

LAKELAND
TREE CONSULTANCY
ARBORICULTURAL PLANNING SPECIALIST

Arboricultural Impact Assessment

17 Didsbury Park
Didsbury
Manchester
M20 5LH

April 2026

Project details

Job no.	LTC303
Site	17 Didsbury Park, Didsbury, Manchester, M20 5LH
Client	Martijn & Anna De Lange
Agent	Buju Architects
Arboriculturist	Jennie Keighley PhD MSc MArborA
Local authority	Manchester City Council
Date	16 April 2026
Revision	B - side extension reduced to single-storey (April 2026) A - proposed site plan amended; additional trees retained (November 2025)
Issue	Final issue for planning

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ARBORICULTURAL PLANNING SPECIALIST

Contents

Page no.

1. Executive Summary 1
2. Introduction 2
3. The Site and Tree Population..... 3
4. The Development Proposal and Arboricultural Impact Assessment 5
5. Protection of Retained Trees..... 9
6. Tree Preservation Orders, Conservation Areas and Other Legal Constraints..... 13

References 15

Appendices

Tree Survey Plan

Tree Removal Plan

Tree Protection Plan

BS5837 Tree Protection Fencing

BS5837 Tree Survey Schedule

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1. Executive Summary

1.1 This arboricultural impact assessment (AIA) relates to a planning application at 17 Didsbury Park, Didsbury for the proposed erection of extensions to the side and rear of the existing dwelling.

1.2 A tree survey carried out in accordance with BS5837 identified 16 individual trees, three groups of trees and a hedge with potential to be impacted by the proposed development works.

1.3 Assessment of the proposal plan indicates that construction of the development will require the removal of one moderate quality birch tree. All other trees and hedges are to be retained. Facilitation pruning works will be required to some of the retained trees.

1.4 A Landscape Masterplan is to be submitted in support of the application, which will propose new trees, shrubs and hedging in order to compensate for the development-related tree loss.

1.5 The retained trees can be adequately protected by means of temporary tree protection fencing, which is to be laid-out as shown on the appended Tree Protection Plan, and by following both the site-specific and general tree protection recommendations provided herein.

2. Introduction

2.1 The clients' agent instructed Lakeland Tree Consultancy to survey the trees at the site in question and undertake an arboricultural impact assessment (AIA) in relation to a planning application for the proposed erection of extensions to the side and rear of the existing dwelling.

2.2 Arboriculturist Jennie Keighley PhD MSc MArborA visited the site on 13 November 2024 and surveyed all trees with reasonable potential to be impacted by the proposed works in accordance with the British Standard guidance, BS5837 (2012) *Trees in relation to design, demolition and construction - Recommendations*.

2.3 This report will assess the potential impacts of the proposed development upon the existing tree population and outline the tree protection measures needed to prevent retained trees from being damaged during the construction works. It should be supplied to the Local Planning Authority (LPA) to allow them to determine the planning application and its contents should be adhered to by the appointed contractor, should the development be approved.

3. The Site and Tree Population

The site

3.1 The site is located within the suburb of Didsbury, Greater Manchester, and is currently a semi-detached residential dwelling with surrounding garden area and car parking to the front (see Figure 1). The site is bounded to the north, south and west by neighbouring residential properties, and to the east by Didsbury Park, from which there is existing vehicular access.

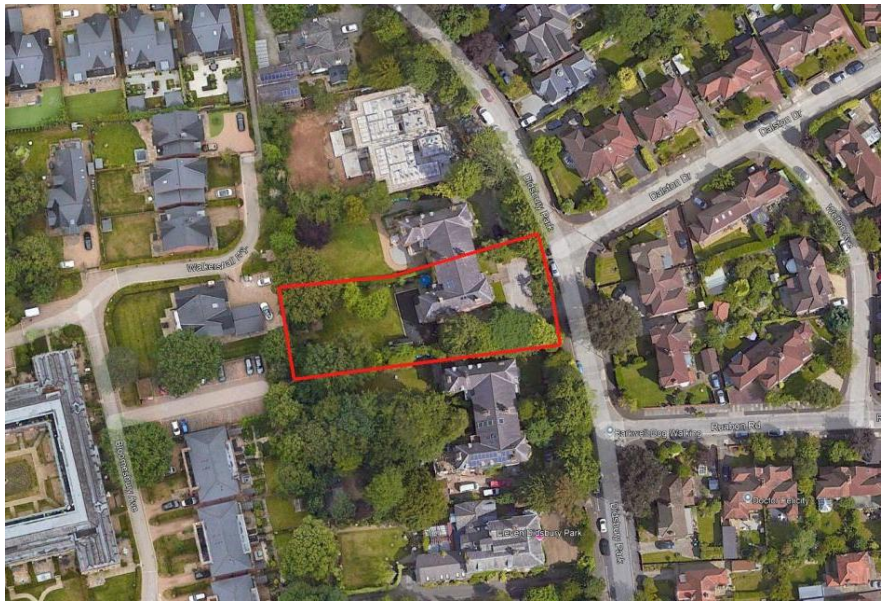


Figure 1: Google Earth image of application site (dated 24 April 2022)

The tree population

3.2 The tree cover at the site contains a range of ornamental and native species, growing mostly around the site periphery, from small fruit trees to large mature specimens. The boundaries are well-screened on most sides by evergreen shrubs and hedging growing both within the site and within neighbouring gardens.

3.3 The BS5837 tree survey identified 16 individual trees, three groups of trees and a hedge with potential to be impacted by the proposed development works. The positions of the surveyed trees in relation to the existing site are shown on the appended Tree Survey Plan.

3.4 The retention value of the surveyed trees was categorised using the guidance given in Table 1 of BS5837 (2012), which is explained in the appended Tree Survey Schedule. One tree was categorised as high quality (A-category), seven trees were categorised as moderate quality (B-category), seven trees, the groups and the hedge were categorised as low quality (C-category), and one tree was categorised as unsuitable for retention (U-category) due to its limited remaining life expectancy.

Veteran trees

3.5 Trees classified as veteran or ancient are of exceptionally high value and are afforded special consideration as "irreplaceable habitats" within the National Planning Policy Framework (NPPF). The tree survey did not identify any notable, veteran or ancient trees at this site, as defined by Lonsdale (2013). It may not have been possible to thoroughly inspect all trees, however, where they were located off-site or where they were located within heavily overgrown areas, for example.

4. The Development Proposal and Arboricultural Impact Assessment

The development proposal

4.1 The Proposed Site Plan provided (drawing number P744_210 Revision B by Buju Architects) indicates that the planning application is for the proposed erection of extensions to the side and rear of the existing dwelling, with associated new hardscaping.

Services and drainage

4.2 The Proposed Site Plan provided does not show all proposed services or drainage at this stage, although these are anticipated to utilise existing infrastructure and there is no foreseeable requirement for new provisions to be sited within the root protection areas (RPAs) of retained trees.

Tree removals

4.3 As shown on the appended Tree Removal Plan and in Table 1, below, construction of the development as proposed will require the removal of one moderate quality birch tree in order to construct the side extension. All other trees and hedges are to be retained.

Table 1: Proposed tree removals

ID no.	Species	BS5837 category	Recommendation
T7	Silver birch	B	Remove in order to construct side extension as proposed
Total tree removals			**1no. B-category tree**

Compensatory tree planting

4.4 A Landscape Masterplan is to be submitted in support of the planning application that will propose new trees, alongside ornamental shrubs and hedging, in order to compensate for the development-related tree loss. Tree planting should be implemented in accordance with the British Standard guidance, BS8545 (2014) *Trees: from nursery to independence in the landscape - Recommendations*.

Tree works

4.5 Anticipated facilitation pruning requirements are shown in the preliminary Tree Works Schedule below (Table 2). The proposed works should be reviewed prior to construction, should the development be approved, in case any aspects of the site design or layout have changed since this report was prepared.

4.6 All tree works should be carried out by a suitably qualified, experienced and insured arborist and must be in accordance with the British Standard guidance BS3998 (2010) *Tree work - Recommendations.*

Table 2: Preliminary Tree Works Schedule

ID no.	Species	BS5837 category	Recommendation
T5	Robinia	B	Prune to lift crown slightly, where overhanging proposed single-storey side extension, to create a 1m clearance from roof, if required (current ground clearance approx. 4m)
T6	Holly	C	Prune overhanging crown back towards site boundary
G3	Shrub group	C	Prune overhanging crowns back towards site boundary as required

RPA encroachments

4.7 As shown on the appended Tree Protection Plan, proposed works within or close to the RPAs of retained trees include: -

- Erection of side extension within RPAs of T5, T6 and G3
- Resurfacing of driveway within RPAs of T3, T4 and T5

Operations with potential to impact tree RPAs must be carried out in accordance with the preliminary arboricultural method statement and general tree protection requirements provided later in Section 5.

Future tree pressures

4.8 The AIA seeks to identify any reasonably foreseeable sources of conflict between the existing trees and the proposed development that would lead to future pressure to remove or significantly prune the trees. This can include shading issues and nuisance issues, such as the dropping of fruit or leaf litter. The assessment does not include proposed new trees, the details of which may not have been available at the time this report was prepared.

4.9 The following potential future sources of conflict and any proposed solutions have been identified at the site in question: -

- The cherry laurel and holly growing on neighbouring land to the south of the site (G3 and T6) will require regular pruning where adjacent to the new extension to prevent branches from encroaching over the clients' side access path
- The crown of retained robinia T5 may require pruning periodically to prevent branches from conflicting with the new side extension

4.10 The AIA does not include the collection of soil samples to assess the potential for roots of existing, proposed or removed trees to affect soil structure and potentially impact neighbouring foundations. It is recommended that soils are professionally assessed and foundations are designed accordingly, in line with the guidance provided in the NHBC Standards (2025) *4.2 Building near trees*.

5. Protection of Retained Trees

Tree protection fencing

5.1 Adequate protection of the retained trees during the development is paramount in ensuring their health and survival. Creating a construction exclusion zone by erecting temporary fencing around the perimeter of the trees' RPAs is the most effective way of protecting them during the works. It is important that tree protection fencing is secured into the ground, so that it cannot be easily moved or shunted out of place whilst the construction works are underway.

5.2 For the development in question, the default BS5837 tree protection fencing specification, as shown on the appended illustration, is expected to be suitable, although angled support struts may be excluded where space is limited around tree T5. It may be possible to agree an alternative fencing specification with the LPA Tree Officer prior to commencement, if required.

5.3 The fencing is to be laid-out as indicated on the appended Tree Protection Plan prior to any works on site, including site preparation and deliveries, and shall remain in place until construction is complete and all associated materials have been removed from site. Once erected, the tree protection fencing shall be labelled with all-weather notices stating 'TREE PROTECTION AREA - KEEP OUT!'. The tree protection fencing must be kept well-maintained and functional for the duration of the construction works.

Preliminary arboricultural method statement

5.4 An arboricultural method statement intends to identify site operations with reasonably foreseeable potential to adversely impact the health of trees within or close to the development site and outlines the necessary actions and precautions required during the development process to minimise the risk of causing damage to trees (see Table 3, below).

5.5 As this arboricultural method statement is provided pre-determination, it should be considered preliminary, pending the confirmation of all design details, such as services, drainage, boundary treatments and detailed construction specifications. A detailed arboricultural method statement, including a sequence of works and programme of site monitoring and arboricultural supervision, can be conditioned to a planning approval, where necessary.

Table 3: Site-specific guidance for operations within tree RPAs

Operation	BS5837 Guidance
Erection of side extension	• Erection of the single-storey side extension and creation of the pedestrian access path that runs alongside it will require excavation of a small banking which may contain some roots of tree T5 and possibly of trees on neighbouring land, cherry laurel G3 and holly T6 (although the brick boundary wall is projected to be presenting a barrier to root growth to some extent and the area is likely to be dominated by the roots of removed birch tree T7) • During removal of the stump of birch T7, care must be taken not to pull, tear or damage roots belonging to neighbouring robinia T5 • As indicated on the appended Tree Protection Plan, the proposed single-storey side extension encroaches approximately 7% into the RPA of robinia T5 • The proposed extension has been purposefully set-back in order to minimise impact upon tree T5 • Where within the RPA of T5, the extension shall be constructed on BS5837-compliant root-friendly foundations, rather than traditional strip footings, so that there is no requirement to sever the roots of tree T5

Table 3 continued: Site-specific guidance for operations within tree RPAs

Operation	BS5837 Guidance
Erection of side extension (continued)	• A typical suitable foundation design would involve piles sited between any major tree roots with ground beams laid at or above existing ground level • Pads or pillars (which should be minimal in size and number) sited between tree roots may also be suitable • Pile locations must avoid substantial tree roots, so should be determined by site investigation using hand-held tools or compressed air soil displacement to a depth of at least 600mm • Piles are to be as small as practically possible to reduce the risk of striking tree roots • A suitable foundation specification should be agreed with the LPA prior to commencement • There must be no mechanical excavation within the RPA of T5 • Service and drainage provisions for the extension shall be dug using hand-held tools only where within the RPA, taking care not to sever, damage, pull or tear any tree roots >25mm in diameter (thumb-width), as these may be important for the tree's health or structural stability • The stem and retained grass banking around T5 shall be fenced-off as a construction exclusion zone, as shown on the appended Tree Protection Plan, for the full duration of the works
Resurfacing of driveway	• The resurfacing of the driveway is projected to be required within the RPAs of retained trees T3, T4 and T5 • There must be no mechanical excavation within RPAs, so the existing surface shall be removed using hand-held tools only, working backwards over the area to avoid moving over exposed ground • Important tree roots, essential for health or structural stability may be growing close to the surface, so care must be taken not to disturb or damage roots that might be present directly underneath the existing tarmacadam • If possible, the existing sub-base should be left in place and augmented, to avoid root disturbance • Ground levels within the RPA must not be lowered and roots must not be damaged or severed • Soil within the RPA must not be left exposed for a prolonged period, so should be covered with geomembrane or similar to prevent desiccation if the new surface is not being laid straight away • Installation of edge supports must not require tree roots to be damaged or severed, so must be of a design whereby they can sit at or above existing soil level and be pinned in place

5.6 General tree protection requirements

- The tree protection fencing shall be installed prior to any works on site, including site preparation and deliveries
- The tree protection fencing shall be kept well-maintained and functional for the duration of the works and shall not be moved until construction is complete and all associated materials have been removed from site
- Vehicles and plant shall not operate within RPAs, unless there is an existing hard surface in place or load-appropriate ground protection has been installed
- Soil levels within RPAs shall not be raised or lowered, unless authorised in advance by the LPA
- Soil within RPAs shall not be scraped, skimmed or mechanically compacted. The majority of tree roots are found in the top 600mm of soil, so even a shallow scrape can cause detrimental root damage
- Materials, equipment, vehicles, skips, demolition arisings, stone or earth shall not be stored within soft-surfaced RPAs
- Oil, fuel, chemicals, cement or any other material with potential to cause damage to trees shall not be poured, stored, mixed, washed or discharged within tree RPAs. Consideration shall also be given to the topography of the site to prevent materials running towards trees
- Services and drainage shall not be installed below ground level within RPAs, unless authorised in advance by the LPA
- Surface water run-off shall not be re-diverted into or out of tree RPAs
- Fires shall not be lit within 10m of any tree crown or RPA
- Temporary buildings, including welfare units and portable toilets, shall not be sited within soft-surfaced RPAs
- Notice boards, telephone cables, anchorage for equipment or any other services shall not be attached to trees
- Deliveries by crane shall be supervised by the site manager, ensuring the vehicle operates in a manner in which trees are not put at risk of damage
- Incidents of damage to a tree or with potential to damage a tree, such as an incursion, accident, impact or spillage, shall be logged and reported to the Project Arboriculturist forthwith, who will advise on the nature and timescale of any remedial action required

6. Tree Preservation Orders, Conservation Areas and Other Legal Constraints

6.1 Trees may be subject to legal protection, by means of being covered by a Tree Preservation Order (TPO) or by being located within a Conservation Area. It is an offence to cut down, uproot, top, lop, cause wilful damage or destruction of protected trees without the appropriate consent from the Local Authority. Fines for carrying out unauthorised works to protected trees can be considerable. The Local Authority must be given six-weeks' notice prior to the removal of trees within a Conservation Area with a stem diameter greater than 75mm (at a height of 1.5m above ground level). To carry out works on trees covered by a TPO, a formal application must be made to the Local Authority, which should be determined within an eight-week period.

6.2 According to Manchester City Council's website (www.manchester.gov.uk; searched 22/06/25), the site is located within the Didsbury St James Conservation Area and the surveyed trees are, therefore, afforded the associated legal protection. The website does not include details of TPOs, so it would be necessary to contact the Council directly to check for the presence of any further TPO protection at the site. It is always advisable to check for any statutory tree protection directly with the Council prior to carrying out any tree works that are not authorised as part of a detailed planning approval.

6.3 It should be noted that, subject to certain exemptions, a felling license must be obtained from the Forestry Commission for felling of trees that will equate to more than five cubic metres of timber in a calendar quarter. This does not, however, apply to tree removals that are authorised under a detailed planning approval.

6.4 Hedgerows meeting a particular series of criteria may be classed as ‘important’ and afforded legal protection under the Hedgerows Regulations 1997. It is an offence to remove an important hedgerow without appropriate consent from the Local Authority.

6.5 Birds, bats and certain other species are protected by the Wildlife and Countryside Act 1981. It is an offence to disturb wild birds within the nesting season (from March to August inclusive) and bats at any time of year, and this must be taken into account whilst carrying out tree works. The advice of a suitably qualified and licensed ecologist must be sought if the presence of birds, bats or other protected species is identified before or during tree works.

References

British Standards Institute (2014) *BS8545 Trees: from nursery to independence in the landscape - Recommendations*

British Standards Institute (2012) *BS5837 Trees in relation to design, demolition and construction - Recommendations*

British Standards Institute (2010) *BS3998 Tree work - Recommendations*

Lonsdale, D. (ed.) (2013) *Ancient and other veteran trees: further guidance on management*. The Tree Council, London

NHBC (2025) *NHBC Standards: 4.2 Building near trees*. Available online at https://nhbc-standards.co.uk/

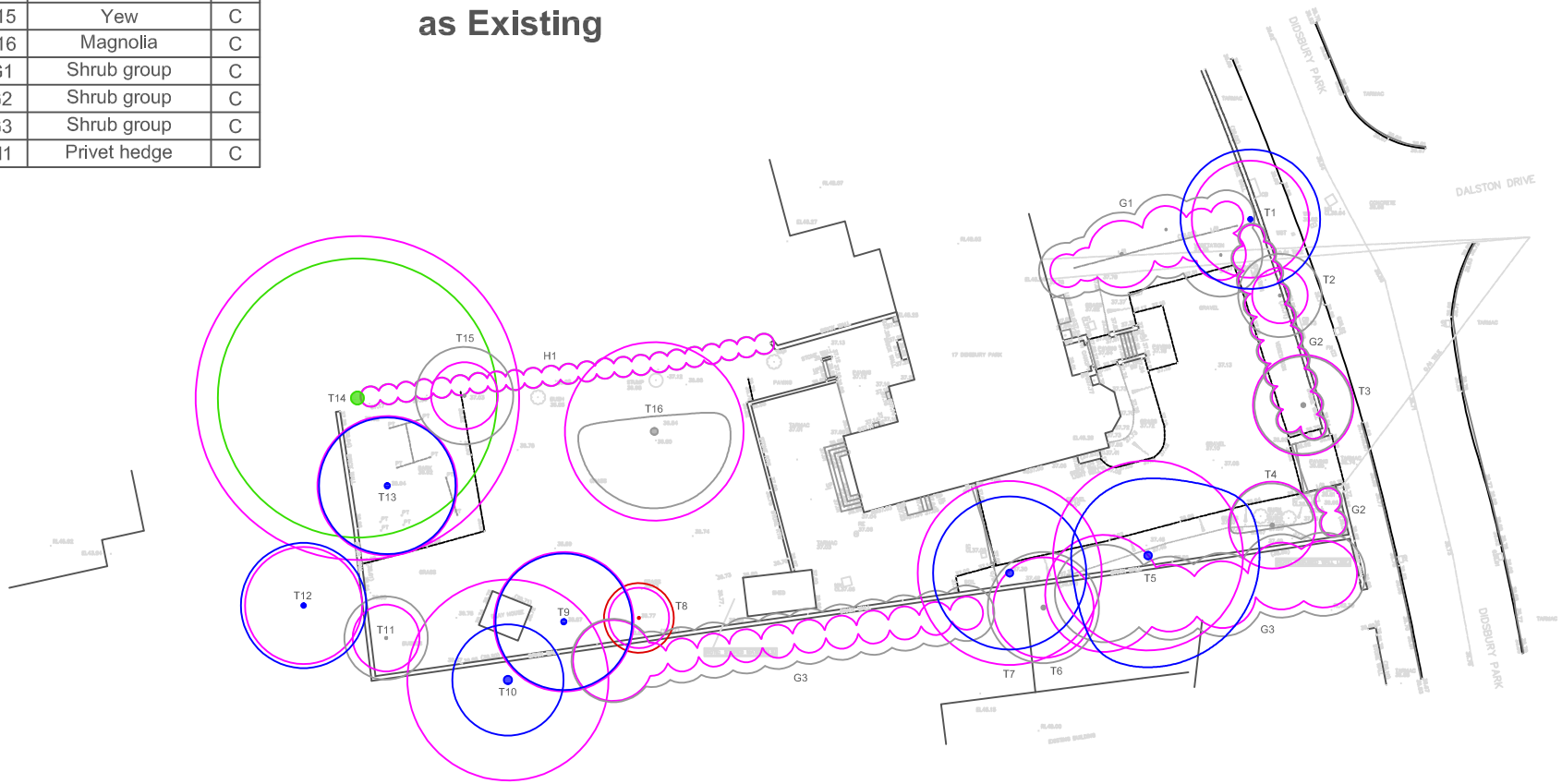
The National Joint Utilities Group (2007) *Volume 4 - NJUG Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees*

Tree Survey Plan

Tree Survey Schedule Summary		
ID	Species	Cat.
T1	Lime	B
T2	Yew	C
T3	Cherry	C
T4	Cherry	C
T5	Robinia	B
T6	Holly	C
T7	Birch	B
T8	Plum	U
T9	Birch	B
T10	Beech	B
T11	Cherry	C
T12	Lime	B
T13	Lime	B
T14	Beech	A
T15	Yew	C
T16	Magnolia	C
G1	Shrub group	C
G2	Shrub group	C
G3	Shrub group	C
H1	Privet hedge	C

N

Site Plan as Existing



BS5837 Tree retention categories:

- Category A — High quality tree
- Category B — Moderate quality tree
- Category C — Low quality tree
- Category U — Unsuitable for retention
- Root protection areas (RPAs)

Identification numbers:

T = Individual tree
G = group of trees
W = woodland
H = hedge

Site:
17 Didsbury Park
Didsbury
Manchester
M20 5LH

Client:
Martijn & Anna De Lange

Date: November 2025
Scale: 1:500 at A4
Drawing: LTC303-TSP
Drawn by: JK

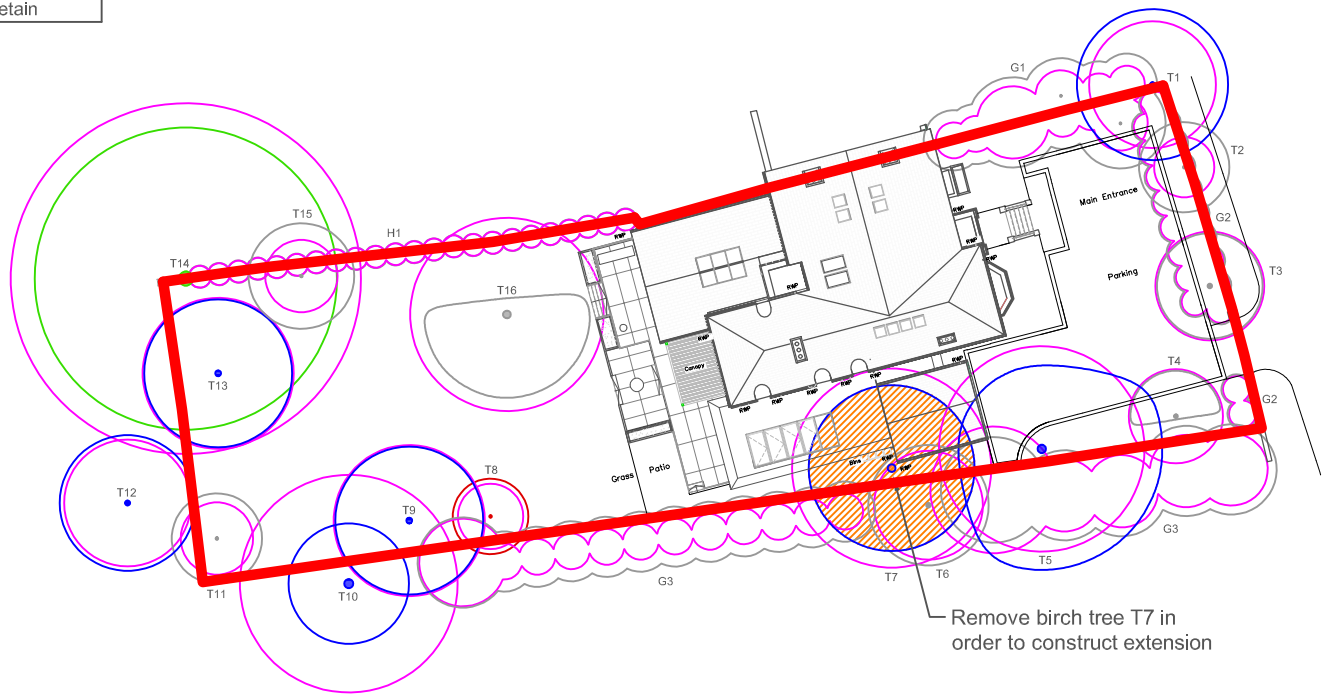
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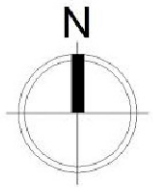
Halton Mill, Mill Lane, Halton, LA2 6ND
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Tree Removal Plan

Tree Survey Schedule Summary			
ID	Species	Cat.	Recommendation
T1	Lime	B	Retain
T2	Yew	C	Retain
T3	Cherry	C	Retain
T4	Cherry	C	Retain
T5	Robinia	B	Retain
T6	Holly	C	Retain
T7	Birch	B	Remove
T8	Plum	U	Retain
T9	Birch	B	Retain
T10	Beech	B	Retain
T11	Cherry	C	Retain
T12	Lime	B	Retain
T13	Lime	B	Retain
T14	Beech	A	Retain
T15	Yew	C	Retain
T16	Magnolia	C	Retain
G1	Shrub group	C	Retain
G2	Shrub group	C	Retain
G3	Shrub group	C	Retain
H1	Privet hedge	C	Retain

Site Plan as Proposed





Category A
High quality tree

Category B
Moderate quality tree

Category C
Low quality tree

Category U
Unsuitable for retention

Root protection areas (RPAs)

Proposed tree removals

Identification numbers:

T = individual tree
G = group of trees
W = woodland
H = hedge

Site:
17 Didsbury Park
Didsbury
Manchester
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Client:
Martijn & Anna De Lange

Date: April 2026

Scale: 1:500 at A4

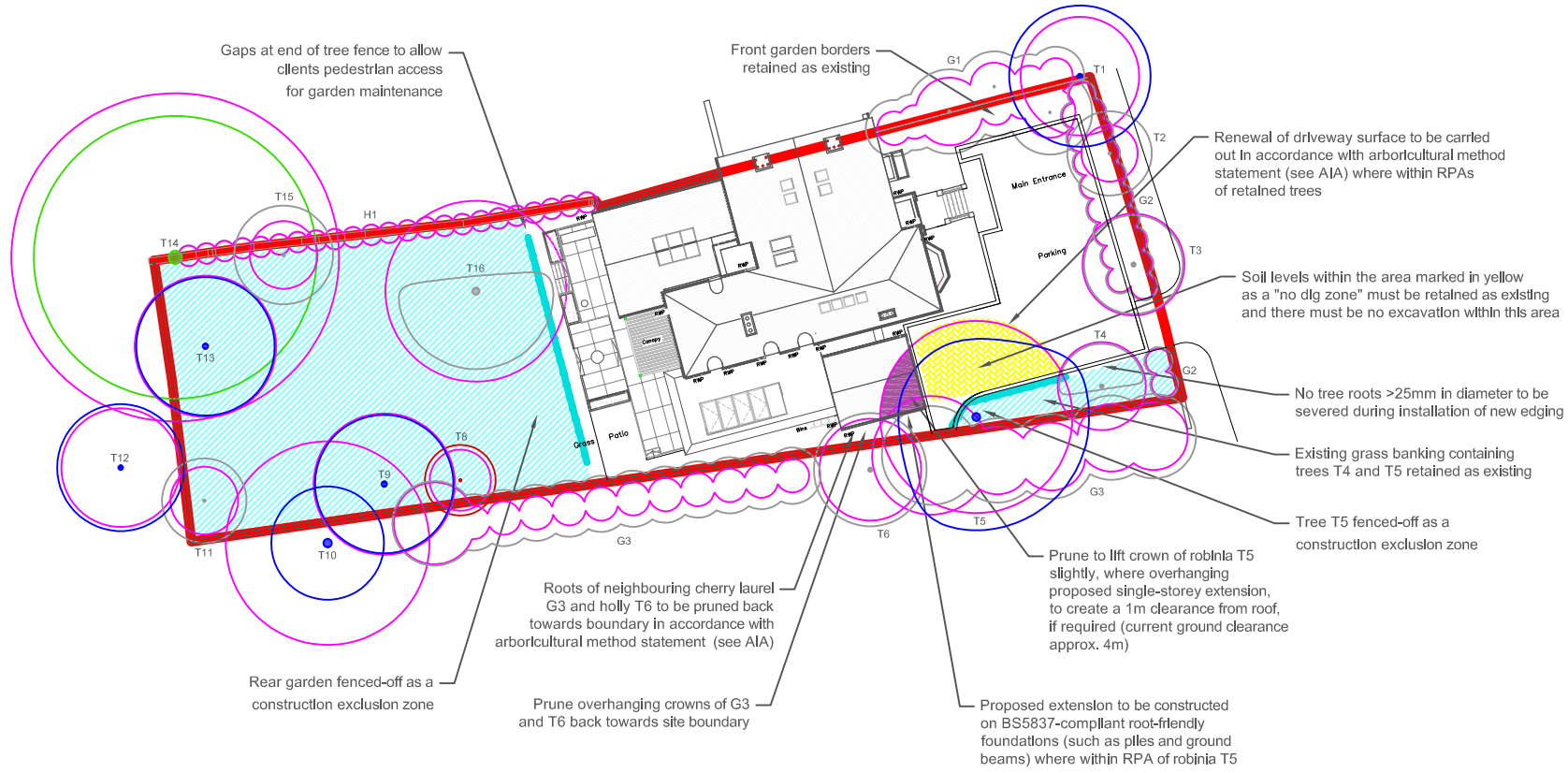
Drawing: LTC303-TRP Rev B

Drawn by: JK

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Tree Protection Plan



Site Plan as Proposed

- Category A — High quality tree
- Category B — Moderate quality tree
- Category C — Low quality tree
- Category U — Unsuitable for retention
- Root protection areas (RPAs)
- RPA encroachment
- No dig zone
- Construction exclusion zone and tree protection fencing

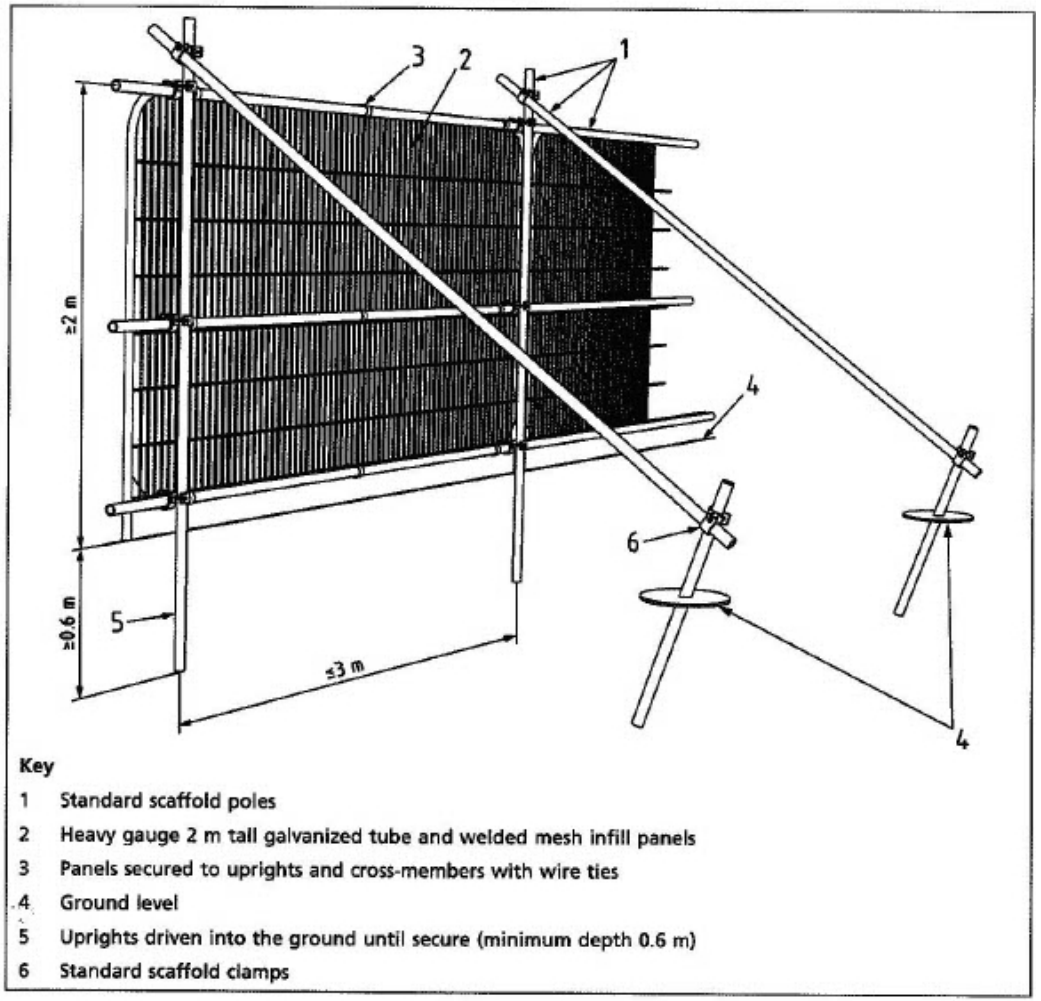
Site:
17 Didsbury Park
Didsbury
Manchester
M20 5LH

Client:
Martijn & Anna De Lange

Date: April 2026
Scale: 1:500 at A4
Drawing: LTC303-TPP Rev B
Drawn by: JK

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BS5837 Tree Protection Fencing



Key

1 Standard scaffold poles
2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
3 Panels secured to uprights and cross-members with wire ties
4 Ground level
5 Uprights driven into the ground until secure (minimum depth 0.6 m)
6 Standard scaffold clamps

Reproduced from *BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations*, BSI Standards Institution 2012.

TREE PROTECTION AREA
KEEP OUT!

TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND ARE SUBJECTS OF A TREE PRESERVATION ORDER
(TOWN & COUNTRY PLANNING ACT 1990)

CONTRAVENTION OF TREE PRESERVATION ORDER MAY LEAD TO **CRIMINAL PROSECUTION**

THE FOLLOWING **MUST** BE OBSERVED BY ALL PERSONS:-

- THE PROTECTIVE FENCING MUST NOT BE REMOVED
- NO PERSON SHALL ENTER THE PROTECTED AREA
- NO MACHINE OR PLANT SHALL ENTER THE PROTECTED AREA
- NO MATERIALS SHALL BE STORED IN THE PROTECTED AREA
- NO SPOIL SHALL BE DEPOSITED IN THE PROTECTED AREA
- NO EXCAVATION SHALL OCCUR IN THE PROTECTED AREA

ANY INCURSION INTO THE PROTECTED AREA MUST BE WITH THE WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY

Tree protection fencing shall be installed as shown in the specification on the left and shall be labelled at regular intervals with all-weather notices, such as that shown above, stating “TREE PROTECTION AREA - KEEP OUT!”

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BS5837 Tree Survey Schedule

The trees surveyed have been assigned one of the following categories, in line with the guidance outlined in British Standard 5837 (2012) *Trees in relation to design, demolition and construction - Recommendations*: -

A	Trees of **high quality** with an estimated remaining life expectancy of at least 40 years
B	Trees of **moderate quality** with an estimated remaining life expectancy of at least 20 years
C	Trees of **low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm
U	**Unsuitable for retention** Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years

Key to tree survey schedule: -

T G W H	**Tree** **Group** **Woodland** **Hedge**	**Age** is classed as either: young; semi-mature, early-mature, mature or post-mature **Life expectancy** is classed as either: <10 years; 10+ years; 20+ years or 40+ years
RPA	**Root protection area**	The radial RPA is calculated as twelve times the stem diameter and represents the area where protection of the tree roots during development works is essential to the tree's future health and survival Where the RPA is not shown as circular on the tree survey plan, it may have been modified to take account of built structures such as buildings, roads or retaining walls
#	**Estimated values**	Measurements may have been estimated where the tree is inaccessible, such as if it is located on neighbouring land or if the stem is heavily covered in ivy Where trees have multiple stems, an average stem diameter may be given
≤ ≥ ≈		For groups of trees and hedges, measurements for the largest individual will be given or average measurements may be given where the individuals are approximately uniform

BS5837 Tree survey schedule

Site 17 Didsbury Park, Didsbury, Manchester, M20 5LH **Surveyor** Jennie Keighley PhD MSc MArborA **Survey date** 13 November 2024

Client Martijn & Anna De Lange **Conditions** Overcast, settled **Job no.** LTC303

ID no.	Species Latin name	Stem diameter (mm)	Age	Height (m)#	Crown spread (m)	Crown clearance (m)	Structural condition Physiological condition	Life expectancy (years)	Radial RPA (m)	BS5837 category	General observations
T1	Common lime *Tilia* x *europaea*	350 #	Early-mature	16	N 5 E 5 S 5 W 5	5	Good Good	40+	4.2	B	• Growing in corner of neighbour's garden • Epicormic growth around base • Brick front wall bowing out by base of tree • Crown reduced in the past
T2	English yew *Taxus baccata*	170	Young	5	N 3 E 3 S 3 W 3	2	Good Good	40+	2	C	• No significant visible defects
T3	Flowering cherry *Prunus serrulata*	300 #	Mature	4.5	N 3.5 E 3.5 S 3.5 W 3.5	1.75	Moderate Good	10+	3.6	C	• Unable to fully inspect base due to dense shrubs • Pruned primary branch on southern side of crown fractured • Heavily pruned, with several large unoccluded wounds
T4	Flowering cherry *Prunus serrulata*	260	Mature	4.5	N 3 E 3 S 0 W 3	1.75	Good Good	10+	3.1	C	• Decay around primary union, where branches pruned in the past • Crown reduced • Crown growth suppressed by neighbouring cherry laurel

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Client Martijn & Anna De Lange **Conditions** Overcast, settled **Job no.** LTC303

ID no.	Species Latin name	Stem diameter (mm)	Age	Height (m)#	Crown spread (m)	Crown clearance (m)	Structural condition Physiological condition	Life expectancy (years)	Radial RPA (m)	BS5837 category	General observations
T5	Black locust *Robinia pseudoacacia*	570	Mature	11	N 5.5 E 8 S 8 W 5.5	4	Good Good	20+	6.8	B	• Occasional minor deadwood in crown
T6	Holly *Ilex aquifolium*	300 #	Mature	12	N 4 E 4 S 4 W 4	2	Good Good	20+	3.6	C	• Growing within neighbouring property
T7	Silver birch *Betula pendula*	550	Mature	18	N 5.5 E 5.5 S 5.5 W 5.5	4	Good Good	10+	6.6	B	• No significant visible defects
T8	Plum *Prunus domestica*	180	Mature	4	N 2.5 E 2.5 S 2.5 W 2.5	2	Poor/ Moderate Poor/ Moderate	<10	2.2	U	• Main stem and primary branches largely dead • Remaining crown comprised of two secondary branches

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ARBORICULTURAL PLANNING SPECIALIST

BS5837 Tree survey schedule

Site 17 Didsbury Park, Didsbury, Manchester, M20 5LH **Surveyor** Jennie Keighley PhD MSc MArborA **Survey date** 13 November 2024

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T9	Silver birch *Betula pendula*	420	Mature	18	N 5 E 5 S 5 W 5	8	Good Good	20+	5	B	• Slight lower stem curvature to north
T10	European beech *Fagus sylvatica*	300 300 300 300 #	Mature	18	N 4 E 4 S 4 W 4	1.5	Good Good	20+	7.2	B	• Growing within neighbouring property • Multi-stemmed from base • Stems covered in ivy
T11	Bird cherry *Prunus padus*	200 #	Mature	9	N 3 E 3 S 3 W 3	0.5	Good Good	10+	2.4	C	• One subsidiary stem and other young shoots emerge at base
T12	Common lime *Tilia* x *europaea*	350 #	Early-mature	14	N 4.5 E 4.5 S 4.5 W 4.5	3	Good Good	40+	4.2	B	• Growing within neighbouring property • Sits at a lower level to site • Crown significantly reduced

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T13	Silver pendent lime *Tilia tomentosa* Petiolaris	420	Early-mature	10	N 5 E 5 S 5 W 5	0.5	Good Good	40+	5	B	• Crown lifted; some of wounds unoccluded with decay cavities forming
T14	European beech *Fagus sylvatica*	970	Mature	23	N 10 E 10 S 10 W 10	1	Good Good	20+	11.6	A	• Growing in line with boundary hedge and therefore ownership unclear • Crown slightly reduced • Lower crown lifted over play area, leaving pruning stubs to a diameter of 100mm
T15	English yew *Taxus baccata*	200	Young	5	N 3.5 E 3.5 S 3.5 W 3.5	0.75	Good Good	40+	2.4	C	• No significant visible defects
T16	Magnolia *Magnolia* sp.	250 250 240 240 200	Mature	12	N 1 E 5.5 S 5.5 W 5.5	1.5	Good Good	10+	6.4	C	• Divides into multiple stems at a height of approximately 1m • Several wooden planks occluded into stems just above primary branch union (evidently remnants of a tree house or similar)

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G1	Rhododendron European beech Holly Lawson cypress *Rhododendron* sp. *Fagus sylvatica* *Ilex aquifolium* *Chamaecyparis lawsoniana*	≤ 200 #	Young to early-mature	≤ 10	N ≤ 3 E ≤ 3 S ≤ 3 W ≤ 3	≥ 0	Good Good	20+	≤ 2.4	C	• Group of shrubs and small trees traversing ownership boundary
G2	Rhododendron Holly Cherry laurel *Rhododendron* sp. *Ilex aquifolium* *Prunus laurocerasus*	≈ 80	Mature	≤ 4.5	N 1 E 1 S 1 W 1	0	Good Good	10+	1	C	• Shrub bed along front boundary • Includes several other smaller ornamental shrub species

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G3	Cherry laurel Rhododendron Holly Butterfly bush Bay *Prunus laurocerasus* *Rhododendron* sp. *Ilex aquifolium* *Buddleja* sp. *Laurus nobilis*	≤ 350 #	Mature	≤ 12	N ≤ 3.5 E ≤ 3.5 S ≤ 3.5 W ≤ 3.5	≥ 0	Good Good	20+	≤ 4.2	C	• Linear group growing along boundary within neighbouring property • Crowns overhang site by up to 2.5m with relatively low ground clearance
H1	Privet *Ligustrum ovalifolium*	≈ 60	Mature	2	N 0.75 E 0.75 S 0.75 W 0.75	0	Good Good	10+	0.7	C	• Managed garden boundary hedge

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