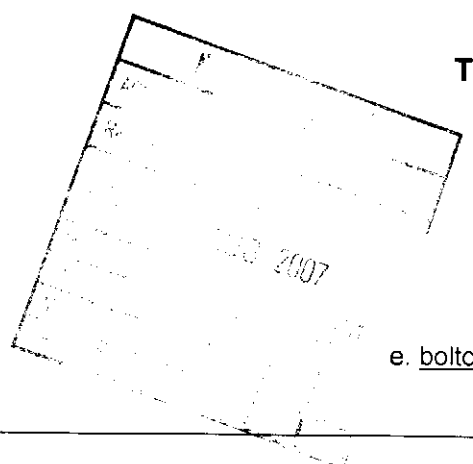
BROOKWAY RETAIL PARK, ALTRINCHAM ROAD, BAGULEY

For

KING STURGE

TREE SURVEY ASSESSMENT
for disused petrol garage

July 2007



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TREE SURVEY SCHEDULES

Refer to drawing 1579_01 for disposition of trees on site.

An explanation of all abbreviations, terms and grading are given following the schedules

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SITE: Altrincham Road Garage, Baguley
CLIENT: MCC/King Sturge
JOB NO. 1579
DATE OF SURVEY 24th July 2007

SURVEYOR: LAC
WEATHER: Overcast/warm

Cop – coppice Y – young (pole size) SM - semi-mature EM - early mature M – mature FM - fully mature OM - over mature Sap – sapling St – standard B – bush S – scrub

1	2	3	4	5	6	7	8	9	10
Tree no.	Species	Height Upper (m)	Stem dia. (mm)	Height of crown clearance (m)	Age class	Aesthetic/ physiological condition	Health/ Structural condition)	Comments on form, condition, health & significant defects and preliminary management / recommendations for treatment	Category grading
1	Sycamore	10	m/s 150/300	1	EM	B/C	B	Self-set against garden screen wall giving screening value. Well balanced spreading canopy. Replaceable.	B/C
2	Goat Willow	7	m/s ave 275	2	M	C	C	Self-set. Under canopy of more vigorous sycamore. Thin crown.	C
3	Sycamore	8-9	m/c 4x150	2	EM	B/C	B	Self set. Forms single canopy with no. 4. Provides screening to houses. Replaceable.	B/C
4	Sycamore	8-9	300	4	EM	B/C	B	Self set. Forms single canopy with no. 3. Small crown. Replaceable.	C
5	Sycamore	10+	300	5	EM	B/C	B	Forks at 1.5m above ground level. Tall, straight tree. Light canopy. Replaceable.	B/C
6	Birch	10+	300	0.5	EM	B/C	B	Self-set. Tall, single straight stemmed tree. Lightly branched. Replaceable.	B/C
7	Goat Willow & Birch	4-6	m/s 75-100	0.5	Y	C	C	Group of very small self-set trees forming an open canopy. Poor form.	C
8	Birch	7-8	75-175	5	Y	C	B	Young, self-set birch. Tall thin stem. Replaceable.	C
9	Birch	7-8	150	5	Y	C	B	Young, self-set birch. Tall thin stem. Replaceable.	C
10	Mountain Ash	6	80	2	Y	C	B	Very young self-set tree. Too small to make any significant contribution.	C
11	Birch	7-8	175	4	Y	C	B	Very young self-set tree. Too small to make any significant contribution.	C
12	Birch	10	280	5	EM	B	B	Tall straight self-set tree. Small canopy. Replaceable.	B/C
13	Birch	10	280	2	EM	B	B	Tall straight self-set tree. Small canopy. Replaceable.	B/C
14	Birch	8-9	80+125	4	EM	C	B	Small self-set tree. Twin stems. Replaceable.	C
15	Sycamore	10	m/s 300	1	EM	B/C	B	Self-set against boundary wall. Access to trunk not possible due to brambles. Wide, even but light crown. Replaceable.	B/C
16	Sycamore	6-7	1	175	EM	C	B	Self-set tree. Small canopy. Replaceable.	B/C
G17	Sycamores on boundary	6-7	-	75-100	EM	C	B	Self-set scrub and sapling trees. Replaceable.	C
G18	Hawthorn & Oaks	ave 4	ave 100	-	EM	B/C	B	Very young self-set trees forming dense cover with bramble. Good cover for urban birds, but replaceable at this age.	B/C

19	Sycamore	7	150	3	EM	B/C	B	Self-set small tree giving foliage to rear of garage.	B/C
NOTE: Trees 1-19 have all arisen in spare/waste ground area behind fence to rear of garage. Minor fly tipping occurs in the area and children use it for playing. Vegetation forms a good foliage screen to adjacent residential area to the north.									
20	Sycamore	7	m/s	4	EM	C	C	Self-set trees. Bark damage where rubbing against screen wall.	C
21	Ash	10+	450	5	EM	B	B	Vigorous tree in early maturity. Wide spreading canopy.	B
22	Copper Beech	12+	900-1000	3	M-OM	A	B	Large mature tree with very attractive canopy. Good/significant value to roadside. 2 large primary branches. Needs aerial survey to check in fork for cavity, otherwise appears sound. Crown lifted in past with complete healing of bark. Very minor dead wood/pegs.	A
23	Small avenue of Acer	10+	300	4	M	B	B	Located in grass verge to front of car park to retail area. Relatively young with good future potential. Even canopies. No. 25 the largest with widest, densest canopy. All 4 trees provide good amenity value to street scene in this location adjacent main road.	A
24		10+	280						A
25		10+	280						A
26		10+	400						A
27	Pine	10+	400	6	M	B	B	Isolated position with canopy to 40% of stem height. Tall straight stem. Fairly attractive at junction/access to retail park.	A/B

EXPLANATION OF ABBREVIATIONS, TERMS AND GRADING

THE TREE SCHEDULE (generally in accordance with BS 5837:2005)

The following schedule details the statistics of individual and groups of trees on and just off site.

Column No.	Code	Information
1		Tree number (i.e. number referred to on the plan)
2		Species
3		Estimated height of tree in metres
4		Diameter of trunk/stem in mm (taken at 1.5 m above ground)
		Root Protection Area – m^2 to nearest whole number – **not included**
5		Height of crown clearance in metres
6		Age class:
	Cop	Coppice
	P	Pole size (i.e. young)
	Y	Young
	EM	Early maturity
	MA	Middle Aged
	M	Mature
	OM	Over mature
	B	Bushy/Scrub
7		Physiological/Aesthetic value:
	AA Very good	Outstanding appearance.
	A Good	Attractive specimen typical of the species.
	B Fair	Defective appearance in some way e.g. leaning, thin crown, one sided, twisted, but still making a positive contribution.
	C Poor	Unsightly making a negative contribution.
	D Very poor	Very unsightly/dead.

8		<u>Structural/Health value</u>:
	A	No defect of any significance. Healthy, vigorous tree
	A/B	Defect noted but which could be corrected with the appropriate treatment, elevating the health value to A.
	B	Impaired condition.
	B/C	In decline, lacking vigour, sparse foliage etc. or defect affecting long term life of the tree.
	C	Defect beyond repair limiting life of tree to much less than its expected length. The tree may nevertheless have a usefulness particularly if contributing to a group/woodland.
	D	Defective to the point of being a present or future hazard.
9		Comments on form, condition, health and significant defects.
10		Category grading

Category grading: **(generally in accordance with BS 5837:2005)** *(column 10 on schedules)*

- Trees in such a condition or with major health defect/over maturity 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 which may be structurally unstable or with cavities of significance to safety.
- Trees which are in irreversible overall decline.
- Trees infected with pathogens of significance to safety of other trees.
- Very low quality trees suppressing others of better quality.

A **HIGH QUALITY AND VALUE**

Retention is most desirable

- In such a condition to be able to make a substantial contribution for up to 40 years.
- Rare, unusual or dominant/essential component trees.
- Good screening or softening effect, or of particular visual importance particularly vvithin a woodland or group.
- Significant conservation, historical or commemorative value.
- Veteran trees

B **MODERATE QUALITY AND VALUE**

Tree worthy of retention but with condition which downgrade value

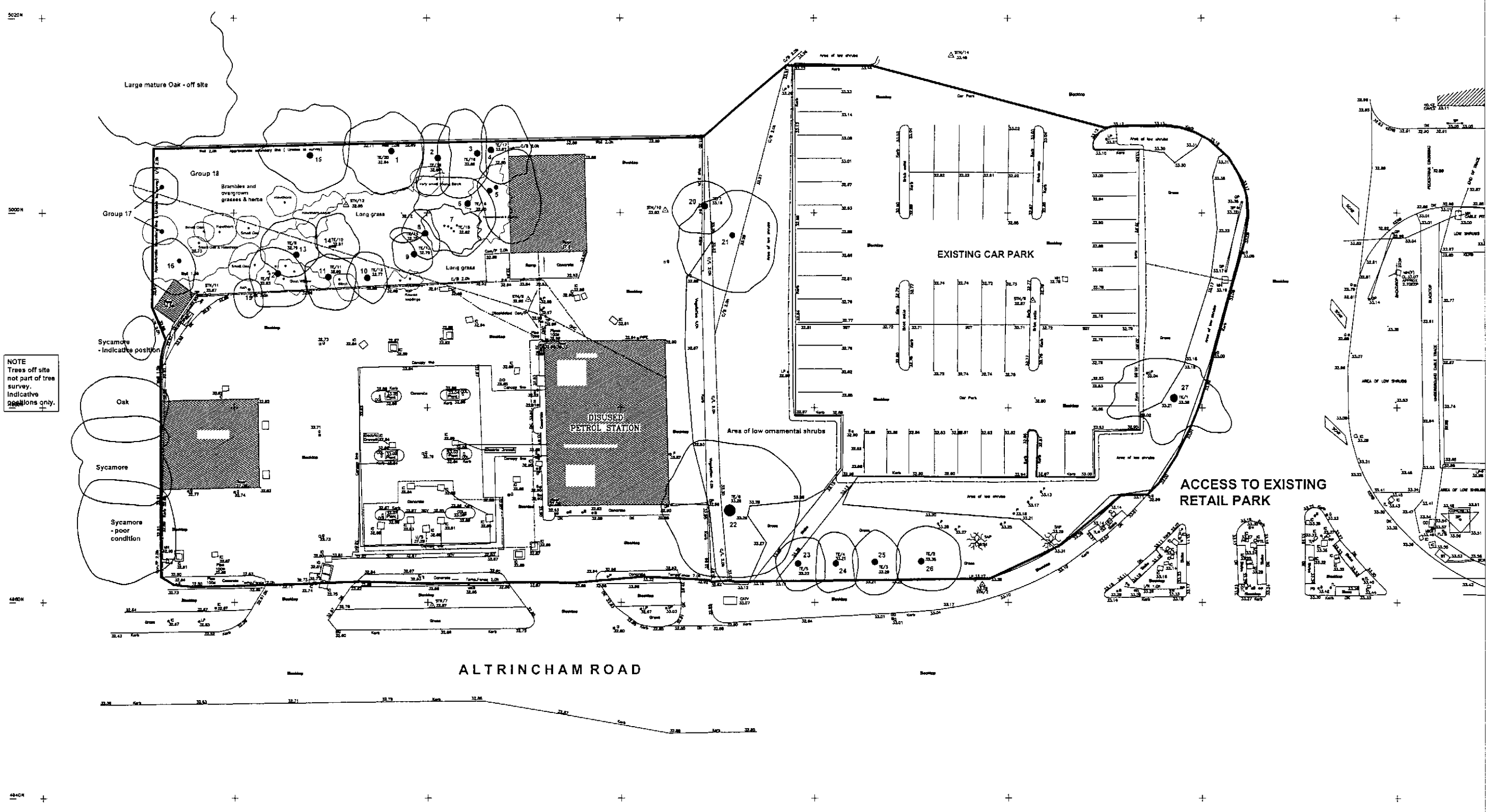
- Trees in such a condition (slightly impaired) as to make a significant contribution for up to 20 years.
- Impaired condition including unsympathetic past management.
- Trees which are reasonable and could be kept. It is worth spending time and adjusting potential development to retain it. This should be weighted against the cost of replacement if a small specimen.
- Trees in distinct landscape groups.
- Trees not greatly impacting on wider landscape, possibly very immature but healthy.
- Trees with identifiable conservation or cultural benefits.

C **LOW QUALITY AND VALUE**

Tree possibly expendable

- Currently in adequate condition to remain until replacement planting could be established.
- Some defects affecting its value and not worth going to great expense to retain.
- The tree should be kept if possible with minor adjustment to layout. Caution should be exercised to assess the circumstances of eventual removal of the tree if its estimated future life span is relatively short i.e. up to 10 years.
- Trees present in groups but of low significance.
- Trees with very limited conservation or cultural benefits.

O/S Off-Site



BROOKWAY RETAIL PARK, ALTRINCHAM ROAD, BAGULEY

Tree Survey for disused petrol station

Project	ALTRINCHAM ROAD, BAGULEY
Title	TREE SURVEY
Client	KING STURGE
Date	JULY 2007
Scale	1:200 @ A1
Drawn	LAC
Drawing No.	1579_01
Checked	

The Appleton Group