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BS5837 Tree Survey, Arboricultural Impact Assessment & Method Statement



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2 Manchester Road, Chorlton-cum-Hardy, Manchester M21 9JG

BS5837 Tree Survey, Arboricultural Impact Assessment & Method Statement

Author Don Kernott TechCertA [redacted]

Reviewer Andrew Saunders MCIEEM [redacted] **REV A ONLY**

Report No LEL_M219JG_BS5837_001-REV B

Date REV A - April 2025

REV B – July 2026 – updated layout plan.

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Cover Photograph: shows view of T2 looking north from High Lane with T1 in the background.

1 SUMMARY

1.1 This BS5837 Tree Survey, Arboricultural Impact Assessment (AIA) and Arboricultural Method Statement (AMS) report and the supporting Tree Protection Plan (TPP) (see **Appendix C**) is based on current Proposed Site Plan 100l prepared by CB3 Design Architects. The report takes account the effects of any tree loss required to implement the design, and any potentially damaging activities proposed in the vicinity of retained trees and how these can be mitigated

1.2 The site is located approximately 4.9km south-west of Manchester city centre in a primarily urban residential area. It is a two-storey brick built residential structure constructed approximately 120 years ago. Hardstanding footpath and parking surrounds the structure with the rest of the land made up of overgrown vegetation and trees.

1.3 It is understood that the existing structure is proposed for demolition, to be replaced by a modern residential dwelling, similar in size.

1.4 A pair of young oak (*Quercus* sp.) trees within the red-line boundary (G1) will be lost to the proposed re-development, as highlighted red in **Table 2**. T6 a Lawson cypress *Chamaecyparis lawsoniana* also located internally to the red-line boundary will also be lost.

1.5 Trees that can be realistically retained include the boundary trees T1 and T2 which are a pair of mature weeping ash *Fraxinus excelsior* 'Pendula' and T3-T5 which are all semi-mature variegated holly *Ilex Aquifolium* 'Argenteomarginata'. Both T1 and T2 exhibit crown dieback with the cause being considered to be ash dieback. It is recommended that dead wood >10mm is pruned out of both T1 and T2 and that vegetation overhanging highways have at least 4.5m clearance from ground level. Should both T1 and T2 be retained it is recommended that re-surveys are undertaken every two years to check on structural and physiological integrity.

1.6 The impact of losing trees T6 and G1 is considered negligible in that G1 are inappropriately located and have been topped to restrict their growth. T6 is barely visible from beyond the boundary of the site.

1.7 Existing hardstanding shall remain in-situ within the Root Protection Area (RPA) of T1 until demolition of the existing structure and proposed structure build works are practically completed.

1.8 Existing surfacing load bearing capabilities are unknown; therefore prior to demolition commencing all surfaces within the RPA of T1 and outside of Tree Protection Fencing shall be covered with load bearing ground protection mats such as Trackmat or similar approved and retained in-situ for the duration of the proposed structure build works.

1.9 Once the existing structure is demolished and the proposed structure practically built, then within the RPAs of T1 & T5 where existing tarmac surface removal and/or soil disturbance is required it shall be undertaken by investigative hand removal. Any soils shall be removed by air spade or vacuum excavation.

1.10 Should roots be present, then depending on their location and extent, mitigation would be required and would include avoiding damaging roots greater than 25mm in diameter.

1.11 In the event tree roots greater than 25mm in diameter are encountered they shall be retained and worked around. Any clumps of roots less than 25mm in diameter (including fibrous roots) should be retained where possible in-situ without damage. Throughout the works great care should be taken to protect the bark around the roots. If severance of roots less than 25mm in diameter is unavoidable, roots must be

cut back using a sharp tool to leave the smallest possible wound. All works shall where possible be undertaken by hand and supervised by a suitably qualified arboriculturalist.

1.12 BS5837 compliant fencing and signage shall be used to delineate RPAs of trees to be retained from the proposed works. Alternative proposals for RPA fencing shall be at the discretion of the arboricultural consultant and, where required, in liaison with the Manchester City Council Tree Officer.

1.13 Prior to any works at the site a suitably qualified arboriculturist will advise where tree protective fencing and matting is to be installed and maintained. Certain construction activities will be overseen by a suitably qualified arboriculturalist – see **Table 3** in the report body.

1.14 All arboricultural works shall be undertaken in accordance with BS3998:2010 Tree Works – Recommendations.

1.15 Any new planting should be undertaken in accordance with BS8545:2014 Trees: from Nursery Stock to Independence in the Landscape – Recommendations. In particular, reference should be made to Chapters 8, 9, 10 and 11 of that document.

1.16 Finally, it is important to ensure everyone involved in the planning and design of the proposed works is aware of this report and methods outlined therein and that they have access to copies as soon as they are issued.

2 INTRODUCTION

2.1 Landscape Ecology Limited has been instructed by Mr and Mrs Martin and Olivia Edge to provide advice on potential arboricultural issues relating to a proposed re-development on land at 2 Manchester Road, Chorlton-cum-Hardy, Manchester M21 9JG, henceforth known as 'the site'.

2.2 This BS5837 Tree Survey, Arboricultural Impact Assessment (AIA) & Arboricultural Method Statement (AMS) report has been prepared in respect of arboricultural related planning considerations for land at the site.

2.3 The AIA and AMS is authored by Mr Donald Kernott Tech Cert Arb. Mr Kernott is also a Lantra qualified Professional Tree Inspector. He has been working in the arboricultural, landscape and ecological industry for approximately 20 years and before that in the general construction industry.

2.4 The AIA/AMS report and the supporting Tree Protection Plan (TPP) (see **Appendix C**) is based on current Proposed Site Plan 100l prepared by CB3 Design Architects. The report takes into account the effects of any tree loss required to implement the design, and any potentially damaging activities proposed in the vicinity of retained trees and how these can be mitigated.

2.5 The site is located approximately 4.9km south-west of Manchester city centre in a primarily urban residential area and is a two-storey brick built residential structure constructed approximately 120 years ago (Structural Surveys & Design 2024). Hardstanding footpath and parking surround the structure with the rest of the land made up of overgrown vegetation and trees. .

2.6 It is understood that the existing structure is proposed for demolition, to be replaced by a modern residential dwelling, similar in size.

2.7 The site sits centrally within the Wilbraham Road/Edge Lane Conservation Area – see **Appendix D**. Trees in Conservation Areas are also subject to protection. Anyone wishing to fell, prune or uproot trees in a conservation area must give six weeks' notice, unless they form a hazard to public safety or are already covered by a Tree Preservation Order (TPO). At the time of writing this report, information on any TPOs at the property were being sought from Manchester City Council (MCC) and an email response dated 23rd of April 2025 advise that none are present.

2.8 Trees were appraised on Tuesday the 18th of March 2025 with site revisits May and June 2026.

2.9 This report should be read in conjunction with **Appendices A** to **D**.

3 ARBORICULTURAL IMPACT ASSESSMENT

3.1 The surveyed trees can be summarised as follows in **Table 1**.

Table 1: summary of surveyed trees. For BS 5837 Category see Key in **Appendix B**.

BS 5837 Category	A	B	C	U
Specific Trees & Groups of Trees		T1 & T2	T3, T4, T5, T6 & G1	
Total Number	0	2	6*	0

NOTE: *figure includes the x2 trees that make up G1

3.2 **Table 1** demonstrates that trees T1 & T2 are BS5837 B Category in that they are *trees of moderate quality and value and in such a condition as to make a significant contribution of 20+ years.* Trees T3, T4, T5, T6 & G1 are considered as BS5837 C Category trees *of low quality with an estimated remaining life of at least 10 years or trees with a stem diameter <150mm*.

3.3 A schedule with further detail on assessed trees can be found in **Appendix B**.

3.4 **Figure 1** provides a visual representation of the Age Class distribution showing that trees reported on are young to mature in age. Efforts to retain tree stock where possible should be made to provide immediate softening of the proposals. In addition, retention of certain trees will maintain existing wider benefits such as street scene continuity and environmental functions (see **Table 2**).

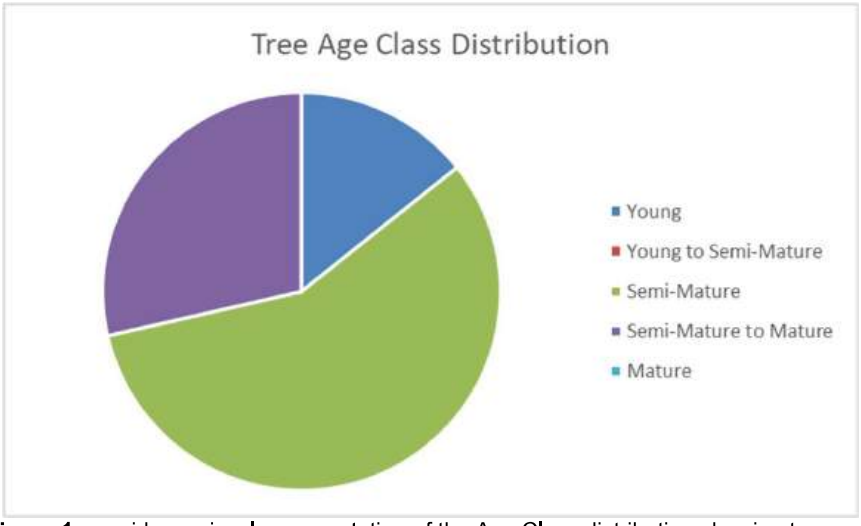


Figure 1: provides a visual representation of the Age Class distribution showing trees are predominantly semi-mature in age range.

3.5 The main tree locations and a summary of the trees amenity and environmental contributions can be summarised as follows in **Table 2**.

Table 2: indicates the tree locations and a summary of their amenity or realistic environmental contributions. Trees that cannot be realistically retained as part of the proposed re-development are highlighted red. For BS 5837 Category see Key in **Appendix B.**

BS5837 Category	A	B	C	U
south-west boundary providing street amenity, biodiversity value & green infrastructure		T1		
southern boundary boundary - providing street amenity, biodiversity value & green infrastructure		T2	T3, T4 & T5	
trees within the site boundary - providing limited amenity but with some biodiversity value			T6 & G1	

3.6 A boundary hedgerow of common privet *Ligustrum ovalifolium* is present and as such the Hedgerow Regulations 1997 do not apply to the proposed works (DEFRA 1997). Nevertheless, although requiring some management it is recommended that this hedgerow be retained to screen any proposed development.

3.7 A pair of young oak (*Quercus* sp.) trees within the red-line boundary (G1) will be lost to the proposed re-development, as highlighted red in **Table 2**. T6 a Lawson cypress *Chamaecyparis lawsoniana* also located internally to the red-line boundary will also be lost.

3.8 Trees that can be realistically retained include the boundary trees T1 and T2 which are a pair of mature weeping ash *Fraxinus excelsior* 'Pendula' and T3-T5 which are all semi-mature variegated holly *Ilex Aquifolium* 'Argenteomarginata'. Both T1 and T2 exhibit crown dieback with the cause being considered to be ash dieback. It is recommended that dead wood >10mm is pruned out of both T1 and T2 and that vegetation overhanging highways have at least 4.5m clearance from ground level. Should both T1 and T2 be retained it is recommended that re-surveys are undertaken every two years to check on structural and physiological integrity.

3.9 The impact of losing trees T6 and G1 is considered negligible in that G1 are inappropriately located and have been topped to restrict their growth. T6 is barely visible from beyond the boundary of the site but its dense foliage does provide shelter for nesting birds, when many broadleaved trees are still in bud. However, Lawson cypress is a common species and alternatives are likely to be nearby – see **Figure 2**. There is an opportunity to replace T6 and G1 and locate replacements in a more meaningful location in relation to the current proposed layout.



Figure 2: Image left showing poor planting location of G1 and the location of T6 (image centre) with T2 (to be retained) in the background. Image right showing T1 with extensive crown dieback.

4 LIMITATIONS

4.1 This report was prepared for use by our client in accordance with the terms of the contract and for planning purposes only. It is not a substitute for a tree condition assessment. Information provided by third parties used in the preparation of this report is assumed to be correct. The contents are copyright and may not be duplicated or used by third parties without the written consent of Landscape Ecology Limited.

4.2 All tree inspections, unless specified, have been undertaken from ground level and using non-invasive techniques. Comments contained within the report on the condition and risk associated with any tree relate to the condition of the tree at the date and time of survey. Please note that the condition of trees is subject to change. This change may occur but is not limited to biological and non-biological factors as well as mechanical/ physical changes to conditions in the proximity of the tree. Trees should be inspected at intervals relative to risk/ target areas and in accordance with relevant Health & Safety Executive guidance - http://www.hse.gov.uk/foi/internalops/sims/ag_food/010705.htm

4.3 Please note, no statutory control checks have been undertaken (unless specified). Where tree surgery works have been identified these works assume that planning is approved, no tree works should be undertaken prior to determination of this application without up-to-date confirmation of the TPO / Conservation Area status of the vegetation. Any tree works should be undertaken in accordance with the appropriate Duty of Care. This should include, for example, site specific risk assessments and due diligence inspections for the presence of protected species, where required.

5 ARBORICULTURAL METHOD STATEMENT

Site Specific Soils

5.1 Soil is an important factor in tree growth and the type of underlying soil can impact on successful integration of new developments.

5.2 Using maps supplied by the UK Soil Observatory it can be shown that soils within the site are not classified. However, the site soils, based on the location appear to be made slowly permeable to free draining loam. From the vigour exhibited by existing tree growth it can be concluded that soils present are suitable to support tree growth.

5.3 Any soil management and handling should only be undertaken when soils are in a dry friable condition. Care for all works within the estimated tree Root Protection Area (RPA) of any retained trees or in areas where trees are proposed to be planted will be required to limit the risk of soil compaction.

5.4 Where stripped soils cannot be placed at their final destination, they will be placed in a designated storage mound no greater than 2m in height.

5.5 Where storage mounds are to be left in-situ for greater than six months a low maintenance grass seed mix such as Germinal A22 will be sown once mounding is completed. Any weed growth will be contained by the use of an appropriate herbicide.

5.6 Any soil placement for landscape areas will be loose tipped, levelled with a mini-excavator, and cultivated with hand tools. Objects (e.g. stones, roots, construction debris, etc) greater than 75mm in any direction will be removed from re-soiled areas.

Guidance

5.7 The British Standards Institute published BS 5837 '*Trees in relation to design, demolition and construction – Recommendations'* in April 2012. The document was developed through consultation with engineers, architects, landscape architects, central government and developers and gives clear and current best practice recommendations and guidance on the principles to be applied to achieve a good design in relation to trees.

5.8 Where development is proposed, BS5837 provides guidance on how to assess the value and quality of trees and to decide which trees are appropriate for retention.

Local Planning Policies

5.9 MCC Joint Development Plan (2022-2039) – Policy JP-G7 Trees & Woodland sets out the aims and objectives of the Greater Manchester Tree and Woodland Strategy, including the protection, enhancement and where possible increase in tree cover. This policy also guides how appropriate mitigation, replacement or other compensation measures should be identified.

Planning Policy and Statutory Protection Discussion

5.10 The principal of removing trees, including those which are subject to a TPO or Conservation Area status, to allow for an appropriate layout is supported in all relevant planning policies, planning guidance and in BS5837 (2012) which states that:

'*5.1.1 The constraints imposed by trees, both above and below ground (see Note to 5.2.1) should inform the site layout design, although it is recognized that the competing needs of development mean that trees are only one factor requiring consideration. Certain trees are of such importance and sensitivity as to be major constraints on development or to justify its substantial modification*'.

5.11 Landscape Ecology Limited reported on the existing tree stock at the site in Section 3 of this assessment and a schedule with further detail on assessed trees can be found in **Appendix B**.

Root Protection Areas (RPA)

5.12 **Figure 2** shows BS5837 compliant fencing and all-weather signage recommended to be used to delineate tree RPAs of trees to be retained from the proposed works. Alternative proposals for RPA fencing shall be at the discretion of the arboricultural consultant and in liaison with the MCC Tree Officer.

5.13 **Figure 3** shows alternative orange netlon fencing and all-weather signage proposals that could be considered should BS5837 compliant fencing prove to be impractical.

5.14 Fencing and all-weather signage installation shall be reviewed by a suitably qualified arboriculturalist during arboricultural control visit No.1 (see **Table 3**).



Figure 2: shows BS5837 compliant fencing and all-weather signage which shall be used to delineate retained tree RPAs from the proposed works. Alternative proposals for RPA fencing shall be at the discretion of the arboricultural consultant and where required, in liaison with the MCC Tree Officer.



Figure 3: shows orange netlon alternative fencing and all-weather signage which shall be used to delineate retained trees from the proposed works. Alternative proposals for fencing shall be at the discretion of the arboricultural consultant and where required, in liaison with the MCC Tree Officer.

Tree Works

5.15 All arboricultural works shall be undertaken in accordance with BS3998:2010 *Tree Works – Recommendations* and in consultation with a suitably qualified arboriculturalist, prior to the works being undertaken.

5.16 Any planting should be undertaken in accordance with BS8545:2014 *Trees: from Nursery Stock to Independence in the Landscape – Recommendations*. In particular, reference should be made to Chapters 8, 9, 10 and 11.

Construction Works

5.17 The TPP indicates that the following works are required within the RPA of trees to be retained (see **Appendix C**);

- T1 - existing hardstanding surfacing to be removed, driveway reconstruction via block paving and other material and potential disturbance of in-situ soils to enable vegetation clearance and replanting of shrubs/sowing of grass.
- T5 – very northern edge of RPA disturbed via driveway reconstruction via block paving and other material and potential disturbance of in-situ soils to enable vegetation clearance and replanting of shrubs/sowing of grass.
- T2, T3 & T4 - potential disturbance of in-situ soils to enable vegetation clearance and replanting of shrubs/sowing of grass.

5.18 Existing hardstanding shall remain in-situ within the RPA of T1 until demolition of the existing structure and proposed structure build works are practically completed. **Reason:** site access for build works and prevention of root disturbance within RPA and/or compaction during works.

5.19 Existing surfacing load bearing capabilities are unknown; therefore prior to demolition commencing all surfaces within the RPA of T1 beyond Tree Protection Fencing shall be covered with load bearing ground protection mats such as Trackmat or similar approved and retained in-situ for the duration of the proposed structure build works. Load bearing ground protection mats shall be placed during arboricultural control visit No.1 – see **Table 3**. **Reason:** to provide adequate load bearing within RPA of T1 during anticipated heavy machine use throughout works.

5.20 Once the existing structure is demolished and the proposed structure practically built, then within the RPAs of T1 & T5 where existing tarmac surface removal and/or soil disturbance is required it shall be undertaken by investigative hand removal under arboricultural supervision No.2 – see **Table 3**. Any soils shall be removed by air spade or vacuum excavation. **Reason:** to avoid unnecessary damage to retained tree root systems.

5.21 Construction of the proposed driveway that encroaches partially into the RPA of T1 and T5 shall be completed under arboricultural supervision during arboricultural control visit No.2 – see **Table 3**. **Reason:** to avoid unnecessary damage to retained tree root systems that may be present.

5.22 During all outlined works within RPAs, should roots be present, then depending on their location and extent, mitigation would be required and would include avoiding damaging roots greater than 25mm in diameter. **Reason:** to avoid unnecessary damage to retained tree root systems.

5.23 In the event tree roots greater than 25mm in diameter are encountered they shall be retained and worked around. Any clumps of roots less than 25mm in diameter (including fibrous roots) should be retained where possible in-situ without damage. Throughout the works great care should be taken to protect the bark around the roots. If severance of roots less than 25mm in diameter is unavoidable, roots must be cut back using a sharp tool to leave the smallest possible wound. All works shall be undertaken by hand and supervised by a suitably qualified arboriculturalist during arboricultural control visit No. 3 - see **Table 3**. **Reason:** to avoid unnecessary damage to retained tree root systems.

5.24 If any backfilling is required, place an inert granular material mixed with topsoil or sharp sand around retained roots greater than 25mm in width before light compaction. **Reason:** to avoid unnecessary damage to retained tree root systems.

5.25 New proposed surfacing for pedestrian and vehicular access that encroaches into the RPA of T1 and T5 shall be constructed with a cellular confinement system such as Cellweb Tree Root Protection or similar approved. Installation of the cellular confinement system and backfilling shall be undertaken during arboricultural control visit No. 3 - see **Table 3**. **Reason:** to ensure load bearing and enable free movement of water, oxygen, and nutrient supplies to the tree roots are maintained.

5.26 Pruning to the crowns of T1 and T2 is recommended and this would be advised and undertaken during arboricultural control visit No 1. (see **Table 3**).

Site Service Provision

5.27 Landscape Ecology Limited understands existing drainage runs and other utilities servicing the existing structure are to be retained and utilised to service the new build.

Ground Level Changes

5.28 From looking at the proposals, Landscape Ecology Limited understands that no significant level changes in proximity to trees are proposed.

Arboricultural Project Supervision

5.29 Most damage to trees on construction sites is caused inadvertently; therefore, to ensure continued protection during the works a system of site monitoring is recommended. Prior to any works at the site a suitably qualified arboriculturalist during arboricultural control visit No. 1 will advise the type and location of tree protective fencing to be installed and maintained. Any unforeseen issues can also be identified and discussed before damage to the trees occurs.

5.30 As part of the construction works, further operations as outlined in Section 5 shall be supervised by a suitably qualified arboriculturalist during arboricultural control visits No. 2 to No. 4.

5.31 **Table 3** provides an outline of the arboricultural controls that are recommended to ensure compliance with any Planning Approval.

Table 3: provides an outline of the arboricultural control that is recommended to ensure compliance with any Planning Approval.

Visit Detail	Date	Status
1. Pre-commencement Inspection Attend site to inspect type, location and installation of tree protection prior to works commencing and discuss any issues associated with enabling works/ proposal with the site manager, including any pruning. **Reason:** good pre-start arboricultural practice.	TBC	INCOMPLETE
3. Construction Operations Attend site to oversee any protective fence movement and any hard or soft surface material reomval. **Reason:** to ensure any retained tree roots present remain undamaged and provide arboricultural advice on retention/care.	TBC	INCOMPLETE
3. Construction Operations Attend site to oversee installation of cellular confinement system and any backfilling. **Reason:** to ensure any retained tree roots present remain undamaged and provide arboricultural advice on retention/care.	TBC	INCOMPLETE

Compounds, Site Offices and Construction Material Storage

5.32 Any compounds and construction material storage will be located away from the RPAs of any protected trees. Suitably located site offices can often be used to protect trees from construction works as they can provide a significant barrier.

5.33 It is proposed that detail relating to the location of any site compounds, offices and construction material storage is discussed with the suitably qualified arboriculturalist during Control Visit No.1 outlined in **Table 3**.

Landscaping

5.34 Any new planting should be undertaken in accordance with BS8545:2014 Trees: from Nursery Stock to Independence in the Landscape – Recommendations. In particular, reference should be made to Chapters 8, 9, 10 and 11 of that document.

Information Distribution

5.35 It is important to ensure everyone involved in the planning and design of the proposed works is aware of this report and methods outlined therein and that they have access to copies as soon as they are issued.

Responsibilities

5.36 Successful implementation of tree protection measures and long-term tree retention depends on co-ordination between the client and key personnel involved in the works.

5.37 The client and agent shall ensure that:

- the site manager and all other personnel are provided with this document;

- all planning conditions relating to underground works, services, trees, and landscaping are known before work commences;
- all requirements of the TPP and arboricultural methods herein are adhered to; and
- the site manager is updated of any approved changes or variations to this document or subsequent Arboricultural Method Statements.

5.38 The client and site manager shall ensure that:

- a copy of this document with the TPP in **Appendix C** is easily accessible for site personnel to refer to before and during works activity;
- all personnel working on the site are made aware of the TPP and arboricultural methods herein covering any activities they will undertake. This duty includes delegating the task of briefing personnel in the absence of the arboricultural supervisor;
- the tree protection measures are left in place until the works are completed, except with the written consent of the MCC Tree Officer; and
- site personnel are updated of any approved changes or variations to the approved tree protection measures.

6 REFERENCES

BS8545:2014 *Trees: from Nursery Stock to Independence in the Landscape – Recommendations*. British Standards Institution.

BS5837:2012 *Trees in Relation to Design, Demolition, and Construction – Recommendations.* British Standards Institution.

BS3998:2010 *Tree Works – Recommendations*. British Standards Institution.

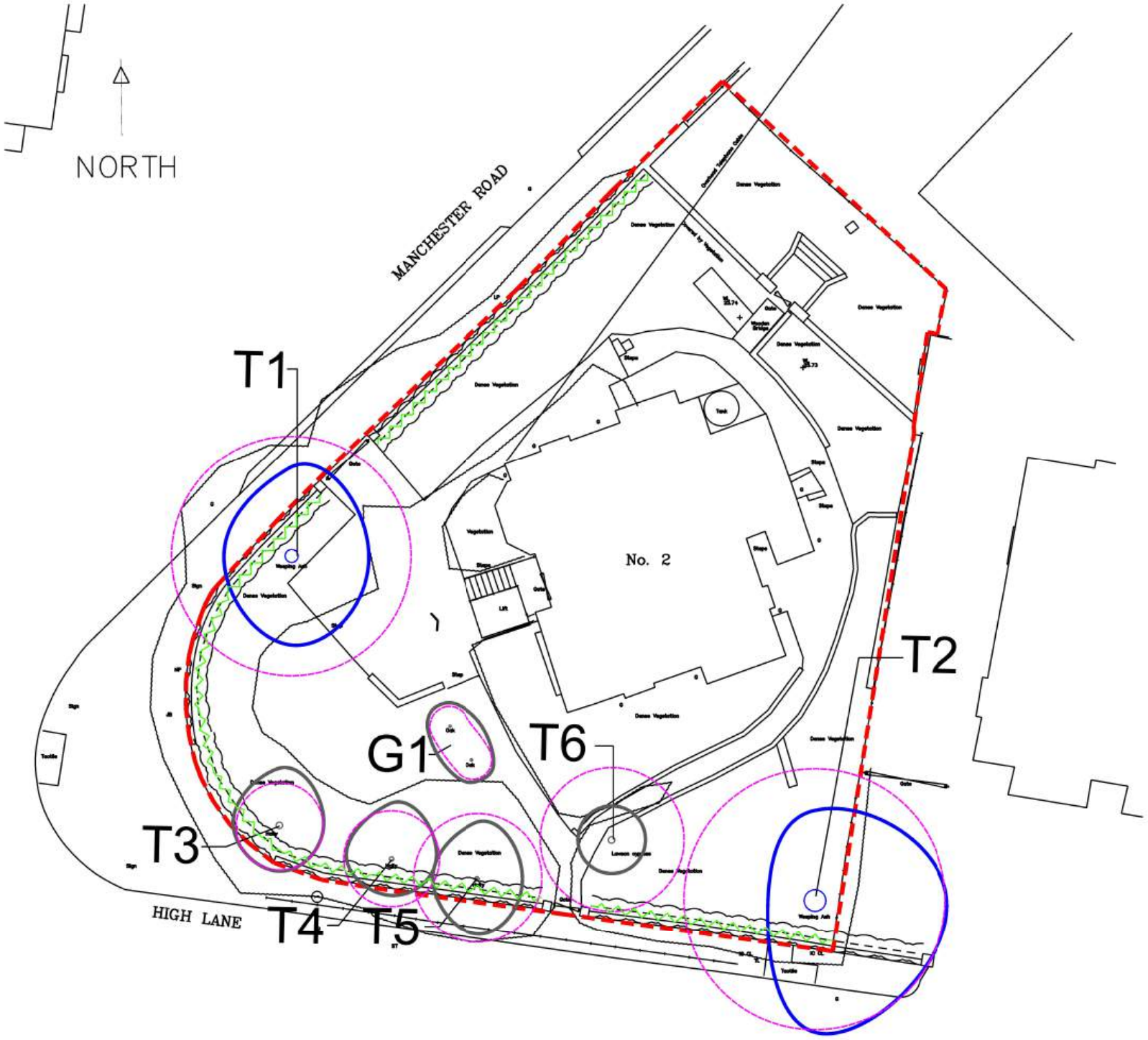
DEFRA. (1997). *The Hedgerow Regulations – A Guide to the Law & Good Practice*.

Structural Surveys & Design. (2024). *Structural Report for 2 Manchester Road, Chorlton-cum-Hardy M21 9JG*.

UK Soil Observatory http://mapapps2.bgs.ac.uk/ukso/home.html - accessed 10/04/25.

Appendix A

Tree Constraints Plan



KEY

- Indicative Site Boundary
- Root Protection Area
- T1 Individual Tree
- G1 Groups of Trees
- Boundary Hedge

Category A Trees
Trees of a high quality with an estimated remaining life of >40 years

Category B Trees
Trees of moderate quality with an estimated remaining life of >20 years

Category C Trees
Trees of low quality with an estimated remaining life of at least 10 years or trees with stem diameter <150mm

Category U Trees
Cannot realistically be retained as living trees in context to current land use for >10 years

2 Manchester Road
Chorlton-cum-Hardy
Manchester M21 9JG

APPENDIX A
Tree Protection Plan

1:250@A4

Appendix B

Tree Schedule

Tree Survey in accordance with BS5837:2012 'Trees in Relation to Design, Demolition and Construction – Recommendations'

KEY

Tree Ref No. - Tree reference number: tag or plan number (T - individual tree, G - group of trees/shrubs);

Species - Genus, species and/or common name;

Age - Age classification (Y - young, SM - semi mature, M - mature);

Height (in m) - Approximate height of tree in metres;

Canopy (in m) N - S - E - W - Approximate branch spread in metres of the four principal compass points;

Stem (in mm) - Stem diameter in millimetres: measured at 1.5 metres above ground level for single stem trees and ground level for multi-stemmed trees;

Clearance (in m) - Height in metres of crown clearance above the adjacent ground level;

Vitality - A measure of physiological and structural condition typically (good, fair, poor, dead);
- **G = good** – no apparent physiological or structural problems.
- **F = fair** – minor physiological or structural problems.
- **P = poor** – major physiological or structural problems.
- **D = dead**

Estimated Remaining Contribution - Approximate number of years the tree will continue to contribute without the need for oppressive arboricultural intervention, categorised in years as <10, 10-20, 20-40 and >40.

BS Categorisation - BS5837 tree quality assessment category: resulting from structural/physiological condition and remaining contribution (approximate useful life expectancy);
- Standard retention category **U**: in such a condition that any existing value would be lost within 10 years, though there may be an existing conservation value;
- Standard retention category **A**: high quality and value, in such a condition as to be able to make substantial contribution of 40+ years;
- Standard retention category **B**: moderate quality and value, in such a condition as to make a significant contribution of 20+ years;
- Standard retention category **C**: low quality and value, currently in adequate condition to remain until new planting could be established 10+ years;
- Standard retention sub-category, mainly due to: **1**- Arboricultural values, **2**- Landscape values, **3**- Cultural values, including conservation;

RPA (in m²) - Root Protection Area: calculated as a function of the stem measurement (single stem/multiple stem variant, as outlined within BS5837);

MS = main stem
t/s = twin-stemmed
m/s = multi-stemmed
g/l = ground level
DW = deadwood
u/c = upper crown
l/c = lower crown

'* ' - Within the survey schedule denotes an estimate.

BS5837:2012 Tree Schedule

Client - Mr & Mrs Edge
Site - 2 Manchester Road, Chorlton-cum-Hardy M21 9JG
Tags - N/A
Ref - LEL_M219JG_BS5837_001

Inspector: Mr Donald Kernott
Survey Date: 18th of March 2025 with revisits May-June 2026
* denotes unable to access - all data estimated without close inspection

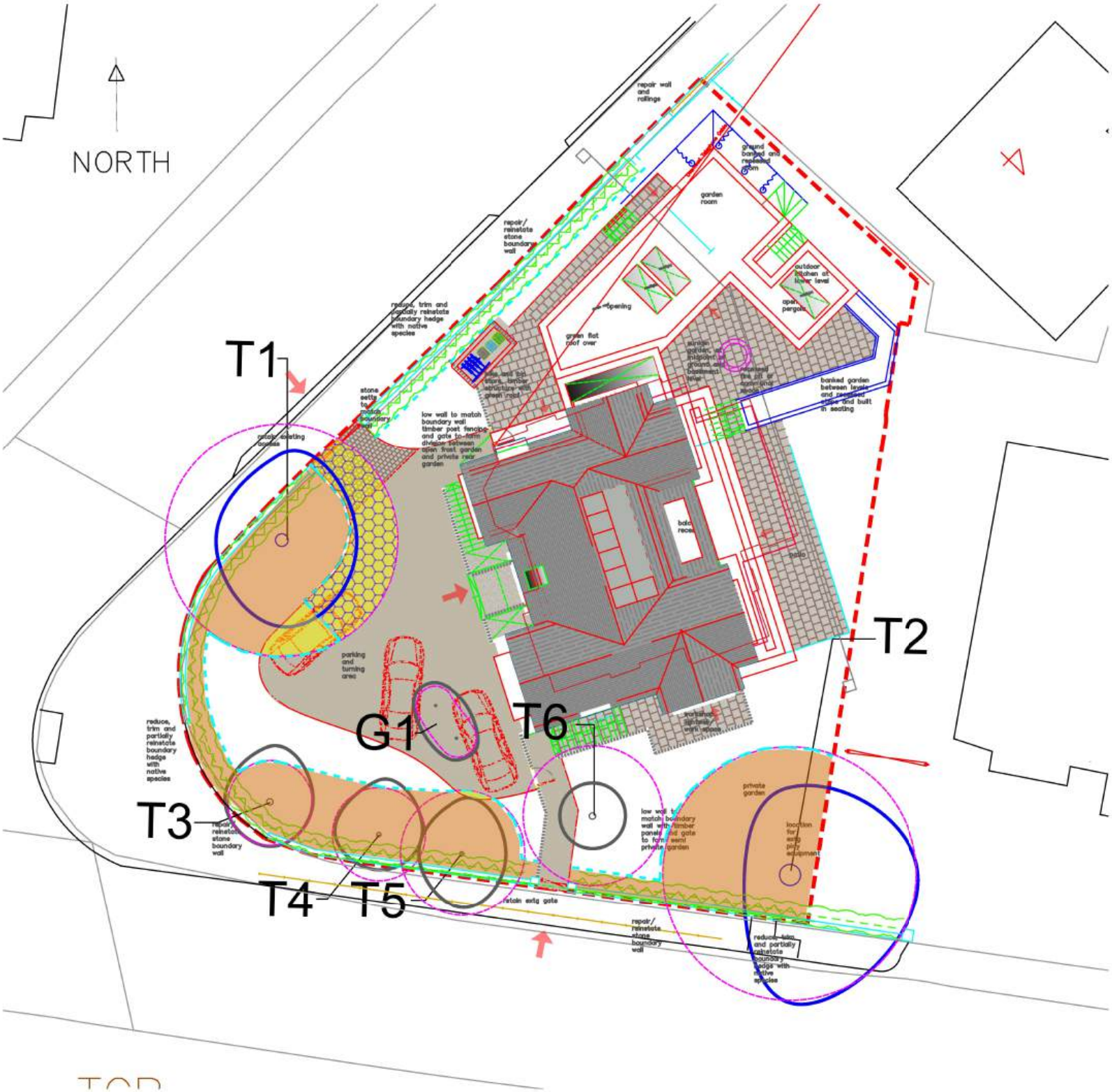
Tree No	Species	What3Words	Estimated Height (m)	Stem dia. (mm)	Crown Spread (m)	Height of Crown Clearance (m)	Age Class	Structural Condition	Physiological Condition	Additional Notes	Estimated Remaining Contribution (years)	Retention Category	Radius of Nominal Circle	RPA (m^2)
T1	weeping ash *Fraxinus excelsior* 'Pendula'	duty.bland.heavy	15	550	N 4 S 4 E 3.5 W 3	6	M	Fair	Poor	approx. upper crown exhibits considerable dieback with DW present extending over highway & pedestrian footpath prune out DW >10mm dia. & ensure crown 4.5m clear of highway or fell to g/l removing stump & arisings off-site. If retained - re-survey every 2 years.	>10 (ADB)	B2	6.6	137
T2	weeping ash	slow.search.venues	15	600*	N 4 S 6 E 6 W 2	6	M	Fair	Fair-Poor	approx. upper 1.5m of crown exhibits dieback with DW present extending over highway & pedestrian footpath dense ivy to base of crown, potential cavity E @ approx. 7m unable to measure stem dia. as adjacent fence blocking prune out DW >10mm dia. & ensure crown 4.5m clear of highway. If retained - re-survey every 2 years.	>10-20 (ADB)	B2	7.2	163
T3	variegated holly *Ilex Aquifolium* 'Argenteomarginata'	successes.survey.degree	7.5	200 both stems	N 2.5 S 2 E 2 W 2	2.5	SM	Good	Good	bifurcates @ approx. 1m ivy climbing stem to N	>10	C	2.4	18
T4	variegated holly	pints.fool.trials	7.5	220	N 2.5 S 1.5 E 2 W 2	2.5	SM	Good	Good	ivy up MS	>10	C	2.64	22
T5	variegated holly	twist.rear.values	7.5	270*	N 2.5 S 2.5 E 2 W 2	2.5	SM	Fair	Good	approx. 20° lean towards High Lane	>10	C	3.54	32.8
T6	Lawson cypress *Chamaecyparis lawsoniana*	giving.fears.hotel	6	180 & 150 twin stem	N 1.5 S 1.5 E 1.5 W 1.5	g/l	SM	Good	Good	appears t/s from base	>10	C	3.96	49.4
G1	oak *Quercus* sp.	spoken.plus.below	2-2.5	<90	N 2 S 2 E 2 W 2	1.5	Y	Fair	Fair	topped inappropriately located	>10	C	1.08	4.2

KEY

Y=Young	MS=main stem	ADS=advance directional sign	incl. = including	opp. = opposite	u/c = upper crown
SM=Semi-Mature	m/s=multi-stemmed	RRB = route restraint barrier	sp. = species	/// = what3words location	TPO = Tree Preservation Order
EM=Early Mature	t/s=twin-stemmed	OHP = overhead power	EB = eastbound	< = less than	
M=Mature	DW=dead wood	o/h = overhanging	WB = westbound	> = greater than	
G=Group of Trees	l/c=lower crown	TM = traffic management	NB = northbound	mod = moderate	
T= Individual Tree	ADB=ash dieback	PH = public house	SB = southbound	OB = overbridge	
MP=Marker Post	P&W = post & wire	RB = roundabout	occ. = occlusion	PB = public bridleway	
CP = car park	ave. = average	Jct. = junction	FP = footpath	P&R = post & Rail	

Appendix C

Tree Protection Plan



KEY

- Indicative Site Boundary
- Root Protection Area
- Root Protection Area Fencing to be installed under arboricultural supervision – see Section 5/table 3 of the report
- Retained hedgerow
- Partially compromised RPAs of trees to be retained – arboricutural control required – see Section 5/Table 3 of the report.
- Soils retained and to be disturbed only under arboricultural supervision – see Section 5/Table 3 of the report.
- Load bearing mats to be deployed under arboricultural supervision – see Section 5/Table 3 of the report.
- T1 Individual Tree
- G1 Groups of Trees
- Category A Trees
  Trees of a high quality with an estimated remaining life of >40 years
- Category B Trees
  Trees of moderate quality with an estimated remaining life of >20 years
- Category C Trees
  Trees of low quality with an estimated remaining life of at least 10 years or trees with stem diameter <150mm
- Category U Trees
  Cannot realistically be retained as living trees in context to current land use for >10 years

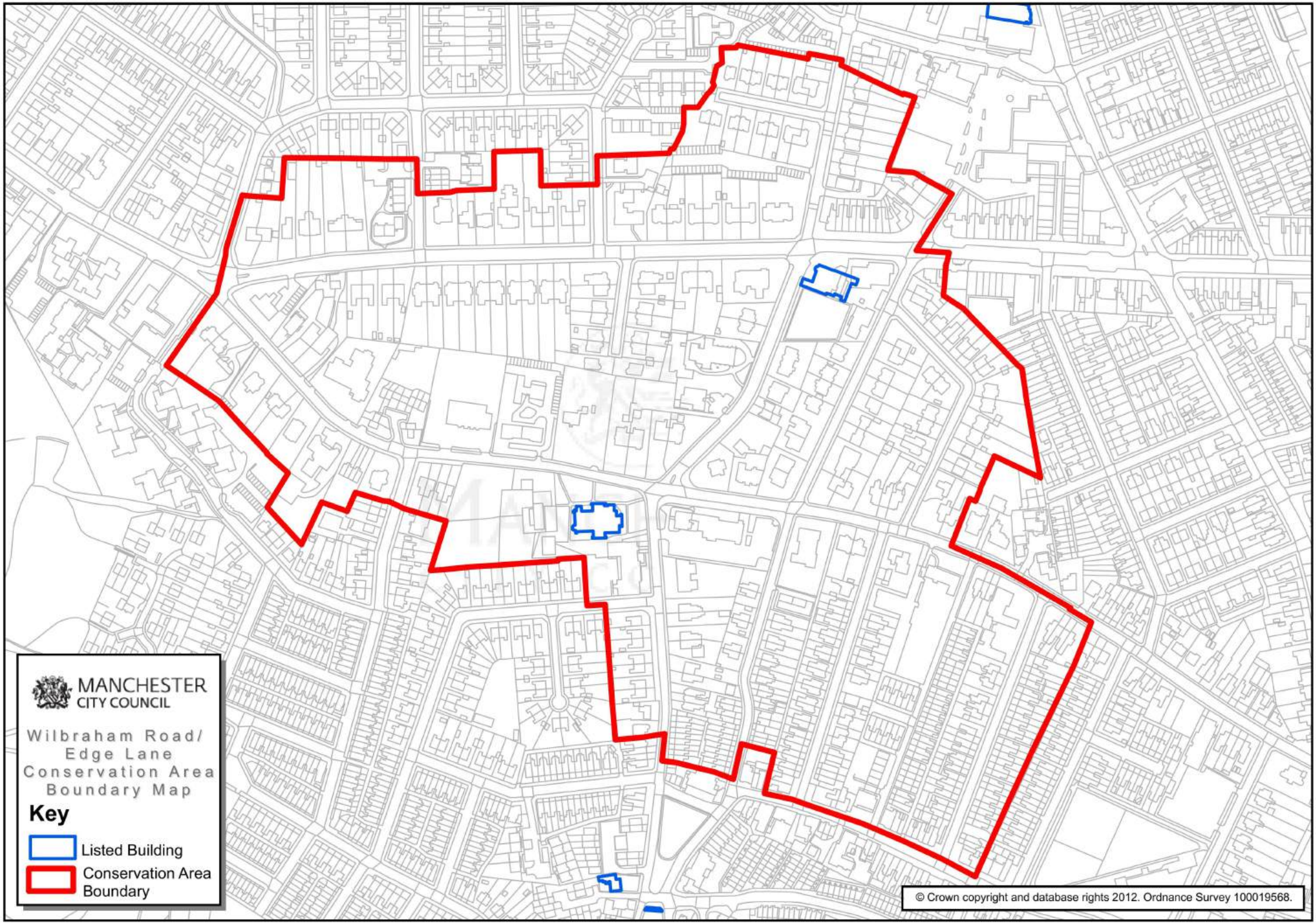
2 Manchester Road Chorlton-cum-Hardy Manchester M21 9JG

APPENDIX A
Tree Protection Plan

1:250@A4

Appendix D

Wilbraham Road/Edge Lane Conservation Area Plan


MANCHESTER
CITY COUNCIL
Wilbraham Road/
Edge Lane
Conservation Area
Boundary Map
Key
Listed Building
Conservation Area
Boundary
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