TREE SURVEY SCHEDULE

PROJECT: 184 PALATINE ROAD, DIDSBURY
CLIENT: MRS ISMA RAZZAQ
REF: Rl291212
DATE: 29 December 2012

SURVEYED BY: R Longley
APEX TREE WORKS
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No.	Species	Age Range	Height (m)	Crown Spread (m)	Stem Dia. (mm)	Vitality	Comments	Management	Visual prominence	Retention Value Existing	Retention Value Proposed	BS5837 RPA Radius (m)
T1	Common lime *(Tilia x europaea)*	M	16	8	450 (EST)	M	• The northernmost tree of a linear group, which extends to the south • Located off-site on raised ground retained on the east side by a 1.2 metre high stone wall • Dense basal and epicormic shoots • Small amount of deadwood of up to 75mm diameter	• Formally notify the adjoining landowner of their duty of care in relation to neighbouring land and the need for regular assessment of their trees	4G	B		5.4 (EST)
T2	Sycamore *(Acer pseudoplatanus)*	M	17	13	700 (EST)	G	• Located off-site and not assessed in detail • Main stem bifurcates at a height of 3.0 metres with no signs of substantial defect • Minor deadwood of up to 75mm diameter • Bird boxes fixed to primary branches in the mid crown • Ground clearance on the north side of approximately 8.0 metres	• Formally notify the adjoining landowner of their duty of care in relation to neighbouring land and the need for regular assessment of their trees	4G	A		8.4 (EST)

Inspection was restricted where trees were located wholly or partially on neighbouring land or where basal growth or other vegetation obscured lower stems and root collars
All trees should be re-assessed at appropriate intervals to assess their mechanical integrity unless otherwise stated in the schedule

HEADINGS & ABBREVIATIONS

Age Range: Y = Young, SM = Semi mature, EM = Early mature, M = Mature, PM = Post Mature.
Stem Dia. Stem diameter (measured at a height of approximately 1.5 metres) MS = multi-stemmed
Crown Spread: Maximum crown diameter
Vitality: D = Dead, MD = Moribund, P = Poor, M = Moderate, G = Good
Visual prominence: Broad indication of contribution to the landscape. 0 = none, 1=very low up to 5 =very high, G= contribution to a wider group. Values take into consideration the potential contribution to the landscape. Our assessment of public visibility is influenced by safe life expectancy of the tree or group
Retention Value Existing: Broadly in line with BS5837 (2005) Table 1. Our valuation considers the merits of the tree or group in the context of the existing land-use
Retention Value Proposed: Broadly in line with BS5837 (2005) chapter Table 1. Our valuation considers the merits of the tree or group in the context of a development proposal. R = Remove
BS5837 RPA Radius: Radius from the centre of the stem to the line of tree protection as set out in Table 2 of the Standard

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G1	Holly *(Ilex aquifolium)* Lawson's cypress *(Chamaecyparis lawsoniana)* Magnolia Mixed ornamental shrubs	EM SM SM	≤13	≤7	150-300	M-G	• Closely spaced group of boundary trees within a raised earth planting bed • Mainly holly underplanted with mainly evergreen ornamental shrubs • Contains several low quality trees and shrubs, the removal of which would have no significant impact on the visual quality/landscape value of the wider group • Ground clearance on the north side down to 2.0 metres over the driveway, which could be raised to a height of at least 4.5 metres by removal of low quality trees and shrubs, removal of low lateral and sub-lateral branches and clipping of shrubs	• No work required	3	B		1.8 – 3.6

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G2	Cherry laurel *(Prunus laurocerasus)* Holly Yew *(Taxus baccata)* Elm *(Ulmus sp.)* Mixed ornamental shrubs	EM-M EM Y-SM	≤15	≤10 (EST)	≤410	M-G	• Closely spaced linear group of mainly yew and holly underplanted with evergreen ornamental shrubs • Several young/semi-mature elm stems mainly to the southern edge, which are probably root sucker re-growth. • Several elm trees are growing abutting a brick boundary retaining wall and will need to be removed if the wall is to be retained as a viable structure • Contains several low value trees and shrubs, the removal of which would have no significant impact on the visual quality/landscape value of the wider group and would provide opportunities for new planting • The yew and holly trees have general ground clearance between ground level and around 1.5 metres • **G2/1 Holly.** Decaying branch stub and cavity to mid stem. Partially suppressed • **G2/2 Elm.** Removal would favour long-term development of an adjacent yew • **G2/3 Holly.** Twin-stemmed from ground level. Partially occluded bark damage with decay to lower stems	• Monitor boundary wall to the south side for signs of displacement	2	B		≤4.9

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G3	Cherry laurel Beech *(Fagus sylvatica)* Yew Holly Elm	 Y-SM EM Y-M Y	≤21	≤10 (EST)	≤400 (EST)	M-G	• Closely spaced group of boundary trees underplanted with mainly evergreen ornamental shrubs • The young elm are probably root sucker growth • A closely spaced linear group of beech to the north west side are probably the remnants of a former boundary hedge and would benefit from re-spacing to favour long-term development of an adjacent off-site yew tree and the four best beech stems • Several trees to the north west side are located off-site and were not assessed in detail • Removal of low quality shrubs, elm regeneration and suppressed holly would have no significant impact on the visual qualities/landscape value of the wider group and would provide opportunities for new planting	• No work required	2	B		≤4.8 (EST)
G4	Yew Elder *(Sambucus nigra)* Ash *(Fraxinus excelsior)* Holly Leyland cypress *(X Cuprocyparis leylandii)* Cherry *(Prunus sp.)* Sycamore Elm Cherry laurel Mixed ornamental shrubs	SM Y Y Y PM Y Y	≤9	≤5 (EST)	≤300	D-G	• Closely spaced linear group of boundary trees and shrubs, several of which to the north side are located off-site • None of the existing trees and shrubs growing within the subject site are of any particular merit and removal and replacement with new boundary landscaping could provide long-term benefits • Several elder, elm, sycamore and ash are probably natural colonisation • Off-site trees and shrubs which overhang the subject site could be pruned back to the party boundary line	• No work required	1	C		≤3.6

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G5	Yew Rhododendron Sycamore Hawthorn *(Crataegus monogyna)* Holly Lawson's cypress	EM Y PM SM-EM Y	≤12	≤7 (EST)	≤350	D-G	• Closely spaced group of yew and holly underplanted with evergreen shrubs and ornamental conifers • A small sycamore to the north side is probably recent natural colonisation • **G6/1 Hawthorn.** Substantially dead • Removal of several low quality trees and shrubs would have no significant impact on the visual qualities/landscape value of the wider group and would provide opportunities for new planting	• **G5/1.** Fell to ground level REPLANTING WITH SELECTIVE TREES AFTER CONSTRUCTION WOULD BENEFIT THE LONG TERM DEVELOPMENT OF THE SITE	3	B		≤4.2
H1	Forsythia	-	≤2	-	-	M	• Short length of maintained party boundary hedge • Managed in the past by regular clipping	• Maintain at current dimensions by annual clipping	0	-		-
H2	Beech	-	≤3.5	-	-	M	• Short length of partially maintained party boundary hedge • Rather poor quality and removal and replacement with a new boundary hedge would provide long-term benefits	• Maintain at current dimensions by annual clipping	0	-		-
H3	Leyland cypress	Y	≤3.5	-	≤250 (EST)	M	• Short length of off-site party boundary hedge • Recently pruned to reduce in height		0	-		-