

Site:	St Georges Abbey, Hey Lane, Gorton, Manchester, M18 8RB.	Surveyor:	Alex Clare	
Client:	1 Click Move	Survey Date:	02-Jun-2026 11:46	
Brief:	Tree Condition Survey	Survey Conditions:	Raining	

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Tree No	Species	Height (m)	Stem DBH (mm)	Canopy spread (m)	Age Class	Condition	Structural Condition & General Comments	Preliminary Recommendations (not to be actioned without a valid planning consent)	Safe Useful Life Expectancy (SULE)	Work Priority
T1	Ash	15	#340	12.4	EM	Fair	Off-site tree in neighbouring carpark. Minor deadwood. Tree in good condition with full crown.	No works required.	30+	Low
G1	Cypress	2.5/3.5	<70	1	Y	Fair	Balanced form. Four small cypress trees along southern boundary. Low arboricultural value.	Remove to accommodate proposed developments.	20+	Low
T2	Ash	15	#310	9.8	EM	Fair	Tree divides into three at 2.5m. Crown lifted over neighbouring property to 6m. North and south canopies overhanging rooves. Northern canopy in contact with current roof.	Remove to accommodate proposed developments.	30+	Low
G2	Apple Ash Buddleia	2-16	Less than #200	6	Y	Fair /Poor	Symptoms of Ash Dieback Disease present. Small group of self-seeded trees growing in Brambles in south west corner of site. Fruit tree leaning heavily to the south.	Remove to accommodate proposed developments.	20+	Low
T3	Silver birch	18	#530	11	M	Fair	Tree growing 1m from western brick wall. Fissured stem with no cavities. Twisted growth with crossing limbs. Several clusters of witches' broom throughout the canopy. Canopy in good vigour.	Remove to accommodate proposed developments.	20+	Low

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
Preliminary Recommendations: Made in respect of known / intended use of the site

Species: Common name used
Canopy spread: Extent of canopy from stem centre to longest lateral branch
Condition (Physiological): G = Good, F = Fair, P = Poor, D = Dead
Safe Useful Life Expectancy (SULE): Estimated in years

Ht: Approximate height of tree from ground level in metres
Age Class: Y = Young, EM =Early Mature, M = Mature, OM = Over mature, D = Dead
Structural Condition: Description of any observed defects & general comments
Work Priority: Low (works to be carried out within 1 year), Medium (works to be carried out within 6 months), High (works to be carried out within 1 month)

* 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

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T4	Ash	21	#480	8.5	M	Fair	Canopy bias to east. Tree growing 1m from western boundary wall. Western canopy has been side pruned away from neighbouring building. One sided nature of the canopy suggests it was previously suppressed by a neighbouring tree, now removed.	Remove to accommodate proposed developments.	30+	Low
G3	Ash Elder	3.5-9	Less than #190	3.8	EM	Poor	Symptoms of Ash Die Back Disease present in Ash trees. Two Ash and one small Elder on west side of access gate. Southern Ash severely affected by Ash dieback. Norther tree has early signs. Elder has a large rotten stump with prolific epicormic shoots sprouting from the base.	Remove to accommodate proposed developments.	<10	High

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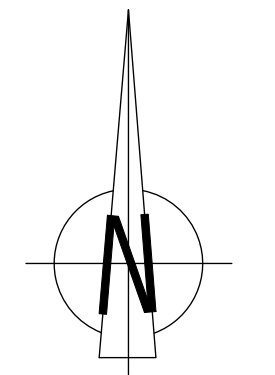
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Appendix 1



ASCERTA
LANDSCAPE | TREES | ECOLOGY

Existing tree/vegetation to be removed



REV	DESCRIPTION	DATE



CLIENT:

[Click Move](#)

PROJECT:

at Georges Abbey, Hey Lane, Gorton, Manchester,
M18 8RB

DRAWING TITLE:

Tree Condition Survey

SCALE: 1:200 @A1	DRAWN BY: AC	DRAWING No:	REV:
DATE: 4/06/2026	CHKD BY: KP	P.2431.26.T01	-