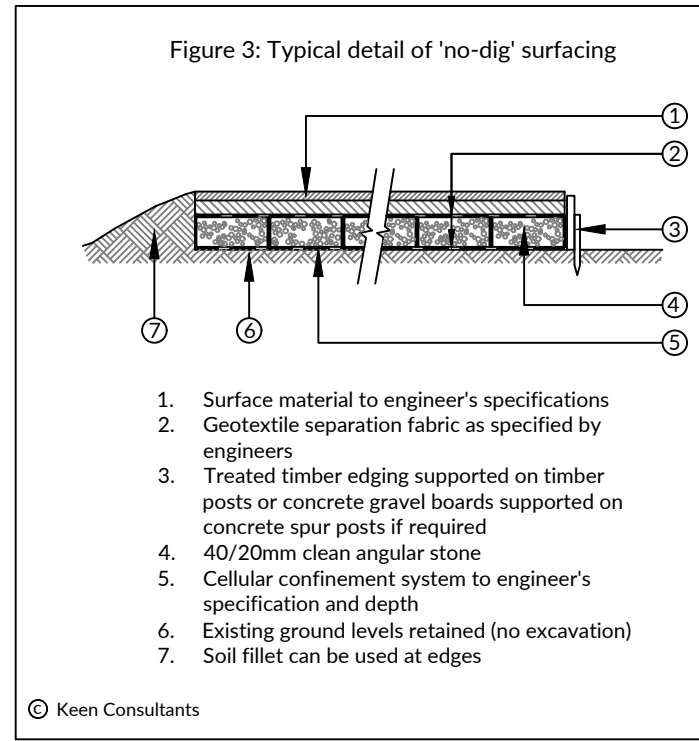
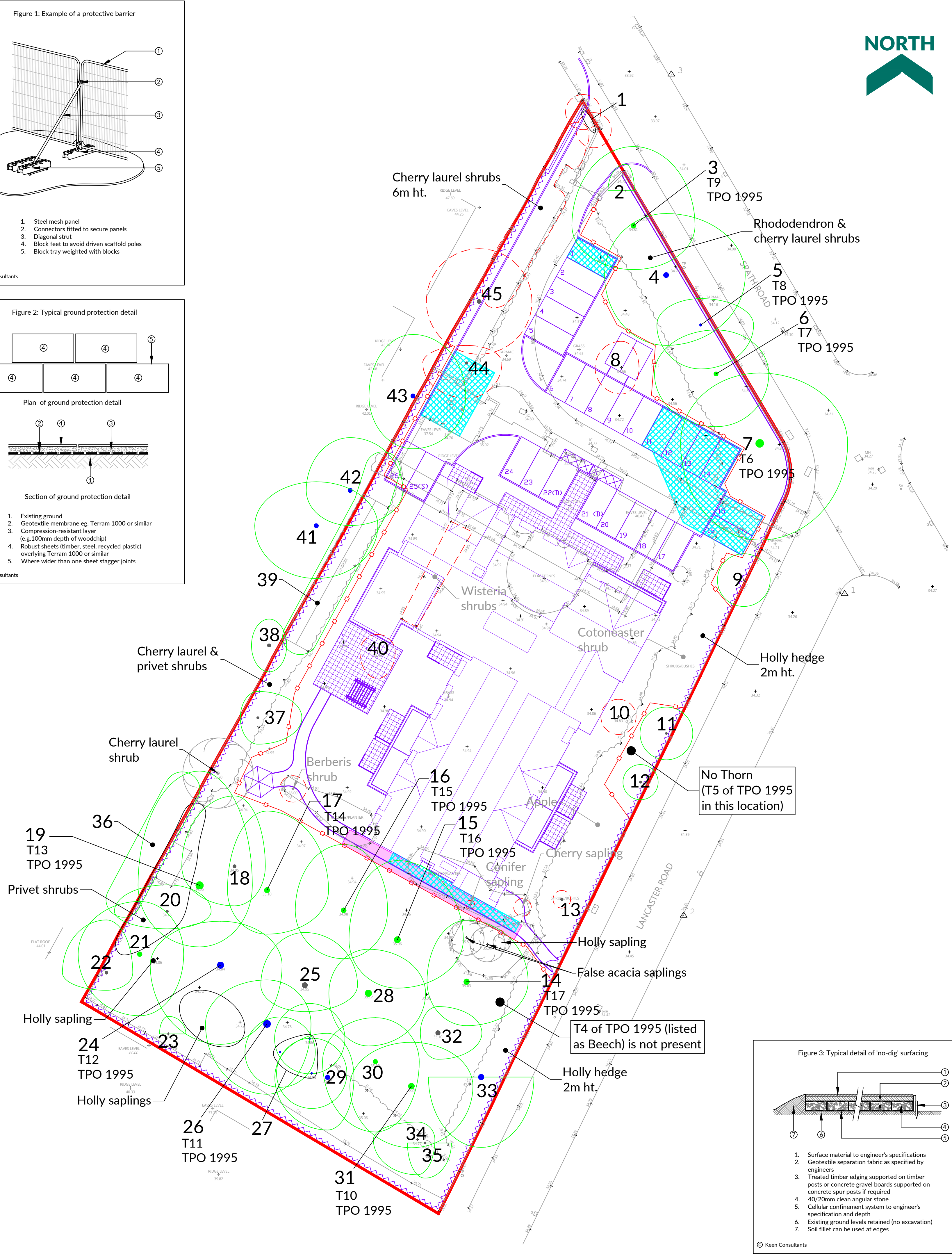
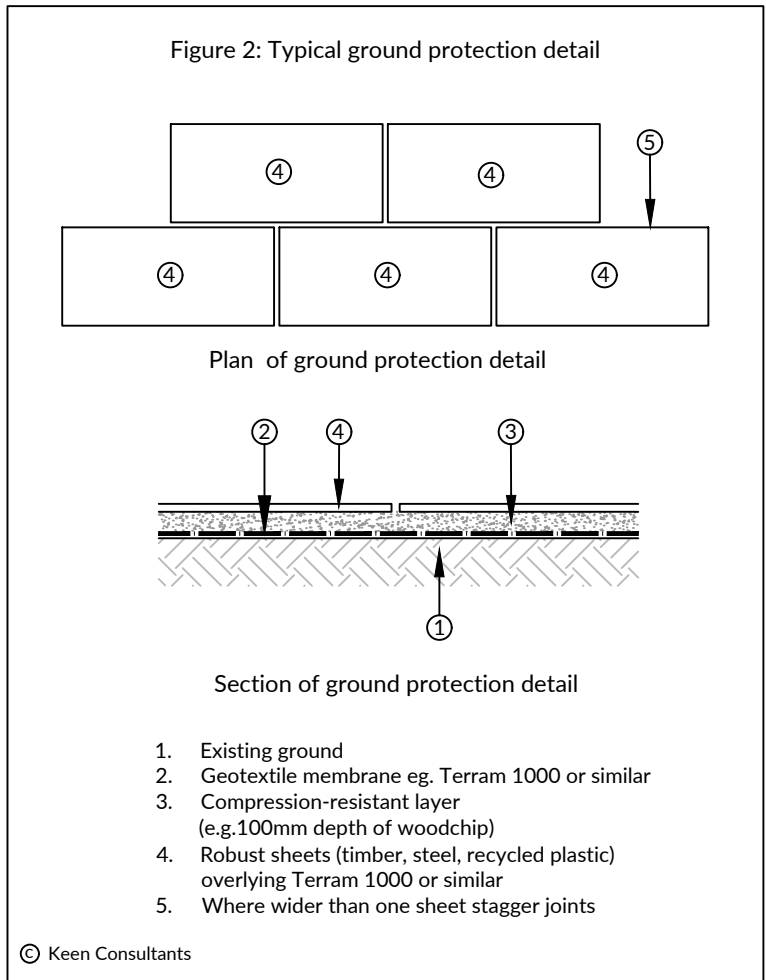
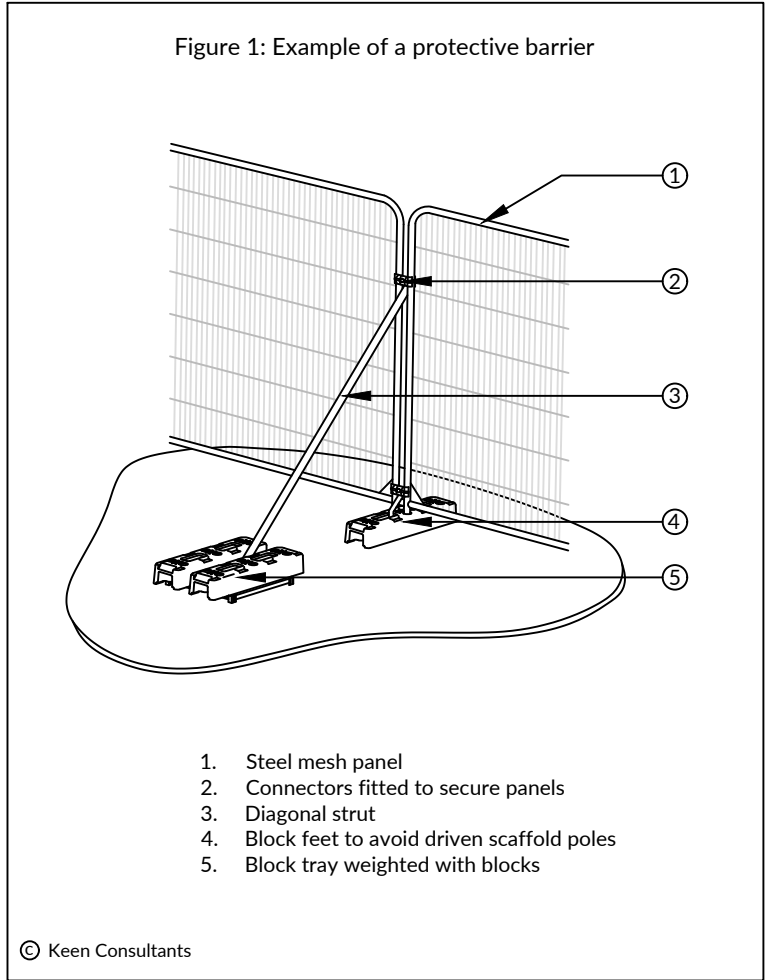


Trees at Jessiefield, Spath Road, Didsbury, M20 2QT																									
Tree No.	TPO 1995	Species	Ht (m)	Branch Spread (m)				Stem diameters (cm)										Condition Physiological / Structural	Tree works to BS 3998	Root protection radius (m)	Root protection area sq.m				
				N	E	S	W	Single Stem	2-5 stems				More than 5 stems	Mean dia	No. stems	Height of crown (m)	Height of first branch (m and direction (compass point))					Age class	Category	grading	Estimated remaining canopy ivy (%)
									Stem 1	Stem 2	Stem 3	Stem 4													
1		Group of holly	9av				2av										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 hombean.		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										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 suppressed 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 garden. Lower stem densely smothered in basal 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. Sparsely 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 necrosis on the lower stem as is typical with an infection with bacterial canker.		9.84	304
27		Group of yew	7av				4av										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 suppressed by adjoining trees.		2.16	15
36		Row of lawson cypress	8av				2av										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										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



McCARTHY STONE

Life, well lived

0 5m 10m 20m

NOTES

- This tree survey information has been prepared for planning purposes only. Additional detail will be needed for foundation design.
- The original of this drawing was produced in colour - a monochrome copy should not be relied upon.
- Scale for planning purposes only.
- All dimensions to be checked on site.
- The copyright of this document resides with Keen Consultants unless assigned in writing by the company.
- Details shown on this drawing are devised with reference to BS5837:2012: Trees in relation to design, demolition and construction - Recommendations.
- Tree Preservation Order based on City of Manchester (Lancaster Road/Holme Road, Didsbury) Tree Preservation Order 1995.
- Topographical survey based on CPLS drawing number 210518JC-01.
- Where trees were not identified on the topographical survey they have been plotted by eye.
- 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
	Single stem - Stem diameter in centimetres measured at 1.5m above ground level.
	Multi-stemmed tree with 2 to 5 stems - Diameter of each stem
	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
Age Class	Suffix 'av' denotes an average dimension
	Age Class definitions:
	Y = Young S = Semi-mature E = Early mature
	M = Mature O = Over mature
Category grading and Estimated remaining Contribution (yrs)	Summary of BS 5837: 2012 categorisation:
	1. Trees unsuitable for retention:
	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
	2. Trees to be considered for retention:
	A1, 2 or 3 = trees of high quality (substantial contribution >40 yrs)
	B1, 2 or 3 = trees of moderate quality (significant contribution >20 yrs)
	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

C	Latest layout overlay	27.02.23
B	Latest layout overlay	14.02.23
A	Latest layout overlay	12.09.22
O	Preliminary issue	10.09.20

Rev Description Date

KEEN CONSULTANTS

Keen Consultants is a trading name of Keen (Europe) Limited. Registered No: 12641584

Registered office: 4 Sudley Road, Bognor Regis, West Sussex, PO21 1EU

Client: McCARTHY STONE

Project: JESSIEFIELD, SPATH ROAD, DIDSBURY

Title: TREE PROTECTITON PLAN

Date: SEPT 2020 Scale: 1:250@A1

Drawn by: ML Checked by: JTK

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