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TREE HEALTH ASSESSMENT

AT

LORETTA 6TH FORM COLLEGE
MANCHESTER

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Date: 13 February 2026
Ref: TRE/L6FCM

MP Treecare & Land Management is a trading name of David J Platt Landscapes Ltd registered in England and Wales 03773113

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1.0 Introduction

1.1 This report was commissioned by David J Platt Landscapes Limited and its purpose was to carry out a site visit and to make a visual assessment of all the trees within the boundary of the site as shown on the site plan within Appendix Two.

1.2 This document provides details of their condition and recommendations for management and should be read in conjunction with the data tables of Appendix One and site plan of Appendix Two.

1.3 The survey on which the findings of this report are based was undertaken on Monday 02nd February 2026.

1.4 The limitations of this report are restricted to the persons, time, information made available and purpose for which this report has been prepared.

2.0 Findings

2.1 All trees within the boundary of the site plan of Appendix Two were visually assessed. The results are clearly described in the data table of Appendix One and plan of Appendix Two.

2.2 To give assistance in reading the findings the following glossary has been produced.

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.

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:

1 – High - Action should be taken immediately.
2 – Moderate - Work should be implemented in a programme of works within a period of 6 months.
3 – Low - Work that would benefit the trees which is not essential, but should be implemented within 12 months.

Definition of Physiological & Morphological Terms

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.

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.

3.0 Recommendations

3.1 It is recommended that all works to the trees be carried out in accordance with the data table of Appendix One in order to bring them into good management and continue long-term tree cover in this area. These works can be summarised as follows:

Priority	Prune	Fell
1	G23	-
2	G46	T12, T14, T27, T33 & T40
3	T8, G11 & T17	T6, T7, G9 & T25

3.2 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 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 before any tree works take place.

3.4 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 0845 600 3078 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 form a person qualified and experienced in handling such matters and fully conversant with the implications of the Act.

3.5 It is recommended that a repeat survey of all the trees within the site should be carried out every year.

APPENDIX ONE

Survey Data

Tree No.	Species	***Height (m)***	Age	Condition Rating	Comments and Recommendations	Priority Rating
G1	2 x Maple	11 to 15	EM	B	A group with reasonable form situated on the adjacent playing field	**-**
G2	Rowan, Birch, Apple & Cherry	6 to 10	SM/ EM	B/C	A suppressed group due to the adjacent highway trees	**-**
G3	Birch, Willow & Cherry	0 to 5	Y/S M	B/C	A small dense ivy-clad copse.	**-**
G4	4 x Sycamore & 1 x Whitebeam	16 to 20	EM	B/C	A reasonable group situated in the corner of the playing field. The Whitebeam does have a number of included unions	**Monitor**
G5	4 x London Plane	21+	EM/ M	B	A linear belt on the playing field boundary previously reduced away from the adjacent properties.	**-**
T6	Damson	0 to 5	Y/S M	B	An individual specimen growing very close to the boundary fence- **Consider removal to prevent future damage to fence**	**3**

Tree No.	Species	***Height (m)***	Age	Condition Rating	Comments and Recommendations	Priority Rating
T7	Whitebeam	0 to 5	Y/SM	B	An individual specimen growing very close to the boundary fence- **Consider removal to prevent future damage to fence**	**3**
T8	Cherry	11 to 15	EM	B	A co-dominant specimen with poor form situated adjacent to parking- **Crown lift to 2.5m over parking**	**3**
G9	9 Redwood	0 to 5	Y	D	A linear standing dead group- **Fell**	**3**
T10	Birch	11 to 15	SM	B	An individual specimen adjacent to a highway with an included union at approximately 4m	**Monitor**
G11	Beech	6 to 10	SM	B/C	A linear belt originally planted as a hedge but left to develop- **Consider reducing and maintaining as a hedge**	**3**
T12	Horse Chestnut	16 to 20	M/FM	C	A previously reduced specimen adjacent to a highway in decline due to Bleeding Canker- **Fell**	**2**
G13	Mixed Broadleaf	16 to 20	SM/EM	B/C	A linear belt adjacent to a highway previously reduced off the adjacent building	**-**

Tree No.	Species	***Height (m)***	Age	Condition Rating	Comments and Recommendations	Priority Rating
T14	False Acacia	16 to 20	EM	C	A twin-stemmed specimen contained within G13 in decline with a number of pockets of decay within its leaders - **Fell**	**2**
T15	Beech	0 to 5	Y	B	A recently planted specimen suffering from minor vandalism	**-**
T16	Sycamore	21+	FM	B	A dominant internal multi-stemmed specimen adjacent to parking	**-**
T17	False Acacia	11 to 15	SM	B	A couple-dominant specimen with poor form adjacent to parking- **Reduce to clear lighting column by 2m**	**3**
T18	Eucalyptus	21+	SM/ EM	B/C	A dominant specimen adjacent to parking displaying minor root severance due to the installation of a bike store	**Monitor**
T19	Plum	6 to 10	EM	B	An ornamental specimen situated adjacent to an internal road.	**-**
T20	Hornbeam	6 to 10	Y/S M	B	An individual specimen with reasonable form	**-**

Tree No.	Species	***Height (m)***	Age	Condition Rating	Comments and Recommendations	Priority Rating
G21	3 x Oak	11 to 15	SM	B	A reasonable internal group	**-**
G22	3 x Birch	11 to 15	SM	B	A reasonable internal group with a number of included unions	**-**
G23	5 x Lime	21+	M	B/C	A linear belt adjacent to an internal road with minor deadwood- **Remove 1 x branch with decay over the portable offices and 1 x hanging branch within the same tree**	**1**
G24	1 x Beech & 1 x Cherry	21+	EM/ M	B/C	An internal group with the dominant Beech displaying signs of stress within its canopy	**Monitor**
T25	Dead Tree	0 to 5	Y	D	A standing dead tree- **Fell**	**3**
T26	Cotoneaster	11 to 15	SM/ EM	B	A suppressed specimen with poor form	**-**
T27	Ash	21+	M	C/D	A dominant specimen in decline within a high target area- **Fell**	**2**

Tree No.	Species	***Height (m)***	Age	Condition Rating	Comments and Recommendations	Priority Rating
T28	Lime	21+	M/F M	B	A dominant specimen with reasonable form	**-**
T29	Beech	21+	M/F M	B	A dominant specimen with reasonable form	**-**
T30	Apple	6 to 10	M/F M	B	A suppressed specimen with poor form	**-**
T31	Sycamore	16 to 20	EM/ M	B/C	A co-dominant specimen within a high target area displaying early signs of decline within its canopy	**Monitor**
G32	Mixed Broadleaf & Pine	16 to 20	SM/ EM	B	A reasonable internal mixed species group	**-**
G33	1 x Cherry & 2 x Whitebeam	6 to 10	SM/ EM	B/C	An internal ornamental group. The Cherry is displaying a young Ganoderma bracket	**Monitor**
T33	Ash	21+	M	C/D	A dominant specimen in extensive decline within a high target area- **Fell**	**2**

Tree No.	Species	***Height (m)***	Age	Condition Rating	Comments and Recommendations	Priority Rating
G34	Pear	6 to 10	SM	B	A linear belt adjacent to parking with reasonable form	**-**
T35	Hornbeam	0 to 5	Y/SM	B	An internal individual specimen with reasonable form	**-**
T36	Hazel	6 to 10	Y/SM	B	An internal individual specimen with an included union at approximately 3m	**-**
T37	Maple	0 to 5	Y	B	A recently planted tree with reasonable form	**-**
T38	Sycamore	6 to 10	SM	B/C	A multi-stemmed specimen with a number of weak included unions at its base	**Monitor**
G39	Mixed Broadleaf	11 to 15	SM/EM	B/C	A linear belt adjacent to parking	**-**
T40	Rowan	0 to 5	SM	C/D	A suppressed specimen within G39 in extensive decline- **Fell**	**2**

Tree No.	Species	***Height (m)***	Age	Condition Rating	Comments and Recommendations	Priority Rating
G41	Maple	21+	EM	B	A dominant group with minor deadwood adjacent to a highway and parking	**-**
G42	3 x Maple	0 to 5	Y	B	A reasonable recently planted group	**-**
T43	Maple	0 to 5	Y	B	A recently planted tree with reasonable form	**-**
G44	3 x Maple	0 to 5	Y	B	A reasonable recently planted group	**-**
G45	3 x Maple	0 to 5	Y	B	A reasonable recently planted group	**-**
G46	3 x Maple	16 to 20	EM	B/C	A reasonable group displaying early signs of decline within its canopy- **Remove deadwood and monitor**	**2**
G46	Mixed Broadleaf	6 to 10	SM/ EM	B	A reasonable belt adjacent to a highway	**-**

Tree No.	Species	***Height (m)***	Age	Condition Rating	Comments and Recommendations	Priority Rating
T47	Rowan	6 to 10	EM	B/C	A multi- stemmed specimen within G46 adjacent to a highway with weak included unions	**Monitor**
T48	Rowan	6 to 10	EM	B/C	A multi- stemmed specimen within G46 adjacent to a highway with weak included unions	**Monitor**
T49	Apple	0 to 5	EM	B/C	A suppressed specimen with poor form	**-**
T50	Beech	21+	M/F M	B	A dominant multi-stemmed specimen within a high target area	**-**

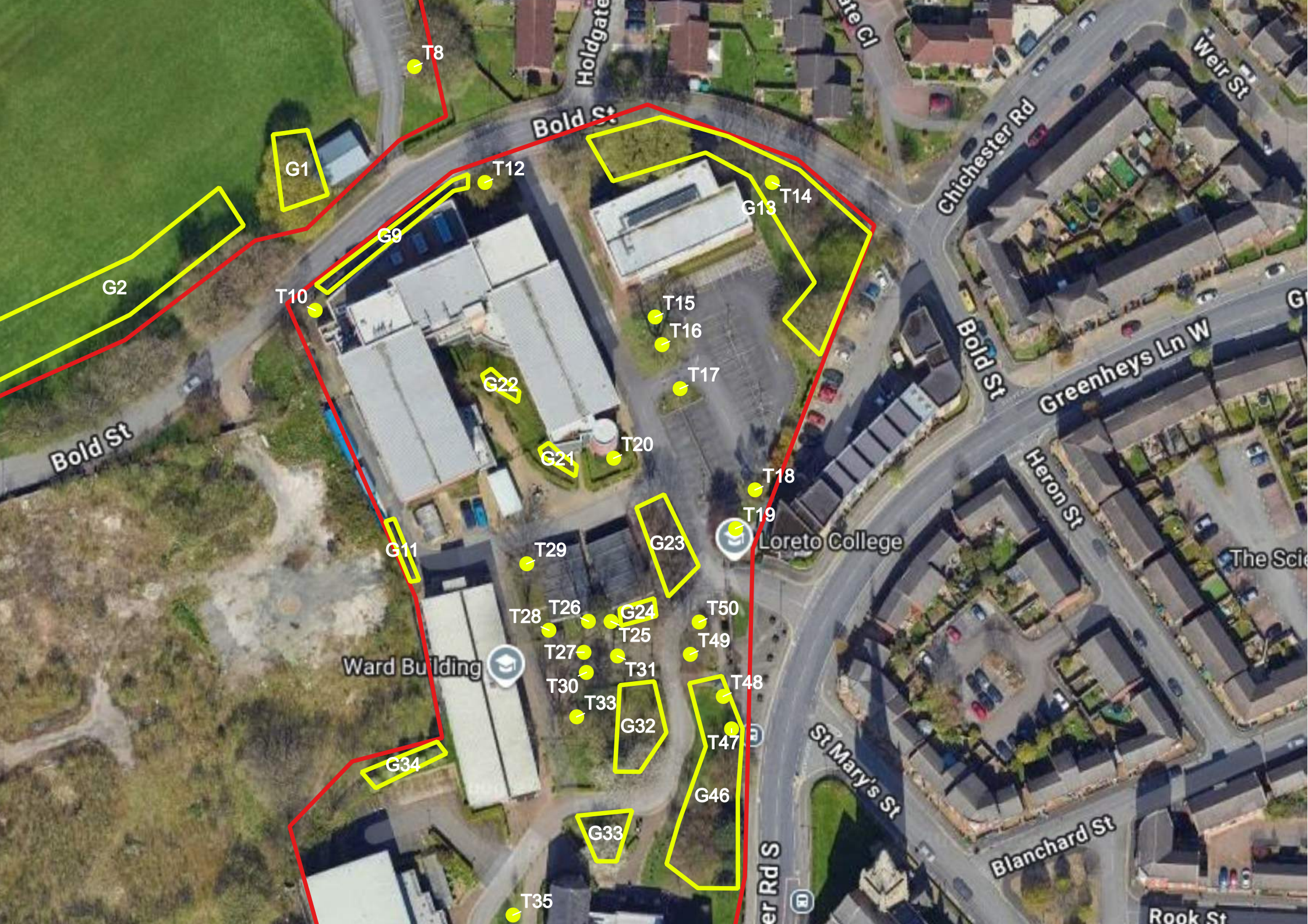
*Recommended works should be carried out to the *British Standard Recommendations for Tree Work, BS 3998 : 201*

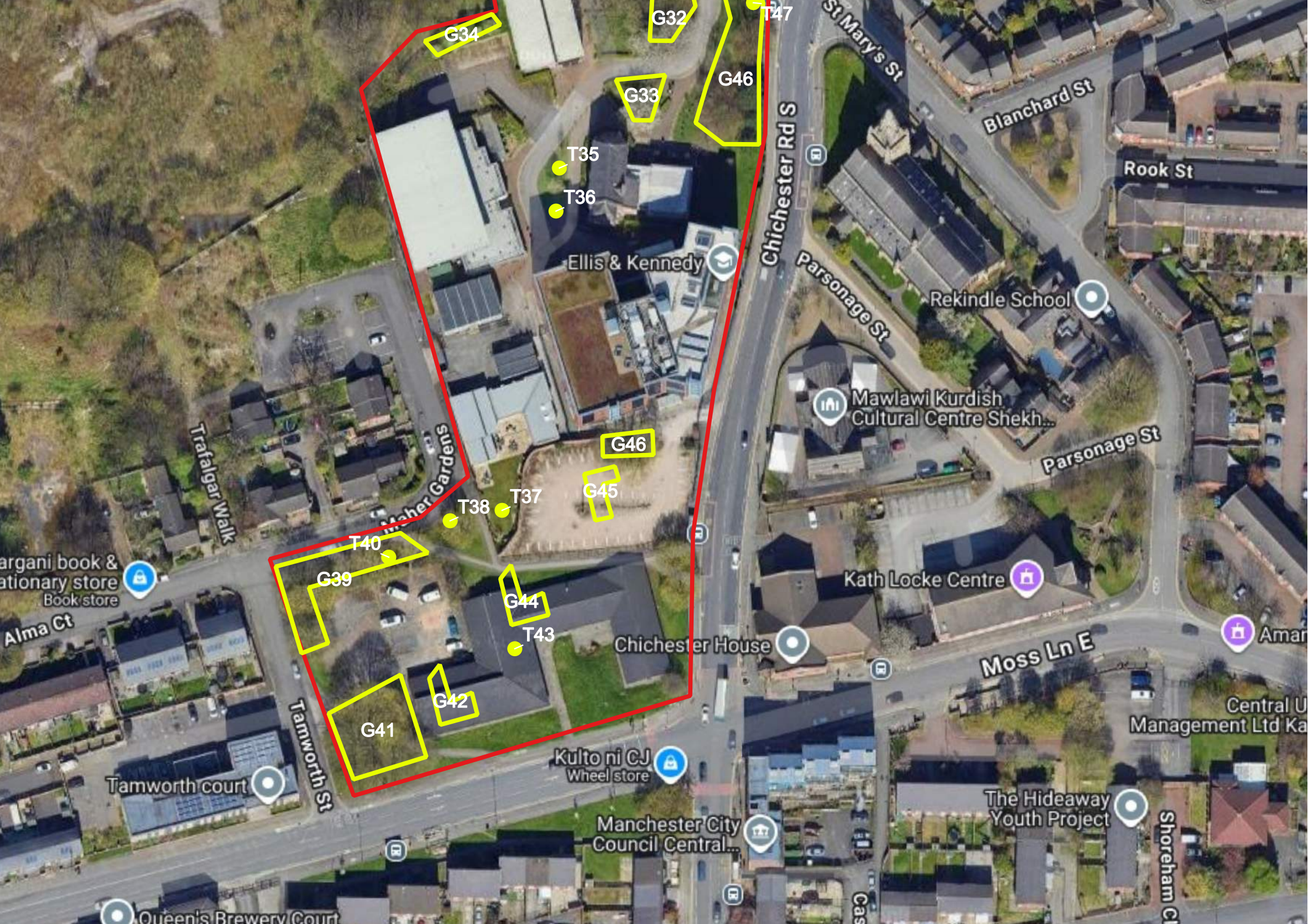
APPENDIX TWO

Site Plan


G4
G5
T6
T7
G3
T8
G1
T12
T14
G13
G9
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T16
G2
T10
G22
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G24
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T12
T14
G13
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T29
T28
T26
T27
T31
T50
T49
Bold Street Sports Ground
Manchester Driver School
Edification Limited
CarLearner
caranlis
YML Daycare
Rolls Crescent Primary School
Cinema Sofas
Bedroom furniture store
THC EXOTIC CARTS
THC VAPES PEN
Vaporizer store
Fortress Lab
Hope Direct Local
Furniture store
Grafton Court
Ward Building
Nash St
Warde St
Yew St
Rolls Cres
Spruce St
Old York St
Shearsby Cl
Avenham Cl
Sadler Ct
Culmington Cl
Millhalf Cl
Elverdon Cl
Holdgate Cl
Abbeyville Walk
Rawkin Cl
Weir St
Chichester Rd
Greenheys Ln W
Heron St
Bangor St
Marple St
Chorlton Rd
B5218
Drayton St
Bankwell St
Mackworth St
Pickering St
Bold St
Clayton Cl


T8
Holdgate Cl
Bold St
Weir St
Chichester Rd
G1
T12
T14
G13
G9
G2
T10
T15
T16
T17
Bold St
Greenheys Ln W
G22
T20
G21
Bold St
Heron St
T18
T19
Loreto College
G11
T29
G23
The Scie
T28
T26
G24
T50
T25
T49
T27
T31
Ward Building
T30
T33
T48
G32
T47
St Mary's St
G34
G46
G33
Blanchard St
T35
Rook St


G34
G32
T47
G33
G46
T35
T36
Ellis & Kennedy
Chichester Rd S
St Mary's St
Blanchard St
Rook St
Parsonage St
Rekindle School
Mawlawi Kurdish Cultural Centre Shekh...
G46
G45
T37
T38
Trafalgar Walk
Maher Gardens
T40
G39
G44
T43
Kath Locke Centre
Chichester House
Moss Ln E
Alma Ct
Book store
G42
G41
Tamworth St
Tamworth court
Kulto ni CJ
Wheel store
Manchester City Council Central...
The Hideaway Youth Project
Shoreham
Queen's Brewery Court