

Tree Survey & Arboricultural Impact Assessment

Site: Land to the rear of 5 Demesne Road, Whalley Range, Manchester, M16 8HG

1.0 Introduction

This report presents the findings of a tree survey undertaken in accordance with BS 5837:2012 – Trees in relation to design, demolition and construction. The survey identifies existing trees on and adjacent to land at the rear of 5 Demesne Road, assesses their quality and value, and considers implications for the proposed bungalow development. No trees will be adversely affected by the proposed development.

2.0 Site and Surroundings

The site lies to the rear of No.5 Demesne Road, within a residential area of Whalley Range. The plot is bounded by gardens and mature vegetation, with tree cover evident along the site boundaries. Existing trees provide a significant contribution to screening and amenity.

3.0 Tree Population

Three individual trees were recorded within or adjacent to the site that may influence the development. Their details are summarised in the table below:

T1



Tree Ref	Species	Height (m)	Condition	Category	Notes
T1	Sycamore Maple (<i>Acer pseudoplatanus</i>)	11.0	Fair	B2	moderate landscape value
T2	Sycamore Maple (<i>Acer pseudoplatanus</i>)	9.5	Fair	C1	Retain where possible
T3	Sycamore Maple (<i>Acer pseudoplatanus</i>)	7.2	Fair	C1	Low landscape value

4.0 Arboricultural Impact

The proposed bungalow is located centrally within the plot. Trees T1–T3 are positioned along the site boundaries; there is no requirement for tree removal. The development will not adversely impact the trees. Protective fencing in line with BS5837 should be installed prior to construction, and any works within Root Protection Areas should be carried out using no-dig or hand-dig methods to minimise disturbance.

Boundary Easement Note: All surveyed trees (T1–T3) are located immediately adjacent to the boundary fence. Their Root Protection Areas (RPAs) therefore extend partly beneath the fence line. Any construction or service works within this margin should be carefully planned to avoid root damage. Protective fencing will be positioned along the inside of the boundary line, creating an easement to safeguard both the trees and neighbouring property interests.



5.0 Management & Mitigation

- Retain T1 as a higher-value boundary tree providing screening.
- Protect all retained trees with fencing to the full Root Protection Area (RPA).
- Undertake crown lifting/pruning only if necessary for clearance.
- Any works should avoid bird nesting season (March–August).
- Replacement planting is recommended for long-term amenity value.

