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PHASE 2
BESWICK
MANCHESTER

GLEESON HOMES

TREE SURVEY REPORT

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October 2007

Ref: MG/2893/TreeSurveyReport

1.0 INTRODUCTION

1.1 The survey of trees and associated vegetation has been undertaken by Trevor Bridge Associates on behalf of Gleeson Homes. The survey was undertaken in October 2007.

1.2 Before any work is undertaken to the existing trees the applicant/landowner must verify whether the site is protected by a Tree Preservation Order. Trees located off site cannot be assessed in terms of structural integrity without trespass. We recommend that the owners of adjacent trees employ an arboriculturist to assess the condition of their trees. The site should be re-inspected in twelve months' time to assess any environmental, biological or anatomical changes.

1.3 Each tree has been identified on the attached drawing. All trees have been inspected and categorised in accordance with guidelines contained within BS5837: 2005 Trees in Relation to Construction as follows:

Age Category

Y	Young – Young or self sown
SAP	Sapling – A tree not much larger than nursery origin. Could easily be replaced.
SM	Semi-mature - An established tree up to one third the expected ultimate height
EM	Early-mature - An established tree between one third and two thirds expected height.
M	Mature - An established tree more or less full height for species and site environment. May still be increasing in girth quite rapidly
OM	Over mature – More or less full height and girth. Increasing in size only slowly. Perhaps showing signs of decline.

Amenity Value **(see 2.0 Cascade Chart on following page)**

2.0 CASCADE CHART FOR TREE QUALITY ASSESSMENT

TREES FOR REMOVAL			
Category	**Criteria**		
'R' Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management.	• 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 'R' category trees (ie 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 (eg Dutch Elm disease) or very low quality trees suppressing adjacent trees of better quality. **NOTE:** Habitat reinstatement may be appropriate (eg 'R' category tree used as a bat roost, installation of bat box in nearby tree)		
TREES TO BE CONSIDERED FOR RETENTION			
	1. Mainly arboricultural values	**2. Mainly landscape values**	**3. Mainly cultural values, including conservation**
'A' **Those of high quality and value:** in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested)	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (eg the dominant and/or principal trees within an avenue)	Trees, groups or woodlands which provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance (eg avenues or other arboricultural features assessed as groups)	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (eg veteran trees or wood pasture)
'B' **Those of moderate quality and value:** in such a condition as to make a significant contribution (a minimum of 20 years is suggested)	Trees that might be included in the high category, but are downgraded because of impaired condition (eg presence of remediable defects including unsympathetic past management and minor storm damage)	Trees present in numbers, usually as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals but which are not, individually, essential components of formal or semi-formal arboricultural features (eg trees of moderate quality within an avenue that includes better 'A' category specimens) or trees situated mainly internally to the site, therefore individually having little visual impact on the wider locality	Trees with clearly identifiable conservation or other cultural benefits
'C' **Those of low quality and value:** currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested) or young trees with a stem diameter below 150 mm	Trees not qualifying in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value and/or trees offering low or only temporary screening benefit	Trees with very limited conservation or other cultural benefits
	NOTE: Whilst 'C' category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150 mm should be considered for relocation		

3.0 SCHEDULE

Tree No.	Tree Name	Height	Trunk diameter single stem	Stem category multistem	North	East	South	West	Height to crown	Age class	Physiological condition	Structural condition	Est. age remaining	RPA (area)	RPA (radius)	BS Category	Structural defects & further detail
G1	6x Sorbus	5	110		1.5	1.5	1.5	1.5	2	SM	F	G	10 to 20	5	1.3	C2	Estimated dimensions. Unable to get access to trees (blocked of with site boundary fencing)
T1	Cherry	6	150		2	2	2	2	2	SM	G	G	20 to 40	10	1.8	C2	Significant damage to root collar. Estimated dimensions, unable to get access to trees.
T2	Cherry	6	190		3	3	3	3	2	M	G	G	40+	17	2.3	C1	Estimated dimensions, unable to get access to trees.
T3	Alder	9	220		2	2	2	2	1	SM	F	F	40+	21	2.6	C1	Some minor dieback
T4	Whitebeam	7	220		3	3	3	3	0	SM	F	P	0	21	2.6	R	Significant bark wound with decay on trunk.
T5	Sycamore	10	350		4	4	4	4	3	M	G	G	40+	55	4.2	B2	
T6	Sycamore	6	150		2	2	2	2	2.5	SM	P	P	0	10	1.8	R	50% of crown broken out
T7	Sycamore	5	150		3	3	3	3	2.5	SM	P	P	0	10	1.8	R	Significant die-back
T8	Lime	7	220		4	4	4	4	2	SM	G	G	0	21	2.6	B2	
T9	Lime	7	220		4	4	4	4	1.5	SM	G	G	40+	21	2.6	B2	

Tree No.	Tree Name	Height	Trunk diameter single stem	Stem category multistem	North	East	South	West	Height to crown	Age class	Physiological condition	Structural condition	Est. age remaining	RPA (area)	RPA (radius)	BS Category	Structural defects & further detail
T10	Lime	7	220		4	4	4	4	1.5	SM	G	G	40+	21	2.6	B2	
T11	Lime	8	190		3	3	3	3	2	SM	G	G	40+	17	2.3	B2	
T12	Lime	8	190		3	3	3	3	2	SM	G	G	40+	17	2.3	B2	
T13	Lime	8	190		3	3	3	3	2	SM	G	G	40+	17	2.3	B2	
T14	Lime	8	210		3	3	3	3	2	SM	G	G	40+	20	2.5	B2	
T15	Lime	8	210		3	3	3	3	1.5	SM	G	G	40+	20	2.5	B2	
T16	Mountain Ash	8	170		2	3	1	3	4	M	F	F	20 to 30	13	2.0	C2	
T17	Mountain Ash	7	180		2	2	2	2	3	M	F	F	20 to 30	15	2.2	C2	
T18	Norway Maple	11	330		4	4	4	4	3	M	G	G	40+	50	4.0	B2	
T19	Whitebeam	10	320		4	4	4	4	2	M	G	G	40+	45	3.8	B2	
T20	Whitebeam	9	240		3	3	3	3	3	M	F	F	40+	26	2.9	B2	Slightly suppressed growth form.
T21	Whitebeam	10	300		2	3	2	3	3	M	G	F	40+	41	3.6	B2	Slightly suppressed growth form.
T22	Whitebeam	8	180		1	1	1	1	3	M	F	F	20 to 20	15	2.2	C2	Slightly suppressed growth form.
T23	Whitebeam	8	180		2	2	1	2	3	M	F	F	20 to 30	15	2.2	C2	Slightly suppressed growth form.
T24	Lime	10	230		3	3	3	1	2	SM	G	G	40+	25	2.8	B2	

Tree No.	Tree Name	Height	Trunk diameter single stem	Stem category multistem	North	East	South	West	Height to crown	Age class	Physiological condition	Structural condition	Est. age remaining	RPA (area)	RPA (radius)	BS Category	Structural defects & further detail
T25	Whitebeam	8	260		3	3	3	3	2	SM	G	G	40+	30	3.1	B2	
T26	Whitebeam	7	180		2	2	2	2	3	M	F	F	10 to 20	15	2.2	C2	Cavity in base to west
T27	Elm		250		3	3	3	3						28	3.0	R	Dead. Likely cause of death is Dutch Elm Disease.
T28	Elm		250		3	3	3	3						28	3.0	R	Dead. Likely cause of death is Dutch Elm Disease.
T29	Elm	9		370	3	3	3	3	3	SM	G	G	5 to 10	43	3.7	C2	Likely to succumb to Dutch Elm Disease in future.
T30	Elm	9	260		3	3	3	3	3	SM	G	G	5 to 10	30	3.1	C2	Likely to succumb to Dutch Elm Disease in future.
T31	Sycamore	12	340		4	4	4	4	4	M	G	G	40+	53	4.1	B2	Some root disturbance to south at 1.0m from trunk.
T32	Ash	11	400		4	4	4	4	2	M	G	G	40+	72	4.8	B2	
T33	Ash	11	290		4	4	4	4	2	M	G	G	40+	38	3.5	B2	
T34	Norway Maple	8	360		5	5	5	5	0.5	M	F	G	40+	58	4.3	B2	Slight Lack of vitality
T35	Norway Maple	12	440		5	5	5	5	1.5	M	G	G	40+	88	5.3	B2	

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T36	Mountain Ash	6	170		2	2	2	2	2	SM	G	G	40+	13	2.0	C1	
T36a	Ash	8	180		3	3	3	3	1.5	SM	G	G	40+	15	2.2	B2	
T37	Silver Birch	9	270		3	3	3	3	1.5	M	G	G	40+	32	3.2	B2	
T38	Mountain Ash	6	130		2	2	2	2	2	SM	G	G	40+	8	1.6	C1	
T39	Cherry	7	340		3	3	3	3	2	M	G	F	40+	53	4.1	C1	
T40	Cherry	9	500		6	6	6	6	1.5	M	G	G	40+	113	6.0	B2	
T41	Cherry	9	450		6	6	6	6	1	M	G	G	40+	92	5.4	B2	
T42	Apple	7	340		7	4	4	4	0	M	F	F	0	53	4.1	R	Significant bark wound with decay on trunk.
T43	Swedish Whitebeam															R	Fallen
T44	Silver Birch	9	280		2	2	2	2	1.5	SM	G	G	40+	36	3.4	B2	
T45	Cherry	7	260		3	3	3	3	2	SM	G	G	40+	30	3.1	B2	
T46	Horse Chestnut	9	290		4	4	4	4	2	SM	G	G	40+	38	3.5	B1	
T47	Alder	8	210		3	3	3	3	0	SM	G	G	40+	20	2.5	B2	
T48	London Plane	10	370		7	7	7	7	3	SM	G	G	40+	61	4.4	A2	
T49	Lime	10	290		6	6	6	6	1	SM	G	G	40+	38	3.5	A1	
T50	Cherry															R	Partially collapsed
T51	Lime	10	280		4	4	4	4	0	SM	G	G	40+	36	3.4	A2	
T52	Lime	10	300		4	4	4	4	0	SM	G	G	40+	41	3.6	A1	
T53	Cherry															R	Terminal decline
G2	Mixed Species	8	300						0	SM	G	G	40+	41	3.6	B2	Ash, Cherry, Hazel, Hawthorn, Boundary group.
T54	Cherry	11		550	6	6	6	6	1	M	G	G	40+	95	5.5	B2	
T55	Cherry	11	390		5	5	5	5	0	M	G	G	40+	69	4.7	B2	

Tree No.	Tree Name	Height	Trunk diameter single stem	Stem category multistem	North	East	South	West	Height to crown	Age class	Physiological condition	Structural condition	Est. age remaining	RPA (area)	RPA (radius)	BS Category	Structural defects & further detail
G3	Mixed Species	8	200							SM	F	F	40+	18	2.4	C2	Includes Hazel, Hawthorn, Silver Birch as well as three dead trees.
T56	Cherry	6		220	2	2	2	2	0	SM	G	G	40+	15	2.2	C2	
T57	Cherry	6	340		4	4	4	4	2	M	F	F	40+	53	4.1	C2	
T58	Cherry	7	270		4	4	4	4	2	M	F	F	40+	32	3.2	C2	
T59	Damson	7		500	3	3	4	3	0.5	M	F	F	40+	79	5.0	C2	
T60	Dead Tree															R	Dead
T61	Tree of Heaven	9	350		6	4	7	3	3	M	F	F	10 to 20	55	4.2	C2	lack of vitality.
G4	6x Goat Willow	8		500					0	M	F	F	5 to 10	79	5.0	C2	Boundary row of self seeded trees. All multistemmed, most with bark damage due to vandalism.
G5	Goat Willow and Sycamore	8		500					0	SM	F	F	5 to 10	79	5.0	C2	Self seeded. Not significant.
T62	Norway Maple	12	430		5	4	3	4	2	M	G	G	40+	85	5.2	B2	
T63	Ash	11	390		3	3	4	3	4	M	F	F	10 to 20	69	4.7	C2	Lower branches in canopy pruned off back to trunk in 'amateur' manner affecting overall appearance and long term health of tree. Bark damage to west at 1.0m.

Tree No.	Tree Name	Height	Trunk diameter single stem	Stem category multistem	North	East	South	West	Height to crown	Age class	Physiological condition	Structural condition	Est. age remaining	RPA (area)	RPA (radius)	BS Category	Structural defects & further detail
T64	Norway Maple	12	510		6	6	6	6	1.5	M	G	F	40+	117	6.1	B2	Included bark bifurcation at 4.0m
T65	Norway Maple	9	320		4	4	4	4	1.5	M	F	F	40+	45	3.8	C2	Attempt to fell tree with axe; trunk damage to east at 1.0m. (damage not highly significant)
T66	Lime	10	270		4	4	4	4	0.5	SM	G	G	40+	32	3.2	A2	
T67	Norway Maple	10	430		5	5	5	5	2	M	G	G	40+	85	5.2	B2	
T68	Norway Maple	11	500		6	6	6	6	1	M	F	F	40+	113	6.0	B2	
T69	Lime	11	350		6	3	4	3	0	M	G	F	40+	55	4.2	B2	Previous reduction of canopy on the south side to clear boundary of adjacent property.
T70	Lime	12	330		4	1	2	1	0	M	G	F	40+	50	4.0	B2	Previous reduction of canopy on the south side to clear boundary of adjacent property.
T71	Hazel	9	260		2	2	2	2	5	M	G	G	40+	30	3.1	B2	
T72	Lime	11	290		4	4	4	4	6	M	G	G	40+	38	3.5	B2	
T73	Robinia	10	290		2	2	2	2	2	M	F	F	10 to 20	38	3.5	C2	

Tree No.	Tree Name	Height	Trunk diameter single stem	Stem category multistem	North	East	South	West	Height to crown	Age class	Physiological condition	Structural condition	Est. age remaining	RPA (area)	RPA (radius)	BS Category	Structural defects & further detail
T74	Robinia	11	290		3	3	3	3	0	M	F	F	40+	38	3.5	C1	
G6	3x Mountain Ash, 2x Lime	6	200						0	SM	G	G	40+	18	2.4	B2	Group planted in formal row.
T75	Willow	7	240		3	3	3	3	0	SM	G	F	40+	26	2.9	C1	
T76	Robinia	8		260	3	3	4	3	0.5	M	F	F	10 to 20	21	2.6	C2	Die-back in canopy
T77	Robinia	8		320	3	3	3	3	0.5	M	F	F	10 to 20	32	3.2	C2	
T78	Lime	9	230		3	3	3	3	0	SM	G	G	40+	25	2.8	B2	
T79	Lime	9	250		3	3	3	3	0	SM	G	G	40+	28	3.0	B2	
T80																	Dead
T81	Mountain Ash	7	220		3	3	3	3	0	M	F	G	40+	21	2.6	C1	
T82	Fastigate Hawthorn	9	270		3	3	3	3	2	M	G	G	40+	32	3.2	B2	