
Tree Survey Report

Manchester Science Park

March 2014

Revision	Date	Reason
A	12 May 2014	Trees (Ripon Street) added
B	02 June 2014	Tree survey reviewed & updated by A McLeod
C	05 June 2014	Minor amendment

Ascerta
Alexandra Business Park, Prescott Road, St Helens, Merseyside WA10 3TP
T: 0845 463 4404 F: 0845 463 4405 E: info@landscapetreeseecology.com
www.landscapetreeseecology.com

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1.0 Introduction

- 1.1 Ascerta has been instructed by MSP/Bruntwood to carry out an assessment of the vegetation within and immediately adjacent areas throughout Manchester Science Park.
- 1.2 The site was initially visited on 12th March 2014, when details of the trees within and adjacent the site were recorded to British Standard 5837: 2012 *Trees in relation to design, demolition & construction – Recommendations*. A subsequent visit was made on 8th May 2014 to survey additional trees at Ripon Street and further visits were made over the course of 23rd-26th May 2014 to review and update data gathered. The output from the survey work has been recorded in tabular format within the following pages, which can be cross referenced with drawing P.390.14.01 *Tree Survey*.
- 1.3 It should be noted that the survey has been undertaken from ground level and that no trees were climbed as part of the survey work. All inspections are visual only; no invasive techniques have been employed during the survey work.
- 1.4 Recommendations are made on the basis of tree health and condition at the time of the survey, as well as the requirement for works associated with the proposed development of the site given the plans available to us at the time of the survey. Consideration should be given to any potential influences that may affect tree health & condition after the time of the survey, for example extremes of weather, new development (or alterations to proposed layouts), as well as pests and diseases.
- 1.5 In advance of the commencement of any works recommended within this report, checks should be carried out to establish the presence / absence of any statutory controls (Tree Preservation Orders, Conservation Areas, Planning Conditions or the requirement for a Felling Licence) and appropriate notifications carried out or consent secured. Due diligence surveys / checks should also be carried out in respect of protected species and habitats prior to the commencement of works.
- 1.6 This report provides information relating to baseline conditions existing on site at the time of the survey and does not purport to offer opinion or advice in relation to the potential development of the site. This report should not be considered as an Arboricultural Implications Assessment or Arboricultural Method Statement in the context of the Terms & Definitions contained within BS5837: 2012.

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Appendix 1

BS5837 : Trees in relation to design, demolition and construction – Recommendations

Table 1 : Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category 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 than 10 years	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i>			See Table 2
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly culutural values, including conservation	
Trees to be considered for retention				
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	See Table 2
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	See Table 2
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	See Table 2

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Appendix 2

Trees Recorded at: Manchester Science Park

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Surveyor: C. Ness (Reviewed & updated by A McLeod 22 May 2014)

13-Feb-14

T. No	Species	Ht (m)	Stem DBH (mm)	RPA Radius (m)	Branch Spread				Ht Crown Clearance (m)	Age Class	P Condition	Structural Condition & General Comments	Preliminary Recommendations	Est. (yrs)	Cat Grade
					N	S	E	W							
T1	Walnut	5	140	1.68	2	2	2	2	2.5	Y	G	Past pruning evident.	Remove to facilitate proposed development	40+	A1/B2
T2	Purple Norway Maple	4	170	2.04	2.5	2.5	2.5	2.5	1.7	Y	G	Past pruning evident.	Retain if possible.	40+	A1/B2
T3	Purple Norway Maple	3.5	150	1.80	2	1.5	2	2	2	Y	F	Past pruning evident.	Retain if possible.	30+	A1/B2
T4	Ash	8	280	3.36	4	3	4	4	1.7	EM	G	Included unions. Past pruning evident. Roots visible through soil.	No action required at this time.	25+	A2
T5	Lime	7	250	3.00	3	3	3	3	1.2	EM	F	Past pruning evident. Deadwood.	No action required at this time.	30+	B2
T6	Ash	6	250	3.00	4	4	4	4	1.4	EM	G	Past pruning evident. Roots visible through soil. Growing adjacent service manholes.	No action required at this time.	20	B2
T7	Deodar Cedar	4	200	2.40	3	3	3	3	1.7	Y	G	Broken limb in canopy & previously broken top. Poor form & sparse foliage.	Remove to facilitate proposed development	30	C2
T8	Atlas Cedar	5	230	2.76	2	2	2	2	1.7	Y	G	Past pruning evident. Growing adjacent drain. Basal wound.	Remove to facilitate proposed development	40+	A/C2
T9	Atlas Cedar	5	190	2.28	2	2	2	2	1.7	Y	G	Past pruning evident. Growing adjacent drain.	Remove to facilitate proposed development	40+	A/C2

Key to Abbreviations & Headings

T. No.: Tree number (T = Tree, G = Group, W = Woodland, H = Hedge, Cpt. = Compartment)

Stem DBH (Diameter at Breast Height): Measured at 1.5m above ground level*

Ht Crown Clearance: Canopy ground clearance

Structural Condition: Description of any observed defects

Cat. Grade: Tree quality assessment in accordance with BS5837: 2012

Doc. No.: 054 / Issue No.: 004/ July '12

Species: Common name used

Root Protection Area Radius: Root Protection Area as per BS5837: 2012

Age Class: Y = Young, EM = Early Mature, M = Mature, OM = Over mature, D = Dead

Preliminary Recommendations: Made in respect of known / intended use of the site

* For groups of trees, the stem diameter of the largest tree in the group is generally used

Ht: Height of tree from ground level measured in metres

Branch Spread: Extent of canopy spread in metres to each of the four cardinal points

P (Physiological) Condition: G = Good, F = Fair, P = Poor, D = Dead

Est. (yrs): Estimated remaining contribution in years

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Trees Recorded at: Manchester Science Park

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Surveyor: C. Ness (Reviewed & updated by A McLeod 22 May 2014)

13-Feb-14

T. No	Species	Ht (m)	Stem DBH (mm)	RPA Radius (m)	Branch Spread				Ht Crown Clearance (m)	Age Class	P Condition	Structural Condition & General Comments	Preliminary Recommendations	Est. (yrs)	Cat Grade
					N	S	E	W							
T10	False Acacia	8	368	4.42	2	4	2	3	2	EM	P	Co-dominant twin stem (250 + 270mm). Epicormic growth. Included union at base with old wound & decay on southern stem.	No action required at this time. Monitor on annual basis for signs of deterioration in health & structural integrity.	20	C2
T11	Ash	9	420	5.04	4	3	5	5	1.6	M	G	Past pruning evident. Included unions.	Remove lowest limb overhanging footpath.	25	B2
T11a	Rowan	5	130	1.56	1.6	1.5	1.3	1.5	2	EM	F	Lower stem damage.	Remove to facilitate proposed development.	20	B2/C2
G1	Norway Maple	7	250	3.00	2	2	2	2	3	Y	G	Past pruning evident. Lower stem damage – historical.	Remove to facilitate proposed development.	30+	B2
G2	Whitebeam, Norway Maple	6	210	2.52	3	3	2	2	2.2	Y	F	Past pruning evident. Whitebeam located close to street light.	Remove to facilitate proposed development.	30	C2
T12	Honey Locust	5	110	1.32	2	2	3	1.5	2.1	Y	F	‘Sunburst’ cultivar. Past pruning evident. Minor deadwood.	Remove to facilitate proposed development.	30+	C2
T13	Indian Bean Tree	4	230	2.76	3	3	3	3	2.2	M	F	Most likely the compact form of the cultivar ‘Nana’.	Retain if possible.	20	C2
G3	Holm Oak	7	220	2.64	2.5	2	2	2	1.6	EM	G	Past pruning evident.	Remove to facilitate proposed development.	30+	B2
T13a	Maidenhair Tree	7	110	1.32	1.5	2	2	1.6	2.2	Y	F	Lower branch damage.	Retain if possible.	20+	B2
T14	Whitebeam	5	120	1.44	1.5	1.5	1.5	1.5	1.2	Y	G	Juvenile tree adjacent parking bays.	Remove to facilitate proposed development.	30+	B2
T15	Holm Oak	4	110	1.32	0.5	0.5	0.5	0.5	1	Y	G	Juvenile tree adjacent parking bays.	Remove to facilitate proposed development.	30+	B2
T16	Holm Oak	6	200	2.40	2	2	2	2	1.3	EM	G	Past pruning evident.	Remove to facilitate proposed development.	30+	B2
T17	Whitebeam	6	160	1.92	2.5	2.5	2.5	2.5	1.5	EM	F	Stem wound. Past pruning evident.	Remove to facilitate proposed development.	20	C2
T18	Hornbeam	8	170	2.04	2	1.5	2	2	2.5	EM	G	Growing adjacent parking bays.	Remove to facilitate proposed development.	30+	B2

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					N	S	E	W							
T19	Hornbeam	7	170	2.04	1.7	1.5	1.6	1.5	2.3	EM	G	Past pruning evident. Growing adjacent parking bays.	Remove to facilitate proposed development.	30+	B2
G4	Norway Maple	10	280	3.36	3	3	3	3	3	M	G	Linear group. Past pruning evident.	Remove to facilitate proposed development.	30+	B2
G5	Norway Maple	10	300	3.60	4	4	4	4	3	M	G	Linear group. Past pruning evident.	Remove to facilitate proposed development.	30+	B2
G6	False Acacia	10	260	3.12	4.5	4.5	4.5	4.5	2.4	M	F/P	Various structural defects. Understorey of shrubs.	Retain - remove deadwood as required.	25	B2
G6a	Field Maple	6	200	2.40	3	3	3	3	1.6	EM	F/P	Only south western tree is of any merit, the rest being poor condition.	Remove to facilitate proposed development.	20	C2
T20	Field Maple	6	180	2.16	3	3	3	3	2.2	EM	G	Growing adjacent parking bays. Past pruning evident.	Remove to facilitate proposed development.	30	B2
H1	Yew	1.4	30	.360	0.3	0.3	0.3	0.3	0	EM	G	Well maintained hedge around generator plant.	Retain if possible.	40+	B2
G7	Honey Locust, Norway Maple	9	280	3.36	4	4	4	4	1	EM	F/P	'Sunburst' cultivar of the Honey Locust. Broken branches. Past pruning evident. Eastern Honey Locust has a broken top.	Remove to facilitate proposed development.	30	C2
T21	Norway Maple	9	260	3.12	3.5	3.5	4	4	3	EM	F	Past pruning evident. Impractical to retain given layout proposals.	Remove to facilitate proposed development.	30	B2
T22	Walnut	8	270	3.24	4	4.5	5	3	2.5	EM	G	Past pruning evident.	Remove to facilitate proposed development.	30+	B2
T23	Horse Chestnut	8	330	3.96	4	4	5	4	2	EM	F	Helical growth on stem. Past pruning evident. Epicormic growth evident.	Retain if possible.	20	C2
T24	Field Maple	8	280	3.36	4	4	4	3	1.7	EM	G	Past pruning evident. Impractical to retain given layout proposals.	Remove to facilitate proposed development.	30	B2
T25	Ash	8	330	3.96	5	5	5	5	1.5	EM	F	Past pruning evident. Impractical to retain given layout proposals.	Remove to facilitate proposed development.	30	B2
T26	Ash	11	360	4.32	6	5	4	6	2	EM	F	Deadwood throughout. Past pruning evident.	No action required at this time.	20+	B1
T27	Ash	11	380	4.56	3	7	6	6	1.8	EM	F/P	Included union at 2.5m.	Thin southern portion of crown by 20% to alleviate weight on scaffold.	20+	B1

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					N	S	E	W							
G8	Ash	9	180	2.16	3	3	3	3	2.2	EM	G	Past pruning evident.	No action required at this time.	30	B2
T28	Ash	9	290	3.48	4	5	3	6	3	EM	F	Past pruning evident.	No action required at this time.	30	B2
G9	A - Lombardy Poplar B - Lombardy Poplar C - Norway Maple D - Norway Maple E - Hybrid Poplar F - Norway Maple G - Hybrid Poplar H - Norway Maple J - Hybrid Poplar K - Hybrid Poplar	16 19 13 14 16 12 17 14 21 17	420 510 300 290 320 280 370 320 610 480	5.04 6.12 3.60 3.48 3.84 3.36 4.44 3.84 7.32 5.76	4	4	4	4	3	M	F	Group of trees growing on undulating ground.	No action required at this time.	25+	A2
G10	Alder, Goat Willow, Hawthorn, Cotoneaster, Hornbeam, Hazel, False Acacia, Sycamore, Holly, Box Elder, Scots Pine, Lime	10	200	2.40	4	4	4	4	0	M	F	Mixed quality group of trees. Past pruning evident.	No action required at this time.	30+	A2
G11	Hybrid Poplar, Hazel, Cotoneaster, Rowan, mixed shrubs	14	210	2.52	3	3	3	3	0	EM	F	Group of unmanaged scrubby trees. Past pruning evident. Multi stem trees.	No action required at this time.	30+	B2
T29	Sycamore	14	570	6.84	7	8	8	6	3	M	F	Fork at 2m. Growing adjacent footpath.	No action required at this time.	25+	B2
G12	Tree of Heaven, Lime.	14	330	3.96	5	5	5	5	1.5	EM	F	Linear group growing adjacent footpath. Broken branches throughout with included unions.	Prune out broken branches / defects where possible.	25	B1/B2
G13	Ash, Cherry, Sycamore, Norway Maple, mixed shrubs	12	250	3.00	4	4	4	4	0	EM	F	Mostly multi stem trees and shrubs of low individual value.	No action required at this time.	30	C2
T30	London Plane	14	540	6.48	6	8	7	8	1.5	M	G	Deadwood in canopy. Past pruning evident. Tree is growing on raised area.	No action required at this time.	30+	B2
T31	London Plane	16	320	3.84	4	2	6	6	1.7	M	F	Deadwood in canopy. Past pruning evident. Tree is growing on raised area.	No action required at this time.	30+	B2

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					N	S	E	W							
T32	London Plane	14	500	6.00	9	3	9	7	1.5	M	G	Deadwood in canopy. Past pruning evident. Tree is growing on raised area.	No action required at this time.	30+	B2
T33	Ash	15	490	5.88	7	6	8	8	1.5	EM	G	Past pruning evident. Minor deadwood. Large surface roots.	No action required at this time.	30+	B2
T34	London Plane	16	933	11.20	8	9	11	8	1.2	M	F	Multi-stem tree. Some weak branch unions.	No action required at this time.	30	B1
T35	Lime	14	540	6.48	4	3	4	3	1.7	M	F	Deadwood in canopy. Basal growth.	No action required at this time.	30	A2
T35a	Rowan	5	380	4.56	4	3	4	4	0.5	M	F	Low quality scrub tree.	No action required at this time.	20	C1
T36	Lime	7	240	2.88	2	4	4	3	1.6	EM	F	Past pruning evident, basal growth.	No action required at this time.	30	B2
T37	Lime	7	270	3.24	2	4	4	3	1.5	EM	F	Included union at 1.5m, basal growth, past pruning evident.	No action required at this time.	30	C2
H2	Beech	1.5	100	1.20	0.5	0.5	0.5	0.5	0	M	G	Past pruning evident.	No action required at this time.	30	B2
T38	Tree of Heaven	8	220	2.64	4	2	4	5	3	EM	G	Past pruning evident.	No action required at this time.	25	C2
T39	Tree of Heaven	11	240	2.88	3	2.5	4	4	2	EM	F	Area of non progressive decay, past pruning evident. Located close to adjacent building with branches touching / overhanging building.	No action required at this time.	25	C2
T40	Tree of Heaven	11	210	2.52	1.5	1.5	5	3	4	EM	F	Past pruning evident. Located close to adjacent building with branches touching / overhanging building.	No action required at this time.	25	C2
T41	Tree of Heaven	10	230	2.76	4	3	4	4	5	EM	F	Area of non progressive decay, past pruning evident. Located close to adjacent building with branches touching / overhanging building.	No action required at this time.	25	C2

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					N	S	E	W							
T42	Tree of Heaven	12	220	2.64	1.5	3	4	3	4	EM	F	Stem bifurcates at 3m, past pruning evident. Located close to adjacent building with branches touching / overhanging building.	No action required at this time.	20	C2
T43	Tree of Heaven	12	330	3.96	5	7	5	6	3	M	G	Area of non progressive decay, past pruning evident. Located close to adjacent building with branches touching / overhanging building.	No action required at this time.	20	B2
T44	Fastigate Oak	10	150	1.80	1	2	1	1	0.5	EM	G	Past pruning evident. Very close to adjacent building. Located close to adjacent building with branches touching / overhanging building.	No action required at this time.	20	C2
T45	Fastigate Oak	10	180	2.16	1.5	1.5	1.5	1.5	0.5	EM	G	Included union at 4m.	No action required at this time.	30+	B2
T46	Alder	16	420	5.04	5	3	5	4	2	M	G	Past pruning evident, deadwood.	No action required at this time.	25	B2
G13a	Silver Maple, Holm Oak	7	110	1.32	3	3	3	3	1.6	Y	G	Recently planted in grass area.	No action required at this time.	40+	B2
G13b	Cherry	7	120	1.44	1.6	0.5	1.5	1.8	1.6	EM	F	Growing very close to building. Poor planting location.	Remove to prevent future problems.	10	U
T47	Birch	10	280	3.36	2	2	2	2	1.8	EM	G	Past pruning evident.	No action required at this time.	30	B2
T47a	Birch	16	320	3.84	3	3	2	4	2	M	F	Lower stem wound. Could not inspect base in detail.	No action required at this time.	20	B2
T48	Cherry	6	234	2.81	2	2	4	1	3	M	F	Twin stem (150+180mm). Low quality	No action required at this time	20	C2
T49	Hornbeam	8	140	1.68	1.5	1.5	1.5	1.5	1.7	EM	G	Deadwood.	Remove deadwood	30+	B2
T50	Hornbeam	8	140	1.68	1.5	1.5	1.5	1.5	1.7	EM	G	Deadwood.	Remove deadwood	30+	B2
G14	Weeping Willow	8	300	3.60	4	4	4	4	1.9	EM	F	Recently pruned / reduced.	No action required at this time.	30+	B2

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Trees Recorded at: Manchester Science Park

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Surveyor: C. Ness (Reviewed & updated by A McLeod 22 May 2014)

13-Feb-14

T. No	Species	Ht (m)	Stem DBH (mm)	RPA Radius (m)	Branch Spread				Ht Crown Clearance (m)	Age Class	P Condition	Structural Condition & General Comments	Preliminary Recommendations	Est. (yrs)	Cat Grade
					N	S	E	W							
G15	London Plane	10	340	4.08	4	4	4	4	2.5	EM	F	Past pruning evident, colonised by Ivy. Some weaker specimens within the group.	Sever Ivy at base of stem.	30+	B2
G16	London Plane	10	330	3.96	4	4	4	4	3	EM	F	Two smaller / weaker specimens within the group.	No action required at this time.	20	B2
T51	Birch	14	400	4.80	3	5	5	4	2.5	M	G	Slight lean towards main road.	No action required at this time.	30+	B1
T51a	Bird Cherry	7	253	3.04	3	4	5	4	1.5	EM	F	Multi stem (10x80mm).	No action required at this time.	30+	B2
T52	Apple	5	190	2.28	4	3	4	4	1.2	M	F	Located within dense shrub bed.	No action required at this time.	20	C1
T53	Lime	12	290	3.48	4	4	5	4	1.6	EM	G	Past pruning evident. Included union at 2.2m.	No action required at this time.	30+	B2
T54	Lime	6	250	3.00	4	4	4.5	3.5	1.8	EM	G	Slight lean towards road, past pruning evident.	No action required at this time.	30+	B2
G17	Birch	13	390	4.68	6	6	6	6	1.5	M	G	Past pruning evident. Growing adjacent building. Deadwood.	No action required at this time.	30	B2
G18	Whitebeam	6	320	3.84	2	2	3	2	2.5	EM	F/P	Past pruning evident. Included unions. Stem wounds.	Monitor annually for signs of deterioration in health and / or structural integrity.	15	C2
T55	False Acacia	14	580	6.96	4	7	7	7	2.5	M	F	Past pruning evident. Potentially suspect fork at 2m.	Monitor annually for signs of deterioration in health and / or structural integrity.	20	B1
G19	Whitebeam	9	300	3.60	3.5	3.5	3.5	3.5	2.5	M	F	Past pruning evident, roots lifting hard surfaces.	No action required at this time.	30	B2
T56	False Acacia	13	490	5.88	8	5	4	8	2.5	M	F	Basal growth, past pruning evident.	Monitor annually for signs of deterioration in health and / or structural integrity.	20	B1
G20	Lime	15	320	3.84	4	4	4	4	3	EM	F	Past pruning evident.	No action required at this time.	30+	B2
G21	Rowan	8	210	5.52	1	3	4	3	2.5	M	P	Wounds on stems, past pruning evident, deadwood.	No action required at this time.	15	C2

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					N	S	E	W							
G22	Wych Elm, Whitebeam	16	580	6.96	7	7	7	7	2.5	EM/M	F	Past pruning evident, rubbing branches. Some included unions.	Monitor annually for signs of deterioration in health and / or structural integrity. Consider pruning out crossing / rubbing branches.	20	B2
G23	Cherry	8	350	4.20	5	5	5	5	1.8	M	F	Past pruning evident.	No action required at this time.	20	B2
H3	Beech	1.5	100	1.20	0.2	0.2	0.2	0.2	0	EM	G	Clipped hedge.	No action required at this time.	30+	B2
G24	Bird Cherry, Holly, Pine, Ash, Hawthorn.	10	420	5.04	5	5	5	5	0.5	EM/M	F/P	Various structural defects throughout including decay column within the central Hawthorn. Visually strong group.	Monitor annually for signs of deterioration in health and / or structural integrity.	20	B2
T57	False Acacia	14	490	5.88	4	5	3	5	2	M	P	Showing signs of decline, stag heading.	Remove and replace.	10	U
T58	Ash	14	350	4.20	4	5	3	6	2.5	EM	F	Past pruning evident.	No action required at this time.	30	B1
T59	Lime	10	290	3.48	4	3	4	4	1.2	EM	G	Past pruning evident.	No action required at this time.	40+	B1
T60	Ash	10	290	3.48	3	5	3	5	3.5	EM	F	Past pruning evident, deadwood.	No action required at this time.	25	B1
T61	Ash	7	250	3.00	3	4	3	4	3	EM	F	Deadwood, past pruning evident. Fork at 2m. Surface roots.	Remove deadwood	20	B1
G25	Cypress	7	250	3.00	2.5	2.5	2.5	2.5	0	EM	F	Growing adjacent electricity substation. Been topped in the past.	Prune back from electricity substation as required.	30	C2
T62	Whitebeam	5	110	1.32	2	2	2	2	2	Y	F	Past pruning evident.	No action required at this time.	20	B2
G26	Copper Beech	7	180	2.16	2	3	4	4	1.2	Y	G	Past pruning evident. Service ducts & manholes nearby.	No action required at this time.	30+	B2
T63	Dawycck Beech	10	200	2.40	1.5	1.5	1.5	1.5	2	EM	F	Past pruning evident.	No action required at this time.	40+	A1

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					N	S	E	W							
T64	Chanticleer Pear	9	130	1.56	2	1.2	1.5	1.8	2.5	EM	F	Past pruning evident. Minor stem damage.	No action required at this time.	30	B2
G27	Whitebeam	8	220	2.64	3.5	3.5	3.5	3.5	2.1	EM	F	Helical growth to lower stems.	No action required at this time.	20	A2
G27a	Copper Beech, Norway Maple	12	190	2.28	2	6	6	2	1	EM	F	Some included unions throughout.	Monitor annually for signs of deterioration in health and / or structural integrity.	40+	A2
T65	Cherry	13	350	4.20	5	4	4	4	2.5	M	F	Growing over building, past pruning evident.	No action required at this time.	20	A2
G28	Norway Maple, Cherry, Lime.	12	280	3.36	3	4	5	4	1.6	EM	F	Past pruning evident.	No action required at this time.	30	A2
G29	Ash	13	250	3.00	4	4	4	4	2.5	EM	F	Past pruning evident.	No action required at this time.	20	A2
G29a	Hornbeam	6	240	2.88	2.5	2.5	2.5	2.5	1	EM	F	Located in dense shrub bed.	No action required at this time.	40+	A2
G30	Birch, <i>Malus</i> sp., Hawthorn, Cherry, Lime, Rowan, Ash	14	360	4.32	6	6	6	6	0.3	EM/M	F	Past pruning evident.	No action required at this time.	30+	A2
G31	Cherry, Birch, False Acacia, Rowan	13	400	4.80	7	7	6	6	1.1	M	F	Past pruning evident.	No action required at this time.	20	A2
T66	Ash	9	310	3.72	5	4	5	5	3	EM	F	Past pruning evident.	No action required at this time.	30	B2
T67	Ash	10	360	4.32	5	6	5	5	2	EM	F	Deadwood, past pruning evident, epicormic growth. Surface root damage.	Remove deadwood	20	B2
T68	Ash	11	370	4.44	5	6	4	4	1.9	EM	F	Past pruning evident, deadwood. Surface root damage.	Remove deadwood	25	B2
T69	Ash	13	360	4.32	6	5	7	5	2.2	EM	F	Past pruning evident, deadwood. Surface root damage.	Remove deadwood	25	B2
T70	Ash	12	360	4.32	5	6	6	4	3	EM	F	Past pruning evident, deadwood.	Remove deadwood	25	B2
T71	Ash	8	310	3.72	5	4	4	5	1.8	EM	F	Past pruning evident, deadwood.	Remove deadwood	25	B2

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					N	S	E	W							
G32	Hazel, Birch, Cherry	8	210	2.52	4	6	4	5	0	EM/M	F	Past pruning evident. Close to adjacent walls.	No action required at this time.	20	C1
G33	London Plane, Goat Willow, Hornbeam	14	220	2.64	6	1.5	5	3	3	EM	F	Poorly pruned in the past. Overhanging adjacent power plant.	Monitor annually for signs of deterioration in health and / or structural integrity.	20	C2
G34	Ash, Lime, Field Maple, Bird Cherry	9	190	2.28	4	3	4	4	1.9	EM	F	Past pruning evident. Some minor stem damage.	No action required at this time.	25	B2
G35	Birch, Field Maple, Whitebeam	12	250	3.00	4	4	4	4	2.5	EM/M	F	Past pruning evident, deadwood.	No action required at this time.	30	B2
T72	Bird Cherry	5	180	2.16	3.5	3	3	3	1.2	EM	P	Significant stem decay.	Fell & replace.	<10	U
G36	London Plane, Ash.	12	370	4.44	6	6	6	3	1.8	EM/M	F	Vertical splits to bark on stem of largest London Plane, past pruning evident.	No action required at this time.	20	C2
G37	London Plane, Blackthorn. Hornbeam.	12	310	3.72	5	4	4	4	1	EM/M	F	Past pruning evident.	No action required at this time.	30	C2
G38	Lime, Ash.	5	180	2.16	2	2	2	2	1	Y/E M	F	Past pruning evident.	No action required at this time.	30+	C2
G39	Blackthorn, Hawthorn, Sycamore, Ash, Privet, Holly, Cherry Plum, Hazel, Field Maple, Hornbeam, Whitebeam.	10	320	3.84	5	5	5	5	0	EM/M	F	Dense screen along boundary with adjacent site.	No action required at this time.	30	B2
G40	Rowan, Ash.	7	160	1.92	2	2	2	2	2	EM	F	Past pruning evident.	No action required at this time.	30+	C2
G41	Norway Maple	12	640	7.68	7	8	7	8	1.5	EM	F/P	Significant included unions within lower stems, past pruning evident. Minor bleeding canker evident to eastern tree. Large surface roots.	Monitor annually for signs of deterioration in health and / or structural integrity.	30	C2
G42	Alder, Ash, Lime, Cherry	16	720	8.64	7	7	7	7	1.5	M	F	Included unions, deadwood, past pruning evident. Surface roots.	Remove deadwood	20	B2

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					N	S	E	W							
T73	Cherry	8	400	4.80	5	4	5	6	2	M	F	Past pruning evident.	No action required at this time.	10	C1
G43	Norway Maple, Cherry	14	480	5.76	7	6	7	8	3.5	EM	F	Included unions, Past pruning evident.	Monitor annually for signs of deterioration in health and / or structural integrity.	20	A2
G44	False Acacia, Cherry, Birch, Rowan	15	350	4.20	4	4	4	5	1.2	EM/M	F	Past pruning.	No action required at this time.	20	B2
G45	False Acacia, Rowan, Cedar, Cherry, Birch.	14	300	3.60	5	5	5	5	0	EM	F	Included unions, past pruning evident.	No action required at this time.	25	B2
G46	Ash, Cherry.	10	290	3.48	4	4	4	4	3	EM	F	Included unions, past pruning evident.	No action required at this time.	30	A2
G47	Ash.	12	330	3.96	5	5	5	5	3	EM	F	Past pruning evident.	No action required at this time.	25	A2
G48	Stag's-horn Sumach, Indian Bean Tree	5	150	1.80	2.5	1	4	2	1.5	Y	P	Broken limbs. Generally poor condition. Sparse canopies.	Fell & replace.	10	U
G49	Rowan, Birch, Ash, Alder.	8	180	2.16	3	3	3	3	1.2	Y/E M	F	Past pruning evident. Damage to stems of Alder.	Monitor annually for signs of deterioration in health and / or structural integrity.	20	C2
G50	Elder, Ash, False Acacia, Norway Maple	10	440	5.28	5	6	4	4	0.5	EM/M	F	Past pruning evident. Deadwood within False Acacia.	Monitor annually for signs of deterioration in health and / or structural integrity.	20	C2
T74	False Acacia	6	120	1.44	1.5	1.5	1.5	1.5	2.5	Y	F/P	Die back in twigs.	Monitor annually for signs of deterioration in health and / or structural integrity.	30+	C1
G51	Japanese Cedar	7	310	3.72	2	2	2	2	0	Y	G	Good specimens.	No action required at this time.	30+	A2
T75	Fastigate Oak	10	150	1.80	0.75	0.75	0.75	0.75	1.6	Y	G	Good specimen.	No action required at this stage.	40+	A2
G52	A - Ash	18	550	6.60	7	7	7	7	6	M	G	Past pruning evident.	No action required at this time.	20+	B2
	B - Sycamore	16	590	7.08											
	C - Ash	17	400	4.80											
	D - Sycamore	16	440	5.28											
	E - Sycamore	15	370	4.44											
	F - Ash	17	380	4.56											
	G - Ash	18	430	5.16											
	H - Ash	16	400	4.80											

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					N	S	E	W							
T76	False Acacia	10	360	4.32	5	4	4	4	2	M	P	Large stem wound with decay, broken branches.	Fell and replace.	10	U
G53	Hybrid Poplar	18	460	5.52	6	7	4	6	7	M	F	Significant crown lifting with large stem wounds. Understorey of mixed shrubs and regenerating Poplar and Rowan.	Remove understorey where required to facilitate development. Agree methodology for root protection.	20+	B2
G54	Hybrid Poplar, Sycamore, Norway Maple, Ash.	18	530	6.36	6	6	6	6	0	M	F	Adjacent school grounds, close to boundary and overhanging site buildings. Care will be required during demolition and car park construction. Trees not included within topographical survey, therefore added manually; accuracy of plotting cannot be guaranteed.	Agree methodology for root protection during demolition and car park construction.	20+	B2
G55	Rowan	5	150	1.80	2	2	3	2	2.5	M	F	Basal wounds with minor decay. Northern tree has lean to the east.	Monitor annually for signs of deterioration in health and / or structural integrity.	20	B2
G56	Laburnum	6	210	2.52	2	3	1.5	3	1.6	M	F	Close to adjacent building.	Monitor annually for signs of deterioration in health and / or structural integrity.	20	B2

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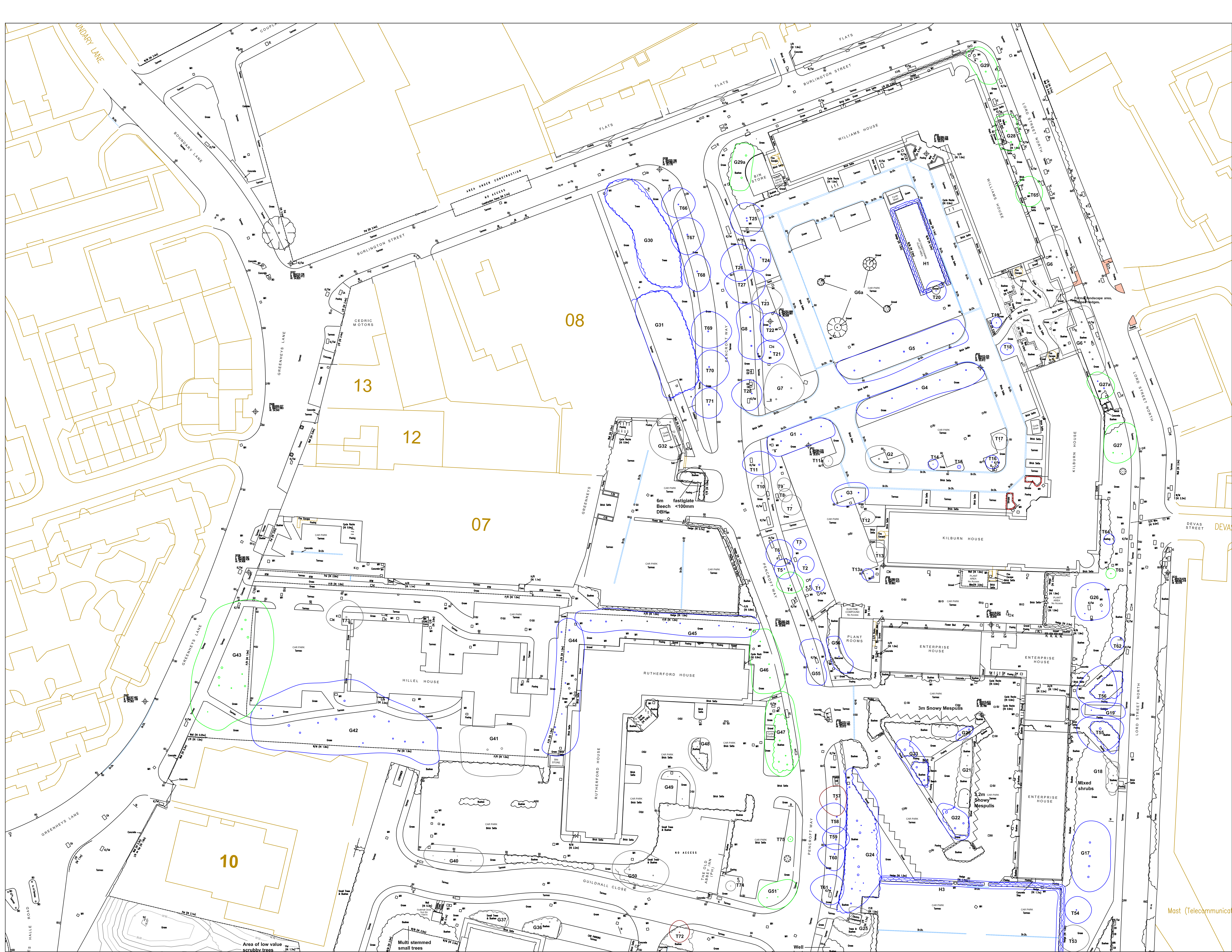
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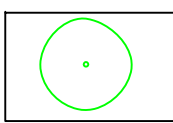
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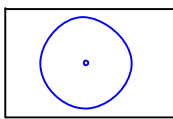


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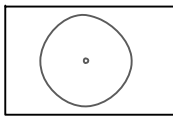
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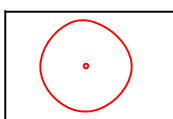
Category A - Trees of high quality with an estimated remaining life expectancy of at least 40 years



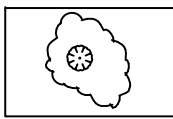
Category B - Trees of moderate quality with an estimated remaining life expectancy of at least 20 years



Category 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



Category 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 than 10 years



Shrubs and trees below 100mm stem diameter not included in survey.

Trees surveyed in accordance with BS5837:2012 Trees in relation to design, demolition and construction - Recommendations. Shrubs and trees below 100mm stem diameter not included in survey.

Note: Prior to carrying out any tree works, assess impact of development proposals and whether any statutory controls exist.

B	Review and update	27/05/14
A	General updates	09/05/14
REV	DESCRIPTION	DATE

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Ascerta

Landscape, Arboriculture & Ecological Solutions
for the Built Environment

Ascerta Consulting Ltd

Lakeside Building

Alexandra Business Park

Prescot Road, St Helens

Merseyside WA10 3TP

t: 0845 463 4404 f: 0845 463 4405

e: info@landscapetreescology.com

www.landscapetreescology.com

CLIENT:

MSP / Bruntwood

PROJECT:

Manchester Science Park

DRAWING TITLE:

Tree Survey (1/2)

SCALE:

1:500 @A1

DRAWN BY:

CP

DRAWING No:

P.390.14.01

REV:

DATE:

14/03/2014

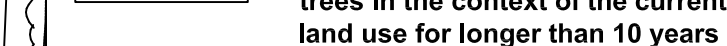
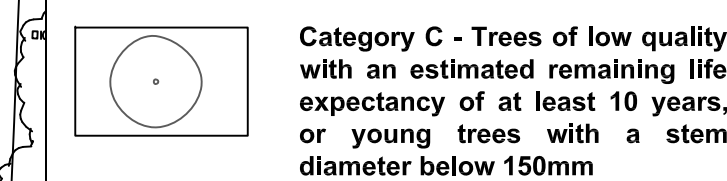
CHKD BY:

AM

B

Mast (Telecommunications)

Category A - Trees of high quality with an estimated remaining life expectancy of at least 40 years



Trees surveyed in accordance with BS5837:2012 Trees in relation to design, demolition and construction - Recommendations. Shrubs and trees below 100mm stem diameter not included in survey.

Note: Prior to carrying out any tree works, assess impact of development proposals and whether any statutory controls exist.

B	Review and update	27/05/14
A	General updates	09/05/14
REV	DESCRIPTION	DATE

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Lakeside Building

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Merseyside WA10 3TP
t: 0845 463 4404 f: 0845 463 4405
e: info@landscapetreeseecology.com
www.landscapetreeseecology.com

CLIENT:
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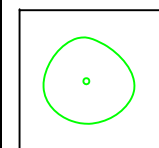
DRAWING TITLE:
Tree Survey (2/2)

SCALE: 1:500 @A1	DRAWN BY: CP	DRAWING No:	REV
DATE: 14/03/2014	CHKD BY: AM	P.390.14.01	B

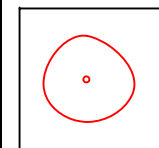


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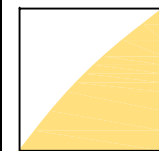
KEY



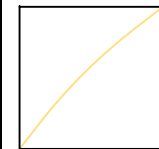
Existing tree to be retained



Existing tree to be removed



Extent of Root Protection Area for trees in accordance with BS5837:2012 Trees in relation to design, demolition and construction - Recommendations



Extent of Root Protection Area for category U trees in accordance with BS5837:2012 Trees in relation to design, demolition and construction - Recommendations

Trees surveyed in accordance with BS5837:2012 Trees in relation to design, demolition and construction - Recommendations. Shrubs and trees below 100mm stem diameter not included in survey.

Note: Prior to carrying out any tree works, assess impact of development proposals and whether any statutory controls exist.

C	General updates	05/06/14
B	General updates	27/05/14
A	General updates	08/05/14
REV	DESCRIPTION	DATE

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for the Built Environment

Ascerta

Lakeside Building
Alexandra Business Park
Prescot Road, St Helens
Merseyside WA10 3TP
t: 0845 463 4404 f: 0845 463 4405
e: info@landscapetreesecology.com
www.landscapetreesecology.com

CLIENT:

MSP / Bruntwood

PROJECT:

Manchester Science Park

DRAWING TITLE:

Tree Constraints Plan (1/2)

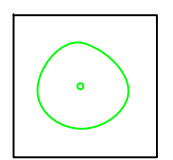
SCALE:	1:500 @A1	DRAWN BY:	CP	DRAWING No:		REV:	
DATE:	12/03/2014	CHKD BY:	AM	P.390.14.02			C



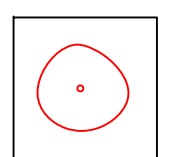
ALL COORDINATES RELATED TO LOCAL GRID
LOCATED TO OS 40 BY BEST FIT TO DIGITAL
EXTRACTED FROM OS DIGITAL DATA

Ascerta

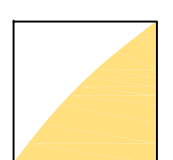
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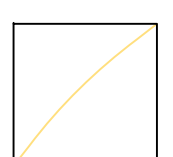
Existing tree to be retained



Existing tree to be removed



Extent of Root Protection Area for trees in accordance with BS5837: 2012 Trees in relation to design, demolition and construction - Recommendations



Extent of Root Protection Area for category U trees in accordance with BS5837: 2012 Trees in relation to design, demolition and construction - Recommendations

Trees surveyed in accordance with BS5837:2012 Trees in relation to design, demolition and construction - Recommendations. Shrubs and trees below 100mm stem diameter not included in survey.

Note: Prior to carrying out any tree works, assess impact of development proposals and whether any statutory controls exist.

C	General updates	05/06/14
B	General updates	27/05/14
A	General updates	08/05/14
REV	DESCRIPTION	DATE

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MSP / Bruntwood

PROJECT:

Manchester Science Park

DRAWING TITLE:

Tree Constraints Plan (2/2)

SCALE:

1:500 @A1

DRAWN BY:

CP

DRAWING No:

P.390.14.02

REV:

DATE:

12/03/2014

CHKD BY:

AM

DATE:

C