Client	Aisling Wallace - Civic
Project	Piccadilly Gardens, M1 1RG
Date	07-Aug-26
Surveyor	George Luckett
Project Number	46241505

Ref No.	Common Name (Scientific Name)	Age Class	Height	Stem Diameter	Crown Spread	Crown Clearance	Condition		RPA		Comments	Remaining Life Expectancy	Category / Sub-category
							Structural	Physiological	Area	Radius			
1G	Callery Pear Pyrus calleryana	Semi-mature	8m	240mm	N - 3m E - 3m S - 3m W - 3m	N - 3m E - 3m S - 3m W - 3m	Good	Good	28m²	3m	Deadwood, less than 30mm in diameter, scattered throughout crowns. Consisting of 9 individuals.	20+ Years	B2
2G	Honey Locust Gleditisa triacanthos	Semi-mature	10m	300mm	N - 5m E - 4m S - 4m W - 5m	N - 3m E - 3m S - 3m W - 3m	Fair	Good	41m²	3.6m	Deadwood, less than 50mm in diameter , scattered throughout crowns. Stem diameter is of largest individual. Consisting of 5 individuals all stem diameters have been individually recorded.	20+ Years	B2
2.1G	Honey Locust Gleditisa triacanthos	Semi-mature	10m	280mm	-	-	Fair	Good	34m²	3.3m	-	20+ Years	B1
2.2G	Honey Locust Gleditisa triacanthos	Semi-mature	10m	260mm	-	-	Fair	Good	28m²	3m	-	20+ Years	B1
2.3G	Honey Locust Gleditisa triacanthos	Semi-mature	10m	290mm	-	-	Fair	Good	41m²	3.6m	-	20+ Years	B1
2.4G	Honey Locust Gleditisa triacanthos	Semi-mature	10m	300mm	-	-	Fair	Good	41m²	3.6m	-	20+ Years	B1
2.5G	Honey Locust Gleditisa triacanthos	Semi-mature	10m	300mm	-	-	Fair	Good	41m²	3.6m	-	20+ Years	B1
3T	Honey Locust Gleditisa triacanthos	Semi-mature	10m	250mm	N - 3m E - 5m S - 4m W - 5m	N - 5m E - 5m S - 5m W - 5m	Fair	Fair	28m²	3m	Located within 2G. Approximately 50% of viable crown remaining. Stem diameter estimated as inaccessible.	<10 Years	U

Ref No.	Common Name (Scientific Name)	Age Class	Height	Stem Diameter	Crown Spread	Crown Clearance	Condition		RPA		Comments	Remaining Life Expectancy	Category / Sub-category
							Structural	Physiological	Area	Radius			
4T	Honey Locust Gleditisa triacanthos	Semi-mature	10m	220mm	N - 2m E - 1.5m S - 3.5m W - 4m	N - 5m E - 5m S - 5m W - 5m	Fair	Fair	23m²	2.7m	Deadwood, less than 50mm in diameter, present in lower crown, likely due to shading. Uneven canopy due to neighbouring trees. Roots lifting surrounding hard standing.	20+ Years	B2
5T	Honey Locust Gleditisa triacanthos	Semi-mature	10m	220mm	N - 4m E - 1.5m S - 2.5m W - 5m	N - 5m E - 5m S - 5m W - 5m	Fair	Fair	23m²	2.7m	Deadwood, less than 30mm in diameter, present in lower crown, likely due to shading. Uneven canopy due to neighbouring trees.	20+ Years	B2
6T	Cornelian Cherry Cornus mas	Semi-mature	4m	150mm	N - 3m E - 3m S - 3m W - 3m	N - 3m E - 3m S - 3m W - 3m	Good	Good	10m²	1.8m	Located in raised planter approximately 1.2m in height. Planter possibly causing a full or partial root barrier in all directions. Canopy clearance recorded from site level. All measurements estimated as inaccessible.	10+ Years	C1
7T	London Plane Platanus x hispanica	Early-mature	6m	300mm	N - 2.5m E - 2.5m S - 2.5m W - 2.5m	N - 4m E - 4m S - 4m W - 4m	Fair	Good	41m²	3.6m	Recently pollarded to 6m in height with new growth at cut sites.	20+ Years	C1
8T	London Plane Platanus x hispanica	Early-mature	6m	290mm	N - 2.5m E - 2.5m S - 2.5m W - 2.5m	N - 4m E - 4m S - 4m W - 4m	Fair	Good	41m²	3.6m	Recently pollarded to 6m in height with new growth at cut sites.	20+ Years	C1
9T	London Plane Platanus x hispanica	Early-mature	6m	270mm	N - 2.5m E - 2.5m S - 2.5m W - 2.5m	N - 4m E - 4m S - 4m W - 4m	Fair	Good	34m²	3.3m	Recently pollarded to 6m in height with new growth at cut sites.	20+ Years	C1
10T	Cornelian Cherry Cornus mas	Semi-mature	5m	150mm	N - 3m E - 3m S - 3m W - 3m	N - 3m E - 3m S - 3m W - 3m	Good	Good	10m²	1.8m	Site plans indicated tree is located in raised planter of unknown height; unable to visually confirm on site due to site hoarding. Canopy clearance recorded from site level. All measurements estimated as inaccessible.	10+ Years	C1
11T	London Plane Platanus x hispanica	Early-mature	7m	310mm	N - 3m E - 3m S - 3.5m W - 3m	N - 4m E - 4m S - 3m W - 4m	Fair	Good	41m²	3.6m	Recently pollarded to 7m in height with new growth at cut sites.	20+ Years	C1

Ref No.	Common Name (Scientific Name)	Age Class	Height	Stem Diameter	Crown Spread	Crown Clearance	Condition		RPA		Comments	Remaining Life Expectancy	Category / Sub-category
							Structural	Physiological	Area	Radius			
12T	London Plane Platanus x hispanica	Early-mature	7m	320mm	N - 2.5m E - 2.5m S - 2.5m W - 2.5m	N - 4m E - 4m S - 4m W - 4m	Fair	Good	48m²	3.9m	Recently pollarded to 7m in height with new growth at cut sites.	20+ Years	C1
13T	London Plane Platanus x hispanica	Early-mature	7m	300mm	N - 2.5m E - 2.5m S - 2.5m W - 2.5m	N - 3m E - 3m S - 3m W - 3m	Fair	Good	41m²	3.6m	Recently pollarded to 7m in height with new growth at cut sites.	20+ Years	C1
14T	London Plane Platanus x hispanica	Early-mature	6m	320mm	N - 2m E - 2m S - 2m W - 2m	N - 4m E - 4m S - 4m W - 4m	Fair	Good	48m²	3.9m	Recently pollarded to 6m in height with new growth at cut sites.	20+ Years	C1
15T	Cornelian Cherry Cornus mas	Semi-mature	5m	150mm	N - 3m E - 3m S - 3m W - 3m	N - 3m E - 3m S - 3m W - 3m	Good	Good	10m²	1.8m	Located in raised planter 1.2m high. Canopy clearance recorded from site level. All measurements estimated as inaccessible.	10+ Years	C1
16G	London Plane Platanus x hispanica	Semi-mature	7m	280mm	N - 5m E - 4m S - 5m W - 4m	N - 3m E - 3m S - 3m W - 3m	Good	Good	34m²	3.3m	Stem diameter recorded is of largest individual. No significant features observed. Consisting of 3 individuals, all stem diameters have been individually recorded.	20+ Years	B2
16.1G	London Plane Platanus x hispanica	Semi-mature	7m	280mm	-	-	Good	Good	34m²	3.3m	-	20+ Years	B1
16.2G	London Plane Platanus x hispanica	Semi-mature	7m	290mm	-	-	Good	Good	41m²	3.6m	-	20+ Years	B1
16.3G	London Plane Platanus x hispanica	Semi-mature	7m	280mm	-	-	Good	Good	34m²	3.3m	-	20+ Years	B1
17T	Cornelian Cherry Cornus mas	Semi-mature	5m	90mm; 90mm; 120mm	N - 3m E - 3m S - 3m W - 3m	N - 2m E - 2m S - 2m W - 2m	Good	Good	14m²	2.1m	Located in raised planter 1.2m high. Canopy clearance recorded from site level.	10+ Years	C1

Ref No.	Common Name (Scientific Name)	Age Class	Height	Stem Diameter	Crown Spread	Crown Clearance	Condition		RPA		Comments	Remaining Life Expectancy	Category / Sub-category
							Structural	Physiological	Area	Radius			
18T	Cornelian Cherry Cornus mas	Semi-mature	5m	100mm; 120mm; 120mm	N - 3m E - 3m S - 3m W - 3m	N - 2m E - 2m S - 2m W - 2m	Good	Good	18m²	2.4m	Located in raised planter 1.2m high. Canopy clearance recorded from site level.	10+ Years	C1
19T	Cornelian Cherry Cornus mas	Semi-mature	5m	70mm; 70mm; 70mm; 80mm; 80mm; 80mm	N - 3m E - 3m S - 3m W - 3m	N - 2m E - 2m S - 2m W - 2m	Good	Good	14m²	2.1m	Located in raised planter 1.2m high. Canopy clearance recorded from site level.	10+ Years	C1
20T	London Plane Platanus x hispanica	Semi-mature	9m	350mm	N - 6m E - 5.5m S - 5m W - 6m	N - 3m E - 3m S - 3m W - 3m	Fair	Good	55m²	4.2m	Base of tree encroaching into surrounding hard standing causing concrete slabs to embed into stem.	20+ Years	B1
21G	London Plane Platanus x hispanica	Semi-mature	9m	300mm	N - 5m E - 4m S - 5m W - 4m	N - 3m E - 3m S - 3m W - 3m	Fair	Good	41m²	3.6m	Base of some individuals encroaching into surrounding hard standing causing concrete slabs to embed into stem. Some individuals have reduced foliage. Consisting of 5 individuals all stem diameters have been individually recorded.	20+ Years	B2
21.1G	London Plane Platanus x hispanica	Semi-mature	9m	210mm	-	-	Fair	Good	18m²	2.4m	-	20+ Years	B1
21.2G	London Plane Platanus x hispanica	Semi-mature	9m	240mm	-	-	Fair	Good	28m²	3m	-	20+ Years	B1
21.3G	London Plane Platanus x hispanica	Semi-mature	9m	290mm	-	-	Fair	Good	41m²	3.6m	-	20+ Years	B1
21.4G	London Plane Platanus x hispanica	Semi-mature	9m	300mm	-	-	Fair	Good	41m²	3.6m	-	20+ Years	B1
21.5G	London Plane Platanus x hispanica	Semi-mature	9m	330mm	-	-	Fair	Good	48m²	3.9m	-	20+ Years	B1
22T	Cornelian Cherry Cornus mas	Young	2m	70mm; 80mm	N - 2m E - 2m S - 2m W - 2m	N - 2m E - 2m S - 2m W - 2m	Good	Good	5m²	1.2m	Located in raised planter approximately 1.5m in height. Planter possibly causing a full or partial root barrier. Canopy clearance recorded from site level.	10+ Years	C1

Ref No.	Common Name (Scientific Name)	Age Class	Height	Stem Diameter	Crown Spread	Crown Clearance	Condition		RPA		Comments	Remaining Life Expectancy	Category / Sub-category
							Structural	Physiological	Area	Radius			
23T	Smoke Bush Cotinus spp.	Young	2m	70mm; 70mm; 50mm	N - 2m E - 2m S - 2m W - 2m	N - 2m E - 2m S - 2m W - 2m	Good	Good	5m²	1.2m	Located in raised planter approximately 1.5m in height. Planter possibly causing a full or partial root barrier. Canopy clearance recorded from site level.	10+ Years	C1
24T	Smoke Bush Cotinus spp.	Young	2m	80mm	N - 2m E - 2m S - 2m W - 2m	N - 2m E - 2m S - 2m W - 2m	Fair	Good	3m²	0.9m	Located in raised planter approximately 1.5m in height. Planter possibly causing a full or partial root barrier. Canopy clearance recorded from site level. Stem leans east; degree unknown.	10+ Years	C1
25T	Unknown	Semi-mature	6m	310mm	N - 4m E - 4m S - 4m W - 4m	N - 3m E - 3m S - 3m W - 3m	Dead	Dead	41m²	3.6m	Standing dead tree. Suspected poor planting practice and animal holes around base of tree. Tree stability appears unaffected when subjected to push test.	Dead	U
26T	Magnolia spp. Magnolia spp.	Semi-mature	6m	170mm	N - 3m E - 3m S - 3m W - 3m	N - 2m E - 2m S - 2m W - 2m	Fair	Good	14m²	2.1m	Suspected poor planting practice and animal holes around base of tree. Tree stability appears unaffected when subjected to push test.	10+ Years	C1
27T	Magnolia spp. Magnolia spp.	Early-mature	7m	280mm	N - 3.5m E - 3.5m S - 3.5m W - 3.5m	N - 3m E - 3m S - 3m W - 3m	Good	Good	34m²	3.3m	Memorial tree. No significant features observed.	40+ Years	B1/3
28G	Callery Pear Pryus calleryana	Semi-mature	10m	290mm	N - 3m E - 3m S - 3m W - 3.5m	N - 3m E - 3m S - 3m W - 3m	Good	Good	41m²	3.6m	No significant features observed. Consisting of 8 individuals.	20+ Years	B2