



LAKELAND
TREE CONSULTANCY
ARBORICULTURAL PLANNING SPECIALIST

Arboricultural Impact Assessment

17 Didsbury Park
Didsbury
Manchester
M20 5LH

July 2025

Project details

Job no.	LTC303
Site	17 Didsbury Park, Didsbury, Manchester, M20 5LH
Client	Martijn & Anna De Lange
Agent	Buju Architects
Arboriculturist	Jennie Keighley PhD MSc MArborA
Local authority	Manchester City Council
Date	7 July 2025
Issue	Final issue for planning

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1. Executive Summary

- 1.1 This arboricultural impact assessment relates to a planning application at the site in question for the proposed erection of extensions to the side and rear of the existing dwelling.
- 1.2 A tree survey carried out in accordance with BS5837 identified 16 individual trees, three groups of trees and a hedge with potential to be impacted by the proposed development works.
- 1.3 Assessment of the proposal plan indicates that construction of the development will require the removal of two moderate quality trees, one low quality tree and a small section of a low quality group. Facilitation pruning works will be required to some of the retained trees.
- 1.4 A Landscape Masterplan is submitted in support of the application, which proposes new trees, shrubs and hedging in order to compensate for the development-related losses.
- 1.5 The retained trees can be adequately protected by means of temporary tree protection fencing, which is to be laid-out as shown on the appended Tree Protection Plan, and by following both the site-specific and general tree protection recommendations provided herein.

2. Introduction

2.1 The clients' agent instructed Lakeland Tree Consultancy to survey the trees at the site in question and undertake an arboricultural impact assessment (AIA) in relation to a planning application for the proposed erection of extensions to the side and rear of the existing dwelling.

2.2 Arboriculturist Jennie Keighley PhD MSc MArborA visited the site on 13 November 2024 and surveyed all trees with reasonable potential to be impacted by the proposed works in accordance with the British Standard guidance, BS5837 (2012) *Trees in relation to design, demolition and construction - Recommendations*.

2.3 This report will assess the potential impacts of the proposed development upon the existing tree population and outline the tree protection measures needed to prevent retained trees from being damaged during the construction works. It should be supplied to the Local Planning Authority (LPA) to allow them to determine the planning application and its contents should be adhered to by the appointed contractor, should the development be approved.

3. The Site and Tree Population

The site

3.1 The site is located within the suburb of Didsbury, Greater Manchester, and is currently a semi-detached residential dwelling with surrounding garden area (see Figure 1). The site is bounded to the north, south and west by neighbouring residential properties, and to the east by Didsbury Park, from which there is existing vehicular access.

The tree population

3.2 The tree cover at the site contains a range of ornamental and native species, growing mostly around the site periphery, from small fruit trees to large mature specimens. The boundaries are well-screened on most sides by evergreen shrubs and hedging growing both within the site and within neighbouring gardens.

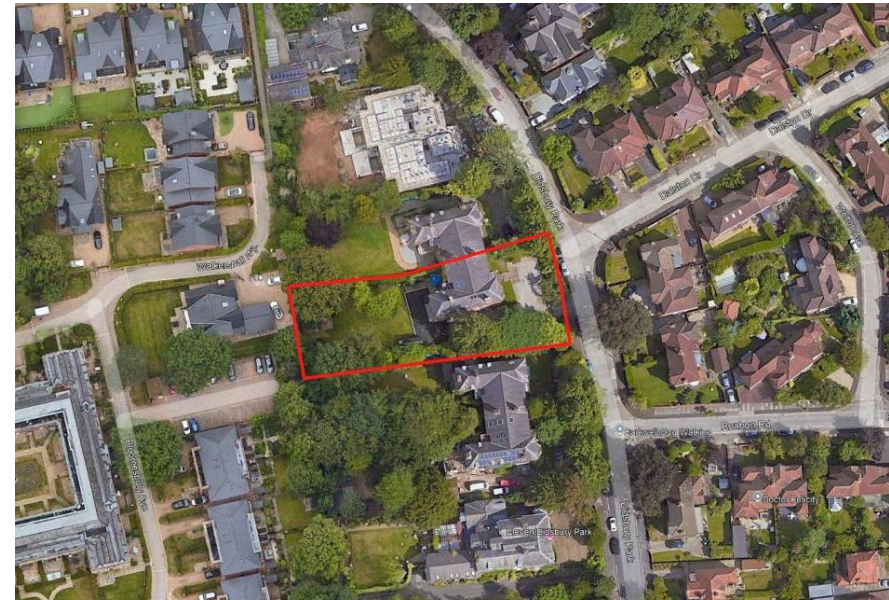


Figure 1: Google Earth image of application site
(dated 24 April 2022)

3.3 The BS5837 tree survey identified 16 individual trees, three groups of trees and a hedge with potential to be impacted by the proposed development works. The positions of the surveyed trees in relation to the existing site are shown on the appended Tree Survey Plan.

3.4 The retention value of the surveyed trees was categorised using the guidance given in Table 1 of BS5837 (2012), which is explained in the appended Tree Survey Schedule. One tree was categorised as high quality (A-category), seven trees were categorised as moderate quality (B-category), seven trees, the groups and the hedge were categorised as low quality (C-category), and one tree was categorised as unsuitable for retention (U-category) due to its limited remaining life expectancy.

Veteran trees

3.5 Trees classified as veteran or ancient are of exceptionally high value and are afforded special consideration as “irreplaceable habitats” within the National Planning Policy Framework (NPPF). The tree survey did not identify any notable, veteran or ancient trees at this site, as defined by Lonsdale (2013). It may not have been possible to thoroughly inspect all trees, however, where they were located off-site or where they were located within heavily overgrown areas, for example.

4. The Development Proposal and Arboricultural Impact Assessment

The development proposal

4.1 The Landscape Masterplan provided (drawing number 0394-LA-01 Rev P2 by Nicola Jayne Landscape Design) indicates that the planning application is for the proposed erection of extensions to the side and rear of the existing dwelling. Associated proposed external works include: -

- Installation of a new pedestrian gate at the road frontage
- Formation of a raised rear patio area
- Relocation of the existing shed
- Resurfacing of the existing play area with rubber bark mulch
- Soft landscaping and installation of garden furniture

Services and drainage

4.2 The proposed site plan provided does not show proposed services or drainage at this stage, although these are anticipated to utilise existing infrastructure and there is no foreseeable requirement for new provisions to be sited within the root protection areas (RPAs) of retained trees.

Tree removals

4.3 As shown on the appended Tree Removal Plan and in Table 1, below, construction of the development as proposed will require the removal of two moderate quality trees, one low quality tree and a small section of a low quality shrub group.

Table 1: Proposed tree removals

ID no.	Species	BS5837 category	Recommendation
T5	Black locust	B	Remove in order to construct extension as proposed
T7	Silver birch	B	Remove in order to construct extension as proposed
T11	Bird cherry	C	Remove in order to relocate shed to corner of garden
G2	Shrub group	C	Remove an approximately 1.5m section in order to install new pedestrian access
Total tree removals			2no. B-category trees 1no. C-category tree 1no. small section of C-category group

Compensatory tree planting

4.4 A Landscape Masterplan (drawing number 0394-LA-01 Rev P2 by Nicola Jayne Landscape Design) is submitted in support of the planning application that proposes four new trees, alongside ornamental shrubs and hedging, in order to compensate for the development-related losses. Tree planting should be implemented in accordance with the British Standard guidance, BS8545 (2014) *Trees: from nursery to independence in the landscape - Recommendations*.

Tree works

4.5 Anticipated facilitation pruning requirements are shown in the preliminary tree works schedule below (Table 2). The proposed works should be reviewed prior to construction, should the development be approved, in case any aspects of the site design or layout have changed since this report was prepared.

4.6 All tree works should be carried out by a suitably qualified, experienced and insured arborist and must be in accordance with the British Standard guidance BS3998 (2010) *Tree work - Recommendations*.

Table 2: Preliminary tree works schedule

ID no.	Species	BS5837 category	Recommendation
T3	Cherry	C	Prune to lift crown to create a 2.5m ground clearance over new pedestrian access
T6	Holly	C	Prune overhanging crown back towards site boundary
T13	Lime	B	Prune to lift crown to create a 4m ground clearance to facilitate new basketball hoop
G3	Shrub group	C	Prune overhanging crowns back towards site boundary as required

RPA encroachments

4.7 As shown on the appended Tree Protection Plan, proposed works within or close to the RPAs of retained trees include: -

- Installation of pedestrian access within RPA of T3
- Installation of uplighters within RPAs of G1, G2, T3, T14 and T16
- Erection of side extension within RPAs of G3 and T6
- Shed relocated to within RPA of T10
- Existing bark mulch replaced with rubber bark mulch within RPAs of T13, T14 and T15
- Installation of garden furniture and planters within RPAs of T8, T9, T10, T13, T14, T15 and T16

Operations with potential to impact tree RPAs must be carried out in accordance with the preliminary arboricultural method statement and general tree protection requirements provided later in Section 5.

Future tree pressures

4.8 The AIA seeks to identify any reasonably foreseeable sources of conflict between the existing trees and the proposed development that would lead to future pressure to remove or significantly prune the trees. This can include shading issues and nuisance issues, such as the dropping of fruit or leaf litter. The assessment does not include proposed new trees, the details of which may not have been available at the time this report was prepared.

4.9 The following potential future sources of conflict and any proposed solutions have been identified at the site in question: -

- The cherry laurel and holly growing on neighbouring land to the south of the site (G3 and T6) will require regular pruning where adjacent to the new extension to prevent branches from encroaching over the clients' side access path

4.10 The AIA does not include the collection of soil samples to assess the potential for roots of existing, proposed or removed trees to affect soil structure and potentially impact neighbouring foundations. It is recommended that soils are professionally assessed and foundations are designed accordingly, in line with the guidance provided in the NHBC Standards (2025) 4.2 *Building near trees*.

5. Protection of Retained Trees

Tree protection fencing

- 5.1 Adequate protection of the retained trees during the development is paramount in ensuring their health and survival. Creating a construction exclusion zone by erecting temporary fencing around the perimeter of the trees' RPAs is the most effective way of protecting them during the works. It is important that tree protection fencing is secured into the ground, so that it cannot be easily moved or shunted out of place whilst the construction works are underway.
- 5.2 For the development in question, the default BS5837 tree protection fencing specification, as shown on the appended illustration, is expected to be suitable. It may be possible to agree an alternative fencing specification with the LPA Tree Officer prior to commencement, if required.
- 5.3 The fencing is to be laid-out as indicated on the appended Tree Protection Plan prior to any works on site, including site preparation and deliveries, and shall remain in place until the extensions are complete and the landscaping phase is ready to commence. Once erected, the tree protection fencing shall be labelled with an all-weather notice stating 'TREE PROTECTION AREA - KEEP OUT!'. The tree protection fencing must be kept well-maintained and functional for the duration of the construction works.

Ground protection

- 5.4 Where RPAs cannot reasonably be excluded from the construction area using tree protection fencing, exposed sections of soft-surfaced RPA should be covered by ground protection in order to help prevent soil compaction, which can damage tree roots and have a detrimental impact on tree health and longevity. Ground protection should comprise a geotextile membrane base layer, on top of which a compressible layer of wood chip is laid before topping with load-appropriate plywood sheets, scaffold boards or similar.
- 5.5 At the site in question, ground protection may be required at the landscaping phase, to protect soft-surfaced RPAs of T9, T10 and T16 from being damaged by excessive foot traffic or landscaping operations. Note that vehicles and plant must not operate within soft-surfaced RPAs unless load-appropriate ground protection has been installed.

Preliminary arboricultural method statement

- 5.6 An arboricultural method statement intends to identify site operations with reasonably foreseeable potential to adversely impact the health of trees within or close to the development site and outlines the necessary actions and precautions required during the development process to minimise the risk of causing damage to trees (see Table 3, below).

5.7 As this arboricultural method statement is provided pre-determination, it should be considered preliminary, pending the confirmation of all design details, such as services, drainage, boundary treatments and detailed construction specifications. A detailed arboricultural method statement, including a sequence of works and program of site monitoring and arboricultural supervision, can be conditioned to a planning approval, where required.

Table 3: Site-specific guidance for operations within tree RPAs

Operation	BS5837 Guidance
Installation of pedestrian access	• A proposed new pedestrian access point at the road frontage encroaches within the RPA of cherry T3 • There should be no mechanical excavation within RPAs, so the existing vegetation should be removed using hand-held tools only and the new hard surface should be installed above the existing soil level, requiring no excavation into the RPA • Where required, infill may be used to achieve desired ground levels, but this should be an inert, granular material that remains gas- and water-permeable throughout its design life • Any new edge supports required should also sit at or above existing soil level and be pinned in place
Installation of uplighters	• Proposed decorative uplighters fall within the RPAs of G1, G2, T3, T14 and T16 • Holes for uplighters and their electrical connections must be dug using hand-held tools only where within RPAs, taking care not to damage or sever important tree roots • Service trenches should be as narrow and shallow as possible in order to minimise RPA disturbance

Table 3 continued: Site-specific guidance for operations within tree RPAs

Operation	BS5837 Guidance
Erection of side extension	• Erection of the side extension and creation of the pedestrian access path that runs alongside it will require excavation of a small banking which may contain some roots from trees on neighbouring land, cherry laurel G3 and holly T6 (although the brick boundary wall is projected to be presenting a barrier to root growth to some extent and the area is likely to be dominated by the roots of removed trees T5 and T7) • The RPAs of G3 and T6 are to be excavated using hand-held tools only where they encroach into the site, taking care not to pull or tear significant tree roots • Roots shall be pruned back towards the site boundary, as far as required, making a clean cut with a sharp tool (e.g. bypass secateurs or handsaw) in order to minimise wounding
Relocation of shed	• An existing shed is to be relocated to the corner of the garden, where it will sit partially within the RPA of tree on neighbouring land T10 • The shed will bear on existing ground levels, requiring no excavation within the RPA of T10 • If the pouring of a new concrete base slab is required <i>in situ</i>, then the ground should be lined with impermeable sheeting prior to pouring to prevent toxic alkaline leachate from contaminating the RPA
Resurfacing of play area	• The existing bark mulch covering the play area at the bottom of the garden is to be replaced with rubber bark mulch, where within RPAs of T13, T14 and T15 • RPAs must not be mechanically scraped or excavated, so the existing bark mulch should be removed using hand-held tools only • The new rubber bark mulch shall be installed above the existing soil level, requiring no excavation into the RPAs • RPAs must not be left exposed for a prolonged period, so should be temporarily covered to prevent dessication if the new surface is not being laid immediately
Installation of garden furniture	• New garden furniture includes a bench around tree T8, a basketball hoop near T13 and a series of planting beds within the RPAs of T9, T10, T14, T15 and T16 • Where furniture is secured into the ground using posts, post holes shall be dug using hand-held tools only where within RPAs, taking care to avoid any significant tree roots, and shall be lined with impermeable sheeting prior to the pouring of wet concrete to prevent toxic alkaline leachate from contaminating the RPA • Roots over 25mm in diameter must not be damaged or severed during the installation of garden features • Edge supports, if required, should sit at or above existing soil level and be pinned in place

5.8 General tree protection requirements

- The tree protection fencing shall be installed prior to any works on site, including site preparation and deliveries
- The tree protection fencing shall be kept well-maintained and functional for the duration of the works and shall not be moved until the extensions are complete and the landscaping phase is ready to commence
- Vehicles and plant shall not operate within RPAs, unless there is an existing hard surface in place or load-appropriate ground protection has been installed
- Soil levels within RPAs shall not be raised or lowered, unless authorised in advance by the LPA
- Soil within RPAs shall not be scraped, skimmed or mechanically compacted. The majority of tree roots are found in the top 600mm of soil, so even a shallow scrape can cause detrimental root damage
- Materials, equipment, vehicles, skips, demolition arisings, stone or earth shall not be stored within soft-surfaced RPAs
- Oil, fuel, chemicals, cement or any other material with potential to cause damage to trees shall not be poured, stored, mixed, washed or discharged within tree RPAs. Consideration shall also be given to the topography of the site to prevent materials running towards trees
- Services and drainage shall not be installed below ground level within RPAs, unless authorised in advance by the LPA
- Surface water run-off shall not be re-diverted into or out of tree RPAs
- Fires shall not be lit within 10m of any tree crown or RPA
- Temporary buildings, including welfare units and portable toilets, shall not be sited within soft-surfaced RPAs
- Notice boards, telephone cables, anchorage for equipment or any other services shall not be attached to trees
- Deliveries by crane shall be supervised by the site manager, ensuring the vehicle operates in a manner in which trees are not put at risk of damage
- Incidents of damage to a tree or with potential to damage a tree, such as an incursion, accident, impact or spillage, shall be logged and reported to the Project Arboriculturist forthwith, who will advise on the nature and timescale of any remedial action required

6. Tree Preservation Orders, Conservation Areas and Other Legal Constraints

- 6.1 Trees may be subject to legal protection, by means of being covered by a Tree Preservation Order (TPO) or by being located within a Conservation Area. It is an offence to cut down, uproot, top, lop, cause wilful damage or destruction of protected trees without the appropriate consent from the Local Authority. Fines for carrying out unauthorised works to protected trees can be considerable. The Local Authority must be given six-weeks' notice prior to the removal of trees within a Conservation Area with a stem diameter greater than 75mm (at a height of 1.5m above ground level). To carry out works on trees covered by a TPO, a formal application must be made to the Local Authority, which should be determined within an eight-week period.
- 6.2 According to Manchester City Council's website (www.manchester.gov.uk; searched 22/06/25), the site is located within the Didsbury St James Conservation Area and the surveyed trees are, therefore, afforded the associated legal protection. The website does not include details of TPOs, so it would be necessary to contact the Council directly to check for the presence of any further TPO protection at the site. It is always advisable to check for any statutory tree protection directly with the Council prior to carrying out any tree works that are not authorised as part of a detailed planning approval.
- 6.3 It should be noted that, subject to certain exemptions, a felling license must be obtained from the Forestry Commission for felling of trees that will equate to more than five cubic metres of timber in a calendar quarter. This does not, however, apply to tree removals that are authorised under a detailed planning approval.

6.4 Hedgerows meeting a particular series of criteria may be classed as 'important' and afforded legal protection under the Hedgerows Regulations 1997. It is an offence to remove an important hedgerow without appropriate consent from the Local Authority.

6.5 Birds, bats and certain other species are protected by the Wildlife and Countryside Act 1981. It is an offence to disturb wild birds within the nesting season (from March to August inclusive) and bats at any time of year, and this must be taken into account whilst carrying out tree works. The advice of a suitably qualified and licensed ecologist must be sought if the presence of birds, bats or other protected species is identified before or during tree works.

References

British Standards Institute (2014) *BS8545 Trees: from nursery to independence in the landscape - Recommendations*

British Standards Institute (2012) *BS5837 Trees in relation to design, demolition and construction - Recommendations*

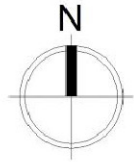
British Standards Institute (2010) *BS3998 Tree work - Recommendations*

Lonsdale, D. (ed.) (2013) *Ancient and other veteran trees: further guidance on management*. The Tree Council, London

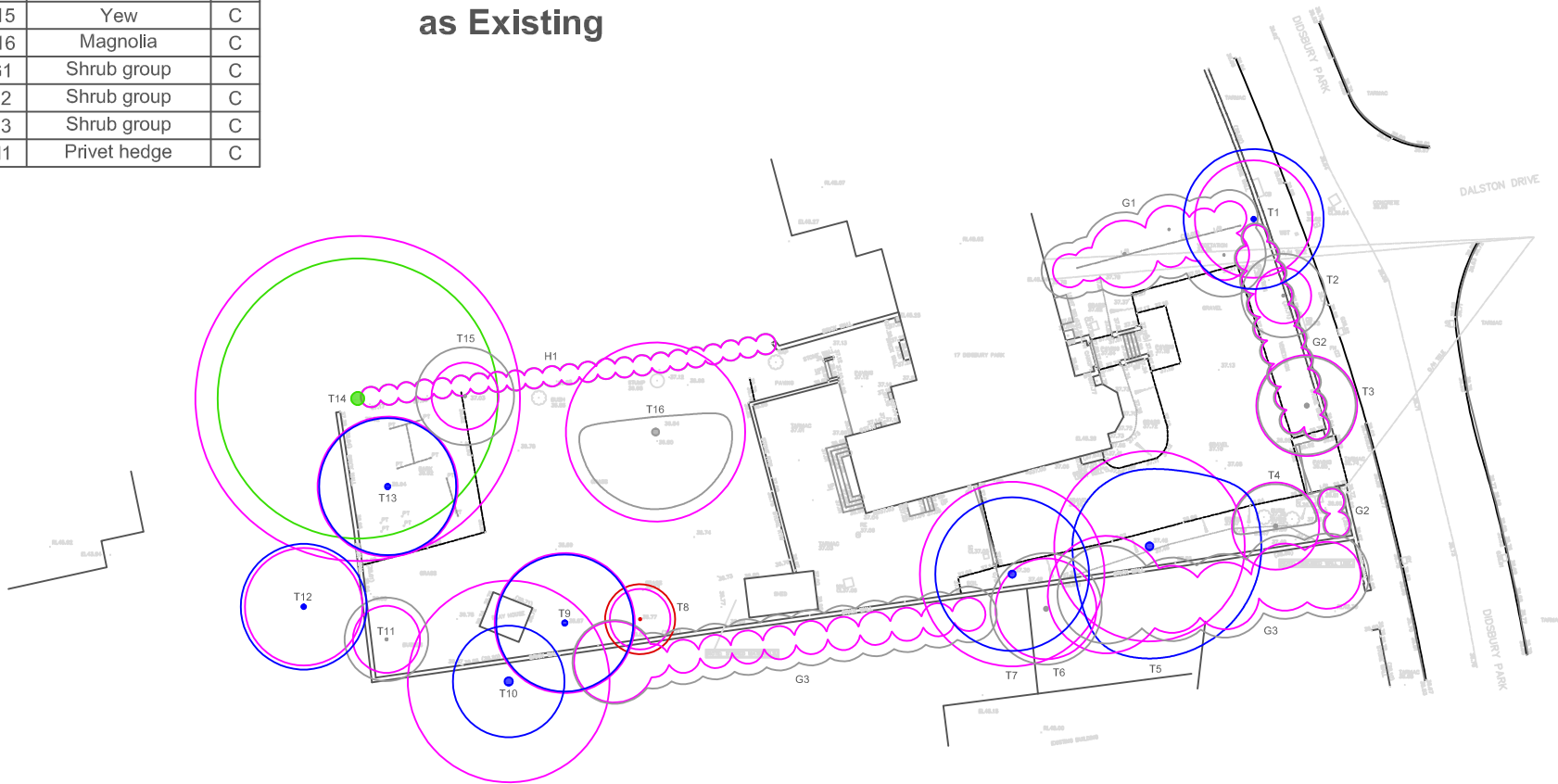
NHBC (2025) *NHBC Standards: 4.2 Building near trees*. Available online at <https://nhbc-standards.co.uk/>

The National Joint Utilities Group (2007) *Volume 4 - NJUG Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees*

Tree Survey Schedule Summary		
ID	Species	Cat.
T1	Lime	B
T2	Yew	C
T3	Cherry	C
T4	Cherry	C
T5	Robinia	B
T6	Holly	C
T7	Birch	B
T8	Plum	U
T9	Birch	B
T10	Beech	B
T11	Cherry	C
T12	Lime	B
T13	Lime	B
T14	Beech	A
T15	Yew	C
T16	Magnolia	C
G1	Shrub group	C
G2	Shrub group	C
G3	Shrub group	C
H1	Privet hedge	C



Site Plan as Existing



BS5837 Tree retention categories:

-  Category A
High quality tree
-  Category B
Moderate quality tree
-  Category C
Low quality tree
-  Category U
Unsuitable for retention
-  Root protection areas (RPAs)

Identification numbers:

T = Individual tree
G = group of trees
W = woodland
H = hedge

Site:

17 Didsbury Park
Didsbury
Manchester
M20 5LH

Client:

Martijn & Anna De Lange

Date: November 2024

Scale: 1:500 at A4

Drawing: LTC303-TSP

Drawn by: JK



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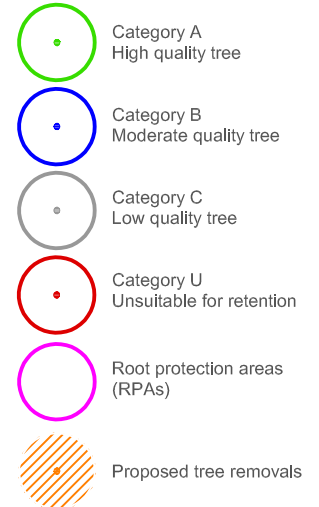
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Tree Removal Plan

Tree Survey Schedule Summary			
ID	Species	Cat.	Recommendation
T1	Lime	B	Retain
T2	Yew	C	Retain
T3	Cherry	C	Retain
T4	Cherry	C	Retain
T5	Robinia	B	Remove
T6	Holly	C	Retain
T7	Birch	B	Remove
T8	Plum	U	Retain
T9	Birch	B	Retain
T10	Beech	B	Retain
T11	Cherry	C	Remove
T12	Lime	B	Retain
T13	Lime	B	Retain
T14	Beech	A	Retain
T15	Yew	C	Retain
T16	Magnolia	C	Retain
G1	Shrub group	C	Retain
G2	Shrub group	C	Remove part
G3	Shrub group	C	Retain
H1	Privet hedge	C	Retain



Site Plan as Proposed



Identification numbers:

T = individual tree
G = group of trees
W = woodland
H = hedge

Site:

17 Didsbury Park
Didsbury
Manchester
M20 5LH

Client:

Martijn & Anna De Lange

Date: June 2025

Scale: 1:500 at A4

Drawing: LTC303-TRP

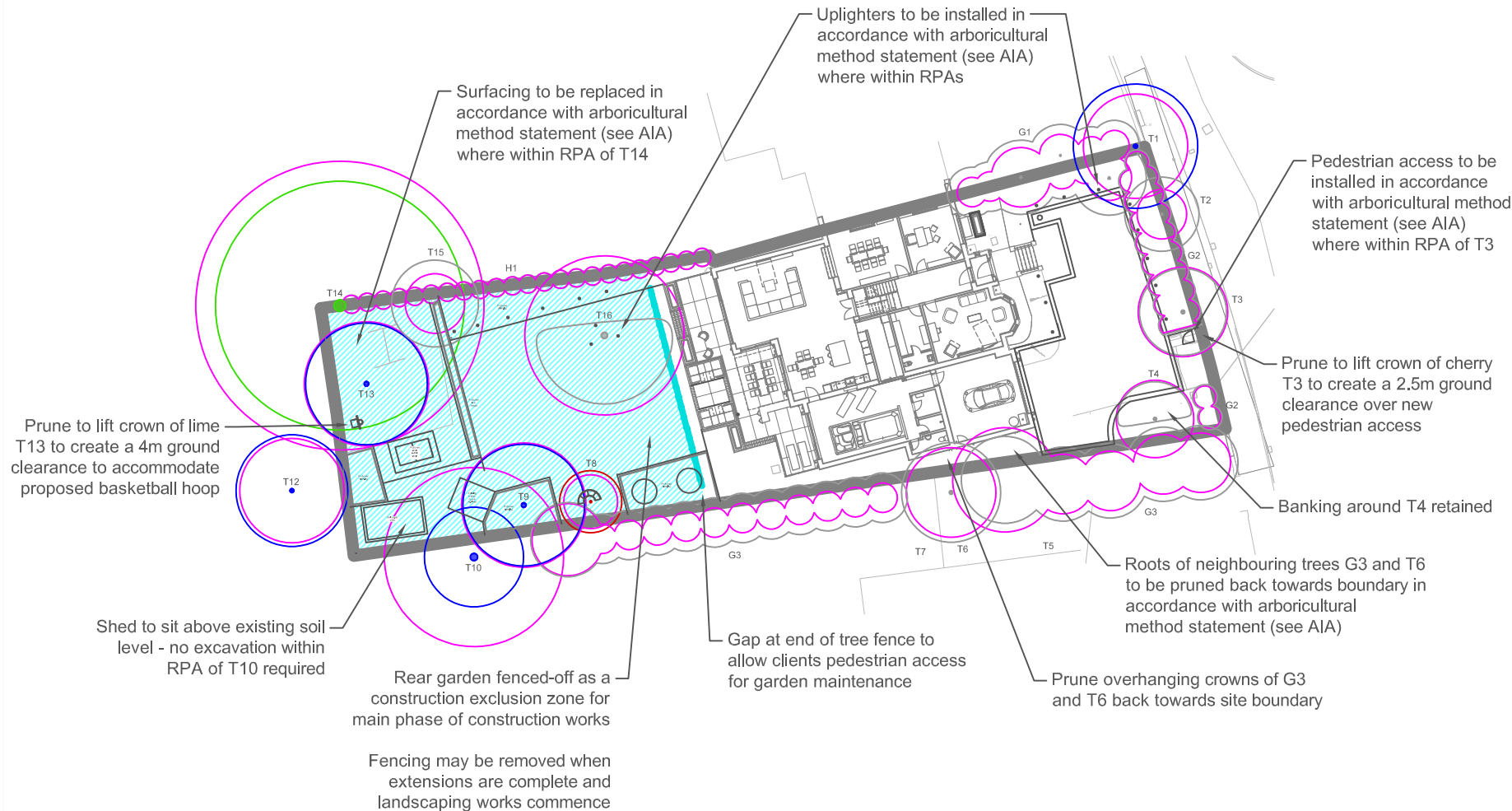
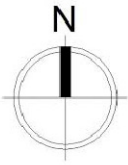
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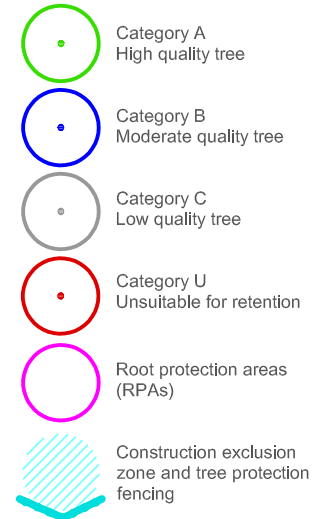
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Tree Protection Plan



**Site Plan
as Proposed**



Identification numbers:

T = individual tree
G = group of trees
W = woodland
H = hedge

Site:

17 Didsbury Park
Didsbury
Manchester
M20 5LH

Client:

Martijn & Anna De Lange

Date: June 2025

Scale: 1:500 at A4

Drawing: LTC303-TPP

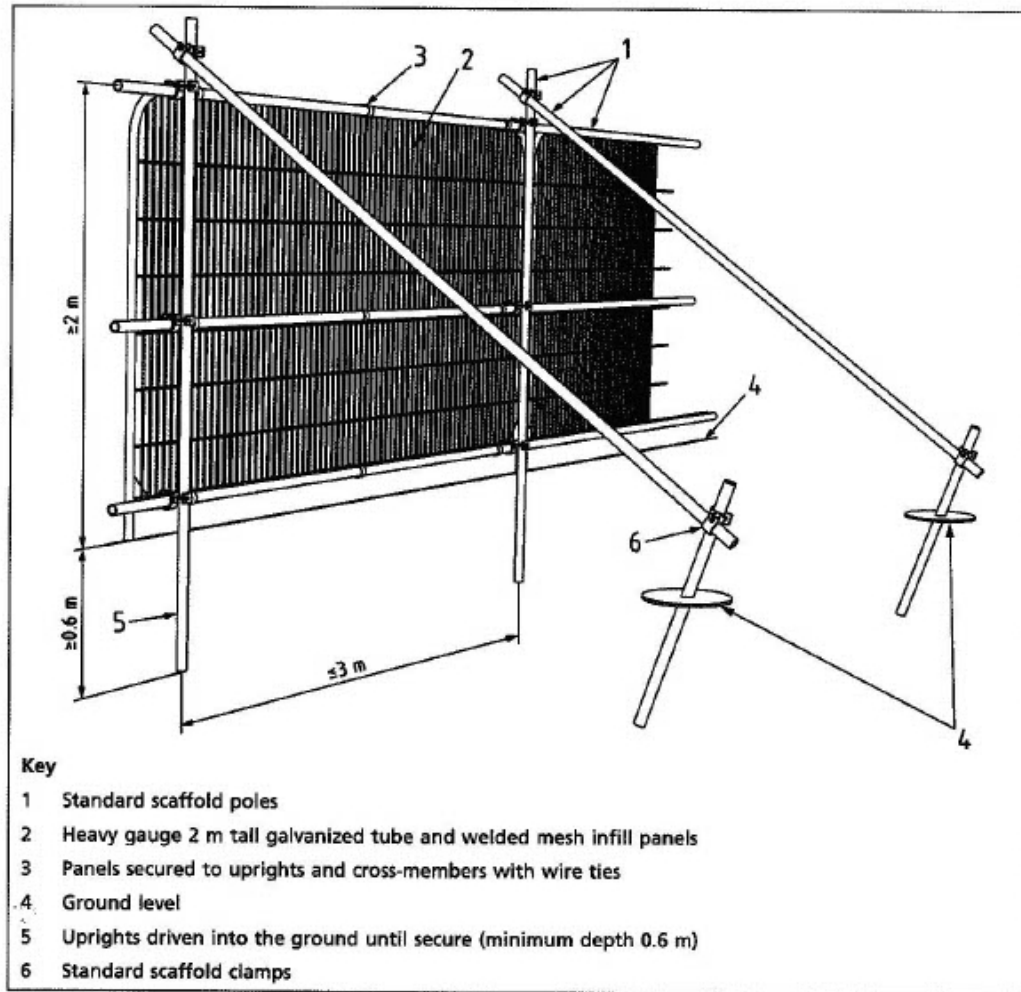
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BS5837 Tree Protection Fencing



Reproduced from BS 5837:2012 *Trees in relation to design, demolition and construction – Recommendations*, BSI Standards Institution 2012.

TREE PROTECTION AREA KEEP OUT!

TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND ARE SUBJECTS OF A
TREE PRESERVATION ORDER
(TOWN & COUNTRY PLANNING ACT 1990)

CONTRAVENTION OF TREE PRESERVATION ORDER MAY LEAD TO CRIMINAL PROSECUTION

THE FOLLOWING **MUST** BE OBSERVED BY ALL PERSONS:-

- THE PROTECTIVE FENCING MUST NOT BE REMOVED
- NO PERSON SHALL ENTER THE PROTECTED AREA
- NO MACHINE OR PLANT SHALL ENTER THE PROTECTED AREA
- NO MATERIALS SHALL BE STORED IN THE PROTECTED AREA
- NO SPOIL SHALL BE DEPOSITED IN THE PROTECTED AREA
- NO EXCAVATION SHALL OCCUR IN THE PROTECTED AREA

ANY INCURSION INTO THE PROTECTED AREA MUST BE
WITH THE WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY

Tree protection fencing shall be installed as shown in the specification on the left and shall be labelled at regular intervals with all-weather notices, such as that shown above, stating "TREE PROTECTION AREA - KEEP OUT!"

BS5837 Tree Survey Schedule

The trees surveyed have been assigned one of the following categories, in line with the guidance outlined in British Standard 5837 (2012)

Trees in relation to design, demolition and construction - Recommendations: -

A

Trees of **high quality** with an estimated remaining life expectancy of at least 40 years

B

Trees of **moderate quality** with an estimated remaining life expectancy of at least 20 years

C

Trees of **low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm

U

Unsuitable for retention

Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years

Key to tree survey schedule: -

T	Tree	Age is classed as either: young; semi-mature, early-mature, mature or post-mature
G	Group	
W	Woodland	
H	Hedge	
		Life expectancy is classed as either: <10 years; 10+ years; 20+ years or 40+ years
RPA	Root protection area	The radial RPA is calculated as twelve times the stem diameter and represents the area where protection of the tree roots during development works is essential to the tree's future health and survival Where the RPA is not shown as circular on the tree survey plan, it may have been modified to take account of built structures such as buildings, roads or retaining walls
#	Estimated values	Measurements may have been estimated where the tree is inaccessible, such as if it is located on neighbouring land or if the stem is heavily covered in ivy Where trees have multiple stems, an average stem diameter may be given
≤ ≥ ≈		For groups of trees and hedges, measurements for the largest individual will be given or average measurements may be given where the individuals are approximately uniform

BS5837 Tree survey schedule

Site 17 Didsbury Park, Didsbury, Manchester, M20 5LH

Surveyor Jennie Keighley PhD MSc MArborA

Survey date 13 November 2024

Client Martijn & Anna De Lange

Conditions Overcast, settled

Job no. LTC303

ID no.	Species Latin name	Stem diameter (mm)	Age	Height (m)#	Crown spread (m)	Crown clearance (m)	Structural condition Physiological condition	Life expectancy (years)	Radial RPA (m)	BS5837 category	General observations
T1	Common lime <i>Tilia x europaea</i>	350 #	Early-mature	16	N 5 E 5 S 5 W 5	5	Good Good	40+	4.2	B	- Growing in corner of neighbour's garden - Epicormic growth around base - Brick front wall bowing out by base of tree - Crown reduced in the past
T2	English yew <i>Taxus baccata</i>	170	Young	5	N 3 E 3 S 3 W 3	2	Good Good	40+	2	C	No significant visible defects
T3	Flowering cherry <i>Prunus serrulata</i>	300 #	Mature	4.5	N 3.5 E 3.5 S 3.5 W 3.5	1.75	Moderate Good	10+	3.6	C	- Unable to fully inspect base due to dense shrubs - Pruned primary branch on southern side of crown fractured - Heavily pruned, with several large unoccluded wounds
T4	Flowering cherry <i>Prunus serrulata</i>	260	Mature	4.5	N 3 E 3 S 0 W 3	1.75	Good Good	10+	3.1	C	- Decay around primary union, where branches pruned in the past - Crown reduced - Crown growth suppressed by neighbouring cherry laurel

BS5837 Tree survey schedule

Site 17 Didsbury Park, Didsbury, Manchester, M20 5LH

Surveyor Jennie Keighley PhD MSc MArborA

Survey date 13 November 2024

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Conditions Overcast, settled

Job no. LTC303

ID no.	Species Latin name	Stem diameter (mm)	Age	Height (m)#	Crown spread (m)	Crown clearance (m)	Structural condition Physiological condition	Life expectancy (years)	Radial RPA (m)	BS5837 category	General observations
T5	Black locust <i>Robinia pseudoacacia</i>	570	Mature	11	N 5.5 E 8 S 8 W 5.5	4	Good Good	20+	6.8	B	• Occasional minor deadwood in crown
T6	Holly <i>Ilex aquifolium</i>	300 #	Mature	12	N 4 E 4 S 4 W 4	2	Good Good	20+	3.6	C	• Growing within neighbouring property
T7	Silver birch <i>Betula pendula</i>	550	Mature	18	N 5.5 E 5.5 S 5.5 W 5.5	4	Good Good	10+	6.6	B	• No significant visible defects
T8	Plum <i>Prunus domestica</i>	180	Mature	4	N 2.5 E 2.5 S 2.5 W 2.5	2	Poor/ Moderate Poor/ Moderate	<10	2.2	U	• Main stem and primary branches largely dead • Remaining crown comprised of two secondary branches

BS5837 Tree survey schedule

Site 17 Didsbury Park, Didsbury, Manchester, M20 5LH

Surveyor Jennie Keighley PhD MSc MArborA

Survey date 13 November 2024

Client Martijn & Anna De Lange

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T9	Silver birch <i>Betula pendula</i>	420	Mature	18	N 5 E 5 S 5 W 5	8	Good Good	20+	5	B	• Slight lower stem curvature to north
T10	European beech <i>Fagus sylvatica</i>	300 300 300 300 #	Mature	18	N 4 E 4 S 4 W 4	1.5	Good Good	20+	7.2	B	• Growing within neighbouring property • Multi-stemmed from base • Stems covered in ivy
T11	Bird cherry <i>Prunus padus</i>	200 #	Mature	9	N 3 E 3 S 3 W 3	0.5	Good Good	10+	2.4	C	• One subsidiary stem and other young shoots emerge at base
T12	Common lime <i>Tilia x europaea</i>	350 #	Early-mature	14	N 4.5 E 4.5 S 4.5 W 4.5	3	Good Good	40+	4.2	B	• Growing within neighbouring property • Sits at a lower level to site • Crown significantly reduced

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T13	Silver pendent lime <i>Tilia tomentosa</i> Petiolaris	420	Early-mature	10	N 5 E 5 S 5 W 5	0.5	Good Good	40+	5	B	Crown lifted; some of wounds unoccluded with decay cavities forming
T14	European beech <i>Fagus sylvatica</i>	970	Mature	23	N 10 E 10 S 10 W 10	1	Good Good	20+	11.6	A	- Growing in line with boundary hedge and therefore ownership unclear - Crown slightly reduced - Lower crown lifted over play area, leaving pruning stubs to a diameter of 100mm
T15	English yew <i>Taxus baccata</i>	200	Young	5	N 3.5 E 3.5 S 3.5 W 3.5	0.75	Good Good	40+	2.4	C	No significant visible defects
T16	Magnolia <i>Magnolia</i> sp.	250 250 240 240 200	Mature	12	N 1 E 5.5 S 5.5 W 5.5	1.5	Good Good	10+	6.4	C	- Divides into multiple stems at a height of approximately 1m - Several wooden planks occluded into stems just above primary branch union (evidently remnants of a tree house or similar)

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G1	Rhododendron						Good				
	European beech										
	Holly										
	Lawson cypress										
		≤ 200 #	Young to early-mature	≤ 10	N ≤ 3 E ≤ 3 S ≤ 3 W ≤ 3	≥ 0		20+	≤ 2.4	C	• Group of shrubs and small trees traversing ownership boundary
	<i>Rhododendron</i> sp.										
	<i>Fagus sylvatica</i>						Good				
	<i>Ilex aquifolium</i>										
	<i>Chamaecyparis lawsoniana</i>										
G2	Rhododendron						Good				
	Holly										
	Cherry laurel										
		≈ 80	Mature	≤ 4.5	N 1 E 1 S 1 W 1	0		10+	1	C	• Shrub bed along front boundary • Includes several other smaller ornamental shrub species
	<i>Rhododendron</i> sp.										
	<i>Ilex aquifolium</i>						Good				
	<i>Prunus laurocerasus</i>										

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G3	Cherry laurel	≤ 350 #	Mature	≤ 12	N ≤ 3.5	≥ 0	Good	20+	≤ 4.2	C	- Linear group growing along boundary within neighbouring property - Crowns overhang site by up to 2.5m with relatively low ground clearance
	Rhododendron				E ≤ 3.5						
	Holly				S ≤ 3.5						
	Butterfly bush				W ≤ 3.5						
	Bay										
	<i>Prunus laurocerasus</i>										
H1	<i>Rhododendron</i> sp.	≈ 60	Mature	2	N 0.75	0	Good	10+	0.7	C	Managed garden boundary hedge
	<i>Ilex aquifolium</i>				E 0.75						
	<i>Buddleja</i> sp.				S 0.75						
	<i>Laurus nobilis</i>				W 0.75						
	Privet										
	<i>Ligustrum ovalifolium</i>						Good				