



Cheshire Tree Surveys and Arboriculture

Balancing Risk with Ecology

**AN ARBORICULTURAL IMPACT ASSESMENT AND
METHOD STATEMENT
AT PARRSWOOD LEISURE COMPLEX ,
WILMSLOW ROAD, DIDSBURY.**

Prepared for Charlie Coghlan of Raw Charging Ltd.

by

Paul Hanson – LANTRA Professional Tree Inspector

1st December 2025

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Arboricultural Impact Assessment

Project Title: Raw Charging

Site Address: Parrswood Leisure Complex, Wilmslow Road, Didsbury.

Client: Charlie Coghlan

Prepared By: PAUL HANSON OF CHESHIRE TREE SURVEYS

Date: 2nd of December 2025

1. Introduction

This Arboricultural Impact Assessment (AIA) has been prepared to evaluate the potential effects of constructing an electrical distribution cabinet and installing an electrical cable from Wilmslow Road at the specified address on the existing trees both within and adjacent to the site. The purpose of this assessment is to provide detailed information to support the planning process and to promote the protection of retained trees throughout the development works.

2. Scope of Assessment

This assessment includes:

- * A survey of trees within and adjacent to the site, recording species, stem diameter, height, crown spread, age, and condition.
- * Categorisation of trees according to BS 5837:2012 'Trees in relation to design, demolition and construction – Recommendations'.
- * Identification of potential impacts from the proposed development on retained trees, including direct and indirect impacts.
- * Recommendations for tree protection measures during construction.
- * Consideration of potential future tree management.

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3. Methodology

- * site visits were conducted during November /December 2025 to visually assess the trees.
- * Tree data was collected in accordance with BS 5837:2012.
- * Measurements were taken using a laser distance measurer, tape measure, and visual estimation.
- * Tree categorisation was based on the criteria outlined in BS 5837:2012, assigning trees to categories U, A, B, or C.

4. Site Description

The site is a car parking area with trees in an adjacent landscaped area.

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5. Tree Survey Results

These are to be found in the attached appendix below.

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6. Assessment of Impacts

- * Direct impacts:

- * Tree Removal – One tree is scheduled for removal due to infection from a fungal bacterium and basal damage.

- * Encroachment into the RPA – Any encroachment into the RPA will be done under the supervision of the above-mentioned consulting arborist.

- * Damage to roots, stems, or branches during construction- Any damage to roots, stems or branches should be reported to the arboriculturist as soon as practically possible.

- * Changes in soil levels or compaction within the RPA- The trees that are to remain, will have no change to their soil levels.

- * Indirect impacts:

- * Changes in drainage patterns- No drainage changes are foreseen.

- * Changes in light levels- The trees to remain will receive more light when the unsuitable for retention tree is removed.

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* Damage from storage of materials or machinery-
Materials and machinery are too be stored at the front of the site well away from the no construction zone.

* Damage from service installations-
No damage is foreseen as long as the attached Arboricultural method statement is adhered to.

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7. Tree Protection Measures-

The trees are to be protected as described below.

* Tree Protection Plan (TPP):

Attached below with tree protection fencing highlighted in PURPLE.

* Root Protection Area (RPA) protection:

The site is large enough to have a no construction zone implemented as shown in the attached plan, by installing the tree protection barriers as below. A copy of the recommended barrier construction is attached below.

* Tree protection barriers: Specification of barrier type and location in accordance with BS 5837:2012.

2m by 2m welded mesh fencing is to be used to create the "NO CONSTRUCTION ZONE" ideally using "HERRAS" fencing and signs to be placed on the fencing stating this.

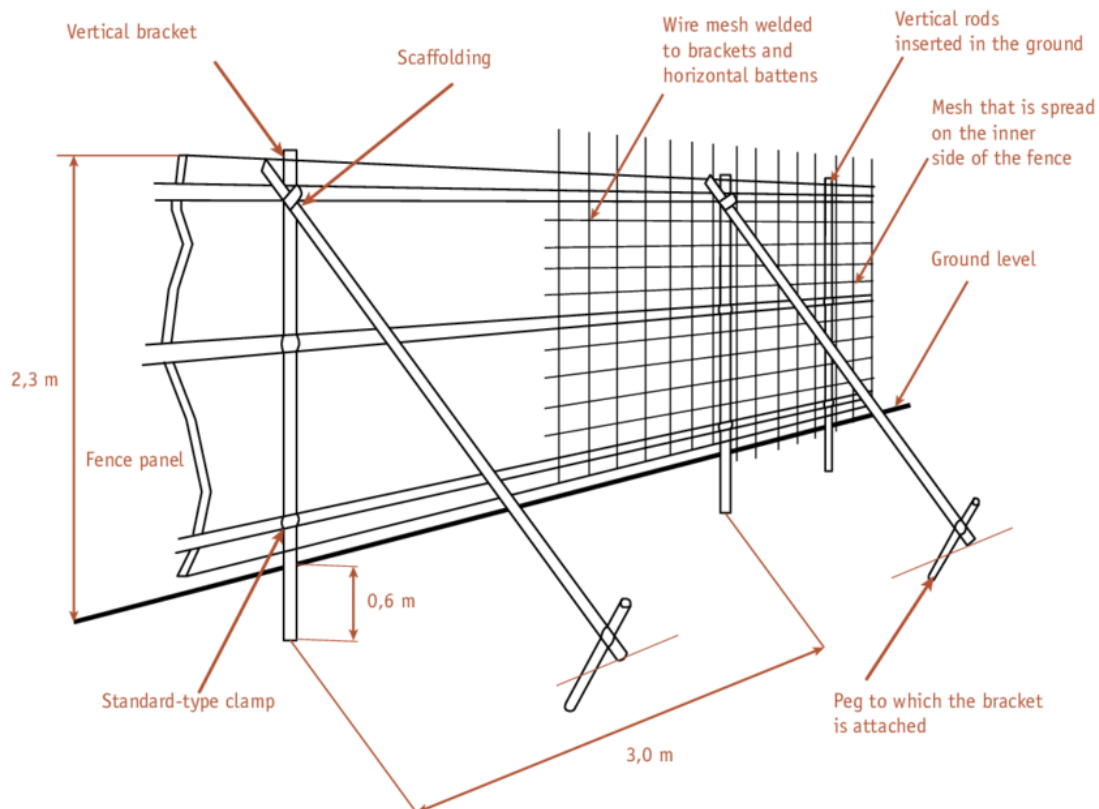
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* Supervision: Recommendations for arboricultural supervision during critical stages of construction.

A monitoring system shall be put in place as per the Arboricultural Method Statement included in this report.

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* Materials storage and site access.

Materials shall be stored at the parking area end of the site well away from any trees.

Site access is by the front main gate into the site.

* Pruning specifications: Any necessary pruning works should be completed according to BS 3998:2010.

8. Recommendations

Please see attached survey data below.

9. Conclusion

In conclusion, no impact should be made on the trees to be retained, if the above systems are followed. Following construction, checks should be made on the health of the trees on site, on a regular basis by a qualified arborist.

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Appendices

- * Appendix 2: Tree Survey Schedule
- * Appendix Tree Location Plan
- * Appendix Tree Protection Plan (TPP)
- * Appendix existing and proposed structures.

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Arboricultural Method Statement: Raw Charging at Parrswood Leisure Complex.

1. Introduction

This Arboricultural Method Statement (AMS) outlines the procedures to be followed during the construction of the proposed electrical distribution cabinet and installation of a electrical cable to protect and manage trees in accordance with Relevant Legislation/Standards, e.g., BS 5837:2012, Local Authority Tree Preservation Orders (TPOs), Conservation Area regulations. It details the specific measures to be implemented to minimise the impact of construction/development/works on retained trees.

2. Project Details

- * Project Name: Raw Charging
- * Location: Parrswood Leisure Complex, Wilmslow Road, Didsbury
- * Client: Charlie Coghlan
- * Contractor: Bethell's
- * Arboricultural Consultant: Paul Hanson
- * Date: 1st of December 2025

* Project Description:

1. To construct an Electrical Distribution cabinet for Electric Vehicle charging points.
2. To install an electrical cable from Wilmslow Road.

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3. Tree Survey and Protection Plan

- * A tree survey has been conducted by Paul Hanson during various days in November/December 2025 in accordance with BS 5837:2012. A previous tree survey of the whole site is attached as well .
- * A Tree Protection Plan (TPP) has been developed, illustrating the location of retained trees, Root Protection Areas (RPAs), and Tree Protection Barriers (TPBs).
- * The TPP is attached with this document.
- * All staff and contractors will be made aware of the TPP.

4. Tree Protection Measures

ALL RETAINED TREES ARE TO BE SAFEGUARDED BY TREE PROTECTION FENCING AS ILLUSTRATED IN THE TPP. RPAS ARE MARKED IN YELLOW AND TREE PROTECTION BARRIERS IN PURPLE.

* Tree Protection Barriers (TPBs):

- * TPBs will be erected prior to any site activity, in accordance with BS 5837:2012, at the locations shown on the TPP.
- * Barriers will consist of Herass fencing with bracing
- * Barriers will be securely fixed and maintained throughout the duration of the works.
- * No materials, equipment, or vehicles will be stored or operated within the "NO CONSTRUCTION ZONE" (NCZ).
- * Signage stating "Tree Protection Area - Keep Out" will be fixed to the barriers.

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- * Avoidance of Soil Compaction:
 - * No heavy machinery or vehicles will be within the NCZ.
 - * Soil compaction will be minimised by using designated access routes and ground protection.
- * No storage of materials within the RPA.
- * Prevention of Root Damage:
 - * Excavations within the RPA will be carried out by hand or using vacuum excavation, under the supervision of a qualified arborist.
 - * Any exposed roots below 25mm will be cleanly cut with a sharp tool (secateurs or root pruning saw), any roots above 25mm will be protected with clean dry hessian sacking. Any back filling is to be done with clean ,inert material.
 - * Where underground services are required within the RPA, they will be installed using trenchless techniques (e.g., directional drilling or hand excavation) wherever possible.
 - * No fires will be lit at any time on the site.
- * Protection of Above-Ground Parts:
 - * Branches will be pruned only where absolutely necessary, and only by a qualified arborist.
 - * Pruning will be carried out in accordance with BS 3998:2010 Tree work—Recommendations.
 - * Any overhead cables or services will be routed to avoid contact with tree canopies.
- * Protection during Demolition/Construction:
 - * Demolition and construction works will be carefully planned to avoid damage to retained trees.

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Methodology of the installation of the electrical cable.

The cable must be installed according to NJUG or Street Works UK Guidelines, utilising vacuum excavation. When backfilling, only inert, clean material should be used, and the top 150mm should be finished with good quality topsoil.

Methodology of the construction of the cabinet base in concrete.

The base plinth area shall be excavated again utilizing both vacuum and manual excavation methods. The site must be covered with Visqueen damp proof membrane of the highest available grade. This membrane should be installed on the shuttering in a manner that prevents any leaching of lime from the concrete, thereby protecting the root zones of nearby trees and preventing soil contamination.

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5. Supervision and Monitoring

- * A qualified arborist Paul Hanson will be appointed to supervise and monitor the implementation of this AMS.
- * Regular site inspections will be carried out to ensure compliance with the AMS and TPP.
- * A record of site inspections and any remedial actions will be maintained.
- * Any breaches of the AMS will be reported immediately to the site manager and the arboricultural consultant.

6. Emergency Procedures

- * In the event of accidental damage to a retained tree, work will cease immediately, and the arboricultural consultant will be notified.
Contact -Paul Hanson 07391004886
- * The damage will be assessed, and appropriate remedial action will be taken.

7. Tree Works Schedule

All tree work as identified in the tree survey data must be carried out before construction begins.

- * All tree work must be carried out by a qualified arborist.

8. Tree survey schedule, attached below.

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9. Declaration

I, [Name],

[Position],

confirm that I have read and understood this Arboricultural Method Statement and agree to comply with its requirements.

Signature:

Date:

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BS5837 Report

RAW CHARGING PARRSWOOD
PARRSWOOD LEISURE COMPLEX

Retention Category	No. trees
B	2
U	1

Rem. Contrib.	No. trees
<10 years	1
40+ Years	2

Total	3
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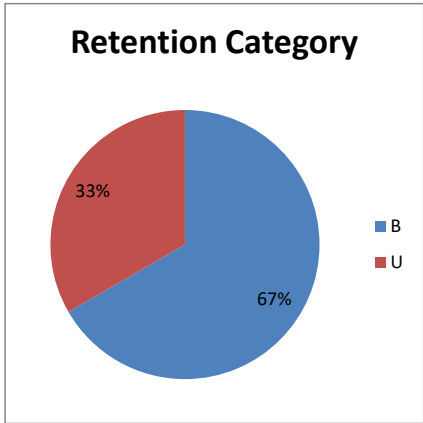
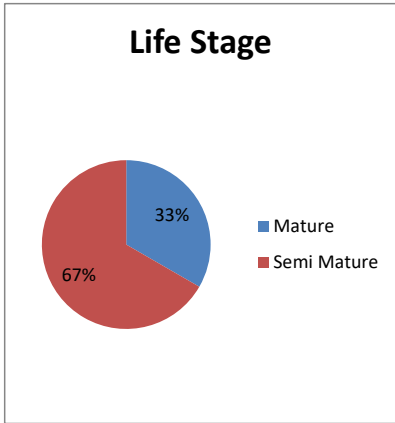
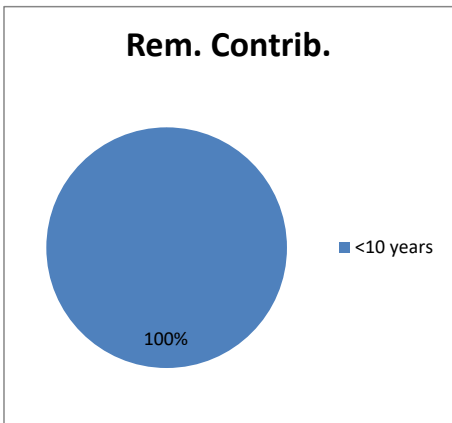
Ref.	Species	Full Structure	Measurements	Survey Notes	Retention Category	RPA	Comments	Measurements2	Recommendations	Photo
T001	Norway maple (<i>Acer platanoides</i>)	Tree	Height (m): 8.5 Stem Diam(mm): 220 Spread (m): 1.5N, 3.5E, 3S, 3.5W Crown Clearance (m): 2.5 Lowest Branch (m): 2.5(NE) Life Stage: Semi Mature Rem. Contrib.: 40+ Years	Semi mature tree within group,	B1	Radius: 2.6m. Area: 24 sq m.		Other Reference: Physiological Condition: Good Structural Condition: Good Distance1: Distance2: You customise: Public Amenity Value: Good Inspection Limitations: None Bat Habitat: None	Pre construction: Remove tree. No action required. During construction: Protect trees with protective barriers - as shown on plans. Ground protection for pedestrian movement ... Post construction: No action required.	
T002	Norway maple (<i>Acer platanoides</i>)	Tree	Height (m): 8 Stem Diam(mm): 290 Spread (m): 3N, 5E, 3S, 5W Crown Clearance (m): 2.5 Lowest Branch (m): 2.5(E) Life Stage: Semi Mature Rem. Contrib.: <10 years	Large wound to basal area of stem Pests and Diseases: Sooty Bark Disease (Cryptostroma corticale)	U	Radius: 3.5m. Area: 38 sq m.	Tree to be removed to facilitate construction of the Electrical distribution unit .	Other Reference: Physiological Condition: Fair Structural Condition: Good Distance1: Distance2: You customise: Public Amenity Value: Good Inspection Limitations: None Bat Habitat: Unknown	Pre construction: Fell tree to facilitate construction. During construction: No action required. Post construction: Replacement tree to be planted of the same species.	
T003	Norway maple (<i>Acer platanoides</i>)	Tree	Height (m): 14 Stem Diam(mm): 600 Spread (m): 5N, 5E, 4S, 5W Crown Clearance (m): 3 Lowest Branch (m): 2(S) Life Stage: Mature Rem. Contrib.: 40+ Years	Good vigour and vitality. Tree will need pruning for vacuum excavation to take place	B1	Radius: 7.2m. Area: 163 sq m.		Other Reference: Physiological Condition: Good Structural Condition: Good Distance1: Distance2: You customise: Public Amenity Value: Good Inspection Limitations: None Bat Habitat: Unknown	Pre construction: Crown lift to 5.2 metres for vehicle access. During construction: Protect trees with protective barriers - as shown on plans. Post construction: No action required.	

Estate RAW CHARGING PARRSWOOD
 Site name PARRSWOOD LEISURE COMPLEX
 Survey reference All surveys

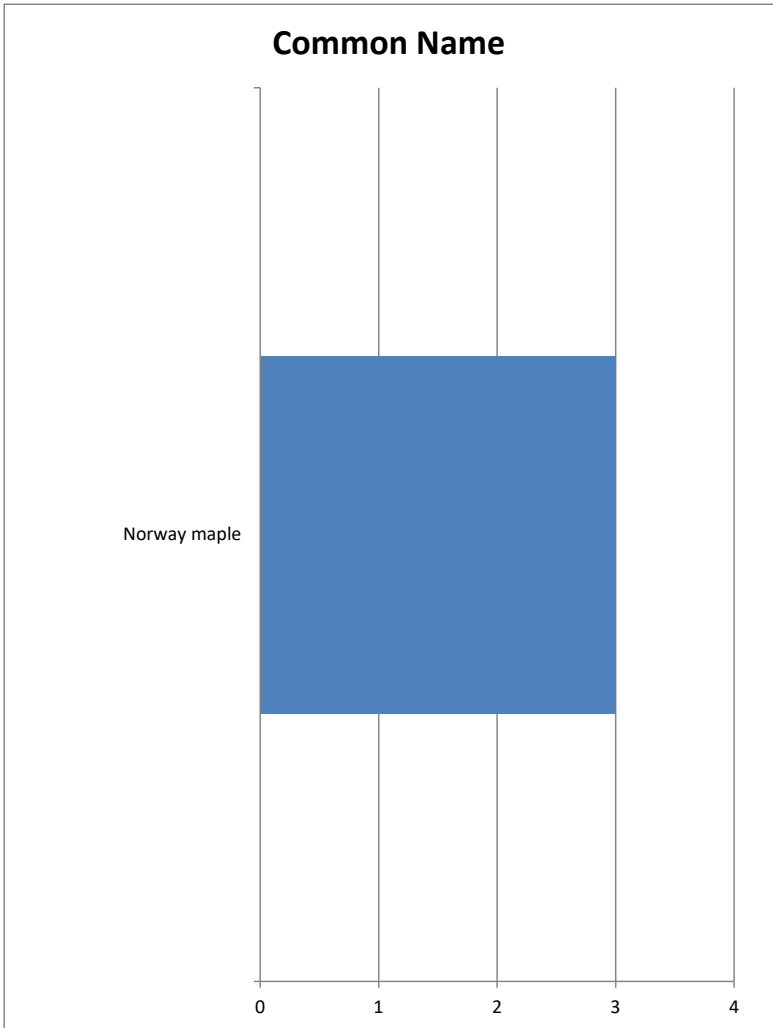
Retention Category	No. trees
B	2
U	1
Total	3

Life Stage	No. trees
Mature	1
Semi Mature	2

Rem. Contrib.	No. trees
<10 years	1
40+ Years	2
Total	3



Common Name	No. trees
Norway maple	3
Total	3



Ref.	Other Reference	Species	Common Name	Botanical Name	Variety	Structure	Num. Stems	Full Structure	Height
T001		Norway maple (<i>Acer platanoides</i>)	Norway maple	<i>Acer platanoides</i>		Tree	1	Tree	8.5
T002		Norway maple (<i>Acer platanoides</i>)	Norway maple	<i>Acer platanoides</i>		Tree	1	Tree	8.0
T003		Norway maple (<i>Acer platanoides</i>)	Norway maple	<i>Acer platanoides</i>		Tree	1	Tree	14.0

Ult. Height (m)	Stem diameter(s) (mm)	Combined Stem Diam	My Formula	Life Stage	Rem. Contrib.	Measurements	Highlighted
18.0	220	220	Num Stems: 1, Ave Diam: 220mm	Semi Mature	40+ Years	Height (m): 8.5 Stem Diam(mm): 220 Spread (m): 1.5N, 3.5E, 3S, 3.5W Crown Clearance (m): 2.5 Lowest Branch (m): 2.5(NE) Life Stage: Semi Mature Rem. Contrib.: 40+ Years	No
18.0	290	290	Num Stems: 1, Ave Diam: 290mm	Semi Mature	<10 years	Height (m): 8 Stem Diam(mm): 290 Spread (m): 3N, 5E, 3S, 5W Crown Clearance (m): 2.5 Lowest Branch (m): 2.5(E) Life Stage: Semi Mature Rem. Contrib.: <10 years	Yes
18.0	600	600	Num Stems: 1, Ave Diam: 600mm	Mature	40+ Years	Height (m): 14 Stem Diam(mm): 600 Spread (m): 5N, 5E, 4S, 5W Crown Clearance (m): 3 Lowest Branch (m): 2(S) Life Stage: Mature Rem. Contrib.: 40+ Years	No

Comments	Survey Notes	General Observations	Fungus	Pests and Diseases
	Semi mature tree within group,	Semi mature tree within group,		
Tree to be removed to facilitate construction of the Electrical distribution unit .	<p>Large wound to basal area of stem</p> <p>Pests and Diseases: Sooty Bark Disease (Cryptostroma corticale)</p>	<p>Large wound to basal area of stem</p>		Sooty Bark Disease (Cryptostroma corticale)
	Good vigour and vitality. Tree will need pruning for vacuum excavation to take place	Good vigour and vitality. Tree will need pruning for vacuum excavation to take place		

Retention Category	Removed
B1	
U	
B1	

North	East	South	West	Spread
1.5	3.5	3.0	3.5	N:1.5 E:3.5 S:3 W:3.5
3.0	5.0	3.0	5.0	N:3 E:5 S:3 W:5
5.0	5.0	4.0	5.0	N:5 E:5 S:4 W:5

Crown Clearance (m)	Lowest Branch (m)
2.5	2.5
2.5	2.5
3.0	2.0

Lowest Branch Direction	Lowest Branch
NE	2.5(NE)
E	2.5(E)
S	2(S)

RPA Radius	RPA Area	RPA
2.6	24.00	Radius: 2.6m. Area: 24 sq m.
3.5	38.00	Radius: 3.5m. Area: 38 sq m.
7.2	163.00	Radius: 7.2m. Area: 163 sq m.

Coordinates	Easting	Northing	Grid Ref
POINT (-2.2197	385492	390151	SJ 85492.08 90150.69
POINT (-2.2197	385492	390153	SJ 85491.53 90153.06
POINT (-2.2196	385494	390132	SJ 85494.34 90132.31

Grid Ref 10	Google Maps	Clickable link for Excel and PDF	Area	Boundary	Hedge Length
SJ 85492 90150	https://www.google.com/maps/search/?api=1&query=53.40796887,-2.21970169	T001		0.00	0.00
SJ 85491 90153	https://www.google.com/maps/search/?api=1&query=53.40799016,-2.21970997	T002		0.00	0.00
SJ 85494 90132	https://www.google.com/maps/search/?api=1&query=53.40780375,-2.21966671	T003		0.00	0.00

Site Description	Risk Zone	Address
	Not Applicable	
	Not Applicable	
	Not Applicable	

Address 1	Postcode	Contact	Contact1	Telephone1	Telephone2	Survey	Survey Ref
						BS12 5837 Survey	BS12 5837 Survey
						BS12 5837 Survey	BS12 5837 Survey
						BS12 5837 Survey	BS12 5837 Survey

Survey Description	Survey Status	Survey Report	Surveyor	Inspected	Inspected Time
Collect the required data for BS12 5837.	Active		Paul Hanson	28-Nov-2025	28-Nov-2025 11:59
Collect the required data for BS12 5837.	Active		Paul Hanson	28-Nov-2025	28-Nov-2025 12:05
Collect the required data for BS12 5837.	Active		Paul Hanson	28-Nov-2025	28-Nov-2025 12:18

Physiological Condition	Structural Condition
Good	Good
Fair	Good
Good	Good

Distance1	Distance2	You customise	Public Amenity Value	Inspection Limitations	Bat Habitat	Measurements2
			Good	None	None	Other Reference: Physiological Condition: Good Structural Condition: Good Distance1: Distance2: You customise: Public Amenity Value: Good Inspection Limitations: None Bat Habitat: None
			Good	None	Unknown	Other Reference: Physiological Condition: Fair Structural Condition: Good Distance1: Distance2: You customise: Public Amenity Value: Good Inspection Limitations: None Bat Habitat: Unknown
			Good	None	Unknown	Other Reference: Physiological Condition: Good Structural Condition: Good Distance1: Distance2: You customise: Public Amenity Value: Good Inspection Limitations: None Bat Habitat: Unknown

Recommendations	Pre construction	During construction	Post construction
<p>Pre construction: Remove tree. No action required.</p> <p>During construction: Protect trees with protective barriers - as shown on plans. Ground protection for pedestrian movement ...</p> <p>Post construction: No action required.</p>	<p>Remove tree. No action required.</p>	<p>Protect trees with protective barriers - as shown on plans. Ground protection for pedestrian movement ...</p>	<p>No action required.</p>
<p>Pre construction: Fell tree to facilitate construction.</p> <p>During construction: No action required.</p> <p>Post construction: Replacement tree to be planted of the same species.</p>	<p>Fell tree to facilitate construction.</p>	<p>No action required.</p>	<p>Replacement tree to be planted of the same species.</p>
<p>Pre construction: Crown lift to 5.2 metres for vehicle access.</p> <p>During construction: Protect trees with protective barriers - as shown on plans.</p> <p>Post construction: No action required.</p>	<p>Crown lift to 5.2 metres for vehicle access.</p>	<p>Protect trees with protective barriers - as shown on plans.</p>	<p>No action required.</p>

CAVAT Value	TEMPO Decision	BNG Condition

These tables show a summary of the data on a 'per tree' basis.

For example, if a group or hedge has 10 trees and has been given a condition of 'poor', then the Condition table will show 10. Depending on the data, sometimes these tables are useful, but sometimes the 'per inspection' statistics are more appropriate.

Retention Category	No. trees
B	2
U	1
Total	3

Physiological Condition	No. trees
Fair	1
Good	2

Structural Condition	No. trees
Good	3

Variety	No. trees
Not Recorded	3

Structure	No. trees
Tree	3

Life Stage	No. trees
Mature	1
Semi Mature	2
Total	3

Rem. Contrib.	No. trees
<10 years	1
40+ Years	2
Total	3

Num. Stems	No. trees
------------	-----------

Other Reference	No. trees
-----------------	-----------

Ult. Height (m)	No. trees
18	3

Height	No. trees
8	1
8.5	1
14	1

Crown Radius	No. trees
Not Recorded	3

Public Amenity Value	No. trees
----------------------	-----------

Inspection Limitations	No. trees
------------------------	-----------

Bat Habitat	No. trees
None	1
Unknown	2

Distance1	No. trees
-----------	-----------

Distance2	No. trees
-----------	-----------

You customise	No. trees
Not Recorded	3

tempoScore	No. trees
Not Recorded	3

bngCondition	No. trees
Not Recorded	3

bngHabitatType	No. trees
Not Recorded	3

Site	No. trees
------	-----------

Survey	No. trees
BS12 5837 Survey	3

Total	0
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Common Name	No. trees
-------------	-----------

Botanical Name	No. trees
Acer platanoides	3

These tables show a summary of the data on a 'per inspection' basis.

For example, if a group or hedge has 10 trees and has been given a condition of 'poor', then the Condition table will only show 1 (for the inspection). Depending on the data, sometimes these tables are useful, but sometimes the 'per tree' statistics are more appropriate.

Retention Category	No. inspections
B	2
U	1
Total	3

Physiological Condition	No. inspections
Fair	1
Good	2

Structural Condition	No. inspections
Good	3

Variety	No. inspections
Not Recorded	3

Structure	No. inspections
Tree	3

Life Stage	No. inspections
Mature	1
Semi Mature	2
Total	3

Rem. Contrib.	No. inspections
<10 years	1
40+ Years	2
Total	3

Num. Stems	No. inspections
------------	-----------------

Other Reference	No. inspections
-----------------	-----------------

Ult. Height (m)	No. inspections
18	3

Height	No. inspections
8	1
8.5	1
14	1

Crown Radius	No. inspections
Not Recorded	3

Public Amenity Value	No. inspections
----------------------	-----------------

Inspection Limitations	No. inspections
------------------------	-----------------

Bat Habitat	No. inspections
None	1
Unknown	2

Distance1	No. inspections
-----------	-----------------

Distance2	No. inspections
-----------	-----------------

You customise	No. inspections
Not Recorded	3

tempoScore	No. inspections
Not Recorded	3

bngCondition	No. inspections
Not Recorded	3

bngHabitatType	No. inspections
Not Recorded	3

Site	No. inspections
------	-----------------

Survey	No. inspections
BS12 5837 Survey	3

Total	0
--------------	----------

Common Name	No. inspections
-------------	-----------------

Botanical Name	No. inspections
Acer platanoides	3

These tables show a summary of the data on a 'per recommendation' basis.

For example, if a tree has 2 separate recommendations and has been given a condition of 'poor', then the Condition table will show 2 (for both recommendations). Only on rare occasions are these tables useful. Usually better to use the 'per tree' or 'per inspection' statistics.

Ref.	Other Reference	Species	Common Name	Botanical Name	Variety	Recommendation	Timescale	Structure
T001		Norway maple (<i>Acer platanoides</i>)	Norway maple	<i>Acer platanoides</i>		Remove tree. No action required.		Tree
T001		Norway maple (<i>Acer platanoides</i>)	Norway maple	<i>Acer platanoides</i>		Protect trees with protective barriers - as shown on plans. Ground protection for pedestrian movement ...		Tree
T001		Norway maple (<i>Acer platanoides</i>)	Norway maple	<i>Acer platanoides</i>		No action required.		Tree

Ref.	Other Reference	Species	Common Name	Botanical Name	Variety	Recommendation	Timescale	Structure
T002		Norway maple (<i>Acer platanoides</i>)	Norway maple	<i>Acer platanoides</i>		No action required.		Tree
T002		Norway maple (<i>Acer platanoides</i>)	Norway maple	<i>Acer platanoides</i>		Replacement tree to be planted of the same species.		Tree
T002		Norway maple (<i>Acer platanoides</i>)	Norway maple	<i>Acer platanoides</i>		Fell tree to facilitate construction.		Tree

Ref.	Other Reference	Species	Common Name	Botanical Name	Variety	Recommendation	Timescale	Structure
T003		Norway maple (<i>Acer platanoides</i>)	Norway maple	<i>Acer platanoides</i>		No action required.		Tree
T003		Norway maple (<i>Acer platanoides</i>)	Norway maple	<i>Acer platanoides</i>		Protect trees with protective barriers - as shown on plans.		Tree
T003		Norway maple (<i>Acer platanoides</i>)	Norway maple	<i>Acer platanoides</i>		Crown lift to 5.2 metres for vehicle access.		Tree

ns).

Num. Stems	Full Structure	Height	Ult. Height (m)	Stem diameter(s) (mm)	Combined Stem Diam	My Formula	Life Stage	Rem. Contrib.
1	Tree	8.5	18.0	220	220	Num Stems: 1, Ave Diam: 220mm	Semi Mature	40+ Years
1	Tree	8.5	18.0	220	220	Num Stems: 1, Ave Diam: 220mm	Semi Mature	40+ Years
1	Tree	8.5	18.0	220	220	Num Stems: 1, Ave Diam: 220mm	Semi Mature	40+ Years

Num. Stems	Full Structure	Height	Ult. Height (m)	Stem diameter(s) (mm)	Combined Stem Diam	My Formula	Life Stage	Rem. Contrib.
1	Tree	8.0	18.0	290	290	Num Stems: 1, Ave Diam: 290mm	Semi Mature	<10 years
1	Tree	8.0	18.0	290	290	Num Stems: 1, Ave Diam: 290mm	Semi Mature	<10 years
1	Tree	8.0	18.0	290	290	Num Stems: 1, Ave Diam: 290mm	Semi Mature	<10 years

Num. Stems	Full Structure	Height	Ult. Height (m)	Stem diameter(s) (mm)	Combined Stem Diam	My Formula	Life Stage	Rem. Contrib.
1	Tree	14.0	18.0	600	600	Num Stems: 1, Ave Diam: 600mm	Mature	40+ Years
1	Tree	14.0	18.0	600	600	Num Stems: 1, Ave Diam: 600mm	Mature	40+ Years
1	Tree	14.0	18.0	600	600	Num Stems: 1, Ave Diam: 600mm	Mature	40+ Years

Measurements	Highlighted
Height (m): 8.5 Stem Diam(mm): 220 Spread (m): 1.5N, 3.5E, 3S, 3.5W Crown Clearance (m): 2.5 Lowest Branch (m): 2.5(NE) Life Stage: Semi Mature Rem. Contrib.: 40+ Years	No
Height (m): 8.5 Stem Diam(mm): 220 Spread (m): 1.5N, 3.5E, 3S, 3.5W Crown Clearance (m): 2.5 Lowest Branch (m): 2.5(NE) Life Stage: Semi Mature Rem. Contrib.: 40+ Years	No
Height (m): 8.5 Stem Diam(mm): 220 Spread (m): 1.5N, 3.5E, 3S, 3.5W Crown Clearance (m): 2.5 Lowest Branch (m): 2.5(NE) Life Stage: Semi Mature Rem. Contrib.: 40+ Years	No

Comments	Survey Notes	General Observations
	Semi mature tree within group,	Semi mature tree within group,
	Semi mature tree within group,	Semi mature tree within group,
	Semi mature tree within group,	Semi mature tree within group,

Measurements	Highlighted
Height (m): 8 Stem Diam(mm): 290 Spread (m): 3N, 5E, 3S, 5W Crown Clearance (m): 2.5 Lowest Branch (m): 2.5(E) Life Stage: Semi Mature Rem. Contrib.: <10 years	Yes
Height (m): 8 Stem Diam(mm): 290 Spread (m): 3N, 5E, 3S, 5W Crown Clearance (m): 2.5 Lowest Branch (m): 2.5(E) Life Stage: Semi Mature Rem. Contrib.: <10 years	Yes
Height (m): 8 Stem Diam(mm): 290 Spread (m): 3N, 5E, 3S, 5W Crown Clearance (m): 2.5 Lowest Branch (m): 2.5(E) Life Stage: Semi Mature Rem. Contrib.: <10 years	Yes

Comments	Survey Notes	General Observations
Tree to be removed to facilitate construction of the Electrical distribution unit .	Large wound to basal area of stem Pests and Diseases: Sooty Bark Disease (Cryptostroma corticale)	Large wound to basal area of stem
Tree to be removed to facilitate construction of the Electrical distribution unit .	Large wound to basal area of stem Pests and Diseases: Sooty Bark Disease (Cryptostroma corticale)	Large wound to basal area of stem
Tree to be removed to facilitate construction of the Electrical distribution unit .	Large wound to basal area of stem Pests and Diseases: Sooty Bark Disease (Cryptostroma corticale)	Large wound to basal area of stem

Measurements	Highlighted
Height (m): 14 Stem Diam(mm): 600 Spread (m): 5N, 5E, 4S, 5W Crown Clearance (m): 3 Lowest Branch (m): 2(S) Life Stage: Mature Rem. Contrib.: 40+ Years	No
Height (m): 14 Stem Diam(mm): 600 Spread (m): 5N, 5E, 4S, 5W Crown Clearance (m): 3 Lowest Branch (m): 2(S) Life Stage: Mature Rem. Contrib.: 40+ Years	No
Height (m): 14 Stem Diam(mm): 600 Spread (m): 5N, 5E, 4S, 5W Crown Clearance (m): 3 Lowest Branch (m): 2(S) Life Stage: Mature Rem. Contrib.: 40+ Years	No

Comments	Survey Notes	General Observations
	Good vigour and vitality. Tree will need pruning for vacuum excavation to take place	Good vigour and vitality. Tree will need pruning for vacuum excavation to take place
	Good vigour and vitality. Tree will need pruning for vacuum excavation to take place	Good vigour and vitality. Tree will need pruning for vacuum excavation to take place
	Good vigour and vitality. Tree will need pruning for vacuum excavation to take place	Good vigour and vitality. Tree will need pruning for vacuum excavation to take place

Fungus	Pests and Diseases	Retention Category	Removed
		B1	
		B1	
		B1	

North	East	South	West
1.5	3.5	3.0	3.5
1.5	3.5	3.0	3.5
1.5	3.5	3.0	3.5

Fungus	Pests and Diseases	Retention Category	Removed
	Sooty Bark Disease (Cryptostroma corticale)	U	
	Sooty Bark Disease (Cryptostroma corticale)	U	
	Sooty Bark Disease (Cryptostroma corticale)	U	

North	East	South	West
3.0	5.0	3.0	5.0
3.0	5.0	3.0	5.0
3.0	5.0	3.0	5.0

Fungus	Pests and Diseases	Retention Category	Removed
		B1	
		B1	
		B1	

North	East	South	West
5.0	5.0	4.0	5.0
5.0	5.0	4.0	5.0
5.0	5.0	4.0	5.0

Spread	Crown Clearance (m)	Lowest Branch (m)	Lowest Branch Direction	Lowest Branch	RPA Radius	RPA Area	RPA	Coordinates
N:1.5 E:3.5 S:3 W:3.5	2.5	2.5	NE	2.5(NE)	2.6	24.00	Radius: 2.6m. Area: 24 sq m.	POINT (-2.2197
N:1.5 E:3.5 S:3 W:3.5	2.5	2.5	NE	2.5(NE)	2.6	24.00	Radius: 2.6m. Area: 24 sq m.	POINT (-2.2197
N:1.5 E:3.5 S:3 W:3.5	2.5	2.5	NE	2.5(NE)	2.6	24.00	Radius: 2.6m. Area: 24 sq m.	POINT (-2.2197

Spread	Crown Clearance (m)	Lowest Branch (m)	Lowest Branch Direction	Lowest Branch	RPA Radius	RPA Area	RPA	Coordinates
N:3 E:5 S:3 W:5	2.5	2.5	E	2.5(E)	3.5	38.00	Radius: 3.5m. Area: 38 sq m.	POINT (-2.2197
N:3 E:5 S:3 W:5	2.5	2.5	E	2.5(E)	3.5	38.00	Radius: 3.5m. Area: 38 sq m.	POINT (-2.2197
N:3 E:5 S:3 W:5	2.5	2.5	E	2.5(E)	3.5	38.00	Radius: 3.5m. Area: 38 sq m.	POINT (-2.2197

Spread	Crown Clearance (m)	Lowest Branch (m)	Lowest Branch Direction	Lowest Branch	RPA Radius	RPA Area	RPA	Coordinates
N:5 E:5 S:4 W:5	3.0	2.0	S	2(S)	7.2	163.00	Radius: 7.2m. Area: 163 sq m.	POINT (-2.2196
N:5 E:5 S:4 W:5	3.0	2.0	S	2(S)	7.2	163.00	Radius: 7.2m. Area: 163 sq m.	POINT (-2.2196
N:5 E:5 S:4 W:5	3.0	2.0	S	2(S)	7.2	163.00	Radius: 7.2m. Area: 163 sq m.	POINT (-2.2196

Easting	Northing	Grid Ref	Grid Ref 10	Google Maps	Clicable link for Excel and PDF	Area	Boundary
385492	390151	SJ 85492.08 90150.69	SJ 85492 90150	https://www.google.com/maps/search/?api=1&query=53.40796887,-2.21970169	T001		0.00
385492	390151	SJ 85492.08 90150.69	SJ 85492 90150	https://www.google.com/maps/search/?api=1&query=53.40796887,-2.21970169	T001		0.00
385492	390151	SJ 85492.08 90150.69	SJ 85492 90150	https://www.google.com/maps/search/?api=1&query=53.40796887,-2.21970169	T001		0.00

Address	Address 1

Easting	Northing	Grid Ref	Grid Ref 10	Google Maps	Clicable link for Excel and PDF	Area	Boundary
385492	390153	SJ 85491.53 90153.06	SJ 85491 90153	https://www.google.com/maps/search/?api=1&query=53.40799016,-2.21970997	T002		0.00
385492	390153	SJ 85491.53 90153.06	SJ 85491 90153	https://www.google.com/maps/search/?api=1&query=53.40799016,-2.21970997	T002		0.00
385492	390153	SJ 85491.53 90153.06	SJ 85491 90153	https://www.google.com/maps/search/?api=1&query=53.40799016,-2.21970997	T002		0.00

Address	Address 1

Easting	Northing	Grid Ref	Grid Ref 10	Google Maps	Clickable link for Excel and PDF	Area	Boundary
385494	390132	SJ 85494.34 90132.31	SJ 85494 90132	https://www.google.com/maps/search/?api=1&query=53.40780375,-2.21966671	T003		0.00
385494	390132	SJ 85494.34 90132.31	SJ 85494 90132	https://www.google.com/maps/search/?api=1&query=53.40780375,-2.21966671	T003		0.00
385494	390132	SJ 85494.34 90132.31	SJ 85494 90132	https://www.google.com/maps/search/?api=1&query=53.40780375,-2.21966671	T003		0.00

Address	Address 1

Postcode	Contact	Contact1	Telephone1	Telephone2	Survey	Survey Ref	Survey Description	Survey Status	Survey Report
					BS12 5837 Survey	BS12 5837 Survey	Collect the required data for BS12 5837.	Active	
					BS12 5837 Survey	BS12 5837 Survey	Collect the required data for BS12 5837.	Active	
					BS12 5837 Survey	BS12 5837 Survey	Collect the required data for BS12 5837.	Active	

Postcode	Contact	Contact1	Telephone1	Telephone2	Survey	Survey Ref	Survey Description	Survey Status	Survey Report
					BS12 5837 Survey	BS12 5837 Survey	Collect the required data for BS12 5837.	Active	
					BS12 5837 Survey	BS12 5837 Survey	Collect the required data for BS12 5837.	Active	
					BS12 5837 Survey	BS12 5837 Survey	Collect the required data for BS12 5837.	Active	

Postcode	Contact	Contact1	Telephone1	Telephone2	Survey	Survey Ref	Survey Description	Survey Status	Survey Report
					BS12 5837 Survey	BS12 5837 Survey	Collect the required data for BS12 5837.	Active	
					BS12 5837 Survey	BS12 5837 Survey	Collect the required data for BS12 5837.	Active	
					BS12 5837 Survey	BS12 5837 Survey	Collect the required data for BS12 5837.	Active	

Surveyor	Inspected	Inspected Time
Paul Hanson	28-Nov-2025	28-Nov-2025 11:59
Paul Hanson	28-Nov-2025	28-Nov-2025 11:59
Paul Hanson	28-Nov-2025	28-Nov-2025 11:59

Physiological Condition	Structural Condition	Distance1	Distance2	You customise	Public Amenity Value
Good	Good				Good
Good	Good				Good
Good	Good				Good

Surveyor	Inspected	Inspected Time
Paul Hanson	28-Nov-2025	28-Nov-2025 12:05
Paul Hanson	28-Nov-2025	28-Nov-2025 12:05
Paul Hanson	28-Nov-2025	28-Nov-2025 12:05

Physiological Condition	Structural Condition	Distance1	Distance2	You customise	Public Amenity Value
Fair	Good				Good
Fair	Good				Good
Fair	Good				Good

Surveyor	Inspected	Inspected Time
Paul Hanson	28-Nov-2025	28-Nov-2025 12:18
Paul Hanson	28-Nov-2025	28-Nov-2025 12:18
Paul Hanson	28-Nov-2025	28-Nov-2025 12:18

Physiological Condition	Structural Condition	Distance1	Distance2	You customise	Public Amenity Value
Good	Good				Good
Good	Good				Good
Good	Good				Good

Inspection Limitations	Bat Habitat	Measurements2
None	None	Other Reference: Physiological Condition: Good Structural Condition: Good Distance1: Distance2: You customise: Public Amenity Value: Good Inspection Limitations: None Bat Habitat: None
None	None	Other Reference: Physiological Condition: Good Structural Condition: Good Distance1: Distance2: You customise: Public Amenity Value: Good Inspection Limitations: None Bat Habitat: None
None	None	Other Reference: Physiological Condition: Good Structural Condition: Good Distance1: Distance2: You customise: Public Amenity Value: Good Inspection Limitations: None Bat Habitat: None

Inspection Limitations	Bat Habitat	Measurements2
None	Unknown	Other Reference: Physiological Condition: Fair Structural Condition: Good Distance1: Distance2: You customise: Public Amenity Value: Good Inspection Limitations: None Bat Habitat: Unknown
None	Unknown	Other Reference: Physiological Condition: Fair Structural Condition: Good Distance1: Distance2: You customise: Public Amenity Value: Good Inspection Limitations: None Bat Habitat: Unknown
None	Unknown	Other Reference: Physiological Condition: Fair Structural Condition: Good Distance1: Distance2: You customise: Public Amenity Value: Good Inspection Limitations: None Bat Habitat: Unknown

Inspection Limitations	Bat Habitat	Measurements2
None	Unknown	Other Reference: Physiological Condition: Good Structural Condition: Good Distance1: Distance2: You customise: Public Amenity Value: Good Inspection Limitations: None Bat Habitat: Unknown
None	Unknown	Other Reference: Physiological Condition: Good Structural Condition: Good Distance1: Distance2: You customise: Public Amenity Value: Good Inspection Limitations: None Bat Habitat: Unknown
None	Unknown	Other Reference: Physiological Condition: Good Structural Condition: Good Distance1: Distance2: You customise: Public Amenity Value: Good Inspection Limitations: None Bat Habitat: Unknown

These tables show a summary of the data on a 'per recommendation' basis.

For example, if a tree has 2 separate recommendations and has been given a condition of 'poor', then the Condition table will show 2 (for both recommendations). Only on rare occasions are these tables useful. Usually better to use the 'per tree' or 'per inspection' statistics.

Timescale	No. recommendations
Not Recorded	9
Total	9

Variety	No. recommendations
Not Recorded	9

Retention Category	No. recommendations
B	6
U	3

Physiological Condition	No. recommendations
Fair	3
Good	6

Structural Condition	No. recommendations
Good	9

Structure	No. recommendations
Tree	9

Life Stage	No. recommendations
Mature	3
Semi Mature	6
Total	9

Rem. Contrib.	No. recommendations
<10 years	3
40+ Years	6

Num. Stems	No. recommendations
1	9

Other Reference	No. recommendations
Not Recorded	9

Ult. Height (m)	No. recommendations
18	9

Height	No. recommendations
8	3
8.5	3
14	3

Crown Radius	No. recommendations
Not Recorded	9

Public Amenity Value	No. recommendations
Good	9

Inspection Limitations	No. recommendations
None	9

Bat Habitat	No. recommendations
None	3
Unknown	6

Distance1	No. recommendations
Not Recorded	9

Distance2	No. recommendations
Not Recorded	9

You customise	No. recommendations
Not Recorded	9

tempoScore	No. recommendations
Not Recorded	9

bngCondition	No. recommendations
Not Recorded	9

bngHabitatType	No. recommendations
Not Recorded	9

Site	No. recommendations
PARRSWOOD LEISURE CC	9

Survey	No. recommendations
BS12 5837 Survey	9

Total	9
-------	---

Common Name	No. recommendations
Norway maple	9

Botanical Name	No. recommendations
<i>Acer platanoides</i>	9

These keywords are useful to place at the top of the spreadsheet to be a page header for the estate, site and survey records - not the trees.
The keywords all start with the '#' symbols -the cell contents are replaced with the relevant information.

Estate Name

RAW CHARGING PARRSWOOD

These keywords show the site info (if any) or else they show the estate info.

Estate/site address as multiple lines of text

PARRSWOOD LEISURE COMPLEX,
WILMSLOW ROAD,
PARRSWOOD LEISURE COMPLEX, WILMSLOW ROAD, DIDSBURY, M20

Estate/site address on a single line of text

Estate/site contact info as multiple lines of text

CHARLIE COGHLAN

Estate/site contact info on a single line of text

CHARLIE COGHLAN

for your reports.

event info - or blank.

If a specific **site** is selected for the report, then these show the site info.

Site Name	PARRSWOOD LEISURE COMPLEX
Site Description	
Risk Zone	Not Applicable

If a specific **survey** is selected for the report, then these keywords show the survey info.

Survey Ref	All surveys
Survey Description	
Survey Report	
Survey Status	
surveydate	



TREE CONDITION ASSESSMENT

AT

PARRSWOOD LEISURE COMPLEX
WILMSLOW ROAD
MANCHESTER
M20 5PG

November 2023

PM/14/11/23

Murray Tree Consultancy | 0161 425 2138 | 07920 264374 | peter@murraytreeconsultancy.co.uk

www.murraytreeconsultancy.co.uk

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APPENDICES

APPENDIX A - Arboricultural Glossary of Terms

APPENDIX B - Survey Data

APPENDIX C - Key References

APPENDIX D - Site Plans

Disclaimer

The tree(s) referred to in this report are living entities and are therefore subject to natural processes. They will also be subject to changes to their environment caused by human's activities and to exceptional weather conditions. The inspection undertaken by our qualified staff relies on visual attributes of tree health and structure which can be assessed from a ground based inspection. Hidden defects which are not readily visible may not be detected. We therefore cannot wholly guarantee the condition and safety of the trees inspected beyond what can be reasonably assessed from the procedure used. We would recommend that the trees are regularly inspected and our staff will advise on the suitable frequency of these inspections.

1.0 INTRODUCTION

1.1 Professional Details

- 1.1.1 My name is Peter Murray and I have been working and studying in the Arboricultural Industry since 1989. I have many years practical and consulting experience as a Local Authority arboriculturalist and more recently as a private sector practitioner.
- 1.1.2 I so far hold the Higher National Diploma in Arboriculture and am a professional member of the Arboricultural Association. I regularly attend numerous conferences and seminars keeping up to date with latest research and best practices.

1.2 Tree Condition Assessment

- 1.2.1 An authority or any person responsible for the safety of trees is under a duty to have them inspected by a competent person at reasonably frequent intervals so that any indication of disease, possible disease, structural defect or other problem present at the time of inspection can be noted and acted upon.
- 1.2.2 This report was commissioned by Evitt Landscapes on behalf of their clients and its purpose was to carry out a site visit and to make a visual assessment on the health and stability of all trees and groups within the site as shown on the Site Plans of Appendix D.
- 1.2.3 This document provides details of their condition and recommendations for management and should be read in conjunction with the data tables of Appendix B and site plan of Appendix D.
- 1.2.4 The survey on which the findings of this report are based was undertaken on 3rd November 2023 and the weather was inclement. This survey information replaces the previous survey carried out by Murray Tree Consultancy in February 2022.
- 1.2.5 All trees were inspected from ground level only and all comments and recommendations made have taken into account the location of each tree, their surroundings and their likely impact on persons or property.
- 1.2.6 The limitations of this report are restricted to the persons, time, information made available and purpose for which this report has been prepared. This report does not deal with tree root/building conflicts and no information has been provided regarding soil type and no analysis undertaken by this company.

2.0 ASSESSMENT

2.1 Tree Risk Assessment

- 2.1.1 A total of fifty-nine individual trees and twenty-eight groups were plotted and assessed, the results are clearly described in the data tables of Appendix B and the site plans of Appendix D. There are several historic tree removals within the survey, but none removed since 2022.
- 2.1.2 To give assistance in reading the assessment a full arboricultural glossary of terms has been produced and can be found within Appendix A of this report.
- 2.1.3 The mature trees within the are the most likely to cause injury to persons or damage to property, due to the size of parts that may fall in the event of their whole or partial failure. These trees have been inspected with the aim of evaluating any potential risk they present to users of Parrswood Leisure Complex and any roads or properties that are adjacent to it. The word risk, within this context, refers to the likelihood of a tree shedding branches or falling and causing injury/damage.
- 2.1.4 'Tree risk assessment' involves the process of inspecting and assessing trees for their potential to injure people and/or damage property. There are three fundamental factors that should be considered when considering the risk of tree failure and the likely outcome of such an event:
- likelihood of failure – nature of defect/characteristic of tree,
 - impact potential – size/weight of the tree part most likely to fail and,
 - target object/s – what could be injured or damaged in the event of tree failure.

2.2 Trees of the Site

- 2.2.1 In the main, the trees of the site were found to be in reasonable condition for their age and species. The majority of the population are young semi-mature trees still becoming established within the car park areas and in contrast there are several large mature specimens located within the northern part of the site.
- 2.2.2 The majority of the works previously recommended has not been carried out and now some of the low foliage previously mentioned is a bit worse and has been moved into a higher category rating.
- 2.2.2 The tree of most concern is a large Beech (T58), which has significant bark death at base and the presence of the decay fungus *Kretzschmaria deusta* at base. This is a particularly aggressive fungus often leading to complete tree failure at base (see photo below).
- 2.2.3 The Priority 3 works are mostly maintenance issues or works that would improve trees or groups. If they are not carried out at some point, then these issues will become a higher priority and, in some cases, more difficult to resolve.

- 2.2.4 Ivy can be a big problem with trees as it rapidly ascends into the tree's crown, increasing wind resistance, concealing potential defects, and reducing the tree's photosynthetic capacity. Therefore, maintenance of Ivy on several trees has been recommended. However, it is often acceptable in woodland areas as a conservation benefit.
- 2.2.5 The data tables and plans with the Appendices are self-explanatory but should any clarification be sought then please contact me directly.

Kretzschmaria deusta T58

3.0 RECOMMENDATIONS

- 3.1 It is recommended that all works to the trees be carried out in accordance with the data tables of Appendix A in order to bring them into good management and continue long-term tree cover in this area. The works required to establish acceptable levels of safety for the site are listed as Priority 1 and 2. They should be carried out within the time scales indicated. Priority 3 works are advisory to establish high levels of arboricultural management and are not necessary for safety reasons. All works are summarised within the table below: -

Priority	Tree Number	Species	Description of Works
1	G7 a-e	London Plane	Crown lift group to approximately 4m and remove branch stubs. Prune branches of G7a back from light column and traffic light.
1	T21	Oak	Remove low branch over highway and prune branches back from light column. Crown lift to approximately 3m.
1	G9 a-g	London Plane	Crown lift to approximately 4m over highway and 3m over car park.
1	T28	Ash	Remove 4 to 5 low branches over highway. Remove significant deadwood and branch stubs.
1	T30	Ash	Remove 3 low branches over highway and remove stem shoots.

Priority	Tree Number	Species	Description of Works
1	T58	Beech	Fell to ground level.
2	G1 a-s	London Plane	Light crown lift group to approximately 2.5m.
2	G4 a-d	London Plane	Light crown lift group to approximately 2.5m.
2	G5 a-n	London Plane	Light crown lift group to approximately 3m.
2	G13 a-b	London Plane	Reduce and re-shape both trees by approximately 2m and crown lift to 3m.
2	G14 a-b	London Plane	Reduce and re-shape both trees by approximately 2m and crown lift to 3m.
2	T49	Beech	Remove significant deadwood and reduce canopy over car park by approximately 3m (mainly the lower limb).
2	T51	Lime	Crown clean removing significant deadwood.
2	T52	Lime	Crown clean removing significant deadwood. Crown lift/remove stem & basal shoots to approx. 2.5m.
2	T54	Oak	Remove broken limb.
2	T55	Lime	Crown clean removing significant deadwood. Crown lift/remove stem & basal shoots to approx. 2.5m.
2	T56	Lime	Remove large re-growth back to previous points and sever Ivy at base to 1m.
2	T60	Lime	Crown clean removing significant deadwood. Crown lift/remove stem & basal shoots to approx. 4m.
3	G1 a-s	London Plane	Remove concrete base adjacent G1s. Plant up minor gaps in border with new plants.
3	G2 a-f	Hornbeam	Prune tree b from adjacent sign. Plant up gaps with new shrubs to prevent compaction.
3	T6	Norway Maple	Sever Ivy at base.
3	T7	Norway Maple	Sever Ivy at base.
3	T11	Norway Maple	Plant up gaps in border with new plants.
3	T23	Sycamore	Cut and treat stump to prevent re-growth.
3	T24	Sycamore	Cut and treat stump to prevent re-growth.
3	T26	Sycamore	Remove minor lower stem growth growing toward access road.
3	G16	Mixed	Remove stems affecting the wall and highway.
3	T41	Sycamore	Maintain Ivy.
3	T42	Sycamore	Maintain Ivy.
3	T43	London Plane	Maintain Ivy.
3	T62a	Pine	Crown lift to approx. 2.5m over parking space.

Priority	Tree Number	Species	Description of Works
3	G23	Mixed	Remove saplings.
3	G24 a-c	Norway Maple	Remove trees under crown of Tree a.

3.2 Standard of work

All tree work undertaken should be done in accordance with British Standard 3998:2010 and by competent contractors insured with public liability cover of at least two million pounds.

3.3 Statutory controls

If the trees on site are subject to any Tree Preservation Orders (TPO's) or are encompassed within a Conservation Area then statutory permission from the Local Planning Authority (LPA) will be required, other than certain exemptions, before any tree works take place. The works specified above are necessary for reasonable management and should be acceptable to the local authority. However, tree owners/managers should appreciate that they may take an alternative point of view and have the option to refuse consent.

3.4 Wildlife

All operations should take account of wildlife needs and be planned to take advantage of weather conditions and time of year for minimum damage and disturbance. If any protected species or nesting birds are present or discovered while the works are taking place all work should cease until contact has been made with Natural England for further advice. Natural England can be contacted on 0300 060 3900 or by e-mail to: enquiries@naturalengland.org.uk. Specific consideration should be given to the possible presence of roosting bats, which are protected by the Wildlife and Countryside Act 1981 (schedule 5) and included in schedule 2 of the Conservation Regulations 1994. Ideally, a survey should be carried out to identify any potential roost sites and if bats are found to be present advice should be sought from a person qualified and experienced in handling such matters and fully conversant with the implications of the Act.

3.5 Repeat survey's

It is recommended that a repeat survey of the trees within the site should be carried out on a two-yearly basis, but the next survey should be within the summer months in order to better assess vigour; next 2025.

Signed



Peter Murray (HND. ARB, M, Arbor A)
Consulting Arborist

14th November 2023

APPENDIX A – Arboricultural Glossary of Terms

The following terms are concurrent with best Arboricultural practice and within the guidelines set by the International Society of Arboriculture (ISA), the Arboricultural Association (AA) and the British Standards Institute (BSI).

Age Range: Age is site specific and categorised:

Young (Y)	Out-planted trees that have not yet established
Semi-Mature (SM)	Established trees up to 1/3 of expected height and crown
Early Mature (EM)	Between 1/3 and 2/3 of expected height and crown
Mature (M)	Between 2/3 and full expected height and crown
Fully Mature (FM)	Full expected height and crown
Over Mature (OM)	Crown beginning to break-up and decrease in size
Senescent (S)	Crown in advanced stage of break-up

Height: Height was estimated and recorded in five metre intervals such as: 0-5, 6-10, 11-15, 16-20, 21-25 and 26+

Condition: Assessment of current physiological condition and structural morphology incorporating vigour and vitality and categorised:

A – Tree needing little, if any attention

B – Tree with minor, but rectifiable defects, or in the early stages of physiological stress

C – Tree with significant structural and physiological flaws and/or extremely stressed

D – Tree that is dead, biologically/physically moribund or dangerous

Priority Rating:

E – Emergency – Should have been reported by other means for immediate action

1 – High - Action should be taken immediately (within 1 month)

2 – Moderate - Work should be implemented in a programme of works (within 6 months)

3 – Low - Work that would benefit the trees which is not essential, but should be implemented if funding becomes available (preferably within 12-24 months)

Definition of Physiological & Morphological Terms

Adaptive Growth - The process whereby wood formation is influenced both in quantity and in quality by the action of gravitational force and mechanical stresses on the cambial zone.

Bifurcation – Forked or divided union.

Brown Rot - Form of decay where cellulose is degraded, while lignin is only modified.

Cankers (target or tumorous) - A localised area of dead bark and cambium on a stem or branch, caused by fungal or bacterial organisms, characterised by woundwood development on the periphery. This may be annual or perennial.

Cavity - An open wound, characterised by the presence of extensive decay and resulting in a hollow.

Chlorotic Leaf - Lacking in chlorophyll, typically yellow in colour.

Compartmentalisation - The physiological process that creates the chemical and mechanical boundaries that act to limit the spread of disease and decay organisms.

Coppicing - Is an ancient form of woodland management that involves repetitive felling on the same stump, near to ground level, and allowing the shoots to re-grow from that main stump. (Also known as the coppice stool).

Crack - Longitudinal split in stem or branch, involving bark and/or underlying wood. These may be vertically and horizontally orientated.

Decay - Process of degradation of woody tissues by fungi and bacteria through decomposition of cellulose and lignin.

Deadwood - Deadwood is often present within the crown or on the stems of trees. In some instances it may be an indication of ill health, however, it may also indicate natural growth processes. If a target is present beneath the tree, deadwood may fall and cause injury or damage and should be removed, otherwise deadwood can remain intact for conservation purposes (insects, fungi, birds etc.).

End Weight - The concentration of foliage at the distal ends of stems and deficient in secondary branches.

Girdling Root - Root which circles and constricts the stem or roots causing death of phloem and/or cambial tissue.

Hazard Beam - An upwardly curved branch in which strong internal stresses may occur without the compensatory formation of extra wood (longitudinal splitting may occur in some cases).

Included Bark Union - Pattern of development at branch junctions where bark is turned inward rather than pushed out. Potential weakness due to a lack of a woody union.

Ivy Growth - Ivy growth may ascend into the tree's crown, increasing wind resistance, concealing potential defects and reducing the tree's photosynthetic capacity. Ivy growth is often acceptable in woodland areas as a conservation benefit.

Live Crown Ratio - The relative proportion of photosynthetic mass (leaf area) to overall tree height.

Reaction Wood - Specialised secondary xylem, which develops in response to a lean or similar mechanical stress, attempting to restore the stem to the vertical.

Root Plate Lift - The physical movement of the rooting plate causing soils to shift and crack. May occur during adverse weather conditions. Trees may become unstable.

Structural Defect - Internal or external points of weakness, which reduce the stability of the tree.

Suppressed - Trees which are dominated by surrounding vegetation and whose crown development is restricted from above.

Topping - A highly disfiguring practise, likely to cause severe xylem dysfunction and decay in major structural parts of the wood.

White Rot - Form of decay where both cellulose and lignin are degraded.

Wound - Any injury, which induces a compartmentalisation response.

Woundwood - Wood with atypical anatomical features, formed in the vicinity of a wound and a term to describe the occluding tissues around a wound as opposed to the ambiguous term "callus."

Woodland Structure - The vertical and horizontal arrangement of trees within a group or woodland i.e. Dominant - trees with a crown above the upper layer of the canopy, Co-dominant - trees that define the general upper edge of the canopy, Intermediate - trees that have been largely overgrown by others, Suppressed - trees that have been overgrown and occupy an under storey position and grow slowly, often severely asymmetrical.

Note: The definitions described above, may not necessarily be included within the Arboricultural Survey Data.

APPENDIX B – Tree Survey Data

Tree Condition Assessment: Parrswood Leisure Complex, Wilmslow Road, Manchester, M20 5PG Date: 03/11/23 Weather: Inclement Surveyor: PM							
Tree No.	Species	Height (m)	Age	Condition Rating	Comments	Recommendations	Priority Rating
G1 a - s	Group - London Plane	6-10	SM	A/B	Planted in shrub border adjacent to parking area, low hanging foliage over parking bays. Generally, they exhibit good form and vigour. Slight sparse canopy in G1h and G1r. Concrete base adjacent G1s. Several gaps in border were compacted due to footfall. Several stems have minor basal wounds. Previous trimming of lower crowns. Mixed vigour within group.	Light crown lift group to approximately 2.5m. Remove concrete base adjacent G1s. Plant up minor gaps in border with new plants.	2 3 3
T1	Hornbeam	0-5	Y	A	Planted in shrub border adjacent to parking area. Exhibits compact crown with good form and vigour. High crown.	n/a	-
T2	Norway Maple	0-5	Y	B	Planted in shrub border adjacent to parking area. Exhibits reasonable form but slightly low vigour.	n/a	-
T3	Norway Maple	0-5	Y	B	Planted in shrub border adjacent to parking area. Exhibits reasonable form but slightly low vigour.	n/a	-
G2 a - f	Group - Hornbeam	6-10	SM	A	Planted in shrub border adjacent to parking area. Exhibit good form and vigour. Epicormic growth routinely maintained. Minor gaps within border with some compaction due to footfall. High crowns.	Prune tree b from adjacent sign. Plant up gaps with new shrubs to prevent compaction.	3 3
G3 a – j	Group - Hornbeam	6-10	SM	A	Planted in shrub border adjacent to parking area. Exhibit good form and vigour. Epicormic growth routinely maintained. High crowns.	n/a	-
G4 a - d	Group - London Plane	6-10	SM	B	Planted in shrub border adjacent to parking area. Exhibits poor form and vigour. Slightly sparse canopies. Low foliage over parking bays.	Light crown lift group to approximately 2.5m.	2

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Tree No.	Species	Height (m)	Age	Condition Rating	Comments	Recommendations	Priority Rating
G5 a- n	Group - London Plane	6-10	SM-EM	A/B	Planted in shrub border adjacent to parking area, low foliage over parking bays. Generally, they exhibit good form and vigour. Several gaps in border were compacted due to footfall. Previous trimming of lower crowns. Tree (d) has suffered severe bark stripping.	Light crown lift group to approximately 3m.	2
T4	Norway Maple	6-10	SM	A	Planted in shrub border adjacent to parking area. Exhibits good form and vigour. Minor wounds from previous pruning.	n/a	-
T5	Norway Maple	6-10	SM	A	Planted in shrub border adjacent to parking area. Exhibits good form and vigour. Minor stem wounds form previous pruning.	n/a	-
T6	Norway Maple	6-10	SM	B	A co-dominant specimen planted in shrub border adjacent to parking area. Exhibits reasonable form and vigour. Ivy clad stem.	Sever Ivy at base.	3
T7	Norway Maple	6-10	SM	B	A co-dominant specimen planted in shrub border adjacent to parking area. Exhibits reasonable form and vigour. Ivy clad stem.	Sever Ivy at base.	3
T8	Norway Maple	6-10	SM	B	A co-dominant specimen planted in shrub border adjacent to parking area. Exhibits reasonable form and vigour.	n/a	-
T9	Norway Maple	7.5	SM	B	A co-dominant specimen planted in shrub border adjacent to parking area. Exhibits reasonable form and vigour.	n/a	-
T10	Norway Maple	0-5	SM	B/C	A minor specimen planted in shrub border adjacent to parking area. Previous dieback of central leader.	n/a	-

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Tree No.	Species	Height (m)	Age	Condition Rating	Comments	Recommendations	Priority Rating
T11	Norway Maple	6-10	SM	A	Planted in shrub border adjacent to parking area. Exhibits good form and vigour. Bare soils in border with some compaction.	Plant up gaps in border with new plants.	3
T12	Norway Maple	0-5	Y	B	Planted in border adjacent to parking area. Exhibits reasonable form. Area below recently changed to chippings. Tree health has improved.	n/a	-
G6	Group – Cherry, Norway Maple, Field Male, Ash, Thorn & Holly	0-10	Y-SM	B	An off-site group adjacent to access road (not within impacting distance). Dense group of stems with good vigour.	n/a	-
T13	Norway Maple	6-10	SM	B	A co-dominant specimen planted in shrub border adjacent to parking area. Exhibits reasonable form and vigour.	n/a	-
T14	Norway Maple	6-10	SM	B	A co-dominant specimen planted in shrub border adjacent to parking area. Exhibits reasonable form and vigour.	n/a	-
T15	Norway Maple	6-10	SM	B	A co-dominant specimen planted in shrub border adjacent to parking area. Exhibits reasonable form and vigour.	n/a	-
T16	Norway Maple	6-10	SM	B	A co-dominant specimen planted in shrub border adjacent to parking area. Exhibits reasonable form and vigour.	n/a	-
T17	Norway Maple	0-5	Y	B/C	Planted in shrub border adjacent to parking area. Exhibits reasonable form but low vigour.	n/a	-
T18	Norway Maple	6-10	SM	B	Planted in shrub border adjacent to parking area. Exhibits reasonable form and vigour. One crossing limb present in crown.	n/a	-

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Tree No.	Species	Height (m)	Age	Condition Rating	Comments	Recommendations	Priority Rating
G7 a - e	Group – London Plane	11-15	EM	A/B	Planted in shrub border adjacent to parking area and A34 Kingsway. Co-dominant group with good vigour. G7a - crown conflicting with highway & light column. Minor deadwood and branch stubs present in group from previous poor pruning. Low foliage over highway and car park.	Crown lift group to approximately 4m and remove branch stubs. Prune branches of G7a back from light column and traffic light.	1
T19	Norway Maple	6-10	SM	B	Planted in shrub border adjacent to parking area. Exhibits good vigour but crown suppressed due to G7.	n/a	-
T20	Norway Maple	6-10	SM	B	Planted in shrub border adjacent to parking area. Exhibits reasonable form and vigour. Several included unions present.	n/a	-
T21	Oak	11-15	EM	A/B	A vigorous specimen planted in shrub border adjacent to parking area. Exhibits dense form. Low branch affecting highway and canopy affecting light column. Low foliage over car park.	Remove low branch over highway and prune branches back from light column. Crown lift to approximately 3m.	1
T22	Norway Maple	6-10	SM	B	Planted in shrub border adjacent to parking area. Exhibits good vigour but crown suppressed due to G7. Several included unions present.	n/a	-
G8 a - q	Group – Norway Maple	6-10	SM	B	A co-dominant group planted in shrub border adjacent to parking area. All exhibit reasonable vigour with several included forks present. Majority set back and clear of parking; except - G, i and k.	n/a	-

APPENDIX B – Tree Survey Data

Tree Condition Assessment: Parrswood Leisure Complex, Wilmslow Road, Manchester, M20 5PG Date: 03/11/23 Weather: Inclement Surveyor: PM							
Tree No.	Species	Height (m)	Age	Condition Rating	Comments	Recommendations	Priority Rating
G9 a - g	London Plane	6-10	SM	B	A co-dominant group planted in shrub border adjacent to parking area. Previous trimming of lower crowns. Low foliage over highway and car park.	Crown lift to approximately 4m over highway and 3m over car park.	1
T23	Sycamore	0-5	Y	D	A self-set tree growing adjacent to foot bridge. Previously cut down but growing back.	Cut and treat stump to prevent re-growth.	3
T24	Sycamore	0-5	Y	D	A self-set tree growing adjacent to foot bridge. Previously cut down but growing back.	Cut and treat stump to prevent re-growth.	3
T25	Beech	16-20	M	A/B	Planted in border adjacent to access and A34 Kingsway. Exhibits major asymmetry due to group with a dense crown structure.	n/a	-
T26	Sycamore	16-20	M	B	A closely spaced tree planted in border adjacent to access and A34 Kingsway. Exhibits major asymmetry due to group. Minor deadwood present and several previous pruning wounds now forming cavities. Forked at 4m.	Remove minor lower stem growth growing toward access road.	3
T27	Sycamore	16-20	M	B	A closely spaced tree planted in border adjacent to access and A34 Kingsway. Exhibits minor asymmetry due to group. Minor deadwood present and several previous pruning wounds now forming cavities. Minor stem shoots.	n/a	-
T28	Ash	11-15	M	B	Planted in border adjacent to access and A34 Kingsway. Exhibits major asymmetry due to group with minor deadwood and broken branch stubs. Low branches affecting highway. No obvious signs of Ash Dieback.	Remove 4 to 5 low branches over highway. Remove significant deadwood and branch stubs.	1

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Tree No.	Species	Height (m)	Age	Condition Rating	Comments	Recommendations	Priority Rating
T29	Sycamore	11-15	M	B	Planted in border adjacent to access and A34 Kingsway. Exhibits poor form and low vigour, previously reduced in upper crown to remove dieback. Good re-growth. Several previous pruning wounds now forming cavities.	n/a	-
T30	Ash	11-15	M	B/C	Planted in border adjacent to access and A34 Kingsway. Exhibits minor asymmetry due to group with minor deadwood and broken branch stubs from previous rip outs. Low branches affecting highway. Some minor signs of Ash Dieback.	Remove 3 low branches over highway and remove stem shoots.	1
T31	Ash	-	-	-	Previously removed since 2016.	-	-
T32	Ash	-	-	-	Previously removed since 2016.	-	-
T33	Ash	-	-	-	Previously removed since 2016.	-	-
T34	Ash	16-20	M	B	Planted in border adjacent to access and A34 Kingsway. Exhibits minor asymmetry, now exposed due to previous tree removal. Minor deadwood and branch stubs in crown. Large rip out near main fork. High crown due to previous pruning. Early signs of Ash Dieback present.	n/a	-
T35	Hawthorn	0-5	M	B	Planted in border adjacent to access and A34 Kingsway. Exhibits reasonable form and vigour. Forked at 1m. Several stem wounds from previous pruning.	n/a	-

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Tree No.	Species	Height (m)	Age	Condition Rating	Comments	Recommendations	Priority Rating
T36	Hawthorn	0-5	M	B	Planted in border adjacent to access and A34 Kingsway. Exhibits reasonable form and vigour. Forked at 1.8m. Several stem wounds from previous pruning.	n/a	-
T37	Tree of Heaven	11-15	EM	B/C	Off-site tree close to boundary wall located within the highway. Overhangs site slightly. Deadwood and large wounds and tear-outs throughout.	n/a	-
G10 a – g	Group – Lime	6-10	SM	B	Planted in border adjacent to access road. Exhibit reasonable form and vigour. G10 c & e overhang access road with a reasonable clearance. Stem shoots form previous pruning.	n/a	-
T38	London Plane	6-10	SM	A	Planted in square planter adjacent to access road. Exhibits good form and vigour. Lights in crown and artificial grass at base.	n/a	-
T39	London Plane	6-10	SM	A	Planted in square planter adjacent to access road. Exhibits good form and vigour. Lights in crown and artificial grass at base.	n/a	-
G11	Group – 2 Lime, 4 Norway Maple, 2 & Sycamore	16-20	M	B	A mature group of off-site trees planted in border adjacent to A34 Kingsway and bus stop. Significant deadwood in Lime trees. Several major stem wounds present.	n/a	-
G12	Group – Whitebeam	-	-	-	Previously removed since 2016.	-	-

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Tree No.	Species	Height (m)	Age	Condition Rating	Comments	Recommendations	Priority Rating
G13 a – b	Group – London Plane	11-15	EM	B/C	Planted in shrub border adjacent to parking area. G13a exhibits reasonable form and vigour but slightly one sided. G13b has two large stem failures with decay present with low potential. Girdling roots present. Low foliage.	Reduce and re-shape both trees by approximately 2m and crown lift to 3m.	2
G14 a – b	Group – London Plane	6-10	SM	C	Planted in shrub border adjacent to parking area and footpath. G14 c – g has been previously removed. G14a has a poor main fork and G14b has a stem cavity with decay present at approx. 4m. Low foliage.	Reduce and re-shape both trees by approximately 2m and crown lift to 3m.	2
G15 a – b	Group – London Plane	-	-	-	Previously removed since 2016.	-	-
G16	Group – Willow, Sycamore & Silver Birch	0-10	Y-SM	B	A mix of young self-sown trees and planted shrubs located on bank area to rear of hotel. Several trees slightly encroaching into the highway.	Remove stems affecting the wall and highway.	3
T40	Horse Chestnut	11-15	M	B	Growing on shrub bank adjacent to parking bays; raised elevation from site. Minor crown asymmetry and the presence of Bleeding Canker on lower stem.	n/a	-
T41	Sycamore	11-15	M	B	Growing on shrub bank adjacent to parking bays; raised elevation from site. Minor crown asymmetry. Ivy previously severed on lower stem but growing back.	Maintain Ivy.	3
T42	Sycamore	11-15	M	B	Growing on shrub bank adjacent to parking bays; raised elevation from site. Minor crown asymmetry. Ivy previously severed but still has an Ivy clad stem but growing back.	Maintain Ivy.	3

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Tree No.	Species	Height (m)	Age	Condition Rating	Comments	Recommendations	Priority Rating
T43	London Plane	11-15	M	B	An off-site tree growing adjacent top of bank within the highway. Reasonable crown symmetry. Ivy previously severed but still has an Ivy clad stem.	Maintain Ivy.	3
T44	Sycamore	11-15	M	B	Growing on shrub bank adjacent to parking bays; raised elevation from site. Minor crown asymmetry. Ivy previously severed on lower stem.	n/a	-
T45	Sycamore	11-15	M	B	An off-site tree within adjacent property. Growing on shrub bank adjacent to parking bays; raised elevation from site. Minor crown asymmetry. Ivy on stem.	n/a	-
T46	Ash	0-5	Y	B	Planted in shrub border adjacent to parking area. Exhibits good form and vigour. No obvious signs of Ash Dieback.	n/a	-
T47	Oak	6-10	SM	A	Planted in shrub border adjacent to parking area. Exhibit a dense vigorous form.	n/a	-
T48	Ash	0-5	Y	B	Planted in shrub border adjacent to parking area. Exhibits good form and vigour. No obvious signs of Ash Dieback.	n/a	-
T49	Beech	16-20	M	A/B	A co-dominant specimen planted in shrub border adjacent to parking and picnic area. Exhibits major asymmetry but good vigour. Major crossing limbs in crown. Large pieces of deadwood present. Major branching over car park, could do with reduction of end weight.	Remove significant deadwood and reduce canopy over car park by approximately 3m (mainly the lower limb).	2
T50	Sycamore	16-20	M	B	A co-dominant specimen planted in shrub border adjacent to parking and picnic area. Exhibits major asymmetry due to group but reasonable vigour. Several stem wounds and cavities form previous pruning.	n/a	-

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Tree Condition Assessment: Parrswood Leisure Complex, Wilmslow Road, Manchester, M20 5PG Date: 03/11/23 Weather: Inclement Surveyor: PM							
Tree No.	Species	Height (m)	Age	Condition Rating	Comments	Recommendations	Priority Rating
T51	Lime	16-20	M	B/C	A co-dominant specimen planted in shrub border adjacent to parking and picnic area. Exhibits good form with typical dieback in upper crown. Significant deadwood present.	Crown clean removing significant deadwood.	2
T52	Lime	16-20	M	B/C	A co-dominant specimen planted in shrub border adjacent to parking and picnic area. Exhibits good form with typical dieback in upper crown. Significant deadwood present.	Crown clean removing significant deadwood. Crown lift/remove stem & basal shoots to approx. 2.5m.	2
T53	Oak	6-10	SM	B/C	Planted in shrub border adjacent to parking area. Exhibits scrubby form with several stem wounds.	n/a	-
T54	Oak	6-10	SM	B	Planted in shrub border adjacent to parking area. Exhibits reasonable form and vigour. Broken lower hanging limb.	Remove broken limb.	2
T55	Lime	11-15	M	B	An individual specimen planted in shrub border adjacent to parking and picnic area. Exhibits good form with typical dieback in upper crown. Significant deadwood present.	Crown clean removing significant deadwood. Crown lift/remove stem & basal shoots to approx. 2.5m.	2
G17	Group – Beech, Lime, Sycamore, Oak, Norway Maple, Yew, Cypress & Elm	11-20	Y-M	B/C	Mature woodland group adjacent to footpath and access road. Large mature trees and younger stems recently exposed due to previous removals. Ivy and basal shoots present on several significant specimens.	n/a	-
T56	Lime	11-15	M	C	Located within G17, previously pollarded. Decay column from base to 2.5m. Heavy re-growth on weak attachments. Stem swamped in Ivy.	Remove large re-growth back to previous points and sever Ivy at base to 1m.	2
T57	Beech	-	-	-	Previously removed since 2016.	-	-
T57a	Oak	-	-	-	Previously removed since 2016.	-	-

APPENDIX B – Tree Survey Data

Tree Condition Assessment: Parrswood Leisure Complex, Wilmslow Road, Manchester, M20 5PG Date: 03/11/23 Weather: Inclement Surveyor: PM							
Tree No.	Species	Height (m)	Age	Condition Rating	Comments	Recommendations	Priority Rating
T58	Beech	21-25	FM	B	A large prominent tree (Tree Tag - 00204) located within G17. Co-dominant stem at approx. 4m with included bark. Previously pruned to remove significant deadwood. Minor Ivy on stem. Significant bark death at base and the presence of the decay fungus <i>Kretzschmaria deusta</i> at base. Signs of decline within the crown.	Fell to ground level.	1
T59	Sycamore	16-20	M	B	A large tree in shrub border adjacent to G17 and Entertainment Centre. Exhibits good form and vigour, dense crown. Ivy previously severed at base.	n/a	-
G18	Group – 13 Holly	6-10	M	B	A closely spaced group growing in grassed area at rear of Entertainment Centre. Good screen with good vigour. Self-sown Sycamore near entrance.	n/a	-
G19	Group – Holly, Cypress & Yew	6-15	EM-M	B	A mixed group forming a continuous canopy cover with G17. Mostly good form and vigour.	n/a	-
T60	Lime	16-20	M	B	An individual specimen planted in grass area rear of Entertainment Centre. Exhibits good form with typical dieback in upper crown. Significant deadwood present.	Crown clean removing significant deadwood. Crown lift/remove stem & basal shoots to approx. 4m.	2
T61	Monterey Cypress	11-15	EM	A	Planted within shrub border at rear of Entertainment Centre. Exhibits good form and reasonable vigour.	n/a	-
G20 a – c	Group - Ash	-	-	-	Previously removed since 2016.	-	-
T62	Deodar Cedar	6-10	EM	A	Off-site tree planted in border adjacent to parking area. Exhibits good form and vigour. No impact on car park at present.	n/a	-

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Tree No.	Species	Height (m)	Age	Condition Rating	Comments	Recommendations	Priority Rating
G21	Group – Silver Birch & Willow	6-10	SM	B	An off-site group planted in border adjacent to parking area. Reasonable group.	n/a	-
G22 a – c	Norway Maple	6-10	SM	A	A young co-dominant group located off-site in border adjacent to parking area. Good form and vigour.	n/a	-
T62a	Pine	0-5	Y	B	A young Pine tree planted adjacent to car parking. Poor location for species. Low foliage affecting parking space.	Crown lift to approx. 2.5m over parking space.	3
G23	Group – Holly, Cypress & Yew	6-10	EM	B	A mixed evergreen group planted in grass area at rear of Entertainment Centre. Dense group with Ivy in several stems. Overhangs service yard. Several Cherry & Norway Maple saplings present.	Remove saplings.	3
G24 a - c	Group - Norway Maple	6-10	SM	A	Planted in shrub border adjacent to parking area. Good form and vigour apart from middle tree that has poor forks present. Tree a is spoilt by Cypress under crown.	Remove trees under crown of Tree a.	3
G25 a – c	Group - Norway Maple	6-10	SM	A	Planted in shrub border adjacent to parking area. Good form and vigour apart from last tree c that has poor forks present.	n/a	-
G26 a – e	Group - Norway Maple	6-10	Y-SM	B	Planted in shrub border adjacent to parking area. All exhibit reasonable form and vigour apart from tree d.	n/a	-
G27 a – b	Group – 2 Norway Maple	6-10	SM	A	Planted in grass verge adjacent to access road. Both trees exhibit reasonable form and vigour. Tree b has a girdling root present. Heavily compacted at base.	n/a	-
T63	Pine	11-15	M	A	An off-site tree planted in shrub border adjacent to access road. Good form and vigour.	n/a	-

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Tree Condition Assessment: Parrswood Leisure Complex, Wilmslow Road, Manchester, M20 5PG Date: 03/11/23 Weather: Inclement Surveyor: PM							
Tree No.	Species	Height (m)	Age	Condition Rating	Comments	Recommendations	Priority Rating
G28 a - c	Group – Atlas Cedar	6-10	SM-EM	B	Off-site trees planted in shrub/grass border adjacent to access road. Good form and vigour.	n/a	-
G29	Group – Holly & Cypress	6-10	SM-EM	B	Off-site scattered trees planted in border adjacent to access road. Good form and vigour.	n/a	-
G30	Group – Norway Maple	6-10	EM	A	An off-site linear group planted in border adjacent to access road. Good form and vigour.	n/a	-
G31 a - l	Group - Norway Maple	6-10	SM	A/B	Planted in shrub border adjacent to parking area. All exhibit good form and vigour.	n/a	-

Recommended works should be carried out to the *British Standard Recommendations for Tree Work, BS 3998:2010*

APPENDIX C – Key References

1. Lonsdale, D. (1999) *Principles of tree hazard assessment and management, Research for amenity trees No. 2.* HMSO, London. ISBN 0-11-753355-6
2. Mattheck, C. and Belier, H. (1994) *The body language of trees. Research for amenity trees No. 4.* HMSO, London. ISBN 0-11-753067-0
3. Shigo, A. L. (1989a) *A new tree biology. Shigo and Trees Associates, Durham, New Hampshire.* ISBN 0-943563-04-6
4. Stouts R. G. and Winter T. G. (1994) *Diagnosis of ill-health in trees, Research for amenity trees No. 2.* HMSO, London. ISBN 0-11-752919-2
5. *British Standard BS 3998: (2010) Tree Work-Recommendations.* ISBN 978-0-580-53777-6

APPENDIX D

Site Plans

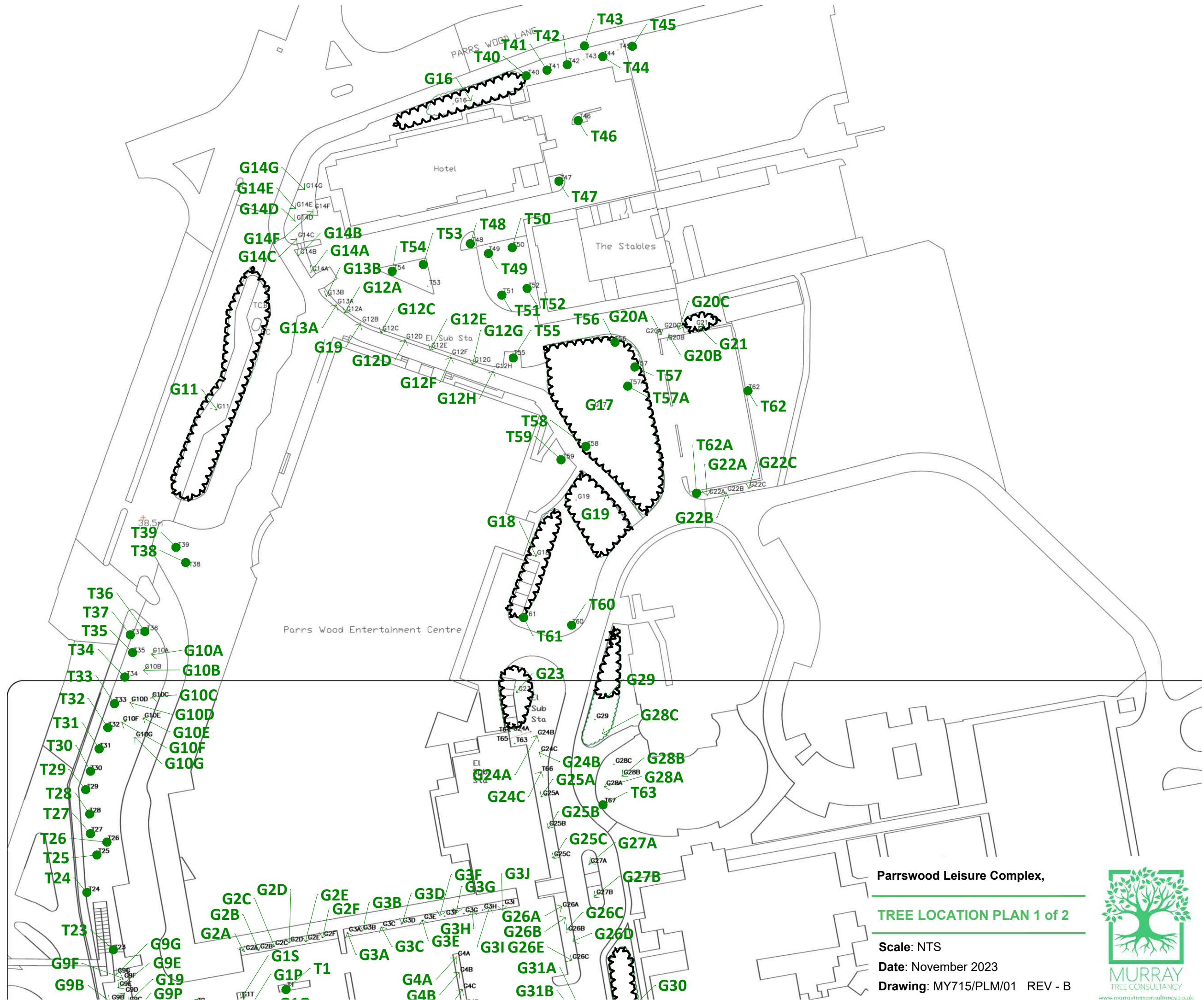
KEY



TREE LOCATION AND CONDITION



GROUP/ HEDGE LOCATION AND CONDITION



Parrswood Leisure Complex,

TREE LOCATION PLAN 1 of 2

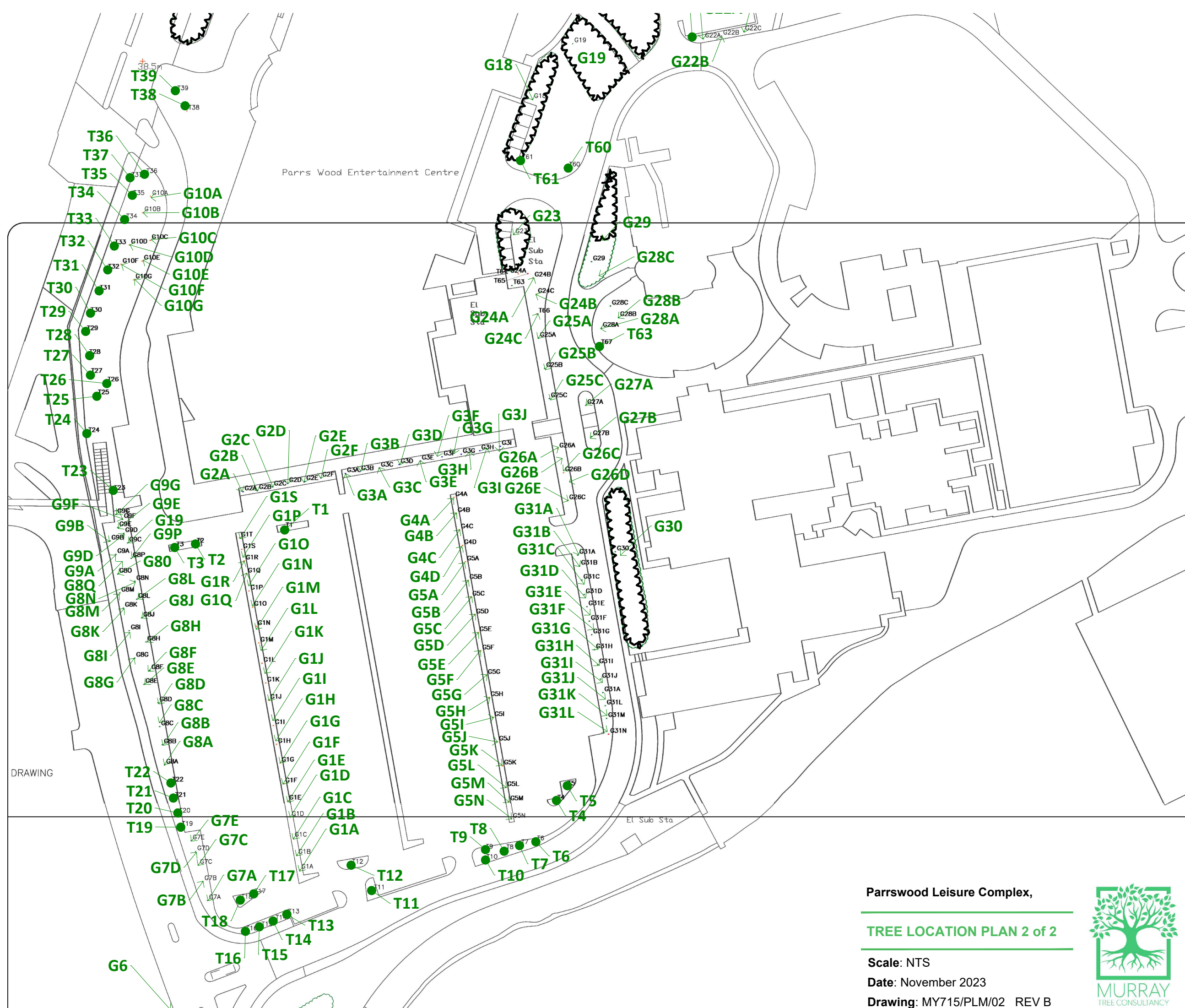
Scale: NTS

Date: November 2023

Drawing: MY715/PLM/01 REV - B



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Parrswood Leisure Complex,

TREE LOCATION PLAN 2 of 2

Scale: NTS

Date: November 2023

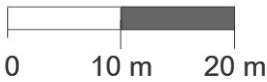
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RAW CHARGING PARRSWOOD
PARRSWOOD LEISURE COMPLEX

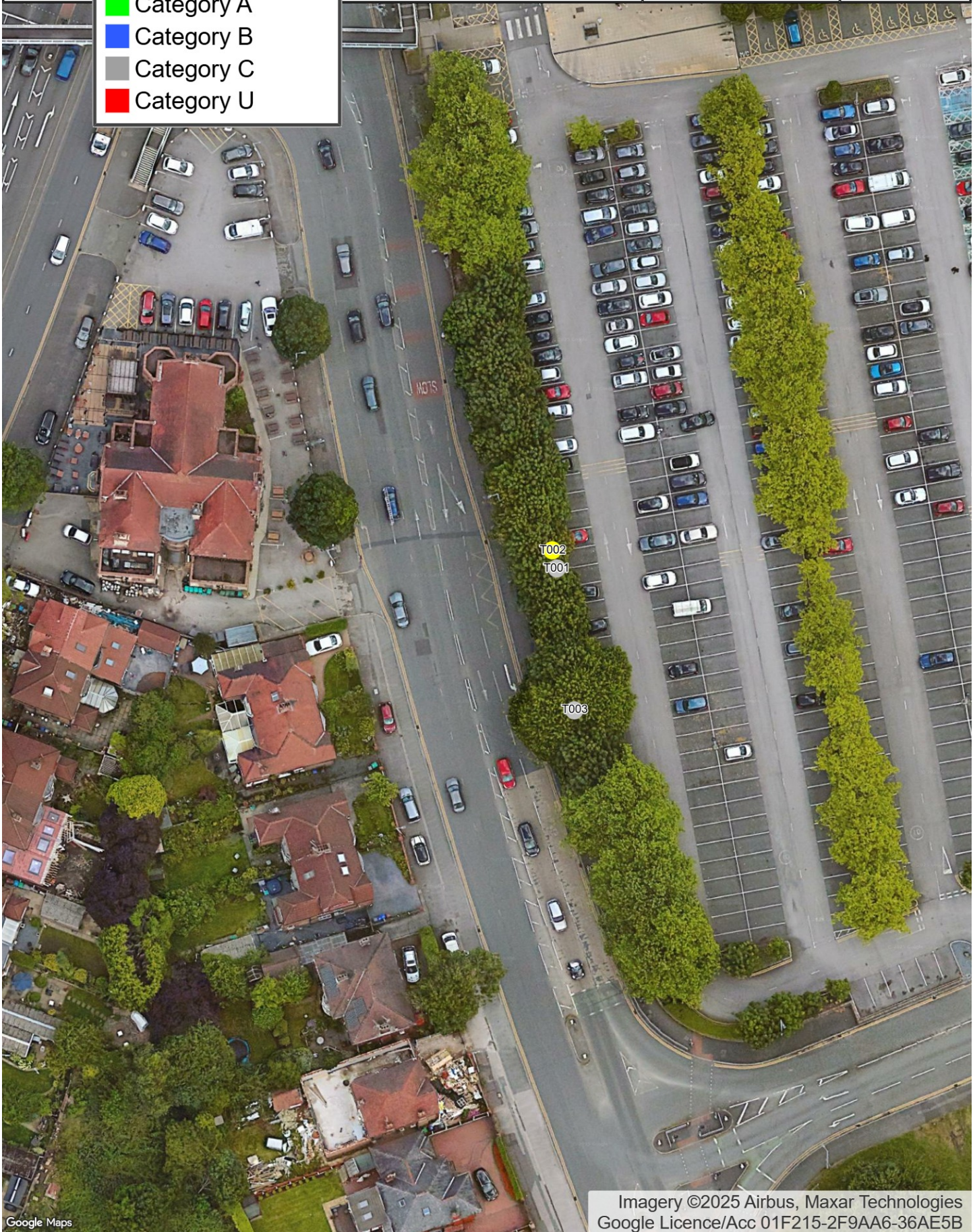
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Highlight on map

- Category A
- Category B
- Category C
- Category U

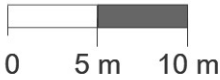


RAW CHARGING PARRSWOOD
PARRSWOOD LEISURE COMPLEX

TREE PROTECTION PLAN,RPAS
IN YELLOW ,TREE PROTECTIVE
FENCING IN PURPLE

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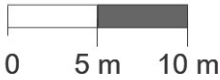


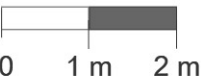
RAW CHARGING PARRSWOOD
PARRSWOOD LEISURE COMPLEX

TREE PROTECTION PLAN,RPAS
IN YELLOW ,TREE PROTECTIVE
FENCING IN PURPLE

Page size: A4

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T002

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T003