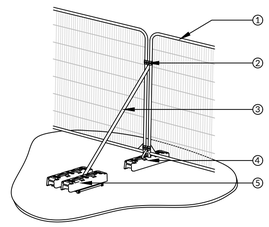
## Trees at Jessiefield, Spath Road, Didsbury, M20 2QT

| Tree No. | TPO 1995 | Species | Ht (m) | Branch Spread (m) N | E | S | W | Stem diameters (cm) Single Stem | 2-5 stems Stem 1 | Stem 2 | Stem 3 | Stem 4 | Stem 5 | Mean dia | More than 5 stems No. stems | Height of crown clearance (m) | Height of first branch (m) and direction (compass point) | Age class | Category grading | Estimated remaining contribution (yrs) | Condition Physiological / Structural | Tree works to BS 3998 | Root protection radius (m) | Root protection area sq.m |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | | Group of holly | 9av | 2av | | | | 15av | | | | | | | | 3 | 3NE | S | C2 | >10 | Group of sparsely foliated holly on Spath Road frontage. | Remove. | 1.80 | 10 |
| 2 | | Holly | 7 | 3 | 1 | 0 | 2 | 16 | | | | | | | | 0 | - | S | C1 | >10 | Dominated by adjoining hornbean. | | 1.92 | 12 |
| 3 | T9 | Hornbeam | 16 | 9 | 7 | 5 | 7 | 61 | | | | | | | | 1 | 3W | E | A2 | >40 | Part of a row of established trees on Spath Road frontage. | Crown lift to 3m above ground level. | 7.32 | 168 |
| 4 | | Norway maple | 15 | 7 | 9 | 8 | 7 | 59 | | | | | | | | 5 | 6N | E | B2 | >20 | Established component of row of trees along Spath Road. Death of bark and some decay in main limb structure. Appears to be lacking vitality. | | 7.08 | 157 |
| 5 | T8 | Silver birch | 15 | 3 | 6 | 5 | 5 | 31 | | | | | | | | 4 | 4S | E | B2 | >20 | Contributing to row of trees along Spath Road. Standing amidst dense shrubbery preventing thorough inspection and accurate measurement. | | 3.72 | 43 |
| 6 | T7 | Red maple | 14 | 5 | 6 | 6 | 7 | 50 | | | | | | | | 4 | 4S | E | A2 | >40 | Contributing to row of trees along Spath Road. | | 6.00 | 113 |
| 7 | T6 | Copper beech | 16 | 8 | 10 | 11 | 9 | 92 | | | | | | | | 2 | 3E | M | A2 | >40 | Visually significant tree growing at junction of Spath Road with Lancaster Road. Particularly broad spreading, as is typical of these species. | Crown lift to 3m above ground level. | 11.04 | 383 |
| 8 | | Deciduous magnolia | 4 | 3 | 2 | 3 | 3 | | 7 | 6 | 5 | | | | | 1 | 1E | S | C1 | >10 | Small ornamental tree growing in lawn. | Remove. | 1.26 | 5 |
| 9 | | Group of holly | 5av | 3av | | | | 15av | | | | | | | | 0 | - | S | C2 | >10 | Outgrown stems growing amidst hedge. | | 1.80 | 10 |
| 10 | | Variegated holly | 5 | 2 | 2 | 2 | 2 | 19 | | | | | | | | 0 | - | S | C1 | >10 | Small ornamental tree growing at edge of lawn. | Remove. | 2.28 | 16 |
| 11 | | Sycamore | 7 | 3 | 3 | 3 | 3 | 25e | | | | | | | | 0 | - | S | C1 | >10 | Young tree that is growing amidst hedgerow. | | 3.00 | 28 |
| 12 | | Lawson cypress | 9 | 2 | 2 | 2 | 2 | 27 | | | | | | | | 0 | - | S | C1 | >10 | Established conifer growing amidst shrub bed. | | 3.24 | 33 |
| 13 | | Cockspur thorn | 5 | 1 | 1 | 1 | 1 | 30e | | | | | | | | 3 | 2SE | M | C1 | >10 | Established tree but densely smothered in ivy. Lacks vitality. | Remove. | 3.60 | 41 |
| 14 | T17 | Sycamore | 17 | 7 | 7 | 5 | 5 | 64 | | | | | | | | 5 | 6S | M | A2 | >40 | Combines with other trees of similar size to form tree belt at southern end of garden. | Prune to provide 3m clearance from building. | 7.68 | 185 |
| 15 | T16 | Beech | 18 | 9 | 7.5 | 5.5 | 6 | 72 | | | | | | | | 0 | 3NE | M | A2 | >40 | Combines with other trees of similar size to form tree belt at southern end of garden. | Prune to provide 3m clearance from building. Crown lift to 5m above ground level. | 8.64 | 235 |
| 16 | T15 | Beech | 19 | 7.5 | 5 | 5.5 | 6 | 59 | | | | | | | | 1 | 5NE | M | A2 | >40 | Combines with other trees of similar size to form tree belt at southern end of garden. | Prune to provide 3m clearance from building. Crown lift to 5m above ground level. | 7.08 | 157 |
| 17 | T14 | Beech | 19 | 9 | 7 | 5 | 5 | 63 | | | | | | | | 1.5 | 6E | M | A2 | >40 | Combines with other trees of similar size to form tree belt at southern end of garden. 2 patches of damage bark on lower stem. Lower stem partially smothered in ivy. | Crown lift to 5m above ground level. | 7.56 | 180 |
| 18 | | Horse chestnut | 10 | 8 | 3.5 | 4.5 | 6 | 37 | | | | | | | | 3 | 2.5N | E | C1 | >10 | Development supressed by adjoining, larger and better beech trees. | Crown lift to 5m above ground level. | 4.44 | 62 |
| 19 | T13 | Beech | 20 | 13 | 6 | 7 | 7 | 88 | | | | | | | | 3 | 7S | M | A2 | >40 | Combines with other trees of similar size to form tree belt at southern end of garden. | Crown lift to 5m above ground level. | 10.56 | 350 |
| 20 | | Sycamore | 12 | 3 | 5 | 2 | 6 | 27 | | | | | | | | 5 | 6N | E | C1 | >10 | Suppressed by larger neighbouring trees. | | 3.24 | 33 |
| 21 | | Lime | 18 | 6 | 5 | 7 | 7 | 55e | | | | | | | | 5 | 5W | E | A2 | >40 | Contributes to row of trees at southern end of the garden. Lower stem densely smothered in basel shoots preventing thorough inspection and accurate measurements. | | 6.60 | 137 |
| 22 | | Holly | 9 | 6 | 3 | 2 | 5 | 34 | | | | | | | | 0 | - | E | C2 | >10 | Evergreen component of tree belt. Provides some screening between properties. | | 4.08 | 52 |
| 23 | | Lawson cypress | 3 | 2 | 2 | 0 | 1 | 17 | | | | | | | | 0 | - | S | C1 | >10 | A small conifer that has been reduced in height in recent times. | | 2.04 | 13 |
| 24 | T12 | Beech | 15 | 5 | 7 | 9 | 8 | 75e | | | | | | | | 3 | 5SW | M | B2 | >20 | Contributes to belt of trees at southern end of garden. Lower stem partially smothered in ivy preventing thorough inspection and accurate measurement. Appears to be some dead bark on the western side of the lower stem. Sparsly foliated compared to its neighbours. | | 9.00 | 255 |
| 25 | | Ash | 12 | 6 | 6 | 3 | 5 | 63 | | | | | | | | 3 | 3N | E | C1 | >10 | Established tree but central leader has been lost at circa 6m above ground level. Some decay associated with that stem loss. Some regrowth from point of breakage although that is showing signs of dieback. | | 7.56 | 180 |
| 26 | T11 | Horse chestnut | 15 | 5 | 5 | 8 | 7 | 82 | | | | | | | | 2 | 5SW | M | B2 | >20 | Crown biased to the south. Black exudation and bark nacrsis on the lower stem as is typical with an infection with bacterial canker. | | 9.84 | 304 |
| 27 | | Group of yew | 7av | 4av | | | | 20av | | | | | | | | 2 | 2N | E | B2 | >20 | Established group of evergreens. | | 2.40 | 18 |
| 28 | | Beech | 20 | 5 | 6.5 | 6 | 5 | 76 | | | | | | | | 2 | 4SW | M | A2 | >40 | Contributing to tree belt at southern end of garden. Partial smothering of ivy on main stem. | | 9.12 | 261 |
| 29 | | Sycamore | 17 | 5 | 3 | 6 | 6 | 55e | | | | | | | | 4 | 4SW | E | B2 | >20 | Contributes to tree belt in southern end of garden. Much of stem densely smothered in ivy preventing thorough inspecting and accurate measurement. | | 6.60 | 137 |
| 30 | T10 | Beech | 16 | 5 | 5 | 8 | 6 | 53 | | | | | | | | 2 | 5N | E | A2 | >40 | Contributes to group of trees at southern end of garden. Bottom of stem smothered in dense ivy preventing thorough inspection. | | 6.36 | 127 |
| 31 | | Beech | 20 | 5 | 7 | 7 | 7 | 71 | | | | | | | | 1 | 5W | M | A2 | >40 | Contributes to group of trees at southern end of garden. Bottom of stem smothered in dense ivy preventing thorough inspection. | | 8.52 | 228 |
| 32 | | Ash | 13 | 3 | 5 | 3 | 2 | 53 | | | | | | | | 2 | 8SE | E | C1 | >10 | Contributes to belt of trees although is of low vitality. Main stem densely smothered in ivy preventing thorough inspecting. | | 6.36 | 127 |
| 33 | | False acacia | 15 | 0 | 6 | 8 | 6 | 65 | | | | | | | | 5 | 6SW | E | B2 | >20 | Established tree growing close to Lancaster Road Partial smothering of ivy up the lower stem. Appears to vertical cavity revealing internal decay at circa 7-8m above ground level on western side of stem. | | 7.80 | 191 |
| 34 | | Wych elm | 10 | 2 | 2 | 4 | 5 | 17 | | | | | | | | 2 | 2S | S | C1 | >10 | Small tree. Development compromised by adjoining specimen. | | 2.04 | 13 |
| 35 | | Norway maple | 10 | 0 | 3 | 4 | 2 | 18 | | | | | | | | 3 | 3S | S | C1 | >10 | Extensively squirrel damage to lower stem supressed by adjoining trees. | | 2.16 | 15 |
| 36 | | Row of lawson cypress | 8av | 2av | | | | 15av | | | | | | | | 0 | - | S | C2 | >10 | Row of conifers growing in adjoining property. | | 1.80 | 10 |
| 37 | | Cherry | 5 | 3 | 5 | 3 | 2 | 27 | | | | | | | | 2 | 1.5N | S | C1 | >10 | Small ornamental tree growing in shrub bed. | | 3.24 | 33 |
| 38 | | Lawson cypress | 10 | 3 | 2 | 3 | 2 | 40e | | | | | | | | 0 | - | S | C2 | >10 | Established conifer growing in adjoining garden. | | 4.80 | 72 |
| 39 | | Row of leyland cypress | 7av | 2av | | | | 15av | | | | | | | | 0 | - | S | C2 | >10 | Established row of conifers growing towards boundary. | | 1.80 | 10 |
| 40 | | Deciduous magnolia | 3 | 2 | 2 | 3 | 2 | | 11 | 5 | 9 | | | | | 0 | - | Y | C1 | >10 | Small ornamental tree growing in flower bed. | Remove. | 1.81 | 10 |
| 41 | | Ash | 12 | 5 | 7 | 6 | 7 | 50e | | | | | | | | 6 | 6E | E | B1 | >20 | Established tree growing in adjoining property. | Prune to provide 3m clearance from building. | 6.00 | 113 |
| 42 | | Cherry | 11 | 6 | 6 | 4 | 5 | 50e | | | | | | | | 4 | 4N | E | B1 | >20 | Established tree growing in adjoining property. | Prune to provide 3m clearance from building. | 6.00 | 113 |
| 43 | | Cherry | 10 | 7 | 6 | 6 | 5 | 50e | | | | | | | | 5 | 4SE | E | B1 | >20 | Established tree growing in adjoining property. | | 6.00 | 113 |
| 44 | | Ash | 11 | 2 | 4 | 4 | 5 | 30e | | | | | | | | 7 | 7W | S | C1 | >10 | Small tree growing amidst dense cherry laurel shrubbery. | Remove. | 3.60 | 41 |
| 45 | | Sycamore | 12 | 6 | 6 | 6 | 6 | 47 | | | | | | | | 5 | 3E | E | C1 | >10 | Established tree growing close to boundary wall. Numerous tight unions between stems that are highly susceptible to failure. Exhibits lack of vitality. | Remove. | 5.64 | 100 |

Figure 1: Example of a protective barrier




1. Steel mesh panel
2. Connectors fitted to secure panels
3. Diagonal strut
4. Block feet to avoid driven scaffold poles
5. Block tray weighted with blocks

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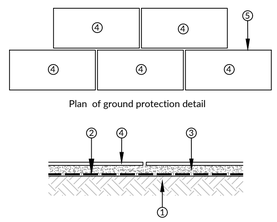
Figure 2: Typical ground protection detail




1. Existing ground
2. Geotextile membrane eg. Terram 1000 or similar
3. Compression-resistant layer (e.g.100mm depth of woodchip)
4. Robust sheets (timber, steel, recycled plastic) overlying Terram 1000 or similar
5. Where wider than one sheet stagger joints

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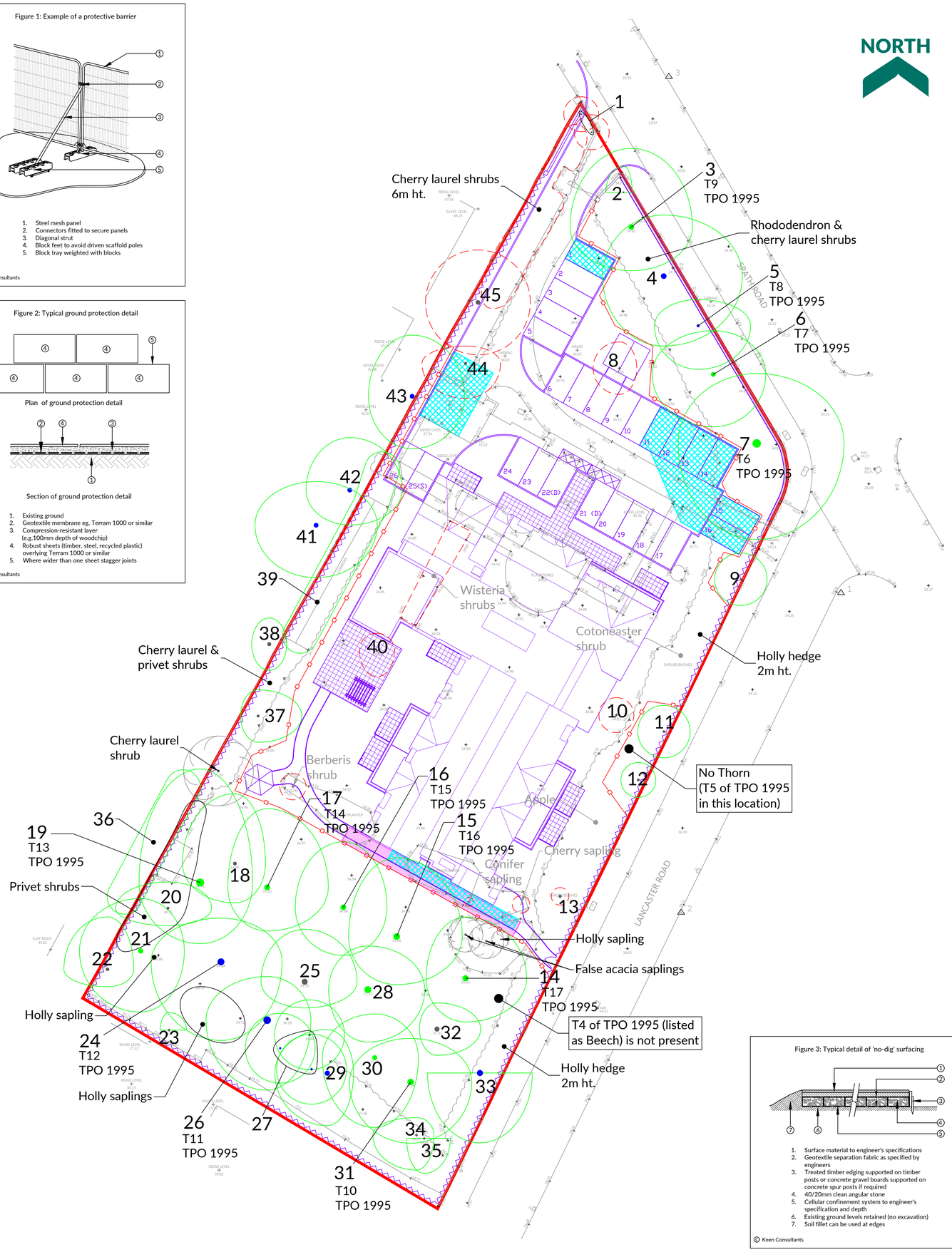


Figure 3: Typical detail of 'no-dig' surfacing



1. Surface material to engineer's specifications
2. Geotextile separation fabric as specified by engineers
3. Treated timber edging supported on timber posts or concrete gravel boards supported on concrete spur posts if required
4. 40/20mm clean angular stone
5. Cellular confinement system to engineer's specification and depth
6. Existing ground levels retained (no excavation)
7. Soil fillet can be used at edges

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**McCARTHY STONE**
*Life, well lived*

0 5m 10m 20m

NOTES

1. **This tree survey information has been prepared for planning purposes only. Additional detail will be needed for foundation design.**
2. The original of this drawing was produced in colour - a monochrome copy should not be relied upon.
3. Scale for planning purposes only.
4. All dimensions to be checked on site.
5. The copyright of this document resides with Keen Consultants unless assigned in writing by the company.
6. Details shown on this drawing are devised with reference to *BS5837:2012:Trees in relation to design, demolition and construction - Recommendations*.
7. Tree Preservation Order based on City of Manchester (Lancaster Road/Holme Road, Didsbury) Tree Preservation Order 1995.
8. Topographical survey based on CPLS drawing number 210518JC-01.
9. Where trees were not identified on the topographical survey they have been plotted by eye.
10. Proposed Site Plan based on mck associates drawing number NO-2697-3-AC-0002 Rev G.

KEY

- Existing site features
- Proposed structures
- Trees retained (Green-coloured line indicates extent of canopy)
- Trees for removal (Red-coloured dash line indicates extent of canopy)
- 2.0m high barrier as detail in Figure 1
- Area of ground protection as detail in Figure 2
- Minimum extent of no-dig construction. Actual deployment may be greater. As detail in Figure 3

KEY TO TREE SCHEDULE

| Column Heading | Explanation |
|---|---|
| Tree No. | Unique number corresponding with number on plan |
| TPO No | If applicable and where known |
| Species | English names |
| Ht (m) | Height in metres |
| Branch Spread | Crown radius in metres to cardinal points of the compass |
| Stem Dia | All measurements conform to Annex C of BS 5837:2012<br>Single stem - Stem diameter in centimetres measured at 1.5m above ground level.<br>Multi-stemmed tree with 2 to 5 stems - Diameter of each stem<br>Multi-stemmed tree with more than 5 stems - Average stem diameter and number of stems |
| Height of crown clearance | Height in metres between the ground and underside of canopy |
| Height of first major branch and direction of growth | Height from ground level to base of first major branch and the approximate direction of growth |
| Abbreviations as suffix to a dimension | Suffix 'e' denotes an estimated dimension<br>Suffix 'av' denotes an average dimension |
| Age Class | Age Class definitions:<br>Y = Young S = Semi-mature E = Early mature<br>M = Mature O = Over mature |
| Category grading and Estimated remaining Contribution (yrs) | Summary of BS 5837: 2012 categorisation:<br>1. Trees unsuitable for retention:<br>U = those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer that 10 years<br>2. Trees to be considered for retention:<br>A1, 2 or 3 = trees of high quality (substantial contribution >40 yrs)<br>B1, 2 or 3 = trees of moderate quality (significant contribution >20 yrs)<br>C1, 2 or 3 = trees of low quality (but adequate, ie >10 yrs or young trees - until new planting can be established) |
| Estimated remaining contribution | Note: Useful estimated remaining contribution of the tree or tree group based on figures stated in BS5837:2012 |
| Condition | Brief description including physiological and structural defects |
| Tree Works | Works required to be undertaken to the trees to facilitate the construction of remediate a defect encountered during the survey |
| Root Protection Radius | Radius of minimum root protection area in metres calculated from section 4.6 and Annex D of BS5837:2012 |
| Root Protection Area | Total area of minimum root protection area extrapolated from root protection radius |

| Rev | Description | Date |
|---|---|---|
| C | Latest layout overlay | 27.02.23 |
| B | Latest layout overlay | 14.02.23 |
| A | Latest layout overlay | 12.09.22 |
| 0 | Preliminary issue | 10.09.20 |

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Client
McCARTHY STONE

Project
JESSIEFIELD,
SPATH ROAD, DIDSBURY

Title
**TREE PROTECITON PLAN**

| Date | Scale |
|---|---|
| SEPT 2020 | 1:250@A1 |
| Drawn by | Checked by |
| ML | JTK |

Drawing Number
**1050-KC-XX-YTREE-TPP01RevC**