

# ARBORICULTURAL REPORT

Summary Report for Salford City Council by Nick Arnold

## Reference

PA/2025/1427

## Location

Land on the east side of Oakwood Avenue, M28 3HW

## Officer

Paul Bridge

## Date

23/01/2026

## STATUTORY TREE CONTROLS

No TPO/Conservation area constraints as pertain to the subject site.

## DESCRIPTION OF PROPOSAL

Erection of a four-bedroom detached dwelling.

## DISCUSSION

In relation to the above application, observations from aerial mapping would indicate that small to medium trees are located within an adjacent lot to the east of the proposed development footprint. Whilst it is noted that these trees are privately owned and maintained, their retention and protection in a development context will help minimise the visual impact of the proposal. Furthermore, the development footprint may well represent an encroachment into the root protection area of one or more of these trees.

## CONCLUSION

Although adjacent trees to the east of the proposed development area are not expected to be a significant constraint, their retention and protection may help soften the visual impact of the proposal. These trees and associated understory may also provide useful habitat for nesting birds and mammals. Any proposed removal in full or in part may be constrained by active nesting.

This application cannot be supported without the provision of an Arboricultural Impact Assessment (AIA) and associated protection plan to show how adjacent trees (both their above and below ground extents) will be retained and protected during the proposed works.