

LAKELAND
TREE CONSULTANCY
ARBORICULTURAL PLANNING SPECIALIST

BS5837 Tree Survey

17 Didsbury Park
Didsbury
Manchester
M20 5LH

November 2024

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
Issue date	16 November 2024

Lakeland Tree Consultancy

Halton Mill, Mill Lane

Halton, Lancashire

LA2 6ND

T: 01524 874124

E: info@lakelandtreeconsultancy.co.uk

W: lakelandtreeconsultancy.co.uk

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Summary

- The clients' agent instructed Lakeland Tree Consultancy to survey the trees at the site in question in relation to a potential planning application.

- Trees within and close to the site were surveyed in accordance with the British Standard guidance outlined in BS5837: 2012 *Trees in relation to design, demolition and construction - recommendations* on 13 November 2024.

- The survey identified 16 individual trees, three groups of trees and a hedge, which were located both within the site and on areas of immediately adjacent land.

- 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.

- Details and locations of the existing trees in relation to the existing site are included in the tree survey schedule and on the tree survey plan, below. These documents should be used to inform the proposed site design in accordance with BS5837.

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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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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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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

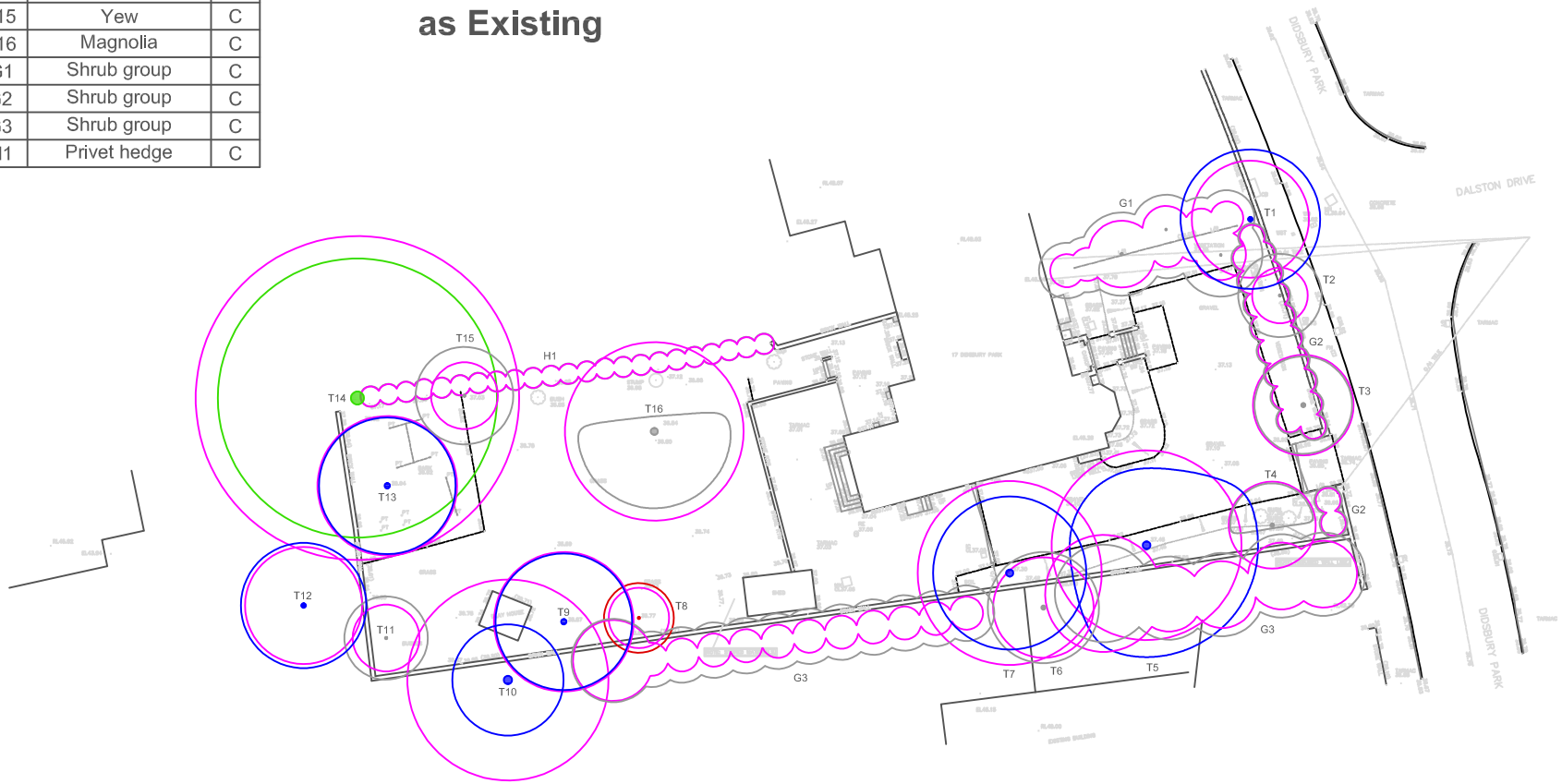
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Tree Survey Plan

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:
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Date: November 2024
Scale: 1:500 at A4
Drawing: LTC303-TSP
Drawn by: JK

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01524 874124
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