

Site:	8 Alexandra Road South, Manchester, M16 8ER	Surveyor:	Alex Clare	
Client:	Included Learning	Survey Date:	24-Apr-2026 10:22	
Brief:	Tree Survey to BS5837:2012	Survey Conditions:	Sunny	

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T. No	Species	Ht (m)	Stem DBH (mm)	RPA Radius	Branch Spread				Ht Crown Clearance (m)	Age Class	P Condition	Structural Condition & General Comments	Preliminary Recommendations (not to be actioned without a valid planning consent)	Est. (yrs)	Cat
				(m)	N	S	E	W							Grade
T1	Sycamore	18	300 +300	5.09	5.6	4.6	5.6	5.4	4.0	EM	Fair	Minor deadwood. Tree in south east corner of site. Growing in a narrow, raised bed, next to driveway. Some lower limbs have been pruned back unsympathetically leaving dead branch tips.	Remove dead wood as required.	20+	B2
G1	Ash Blackthorn Buddleia Cypress Holly Horse chestnut Laurel	3-5	Ave #70 +80 +70	1.53	1.0	1.2	0.5	2.1	1.3	Y	Poor /Dead	Balanced form. Originally a planted cypress hedge topped at 2.5m. Most cypress stems are now dead standing with no limbs. Remaining cypress have very little growth. Row is being colonised by self-set saplings and buddleia.	Removed all dead stems. Frequently trim remaining hedge to desired dimensions to encourage hedge development.	20+	C2
T2	Lime	22	#470	5.34	5.8	4.8	5.9	6.4	2	M	Fair	Off-site tree 4.5m to the north of site. Minor dead wood	No works required.	30+	B2
G2	Ash Blackthorn Buddleia Elder Hawthorn Holly	7-16	310 Max	3.72	2.8	2.4	4.8	4.3	5.0	Y /EM /D	Fair /Poor	Minor deadwood. Line of early mature trees along western boundary of site. Many trees have grown through the boundary fence and have occluded it. All branches to the east have been crown lifted to 5m over module. Curb stone of drive way 1.8m from trees. Many trees colonised by Ivy. One large Hawthorne with Ganoderma bracket at the base of main stem.	Monitor poor condition trees. Sever ivy at base of trees to aid future inspections. Continue to maintain by crown lifting biannually.	20+	C2

NOTE: The Category Grade applied to trees surveyed is consistent with the recommendations within Table 1 of BS5837: 2012, however this does not necessarily correlate with the visual importance of a tree within the wider landscape, nor does it dictate which trees should be retained at the cost of quality development. Where trees are to be lost to accommodate a development, recommendations will be made such as to provide suitable mitigation and compensation, and to integrate the development into the wider landscape.

Key to Abbreviations & Headings

T. No.: Tree number (T = Tree, G – Group, W = Woodland, H = Hedge, Cpt. = Compartment)
Stem DBH (Diameter at Breast Height): Measured at 1.5m above ground level*
Ht Crown Clearance: Canopy ground clearance
Structural Condition: Description of any observed defects
Cat. Grade: Tree quality assessment in accordance with BS5837: 2012

Species: Common name used
Root Protection Area Radius: Root Protection Area as per BS5837: 2012
Age Class: Y = Young, EM =Early Mature, M = Mature, OM = Over mature, D = Dead
Preliminary Recommendations: Made in respect of known / intended use of the site
* For groups of trees, the stem diameter of the largest tree in the group is generally used
Denotes estimated DBH where access was not possible

Ht: Approximate height of tree from ground level in metres
Branch Spread: Extent of canopy spread in metres to each of the four cardinal points
P (Physiological) Condition: G = Good, F = Fair, P = Poor, D = Dead
Est. (yrs): Estimated remaining contribution in years

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H2	Cypress	14-25	440 Max	5.28	4.4	4.8	3.6	4.5	4.1	M	Fair	Ivy clad stem. Line of cypress planted as a hedge on norther boundary at front of building. West end of hedge has three very large stems with broad crowns, staring at 10m. Shorter, less developed stems to east end.	Strip Ivy and maintain hedge as required.	30+	C2
T3	Norway maple	22	240	2.88	2.5	3.8	1.8	3.2	5	EM	Poor	Canopy suppressed to the north. Main stem with mechanical damage at 4m. Several damaged limbs to south from 4-8m. One large, damaged limb at 4.5m. All damaged limbs sprouting, elongated epicormic shoots. Elongated limbs in crown.	Remove damaged limbs back to collars to mitigate failure of epicormic shoots and prevent re-sprouting around dead limb tips. Elongated limbs to the south to be reduced by no more than 2.5m to reduce risk of failure in high wind.	+30	C2
T4	Norway maple	21	340	4.08	2.3	6.4	3.2	2.6	5	EM	Poor	Canopy suppressed to the north. Several damaged limbs to south from 4-8m. One large, damaged limb at 4.5m. All damaged limbs sprouting, elongated epicormic shoots. Elongated limbs in crown.	Remove damaged limbs back to collars to mitigate failure of epicormic shoots and prevent re-sprouting around dead limb tips. Elongated limbs to the south to be reduced by no more than 2.5m to reduce risk of failure in high wind.	+30	C2

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T5	Hawthorn	16	360 +340	5.94	7.1	5.7	4.8	3.6	2.5	OM	Fair	Twin stem tree in northeast corner of site. Large buttress roots, partially occluding brickwork at their base. Both stems have small cavities between their buttressed roots. Each have Ganoderma brackets sprouting from the lower main stems. Each stem has multiple cavities with some occlusion occurring. Numerous small dead limbs throughout each canopy which forms one continuous crown. Crown is in good vigour and in full blossom (at the time of survey). This tree displays an age and condition consistent with a Veteran Tree categorisation.	Remove dead wood and crown lift over public footpath. Monitor stems for further cavitation and Ganoderma development.	10+	B2
T6	Beech		340	4.08	1.3	7.1	3.2	2.1	2.5	EM	Poor	Tree heavily suppressed to the north with a main stem leaning heavily to the south. Very little canopy to the north giving the tree a significant weigh bias to the south.	Crown reduce south facing canopy, by no more than 2.5m, to reduce weight bias in that direction.	+20	C2

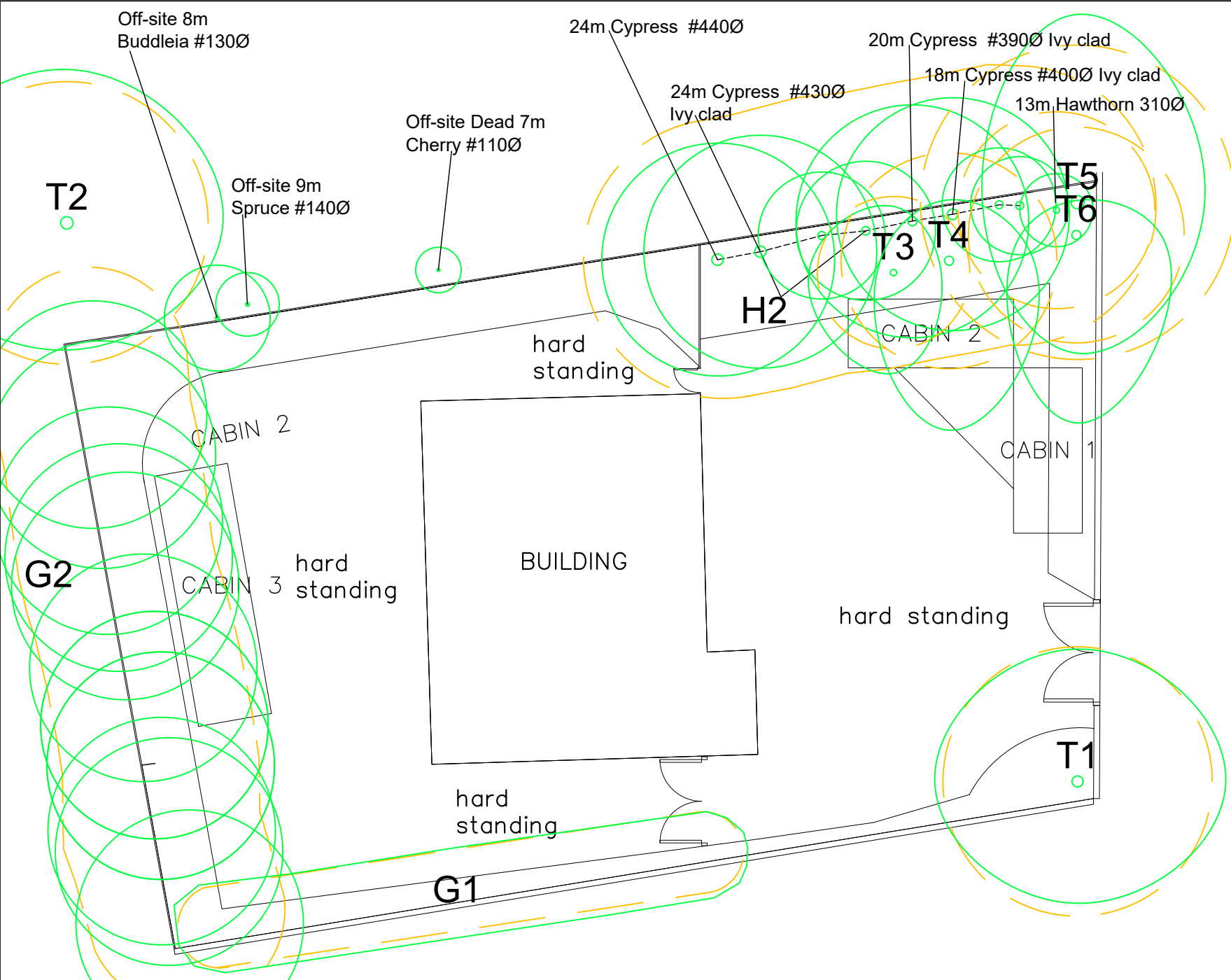
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KEY

 Existing trees surveyed

 Extent of Root Protection Area for retained trees in accordance with BS5837: 2012 Trees in relation to design, demolition and construction - Recommendations



REV	DESCRIPTION	DATE
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CLIENT:
Included Learning

PROJECT:
8 Alexandra Road South, Manchester, M16 8ER.

DRAWING TITLE:
Tree Survey

SCALE: 1:200 @A4	DRAWN BY: AC	DRAWING No:	REV:
DATE: 13/05/2026	CHKD BY: KP	P.2422.26.T01	-