MURRAY
TREE CONSULTANCY

TREE CONDITION ASSESSMENT

AT

PARRSWOOD LEISURE COMPLEX
WILMSLOW ROAD
MANCHESTER
M20 5PG

March 2022

PM/12/03/22

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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 Monday 21st February 2022 and the weather was wet and windy. This survey information replaces the previous survey carried out by Murray Tree Consultancy in January 2019.

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 2019.

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 off 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 but there has been some pruning of lower branches to maintain a good height over the car park areas.

2.2.2 The trees of most concern are a large Ash within G11, which is a local authority tree and four London Planes (G13 & G14), which have significant decay present. See photographs within Appendix B

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.

2.2.5 The data tables and plans with the Appendices are self-explanatory but should any clarification be sought then please contact me directly.

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
2	G7 a-e	London Plane	Crown lift group over highway, remove branch stubs and prune branches of G7a back from light column and traffic light.
2	T21	Oak	Remove low branch over highway and prune branches back from light column.
2	T28	Ash	Remove 4 to 5 low branches over highway.
2	T30	Ash	Remove 3 low branches over highway and remove stem shoots.
2	G11	Mixed	Remove Ash tree; advise tree owner of this recommendation.
2	G13 a-b	London Plane	Fell both trees to ground level, grind out stumps and replace.
2	G14 a-g	London Plane	Fell both trees to ground level, grind out stumps and replace.
2	G16	Mixed	Remove stems affecting the highway.
2	T47	Oak	Crown lift to approx. 2.5m.
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	T55	Lime	Crown clean removing significant deadwood. Crown lift/remove stem & basal shoots to approx. 2.5m.
2	T56	Lime	Remove re-growth.
2	T60	Lime	Crown clean removing significant deadwood. Crown lift/remove stem & basal shoots to approx. 4m.
3	G1 a-t	London Plane	Remove concrete base adjacent G1t. Plant up minor gaps in border with new plants.

Priority	Tree Number	Species	Description of Works
3	G2 a-f	Hornbeam	Prune tree b form adjacent sign. Plant up gaps with new shrubs to prevent compaction.
3	T4 & T11	Norway Maple	Plant up gaps in border with new plants.
3	T18	Norway Maple	Remove crossing limb.
3	T23 & T24	Sycamore	Cut and treat stump to prevent re-growth.
3	T26	Sycamore	Remove minor lower stem growth growing toward access road.
3	T37	Tree of Heaven	Remove tree; advise tree owner of this recommendation.
3	T58	Beech	Sever Ivy at base to 1m.

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 2024.

Signed

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

14th March 2022

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)

<u>Definition of Physiological & Morphological Terms</u>

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 tumerous) - 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 spilt 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 is 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:** 21/02/22 **Weather:** Inclement **Surveyor:** PM

Tree No.	Species	Height (m)	Age	Condition Rating	Comments	Recommendations	Priority Rating
G1 a - t	Group - London Plane	6-10	SM	A/B	Planted in shrub border adjacent to parking area, 2-2.5m clearance to parking bays. Generally, they exhibit good form and vigour. Slight sparse canopy in G1h and G1s. Concrete base adjacent G1t. Several gaps in border were compacted due to footfall. Several stems have minor basal wounds. Previous trimming of lower crowns. Mixed vigour within group.	**Remove concrete base adjacent G1t.** **Plant up minor gaps in border with new plants.**	**3** **3**
T1	Hornbeam	0-5	Y	A	Planted in shrub border adjacent to parking area. Exhibits compact crown with good form and vigour.	**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.	**Prune tree b form adjacent sign.** **Plant up gaps with new shrubs to prevent compaction.**	**3** **3**
G3 a - i	Group - Hornbeam	6-10	SM	A	Planted in shrub border adjacent to parking area. Exhibit good form and vigour. Epicormic growth routinely maintained.	**n/a**	**-**
G4 a - d	Group - London Plane	6-10	SM	B/C	Planted in shrub border adjacent to parking area. Exhibits poor form and vigour. Sparse canopies and poor extension growth.	**n/a**	**-**

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G5 a- n	Group - London Plane	6-10	SM	A/B	Planted in shrub border adjacent to parking area, 2-2.5m clearance to 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.	**n/a**	**-**
T4	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**
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 previously severed on stem.	**n/a**	**-**
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 previously severed on stem.	**n/a**	**-**
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/C	Planted in shrub border adjacent to parking area. Exhibits reasonable form but low vigour, poor extension growth.	**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.	**Remove crossing limb.**	**3**

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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.	**Crown lift group over highway, remove branch stubs and prune branches of G7a back from light column and traffic light.**	**2**
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.	**Remove low branch over highway and prune branches back from light column.**	**2**
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 - p	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 - f, h and j.	**n/a**	**-**
G9 a - g	London Plane	6-10	SM	B	A co-dominant group planted in shrub border adjacent to parking area. Slightly sparse canopies in some trees. Previous trimming of lower crowns.	**n/a**	**-**

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Tree No.	**Species**	**Height (m)**	**Age**	**Condition Rating**	**Comments**	**Recommendations**	**Priority Rating**
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	B	Planted in border adjacent to access and A34 Kingsway. Exhibits major asymmetry due to group with a dense crown structure. Minor surface root damage.	**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.	**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. This tree should be checked within the summer months for Ash Dieback.	**Remove 4 to 5 low branches over highway.**	**2**
T29	Sycamore	11-15	M	B/C	Planted in border adjacent to access and A34 Kingsway. Exhibits poor form and low vigour, previously reduced in upper crown to remove dieback. Several previous pruning wounds now forming cavities.	**n/a**	**-**

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T30	Ash	11-15	M	B	Planted in border adjacent to access and A34 Kingsway. Exhibits minor asymmetry due to group with minor deadwood and broken branch stubs form previous rip outs. Low branches affecting highway. This tree should be checked within the summer months for Ash Dieback.	**Remove 3 low branches over highway and remove stem shoots.**	**2**
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. This tree should be checked within the summer months for Ash Dieback.	**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 form previous pruning.	**n/a**	**-**
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 form previous pruning.	**n/a**	**-**
T37	Tree of Heaven	11-15	EM	C	Off-site tree close to boundary wall located within the highway. Overhangs site slightly. Deadwood and large wounds and tear-outs throughout.	**Remove tree; advise tree owner of this recommendation.**	**3**

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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 good 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 & 1 Ash	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. The Ash has a major lean over the highway with significant stem decay.	**Remove Ash tree; advise tree owner of this recommendation.**	**2**
G12	Group – Whitebeam	-	-	-	Previously removed since 2016.	**-**	**-**
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.	**Fell both trees to ground level, grind out stumps and replace.**	**2**

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G14 a – g	Group – London Plane	6-10	SM	C	Planted in shrub border adjacent to parking area and footpath. G14 c – g has been previously removed with several high stumps still present. G14a has a poor main fork and G14b has a stem cavity with decay present at approx. 4m.	**Fell both trees to ground level, grind out stumps and replace.**	**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 highway.**	**2**
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.	**n/a**	**-**
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.	**n/a**	**-**
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.	**n/a**	**-**

APPENDIX B – Tree Survey Data							
Tree Condition Assessment: Parrswood Leisure Complex, Wilmslow Road, Manchester, M20 5PG **Date:** 21/02/22 **Weather:** Inclement **Surveyor:** PM							
Tree No.	**Species**	**Height (m)**	**Age**	**Condition Rating**	**Comments**	**Recommendations**	**Priority Rating**
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	A	Planted in shrub border adjacent to parking area. Exhibits good form and vigour. Check for Ash Dieback within summer months.	**n/a**	**-**
T47	Oak	6-10	SM	A	Planted in shrub border adjacent to parking area. Exhibit a dense vigorous form.	**Crown lift to approx. 2.5m.**	**2**
T48	Ash	0-5	Y	A	Planted in shrub border adjacent to parking area. Exhibits good form and vigour.	**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.	**n/a**	**-**
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**	**-**
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**

APPENDIX B – Tree Survey Data

Tree Condition Assessment: Parrswood Leisure Complex, Wilmslow Road, Manchester, M20 5PG **Date:** 21/02/22 **Weather:** Inclement **Surveyor:** PM

Tree No.	Species	Height (m)	Age	Condition Rating	Comments	Recommendations	Priority Rating
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.	**n/a**	**-**
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, 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.	**Remove re-growth.**	**2**
T57	Beech	-	-	-	Previously removed since 2016.	**-**	**-**
T57a	Oak	-	-	-	Previously removed since 2016.	**-**	**-**
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.	**Sever Ivy at base to 1m.**	**3**

APPENDIX B – Tree Survey Data							
Tree Condition Assessment: Parrswood Leisure Complex, Wilmslow Road, Manchester, M20 5PG **Date:** 21/02/22 **Weather:** Inclement **Surveyor:** PM							
Tree No.	**Species**	**Height (m)**	**Age**	**Condition Rating**	**Comments**	**Recommendations**	**Priority Rating**
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.	**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	Western Red Cedar	6-10	EM	A	Planted within shrub border at rear of Entertainment Centre. Exhibits good form and 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**	**-**
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.	**n/a**	**-**

APPENDIX B – Tree Survey Data							
Tree Condition Assessment: Parrswood Leisure Complex, Wilmslow Road, Manchester, M20 5PG **Date:** 21/02/22 **Weather:** Inclement **Surveyor:** PM							
Tree No.	**Species**	**Height (m)**	**Age**	**Condition Rating**	**Comments**	**Recommendations**	**Priority Rating**
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.	**n/a**	-
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.	**n/a**	-
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 minor tree in centre of group.	**n/a**	-
G27 a – b	Group – 2 Norway Maple	6-10	SM	A	Planted in border adjacent to parking area. Both trees exhibit good form and vigour. Tree b has a girdling root present.	**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**	-
G28 a - b	Group – Atlas Cedar	6-10	SM	B	Off-site trees planted in shrub border adjacent to access road. Good form and vigour.	**n/a**	-
G29	Group – Atlas Cedar, 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**	-

APPENDIX B – Tree Survey Data							
Tree Condition Assessment: Parrswood Leisure Complex, Wilmslow Road, Manchester, M20 5PG **Date:** 21/02/22 **Weather:** Inclement **Surveyor:** PM							
Tree No.	**Species**	**Height (m)**	**Age**	**Condition Rating**	**Comments**	**Recommendations**	**Priority Rating**
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. Many of the gaps within the border have been recently planted up.	**n/a**	**-**

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

G14 - stem cavity

Tree d in G5 bark stripped

Ash in G11 with stem decay leaning over highway

G13 - girdling root

G13 - stem cavities

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*

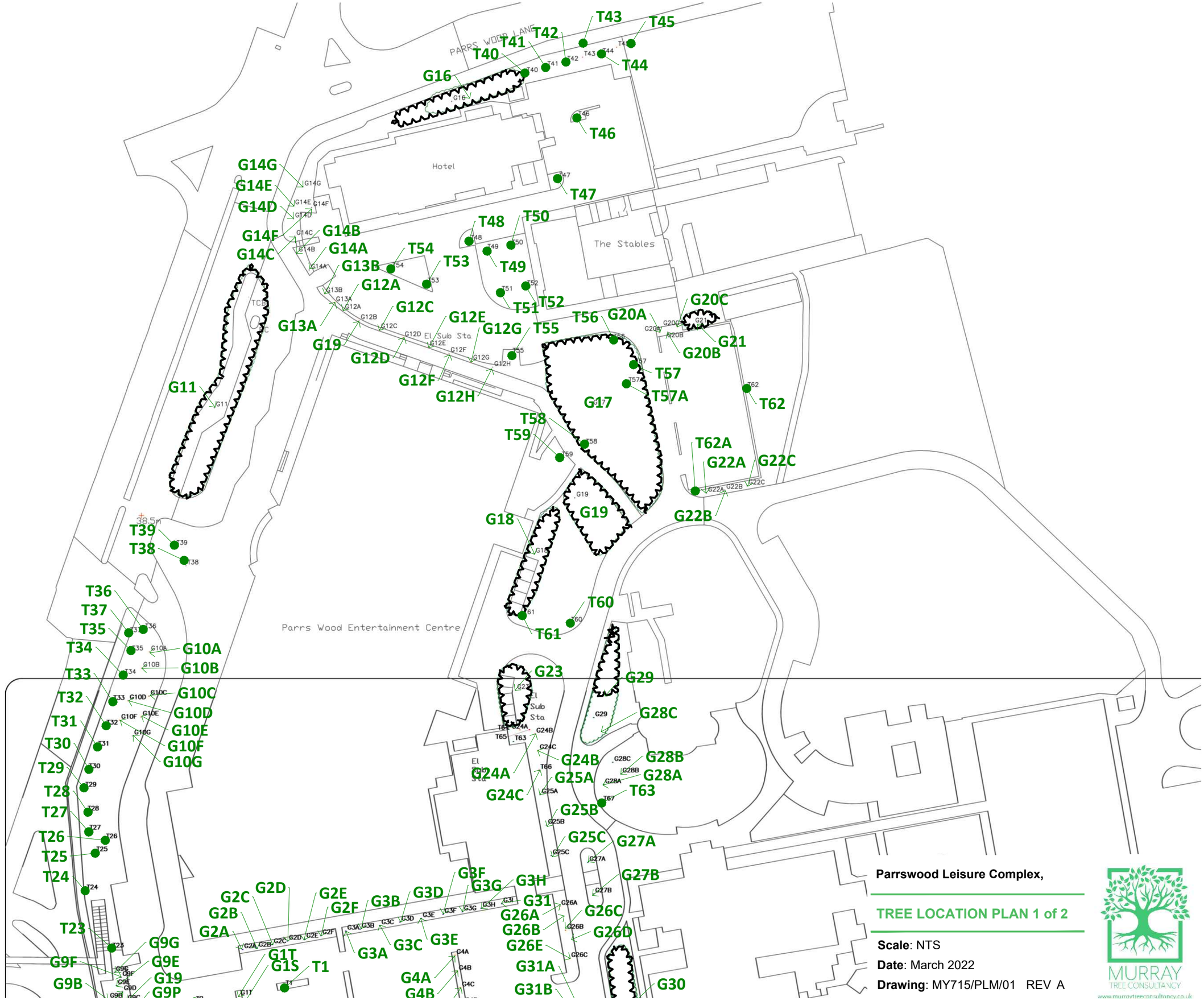
3. *Shigo, A. L. (1989a) A new tree biology. Shigo and Trees Associates, Durham, New Hampshire. ISBN 0-943563-04-6*

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



Parrswood Leisure Complex,

TREE LOCATION PLAN 1 of 2

Scale: NTS

Date: March 2022

Drawing: MY715/PLM/01 REV A

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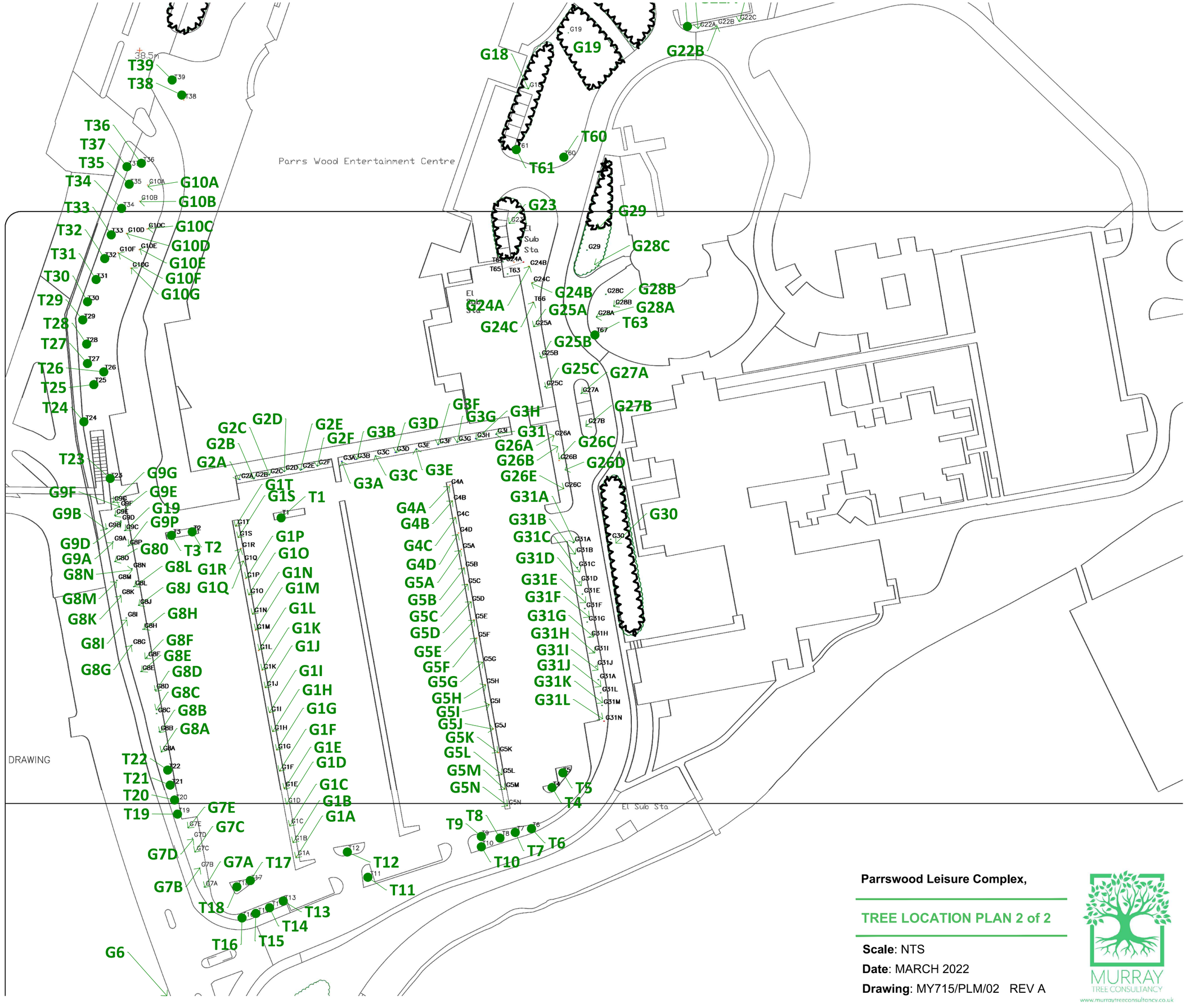

KEY

- TREE LOCATION AND CONDITION
- GROUP/ HEDGE LOCATION AND CONDITION

Parrswood Leisure Complex,

TREE LOCATION PLAN 2 of 2

Scale: NTS

Date: MARCH 2022

Drawing: MY715/PLM/02 REV A

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