2 Seymour Avenue

Manchester

M11 4LH

Planning Ref: 144712/FH/2025

Tree age and Condition survey

Date: 09/01/2026

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1.0 Introduction

1.1 This tree report is written to support planning application referenced 144712/FH/2025.

1.2 The purpose of this survey is to support the planning process through an on-site assessment of tree age and condition.

1.3 As the tree (T1) is situated within the neighbouring curtilage and within falling distance of the proposed extension, it was surveyed from both the application site and the adjacent property.

1.4 This document outlines general guidance for interpreting and applying tree survey data produced in line with BS5837:2012

2.0 Site Description

2.1 The site, 2 Seymour Avenue is a two-storey semi-detached dwelling situated on a cul-de-sac accessed from North Road.

2.2 The property is located in a predominantly residential section of the Clayton and Openshaw ward and benefits from front and rear amenity provision, with parking situated to the front.

3.0 Tree Survey Methodology

3.1 This tree survey has been undertaken to identify specie and assess age of the identified tree (T1) located along the boundary line within falling distance to our proposed extension project. This survey provides baseline arboriculturally information in accordance with BS 5837:2012.

3.2 A ground-level visual inspection was carried out from accessible positions. No climbing inspections were undertaken.

3.3 Measurements were taken as follows:

- Stem diameter (DBH): measured at 1.5 m above ground level using a tape measure
- Tree height assessed visually
- Age class: categorised as young, early mature, semi-mature, mature, or over-mature

- Identified tree was categorised according to BS 5837:2012:

3.4 The survey was limited to ground-level observations and records the condition of the trees as seen on the inspection date. Trees naturally change over time. No soil tests, root investigations, or decay-detection methods were used unless stated.

4.0 Tree Survey Findings

4.1 The tree (T1) surveyed is identifies as:

- Common name: Sycamore Maple
- Latin name: Acer pseudoplatanus
- Family: Soapberry family (Sapindaceae)
- Species: deciduous tree
- Type: Deciduous broadleaf
- Approx. Height: 20 meters
- Stem diameter (DBH) 650 mm measured from 1.5 m above ground
- Season of Inspection: Winter as fully defoliated, enabling clear visibility of branch structure.
- Ground Level: Natural ground
- Age Class: Mature / Early-Veteran
- Physiological Condition: Fair–Good
- Estimated Age of the Sycamore Maple (650 mm DBH)

4.2 Sycamore is a fast-growing species when young, slowing as it matures. Typical radial growth rates:

- Fast juvenile growth: 4–6 mm per year
- Moderate growth: 3–4 mm per year
- Slower mature growth: 2–3 mm per year
- A DBH of 650 mm gives a radius of 325 mm
- Professional age estimates 70–120 years old

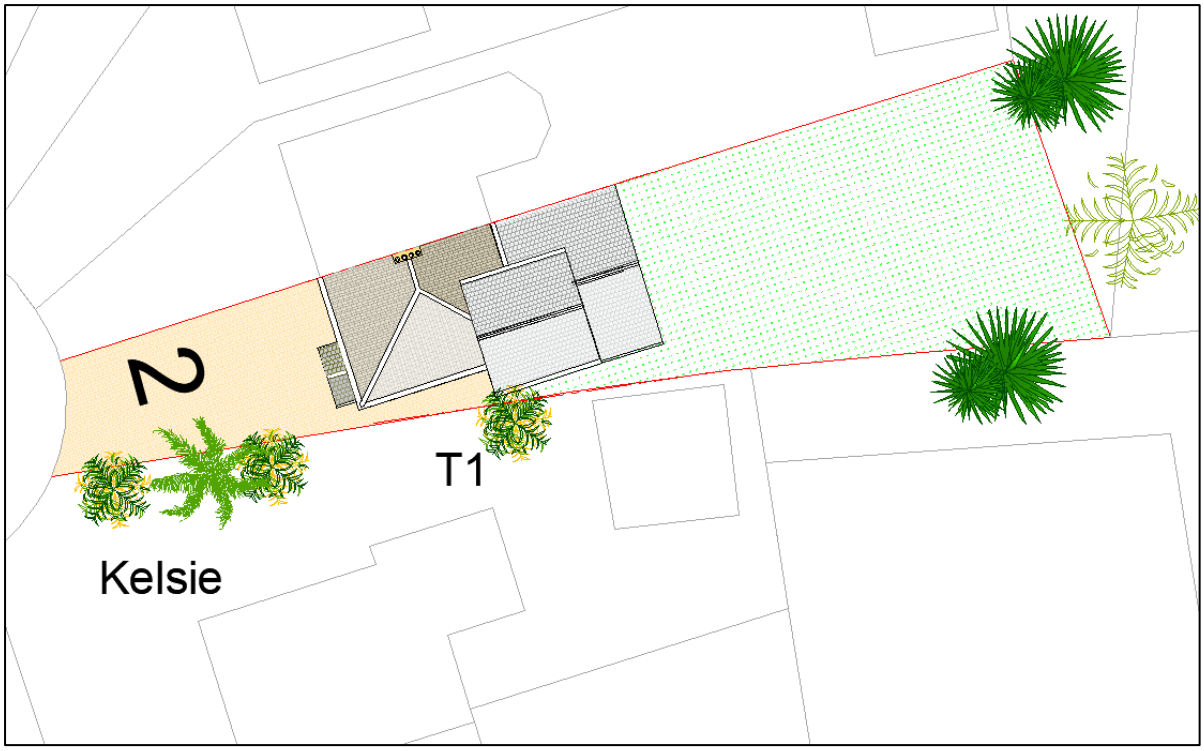

Figure 1: Tree Location T1 (Proposed Site Plan)

Figure 2: Tree location (South West View

Figure 3: Tree location, garden view (South View)

Figure 5: Branch and leaves

Figure 4: trunk of the specie

5.0 Conclusion

5.1 The proposed first floor extension doesn't pose a direct threat to the Sycamore Maple (Acer pseudoplatanus), as the construction work occurs above extended ground floor extension and outside the tree's Root Protection Area (RPA). The main considerations and care will focus on temporary activities associated with construction, including the positioning of scaffolding, contractor access, and the need for working space. Any potential overlap with the RPA during these operations will be carefully managed to prevent soil compaction or root disturbance.