

Tree Survey Report



mitie

LANDSCAPES



**Gristwood
&Toms**

Managing Great Britains Trees



**Department
for Work &
Pensions**

Danesmoor Court
95 Palatine Road
West Didsbury
Manchester
M20 3JQ

Site Surveyed by
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Approved by
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Date
3rd January 2022



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1. Introduction

Assignment

Gristwood & Toms has been instructed by Mitie Landscapes to carry out a survey of the trees within the grounds of Danesmoor Court, 95 Palatine Road, West Didsbury, Manchester, M20 3JQ. Where appropriate, I am to make recommendations on the immediate and future management in the interest of safety.

2. Documents and Information Provided

- Purchase Order – 6200398159

3. Scope of This Report

This report solely relates to the trees that Caroline Hall surveyed on 15th December 2021.

4. Limitations of Use

The content and format of this report are for the exclusive use of the addressee in dealing with this site. It may not be sold, lent, hired out or divulged to any third party not directly involved in this site without the written consent of Gristwood & Toms.

5. Site Visit Observations

An unaccompanied site visit of Danesmoor Court, 95 Palatine Road, West Didsbury, Manchester, M20 3JQ was carried out by Caroline Hall on 15th December 2021. The trees were inspected using the visual tree assessment method described by Mattheck and Breloer (*The Body Language of Trees*, DOE booklet Research for Amenity Trees No. 4. 1994). All observations were from ground level without detailed investigations. All dimensions were estimated unless otherwise indicated. The weather at the time of the survey was overcast and cold with good visibility.

6. Identification and Location of Trees

The survey schedule lists the species, based on visual observation, giving the scientific and common names of the tree. The tree survey schedule is included in the appendices of this report.



7. Observations

There were **27 features** in total inspected on the site. Of the 27 features inspected, **25 features** were identified as individual trees and **2 features** were identified as tree groups.

Of the **25 individual trees** inspected on the site, **19 trees** were identified to be in a fair condition. **5 trees** were identified to be in a poor condition. **1 tree** was identified to be dead.

The **2 tree groups** inspected on the site were identified to be in a fair condition.

8. Works Priority

Urgent – Public Safety

Works are urgently required to make safe a tree that has been identified as dead/structurally unsound and is putting public safety at risk.

These works are recommended to be completed within **3 months**.

Essential

Works may be required for the following reasons:

To keep the highways infrastructure (e.g. street lights and road signs) clear of obstructions and maintain sight lines for vehicles or pedestrians.

To abate an actionable nuisance (e.g. branches damaging windows and gutters).

When an inspection has identified visible decay, fungal brackets or other structural defects.

To reduce a significant overhang of tree branches into an adjacent property.

When previous maintenance regimes have determined that future works are of the same specification for that specimen (e.g. pollarding and crown reduction).

These works are recommended to be completed within **18 months**.

Desirable

Works may be carried out on a cyclic pruning regime to provide long term health and safety benefits to the tree.

These works are recommended to be completed within **36 months**.



No Action Required

Where a tree's health and condition indicate no works are required at the time of inspection.

The presence of any defect will increase the chances of failure. Each species has its own profile of defects. Some factors that must be considered include the species growth habit, tree condition, branch attachments, resistance to decay, condition of anchoring roots, cultural or maintenance history and previous damage.

Failure Potential	Urgent – Public Safety	Essential	Desirable	No Action Required
Works Within 3 Months	0			
Works Within 18 Months		20		
Works Within 36 Months			1	
No Action Required				6

9. Recommendations

Recommendations have been made for tree works in line with sound arboricultural management and it is recommended that the works are undertaken within the suggested timescales.

There are **0 trees/tree groups** identified that require **Urgent – Public Safety** tree work. It is recommended that the works should be completed within the next **3 months**.

There are **20 trees** identified that require **Essential** tree work. It is recommended that the works should be completed within the next **18 months**.

There is **1 tree group** identified that requires **Desirable** tree work. It is recommended that the works should be completed within the next **36 months**.

There are **5 trees** and **1 tree group** identified as **No Action Required**.

All recommended tree works are to be carried out in accordance with BS 3998: 2010 – Tree Work Recommendations.



10. Future Considerations

When the recommended tree work has been carried out, it is suggested that a maintenance regime is introduced so that the subject trees are managed on a **3-yearly cycle**.

11. Other Considerations

Trees subject to statutory controls

If any trees are covered by a Tree Preservation Order or located in a conservation area it will be necessary to consult the local authority before any tree work can be carried out. The works specified above are necessary for reasonable management and should be acceptable to the local authority.



Appendix 1

Tree Schedule – Priority Works

Tree number	Site features	Location	Tree species	Height (m)	Crown spread (m)	Stem diameter at breast height (cm)	Tree defects	Condition	Recommendations	Priority	Date of inspection	Date of next inspection
G1	* No access to view base of tree * Public access: high * Shrub bed * Tree overhanging property * Wall or fence within canopy spread	Adjacent to car park	Mixed Broadleaves Fraxinus excelsior (Common Ash, 3 trees) Ligustrum spp. (Privet spp. 3 trees)	6.0m	3.0m	10cm	* Dense crown * Suppressed	Fair	* Reduce crown by 3 metres (x 6 trees) (Reduce whole group by 3 metres and retain as hedgerow)	Desirable	15/12/2021	December 2024
G2	* Dense under growth * Hard surface * No access to view base of tree * Public access: high * Wall or fence within canopy spread	Adjacent to car park entrance	Mixed Broadleaves Acer spp. (Maple spp, 2 trees) Betula pendula (Silver Birch, 6 trees)	8.0m	3.0m	15cm	* Dense crown * Low branches * Suppressed	Fair	* No work required	No action required	15/12/2021	December 2024
1	* Dense under growth * No access to view base of tree * Public access: high * Shrub bed * Wall or fence within canopy spread	Within car park	Acer pseudoplatanus (Sycamore)	8.0m	5.0m	30cm	* Ivy restricting full inspection	Poor	* Sever ivy to 1.5m above ground level reporting all structural defects	Essential	15/12/2021	December 2024
2	* Public access: high * Soil	Within car park	Acer platanoides (Norway Maple)	7.0m	3.0m	20cm	* Low branches * Minor dead wood <50mm * Raised roots/buttrressing * Suppressed - by adjacent tree	Fair	* Crown lift to 2.4 metres	Essential	15/12/2021	December 2024
3	* Dense under growth * No access to view base of tree * Public access: high * Shrub bed * Wall or fence within canopy spread	Within car park	Other Broadleaved species	7.0m	4.0m	25cm	* Ivy restricting full inspection * Low branches * Major dead wood >50mm * Minor dead wood <50mm	Poor	* Sever ivy to 1.5m above ground level reporting all structural defects * Crown lift to 2.4 metres * Remove dead and diseased wood	Essential	15/12/2021	December 2024
4	* Dense under growth * No access to view base of tree * Public access: high * Shrub bed * Wall or fence within canopy spread	Within car park	Prunus spp. (Cherry spp)	7.0m	4.0m	25cm	* Basal and trunk suckers * Low branches * Major dead wood >50mm * Minor dead wood <50mm	Poor	* Crown lift to 2.4 metres * Remove dead and diseased wood	Essential	15/12/2021	December 2024
5	* Building within or touching canopy * Public access: high * Shrub bed * Wall or fence within canopy spread	Adjacent to building	Aesculus spp. (Chestnut spp)	3.0m	2.0m	5cm	* Suppressed (Tree will not reach maturity if left in this location)	Fair	* Young tree maintenance (Remove self set tree)	Essential	15/12/2021	December 2024
6	* Building within or touching canopy * Public access: high * Shrub bed * Wall or fence within canopy spread	Adjacent to building	Aesculus spp. (Chestnut spp)	3.0m	2.0m	5cm	* Suppressed (Tree will not reach maturity if left in this location)	Fair	* Young tree maintenance (Remove self set tree)	Essential	15/12/2021	December 2024
7	* Grass * Public access: high * Wall or fence within canopy spread	Within car park	Acer platanoides (Norway Maple)	8.0m	4.0m	25cm	* Major dead wood >50mm * Minor dead wood <50mm * Raised roots/buttrressing (Roots girdled)	Fair	* Remove dead and diseased wood (Over 25mm in diameter)	Essential	15/12/2021	December 2024
8	* Grass * Public access: high	Within car park	Acer platanoides (Norway Maple)	7.0m	4.0m	20cm	* Minor dead wood <50mm * Raised roots/buttrressing	Fair	* No work required	No action required	15/12/2021	December 2024
9	* Dense under growth * No access to view base of tree * Public access: high * Shrub bed * Wall or fence within canopy spread	Within car park	Acer platanoides (Norway Maple)	7.0m	5.0m	25cm	* Ivy restricting full inspection * Low branches	Fair	* Sever ivy to 1.5m above ground level reporting all structural defects * Crown lift to 2.4 metres	Essential	15/12/2021	December 2024
10	* Dense under growth * No access to view base of tree * Public access: high * Road sign * Shrub bed * Wall or fence within canopy spread	Within car park	Acer platanoides (Norway Maple)	7.0m	5.0m	25cm	* Ivy restricting full inspection * Low branches	Fair	* Sever ivy to 1.5m above ground level reporting all structural defects * Crown lift to 2.4 metres * Prune back from street furniture (Clear sign by 0.5-1 metre)	Essential	15/12/2021	December 2024



Tree number	Site features	Location	Tree species	Height (m)	Crown spread (m)	Stem diameter at breast height (cm)	Tree defects	Condition	Recommendations	Priority	Date of inspection	Date of next inspection
11	* Dense under growth * No access to view base of tree * Public access: high * Shrub bed * Wall or fence within canopy spread	Within car park	Acer platanoides (Norway Maple)	8.0m	6.0m	30cm	* Ivy restricting full inspection * Low branches	Fair	* Sever Ivy to 1.5m above ground level reporting all structural defects * Crown lift to 2.4 metres	Essential	15/12/2021	December 2024
12	* Dense under growth * No access to view base of tree * Public access: high * Shrub bed * Wall or fence within canopy spread	Within car park	Acer platanoides (Norway Maple)	7.0m	5.0m	25cm	* Ivy restricting full inspection * Low branches * Minor dead wood <50mm	Fair	* Sever Ivy to 1.5m above ground level reporting all structural defects * Crown lift to 2.4 metres	Essential	15/12/2021	December 2024
13	* Dense under growth * No access to view base of tree * Public access: high * Shrub bed * Wall or fence within canopy spread	Adjacent to car park entrance	Acer platanoides (Norway Maple)	6.0m	3.0m	20cm	* Die back isolated - from top * Ivy or climbing plants * Low branches * Major dead wood >50mm * Minor dead wood <50mm	Fair	* Crown lift to 2.4 metres * Remove dead and diseased wood (Over 25mm in diameter)	Essential	15/12/2021	December 2024
14	* No access to view base of tree * Public access: high * Shrub bed * Wall or fence within canopy spread	Within rear car park	Betula pendula (Silver Birch)	8.0m	3.0m	10cm	* Leaning tree (Minor lean)	Fair	* No work required	No action required	15/12/2021	December 2024
15	* Dense under growth * Public access: high * Wall or fence within canopy spread	Within car park	Prunus cerasifera (Cherry Plum)	7.0m	4.0m	10cm	* Basal and trunk suckers * Low branches * Multi-stemmed	Fair	* Crown lift to 3 metres (2.4 metres over car park)	Essential	15/12/2021	December 2024
16	* Dense under growth * Public access: high * Wall or fence within canopy spread	Within car park	Prunus cerasifera (Cherry Plum)	8.0m	5.0m	20cm	* Branch stubs * Historic pruning wounds * Low branches * Multi-stemmed	Fair	* Crown lift to 3 metres (2.4 metres over car park)	Essential	15/12/2021	December 2024
17	* Dense under growth * Public access: high * Tree overhanging property * Wall or fence within canopy spread	Within car park	Acer pseudoplatanus (Sycamore)	10.0m	4.0m	20cm	* Low branches	Fair	* No work required	No action required	15/12/2021	December 2024
18	* Public access: high * Shrub bed * Tree overhanging property * Wall or fence within canopy spread	Within car park	Acer platanoides (Norway Maple)	12.0m	10.0m	50cm	* Historic pruning wounds * Ivy or climbing plants * Major dead wood >50mm * Minor dead wood <50mm	Fair	* Remove dead and diseased wood (Over 25mm in diameter)	Essential	15/12/2021	December 2024
19	* Public access: high * Shrub bed * Tree overhanging property * Wall or fence within canopy spread	Adjacent to disabled car park space	Prunus cerasifera (Cherry Plum)	6.0m	4.0m	15cm	* Ivy restricting full inspection	Fair	* Sever Ivy to 1.5m above ground level reporting all structural defects	Essential	15/12/2021	December 2024
20	* Public access: high * Shrub bed * Tree overhanging property * Wall or fence within canopy spread	Adjacent to disabled car park space	Acer platanoides (Norway Maple)	8.0m	4.0m	25cm	* Ivy restricting full inspection * Leaning tree (Minor lean)	Fair	* Sever Ivy to 1.5m above ground level reporting all structural defects	Essential	15/12/2021	December 2024
21	* Dense under growth * Public access: high * Shrub bed * Tree overhanging property * Wall or fence within canopy spread	Within car park	Other Broadleaved species	4.0m	3.0m	20cm	* Dead * Ivy/climbing plants * Ivy restricting full inspection (Appears dead)	Dead	* Fell to ground level and remove all arisings	Essential	15/12/2021	December 2024
22	* Public access: high * Shrub bed * Tree overhanging property * Wall or fence within canopy spread	Within car park	Acer platanoides (Norway Maple)	10.0m	5.0m	30cm	* Ivy or climbing plants (Ivy has been severed) * Minor dead wood <50mm * Possible wildlife (Nest)	Fair	* No work required	No action required	15/12/2021	December 2024
23	* Public access: high * Shrub bed * Wall or fence within canopy spread	Within car park	Pyrus spp. (Pear spp)	2.5m	2.0m	5cm	* Typical of species and age	Fair	* No work required	No action required	15/12/2021	December 2024
24	* Dense under growth * Public access: high * Shrub bed (Overgrown ivy preventing access to car park spaces) * Tree overhanging property * Wall or fence within canopy spread	Within car park	Sorbus spp. (Rowan/Whitebeam fam.)	6.0m	3.0m	20cm	* Ivy restricting full inspection (Heavy ivy infestation)	Poor	* Sever Ivy to 1.5m above ground level reporting all structural defects (Heavy ivy)	Essential	15/12/2021	December 2024



Tree number	Site features	Location	Tree species	Height (m)	Crown spread (m)	Stem diameter at breast height (cm)	Tree defects	Condition	Recommendations	Priority	Date of inspection	Date of next inspection
25	* Dense under growth * Public access: high * Shrub bed (Overgrown ivy preventing access to car park spaces) * Tree overhanging property * Wall or fence within canopy spread	Within car park	Other Broadleaved species	6.0m	3.0m	20cm	* Ivy restricting full inspection (Heavy ivy infestation)	Poor	* Sever ivy to 1.5m above ground level reporting all structural defects (Heavy ivy)	Essential	15/12/2021	December 2024

Priority Key	
No action required	
Desirable	
Essential	
Urgent-Public Safety	

Appendix 2

Site Map(s)



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