

IAIN TAVENDALE F.Arbor.A.

ARBORICULTURAL CONSULTANT

*Arboricultural Impact Assessment
including Tree Survey*

Site;

Proposed Two Storey Side Extension.

54 Langland Drive, Eccles, M30 7NJ.

Client:

UK Arch Construction Ltd

Tree Survey and Methodology

A full tree survey of the site was undertaken on the 10th February 2026 all in accordance with BS5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations.

A digital survey was provided, which has been amended to show all relevant details.

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

Retention value was 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.*

Preliminary management recommendations may be indicated. Proposals will however be discussed further in the following sections 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 construction 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.

They clearly expect that an informed, qualified and experienced person applies due consideration to all issues to achieve a satisfactory design appropriate for any particular site and the identified constraints.

General Description of Site and Surroundings

The site and surroundings have been described in detail within other submissions.

In respect of arboricultural issues, with the exception of one Silver Birch and two small ornamental conifers, all remaining trees exist outwith the site, presumably under the control and management of the Local Authority.

Any inspection of the site and consideration of the submitted tree survey will indicate that the majority of trees in the area are in the mature age category and have only had limited management undertaken in recent years. No replanting was noted.

Soils within the area and / or the site have not been analysed however, the successful establishment of 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 microclimates relatively mild and / or sheltered.

Description of Proposed Development.

Again, all such issues have been fully addressed in associated submissions.

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

Designation Relating to Trees

From the Council's interactive mapping service it appears that none of the trees under consideration are covered by a Tree Preservation Order. They are also not within a local Conservation Area.

It is always recommended however that all issues are discussed with the LPA before any tree works are undertaken and if necessary, a Tree Works Application submitted.

The potential effect of construction 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 affected to carry out pruning or other maintenance, either to any particular standard or at all.

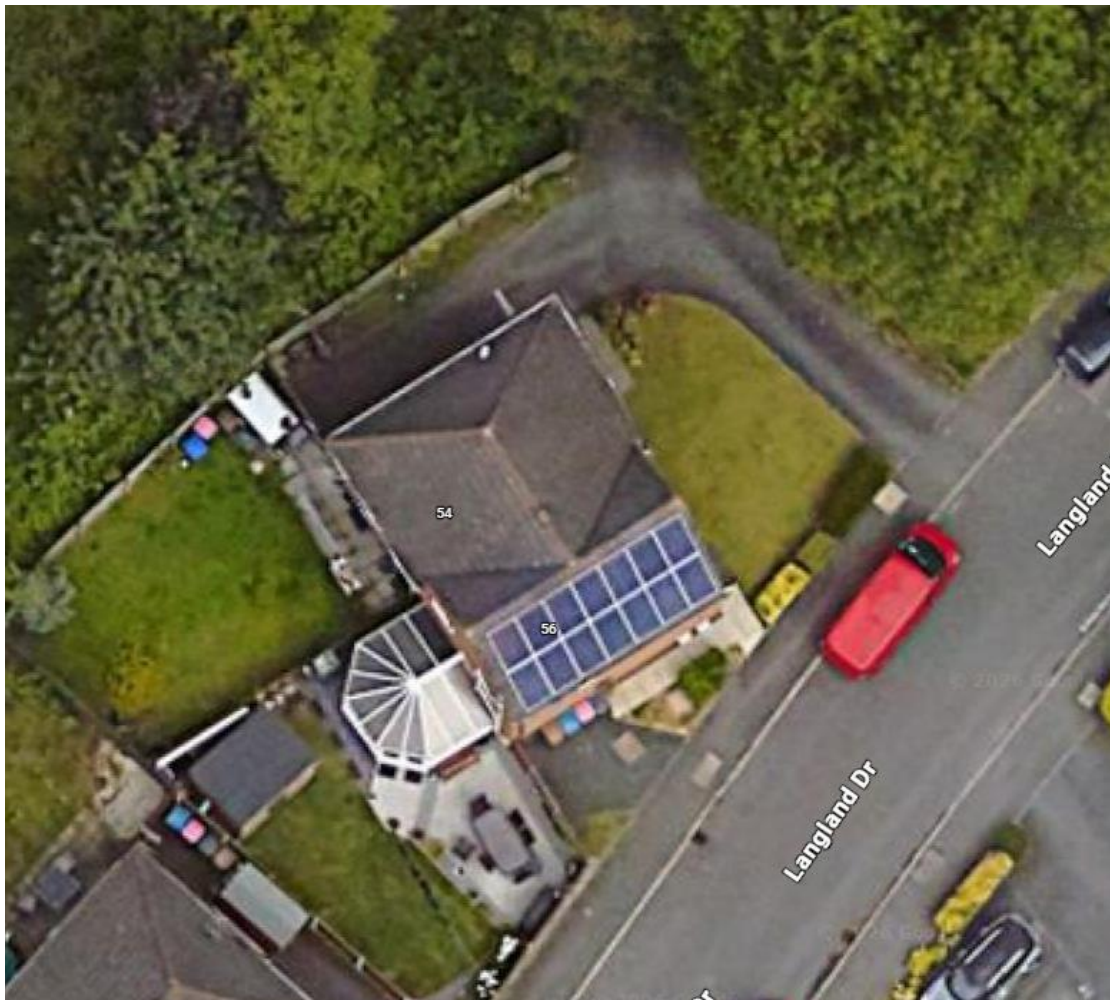
This must be a matter for the owners' discretion, subject to the duties laid upon him or her by the common law. If a local authority wishes to encourage such works to be carried out, it must do so by permission, through the offer of grants or possibly by the imposition of conditions on consents.

Current Situation

At present the property is unoccupied and no specific management of trees or vegetation is evident to garden trees.

It also appears that the trees outwith the site have not had any management in recent times but it is presumed they are regularly / appropriately inspected by the Authority to maintain acceptable levels of safety.

The front and rear of the site is currently hard surfaced as indicated in the Google image below.



As such vehicular access is readily available and can be utilised for any construction purposes.

Implications of Development

1. Direct Loss of Trees.

To physically construct the proposed new structure, no items will require removal:

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 impacts upon the visual amenities currently afforded to the local environment when viewed from public areas outside the site.

2. Indirect Loss of Trees

There will be no indirect loss of any trees due to 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 impacts upon the visual amenities currently afforded to the local environment when viewed from public areas outside the site.

3. Management of Trees - Arboricultural Recommendations.

No trees have been recommended for management.

Trees outwith the site are beyond the clients control.

Items within the site present no conflicts / constraints and can be retained.

If indicated, removal of trees for arboricultural purposes is to fell poor-quality material of limited potential and / or to promote quality of retained stock. Replanting is usually recommended unless existing stock would effectively prevent establishment. Such proposals are considered as positive pro-active recommendations but, if for whatever reason retention is sought by other parties, consideration would always be given to alternative options.

Recommendations may also be included within the Tree Survey or similar for basic remedial pruning to improve form and balance, remove dead wood and general promote health and viability. Such works are recommended regardless of development proposals but may be incorporated within the management of the site should construction proceed.

Indirect Impacts on Trees for Construction.

In respect of the proposed construction and the submitted plans / survey details, it is reasonable to consider that there are minor potential impacts on the Silver Birch and conifer group.

All other material is outwith the site, on third party land and is inaccessible.

Any potential impacts on trees within the site can however be readily mitigated by utilising appropriate methodologies and accepted techniques all of which can be readily conditioned and enforced by the Local Authority and implemented by the developer if considered necessary.

Discussion.

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

- Basic tree protection fencing can be erected prior to the commencement of any works on site. This will ensure protection of all trees and will be retained for the entire demolition and construction programme.
- Site cabins / welfare cabins can be readily located within the site or, the facilities within the existing structure utilised.
- Hard standings exist to the front of the site from which works can proceed and all material handling and storage can be adequately addressed.
- A simple Tree Protection Plan has been prepared, overlaid on the Architect's proposals to indicate the relevant issues / potential conflicts and annotated where appropriate.
- Protective fencing will be constructed as indicated on the Tree Protection Plan. The fencing will be to the lesser default standard as recommended in BS5837:2012 Trees in relation to design, demolition and construction.
- Any services will connect into existing routes and it is not expected that any new routes would be required in the vicinity of root protection areas.
- Upon completion of the build, the protective fencing will be removed.
- Although not considered necessary in this instance, the provision of a Project Arboriculturalist could be included within a Method Statement, should the requirement of such be considered necessary to ensure all works proceed correctly - all in accordance with BS5837 Section 6.3. where it advises that:

Site monitoring

Wherever trees on or adjacent to a site have been identified within the tree protection plan for protective measures, there should be an auditable system of arboricultural site monitoring. This should extend to arboricultural supervision whenever construction and development activity is to take place within or adjacent to any RPA.

NOTE Existing planning regulations include the provision for local authorities to enforce planning requirements. The project arboriculturist appointed by the developer can help monitor site activity, but enforcement is the responsibility of the local authority.

Effectively therefore, any potential harmful impacts can be effectively avoided.

By appropriately considering the retained trees and utilising appropriate technology and methodologies any potential tree damage/disturbance can be avoided so as to maintain an attractive visual amenity.

Construction Methodology / Arboricultural Method Statement.

Although not considered necessary in this instance due to the small scale of the project and the lack of significant tree material within the site, it may be required that 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, development, 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 attached for informative purposes to indicate that all relevant issues can be addressed. As indicated, the Standards advise that a detailed Arboricultural Method Statement can be submitted pursuant to a suitably worded planning condition post planning permission.

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 extension has been designed to adhere to guidance within the nationally recognised document BS5837:2012 in that root morphology has been fully considered and identified and construction can proceed so as to avoid root damage / severance.

Shadow patterns as prescribed by BS5837:2012 Trees in relation to design, demolition and construction - Recommendations have been considered. These indicate that due to the orientation of the trees, good sunlight penetration will be achieved across the site during the majority of the day.

In respect of seasonal nuisances: leaf fall, fruit, honeydew or similar, should it be considered that 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 respect of proximity of trees to the proposals, it is possible that at some time in the future incremental growths may cause foliage to come into close proximity of certain features. Such issues are not uncommon and can readily occur in any environment containing trees. Cyclical pruning could however be readily implemented and if such actions incorporated directional pruning techniques, repeated operations could be minimised thereby maintaining an acceptable juxtaposition.

Cyclical pruning is a perfectly acceptable techniques and is frequently implemented by both private individuals and local authorities to maintain clearances between trees and structure, busses / vehicles, overhead lines and similar.

In consideration of the foregoing assessments, it should be accepted that there will be no impacts caused to the retained trees by the proximity of the structure or vice versa thereby ensuring that there are no impacts upon the visual amenity provided by trees when viewed from public areas outside the site.

Services

The location of services into or out of the new structure would be expected to follow or connect into existing runs thereby avoiding any expected root protection areas.

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

Post Construction

It is reasonable to conclude that as a result of the proposed construction 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 neutral impact.

Conclusions

From the foregoing information it is reasonable to conclude that no trees are required to be removed for access or construction purposes.

Various items retained in proximity of the construction have correctly been identified as being at risk from impacts but, it has been indicated that with appropriate methodologies and site management all such risks can be minimised and an acceptable juxtaposition achieved.

Root protection areas have been calculated and whilst some root protection areas may appear to extend into construction areas, Existing site conditions / hard standings will have constrained root morphology or, will continue to provide adequate protection and it is not considered that any conflicts will be generated by the actual construction.

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

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

All services can be connected and / or installed so as to avoid impacts upon retained trees.

Post construction impacts have been considered which indicate that the treescape will continue to be managed by the landowners and there will be no detrimental impacts on the health and viability of the overall treescape.

It is reasonable to conclude therefore that in respect of arboricultural issues should the proposed construction be approved there is likely to be a neutral impact to the future viability of the existing treescape.

Iain Tavendale F.Arbor.A
February 2026.



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Proposed Two Storey Side Extension.

54 Langland Drive, Eccles, M30 7NJ.

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 and continue to represent a visual amenity in the future. It is intended to instruct the Developers 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 Developer. Any works with the potential to affect trees should 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:

- Proposed Site layout drawings.
- Tree Survey + associated plans
- Tree Protection Plan overlaid proposed Site Layout.
- Sheet for monitoring site supervision.

This method statement has been prepared in respect of planning conditions that may 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.

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	54 Langland Drive, Eccles, M30 7NJ
PROPOSED PROJECT ARBORICULTURALIST	Iain Tavendale F.Arbor.A.
DEVELOPER	UK Arch Construction Ltd
ADDRESS	Unit 3 Willan Industrial Estate Salford Manchester M50 2GR
TELEPHONE NUMBER	TBC
APPLICATION NUMBER	TBC
PLANNING CONDITION NUMBER	TBC

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 by access being provided by scaffolding bridge and walkway as identified in the attached notes. To avoid damage, **the following points MUST apply within the garden area of the site**

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

METHOD STATEMENT

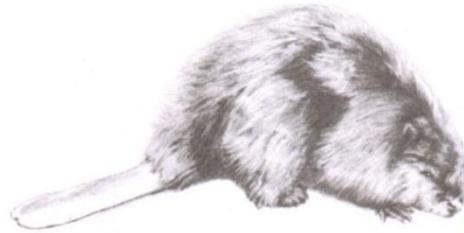
ORDER OF WORKS

	WORKS TO BE UNDERTAKEN	DATE APPROVED	ACTIONS BY
1	Method statement received and approved by the LPA. Any amendments required by the Authority to be made and confirmed acceptable.		Planning Officer.
2	Any approved tree work / pruning / clearance implemented by appropriately trained and insured operatives.		Tree work Contractor.
3	Protective fencing to be formed in accordance with Tree Protection Plan.		Developer.
4	Tree protection approved by the Trees Officer. Any amendments made and confirmed acceptable.		Trees 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.		Developer, Project Arboriculturalist & Architect.
6	Construction to proceed		Developer.
7	Fencing to be monitored as necessary. Frequency to be agreed with Tree Officer.		Developer. Project Arboriculturalist
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.		Developer.
9	If encroachment within any adjacent and unprotected root zones is required for any reason, access <u>may</u> be permitted subject to as suitable methodology being submitted and approved by the LPA.		Developer. Project Arboriculturalist
10	Site resurveyed once construction approaches completion, any necessary amendments made to tree survey.		Project Arboriculturalist
11	If necessary application submitted to Local Authority for consent for any additional works, and agreement obtained.		Project Arboriculturalist

12	Tree works undertaken.		Arboricultural Developer.
13	When all construction and associated equipment is cleared from site tree protection fencing / ground protection to be removed.		Developer
14	Final site inspection.		Developer, Trees Officer, Project Arboriculturalist

CONTACTS

POSITION	NAME	ADDRESS	TELEPHONE NO.
Developer.	UK Arch Construction Ltd	Unit 3, Willan Industrial Estate, Salford, Manchester, M50 2 GR	TBC
Site Manager	TBC		
Arboricultural Consultant / Project Arboriculturalist.	Iain Tavendale	High Bank Farm, Earby, Lancs BB18 6LD	07836 246062
Arboricultural Developer	TBC		
Local Authority Officer	Trees Officer	Salford City Council	0161 793 2500



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ARBORICULTURAL CONSULTANT

SURVEY DETAILS FOR TREES AT OR ADJACENT TO
54 LANGLAND DRIVE, ECCLES, M30 7NJ.

Issued to: Albion Prime Properties.

10 February 2026

Prepared by: Iain Tavendale F.Arbor.A
High Bank Farm
Stoney Bank Road
Earby
Barnoldswick
Lancs BB18 6LD
Phone 07836 246062
Email : iain@iaintavendale.co.uk

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	<ul style="list-style-type: none"> 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 <p><i>NOTE</i> Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</p>	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
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
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, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)
		Trees with material conservation or other cultural value
		Trees with no material conservation or other cultural value
		See Table 2
		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	Goat Willow	14	330	N E S W	0 over site.		M	F	Off site towards base of embankment. Apparently under the control / management of the Local Authority.	No action at present..	20	B2	49.27	3.96	
T2	Goat Willow	14	225	N E S W	0 over site.		M	F	Off site towards base of embankment. Apparently under the control / management of the Local Authority.	No action at present..	20	B2	22.91	2.7	
T3	Norway Maple	14	240	N E S W	0 over site.		M	F	Off site towards base of embankment. Apparently under the control / management of the Local Authority.	No action at present..	20	B2	26.06	2.88	
T4	Norway Maple	16	400	N E S W	1 over site.		M	F	Off site towards base of embankment. Apparently under the control / management of the Local Authority.	No action at present..	20	B2	72.39	4.8	
T5	Goat Willow	14	550	N E S W	0 over site.		M	F	Off site towards base of embankment. Apparently under the control / management of the Local Authority.	No action at present..	20	B2	136.87	6.6	
T6	Silver Birch	16	380	N E S W	5 3.2 4.8 5.9	3	3SW	M	F	In corner of site with hard standing close to base. Reasonable vitality. Minor dead wood, old branch stumps and crossing / rubbing branches all typical of species..	No action at present..	20	B2	65.33	4.56
T7	Poplar	25	875	N E S W	11.7 7.6 12.6 11.5	8	5E	M	F	Off site in area of POS. Apparently under the control / management of the Local Authority. Has been topped / pollarded in past. Heavy regrowth from old pruning points.	No action at present..	20	B2	346.41	10.5

G1	2No Conifers (Lawson & Sawara)	8	150	N E S W	2	1.5		EM	F	Ornamental features with low amenity value. Reasonable vitality. Lawson has bias to east.	Remove or retain in accordance with householders management requirements.	10	C2	10.18	1.8
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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

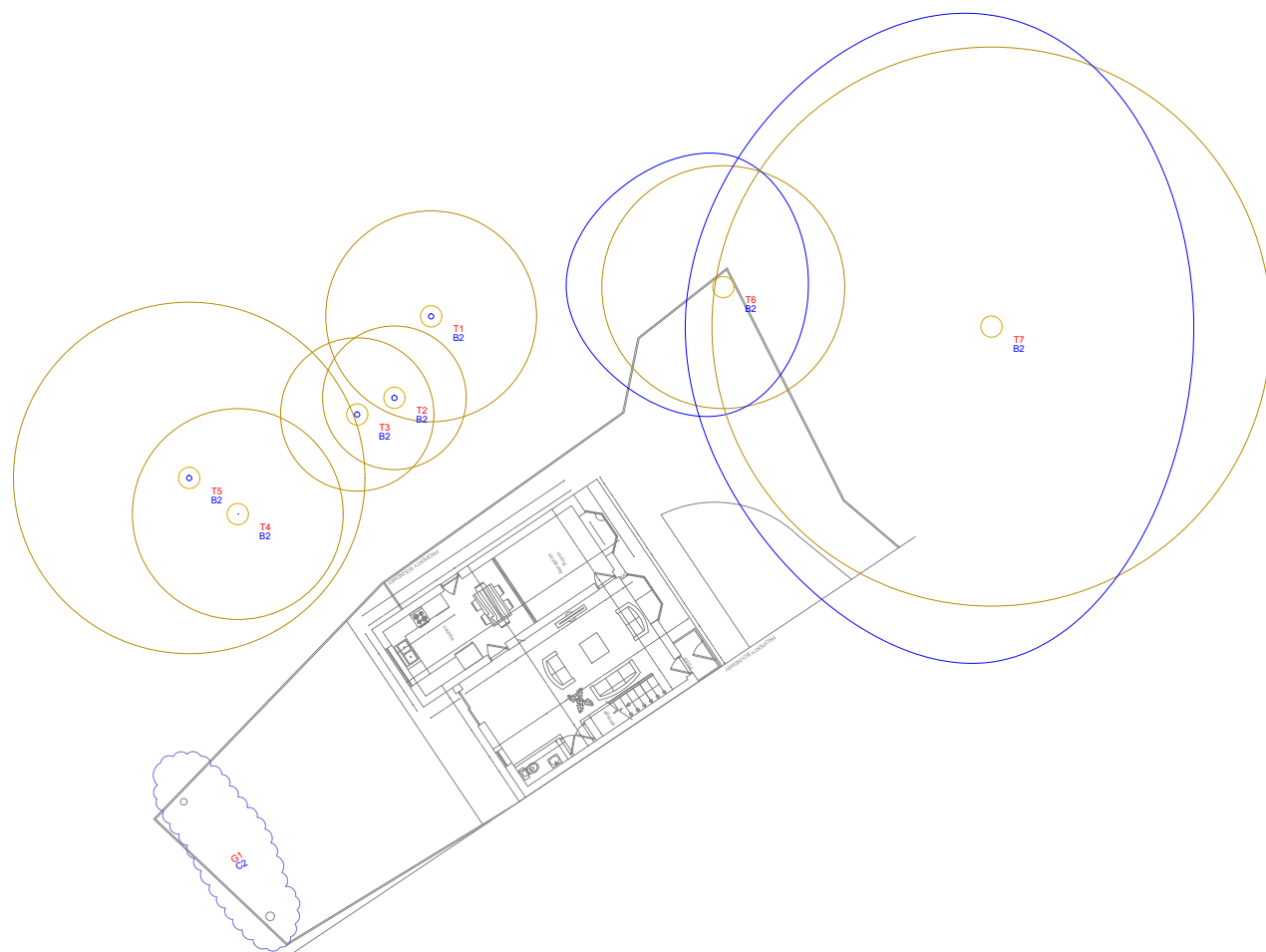
The Consultant is the owner of the copyright in any report tender documentation and/or recommendations and all associated information submitted to the Employer by the Consultant. The report recommendations tender documentation and all associated information submitted to the Employer shall not be copied 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.



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Scale 1:100



General Notes

LEGEND



- 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

Langland Drive,
Eccles

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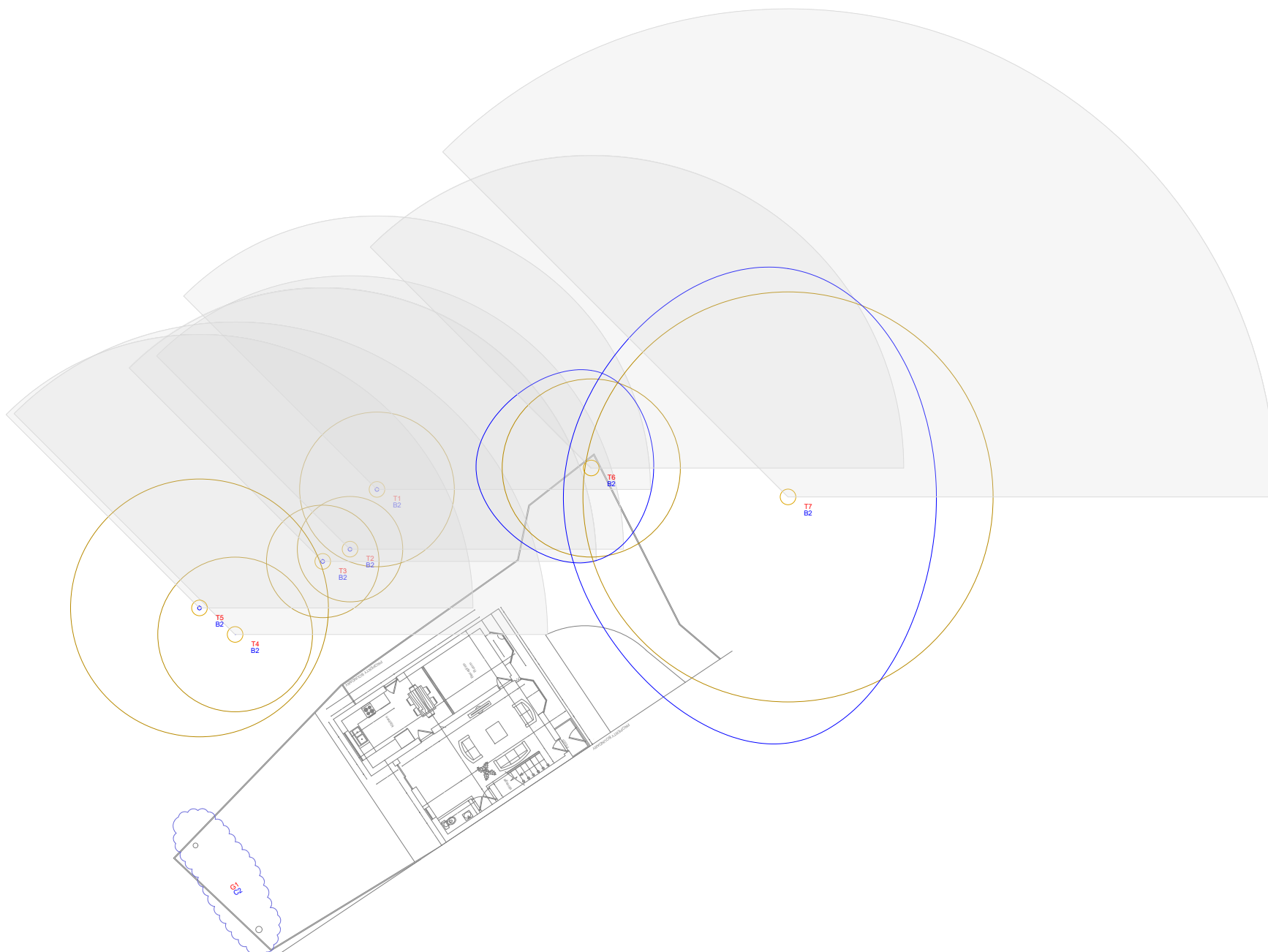
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Date
February 2026

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1:100 @ A1



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General Notes

LEGEND

- AREA
- GROUP
- HEDGE
- WOOD

- TRUNK LOCATION
- ☁ TREE SHADE (24 hr)

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- G1 GROUP REFERENCE
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TREE CANOPY GRADES

- CATEGORY A
- CATEGORY B
- CATEGORY C
- CATEGORY U
- ROOT PROTECTION AREA

No.	Revision/Issue	Date
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IAIN TAVENDALE F.Arbor.A.
ARBORICULTURAL CONSULTANT

Project Name and Address

Langland Drive,
Eccles

Drawn by
www.YourCad.co.uk

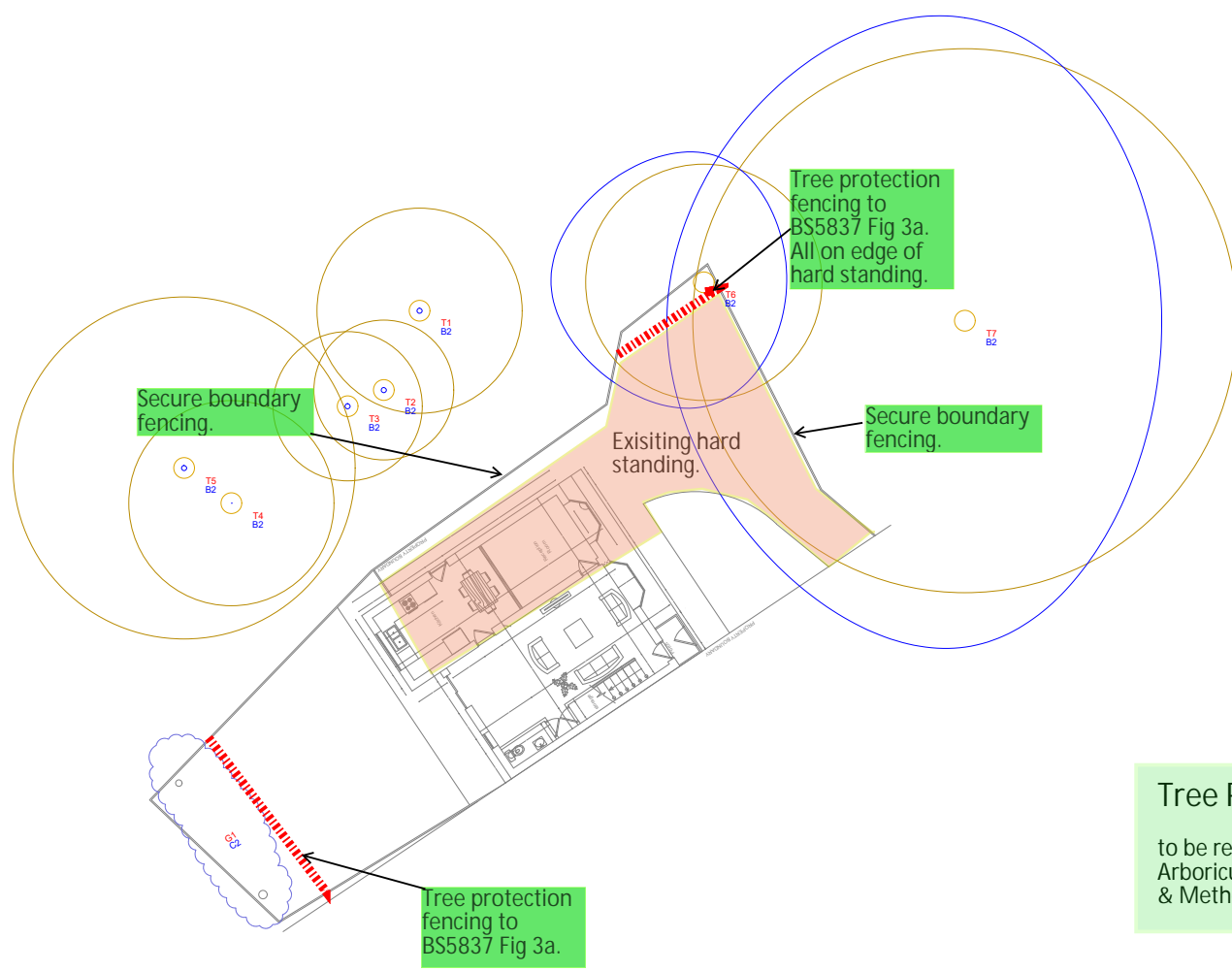
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Date
February 2026

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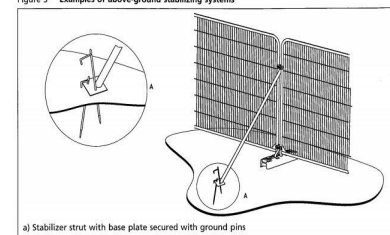


Fencing signage



BS5837 fencing recommendation.

Figure 3 Examples of above-ground stabilizing systems



Tree Protection Plan

to be read in conjunction with
Arboricultural Impact Assessment
& Method Statement.

General Notes

LEGEND

- AREA
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TREE CANOPY GRADES

- CATEGORY A
- CATEGORY B
- CATEGORY C
- CATEGORY U
- ROOT PROTECTION AREA

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IAIN TAVENDALE F.Arbor.A.
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