



LAKELAND
TREE CONSULTANCY
ARBORICULTURAL PLANNING SPECIALIST

BS5837 Tree Survey

36 Kingston Road
Didsbury
Manchester
M20 2RZ

February 2024

Project details

Job no.	LTC254
Site	36 Kingston Road, Didsbury, Manchester, M20 2RZ
Client	Richard Dundas
Agent	Buju Architects
Arboriculturist	Jennie Keighley PhD MSc MArborA
Local authority	Manchester City Council
Issue date	25 February 2024

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Summary

- The client's agent instructed Lakeland Tree Consultancy to survey the trees at the site in question in relation to a planning application for alterations to the existing dwelling and external works, including raising of the existing driveway.
- Trees within and close to the proposed development area were surveyed in accordance with the British Standard guidance outlined in BS5837: 2012 *Trees in relation to design, demolition and construction - recommendations* on 24 February 2024.
- The survey identified eight individual trees and one group of trees, which were located both within the site and on areas of immediately adjacent land.
- Details and locations of the existing trees in relation to the existing site are included in the tree survey schedule and on the tree survey plan, below. These documents should be used to inform the proposed site design in accordance with BS5837.

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 36 Kingston Road, Didsbury, Manchester, M20 2RZ

Surveyor Jennie Keighley PhD MSc MArborA

Survey date 24 February 2024

Client Richard Dundas

Conditions Clear skies, settled

Job no. LTC254

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	Lime <i>Tilia sp.</i>	730	Mature	20	N 10 E 7 S 4 W 5	6	Good Good	20+	8.76	B	- Large tree at road frontage - Crown reduced and lifted; wounds partially to fully occluded - RPA constrained by retaining walls to north and west
T2	Lime <i>Tilia sp.</i>	540	Mature	20	N 3 E 7 S 3 W 5	5	Good Good	20+	6.48	B	- Large tree at road frontage - Crown reduced and lifted; wounds partially to fully occluded - Evidently under neighbouring ownership
T3	Lime <i>Tilia sp.</i>	650	Mature	20	N 5 E 7 S 3.5 W 5	6	Good Good	20+	7.8	B	- Large tree at road frontage - Crown reduced and lifted; wounds partially to fully occluded - Evidently under neighbouring ownership
T4	Holly <i>Ilex aquifolium</i>	110	Early-mature	4	N 2 E 2 S 2 W 2	0	Good Good	20+	1.32	C	- Small tree growing in shrub bed at side of driveway - Evidently under neighbouring ownership

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Conditions Clear skies, settled

Job no. LTC254

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	Magnolia <i>Magnolia sp.</i>	180 #	Mature	6	N 1.5 E 3.5 S 3.5 W 3.5	3	Good Good	10+	2.16	C	- Growing within neighbouring garden - Unable to view stem due to boundary fence - Crown overhangs site by approx. 0.5m
T6	Himalayan birch <i>Betula utilis</i>	4x100 #	Early-mature	8	N 3 E 3 S 3 W 3	2	Good Good	10+	2.4	C	- Growing at bottom of garden - Multi-stemmed from base
T7	Sycamore <i>Acer pseudoplatanus</i>	300 #	Early-mature	14	N 4 E 4 S 4 W 4	7	Good Good	20+	3.6	B	- Growing at bottom of neighbouring garden - Unable to view lower stem due to boundary fence - Heavily crown lifted; wounds partially to fully occluded
T8	Magnolia <i>Magnolia sp.</i>	230 150	Mature	5.5	N 2 E 1 S 2 W 4	2.5	Good Good	10+	3.3	C	- Growing at edge of rear patio - Crown slightly reduced

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Surveyor Jennie Keighley PhD MSc MArborA

Survey date 24 February 2024

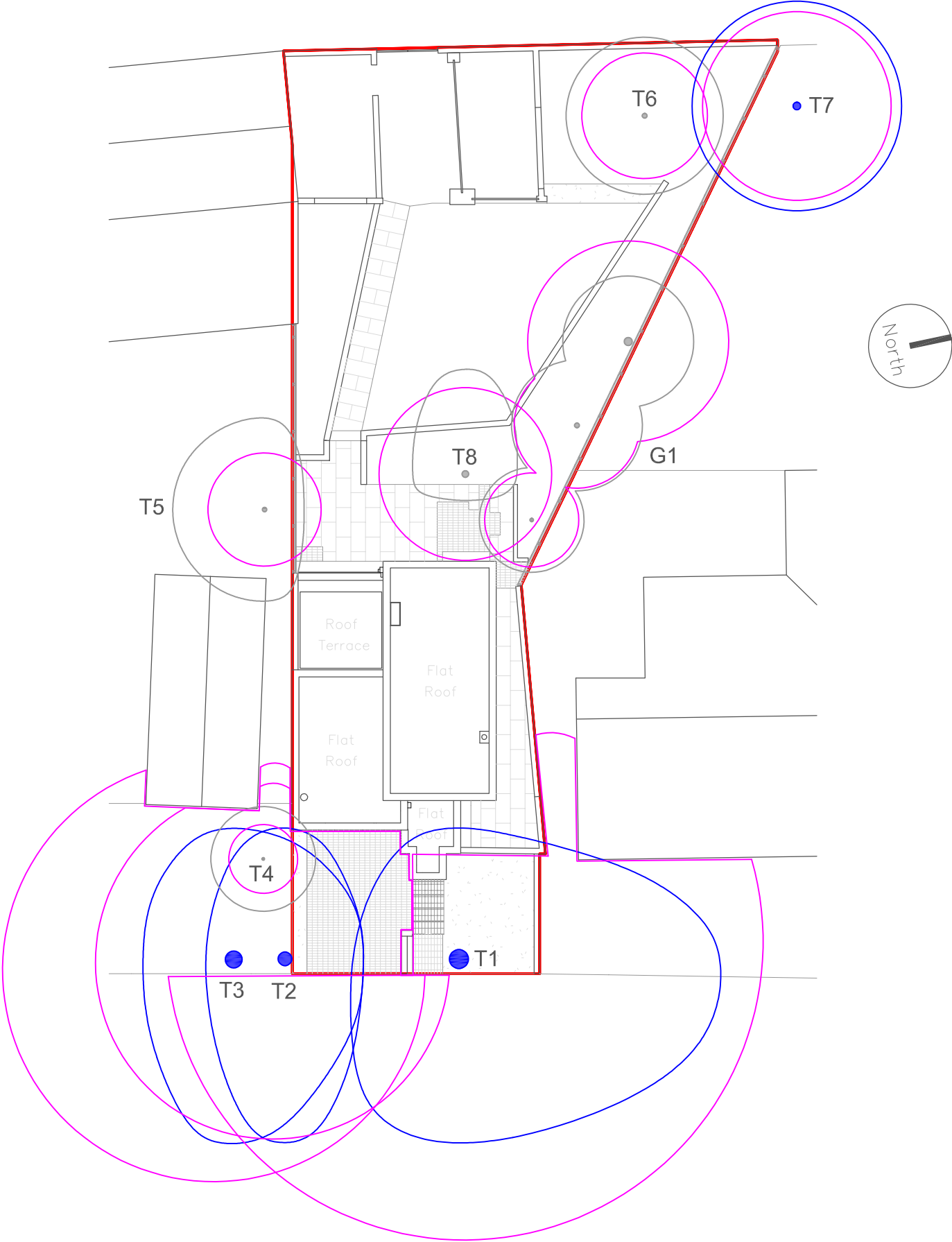
Client Richard Dundas

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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
G1	2no. flowering crab 1no. hawthorn	≤ 320	Mature	≤ 8	N ≤ 2.5 E ≤ 2.5 S ≤ 2.5 W ≤ 2.5	≥ 1.5	Moderate/ Good	10+	≤ 3.84	C	- Linear group growing close to boundary - Crowns significantly reduced
	<i>Malus</i> sp. <i>Crataegus monogyna</i>						Good				

Tree Survey Plan



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:
36 Kingston Road
Didsbury
Manchester
M20 2RZ

Client:
Richard Dundas

Date: February 2024

Scale: 1:200 at A3

Drawing: LTC254-TSP

Drawn by: JK

Tree Survey Schedule Summary		
ID	Species	Cat.
T1	Lime	B
T2	Lime	B
T3	Lime	B
T4	Holly	C
T5	Magnolia	C
T6	Birch	C
T7	Sycamore	B
T8	Magnolia	C
G1	2no. crab, 1no. hawthorn	C



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