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10541
St Jerome's Church Manchester
ARBORICULTURAL SUPERVISION VISIT REPORT
VISIT No. 1 *(of ~1 expected)*

DATE & TIME	07.09.17
LOCATION	Former St Jerome's Church, Manchester
ECUS REPRESENTATIVE	Peter Simpson, Consulting Arboriculturalist, Ecus Ltd
ATTENDEES	Abigail Green, Lovell
PURPOSE	To inspect TPO trees in relation to spatial constraints of new development.
WEATHER CONDITIONS	Fair with light breeze
PROGRAMME	Immediate

	Action by
General Lovell development manager Ben Thomas had requested Peter Simpson, Arboricultural Consultant, attend site and advise on the conflict between the new development and the trees on site covered by Tree Preservation Order Rylance Street 2016.	
Facilitation Pruning Requirement The former St Jerome's Church has been demolished and the site is undergoing final redevelopment. This involves the construction of a number of housing units. Currently one unit is being constructed on the site of the former Ferry Street. Block work is complete to around the first storey. At the time of site visit, scaffold was being erected to allow the construction of the upper floors, including the roof and wall render. Owing to the proximity of the new buildings to the trees, the branches of T8 to T14 are intruding into the work space within the scaffold structure.	

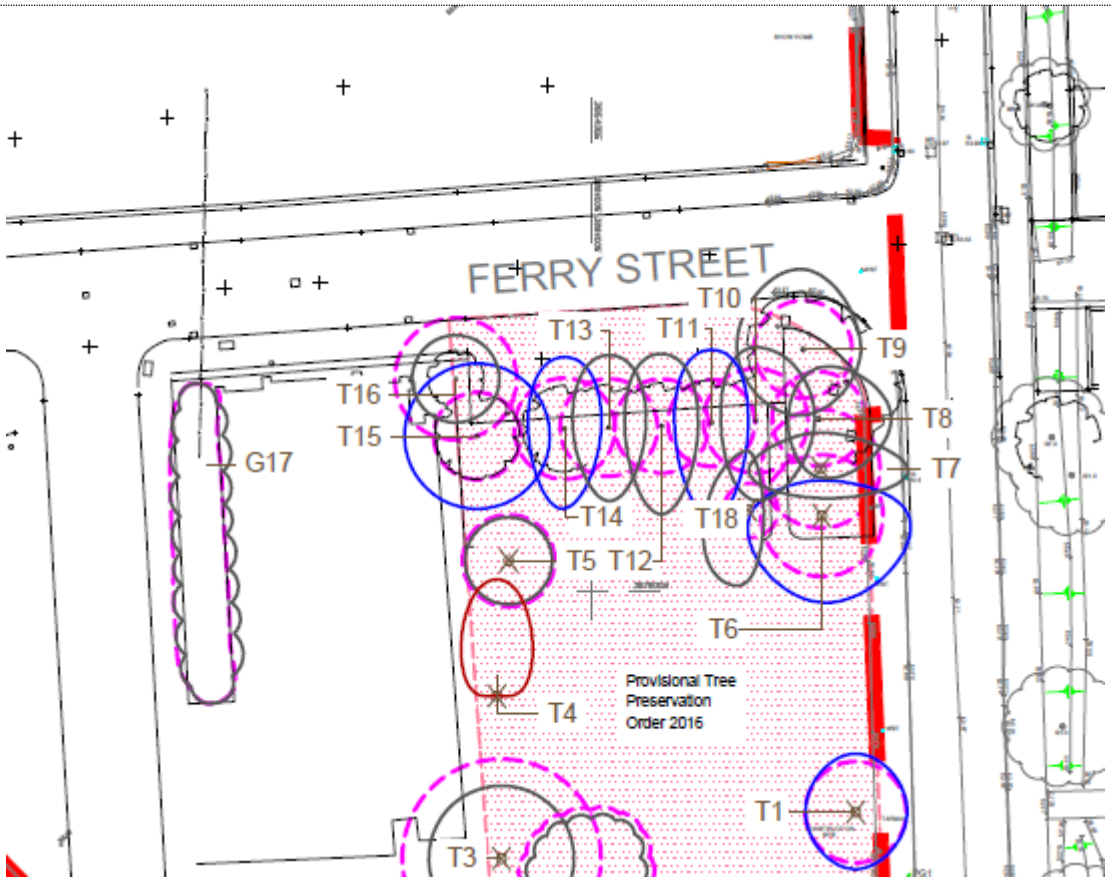


Plate 1: Extract of Drawing number L5233/01 included to aid tree number referencing (Note: This drawing was prepared when the Provisional Tree Preservation Order was for an Area. It was subsequently confirmed for individual trees T1, T6, T7, T8, T9, T11, T12 and T14.

AG stated that a similar situation would arise when the proposed block was constructed to the south of the trees in the next phase.

To prevent damage occurring to the retained TPO trees *Sorbus* T6, T7, T8, T9, T11, T12 and T14, a 1.5m reduction from the tips of the branches to retain a flowing crown profile is recommended (approx. 25% crown reduction). The trees also require a 3m crown lift. All work to be carried out by a suitably qualified arborist to BS:3998.

Sorbus T10 and T13 were noted to have major stem damage with significant decay visible. Owing to these trees' future proximity to dwellings, their removal is recommended. While a crown reduction could be possible, it is felt that this could hasten the mortality spiral. By removing now, the remaining trees will benefit from decreased competition and are likely to fair better during their response to the proposed crown reductions.



Protected trees (T14 closest), showing conflict with new construction.

Proposal

T6, T7, T8, T9, T11, T12, and T14, : Proposed 1.5m crown reduction with a 3m crown lift.



T13 showing substantial trunk damage, affecting more than half the trunk's diameter.

Proposal

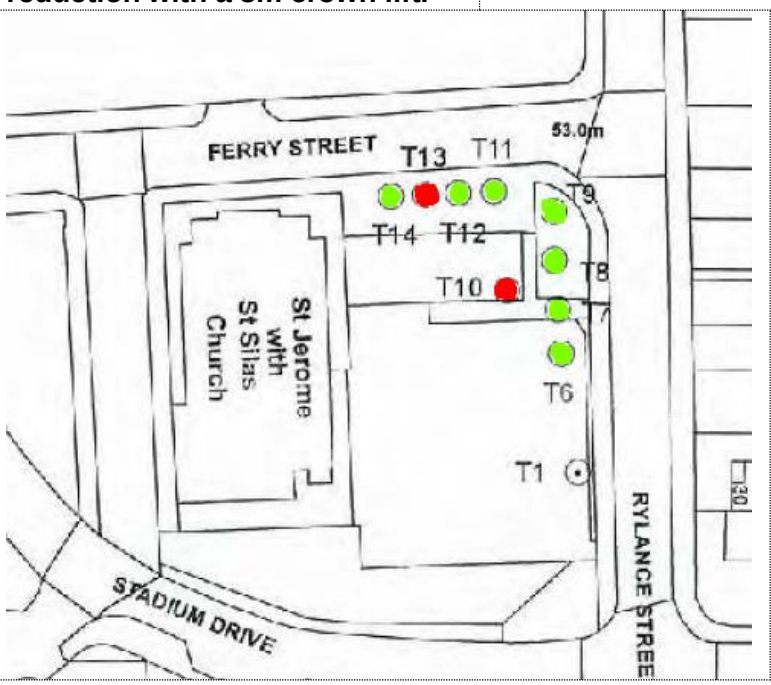
T13: Remove and replace



T10 showing helical trunk defect, leading to significant trunk weakness, pruning of this is highly likely to hasten the onset of the mortality spiral.

Proposal

T10: Remove and replace



Extract from Rylance Street TPO 2016.
Plan appears to plot the trees in the wrong location.
Trees in green to have crown reduction
Trees in red, total removal

Originated By:

Peter Simpson
Consultant Arboriculturist, MArborA Date: 12 September 2017

Reviewed By:



Zoe Wareham
Consultant Arboriculturist, MArborA Date: 12 September 2017

Approved By:



Claire Browne
Principal Landscape Architect Date: 12 September 2017

Submitted to:
Ben Thomas, Lovell (by email address: ben.thomas@lovell.co.uk)

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