



ACS Consulting The Survey has been produced at the surveyors' absolute liability with no warranty or responsibility with the indicated scale and measurements. Any errors or omissions are solely the responsibility of the client. The surveyor's work is based on the information provided by the client. The client is responsible for ensuring the accuracy of the information provided. This survey may only be used for the purposes stated on the title page. No other use is permitted without the written consent of ACS Consulting Ltd. All the features that were visible at the time of the survey have been located, however there may have been items obscured. At all times during the surveying of ACS Consulting and any discrepancies between this survey and any other information should be reported to ACS Consulting.				A1
Arboricultural Legend (where applicable)				
Surveyed Trees - details in Appendix A Work Priority ● High: Not Acceptable: Work needs to be undertaken as soon as practical ● Medium: Not tolerable: Work needs to be undertaken, but have a lower priority than red flag works ● Low: Tolerable: Work needs to be undertaken where budgets allow. ● Acceptable: risks do not need to be reduced. Philly Postcard				
General Notes				
The arboricultural survey is based on the supplied topographical survey. Tree canopies have been measured and plotted at their cardinal points for clarity and presentation purposes. All arrows on steps / ramps etc indicate an UP direction unless otherwise stated. Contours are shown on spot detail areas only (where applicable) and annotated at the interval identified above. Hard detail areas may be contoured if specifically requested. Site traffic or obstructions encountered at the time of the survey may have resulted in trees/shrub features being omitted. The tree positions have been plotted by GPS. Their location can only be guaranteed to ±3 M. GPS signals are affected by environmental factors such as tree canopies. Land owners and their advisors should confirm the exact location of proposed trees, particularly where the retention of the tree and the location of proposed development is likely to lead to conflict. The map is taken from Ordnance Survey and may contain inaccuracies.				
Survey Control				
Rev	Date	Description		
Cient			CAD	
Dempster Management Services Limited				
ACS Consulting Dunelm Park Chester Road Huddersfield WF16 8JG 01556 755452 enquiries@acsconsulting.co.uk		ACS Consulting 275 Bath Street Glasgow G2 4HT 0141 554 1633 www.acsconsulting.co.uk		
Arboricultural Plan				
Elmwood Lodge DIDSBURY				
Plotted Scale: A1 NTS				
Surveyor: IRM	CAD: SPT	Checker: IRM	Rev:	
Date of Issue:	Oct 2023	ACS Ref No: ARB/4999/Y/100		