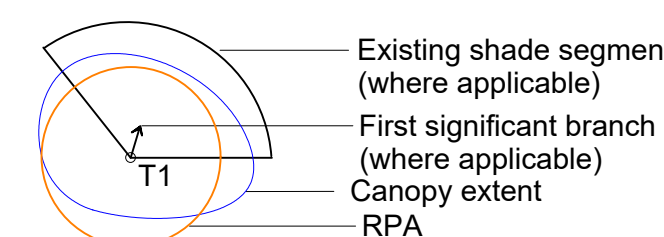
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Trees to be removed
(RETENTION VALUE U)

Root Protection Areas (RPA)

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Sheet Key

Sheet 1	Sheet 2	Sheet 3	Sheet 4
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Client:
Northern Group

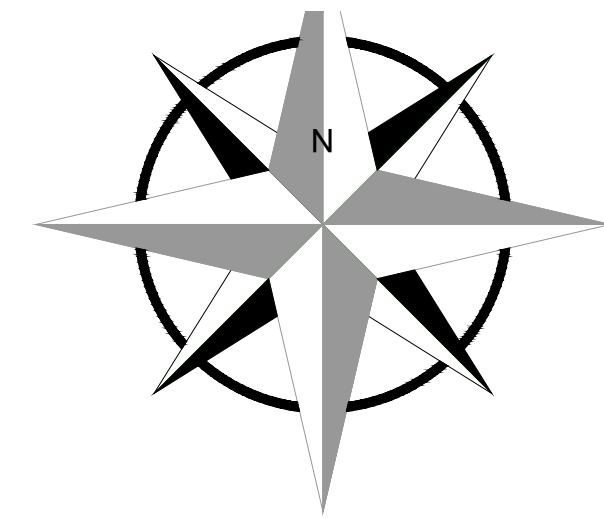
Project:
Land at Station Road, Reddish, Stockport SK5 6ND
12596

Detail:
TREE CONSTRAINTS PLAN - Overview

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Org No: Revision:
TR-01-Sheet 3 V2





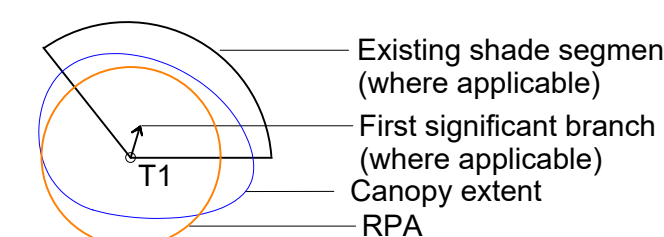
TREE CONSTRAINTS PLAN

Retention value key

- (RETENTION VALUE A)
- (RETENTION VALUE B)
- (RETENTION VALUE C)
- Trees to be removed (RETENTION VALUE U)

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AMENITYTREE

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Tel. 01829 770075

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Project:
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Detail:
TREE CONSTRAINTS PLAN - Overview

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PS	07/07/2025	1:250-A0
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