

Arboricultural Impact Assessment (AIA)

PJ Livesey Holdings Limited

825 Wilmslow Road

Didsbury

Manchester

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U R B A N
G R E E N



Quality Management

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1 Executive Summary

- 1.1.1 We have been instructed by P J Livesey to carry out an Arboricultural Survey to British Standard 5837:2012 guidelines at 825 Wilmslow Road, Didsbury and produce our findings in a report.
- 1.1.2 It is proposed to either demolish or convert the existing buildings alongside the construction of 30 new build houses/apartments with associated parking and landscaping. Full details of the proposed site layout can be seen on the plans included in Appendix 4.
- 1.1.3 The proposed development necessitates the removal of approximately 48 trees within the site boundary. However, it is noted that the majority of these are of low value. It is recommended that this tree loss is mitigated for by replacement tree planting and the production of a robust soft landscaping scheme.
- 1.1.4 Before any tree works are carried out trees should first be assessed for their suitability for protected species by a suitably qualified and experienced ecologist.
- 1.1.5 Tree protection fencing will need to be installed at the alignment shown on the Tree Protection Plan in Appendix 4 before any construction activity takes place.

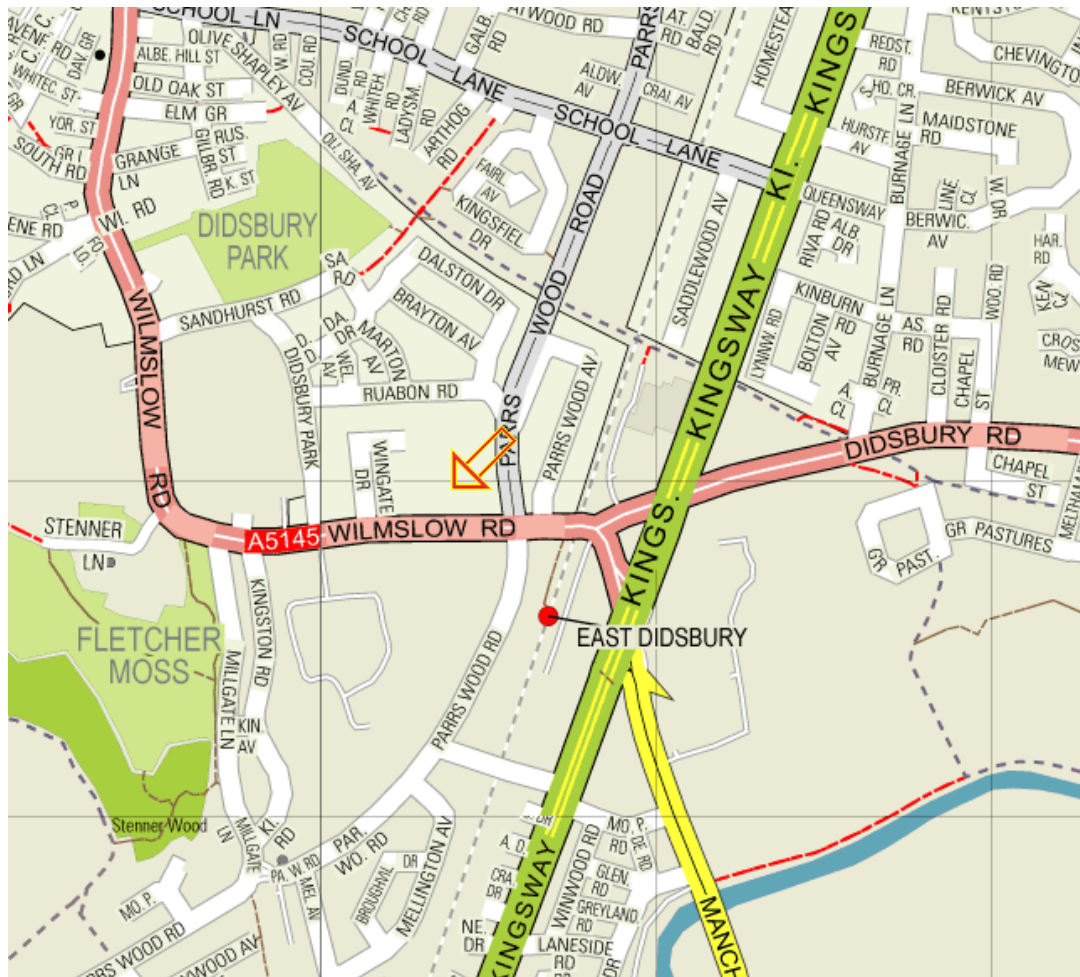
2 Introduction

2.1 Instructions and references

2.1.1 All trees, regardless of their statutory status, are a material consideration in a planning application. We have been instructed by P J Livesey to carry out a Arboricultural Impact Assessment (AIA) in accordance with BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations at the site location and produce our findings in a report to be submitted with a detailed planning application.

2.1.2 BS 5837 recognises the potential conflict between trees and development. The standard sets out to assist those concerned with trees in relation to construction and aid with decision making. This is achieved by providing impartial and balanced information on trees and their potential impacts.

2.1.3 The site is located in the area shown in Figure 1. The OS Grid Reference is SJ 85194 90486.



2.1.4 Figure 1 – Site location plan

2.2 Scope

- 2.2.1 The AIA takes into account any potential impacts on existing trees including the effect of any tree loss required to implement the design and recommendation for the establishment of new trees.
- 2.2.2 The AIA will also assess any potentially damaging activities proposed in the vicinity of retained trees and the effect that the retained trees may have on the development such as potential nuisance caused by excessive leaf/fruit litter, lighting levels and potential damage to structures.

2.3 Documents provided

- 2.3.1 A scaled plan has been provided with tree positions already plotted. Any extra trees found on site that were not included on the original plan have been plotted according to measurements taken on site and/or using aerial photography.
- 2.3.2 A plan outlining the development proposals has been overlaid with the Tree Constraints Plan in order to assess the potential impacts.

2.4 Limitations

- 2.4.1 The report is based upon a visual inspection. The consultant shall not be responsible for events that happen after the date of the report due to factors that were not apparent at the time, and the acceptance of this report constitutes an agreement with the guidelines and the terms listed in this report.
- 2.4.2 The consultant accepts no liability in respect of the trees unless the recommendations of this report are carried out under his supervision.
- 2.4.3 Assessing the potential influence of trees upon load bearing soils, beneath existing and proposed structures resulting from water abstraction by trees or rehydration of shrinkable soils was not included in the contract brief and is therefore not considered in the report. The consultant cannot be held responsible for damage arising from such action.
- 2.4.4 Trees are living organisms whose health, condition and structure can change over time. The contents of this report are valid for a period of one year from the date of the report.
- 2.4.5 Potentially hazardous trees are highlighted and appropriate recommendations are made. However, this report is not a substitute for a full tree risk assessment or management plan which are specifically designed to minimise risk and liability associated with responsibility for trees.

3 Legislation

3.1 Tree protection status

- 3.1.1 A Tree Preservation Order (TPO) is an order made by a Local Authority to protect specific trees, groups of trees or woodlands in the interests of amenity. A TPO prohibits the cutting down, topping, lopping, uprooting and wilful damage or destruction of trees without the Local Authority's written consent.
- 3.1.2 The site has a TPO that covers the majority of the trees on the south and eastern boundary (825 Wilmslow Road, Didsbury, Tree Preservation Order 2006). The site is also within the Didsbury, St James Conservation Area.
- 3.1.3 It is recommended that the Local Authority is consulted before any tree works are undertaken, as new TPOs may have been created since the time of enquiry, and heavy fines exist for unauthorised works to protected trees.
- 3.1.4 All works to trees covered by a TPO require permission from the Local Authority, including any pruning. However, this does not include trees that are dead or have become dangerous. The removal of dead branches is also excluded from a TPO. Although the above exceptions exist, it is advisable to give the Local Authority five days' notice in writing of any intended removal. Permission is not needed where tree work is required to implement an approved planning application.
- 3.1.5 In a Conservation Area, all trees greater than 75mm in diameter at 1.5m above ground level are protected. Where tree work is required in a Conservation Area, a Section 211 notice of intent must be submitted the Local Planning Authority who have six weeks to decide to either make a TPO or allow the work to proceed.
- 3.1.6 The proposed work can proceed after six weeks as it is presumed that the Local Authority consents if they have not responded in that time.
- 3.1.7 It is an offence to remove more than 5m³ of timber in any one calendar quarter without having first obtained a felling licence from the Forestry Commission. It must be noted, however, that this excludes sites where planning permission has already been granted.

3.2 Wildlife

- 3.2.1 Prior to the commencement of any tree works, the trees should be assessed for the presence of protected species, some of which are subject to the *Wildlife and Countryside Act 1981* (as amended) and the *Conservation of Habitats and Species Regulations 2010*.
- 3.2.2 Where there is evidence that bats, birds or other protected species are present, the advice of a suitably qualified ecologist should be sought.
- 3.2.3 If tree works are carried out during the bird nesting season (March to August inclusive), trees would need to be inspected by a qualified ecologist within the 24-hour period prior to the commencement works.

4 Arboricultural Impact Assessment (AIA)

4.1 Summary of the development

- 4.1.1 It is proposed to either demolish or convert the existing buildings alongside the construction of 30 new build houses/apartments with associated parking and landscaping. Full details of the proposed site layout can be seen on the plans included in Appendix 4.

4.2 Tree constraints

- 4.2.1 BS 5837:2012 recognises that conflicting requirements of the planning system for development means that trees are only one factor which need to be taken into consideration. Although there may be certain specimens that can pose significant constraints to development due to their importance, it is essential that inappropriate tree retention is avoided.
- 4.2.2 Trees can be adversely affected on development sites if their protection is not factored into the wider project management of onsite operations. We have transposed the tree survey plan over plans detailing current proposals in order to assess the impact on surveyed trees.
- 4.2.3 It is essential that roots are protected from construction works including physical damage from excavation and changes in soil structure from compaction and changes in ground levels.

4.3 Root Protection Areas (RPAs) explained

- 4.3.1 The RPA is an area of ground around the base of a retained tree, which is calculated in relation to the stem diameter, where disturbance should be kept to a minimum and avoided if at all possible.
- 4.3.2 The majority of tree roots grow within the upper 600mm of the soil profile where most nutrients are available as the result of the decomposition of organic matter close to the surface. Rooting conditions become less favourable at depth as the soil density increases, creating anaerobic conditions.
- 4.3.3 It is essential that roots are protected from construction works including physical damage from excavation and changes in soil structure from compaction and changes in ground levels.

4.4 Impacts of development

- 4.4.1 The proposed development necessitates the removal of approximately 48 trees within the site boundary. 7 of these are category B.
- 4.4.2 Existing hardstanding is to be broken out in areas as shown on the Tree Protection Plan UG_11570_ARB_TPP_03. To avoid damage to any roots that may be under the surface the method specified in section 4.8.2 should be followed.

4.4.3 New surfaces are proposed within the rooting area of T2, and T82. These should be constructed using an above ground method. It should be noted that it is intended to retain the line of the existing road network where possible.

4.4.4 The roots of T23 are raised in the existing tarmac extensively causing this existing hardstand to undulate quite substantially. Further investigation into these roots and the feasibility of this tree to be retained will need to be assessed when it is known what the proposed plan for this surface is. Removal of the surface will likely mean damage to these roots and it is not considered laying a new surface would be achievable without detrimental damage. To such raised roots.

4.5 Tree surgery works

4.5.1 Tree works that are recommended in the Tree Data Schedule in Appendix 1 are of a general maintenance nature and can be carried out at any time as per recommendations. In addition, the following works will be required;

- T65 reduce back lateral branches to east side by 2m
- T66 reduce back lateral branches to east side by 2m
- T70 reduce back lateral branches to east side by 3.5m
- T76 reduce back lateral branches to south side by 2.5m

4.5.2 Tree works required to facilitate the development will be carried out prior to the commencement of any onsite operations. This should allow sufficient space for approved construction to be carried out. For further details regarding the pruning of trees for the facilitation of the development please refer to Arboricultural Impact Assessment.

4.5.3 Any unforeseen tree works that become apparent during the construction process will require written consent from the Local Authority Tree Officer.

4.6 Protective fencing

4.6.1 Temporary protective fencing will need to be installed at the alignment indicated on the Tree Protection Plan in Appendix 4, prior to the commencement of any construction activities on site including the delivery of materials and site facilities.

4.6.2 Any fencing that is damaged so that it is no longer able to protect retained trees must be replaced/repaired immediately with appropriate fencing.

4.6.3 The required specification for protective fencing is illustrated in the Tree Protection Plan (Insert 1).

4.6.4 The 'in-ground' system involves driving vertical scaffold poles approximately 0.6m into the ground onto which are affixed horizontal scaffold poles and bracing struts. 2m high anti-climb weldmesh panels are then wired to the scaffold framework. The vertical scaffold poles should be at a maximum of 3m apart.

4.6.5 No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to the tree roots when locating uprights.

4.6.6 A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" shall be fixed to every 10m of protective fencing, as illustrated on the Tree Protection Plan (Insert 2).

4.6.7 It is intended to keep the retaining wall that bounds trees T17 and T18 to the east. As such no tree protection has been recommended for this area.

4.7 Demolition and removal of surfaces in the RPA

4.7.1 During demolition, the following restrictions will apply:

- Where direct damage by falling masonry is likely, the tree should be protected by exterior grade plywood sheets constructed around the main stem.
- The main body of any mechanical excavator will operate outside the RPA.
- Masonry will be pulled away from trees where possible.
- When breaking masonry, a fine water spray will be used to minimise dust particles.
- Excessive dust particles on trees will be removed each day by spraying with water.
- Hard surfaces should be kept in place for as long as possible during construction works in order to prevent soil compaction in the RPA.

4.7.2 During surface removal, the following restrictions will apply:

- Only hand operated tools will be used to lift existing surfaces and sub-base. No mechanical excavators are to be used.
- No excavation below the existing sub-base will occur.
- All surface removal within the RPA will be supervised by the Arboricultural Consultant or the Local Authority Tree Officer.

4.8 Temporary site cabins

4.8.1 All storage facilities and deliveries will make use of existing hard surfaces to avoid unnecessary compaction within RPAs. The locations will be agreed in writing with the LPA prior to delivery and will remain in the agreed locations unless approved by the LPA.

4.8.2 If storage facilities require siting within RPAs, every effort will be made to ensure that any damage to aerial parts of retained trees is avoided and that appropriate footings are used to avoid root damage or compaction of the soil.

4.9 Utilities

4.9.1 At the time of writing the report we have not received any service plans for the site. As soon as they are available the appointed arboriculturist should be consulted.

4.10 Levels

4.10.1 No detailed level plan has been provided at this stage. As soon as they are available the appointed arboriculturist should be consulted.

4.11 Recommendations

4.11.1 An Arboricultural Method Statement (AMS) will be required to provide solutions and working methods for the cellular confinement system, utilities and levels alterations so that the impacts identified do not have a detrimental effect on retained trees.

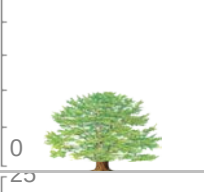
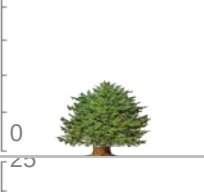
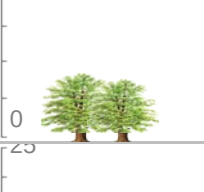
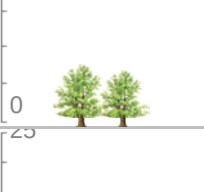
4.11.2 All operations that could affect trees on and adjacent to the site must be considered as part of the project management of the Proposed Development. It is therefore imperative that an Arboricultural Consultant is appointed as part of the design and management team to advise on pre-development issues and supervise on-site operations.

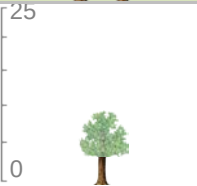
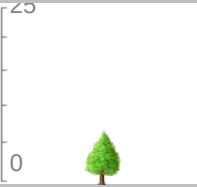
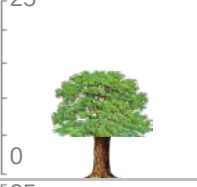
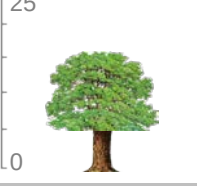
4.11.3 The Arboricultural Consultant may also have an advisory role in the preparation of site including tree surgery works and the protection of trees during demolition processes.

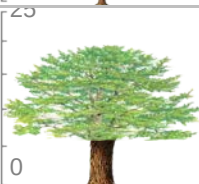
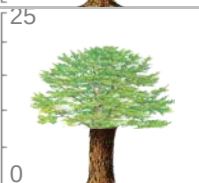
4.11.4 The Arboricultural Consultant shall be responsible for inspecting all protective fencing prior to the commencement of all onsite activity.

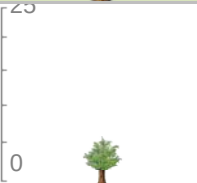
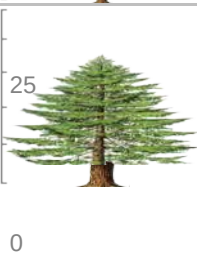
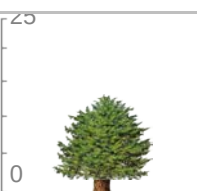
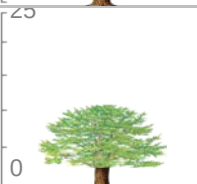
Appendix 1 - Tree Data Schedule

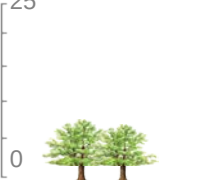
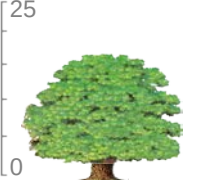
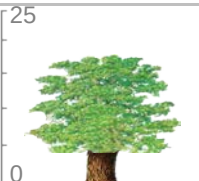
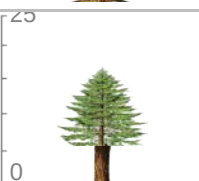
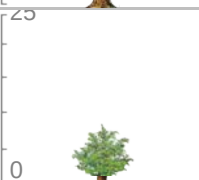
The following pages contain information gathered during the site survey. The reader should refer to Appendix 2 in order to correctly interpret the tree data. All images within the Tree Data Schedule are diagrammatical only. Their purpose is to indicate, at a glance, the relative dimensions of each tree. The images are computer generated based on measurements recorded for stem diameter, crown spread, crown height and overall height.

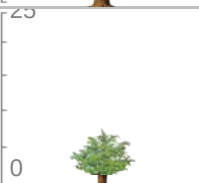
Reference G = Group H = Hedge	Age & Species	Height (m)	Crown Ht (m)	Diameter (mm)	Crown Spread N W S E	Scaled Tree Diagram (m)	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)
								Priority	Inspect Freq (yrs)	Structural Condition	Retention Category
T1	Mature Beech Fagus sylvatica	15	3.5	850	9 10 5 8.5		1: Excellent specimen. 2: Situated in hard standing. 3: Minor deadwood throughout crown. 4: Rope swing attached to main stem. 5: Slight ribbing on main stem, due to possible occluded cavity.	No action required.		Good	40+
								n/a	3	Good	A
T2	Mature Beech Fagus sylvatica	18	4	810	12 10 5 9		1: Excellent specimen. 2: Previous branch failure evident. 3: Exposed roots at base. 4: Minor deadwood throughout crown.	No action required.		Good	40+
								n/a	3	Good	A
T3	Semi-Mature Beech Fagus sylvatica	10	1	430	5 4.5 4 5.5		1: Situated in close proximity to building. 2: Bifurcates at 4m with tight union. 3: Deadwood present throughout crown. 4: Acceptable condition at present.	Monitor branch union.		Good	40+
								Moderate	1	Fair	B
T4	Early-Mature Yew Taxus baccata	9	1	620	4 3 4.5 4.5		1: Situated in close proximity to building. 2: Previous pruning wounds evident. 3: No significant defects observed.	Crown clean and deadwood.		Good	40+
								Low	3	Good	B
G5	Early-Mature Mixed Species	av 8	av 1	av 350	av 3 3 3 each		1: Mixed species consisting of re dominantly yew and holly. 2: No significant defects.	No action required.		Good	40+
								n/a	3	Good	B
G6	Semi-Mature Mixed Species	av 7	av 0.5	av 150	av 2 2 2 each		1: Mixed species consisting of holly, rhododendron. 2: No significant value. 3: No significant defects observed.	No action required.		Good	40+
								n/a	3	Good	C
G7	Semi-Mature Lawson Cypress Chamaecyparis lawsoniana	av 7.5	av 2	av 200	av 2 2 2 each		1: Situated in hard standing. 2: Single stemmed and vertical with a balanced crown. 3: No significant defects observed.	No action required.		Good	40+
								n/a	3	Good	C

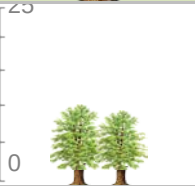
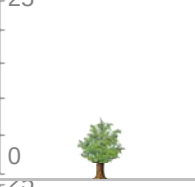
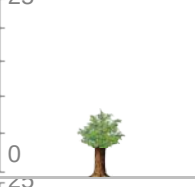
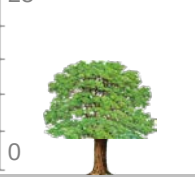
Reference G = Group H = Hedge	Age & Species	Height (m)	Crown Ht (m)	Diameter (mm)	Crown Spread N W E S	Scaled Tree Diagram (m)	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)
								Priority	Inspect Freq (yrs)	Structural Condition	Retention Category
T8	Semi-Mature Whitebeam Sorbus aria	9	4	200	1.5 1 2.5 1.5		1: Single stemmed and vertical with a slightly unbalanced crown. 2: Previous pruning wounds evident. 3: Situated in close proximity to building. 4: Acceptable condition at present.	No action required.		Good	40+
								n/a	3	Good	C
T9	Semi-Mature Lawson Cypress Chamaecyparis lawsoniana	6	1	110	1 1 1		1: No significant defects observed.	No action required.		Good	40+
								n/a	3	Good	C
T10	Early-Mature Sycamore Acer pseudoplatanus	14	6	560	5 0.5 5.5		1: Slightly suppressed specimen. 2: Dense ivy prevented a detailed inspection. 3: Previous pruning wounds evident. 4: Situated in close proximity to building.	Remove ivy and re-inspect for defects.		Good	40+
								Moderate	1	Fair	B
T11	Mature Sycamore Acer pseudoplatanus	16	6	630	4.5 3 5.5 5		1: Single stemmed and vertical with a slightly unbalanced crown. 2: Situated in close proximity to building in elevated position. 3: No significant defects observed.	No action required.		Good	40+
								n/a	3	Good	B+
G12	Early-Mature Lime Tilia sp	av 16	av 4	av 450	av 5 5 5 each		1: Linear group of lime running centrally to site. 2: Minor deadwood throughout crown. 3: Epicormic growth present throughout crown. 4: Minor cavities present. 5: Acceptable condition at present.	Monitor.		Fair	40+
								Moderate	1	Fair	B+
T13	Semi-Mature Hawthorn Crataegus monogyna	5	1	260	1 2 3 3		1: Dense ivy prevented a detailed inspection. 2: Overhangs adjacent footpath. 3: Bifurcated at 1m. 4: Acceptable condition at present.	Remove ivy and re-inspect for defects.		Fair	40+
								Low	3	Fair	C

Reference G = Group H = Hedge	Age & Species	Height (m)	Crown Ht (m)	Diameter (mm)	Crown Spread N W E S	Scaled Tree Diagram (m)	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)
								Priority	Inspect Freq (yrs)	Structural Condition	Retention Category
T14	Semi-Mature Sycamore Acer pseudoplatanus	12	4	310	3 1.5 2 4.5		1: Single stemmed and leaning with a slightly unbalanced crown. 2: No significant defects observed. 3: Acceptable condition at present.	No action required.		Good	40+
								n/a	3	Good	C+
T15	Semi-Mature Yew Taxus baccata	8	3	360	2.5 3.5 2 3		1: Bifurcated at 1m. 2: Previous pruning wounds evident. 3: No significant defects observed.	No action required.		Good	40+
								n/a	3	Good	C+
T16	Semi-Mature Wild Cherry Prunus avium	7.5	2	160	3 4.5 1 2.5		1: Single stemmed and leaning with a slightly unbalanced crown. 2: Slightly suppressed specimen. 3: Acceptable condition at present.	No action required.		Good	40+
								n/a	3	Good	C
T17	Mature Beech Fagus sylvatica	20	7	850	5 4 9.5 8.5		1: Good specimen. 2: Situated on in raised elevation. 3: Dense ivy prevented a detailed inspection. 4: Minor deadwood throughout crown. 5: Previous pruning wounds evident.	Remove ivy and re-inspect for defects.		Good	40+
								Moderate	1	Fair	A
T18	Mature Beech Fagus sylvatica	20	9	910	5 4 10 5		1: Excellent specimen. 2: Wire attached to main stem. 3: Situated in close proximity to building in raised elevation. 4: Ivy prevented detailed inspection.	Remove ivy and re-inspect for defects.		Good	40+
								Moderate	1	Fair	A
T19	Early-Mature Hawthorn Crataegus monogyna	7	2	250	1 4.5 0.5 3		1: Significant lean. 2: Cavity present at base.	Remove.		Fair	<10
								Moderate	1	Poor	U
T20	Semi-Mature Holly Ilex aquifolium	9	1	370	4.5 5 4 4.5		1: Multi stem at base. 2: Low hanging crown. 3: No significant defects observed.	No action required.		Good	40+
								n/a	3	Good	C

Reference G = Group H = Hedge	Age & Species	Height (m)	Crown Ht (m)	Diameter (mm)	Crown Spread N W E S	Scaled Tree Diagram (m)	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)
								Priority	Inspect Freq (yrs)	Structural Condition	Retention Category
T21	Semi-Mature Elder Sambucus nigra	5	2	160	0 1.5 3.5 0.5		1: Poor specimen. 2: No long term value.	Remove.		Fair	10-20
								Low	N/A	Fair	C
T22	Semi-Mature Holly Ilex aquifolium	10	0.2	270	2.5 3 3		1: Single stemmed and vertical with a balanced crown. 2: No significant defects observed.	No action required.		Good	40+
								n/a	3	Good	C
T23	Mature Pine Pinus sp	18	3	880	8.5 8 9.5 8		1: Excellent specimen. 2: Previous pruning wounds evident with good occlusion. 3: Situated in close proximity to building. 4: Deadwood present throughout crown. 5: Causing lift to tarmac road, roots just below hard surface.	Deadwood, crown clean.		Fair	40+
								Moderate	1	Fair	A
T24	Semi-Mature Yew Taxus baccata	13	1.5	590	4.5 4.5 4.5		1: Multi stemmed at 1m. 2: No significant defects observed. 3: Situated in raised bed. 4: Good specimen.	No action required.		Good	40+
								n/a	3	Good	B
T25	Semi-Mature Beech Fagus sylvatica	11	3	490	6 5 4		1: Twin stemmed at 1m with tight unions. 2: Deadwood present throughout crown. 3: Bark wounds present in upper crown limb.	Monitor.		Fair	20-40
								Moderate	1	Fair	C
T26	Semi-Mature Holly Ilex aquifolium	9	2	490	3 4 3		1: Multi stem at base. 2: No significant defects observed.	No action required.		Good	40+
								n/a	3	Good	C

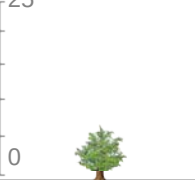
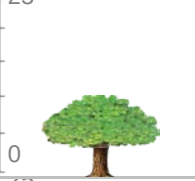
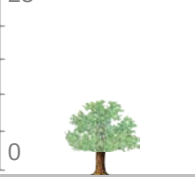
Reference G = Group H = Hedge	Age & Species	Height (m)	Crown Ht (m)	Diameter (mm)	Crown Spread N W E S	Scaled Tree Diagram (m)	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)
								Priority	Inspect Freq (yrs)	Structural Condition	Retention Category
T27	Early-Mature Holly Ilex aquifolium	12	3	370	4 6 5 5		1: Low hanging crown. 2: No significant defects observed.	No action required.		Good	40+
								n/a	3	Good	B
T28	Early-Mature Holly Ilex aquifolium	14	3	390	5 6 5 6		1: Single stemmed and vertical with a balanced crown. 2: No significant defects observed.	No action required.		Good	40+
								n/a	3	Good	B
G29	Semi-Mature Mixed Species	av 7	2	av 150	av 3 3 3 each		1: Group of mixed species trees consisting of laurel, rhododendron,. 2: No significant defects observed.	No action required.		Good	40+
								n/a	3	Good	C
T30	Early-Mature Horse Chestnut Aesculus hippocastanum	17	2	830	9 7 5 5.5		1: Single stemmed and vertical with an unbalanced crown. 2: Cavity present on main at 8m acting as possible nest. 3: Bleeding canker present on main stem.	Monitor.		Fair	20-40
								Moderate	1	Fair	B
T31	Mature Oak Quercus petraea	18	5	1080	7 7 5 7		1: Good specimen. 2: Deadwood present throughout crown. 3: Previous pruning wounds evident with good inclusion. 4: Situated in close proximity to road.	Remove dead branches over road.		Good	40+
								Moderate	1	Good	A
T32	Early-Mature Pine Pinus sp	17	7	530	4 3.5 2.5 4		1: Bifurcated at 5m. 2: Situated adjacent to road. 3: Good specimen.	No action required.		Good	40+
								n/a	3	Good	B
T33	Semi-Mature Holly Ilex aquifolium	8	2	310	3.5 2.5 3 2		1: Multi stem at base. 2: No significant defects observed.	No action required.		Good	40+
								n/a	3	Good	C

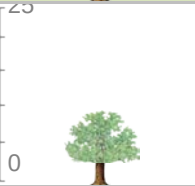
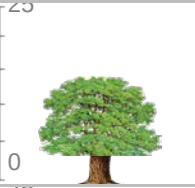
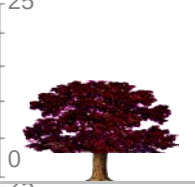
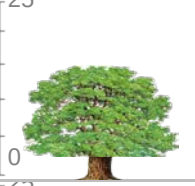
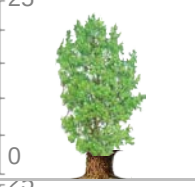
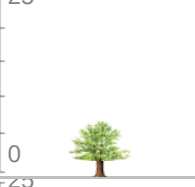
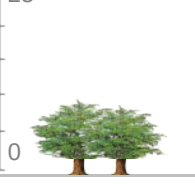
Reference G = Group H = Hedge	Age & Species	Height (m)	Crown Ht (m)	Diameter (mm)	Crown Spread N W E S	Scaled Tree Diagram (m)	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)
								Priority	Inspect Freq (yrs)	Structural Condition	Retention Category
T34	Early-Mature Yew Taxus baccata	7	1	550	3.5 2.5 4		1: Slightly suppressed specimen. 2: Bifurcates at base. 3: Good specimen.	No action required.		Good	40+
								n/a	3	Good	B
T35	Semi-Mature Sycamore Acer pseudoplatanus	11	3	380	5.5 4.5 5		1: Single stemmed and vertical with a slightly unbalanced crown. 2: Previous pruning wounds evident. 3: No significant defects observed.	No action required.		Good	40+
								n/a	3	Good	B
T36	Semi-Mature Yew Taxus baccata	7	0.1	270	3.5 3.5 3.5		1: Single stemmed and vertical with a balanced crown. 2: Low hanging crown. 3: No significant defects observed.	No action required.		Good	40+
								n/a	3	Good	C+
T37	Early-Mature Holly Ilex aquifolium	10	1	540	5 2 4.5		1: Multi stem at base. 2: Unbalanced crown due to suppression. 3: No significant defects observed.	No action required.		Good	40+
								n/a	3	Good	B
T38	Semi-Mature Hawthorn Crataegus monogyna	7	2	300	2 3 4		1: Situated in close proximity to wall and street lighting column. 2: Acceptable condition at present.	No action required.		Good	40+
								n/a	3	Good	C
T39	Early-Mature Yew Taxus baccata	9	2	530	5 5 3		1: Multi stem at base. 2: Good specimen. 3: No significant defects observed.	No action required.		Good	40+
								n/a	3	Good	B
T40	Mature Pine Pinus sp	20	5	790	4.5 6 5.5		1: Previous large diameter limb failure. 2: Significant deadwood throughout crown. 3: Slight dieback in crown.	Deadwood, monitor, climbed inspection.		Good	40+
								Moderate	1	Fair	A

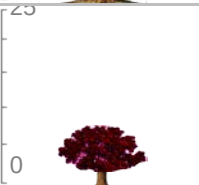
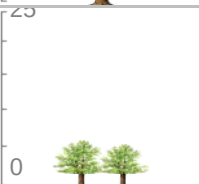
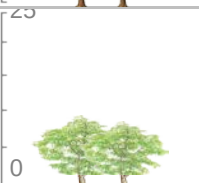
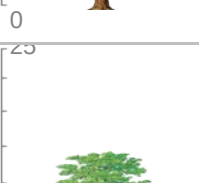
Reference G = Group H = Hedge	Age & Species	Height (m)	Crown Ht (m)	Diameter (mm)	Crown Spread N W S E	Scaled Tree Diagram (m)	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)
								Priority	Inspect Freq (yrs)	Structural Condition	Retention Category
G41	Semi-Mature Sahara Cypress <i>Chamaecyparis pisifera</i>	av 10	av 2	av 300	2 2 2 each		1: Single stemmed and vertical with a balanced crown. 2: Scattered throughout site. 3: Dieback in one crown.	No action required.		Fair	10-20
								n/a	3	Fair	C
T42	Early-Mature Magnolia <i>Magnolia sp</i>	7	1	230	4 3 3.5		1: Bark wounds to main stem. 3: Acceptable condition at present.	No action required.		Good	40+
								n/a	3	Good	C
G43	Early-Mature Holly <i>Ilex aquifolium</i>	10	2	400	4 4 4		1: Group of three specimens. 2: No significant defects observed.	No action required.		Good	40+
								n/a	3	Good	B
T44	Early-Mature Goat Willow <i>Salix caprea</i>	8	2	340	4 2 3		1: Situated in close proximity to building. 2: Previous pruning wounds evident. 3: Minor deadwood throughout crown.	Prune to clear building.		Good	20-40
								Moderate	1	Fair	C
T45	Semi-Mature Holly <i>Ilex aquifolium</i>	7	2	220	3 2 1		1: Single stemmed and vertical with a slightly unbalanced crown. 2: Suppressed specimen. 3: No significant defects observed.	No action required.		Good	40+
								n/a	3	Good	C
T46	Semi-Mature Holly <i>Ilex aquifolium</i>	8	3.5	350	1.5 1.5 1.5		1: Multi stem at base. 2: Previous pruning wounds evident. 3: No significant defects observed.	No action required.		Good	40+
								n/a	3	Good	C
T47	Early-Mature Sycamore <i>Acer pseudoplatanus</i>	15	5	440	4 5 3		1: Single stemmed and vertical with an unbalanced crown. 2: Deadwood present throughout crown. 3: Situated on boundary.	Crown clean and deadwood, monitor.		Poor	10-20
								Moderate	1	Fair	C+

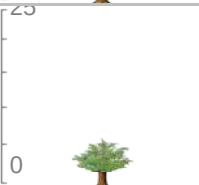
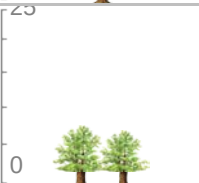
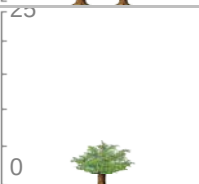
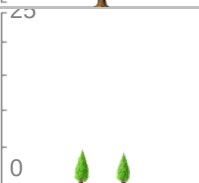
Reference G = Group H = Hedge	Age & Species	Height (m)	Crown Ht (m)	Diameter (mm)	Crown Spread N W E S	Scaled Tree Diagram (m)	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)
								Priority	Inspect Freq (yrs)	Structural Condition	Retention Category
T48	Semi-Mature Holly Ilex aquifolium	8	2	340	3 4 3		1: Multi stem at base. 2: Previous pruning wounds evident. 3: No significant defects observed.	No action required.		Good	40+
								n/a	3	Good	C+
T49	Early-Mature Sycamore Acer pseudoplatanus	15	6	490	7 5 4		1: Twin stemmed at 4m. 2: Deadwood present throughout crown. 3: Previous pruning wounds evident. 4: Situated on boundary.	Crown clean and deadwood.		Fair	40+
								Moderate	1	Fair	B
T50	Semi-Mature Sycamore Acer pseudoplatanus	14	5	310	4 3 2		1: Cavity present at base with decay. 2: Suppressed specimen. 3: No long term future.	Remove.		Fair	<10
								Very High	N/A	Poor	U
T51	Early-Mature Holly Ilex aquifolium	12	3	370	3 2 3.5		1: Twin stemmed at base. 2: Previous pruning wounds evident. 3: No significant defects observed.	No action required.		Good	40+
								n/a	3	Good	B-
T52	Semi-Mature Sycamore Acer pseudoplatanus	14	6	320	3 3 3		1: Single stemmed and vertical with an unbalanced crown. 2: Previous pruning wounds evident with good inclusion. 3: Deadwood present throughout crown. 4: No long term future.	Remove.		Poor	<10
								Very High	N/A	Poor	U
T53	Semi-Mature Holly Ilex aquifolium	7	2	300	1 2 1.5		1: Single stemmed and vertical with a slightly unbalanced crown. 2: Previous pruning wounds evident. 3: No significant defects observed.	No action required.		Good	40+
								n/a	3	Good	C

Reference G = Group H = Hedge	Age & Species	Height (m)	Crown Ht (m)	Diameter (mm)	Crown Spread N W E S	Scaled Tree Diagram (m)	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)
								Priority	Inspect Freq (yrs)	Structural Condition	Retention Category
T54	Mature Sycamore Acer pseudoplatanus	16	7	780	8 6 7		1: Twin stemmed at 4m. 3: Deadwood present throughout crown. 4: Situated on boundary.	Monitor.		Fair	40+
								Moderate	1	Fair	B
T55	Early-Mature Holly Ilex aquifolium	9	2	360	4 3 2.5		1: Multi stem at base. 2: Previous pruning wounds evident. 3: No significant defects observed.	No action required.		Good	40+
								n/a	3	Good	C
T56	Early-Mature Hawthorn Crataegus monogyna	6	2	220	4 3 2		1: Multi stem at base. 2: Previous pruning wounds evident. 3: No significant defects observed.	No action required.		Good	40+
								n/a	3	Good	C
G57	Semi-Mature Mixed Species	av 5	2	av 100	av 2 2 2 each		1: Mixed understory consisting of predominantly holly and ash. 2: Previous pruning wounds evident. 3: No significant defects observed.	No action required.		Good	40+
								n/a	3	Good	C
T58	Semi-Mature Cherry Prunus sp	5	2	230	2.5 3 4		1: Previous pruning wounds evident. 2: Acceptable condition at present.	No action required.		Good	40+
								n/a	3	Good	C
T59	Semi-Mature Goat Willow Salix caprea	7	2	350	2.5 4 3.5		1: Situated on boundary. 2: Slightly unbalanced crown. 3: No significant defects observed.	No action required.		Good	40+
								n/a	3	Good	C
T60	Semi-Mature Beech Fagus sylvatica	13	3	210	3 2.5 1.5		1: Single stemmed and vertical with a slightly unbalanced crown. 2: Bacterial exudate on main stem. 3: Previous pruning wounds evident. 4: Acceptable condition at present.	No action required.		Good	40+
								n/a	3	Good	C

Reference G = Group H = Hedge	Age & Species	Height (m)	Crown Ht (m)	Diameter (mm)	Crown Spread N W E S	Scaled Tree Diagram (m)	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)
								Priority	Inspect Freq (yrs)	Structural Condition	Retention Category
T61	Semi-Mature Sycamore Acer pseudoplatanus	7	2	240	2.5 3		1: Single stemmed and vertical with a balanced crown. 2: No significant defects.	No action required.		Good	40+
								n/a	3	Good	C
T62	Semi-Mature Yew Taxus baccata	5	0.1	140	1 2.5		1: No significant defects.	No action required.		Good	40+
								n/a	3	Good	C
T63	Semi-Mature Horse Chestnut Aesculus hippocastanum	8	2	270	3 3.5 4.5		1: Bacterial exudate on main stem. 2: Bark lesions to main stem. 3: Epicormic growth present at base.	Monitor.		Fair	20-40
								Moderate	1	Fair	C
T64	Semi-Mature Goat Willow Salix caprea	6	1	200	3 2.5 1		1: Situated on boundary touching fence. 2: No significant value.	No action required.		Good	40+
								n/a	3	Good	C
T65	Early-Mature Sycamore Acer pseudoplatanus	13	5	530	4 5 5.5 4.5		1: Good specimen. 2: Bifurcates at 6m. 3: Previous pruning wounds evident now occluded.	No action required.		Good	40+
								n/a	3	Good	B
T66	Early-Mature Horse Chestnut Aesculus hippocastanum	10	4	510	3.5 4.5 5 5.5		1: Good specimen. 2: Single stemmed and vertical with a slightly unbalanced crown. 3: No significant defects.	No action required.		Good	40+
								n/a	3	Good	B
T67	Early-Mature Whitebeam Sorbus aria	9	3	300	1.5 4 4.5 2.5		1: Multi stemmed at 3m. 2: Slightly unbalanced crown. 3: No significant defects observed.	No action required.		Good	40+
								n/a	3	Good	C

Reference G = Group H = Hedge	Age & Species	Height (m)	Crown Ht (m)	Diameter (mm)	Crown Spread N W E S	Scaled Tree Diagram (m)	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)
								Priority	Inspect Freq (yrs)	Structural Condition	Retention Category
T68	Early-Mature Whitebeam Sorbus aria	9	3	290	4 2 4.5 1.5		1: Multi stemmed at 3m. 2: No significant defects observed.	No action required.		Good	40+
								n/a	3	Good	C
T69	Early-Mature Sycamore Acer pseudoplatanus	14	4	730	5.5 5 4.5		1: Bifurcates at 3m. 2: Deadwood present throughout crown. 3: Previous pruning wounds evident now occluded. 4: Early signs of decline.	Crown clean and deadwood, monitor.		Fair	40+
								Moderate	1	Good	B
T70	Early-Mature Copper Beech Fagus sylvatica 'purpurea'	13	4	490	4.5 7.5 8.5 6		1: Slightly unbalanced crown. 2: Previous pruning wounds evident now occluded. 3: No significant defects observed.	No action required.		Good	40+
								n/a	3	Good	B
T71	Early-Mature Sycamore Acer pseudoplatanus	15	3	880	7 5.5 6		1: Large multi stemmed specimen with tight unions. 2: Previous pruning wounds evident. 3: Acceptable condition at present.	Monitor.		Good	40+
								Moderate	1	Fair	B
T72	Mature Lombardy Poplar Populus nigra 'italica'	23	3	1030	4 2.5 3.5		1: Deadwood present throughout crown. 2: Species prone to failure. 3: Bt wire growing through crown. 4: Acceptable condition at present.	Deadwood and monitor due to size, species and location.		Good	20-40
								Moderate	1	Fair	B
T73	Early-Mature Lilac Syringa vulgaris	6	2	190	3 4 0 2.5		1: Significant lean. 2: Cavity at base. 3: Tree fallen over.	Remove.		Poor	<10
								Low	3	Poor	U
G74	Early-Mature Holly Ilex aquifolium	av 9	av 2	av 350	av 4 4 4 each		1: Good specimens. 2: No significant defects observed.	No action required.		Good	40+
								n/a	3	Good	B

Reference G = Group H = Hedge	Age & Species	Height (m)	Crown Ht (m)	Diameter (mm)	Crown Spread N W E S	Scaled Tree Diagram (m)	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)
								Priority	Inspect Freq (yrs)	Structural Condition	Retention Category
T75	Mature Lombardy Poplar <i>Populus nigra 'italica'</i>	23	4	1460	3.5 4.5 3.5		1: Very large specimen. 2: Dense ivy prevented a detailed inspection. 3: Deadwood present throughout crown. 4: Multi stemmed at 4m.	Deadwood.		Good	20-40
								High	1	Fair	C+
T76	Semi-Mature Purple Plum <i>Prunus cerasifera 'pissardi'</i>	7	2.5	320	3.5 3 4.5		1: Twin stemmed at 3m. 2: Dense ivy prevented a detailed inspection.	Remove ivy and re-inspect for defects.		Fair	40+
								Moderate	1	Fair	C+
T77	Early-Mature Hawthorn <i>Crataegus monogyna</i>	6	2.5	410	3.5 3 3.5		1: Multi stem at base. 2: Dense ivy prevented a detailed inspection.	Remove ivy and re-inspect for defects.		Fair	10-20
								Moderate	1	Fair	C
G78	Semi-Mature Mixed Species	av 5	2	av 150	av 2.5 2.5 2.5 each		1: Mixed group consisting of holly, sycamore and cotoneaster. 2: No significant defects observed.	No action required.		Good	40+
								n/a	3	Good	C
G79	Semi-Mature Jaquemontii Birch <i>Betula jaquemontii</i>	av 9	av 2	av 250	av 4 4 4 each		1: Small group situated in close proximity to building. 2: No significant defects observed.	Crown reduce away from building.		Fair	40+
								Moderate	1	Fair	C
T80	Early-Mature Sycamore <i>Acer pseudoplatanus</i>	11	4	450	5 5 5		1: Single stemmed and vertical with a balanced crown. 2: Situated within hard standing growing though building. 3: Any construction work with in the area could impact on the tree.	Monitor.		Fair	20-40
								Low	1.5	Fair	C
T81	Semi-Mature Ash <i>Fraxinus excelsior</i>	9	2.5	290	4 3.5 5		1: Twin stemmed at base. 2: Situated in close proximity to fence causing damage. 3: No long term future.	Remove.		Fair	<10
								Moderate	1	Poor	U

Reference G = Group H = Hedge	Age & Species	Height (m)	Crown Ht (m)	Diameter (mm)	Crown Spread N W E S	Scaled Tree Diagram (m)	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)
								Priority	Inspect Freq (yrs)	Structural Condition	Retention Category
T82	Early-Mature Beech Fagus sylvatica	17	3	290	4.5 5 4		1: Twin stemmed at 4m. 2: Previous pruning wounds evident. 3: No significant defects observed. 4: Situated on third party land.	No action required.		Good	40+
								n/a	3	Good	B
T83	Early-Mature Elder Sambucus nigra	5	1.5	260	3 3.5 1.5 2.5		1: Multi stem at base. 2: Situated in close proximity to fence causing damage. 3: No long term future.	Remove.		Fair	<10
								Moderate	1	Fair	U
G84	Semi-Mature Mixed Species	av 7	2	av 260	av 2 2 2 each		1: Mixed linea group species consisting of laurel, ash, sycamore. 2: Dead birch and elder within group.	Remove dead birch and elder.		Good	40+
								Moderate	3	Good	C
T85	Semi-Mature Holly Ilex aquifolium	5	2	240	3 3 3		1: Access prevented detailed stem measurement. 2: Previously topped.	No action required.		Good	40+
								n/a	3	Good	C
G86	Semi-Mature Lawson Cypress Chamaecyparis lawsoniana	av 4.5	0	av 100	av 0.5 0.5 each		1: Small group situated in raised bed. 2: No significant defects observed.	No action required.		Good	40+
								n/a	3	Good	C

Appendix 2 – Tree Schedule Definition of Terms

Tree Referencing	Individual Trees T (+number) Grouped Trees G (+number) Hedgerows H (+number) Woodlands W(+number)
Age Category	Young Usually <15 years Semi-mature Significant growth expected, approximately one third of life expectancy complete Early-Mature Full height achieved with further significant growth possible, up to two thirds of life expectancy complete Mature Full height has been achieved with possible spreading of the canopy, usually past two thirds of overall life expectancy Veteran Usually a tree of significant age with characteristics that give additional cultural, landscape and conservation benefits, Over-mature A tree declining due to age as indicated by deterioration in the health and condition of its crown and trunk.
Species	Botanical Name - conforming to the International Code of Nomenclature for algae, fungi, and plants (ICN). For universal plant recognition. Common Name – commonly used names usually on a local and national scale.
Tree Height	The vertical distance between the base of the tree (where soil and buttress meet) and the tip of the highest branch on the tree.
Crown Height	Measured from ground level to the height at which the main crown begins.
Stem Diameter (DBH)	Stem diameter is measured at 1.5 m above ground level
	A diagrammatical representation of the tree taken from measurements of stem diameter, crown height and spread, and overall height.
Crown	Measurements taken from all four cardinal points in metres.
Notes	Notes are made to inform of any possible defects, peculiarities or points of interest that may relate to the trees position, physiology, safety and possible effects on developments.
Recommendations	Recommendations are made in accordance to good arboricultural practice. Recommendations are made regardless to the end usage of the site.
Priority Scale	Priority is given dependant on the perceived threat and the likelihood of failure given to a possible hazard. The priority of work is given regardless of the end usage of the site. Urgent To be carried out as soon as possible. Very High To be carried out within 1 month. High To be carried out within 3 months. Moderate To be carried out within 1 year. Low To be carried out within 3 years.
Physiological Condition:	Good Usually healthy with no symptoms of poor health or disease. Fair Exhibiting signs of poor health or minor disease infections that are not considered to be hazardous. Poor Disease present in considerable quantities or with very poor physiological vigour. Very Poor Tree is in a moribund state in extremely poor condition, usually with little chance of recovery.
Structural Condition:	Good A tree with no significant structural defects. Fair Minor defects may have been observed but are not considered to be immediately hazardous. 1.1.2. Poor Significant defects found. Tree requires monitoring or remedial works. Very Poor Major defects that require immediate remedial work or the removal of the tree.
Life Expectancy:	The estimated number of years before the tree may require removal should no unexpected mechanical or environmental impacts occur to the tree.
Retention Category:	Please refer to Tree retention categorisation table on the next page.

Appendix 3 – Tree Retention Category

The following table provides an explanation of retention categories used.		
Trees to be removed		Colour on Plan
Category U Includes trees of very low quality that offer little or no amenity value.	Trees that are in such a condition that they should be removed as a matter of good arboricultural practice regardless of given proposals.	RED
Trees to be considered for retention		
Category A Trees of a high quality, with an estimated life of expectancy of at least 40 years	Trees that are excellent examples of their species, usually mature, especially if rare or unusual including veteran trees. Category A trees are likely to enhance a development and should be retained wherever possible.	GREEN
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.	Trees that are good examples of their species. B category trees are usually mature or younger trees with the potential to reach A category in the future. Although the retention of these trees is desirable, some losses may be acceptable.	BLUE
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.	GREY
NOTE: Trees that are viewed as borderline and do not fit neatly into either of the categories are given a plus or minus rating (+/-) in the tree data schedule. Therefore, C+ would denote a tree being borderline C/B although C is deemed to be the most appropriate category. Similarly, B- would denote a tree being borderline B/C with B seen as the most appropriate category.		

Appendix 4 – Site Plans

The site plans referred to in the report follow this page which include the following:

- Tree Constraints Plan
- Tree Removal Plan
- Tree Protection Plan

Although included plans are usually to scale, they are only intended to indicate positions of surveyed trees and dimensions should not be taken from these drawings.



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Notes:-

Category A tree, group or hedge

Category B tree, group or hedge

Category C tree, group or hedge

Category U tree, group or hedge

Extents of pruning

P03	03/07/18	UG Update	KO	ED
P02	20/02/18	Planning	ED	KO
P01	02/10/17	Planning	JC	KO
REV.	DATE	DESCRIPTION	DRWN	CHKD

URBANGREEN

Jactin House, 24 Hood Street, Manchester M4 6WX
T: 0161 312 3131 W: urbangreen-space.co.uk

Client: PJ Livesey

Project: Didsbury Lodge
Wilmslow Road

Title: Tree Removal plan

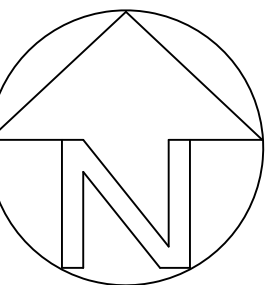
Status: Planning

Project:	11570	Drawn:	JC	Checked:	KO
Scale @ A0:	1:200	Date:	02/10/17	Approved:	JC
Drawing No:	UG_11570_ARB_TRP_03				P03



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Notes:-



- Category A tree, group or hedge
- Category B tree, group or hedge
- Category C tree, group or hedge
- Category U tree, group or hedge
- Root Protection Area (RPA)
- Protective fencing
- Hand excavate existing hard surface
- Cellular Confinement System

P03	03/07/18	UG update	KO	ED
P02	20/02/18	Planning	ED	KO
P01	02/10/17	Planning	JC	KO
REV.	DATE	DESCRIPTION	DRWN	CHKD



Jactin House, 24 Hood Street, Manchester M4 6WX
T: 0161 312 3131 W: urbangreen-space.co.uk

Client: PJ Livesey

Project: Didsbury Lodge
Wilmslow Road

Title: Tree
Protection
Plan

Status: Planning

Project: 11570 Drawn: JC Checked: KO

Scale @ A0: 1:200 Date: 02/10/17 Approved: JC

Drawing No: UG_11570_ARB_TPP_03 Revision: P03