

**TREE SURVEY OF MAYFAIR MANSIONS,
DIDSBURY**

COMMENCEMENT DATE 17th May 2024

**CONDUCTED BY MR. ROB LONGLEY – SURVEYING &
ARBORICULTURAL CONSULTANT**



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SITE INFORMATION AND USE

Mayfair Mansions is a property set in a rural part of Didsbury with a backdrop onto a beautiful woodland, forming part of the Frontage of properties along Mersey Road. To the rear is a great example of a semi-wild woodland area with both existing and regenerating woodland. Unfortunately semi wild woodlands adjacent to properties, whilst amazing places need to be managed to prevent damage to neighbouring property and belongings as they can change rapidly. Due to its position close to properties, the changing weather and the slope of the site, the existing trees have begin to suffer more. The works prescribed on this occasion reflect the trees in close proximity of the neighbours which are declining and/or suspect due to disease and condition and their potential to cause such damage.

CLIENT BRIEF

This survey has been commissioned by Dr Fiona Lecky, the owner of the basement flat property and the woodland to the rear, who is currently surveying the trees on a two- three yearly basis to monitor the trees which have been highlighted previously due to a failure of a tree within the grounds a number of years ago.

Rob Longley Tree Consulting is to carry out a survey of all trees within the enclosed rear garden of the property that are above 4m in height and 6in stem diameter, this is approximately 20 trees. The woodland understory has become more dense due to the last failure which has allowed regeneration to recur. The reason of the survey is to ascertain the health and condition of the trees, taking into account the use of the site and to put forward any works that are deemed imminent or necessary.

The main hazards to take into account are:-

- The impact of the fallen tree on other trees.
- The root stability of the given tree stock.
- The existence of broken or hung up branches.

- The presence of structural weakness', disease or decay.
- The potential for future damage

OBJECTIVES

The survey is to be undertaken by Mr. Rob Longley, Arboricultural Consultant.

- The area enclosed on the plan in appendix 1 is to define the area to be surveyed.
- All trees are identifiable from the plan (not to scale)
- All surveyed trees are to be input into a data base and records created indicating the condition and dimensions of each and any imminent or necessary works to be carried out, shown in appendix 4.

Any imminent or necessary tree works that are required should be undertaken after consultation with the local planning authority as there is protection in place. This report may be used as part of the submission.

CAVEATS AND LIMITATIONS

Surveys refer to the condition of the tree and an assessment made on that day the survey was carried out. The trees will not be climbed but assessed from ground level with the aid of binoculars.

The inspector will not be expected to remove any obstacles from the base of the tree, i.e. ivy / epicormic growth, however light ivy is pulled away to see the basal conditions.

Further investigation will be recommended where it is deemed necessary by the initial inspection as test drilling or aerial inspections may be required.

No soil samples are to be taken in conjunction with this survey.

No comprehensive root investigation can be carried out.

Decay organisms only manifest at certain times of the year. It is likely that decay organisms may be present but undetectable at the time of the survey.

These surveys are only valid for typical weather conditions. Healthy trees, or part thereof may fail in conditions of extreme weather and the consequences of such weather phenomena are unforeseeable. RLTC cannot be held responsible for such failures.

THE SURVEY

A paper survey is to be carried out on site and the categories to be recorded will include:-

1. Tree Number
2. Species – recorded in Latin and Common Name
3. Height – estimated in meters
4. Crown Spread – estimated in meters
5. Stem Diameter – estimated in millimeters
6. Age Code – sapling / early-mature / semi-mature / mature / over-mature
7. Recommended works
8. Priority of Works – A – Imminent works to be carried out
B – Suggested works in accordance with BS3998
C – Routine works, not necessary
M – No emergency or other works required
9. Target Area
10. General Comments

NECESSARY WORKS

Under category A and B in the survey, works should be carried out if there is a potential of failure in a frequent/high use area which has the potential to cause injury/harm. Due to the usage of this site this is understood to be trees within falling distance of neighbouring property

Tree works should be carried out in conjunction with BS3998 – recommendations for tree works to ensure the health of the tree and safe working conditions.

Tree operations should comply with the minimum recommendations in BS3998 and the industrial AFAG guidance notes produced as per each arboricultural operation.

Consideration for safety must be implemented in public access areas and it is suggested that all deadwood over 25mm be removed from trees in these areas. The land at the base of the woodland is deemed far enough away from neighbours property for some of the trees

RECOMMENDATIONS

Since the last inspection, some of the trees have deteriorated or become more of a concern that it has become necessary to recommend more major works to them. There are two that have more precautionary measures for remedial action where there are possibilities of failure; these being the sycamore resting on the garden wall and the beech tree with a historic branch failure and now showing signs of weight stress to the underside of a major branch.

The survey highlights that this large garden is an amazing regenerating woodland, having saplings and over mature trees. Deadwood is common in these situations and creates environments for beetles and other insects some of which can appear on the red data list. It is good to leave as much as possible for nature to recycle but obviously it takes space or creates hazards, so a balance has to be sought. A track chipper would be able to eliminate the excess and fire the chippings onto the lower ground where the site is at its wettest.

Removing deadwood from the trees is only necessary in areas where it may break and cause injury to someone. The issue of risk is determined by how often the area drop zone is utilized with the size of branches. Where the area is utilized regularly, industry standards advise that all deadwood over 25mm be removed. I wish to reiterate that In this area I would assume that where the garden slopes down the embankment that it is not used frequently. If this is the case, then we do not need to look at the deadwood in areas over this with too much interest unless the whole tree is at risk of failure. This is the case for the lower ash tree which are proposed for works.

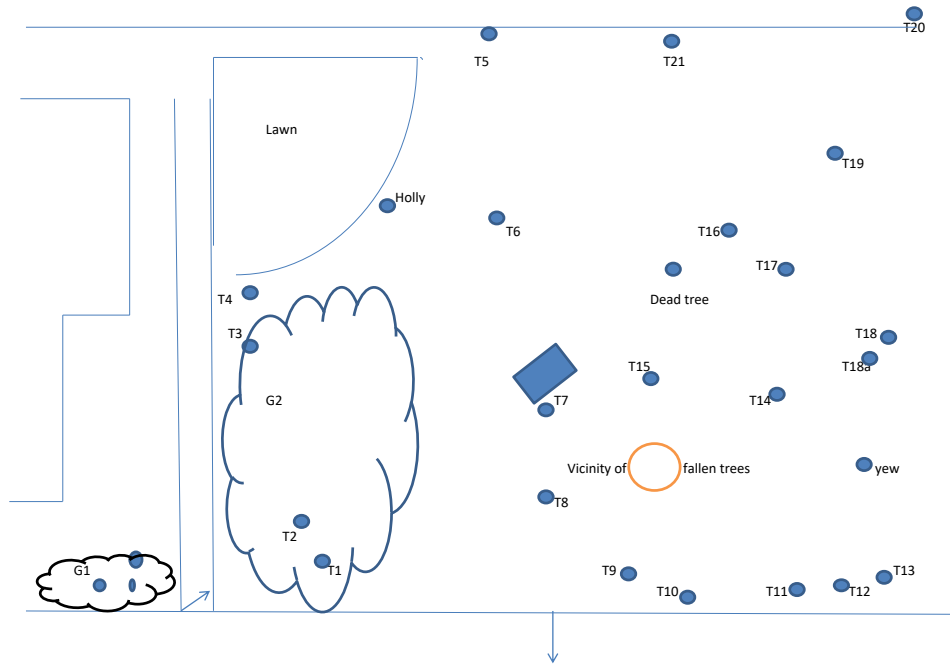
The other issue on this site is the stability of the slope. The area of the garden from the slope downwards appears to have small garden walls around some of the areas. Some of these are starting to deteriorate and the movement of the ground can cause problems for stability with the trees if cavities open up beneath. Excessive rainfall can cause lubrication between the roots and affected the slope stability around the tree which failed last. The toe roots on the base of slope trees gives them stability and this appears good on the developing trees. Whilst the ground is wet, and the slope is steep, many of the remaining trees have good toe roots, a necessity for safe trees on steep slopes. It is difficult to see every base as the woodland debris is quite deep in places, however I would advise a quick check on the trees after periods of prolonged rainfall and or excessive high winds and subsequently when required by the survey to check defects.

At the base of the slope to the rear of the garden, it is possible that there is standing water or drainage problems. The trees to the back and bottom of the slope appear to be dying-back showing signs of struggling health. Whilst these

are not necessarily causing any danger to others, they may restrict the use of the garden if it is required to be utilized. Making sure that these cannot affect neighbouring properties is really our major concern should it be accepted that this part of the garden is rarely utilised. I would recommend continued monitoring in three years to ensure whole tree stability and remove or fell any likely to fail before the next inspection.

Any tree works recommended with this report should be undertaken with prior consultation and an application to the local authority due to the existing Tree Preservation order associated with this site. The works prescribed are within current good practice guidelines and are sympathetic to the feel of the woodland whilst maintaining the safety aspect associated with their position. Any current dead dying or diseased works can be undertaken without permission. Unfortunately there are more than expected tree works this year due to the speeded up decline of some of the trees and the precautionary measures for the sycamore on the old garden wall, the beech tree with a previous failure and the poplar which has previously been reduced and having soil under the bark at the base, and a hollow sounding indicating the presence of decay.

Appendix 1 – area to be surveyed



Appendix 2 – recorded data sheet

TAG	SPECIES (LATIN)	COMMON NAME	HEIGHT (m)	SPREAD (m)	DBH (mm)	AGE	TARGET	Priority	Health	COMMENTS	Recommendations
T1	Acer Pseudoplatanus	Sycamore Maple	14	12	850	semi mature	medium		fair	weak fork at 4m (not a concern at this time (m)) .	No action required
T2	Populus italica	Lombardy Poplar	16	7	1200	mature	medium		Fair	previously reduced heavily. Reactive growth at old wounds. Possibilities of decay present. Hollow sounding at base.	Mature tree. Hollow soundings at base of tree. Due to close proximity of tree to neighbours age and condition propose to fell. Tree will decline over the coming years
T3	Picea Spp.	Fir	10	4	330	early mature	medium		good	previously reduced to 8m and regrown. Regularly Trimmed back from border.	Reduce tips by 1m to reduce end weight on newly grown upright branches.
T4	Cupressuss Spp.	Cypress	10	3	multi	early mature	medium	M	good	minor weak fork at 1m (m), structure good, physiology good. Trimmed to border	reduce as necessary periodically and trim yearly to keep compact and in keeping with pathways
T5	Fagus Sylvatica	Beech	18	16	1200	mature	high		Good	asymmetric growth caused by competition of light.	Difficult to see apex of crown due to size, aspect and position. looks healthy no deadwood seen. Would benefit from aerial inspection to confirm these comments
T6	Fagus Sylvatica	Beech	19	14	860	mature	medium	c	Good	good structure, sizeable toe root, health good. Weak fork @ 2.5m (m) acceptable at present	monitor fork at 2.5m.
T7	Fagus Sylvatica	Beech	16	12	920	mature	medium	c	Good	minor stem damage (m), asymmetric growth towards house growing phototropically.	No works at present. Minor deadwood over woodland. Not a major concern in this low risk area.

T8	Fagus Sylvatica	copper beech	12	8	550	Semi-mature	medium	b	good	Previous snapped branch at 9m. Previous failures evident. Previously suppressed with asymmetric crown. Minor stress under main branch. Growth towards neighbours	Reduce tips towards neighbours by 3m to alleviate end weight and reduce chance of damage if summer branch drop was to occur.
T9	Acer Pseudoplatanus	Sycamore Maple	10	6	300	early mature	medium	c	Good	Good form	No action at present
T10	Fraxinus Excelsior	Common Ash	6	1	300	dead	high	b	dead	Stem standing.	Fell into woodland for aesthetics
T11	Fraxinus Excelsior	Common Ash	12	9	310	semi mature	high	b	Fair	previously pruned over neighbours property. Possible decay at pruning points.	topped at 6m. No action presently required. New growth looking well
adj T11	Ilex aquifolium	Holly	6		260	Semi mature	low			previously fallen but regrown	healthy and sound. Reduce from neighbours as necessary
T12	Acer Pseudoplatanus	Sycamore Maple	9	4	260	early mature	low		Fair	suppressed sparse crown. Garden wall sat beneath tree. Large hollow under tree.	Fell to 6m. honey fungus at base and potential instability under tree.
T13	Fagus Sylvatica	Common Beech	13	8	800	semi mature	medium		Poor	Honey fungus present. Crown appears in decline. Decay at base.	Condition changed to poor due to decay present and honey fungus and its effects. Fell to 6m
T14	Fraxinus Excelsior	Common Ash	13	11	1000	over mature	medium		poor	previous branch failure at 6m, torsion on upper branch. Poor crown. Honey fungus present	Fell to 6m within falling distance of neighbours
T15	Acer Pseudoplatanus	Sycamore Maple	12	7	380	early mature	medium		Good		Monitor no action

T16	Acer Pseudoplatanus	Sycamore Maple	12	6	370	early mature	medium		good	Minor root decay at base	no action
T17	Tilia spp.	Common Lime	15	8	420	Semi- mature	low		Good	poor pruning wounds, minor deadwood, structure good, growth good. weak fork at 2m	no action monitor for signs of Dead wood
T18	Fraxinus Excelsior	Common Ash	13	6	910	mature	low		poor	supressed tree, with dieback and large deadwood. Ground possibly waterlogged at times during year	Monitor no works required at present. Low target
T18a	Acer Pseudoplatanus	Sycamore	9	3	300	Early mature	Low		Good	Rust on bark	No action
T19	Acer Pseudoplatanus	Sycamore Maple	14	7	600	semi mature	low		Good	supressed, healthy and sound. Minor deadwood	no action
T20	Fraxinus Excelsior	Ash	10	6	900	early mature	low		Poor	ivy on stem supressed, cannot see base..neighbours tree? Poor crown	Poor crown and condition. Fell to 6m due to condition
T21	Acer Pseudoplatanus	Sycamore	9	3	300	Early mature	Medium		Good		No action
G1	Holly, laurel, ash	Group	9		Twin/ multi	Early mature	Medium	C	Good	Trim as necessary for size and obstruction. Trees appear healthy	Remove ivy off holly and reduce in height from 9m to 7m for maintenance. Reduce to 2m clear from building. Trim over driveway to 5m and over footpaths to 2,5m

G2	Mixed group Holly		9		200	Early mature	Medium		Good	Bifurcates at 5m no concerns at present	Holly lift to 4m adjacent to footpath. Canker at 4m. monitor. Large hung up branch adjacent to neighbours in sycamore. remove. Trim cypress as far as possible retaining green leaves for growth and aesthetics
G3	Laurel sycamore rhododendron cypress beech		1-9			Early mature			Good		Trim back to lawn

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