Cheshire Tree Surveys and Arboriculture

Balancing Risk with Ecology

A report on the significant tree at –
33 Pine Road, Didsbury, Manchester.

Prepared for Caroline Meredith

by

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12th of October 2026

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December 2020

Executive Summary

This report has been prepared to assist Caroline Meredith the owner of the tree, located at 33 Pine Road,Didsbury,Manchester, in discharging their duty of care in relation to trees within and immediately adjacent to the property. I was commissioned by Caroline Meredith to carry out the survey. The survey comprised a ground-level visual tree inspection of the significant tree, with observations recorded in respect of species, maturity, physiological condition, structural condition, apparent defects, potential targets, and recommended management actions. The inspection was limited to features that were reasonably visible at the time of the visit and did not include climbing inspection, decay detection, excavation, laboratory testing, or other invasive investigations.

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1 1. Introduction

1.1 **Brief:** An owner, occupier or person responsible for land on which trees stand has a duty to take reasonable care to identify and manage foreseeable risks arising from those trees. I have been instructed by Caroline Meredith, to undertake a professional arboricultural inspection of the significant tree associated with the property and to provide proportionate management recommendations based on observable condition at the time of survey.

1.2 **Qualifications and experience:** This report is based on my arboricultural training, professional experience, site observations and the information available at the time of inspection. The conclusions and recommendations are made in accordance with accepted principles of visual tree assessment and good arboricultural practice.

1.3 **Documents and information provided:** I was provided with no documentation.

1.4 **Relevant background information:** I walked the site unaccompanied and collected the relevant tree data on 22nd of September 2026. Observations were made from accessible ground-level positions and relate only to the conditions apparent on that date.

1.5 **Scope of this report:** This report is concerned with the significant tree within and adjacent to the site where they may reasonably affect the use and enjoyment of the property. It does not assess subsidence, heave, root-related structural damage, underground services, ecological survey matters, or detailed planning constraints unless specifically stated. The assessment is preliminary and based on the site visit and information listed in Section 1.3.

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2 2. Site Visit and Observations / Data Collection

2.1 **Site visit:** I carried out an unaccompanied site visit on the 22nd of September 2026. The inspection was undertaken from ground level only and did not include climbing, aerial inspection, internal decay assessment, resistograph testing, soil investigation or root excavation. Dimensions were estimated unless otherwise stated. I had access to the front garden of the property and relevant public land. Weather conditions were overcast/with occasional sunny spells but visibility was good, allowing a reasonable visual assessment of accessible tree parts.

2.2 **Brief site description:** 33 Pine Road is a 3-storey residential dwelling set within a suburban locality. The site contains front and rear garden areas with trees contributing to amenity, screening, habitat value and local landscape character. The surrounding land use and access arrangements are relevant to the assessment of potential targets, including occupants, visitors, neighbouring property and public users where applicable.

2.3 **Identification and location of trees:** The trees are located within the grounds of the property and in areas immediately adjacent to it. Tree location plans are provided below to assist with identification and cross-reference to the tree schedule. Tree numbers should be read in conjunction with the schedule, recommendations and any accompanying plans.

2.4 **Tree observations:** The significant tree was visually inspected and the relevant data are recorded in Appendix 2. The schedule records, where apparent, species, age class, dimensions, crown form, vitality, structural condition, defects and recommended management. The assessment considers visible indicators such as deadwood, cavities, fungal fruiting bodies, included unions, cracks, adaptive growth, root plate disturbance and the presence of targets. Terms and abbreviations used in the schedule are explained in Appendix

3 3. Appraisal

3.1 **Relevant references**: Details of references are listed in Appendix 4

3.2 **Tree risk assessment:** Mature and semi-mature trees within and adjacent to the site have the greatest potential to cause harm or damage if whole-tree or major branch failure occurs. The purpose of this appraisal is to consider foreseeable risk in a proportionate manner, taking account of visible defects, tree size, condition, exposure, occupancy levels and the nature of nearby targets. In arboricultural terms, risk is a function of the likelihood of failure, the likelihood of impact and the severity of the potential consequences.

3.3 There are three fundamental factors that should be considered when considering risk of tree failure and the likely outcome of such an event:

- Likelihood of failure – nature of defect/characteristic of tree
- Impact potential – size/weight of the tree part most likely to fail
- Target object(s) – what could be injured/damaged in the event of tree failure

3.4 The complete elimination of tree-related risk is neither realistic nor desirable, as trees provide substantial amenity, ecological, landscape and environmental benefits. Management should therefore seek to reduce unacceptable or foreseeable risks while retaining tree value wherever reasonably practicable. Recommendations in this report are intended to be proportionate to the observed condition of the trees and the context in which they stand.

3.5 **Case law context:** In Micklewright v Surrey County Council (2010), the court considered the adequacy of tree inspection systems and whether the defect that led to branch failure would have been detectable through reasonable inspection. The case illustrates the importance of having an appropriate inspection regime, while also recognising that not all defects are visible or reasonably foreseeable from ground level.

3.6 **Findings:**

The relevant tree data and individual management recommendations are provided in Appendix 2 and should be read in conjunction with the tree schedule, location plan and this appraisal. At the time of inspection, the beech exhibited marked physiological decline, including a notably sparse crown and reduced foliar density. Multiple fungal fruiting bodies were present at several positions around the root plate and were consistent in appearance with *Meripilus giganteus* (giant polypore). This fungus is associated with a selective white rot of the woody roots and lower stem of beech. The extent of decay cannot be determined from the presence or number of fruiting bodies alone; however, advanced colonisation may materially reduce root anchorage and increase the likelihood of whole-tree failure, sometimes with limited above-ground warning. The distribution of fruiting bodies, crown condition, root-flare morphology, site exposure and proximity of foreseeable targets should therefore be considered together when determining an appropriate risk-management response. Further diagnostic investigation by a suitably qualified arboriculturist, potentially including detailed root-collar inspection and appropriate decay-detection methods, is advised where retention is under consideration.

Symptoms observed high in the crown, particularly around pruning wounds created approximately two years ago, may also be compatible with beech bark disease or another bark-associated disorder. Beech bark disease is a disease complex involving bark injury, commonly associated with beech scale, followed by colonisation by *Neonectria* species; typical indicators can include localised bark necrosis, cracking, callus formation, exudation and progressive crown dieback. A definitive diagnosis cannot be made from a ground-level visual inspection alone. Closer inspection of the affected areas, supported where necessary by sampling or laboratory analysis, is recommended to distinguish beech bark disease from wound-related dysfunction, other canker pathogens, abiotic stress or secondary colonisation. Taken together, the sparse crown, suspected root decay and possible bark disease indicate a materially compromised tree requiring timely specialist assessment and management in accordance with the recommendations in Appendix 2. Any significant change in crown density, fungal activity, bark condition, root-plate movement or site exposure—and any severe storm, excavation, construction activity or alteration of soil levels—should trigger immediate reinspection. Refer to the photographs below for the principal observed features.

IMAGES OF THE TREE AND FUNGAL FRUITING BODIES/DEFECTS.

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4.0 RECCOMENDED WORKS AND OPERATIONS.

4.1 Recommendations: The recommended works are set out in Appendix 2. They are intended to address observable arboricultural defects and to manage foreseeable risks while retaining trees where this is compatible with safety, good arboricultural practice and the reasonable enjoyment of the site.

4.2 Implementation of works: All tree works should be undertaken by a suitably competent, insured and experienced arboricultural contractor. Works should accord with BS 3998:2010 Tree Work – Recommendations and should avoid unnecessary wounding, excessive pruning, poor pruning cuts and avoidable damage to retained trees, adjacent vegetation, soil structure and rooting environments.

4.3 Future considerations: Trees are dynamic living organisms, and their condition can change due to growth, age, weather events, pests, pathogens, soil changes, construction activity and altered exposure. The remaining trees should be inspected periodically by a qualified arboriculturist, with additional inspections following severe weather or if obvious changes occur. Unless otherwise stated, the conclusions and recommendations in this report should be treated as valid for no more than 12 months from the date of inspection.

5. Other Considerations

5.1 Trees subject to statutory controls: Before any works are undertaken, checks should be made with the Local Planning Authority to confirm whether any tree is protected by a Tree Preservation Order or located within a Conservation Area. Where statutory controls apply, formal consent or notification may be required before pruning, felling or other works are carried out, except where limited exemptions apply. The recommendations in this report are made on arboricultural grounds and do not remove the need to obtain any necessary permissions.

5.2 Trees outside the property: Where trees are outside the ownership or control of 33 Pine Road, recommended works cannot be undertaken without the agreement of the relevant tree owner, subject also to any statutory controls. Under common law, overhanging branches may generally be pruned back to the boundary, provided the works are reasonable, do not render the tree unsafe, and comply with any statutory or ecological constraints. Arisings remain the property of the tree owner unless otherwise agreed.

5.3 Replacement trees: Where tree removal is required, replacement planting should be considered to mitigate loss of amenity, canopy cover and habitat value. Replacement species should be selected with regard to ultimate size, soil conditions, available rooting volume, future climate resilience, biodiversity value and proximity to buildings, boundaries and services. Extra Heavy Standard nursery stock may be appropriate where an immediate landscape effect is desired, subject to good planting practice, including adequate pit preparation, staking, irrigation, mulching and aftercare.

5.4 Wildlife: Tree works should be planned and undertaken with due regard to wildlife legislation and ecological best practice. Trees can support nesting birds, roosting bats, invertebrates, fungi and other protected or notable species. Contractors should remain vigilant for ecological features such as cavities, cracks, loose bark, dense ivy, old woodpecker holes, deadwood habitats and active nests. If protected species are suspected, works should stop and specialist ecological advice should be sought.

5.5 Bats: All bat species and their roosts are legally protected. Trees with cavities, splits, cracks, loose bark, dense ivy, storm damage, woodpecker holes or other potential roost features should be treated with caution before pruning or felling. The present inspection was not a dedicated bat survey and should not be relied upon as confirmation of bat absence. Where potential roost features are present, or where works may affect suitable habitat, advice should be obtained from an appropriately qualified ecologist before works proceed.

5.6 Nesting birds: Tree removal, hedge cutting and substantial pruning should preferably be carried out outside the main bird nesting season, generally March to September inclusive. If works are required during this period, a competent person should check for active nests immediately before works begin. If an active nest is found, works affecting that nest should be postponed until the young have fledged and the nest is no longer in use.

Tree Survey Report

Client: CAROLINE MEREDITH

Site: 33 PINE ROAD DIDSBURY

Overall Condition	No. trees
Poor	1
Total	1

Ref.	Species	Description	Measurements	Survey Notes	Overall Condition	Inspect Period	Recommendations	Photo
T001	Copper beech *(Fagus sylvatica purpurea)*	Owned by the estate. Roadside tree. Tree in fence line. Target # - building Target # - dwelling. Target # - footpath. Target # - overhead wires. Target # - road. Target # - street lights.	Height (m): 20 Crown Radius (m): 7 DBH (cm): 100 Life Stage: Over Mature Life Exp.: <10 years	A large Copper Beech tree, heavy decline in the canopy. Meripulus in several places in the root system. Canopy -colour ,size, and density are poor , with less than 40% leaf in evidence. Previously pruned around 2 years ago with no regeneration of growth noted. Due to its location, being a target rich environment, I would recommend the removal of the tree. I monitored traffic (foot and vehicular) for 10 minutes, 12 people on foot and 9 cars , which would increase during school hours. Possible Beech bark disease infection in upper canopy, around the area of the previous reduction pruning, bark plates were noted to be lifting off the stem on the main leaders. Fungus: Meripilus giganteus (Giant polypore) Pests and Diseases: Beech bark disease.	Poor	1 Year	Recommendations 1: Fell tree. Timescale: 22-Dec-2026 (3 Months) Recommendations 2: No action required. Timescale: No Action Long term Recommendations: No action required. Timescale: No Action	

Tree Survey Recommendations

Client: CAROLINE MEREDITH

Site: 33 PINE ROAD DIDSBURY

Timescale	No. Recommendations
3 Months	1
No Action	2
Total	3

Ref.	Species	Description	Measurements	Recommendation	Work Timescale	Photo
T001	Copper beech *(Fagus sylvatica purpurea)*	Owned by the estate. Roadside tree. Tree in fence line. Target # - building Target # - dwelling. Target # - footpath. Target # - overhead wires. Target # - road. Target # - street lights.	Height (m): 20 Crown Radius (m): 7 DBH (cm): 100 Life Stage: Over Mature Life Exp.: <10 years	Fell tree.	22-Dec-2026 (3 Months)	
T001	Copper beech *(Fagus sylvatica purpurea)*	Owned by the estate. Roadside tree. Tree in fence line. Target # - building Target # - dwelling. Target # - footpath. Target # - overhead wires. Target # - road. Target # - street lights.	Height (m): 20 Crown Radius (m): 7 DBH (cm): 100 Life Stage: Over Mature Life Exp.: <10 years	No action required.	No Action	
T001	Copper beech *(Fagus sylvatica purpurea)*	Owned by the estate. Roadside tree. Tree in fence line. Target # - building Target # - dwelling. Target # - footpath. Target # - overhead wires. Target # - road. Target # - street lights.	Height (m): 20 Crown Radius (m): 7 DBH (cm): 100 Life Stage: Over Mature Life Exp.: <10 years	No action required.	No Action	

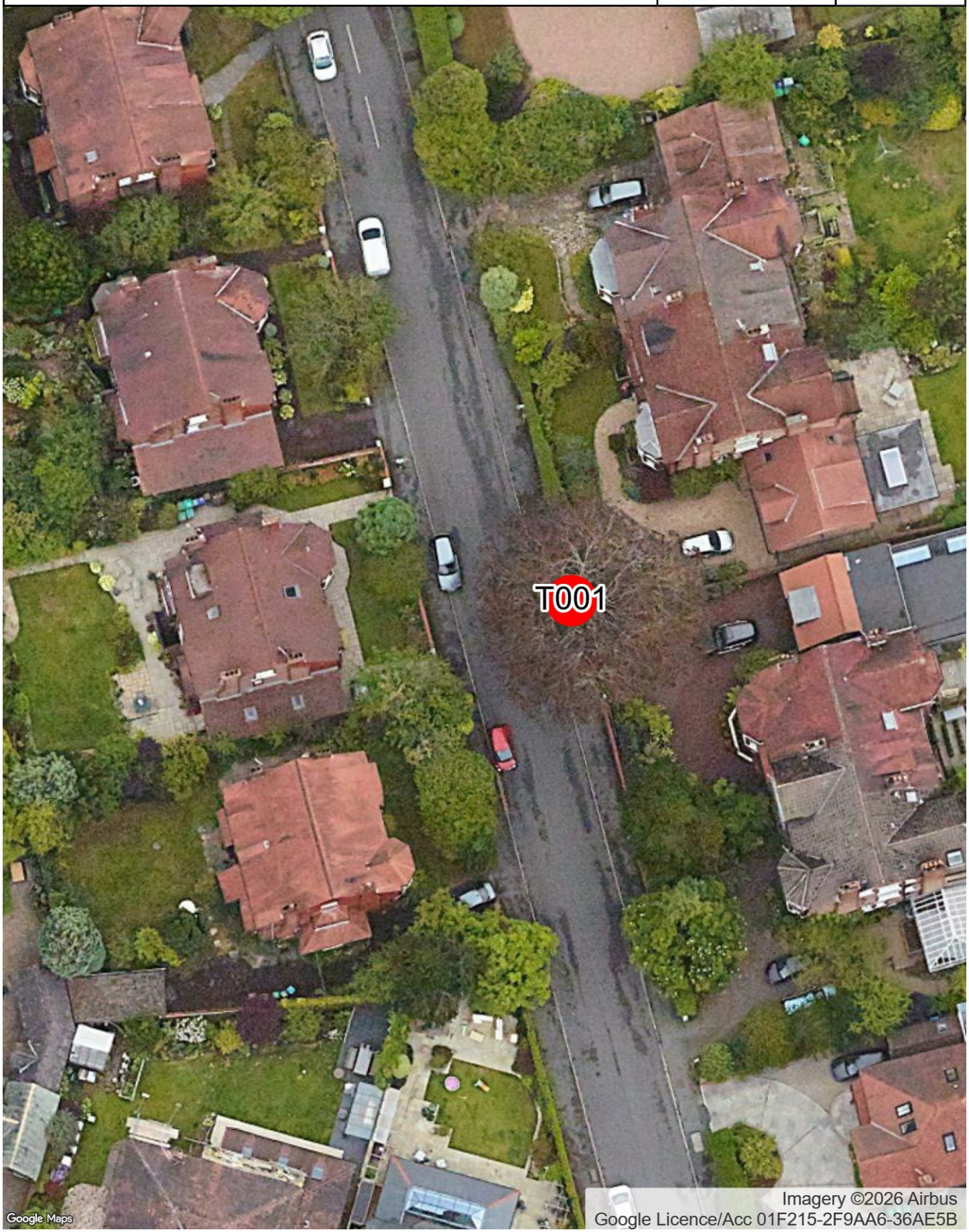
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