TREE SURVEY OF 230 KINGS ROAD. CHORLTON

COMMENCEMENT DATE 28th SEPTEMBER 2026

TO BE CONDUCTED BY MR ROB LONGLEY ARBORICULTURE SURVEYOR.

RLTC

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SITE INFORMATION AND USE

230 Kings Road is a residential Property situated on the edge of the Chorlton Suburb of greater Manchester. It is surrounded by other residential properties to the rear and sides and is accessed off Kings Road.

CLIENT BRIEF

This survey has been commissioned by Jane at St Vincents Primary School.

RLTC is to carry out a survey of all trees within the inner fence enclosing the property and a cursory look at the other trees in close proximity to assess their condition and age. The survey is to ascertain the health and condition of the trees with a view to an extension being built within the rear section of 230 kings roads garden.

CAVEATS AND LIMITATIONS

Surveys refer to the condition of the tree and an assessment made on that day the survey was carried out. The trees will not be climbed but assessed from ground level with the aid of binoculars.

The inspector will not be expected to remove any obstacles from the base of the tree, i.e. ivy / epicormic growth.

Further investigation will be recommended where it is deemed necessary by the initial inspection as test drilling or aerial inspections may be required.

No soil samples are to be taken in conjunction with this survey.

No comprehensive root investigation can be carried out.

Decay organisms only manifest at certain times of the year. It is possible that decay organisms may be present but undetectable at the time of the survey.

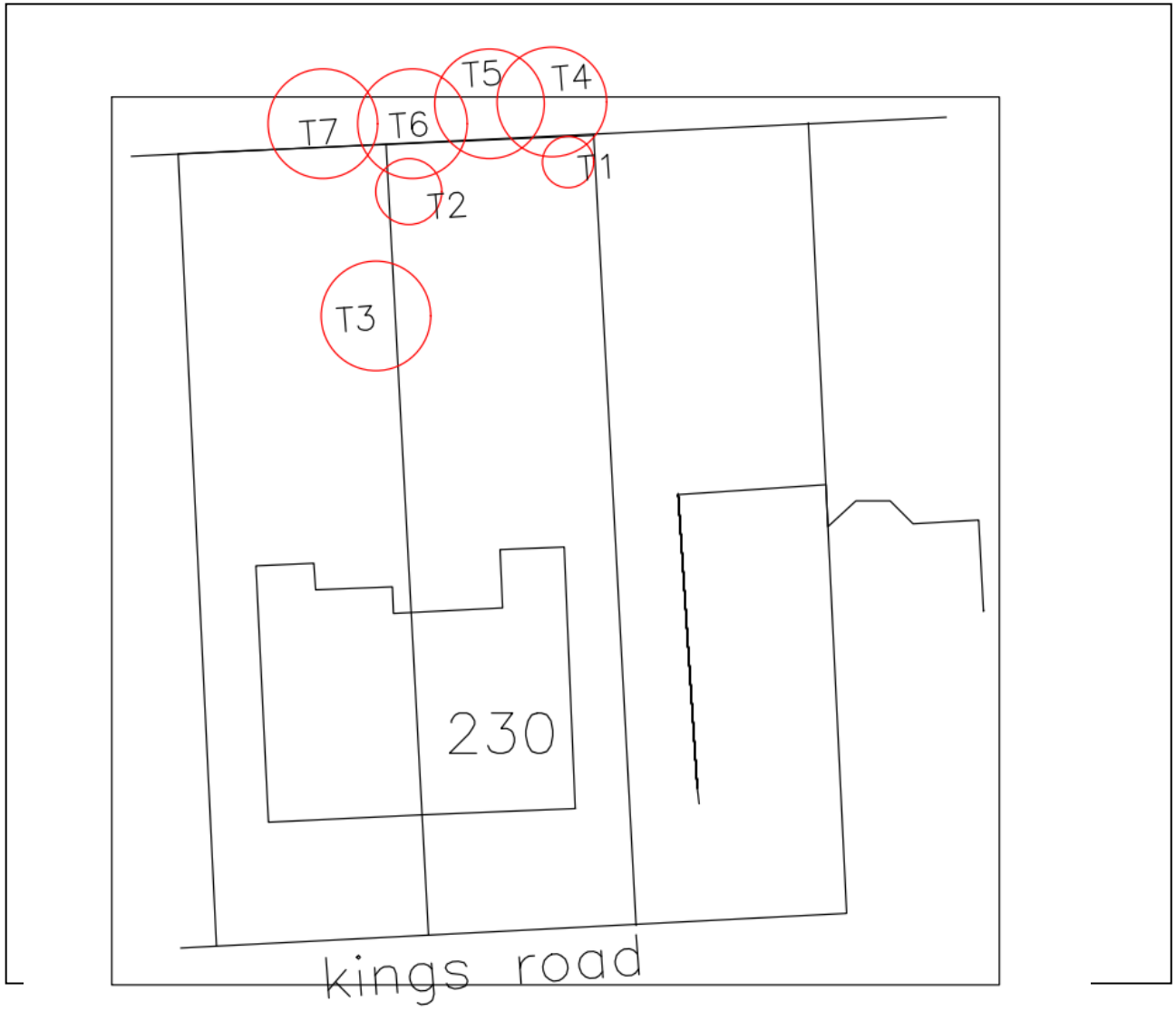
These surveys are only valid for typical weather conditions. Healthy trees, or part thereof may fail in conditions of extreme weather and the consequences of such weather phenomena are unforeseeable. RLTC cannot be held responsible for such failures.

THE SURVEY

A paper survey is to be carried out on site and the categories to be recorded will include:-

1. Tag Number
2. Species – recorded in Latin and Common Name
3. Height – estimated in meters
4. Crown Spread – estimated in meters
5. Stem Diameter – estimated in millimeters
6. Age of trees
7. Condition
8. Root protection area
9. General Comments

Appendix 1 – Survey map



Appendix 2 – survey data

Tree Group Hedge	Age Class Common Name *Botanical Name*	Height (m)	Trunk Dia. (mm) @ 1.5m	Trunk dia. @ Base (mm)	Canopy Spread (m) N W E S	Crown Height (m)	Physiological Condition Structural Condition 20% offset (m)	Life Expectancy	Retention Category	Root Protection Area (m)	Root Protection Radius (m)	Comments and Recommendations
T1	Lilac *Syringa vulgaris*	4	multi	300	0 3 0 3	0	Fair Fair	<10	U	28.3	3	Small garden shrub. Multistemmed. Partially suppressed by leylandii. Asymmetric crown
T2	leylandii *Cupressus x spp*	8	Twin 140 180		1.5 1.5 1.5 1.5	0	Good Fair	10	U	16.3	2.3	Early mature leylandii as ornamental garden tree. Twin stem. Included fork
T3	Sycamore *Acer Pseudoplatanus*	9	350		4 4 4 4	2	Fair Fair	10	U	55.4	4.2	Self seeded tree adkjecant to boundary edge in adjacent garden. Previously trimmed from 2-5m, forming a lower crown which is patially shaded by the upper crown. Minor deadwood. Causing damage to boundary
T4	Leylandii *Cupressus x spp*	10	300		2.5 1 1 2.5	2	Fair Fair	10	U	40.7	3.6	Trees form a boundary hedge in the property to the rear and require maintenance to prevent nuisance. Close to boundary fence
T5	Leylandii *Cupressus x spp*	10	300		2.5 1 1 2.5	2	Fair Fair	10	U	40.7	3.6	Trees form a boundary hedge in the property to the rear and require maintenance to prevent nuisance. Close to boundary fence
T6	Leylandii *Cupressus x spp*	10	300		2.5 1 1 2.5	2	Fair Fair	10	U	40.7	3.6	Trees form a boundary hedge in the property to the rear and require maintenance to prevent nuisance. Close to boundary fence
T7	Leylandii *Cupressus x spp*	10	300		2.5 1 1 2.5	2	Fair Fair	10	U	40.7	3.6	Trees form a boundary hedge in the property to the rear and require maintenance to prevent nuisance. Close to boundary fence

BIBLIOGRAPHRY

Lonsdale, D. *Principles of tree hazard assessment and management,* 1st Ed. The Stationary Office

BS3998. *Recommendations for tree works.* The Stationary Office

BS5837. *Trees in relation to construction.* The Stationary Office