



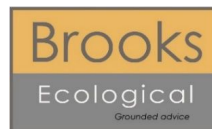
Arboricultural Impact Assessment

Plus Tree Survey

Heywood Stores, Heywood

Report reference: AR-6197-02.02
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Tree Survey including Tree Constraints Plan DR-6197-01
Tree Protection Plan DR-6197-02.02

Summary Statement

The site is located on the southern edge of Heywood, Greater Manchester. The existing site consists of a group of warehouse type buildings, associated hard standing and landscaping.

The application site is located on the southern edge of Heywood, Greater Manchester, approximately 1.8 miles from the town centre. The site's north and north east boundary joins the playing fields of Newhouse Academy; the east is bound by gardens of residential streets off Manchester Road; the south east is bound by Manchester Road; the south west and west is bound by development land.

The tree survey revealed a total of two hundred and eighty-seven individual trees and sixteen groups of trees. Of these, one

hundred and twenty trees/groups of trees were identified as retention category 'B', one hundred and eighty one trees/groups were identified as retention category 'C' and two trees were identified as retention category 'U'. There were no retention category 'A' trees identified.

This report should be read in conjunction with the attached Tree Constraints Plan Ref: DR-6197-01, Tree Protection Plan Ref: DR-6197-02.02 and Tree Survey AR-6197-01.

A plan has been provided by the client to enable an impact assessment of the proposed works on the existing relevant trees within the Site. **This AIA has been revised in January 2023, and again in March 2023, to reflect the new proposals.**

Introduction

Purpose of the report

1. This report has been commissioned to provide professional independent, detailed arboricultural advice on relevant trees present at Heywood Stores, Heywood.
2. Plans have been provided by the architect/client to enable an impact assessment of the proposed works on the existing relevant trees within the Site.

Impact Schedule

The following schedule identifies the individual tree and its retention category with the main feature(s) of the proposed works likely to cause an impact. The tree references are shown on the tree constraints plan and the tree protection plan. Any mitigation measures are noted.

Tree ref.	Species	Retention category	Proposal feature	Impact	Mitigation
T1	Norway Maple	C1	Boundary fencing	Retain	Tree protection barrier to BS5837: 2012. Arboricultural supervision required.

Tree ref.	Species	Retention category	Proposal feature	Impact	Mitigation
					Some very minor root pruning may be required. In order to minimise root damage to these trees, excavation must be kept to a minimum. A fence designs requiring intermittent posts will be acceptable and the post holes must not be excavated by mechanical means but may be either dug by hand (with any roots found cleanly severed) or the posts may be driven into the ground. Care to be taken when removing the grass.
T2	Ash	C1	None	Retain	Tree protection barrier to BS5837: 2012.
T3	Ash	C1	None	Retain	Tree protection barrier to BS5837: 2012.
T4	Ash	C1	None	Retain	Tree protection barrier to BS5837: 2012.
T5	Rowan	C1	None	Retain	Tree protection barrier to BS5837: 2012.
T6	Rowan	C1	None	Retain	Tree protection barrier to BS5837: 2012.
T7	Sycamore	C1	None	Retain	Tree protection barrier to BS5837: 2012.
T8	Sycamore	C1	None	Retain	Tree protection barrier to BS5837: 2012.

Tree ref.	Species	Retention category	Proposal feature	Impact	Mitigation
T9	Sycamore	C1	Splays	Remove	Mitigation planting required
T10	Purple Norway Maple	C1	None	Retain	Tree protection barrier to BS5837: 2012.
T11	Willow	C1	None	Retain	Tree protection barrier to BS5837: 2012.
T12	Sycamore	B1	New pavement/road widening exercise	Remove	Mitigation planting required
T13	Sycamore	B1	None	Retain	Tree protection barrier to BS5837: 2012.
T14	Norway Maple	C1	None	Retain	Tree protection barrier to BS5837: 2012.
T15	Rowan	C1	None	Retain	Tree protection barrier to BS5837: 2012.
T16	Horse Chestnut	C1	None	Retain	Tree protection barrier to BS5837: 2012.
T17	Rowan	C1	None	Retain	Tree protection barrier to BS5837: 2012.
T18	Rowan	C1	None	Retain	Tree protection barrier to BS5837: 2012.
T19	Sycamore	B1	None	Retain	Tree protection barrier to BS5837: 2012.
T20	Ash	C1	None	Retain	Tree protection barrier to BS5837: 2012.
T21	Rowan	C1	None	Retain	Tree protection barrier to BS5837: 2012.

Tree ref.	Species	Retention category	Proposal feature	Impact	Mitigation
T22	Ash	C1	None	Retain	Tree protection barrier to BS5837: 2012.
T23	Ash	C1	None	Retain	Tree protection barrier to BS5837: 2012.
T24	Ash	B1	None	Retain	Tree protection barrier to BS5837: 2012.
T25	Ash	C1	None	Retain	Tree protection barrier to BS5837: 2012.
T26	Sycamore	C1	Boundary fencing	Retain	Tree protection barrier to BS5837: 2012. Arboricultural supervision required. Some very minor root pruning may be required. In order to minimise root damage to these trees, excavation must be kept to a minimum. A fence designs requiring intermittent posts will be acceptable and the post holes must not be excavated by mechanical means but may be either dug by hand (with any roots found cleanly severed) or the posts may be driven into the ground. Care to be taken when removing the grass.
T27	Sycamore	B1	Boundary fencing	Retain	Tree protection barrier to BS5837: 2012.

Tree ref.	Species	Retention category	Proposal feature	Impact	Mitigation
					Arboricultural supervision required. Some very minor root pruning may be required. In order to minimise root damage to these trees, excavation must be kept to a minimum. A fence designs requiring intermittent posts will be acceptable and the post holes must not be excavated by mechanical means but may be either dug by hand (with any roots found cleanly severed) or the posts may be driven into the ground. Care to be taken when removing the grass.
T28	Sycamore	B1	Boundary fencing	Retain	Tree protection barrier to BS5837: 2012. Arboricultural supervision required. Some very minor root pruning may be required. In order to minimise root damage to these trees, excavation must be kept to a minimum. A fence designs requiring intermittent posts will be acceptable and the post holes must not be excavated by mechanical means but may be either dug by hand (with any roots

Tree ref.	Species	Retention category	Proposal feature	Impact	Mitigation
					found cleanly severed) or the posts may be driven into the ground. Care to be taken when removing the grass.
T29	Sycamore	C1	Boundary fencing	Retain	Tree protection barrier to BS5837: 2012. Arboricultural supervision required. Some very minor root pruning may be required. In order to minimise root damage to these trees, excavation must be kept to a minimum. A fence designs requiring intermittent posts will be acceptable and the post holes must not be excavated by mechanical means but may be either dug by hand (with any roots found cleanly severed) or the posts may be driven into the ground. Care to be taken when removing the grass.
T30	Sycamore	C1	Boundary fencing	Retain	Tree protection barrier to BS5837: 2012. Arboricultural supervision required. Some very minor root pruning may be required.

Tree ref.	Species	Retention category	Proposal feature	Impact	Mitigation
					In order to minimise root damage to these trees, excavation must be kept to a minimum. A fence designs requiring intermittent posts will be acceptable and the post holes must not be excavated by mechanical means but may be either dug by hand (with any roots found cleanly severed) or the posts may be driven into the ground. Care to be taken when removing the grass.
T31	Sycamore	C1	Boundary fencing	Retain	Tree protection barrier to BS5837: 2012. Arboricultural supervision required. Some very minor root pruning may be required. In order to minimise root damage to these trees, excavation must be kept to a minimum. A fence designs requiring intermittent posts will be acceptable and the post holes must not be excavated by mechanical means but may be either dug by hand (with any roots found cleanly severed) or the posts may be driven into the ground.

Tree ref.	Species	Retention category	Proposal feature	Impact	Mitigation
					Care to be taken when removing the grass.
T32	Sycamore	C1	Boundary fencing	Retain	Tree protection barrier to BS5837: 2012. Arboricultural supervision required. Some very minor root pruning may be required. In order to minimise root damage to these trees, excavation must be kept to a minimum. A fence designs requiring intermittent posts will be acceptable and the post holes must not be excavated by mechanical means but may be either dug by hand (with any roots found cleanly severed) or the posts may be driven into the ground. Care to be taken when removing the grass.
T33	Ash	C1	Boundary fencing	Retain	Tree protection barrier to BS5837: 2012. Arboricultural supervision required. Some very minor root pruning may be required. In order to minimise root damage to these trees, excavation must be kept to a minimum. A fence designs requiring intermittent posts will be

Tree ref.	Species	Retention category	Proposal feature	Impact	Mitigation
					acceptable and the post holes must not be excavated by mechanical means but may be either dug by hand (with any roots found cleanly severed) or the posts may be driven into the ground. Care to be taken when removing the grass.
T34	Sycamore	B1	Boundary fencing Acoustic fencing & Green Wall	Retain	Tree protection barrier to BS5837: 2012. Arboricultural supervision required. Some very minor root pruning may be required. In order to minimise root damage to these trees, excavation must be kept to a minimum. A fence designs requiring intermittent posts will be acceptable and the post holes must not be excavated by mechanical means but may be either dug by hand (with any roots found cleanly severed) or the posts may be driven into the ground. Care to be taken when removing the grass. Possible canopy raise required

Tree ref.	Species	Retention category	Proposal feature	Impact	Mitigation
T35	Sycamore	C1	Boundary fencing Proposed battery energy storage unit	Retain	Tree protection barrier to BS5837: 2012. Arboricultural supervision required. Some very minor root pruning may be required. In order to minimise root damage to these trees, excavation must be kept to a minimum. A fence designs requiring intermittent posts will be acceptable and the post holes must not be excavated by mechanical means but may be either dug by hand (with any roots found cleanly severed) or the posts may be driven into the ground. Care to be taken when removing the grass. Possible canopy raise required
T36	Ash	C1	Boundary fencing	Retain	Tree protection barrier to BS5837: 2012. Arboricultural supervision required. Some very minor root pruning may be required. In order to minimise root damage to these trees, excavation must be kept to a minimum. A fence designs requiring intermittent posts will be acceptable and the post holes

Tree ref.	Species	Retention category	Proposal feature	Impact	Mitigation
					must not be excavated by mechanical means but may be either dug by hand (with any roots found cleanly severed) or the posts may be driven into the ground. Care to be taken when removing the grass.
T37	Sycamore	C1	Boundary fencing Proposed battery energy storage unit	Retain	Tree protection barrier to BS5837: 2012. Arboricultural supervision required. Some very minor root pruning may be required. In order to minimise root damage to these trees, excavation must be kept to a minimum. A fence designs requiring intermittent posts will be acceptable and the post holes must not be excavated by mechanical means but may be either dug by hand (with any roots found cleanly severed) or the posts may be driven into the ground. Care to be taken when removing the grass. Possible canopy raise required
T38	Ash	C1	Proposed car park	Remove	Mitigation planting required
T39	Ash	C1	Proposed car park	Remove	Mitigation planting required

Tree ref.	Species	Retention category	Proposal feature	Impact	Mitigation
T40	Ash	C1	Proposed footprint of building	Remove	Mitigation planting required
T41	Ash	C1	Proposed car park	Remove	Mitigation planting required
T42	Sycamore	B1	Proposed footprint of building	Remove	Mitigation planting required
T43	Atlantic Cedar	C1	Proposed footprint of building	Remove	Mitigation planting required
T44	Horse Chestnut	C1	Proposed footprint of building	Remove	Mitigation planting required
T45	Hawthorn	C1	Proposed footprint of building	Remove	Mitigation planting required
T46	Pine	C1	Proposed footprint of building	Remove	Mitigation planting required
T47	Purple Norway Maple	B1	Proposed footprint of building	Remove	Mitigation planting required
T48	Rowan	C1	Proposed road	Remove	Mitigation planting required
T49	Cherry	C1	Proposed road	Remove	Mitigation planting required
T50	Cypress	B1	Proposed road	Remove	Mitigation planting required
T51	Cypress	B1	Close to proposed level changes for access road	Retain Some minor root loss possible	Tree protection fencing in accordance with BS 5837:2012 Arboricultural supervision required. Some minor root pruning may be required. Possible root barrier next to road required.

Tree ref.	Species	Retention category	Proposal feature	Impact	Mitigation
					Care must be taken when removing the existing hand standing/grass. Hand tools only to be used. It is recommended that mitigation measures are put in place to improve the surrounding soil environment for growth.
T52	Sycamore	B1	Proposed road	Remove	Mitigation planting required
T53	Sycamore	B1	Proposed road	Remove	Mitigation planting required
T54	Pear	C1	Proposed road	Remove	Mitigation planting required
T55	Pear	C1	Proposed road	Remove	Mitigation planting required
T56	Pear	C1	None	Retain	Tree protection barrier to BS5837: 2012.
T57	Pear	C1	None	Retain	Tree protection barrier to BS5837: 2012.
T58	Sycamore	C1	None	Retain	Tree protection barrier to BS5837: 2012.
T59	Ash	C1	None	Retain	Tree protection barrier to BS5837: 2012.
T60	Ash	B1	None	Retain	Tree protection barrier to BS5837: 2012.
T61	Ash	C1	None	Retain	Tree protection barrier to BS5837: 2012.
T62	Ash	C1	None	Retain	Tree protection barrier to BS5837: 2012.

Tree ref.	Species	Retention category	Proposal feature	Impact	Mitigation
T63	Ash	C1	None	Retain	Tree protection barrier to BS5837: 2012.
T64	Cypress	C1	None	Retain	Tree protection barrier to BS5837: 2012.
T65	Cypress	B1	None	Retain	Tree protection barrier to BS5837: 2012.
T66	Purple Plum	C1	None	Building demolished close by	Building to be collapsed within its own footprint. Tree protection barrier to BS5837: 2012.
T67	Purple Plum	C1	None	Building demolished close by	Building to be collapsed within its own footprint. Tree protection barrier to BS5837: 2012.
T68	Cypress	C1	None	Building demolished close by	Building to be collapsed within its own footprint. Tree protection barrier to BS5837: 2012.
G69		B2	None	Building demolished close by	Building to be collapsed within its own footprint. Tree protection barrier to BS5837: 2012.
T70	Sycamore	B1	None	Retain	Tree protection barrier to BS5837: 2012.
T71	Ash	B1	None	Retain	Tree protection barrier to BS5837: 2012.

Tree ref.	Species	Retention category	Proposal feature	Impact	Mitigation
T72	Sycamore	C1	None	Retain	Tree protection barrier to BS5837: 2012.
T73	Sycamore	B1	None	Retain	Tree protection barrier to BS5837: 2012.
T74	Sycamore	B1	None	Retain	Tree protection barrier to BS5837: 2012.
T75	Norway Maple	C1	None	Retain	Tree protection barrier to BS5837: 2012.
T76	Sycamore	B1	None	Retain	Tree protection barrier to BS5837: 2012.
T77	Ash	C1	None	Retain	Tree protection barrier to BS5837: 2012.
T78	Sycamore	B1	Close to proposed level changes for access road	Retain Some minor root loss possible	Tree protection fencing in accordance with BS 5837:2012 Arboricultural supervision required. Some minor root pruning may be required. Possible root barrier next to road required. Care must be taken when removing the existing hand standing/grass. Hand tools only to be used. It is recommended that mitigation measures are put in place to improve the surrounding soil environment for growth.

Tree ref.	Species	Retention category	Proposal feature	Impact	Mitigation
T79	Sycamore	B1	Close to proposed level changes for access road	Retain Some minor root loss possible	Tree protection fencing in accordance with BS 5837:2012 Arboricultural supervision required. Some minor root pruning may be required. Possible root barrier next to road required. Care must be taken when removing the existing hand standing/grass. Hand tools only to be used. It is recommended that mitigation measures are put in place to improve the surrounding soil environment for growth.
T80	Sycamore	B1	Close to proposed level changes for access road	Retain Some minor root loss possible	Tree protection fencing in accordance with BS 5837:2012 Arboricultural supervision required. Some minor root pruning may be required. Possible root barrier next to road required. Care must be taken when removing the existing hand standing/grass. Hand tools only to be used. It is recommended that mitigation measures are put in place to

Tree ref.	Species	Retention category	Proposal feature	Impact	Mitigation
					improve the surrounding soil environment for growth.
T81	Atlantic Cedar	B1	Proposed road	Remove	Mitigation planting required
T82	Ash	C1	Proposed footprint of building	Remove	Mitigation planting required
T83	Ash	C1	Proposed footprint of building	Remove	Mitigation planting required
T84	Ash	C1	Proposed footprint of building	Remove	Mitigation planting required
T85	Ash	C1	Proposed road	Remove	Mitigation planting required
T86	Hornbeam	B1	Proposed footprint of building	Remove	Mitigation planting required
T87	Ash	C1	Proposed footprint of building	Remove	Mitigation planting required
T88	Hawthorn	C1	Proposed road	Remove	Mitigation planting required
T89	Sycamore	C1	Close to proposed level changes for access road	Retain Some minor root loss possible	Tree protection fencing in accordance with BS 5837:2012 Arboricultural supervision required. Some minor root pruning may be required. Possible root barrier next to road required. Care must be taken when removing the existing hand

Tree ref.	Species	Retention category	Proposal feature	Impact	Mitigation
					standing/grass. Hand tools only to be used. It is recommended that mitigation measures are put in place to improve the surrounding soil environment for growth.
T90	Sycamore	C1	Close to proposed level changes for access road	Retain Some minor root loss possible	Tree protection fencing in accordance with BS 5837:2012 Arboricultural supervision required. Some minor root pruning may be required. Possible root barrier next to road required. Care must be taken when removing the existing hand standing/grass. Hand tools only to be used. It is recommended that mitigation measures are put in place to improve the surrounding soil environment for growth.
T91	Sycamore	B1	Close to proposed level changes for access road	Retain Some minor root loss possible	Tree protection fencing in accordance with BS 5837:2012 Arboricultural supervision required. Some minor root pruning may be required.

Tree ref.	Species	Retention category	Proposal feature	Impact	Mitigation
					Possible root barrier next to road required. Care must be taken when removing the existing hand standing/grass. Hand tools only to be used. It is recommended that mitigation measures are put in place to improve the surrounding soil environment for growth.
T92	Sycamore	C1	Close to proposed level changes for access road	Retain Some minor root loss possible	Tree protection fencing in accordance with BS 5837:2012 Arboricultural supervision required. Some minor root pruning may be required. Possible root barrier next to road required. Care must be taken when removing the existing hand standing/grass. Hand tools only to be used. It is recommended that mitigation measures are put in place to improve the surrounding soil environment for growth.
T93	Sycamore	C1	Close to proposed level changes for access road	Retain Some minor root loss possible	Tree protection fencing in accordance with BS 5837:2012

Tree ref.	Species	Retention category	Proposal feature	Impact	Mitigation
					Arboricultural supervision required. Some minor root pruning may be required. Possible root barrier next to road required. Care must be taken when removing the existing hand standing/grass. Hand tools only to be used. It is recommended that mitigation measures are put in place to improve the surrounding soil environment for growth.
T94	Hornbeam	B1	Proposed footprint of building	Remove	Mitigation planting required
T95	Hornbeam	B1	Proposed footprint of building	Remove	Mitigation planting required
T96	Purple Norway Maple	C1	Proposed footprint of building	Remove	Mitigation planting required
T97	Hornbeam	B1	Proposed footprint of building	Remove	Mitigation planting required
T98	Norway Maple	C1	Proposed footprint of building	Remove	Mitigation planting required
T99	Hornbeam	C1	Proposed footprint of building	Remove	Mitigation planting required

Tree ref.	Species	Retention category	Proposal feature	Impact	Mitigation
T100	Hornbeam	B1	Proposed footprint of building	Remove	Mitigation planting required
T101	Norway Maple	C1	Proposed footprint of building	Remove	Mitigation planting required
T102	Norway Maple	C1	Proposed road and car park	Remove	Mitigation planting required
T103	Hornbeam	C1	Proposed road and car park	Remove	Mitigation planting required
T104	Hornbeam	C1	Proposed road and car park	Remove	Mitigation planting required
T105	Sycamore	C1	None	Retain	Tree protection barrier to BS5837: 2012.
T106	Sycamore	C1	None	Retain	Tree protection barrier to BS5837: 2012.
T107	Rowan	C1	None	Retain	Tree protection barrier to BS5837: 2012.
T108	Sycamore	C1	None	Retain	Tree protection barrier to BS5837: 2012.
T109	Sycamore	U	Remove for Arb reasons	Remove for Arb reasons	Remove for Arb reasons
T110	Sycamore	C1	None	Retain	Tree protection barrier to BS5837: 2012.
T111	Hornbeam	B1	Proposed road and car park	Remove	Mitigation planting required
T112	Hornbeam	B1	Proposed footprint of building	Remove	Mitigation planting required

Tree ref.	Species	Retention category	Proposal feature	Impact	Mitigation
T113	Hornbeam	B1	Proposed footprint of building	Remove	Mitigation planting required
T114	Hornbeam	B1	Proposed footprint of building	Remove	Mitigation planting required
T115	Hornbeam	C1	Proposed footprint of building	Remove	Mitigation planting required
T116	Hornbeam	B1	Proposed footprint of building	Remove	Mitigation planting required
T117	Hornbeam	B1	Proposed footprint of building	Remove	Mitigation planting required
T118	Hornbeam	B1	Proposed footprint of building	Remove	Mitigation planting required
T119	Norway Maple	C1	Proposed footprint of building	Remove	Mitigation planting required
T120	Hornbeam	B1	Proposed road	Remove	Mitigation planting required
T121	Norway Maple	C1	Proposed road	Remove	Mitigation planting required
T122	Beech	B1	Proposed road	Remove	Mitigation planting required
T123	Ash	C1	Proposed footprint of building	Remove	Mitigation planting required
T124	Ash	C1	Proposed footprint of building	Remove	Mitigation planting required
T125	Rowan	C1	Proposed footprint of building	Remove	Mitigation planting required
T126	Norway Maple	C1	Proposed footprint of building	Remove	Mitigation planting required

Tree ref.	Species	Retention category	Proposal feature	Impact	Mitigation
T127	Sycamore	B1	Close to proposed level changes for access road	Retain Some minor root loss possible	Tree protection fencing in accordance with BS 5837:2012 Arboricultural supervision required. Some minor root pruning may be required. Possible root barrier next to road required. Care must be taken when removing the existing hand standing/grass. Hand tools only to be used. It is recommended that mitigation measures are put in place to improve the surrounding soil environment for growth.
T128	Sycamore	B1	Close to proposed level changes for access road	Retain Some minor root loss possible	Tree protection fencing in accordance with BS 5837:2012 Arboricultural supervision required. Some minor root pruning may be required. Possible root barrier next to road required. Care must be taken when removing the existing hand standing/grass. Hand tools only to be used. It is recommended that mitigation measures are put in place to

Tree ref.	Species	Retention category	Proposal feature	Impact	Mitigation
					improve the surrounding soil environment for growth.
T129	Sycamore	B1	Close to proposed level changes for access road	Retain Some minor root loss possible	Tree protection fencing in accordance with BS 5837:2012 Arboricultural supervision required. Some minor root pruning may be required. Possible root barrier next to road required. Care must be taken when removing the existing hand standing/grass. Hand tools only to be used. It is recommended that mitigation measures are put in place to improve the surrounding soil environment for growth.
T130	Sycamore	B1	Close to proposed level changes for access road	Retain Some minor root loss possible	Tree protection fencing in accordance with BS 5837:2012 Arboricultural supervision required. Some minor root pruning may be required. Possible root barrier next to road required. Care must be taken when removing the existing hand

Tree ref.	Species	Retention category	Proposal feature	Impact	Mitigation
					standing/grass. Hand tools only to be used. It is recommended that mitigation measures are put in place to improve the surrounding soil environment for growth.
T131	Sycamore	B1	Proposed road and car park	Remove	Mitigation planting required
T132	Hornbeam	C1	Proposed road and car park	Remove	Mitigation planting required
T133	Birch	C1	Proposed road and car park	Remove	Mitigation planting required
T134	Birch	C1	Proposed road and car park	Remove	Mitigation planting required
T135	Hornbeam	C1	Proposed road and car park	Remove	Mitigation planting required
T136	Sycamore	C1	Boundary fencing	Retain	Tree protection barrier to BS5837: 2012. Arboricultural supervision required. Some very minor root pruning may be required. In order to minimise root damage to these trees, excavation must be kept to a minimum. A fence designs requiring intermittent posts will be acceptable and the post holes must not be excavated by mechanical means but may be

Tree ref.	Species	Retention category	Proposal feature	Impact	Mitigation
					either dug by hand (with any roots found cleanly severed) or the posts may be driven into the ground. Care to be taken when removing the grass.
T137	Sycamore	C1	Boundary fencing	Retain	Tree protection barrier to BS5837: 2012. Arboricultural supervision required. Some very minor root pruning may be required. In order to minimise root damage to these trees, excavation must be kept to a minimum. A fence designs requiring intermittent posts will be acceptable and the post holes must not be excavated by mechanical means but may be either dug by hand (with any roots found cleanly severed) or the posts may be driven into the ground. Care to be taken when removing the grass.
T138	Sycamore	C1	Boundary fencing	Retain	Tree protection barrier to BS5837: 2012. Arboricultural supervision required. Some very minor root pruning may be required.

Tree ref.	Species	Retention category	Proposal feature	Impact	Mitigation
					In order to minimise root damage to these trees, excavation must be kept to a minimum. A fence designs requiring intermittent posts will be acceptable and the post holes must not be excavated by mechanical means but may be either dug by hand (with any roots found cleanly severed) or the posts may be driven into the ground. Care to be taken when removing the grass.
T139	Sycamore	C1	Boundary fencing	Retain	Tree protection barrier to BS5837: 2012. Arboricultural supervision required. Some very minor root pruning may be required. In order to minimise root damage to these trees, excavation must be kept to a minimum. A fence designs requiring intermittent posts will be acceptable and the post holes must not be excavated by mechanical means but may be either dug by hand (with any roots found cleanly severed) or the posts may be driven into the ground.

Tree ref.	Species	Retention category	Proposal feature	Impact	Mitigation
					Care to be taken when removing the grass.
T140	Sycamore	C1	Boundary fencing	Retain	Tree protection barrier to BS5837: 2012. Arboricultural supervision required. Some very minor root pruning may be required. In order to minimise root damage to these trees, excavation must be kept to a minimum. A fence designs requiring intermittent posts will be acceptable and the post holes must not be excavated by mechanical means but may be either dug by hand (with any roots found cleanly severed) or the posts may be driven into the ground. Care to be taken when removing the grass.
T141	Sycamore	C1	Boundary fencing	Retain	Tree protection barrier to BS5837: 2012. Arboricultural supervision required. Some very minor root pruning may be required. In order to minimise root damage to these trees, excavation must be kept to a minimum. A fence designs requiring intermittent posts will be

Tree ref.	Species	Retention category	Proposal feature	Impact	Mitigation
					acceptable and the post holes must not be excavated by mechanical means but may be either dug by hand (with any roots found cleanly severed) or the posts may be driven into the ground. Care to be taken when removing the grass.
T142	Sycamore	C1	Boundary fencing	Retain	Tree protection barrier to BS5837: 2012. Arboricultural supervision required. Some very minor root pruning may be required. In order to minimise root damage to these trees, excavation must be kept to a minimum. A fence designs requiring intermittent posts will be acceptable and the post holes must not be excavated by mechanical means but may be either dug by hand (with any roots found cleanly severed) or the posts may be driven into the ground. Care to be taken when removing the grass.
T143	Alder	C1	Boundary fencing	Retain	Tree protection barrier to BS5837: 2012.

Tree ref.	Species	Retention category	Proposal feature	Impact	Mitigation
					Arboricultural supervision required. Some very minor root pruning may be required. In order to minimise root damage to these trees, excavation must be kept to a minimum. A fence designs requiring intermittent posts will be acceptable and the post holes must not be excavated by mechanical means but may be either dug by hand (with any roots found cleanly severed) or the posts may be driven into the ground. Care to be taken when removing the grass.
T144	Sycamore	C1	Proposed road and car park	Remove	Mitigation planting required
T145	Hornbeam	B1	Proposed road and car park	Remove	Mitigation planting required
T146	Sycamore	C1	Proposed road and car park	Remove	Mitigation planting required
T147	Hornbeam	C1	Proposed road and car park	Remove	Mitigation planting required
T148	Sycamore	C1	Proposed road and car park	Remove	Mitigation planting required
T149	Sycamore	C1	Proposed road and car park	Remove	Mitigation planting required

Tree ref.	Species	Retention category	Proposal feature	Impact	Mitigation
T150	Sycamore	C1	Proposed road and car park	Remove	Mitigation planting required
T151	Sycamore	C1	Proposed road and car park	Remove	Mitigation planting required
T152	Sycamore	C1	Proposed road and car park	Remove	Mitigation planting required
T153	Sycamore	C1	Proposed road and car park	Remove	Mitigation planting required
T154	Horse Chestnut	B1	Proposed road and car park	Remove	Mitigation planting required
T155	Sycamore	C1	Proposed road and car park	Remove	Mitigation planting required
T156	Hornbeam	B1	Proposed road and car park	Remove	Mitigation planting required
T157	Hornbeam	B1	Proposed road and car park	Remove	Mitigation planting required
T158	Ash	B1	Proposed road and car park	Remove	Mitigation planting required
T159	Ash	B1	Proposed road and car park	Remove	Mitigation planting required
T160	Ash	B1	Proposed road and car park	Remove	Mitigation planting required
T161	Ash	C1	Proposed road and car park	Remove	Mitigation planting required
T162	Hornbeam	B1	Proposed footprint of building	Remove	Mitigation planting required

Tree ref.	Species	Retention category	Proposal feature	Impact	Mitigation
T163	Norway Maple	B1	Attenuation tank	Remove	Mitigation planting on site required
T164	Ash	C1	Attenuation tank	Remove	Mitigation planting on site required
T165	Ash	C1	Attenuation tank	Remove	Mitigation planting on site required
T166	Sycamore	B1	Proposed levels	Remove	Mitigation planting on site required
T167	Sycamore	B1	Proposed levels	Remove	Mitigation planting on site required
T168	Sycamore	B1	Proposed levels	Remove	Mitigation planting on site required
T169	Sycamore	B1	None	Retain	Tree protection barrier to BS5837: 2012.
T170	Sycamore	B1	None	Retain	Tree protection fencing in accordance with BS 5837:2012 Possible canopy lift required
T171	Sycamore	B1	None	Retain	Tree protection fencing in accordance with BS 5837:2012 Possible canopy lift required
T172	Alder	C1	None	Retain	Tree protection fencing in accordance with BS 5837:2012 Possible canopy lift required
G173	Sycamore	C1	Proposed footprint of building	Remove	Mitigation planting required
T174	Norway Maple	C1	Proposed footprint of building	Remove	Mitigation planting required
T175	Sycamore	C1	Proposed footprint of building	Remove	Mitigation planting required

Tree ref.	Species	Retention category	Proposal feature	Impact	Mitigation
T176	Sycamore	C1	Proposed footprint of building	Remove	Mitigation planting required
T177	Sycamore	C1	Proposed footprint of building	Remove	Mitigation planting required
T178	Horse Chestnut	B1	Proposed footprint of building	Remove	Mitigation planting required
T179	Ash	U	N/A	Removal for arboricultural reasons only	n/a
T180	Sycamore	B1	Proposed footprint of building	Remove	Mitigation planting required
T181	Sycamore	C1	Proposed footprint of building	Remove	Mitigation planting required
T182	Sycamore	C1	Proposed footprint of building	Remove	Mitigation planting required
T183	Sycamore	C1	Proposed footprint of building	Remove	Mitigation planting required
T184	Sycamore	C1	Proposed footprint of building	Remove	Mitigation planting required
T185	Hornbeam	C1	Proposed footprint of building	Remove	Mitigation planting required
T186	Sycamore	B1	Proposed footprint of building	Remove	Mitigation planting required
T187	Hornbeam	B1	Proposed footprint of building	Remove	Mitigation planting required
T188	Sycamore	B1	Proposed road & attenuation tank	Remove	Mitigation planting required

Tree ref.	Species	Retention category	Proposal feature	Impact	Mitigation
G189	Sycamore	B1	Proposed road & attenuation tank	Remove	Mitigation planting required
T190	Sycamore	B1	None	Retain	Tree protection fencing in accordance with BS 5837:2012 Possible canopy lift required
T191	Sycamore	B1	Proposed levels	Remove	Mitigation planting on site required
G192	Cypress	C2	None	Retain	Tree protection fencing in accordance with BS 5837:2012 Possible canopy lift required
T193	Sycamore	C1	None	Retain	Tree protection fencing in accordance with BS 5837:2012 Possible canopy lift required
T194	Sycamore	B1	None	Retain	Tree protection fencing in accordance with BS 5837:2012 Possible canopy lift required
T195	Sycamore	B1	None	Retain	Tree protection barrier to BS5837: 2012.
T196	Sycamore	C1	None	Retain	Tree protection barrier to BS5837: 2012.
T197	Hornbeam	B1	Proposed road	Remove	Mitigation planting required
T198	Sycamore	C1	None	Retain	Tree protection barrier to BS5837: 2012.
T199	Sycamore	C1	Proposed road and footprint of building	Remove	Mitigation planting required

Tree ref.	Species	Retention category	Proposal feature	Impact	Mitigation
T200	Ash	C1	Proposed road and footprint of building	Remove	Mitigation planting required
T201	Sycamore	C1	Proposed road and footprint of building	Remove	Mitigation planting required
T202	Ash	C1	Proposed road and footprint of building	Remove	Mitigation planting required
T203	Ash	C1	Proposed road and footprint of building	Remove	Mitigation planting required
T204	Sycamore	B1	Proposed road and footprint of building	Remove	Mitigation planting required
T205	Horse Chestnut	B1	Proposed road and footprint of building	Remove	Mitigation planting required
T206	Sycamore	C1	Proposed road and footprint of building	Remove	Mitigation planting required
T207	Sycamore	C1	Proposed car park	Remove	Mitigation planting required
T208	Sycamore	B1	Proposed car park	Remove	Mitigation planting required
G209	Sycamore, willow	C2	Proposed car park	Section removal required	Mitigation planting required Tree protection barrier to BS5837: 2012.
G210	Scots pine	B2	None	Retain	Tree protection barrier to BS5837: 2012.
G211	Willow	C2	Proposed car park	Section removal required	Mitigation planting required Tree protection barrier to BS5837: 2012.

Tree ref.	Species	Retention category	Proposal feature	Impact	Mitigation
G212	Scots pine	B2	None	Retain	Tree protection barrier to BS5837: 2012.
T213	Sycamore	B1	None	Retain	Tree protection barrier to BS5837: 2012.
G214	Sycamore, willow	B2	Proposed car park	Section removal required	Mitigation planting required Tree protection barrier to BS5837: 2012.
T215	Horse Chestnut	B1	Proposed footprint of car park	Remove	Mitigation planting required
T216	Horse Chestnut	B1	Proposed footprint of car park	Remove	Mitigation planting required
T217	Ash	B1	Proposed footprint of car park	Remove	Mitigation planting required
T218	Sycamore	C1	Proposed footprint of car park	Remove	Mitigation planting required
T219	Sycamore	C1	Proposed footprint of car park	Remove	Mitigation planting required
T220	Sycamore	C1	Proposed footprint of car park	Remove	Mitigation planting required
T221	Sycamore	B1	Proposed footprint of car park	Remove	Mitigation planting required
T222	Sycamore	B1	Proposed footprint of car park	Remove	Mitigation planting required
T223	Birch	C1	Proposed footprint of building	Remove	Mitigation planting required

Tree ref.	Species	Retention category	Proposal feature	Impact	Mitigation
T224	Norway Maple	B1	Proposed footprint of building	Remove	Mitigation planting required
T225	Sycamore	B1	Proposed footprint of building	Remove	Mitigation planting required
T226	Ash	B1	Proposed car park	Remove	Mitigation planting required
T227	Ash	C1	Proposed car park	Remove	Mitigation planting required
T228	Ash	C1	Proposed car park	Remove	Mitigation planting required
T229	Ash	C1	Proposed car park	Remove	Mitigation planting required
T230	Birch	B1	Proposed car park	Remove	Mitigation planting required
T231	Sycamore	B1	Proposed car park	Remove	Mitigation planting required
T232	Sycamore	B1	Proposed car park	Remove	Mitigation planting required
T233	Sycamore	B1	Proposed car park	Remove	Mitigation planting required
T234	Sycamore	C1	Proposed car park	Remove	Mitigation planting required
T235	Ash	C1	Proposed car park	Remove	Mitigation planting required
T236	Sycamore	C1	Proposed footprint of building	Remove	Mitigation planting required
T237	Horse Chestnut	C1	Proposed footprint of building	Remove	Mitigation planting required
T238	Sycamore	C1	Proposed footprint of building	Remove	Mitigation planting required
T239	Sycamore	C1	Proposed footprint of building	Remove	Mitigation planting required
T240	Rowan	C1	Proposed footprint of building	Remove	Mitigation planting required

Tree ref.	Species	Retention category	Proposal feature	Impact	Mitigation
T241	Rowan	C1	Proposed footprint of building	Remove	Mitigation planting required
T242	Norway Maple	C1	Proposed footprint of building	Remove	Mitigation planting required
T243	Cherry	C1	Proposed footprint of building	Remove	Mitigation planting required
T244	Sycamore	B1	Proposed car park	Remove	Mitigation planting required
T245	Sycamore	C1	Proposed car park	Remove	Mitigation planting required
T246	Sycamore	C1	Proposed footprint of building	Remove	Mitigation planting required
T247	Ash	C1	Proposed sprinkler tank	Remove	Mitigation planting required
T248	Ash	C1	Proposed car park	Remove	Mitigation planting required
T249	Ash	C1	Proposed car park	Remove	Mitigation planting required
T250	Norway Maple	C1	Proposed car park	Remove	Mitigation planting required
T251	Willow	C1	Proposed car park	Remove	Mitigation planting required
T252	Sycamore	C1	Proposed car park	Remove	Mitigation planting required
G253	Scots pine	B2	None	Retain	Tree protection barrier to BS5837: 2012.
G254	Ash	C1	None	Retain	Tree protection barrier to BS5837: 2012.
T255	Rowan	C1	None	Retain	Tree protection barrier to BS5837: 2012.
T256	Sycamore	B1	None	Retain	Tree protection barrier to BS5837: 2012.

Tree ref.	Species	Retention category	Proposal feature	Impact	Mitigation
G257	Sycamore, ash, lime	B2	None	Retain	Tree protection barrier to BS5837: 2012.
T258	Birch	C1	Proposed attenuation tank and road	Remove	Mitigation planting required
T259	Ash	C1	Proposed attenuation tank and road	Remove	Mitigation planting required
T260	Ash	C1	Proposed attenuation tank and road	Remove	Mitigation planting required
T261	Poplar	B1	Proposed attenuation tank and road	Remove	Mitigation planting required
T262	Birch	C1	Proposed attenuation tank and road	Remove	Mitigation planting required
T263	Poplar	C1	Proposed fire track	Remove	Mitigation planting required
T264	Birch	B1	Proposed fire track	Remove	Mitigation planting required
T265	Poplar	B1	Proposed fire track	Remove	Mitigation planting required
T266	Poplar	C1	Proposed fire track	Remove	Mitigation planting required
T267	Ash	B1	None	Retain	Tree protection barrier to BS5837: 2012.
G268	Sycamore, birch, Hawthorn, scots pine	B2	None	Retain	Tree protection barrier to BS5837: 2012.
T269	Dead	U	n/a	Removal for arboricultural reasons only	Mitigation planting required
T270	Norway Maple	C1	Proposed levels	Remove	Mitigation planting on site required

Tree ref.	Species	Retention category	Proposal feature	Impact	Mitigation
T271	Norway Maple	C1	Proposed levels	Remove	Mitigation planting on site required
T272	Norway Maple	C1	Proposed levels	Remove	Mitigation planting on site required
T273	Horse Chestnut	B1	None	Retain	Tree protection barrier to BS5837: 2012.
T274	Horse Chestnut	B1	Proposed fire track	Remove	Mitigation planting required
T275	Sycamore	B1	None	Retain	Tree protection barrier to BS5837: 2012.
T276	Sycamore	B1	None	Retain	Tree protection barrier to BS5837: 2012.
T277	Sycamore	B1	None	Retain	Tree protection barrier to BS5837: 2012.
T278	Norway Maple	B1	Proposed fire track	Remove	Mitigation planting required
T279	Norway Maple	B1	Proposed fire track	Remove	Mitigation planting required
T280	Sycamore	B1	None	Retain	Tree protection barrier to BS5837: 2012.
T281	Sycamore	B1	None	Retain	Tree protection barrier to BS5837: 2012.
T282	Sycamore	B1	Proposed levels	Remove	Mitigation planting on site required
T283	Sycamore	B1	Proposed fire track	Remove	Mitigation planting required
T284	Sycamore	C1	Proposed fire track	Remove	Mitigation planting required
T285	Ash	C1	Proposed fire track	Remove	Mitigation planting required

Tree ref.	Species	Retention category	Proposal feature	Impact	Mitigation
T286	Sycamore	B1	None	Retain	Tree protection barrier to BS5837: 2012.
T287	Sycamore	C1	None	Retain	Tree protection barrier to BS5837: 2012.
T288	Sycamore	C1	None	Retain	Tree protection barrier to BS5837: 2012.
T289	Sycamore	C1	Proposed levels	Remove	Mitigation planting on site required
T290	Sycamore	C1	Proposed levels	Remove	Mitigation planting on site required
T291	Sycamore	B1	Proposed footprint of building	Remove	Mitigation planting required
T292	Sycamore	B1	Proposed footprint of building	Remove	Mitigation planting required
G293	Horse Chestnut	B2	Proposed level	Some removals	Tree protection barrier to BS5837: 2012. Mitigation planting required
T294	Sycamore	B1	None	Retain	Tree protection barrier to BS5837: 2012.
T295	Sycamore	B1	None	Retain	Tree protection barrier to BS5837: 2012.
T296	Birch	B1	None	Retain	Tree protection barrier to BS5837: 2012.
G297	Sycamore, cypress	C2	None	Retain	Tree protection barrier to BS5837: 2012.
T298	Ash	C1	Proposed footprint of building	Remove	Mitigation planting required

Tree ref.	Species	Retention category	Proposal feature	Impact	Mitigation
T299	Ash	C1	Proposed footprint of building	Remove	Mitigation planting required
T300	Sycamore	C1	Proposed footprint of building	Remove	Mitigation planting required
T301	Sycamore	B1	Proposed footprint of building	Remove	Mitigation planting required
T302	Birch	C1	Proposed footprint of building	Remove	Mitigation planting required
G303	Sycamore, willow	B2	None	Retain	Tree protection barrier to BS5837: 2012.

Implications for retained trees

Tree protection

3. Trees and tree groups should be protected from unwanted damage during construction works with temporary tree protection barriers. The barriers should be erected to the outer edge of the tree canopy or the edge of the RPA, whichever is the furthest away from the tree, unless otherwise indicated on the Tree Protection Plan.
4. Tree protection barriers should be the default specification for protective barrier, Figure 2, BS 5837: 2012 Trees in relation to design, demolition and constructions – Recommendations. Where Site circumstances prevent the use of the default barrier, an alternative specification would be recommended by the project arboriculturist with agreement of the local planning authority. The recommended locations for tree protective barriers are shown in Tree Protection Plan.

5. All-weather notices should be attached to the barrier with words such as: "Construction exclusion zone – no access".
6. Where facilitation access is authorised within the RPA temporary ground protection should be installed prior to work starting on Site. The temporary ground protection should be capable of supporting the weight of any traffic/machinery using the Site without being distorted or causing compaction to the ground. It is recommended that the ground of the possible Site compound/storage area is covered in temporary ground protection to minimise soil damage by compaction and conserve soil health through to post-construction planting in this area.

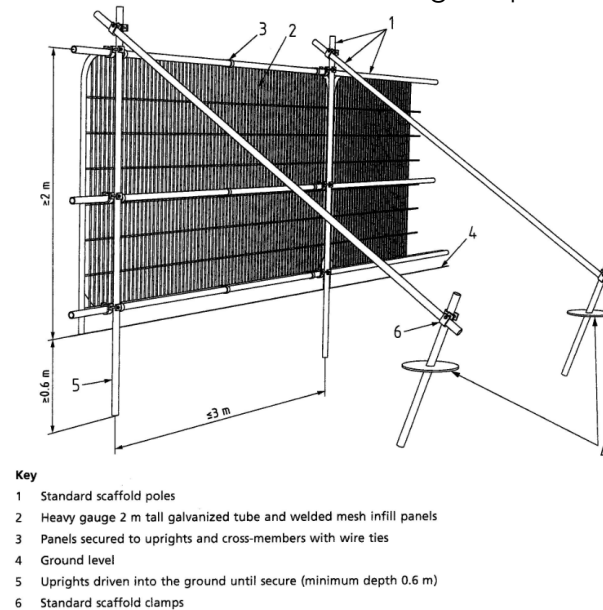


Figure 1

Tree work

7. Where pruning work is necessary and authorised to roots or branches of retained trees to enable facilitation works, it should be carried out by a competent contractor in accordance with BS 3998: 2010 Tree Works – Recommendations.
8. T12 requires a crown lift to ensure it is not damaged by on site machinery.
9. Where boundary fencing is proposed some low level crown raising maybe required.

Drainage and utilities

10. Drainage and utilities are expected to be included within the proposed Site works and should not involve digging or trenching within RPA's.

Encroachment into RPA with proposed access road and change to ground levels

11. The proposed encroachment into the RPA's of T34, T35 and T37 are deemed minimal and do not require any special construction techniques. It is recommended that prior to any mechanical machinery entering this area, the roots (if found) are cut back using clean, straight cuts with sharp tools. This will minimise the extent of wounding and save unnecessary root ripping with heavy machinery.
12. These proposed works should be carried out with Arboricultural supervision to ensure no major roots are lost.
13. If required roots smaller than 25mm diameter may be pruned back where necessary, making a clean cut with a suitable sharp tool, except where they occur in clumps. Roots in clumps or larger than 25mm diameter should be severed only following consultation with an Arboriculturist, as such roots may be essential to the health and stability of the tree.
14. Great care must be taken when removing the existing hard standing/grass within these areas. Hand tools only.

15. This should be supervised by an Arboricultural Consultant.

16. All works within RPA's should supervised by Brooks Ecological.

Boundary features

17. Proposed boundary fencing is proposed within the RPA's of some of the retained trees on site. In order to minimise root damage to these trees, excavation must be kept to a minimum. A fence designs requiring intermittent posts will be acceptable and the post holes must not be excavated by mechanical means but may be either dug by hand (with any roots found cleanly severed) or the posts may be driven into the ground.

18. All works within RPA's should supervised by Brooks Ecological.

Trees to be removed

19. Three group, sections of seven groups and one hundred and seventy-seven individual trees are expected to be removed to facilitate the development.

Mitigation

20. There is opportunity within the scheme to plant trees and enhance wildlife potential. A landscape scheme has been completed by LPM Landscape.

21. The planting scheme consists of one hundred Extra Heavy Standard trees, eighteen Select Standard trees and one hundred and twenty-four Semi mature trees. A total of two hundred and forty-two replacement trees. This will help to mitigate the loss of removed trees to facilitate the proposed development. Please refer to LPM Landscape Pack for further details.

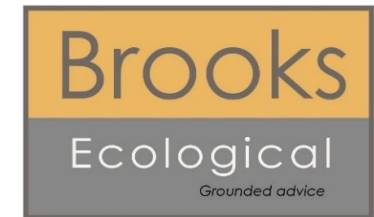
22. It should be noted that the proposed layout has been heavily influenced by this tree survey, with substantial amendments made at the design stage to try to incorporate as many high amenity trees as possible into the scheme. Arboricultural advice has been sought with every design decision.
23. It is proposed that a series of mitigation measures should be set in place to improve the soil environment that is used by T78, T79, T80, T89, T90, T91, T92, T93, T127, T128, T129, T130, T163, T168, T170, T171, T172, T190, T194 and T289 for growth.
24. Sub-soil aeration using compressed air should be carried out to help improve the soils health and structure.
25. The soil should be reinstated, within in the existing ground levels, with a good quality free draining topsoil mixed with an organic bulky biochar. A tried and tested specialised topsoil product should be used, such as ARborRaft or TreeSoil.
26. treatment of mycorrhizal fungi every two years is also recommended.
27. Any cultivation operations within these RPA's should be undertaken carefully by hand with the use of no heavy mechanical machinery.
28. All works within RPA's should supervised by Brooks Ecological.
29. Regular brief reports, including photographs, should be submitted to the local Council.

Conclusion

30. It should be noted that the proposed layout has been heavily influenced by this tree survey, with substantial amendments made at the design stage to try to incorporate as many high amenity trees as possible into the scheme. Arboricultural advice has been sought with every design decision. Three groups, sections of seven groups and one hundred and seventy-seven individual trees are expected to be removed to facilitate the development.

31. The planting scheme consists of one hundred Extra Heavy Standard trees, eighteen Select Standard trees and one hundred and twenty-four Semi mature trees. A total of two hundred and forty-two replacement trees. This will help to mitigate the loss of removed trees to facilitate the proposed development.
32. It is proposed that a series of mitigation measures should be set in place to improve the soil environment that is used by twenty trees on site for growth.

Tree Survey

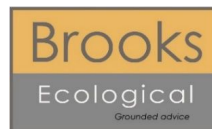


Tree Survey

Heywood Stores, Heywood.

Report reference: AR-6197-01
June 2022

Report Title:	Tree Survey Heywood Stores, Heywood.
Report Reference:	AR-6197-01
Written by:	Tom Benson FdSc Arb Trainee Arboricultural Consultant
Technical review:	Victoria Black FdSc Arb Principal Arboricultural Consultant
QA review:	Victoria Black FdSc Arb Principal Arboricultural Consultant
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DR-6197-01 TREE CONSTRAINTS PLAN

Summary Statement

The site is located on the southern edge of Heywood, Greater Manchester. The existing site consists of a group of warehouse type buildings, associated hard standing and landscaping.

The application site is located on the southern edge of Heywood, Greater Manchester, approximately 1.8 miles from the town centre. The site’s north and north east boundary joins the playing fields of Newhouse Academy; the east is bound by gardens of residential streets off Manchester Road; the south east is bound by Manchester Road; the south west and west is bound by development land.

The tree survey revealed a total of two hundred and eighty seven individual trees and sixteen groups of trees. Of these, one hundred and twenty trees/groups of trees were identified as retention category ‘B’, one hundred and eighty one trees/groups were identified as retention category ‘C’ and two trees were identified as retention category ‘U’. There were no retention category ‘A’ trees identified.

This report should be read in conjunction with the attached Tree Constraints Plan Ref: DR-6197-01.

Introduction

Purpose of the report

47. This report has been commissioned to provide professional independent, detailed arboricultural advice on all relevant trees present at Heywood Stores, Heywood.
48. This report has been undertaken in accordance with BS 5837:2012 Trees in relation to construction – Recommendations.
49. The client has provided a topographical plan.
50. All findings and recommendations are based on visual observations conducted from ground level during the Site visit only. No other diagnostic procedures were used to establish any extent of internal decay nor was a climbing inspection undertaken.
51. All measurements were obtained with the use of a clinometer and an electronic distometer. On occasion it is not viable to provide accurate measurements due to restricted access or other mitigating circumstances on site, and the data may be estimated.

Legal implications of work to trees

52. Due to the potentially large penalties for illegally carrying out work to protected trees, it is recommended that a check with the local planning authority is carried out prior to any tree works being undertaken and any required consents such as for work to trees with Tree Preservation Orders and/or Conservation Areas are obtained before work to trees on site. Additionally, work to trees at certain times of the year may contravene sections of the Wildlife and Countryside Act regarding nesting and roosting of protected species.
53. Every tree owner has a general duty of care to ensure their tree(s) does not pose an unacceptable risk to other people on or adjacent to their land. The landowner will only be liable for injury or damage caused by trees if they are found to be negligent.

54. There is no legal obligation for a tree owner to cut back growth from a neighbouring property. However, under Common law of tort of nuisance, an affected neighbour has the right to cut back roots or branches that encroach onto a neighbouring property back to the boundary of the land owned by the person abating the nuisance without the neighbour's consent (with the exception of TPO's or CA's). The person abating the nuisance has a duty to exercise reasonable care in carrying out work as a failure to do so may lead to liability in negligence (for example where removal of roots makes a tree unstable).

Site description

55. The site is located on the southern edge of Heywood, Greater Manchester. The existing site consists of a group of warehouse type buildings, associated hard standing and landscaping.
56. The application site is located on the southern edge of Heywood, Greater Manchester, approximately 1.8 miles from the town centre. The site's north and north east boundary joins the playing fields of Newhouse Academy; the east is bound by gardens of residential streets off Manchester Road; the south east is bound by Manchester Road; the south west and west is bound by development land.
57. The wider landscape is dominated by residential and commercial development associated with Heywood..

Survey conditions

58. The trees were surveyed in bright, clear conditions on 23rd June2022.

Tree data abbreviations and survey methodology

T	Tree	GL	Ground level
G	Tree group	MS	Multi-stemmed
H	Hedge	AFP	Access facilitation pruning
OSB	Outside Site boundary	Ave	Average dimension
#/est	Estimated dimension	Typ	Typical dimension

N	North	E	South
S	South	W	West
Min	Minimum	Lwr	Lower
adj	Adjacent	Ht	Height

59. The trees were assessed visually from ground level. Where access to a tree is restricted this is noted in the schedule.
60. The tree reference numbers refer to the attached Tree Constraints Plan (TCP) references. The trees were not tagged for this survey.
61. The tree species is listed by common name in the schedules, with a key to scientific names below:

Common name	Botanical name	Common name	Botanical name
Alder (common)	<i>Alnus glutinosa</i>	Goat willow	<i>Salix caprea</i>
Alder (grey)	<i>Alnus incana</i>	Hawthorn	<i>Crataegus monogyna</i>
Apple	<i>Malus domestica</i>	Hazel	<i>Corylus avellana</i>
Aspen	<i>Populus tremula</i>	Holly	<i>Ilex aquifolium</i>
Ash	<i>Fraxinus excelsior</i>	Hornbeam	<i>Carpinus betulus</i>
Beech	<i>Fagus sylvatica</i>	Larch	<i>Larix decidua</i>
Birch (silver)	<i>Betula pendula</i>	Lime (common)	<i>Tilia x europaea</i>
Birch (downy)	<i>Betula pubescens</i>	Lime (small-leaved)	<i>Tilia cordata</i>
Chestnut (sweet)	<i>Castanea sativa</i>	Maple (field)	<i>Acer campestre</i>
Chestnut (horse)	<i>Aesculus hippocastanum</i>	Maple (Norway)	<i>Acer platanoides</i>
Cherry (wild)	<i>Prunus avium</i>	Poplar (black)	<i>Populus nigra</i>
Cherry (bird)	<i>Prunus padus</i>	Oak (sessile)	<i>Quercus petraea</i>
Cherry (Japanese)	<i>Prunus serrulata</i>	Oak (pendunculate)	<i>Quercus robur</i>
Leyland Cypress	<i>X Cupressocyparis leylandii</i>	Rowan/mountain ash	<i>Sorbus aucuparia</i>
Elm (English)	<i>Ulmus procera</i>	Sycamore	<i>Acer pseudoplatanus</i>
Elm (wych)	<i>Ulmus glabra</i>	Weeping willow	<i>Salix chrysocoma</i>
		Whitebeam (Swedish)	<i>Sorbus intermedia</i>

62. Measurement of the existing height above ground level of the first significant branch and the direction of growth and the height of the canopy. This informs ground clearance, crown/stem ratio and shading.
63. The stem/trunk diameter is measured with a diameter tape at 1.5m from ground level around the stem for single stem trees and for multi-stemmed trees and other variants in accordance with Annex C of the British Standard. Where access restricts measurement of the tree, an estimate has been made, denoted by '#'.
64. Canopy spread is measured with an electronic distometer. The close-spacing of some of the trees impeded measurements of canopy spread and height and estimates were made.
65. The age of the tree is based on the typical longevity of the particular tree species. The age classes are: young (Y), semi-mature (SM), early mature (EM), mature (M), over-mature (OM) and veteran (V).
66. The physiological condition of the tree is an assessment of its likely health, vigour and stress. The classes for physiological condition are: good, fair, poor and dead.
67. Structural condition includes tree form, visible defects, irregularities and influencing factors.
68. Preliminary management recommendations note work (with prior approval where necessary) to promote the health and longevity of the tree and/or improve safety and/or increase habitat potential.
69. The life expectancy (life exp.) is the estimated remaining contribution in years, (<10, 10+, 20+, 40+).
70. The retention category (ret cat) for each tree is assessed in accordance with BS 5837: 2012 Table 1, summarised as below:

Category A	Trees of high quality with an estimated remaining life expectancy (ERC) of at least 40 years. Green canopy outline on plan.
Category B	Trees of moderate quality with an estimated ERC of at least 20 years. Blue canopy outline on plan.
Category C	Trees of low quality with an ERC of at least 10 years, OR young trees with a stem diameter below 150mm. Grey canopy outline on plan.

Category U

Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years. Trees unsuitable for retention. Dark red canopy outline on plan.

71. Sub- categories of 1, 2 or 3 are included in the tree data tables and are defined as follows:

Sub-category 1 trees are those with 'mainly arboricultural value'

Sub-category 2 trees are those with 'mainly landscape value'

Sub-category 3 trees are those with 'mainly cultural or conservation value'.

72. The root protection area (RPA) in m² is for layout purposed and indicates the 'minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority'. The RPA is calculated in accordance with BS 5837: 2012 Annex D. Where Site features are likely to have distorted the typical RPA, a polygon of the same area is estimated on plan to reflect a more realistic shape, in accordance with the British standard.

Tree data

73. The following schedule contains the tree data obtained on site:

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
T1	Norway Maple	M	16	2.5	#580	N 6.6 E 6.6 S 6.6 W 6.6	G	Single vertical stem with a balanced canopy. Roadside tree. Overhanging footpath. No major visible defects.	No action required.	20+	C1
T2	Ash	EM	14	2.5	280	NW 1 NE 2 SE 4 SW 2	F	Single stem leaning to the SE with an unbalanced canopy. Bark wounds and Pruning wounds. Overhanging footpath.	No action required.	10+	C1
T3	Ash	EM	15	3	300	NW 1 NE 0 SE 7.5 SW 2	F	Single stem leaning to the SE with an unbalanced canopy. Bark wounds and Pruning wounds. Overhanging footpath.	No action required.	10+	C1
T4	Ash	EM	16	4	450	NW 1.5 NE 3 SE 6 SW 3	F	Single stem leaning to the SE with an unbalanced canopy. Bark wounds and Pruning wounds. Overhanging footpath.	No action required.	10+	C1
T5	Rowan	EM	10	2	240	NW 1 NE 1 SE 4 SW 1	F	Single stem leaning to the SE with an unbalanced canopy. Bark splitting. Deadwood and stubs noted. Suppressed due to shading.	Crown clean.	10+	C1
T6	Rowan	EM	10	3	240	NW 1 NE 2 SE 2.5 SW 2	G	Single stem leaning to the SE with an unbalanced canopy. Bark splitting. Deadwood and stubs noted. Suppressed due to shading.	No action required.	10+	C1
T7	Sycamore	EM	16	3	310	N 3.1 E 3.1 S 3.1 W 3.1	G	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	20+	C1

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
T8	Sycamore	M	17	3	430	N 4.4 E 4.4 S 4.4 W 4.4	G	Single vertical stem with a balanced canopy. Overhanging footpath. No major visible defects.	No action required.	20+	C1
T9	Sycamore	M	11	3	425	N 5.6 E 5.6 S 5.6 W 5.6	G	Single vertical stem with a balanced canopy. Overhanging footpath. No major visible defects.	No action required.	20+	C1
T10	Purple Norway Maple	EM	10	2.5	220	N 3 E 5.4 S 4 W 3	F	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	10+	C1
T11	Willow	EM	7	2	120	N 0 E 5.5 S 5 W 0	F	Single leaning stem with an unbalanced canopy. Deadwood and stubs noted.	No action required.	10+	C1
T12	Sycamore	M	18	3	580	N 6.9 E 6.9 S 6.9 W 6.9	G	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	20+	B1
T13	Sycamore	M	18	4	580	N 8 E 8 S 8 W 8	G	Single vertical stem with a balanced canopy. Sparse lower canopy due to shading. No major visible defects.	Crown clean.	20+	B1
T14	Norway Maple	M	18	6	520	N 5.2 E 5.2 S 5.2 W 5.2	F	Single vertical stem with a balanced canopy. Sparse lower canopy due to shading. No major visible defects.	No action required.	20+	C1

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
T15	Rowan	EM	9	2.5	180	N 4.5 E 4.5 S 4.5 W 4.5	F	Single vertical stem with a balanced canopy. Form typical of species.	No action required.	10+	C1
T16	Horse Chestnut	M	18	2.5	525	N 6 E 6 S 6 W 6	F	Single vertical stem with a balanced canopy. Decaying cavity at base to NW. Bleeding evident on stem.	Monitor annually.	20+	C1
T17	Rowan	EM	9	2	145	N 2 E 2 S 2 W 2	F	Single vertical stem with a balanced canopy. Significant deadwood and stubs noted due to shading.	Crown clean.	10+	C1
T18	Rowan	EM	9	2	140	N 1.7 E 1.7 S 1.7 W 1.7	F	Single vertical stem with a balanced canopy. Significant deadwood and stubs noted due to shading.	No action required.	10+	C1
T19	Sycamore	M	18	4	450	N 5.5 E 5.5 S 5.5 W 5.5	G	Single vertical stem with a balanced canopy. Furcates at 2M. No major visible defects.	No action required.	20+	B1
T20	Ash	M	18	3	300	N 4.1 E 4.1 S 4.1 W 4.1	F	Single vertical stem with a balanced canopy. Kinked stem due to position-shaded. Sparse canopy. Deadwood and stubs noted.	Crown clean.	10+	C1

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
T21	Rowan	M	9	2	300	N 3 E 3 S 3 W 3	F	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	10+	C1
T22	Ash	SM	11	0.5	130 110 60	N 3 E 3 S 3 W 3	F	Multi-stemmed at base with a balanced canopy. Lost leader with decay noted at the union.	No action required.	10+	C1
T23	Ash		18	4	365	N 3 E 6 S 6 W 6	F	Single vertical stem with a balanced canopy. High canopy. No major visible defects.	No action required.	10+	C1
T24	Ash	M	18	10	510	N 4.6 E 4.6 S 4.6 W 4.6	G	Single vertical stem with a balanced canopy. Furcates at 3M. No major visible defects.	No action required.	20+	B1
T25	Ash	EM	16	3	300	N 2.5 E 2.5 S 2.5 W 2.5	F	Single vertical stem with a balanced canopy. Significant deadwood and stubs noted. Possible dieback noted.	Crown clean and monitor for dieback.	10+	C1
T26	Sycamore	M	16	2	380	N 3.1 E 3.1 S 3.1 W 3.1	F	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	20+	C1

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
T27	Sycamore	M	16	3	500	N 3.9 E 3.9 S 3.9 W 3.9	G	Single vertical stem with a balanced canopy. Furcates at 3M. Minor ivy throughout. Bark wounds and pruning wounds.	No action required.	20+	B1
T28	Sycamore	M	15	1.5	400	N 2 E 2 S 2 W 2	G	Single vertical stem with a balanced canopy. Overhanging boundary No major visible defects.	Remove ivy and reinspect.	20+	B1
T29	Sycamore	M	15	0+	# 400 Over ivy	N 3 E 3 S 3 W 3	F	Single vertical stem with a balanced canopy. Covered in ivy.	Remove ivy and reinspect.	20+	C1
T30	Sycamore	M	15	0+	# 400 Over ivy	N 3 E 3 S 3 W 3	F	Single vertical stem with a balanced canopy. Covered in ivy.	Remove ivy and reinspect.	20+	C1
T31	Sycamore	M	14	0+	# 400 Over ivy	N 3 E 3 S 3 W 3	F	Single vertical stem with a balanced canopy. Covered in ivy.	Remove ivy and reinspect.	20+	C1
T32	Sycamore	M	14	0+	# 400 Over ivy	N 3 E 3 S 3 W 3	F	Single vertical stem with a balanced canopy. Covered in ivy.	Remove ivy and reinspect.	20+	C1

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
T33	Ash	EM	13	3	# 200 180 100	N 3.5 E 3.5 S 3.5 W 3.5	F	Multi-stemmed at base with a balanced canopy. Base obscured by undergrowth, no close access due to location. Overhanging boundary.	No action required.	10+	C1
T34	Sycamore	M	18	3	440	N 5.8 E 5.8 S 5.8 W 5.8	G	Single vertical stem with a balanced canopy. Previously topped. Overhanging boundary.	No action required.	20+	B1
T35	Sycamore	M	18	4	500	N 5.4 E 5.4 S 5.4 W 5.4	F	Single vertical stem with a balanced canopy. Furcates at 3M. Previously topped.	No action required.	20+	C1
T36	Ash	EM	11	2	# 240 180 Over ivy	N 2.5 E 2.5 S 2.5 W 2.5	F	Twin-stemmed at base with a balanced canopy. Covered in ivy. Scrappy form with epicormic growth throughout. Overhanging boundary.	Remove ivy and reinspect.	10+	C1
T37	Sycamore	M	18	2.5	# 500 Over ivy	N 4 E 4 S 4 W 4	F	Single vertical stem with a balanced canopy. Covered in ivy. Previously topped.	Remove ivy and reinspect.	20+	C1
T38	Ash	M	16	6	310	N 3.2 E 3.2 S 3.2 W 3.2	F	Single vertical stem with a balanced canopy. Bark wounds and pruning wounds.	No action required.	10+	C1

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
T39	Ash	M	16	4	300	N 5.3 E 5.3 S 5.3 W 5.3	F	Single vertical stem with a balanced canopy. Bark wounds and pruning wounds.	No action required.	10+	C1
T40	Ash	M	16	4	300	N 3.3 E 3.3 S 3.3 W 3.3	F	Single vertical stem with a balanced canopy. Bark wounds and pruning wounds.	No action required.	10+	C1
T41	Ash	M	18	5	475	N 7.9 E 7.9 S 7.9 W 7.9	F	Single vertical stem with a balanced canopy. Bark wounds and pruning wounds.	No action required.	10+	C1
T42	Sycamore	M	20	3	550	N 4.8 E 4.8 S 4.8 W 4.8	G	Single vertical stem with a balanced canopy. Furcates at 3M.	No action required.	20+	B1
T43	Atlantic Cedar	EM	17	2.5	385	NW 2.7 NE 4 SE 4 SW 7.5	F	Single vertical stem with an unbalanced canopy due to shading. Remains of support at stem. No major visible defects.	No action required.	20+	C1
T44	Horse Chestnut	M	18	3	690	N 6.5 E 6.5 S 6.5 W 6.5	F	Single vertical stem with a balanced canopy. Furcates at 2.5M. Bark wounds and pruning wounds. Epicormic growth throughout. Unable to see union. Overhanging building.	No action required.	20+	C1

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
T45	Hawthorn	EM	7.5	2	200	N 3 E 3 S 3 W 3	F	Single leaning stem with a balanced canopy. Overhanging building.	No action required.	20+	C1
T46	Pine	M	6	2	180 X 3	N 2.4 E 2.4 S 2.4 W 2.4	F	Multi-stemmed at base with a balanced canopy. Overhanging road.	No action required.	20+	C1
T47	Purple Norway Maple	M	15	3.5	450	N 4.9 E 4.9 S 4.9 W 4.9	G	Single vertical stem with a balanced canopy. Overhanging road. No major visible defects.	No action required.	20+	B1
T48	Rowan	EM	8	2.5	185	N 3 E 3 S 3 W 3	G	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	10+	C1
T49	Cherry Plum	SM	4.5	2.5	150	N 2.4 E 2.4 S 2.4 W 2.4	F	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	10+	C1

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
T50	Cypress	M	17	2.5	# 410 400 380 320 320 180 180	N 4.1 E 4.1 S 4.1 W 4.1	G	Multi-stemmed at base with a balanced canopy. Overhanging building. No major visible defects.	No action required.	20+	B1
T51	Cypress	M	17	3	900	N 5 E 5 S 5 W 5	G	Single vertical stem with a balanced canopy. Overhanging building. No major visible defects.	No action required.	20+	B1
T52	Sycamore	M	18	4	# 640	N 9.5 E 9.5 S 9.5 W 9.5	G	Single vertical stem with a balanced canopy. Overhanging footpath. No major visible defects.	No action required.	20+	B1
T53	Sycamore	M	18	4	# 650	N 8.3 E 8.3 S 8.3 W 8.3	G	Single vertical stem with a balanced canopy. Overhanging footpath. No major visible defects.	No action required.	20+	B1
T54	Pear	EM	11	4	320	N 4 E 1 S 4 W 5	F	Single vertical stem with an unbalanced canopy. No major visible defects.	No action required.	20+	C1

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
T55	Pear	EM	9	3	300	N 4 E 1 S 4 W 5	F	Single vertical stem with an unbalanced canopy. Deadwood and stubs noted due to shading. No major visible defects.	Crown clean.	20+	C1
T56	Pear	EM	7	1.5	230	N 3 E 4 S 3 W 2	F	Single vertical stem with a balanced canopy. Deadwood and stubs noted due to shading.	Crown clean.	20+	C1
T57	Pear	M	10	3.5	405	N 5.25 E 5.25 S 5.25 W 5.25	F	Single vertical stem with a balanced canopy. Deadwood and stubs noted in lower canopy.	Crown clean.	20+	C1
T58	Sycamore	EM	11	2.5	# 290	N 3.5 E 3.5 S 3.5 W 3.5	F	Single vertical stem with an unbalanced canopy. Growing through wire fence. Overhanging footpath and boundary.	No action required.	20+	C1
T59	Ash	SM	9	2	# 150 100	N 0.5 E 0.5 S 3.5 W 0.5	F	Single vertical stem with a balanced canopy. Growing through wire fence. Overhanging footpath and boundary.	No action required.	10+	C1
T60	Ash	M	17	5	505	N 8 E 8 S 8 W 8	G	Single vertical stem with a balanced canopy. Deadwood and stubs noted.	Crown clean.	10+	B1

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
T61	Ash	M	16	4	535	N 7 E 7 S 7 W 7	F	Single vertical stem with a balanced canopy. Biased to the S. Decaying bark wound to W at 1.3M. Deadwood and stubs noted.	Crown clean. And monitor.	10+	C1
T62	Ash	M	18	3	340	N 6 E 6 S 6 W 6	F	Single vertical stem with an unbalanced canopy. Biased to SW. Deadwood and stubs noted.	Crown clean.	10+	C1
T63	Ash	M	20		570	N 7 E 6 S 6 W 7	F	Single vertical stem with a balanced canopy. Deadwood and stubs noted.	Crown clean.	10+	C1
T64	Cypress	M	13	3	310	N 3 E 3 S 3 W 3	F	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	20+	C1
T65	Cypress	M	14	3	410	N 3.4 E 3.4 S 3.4 W 3.4	G	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	20+	B1
T66	Purple Plum		6.5	2	# 200	N 2.5 E 2.5 S 2.5 W 2.5	F	Single vertical stem with a balanced canopy. Covered in ivy.	Remove ivy and reinspect.	20+	C1

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
T67	Purple Plum		4.5	2	# 150	N 2.5 E 2.5 S 2.5 W 2.5	F	Single leaning stem with an unbalanced canopy. Biased to W. Basal epicormic growth.	No action required.	20+	C1
T68	Cypress	M	17	3	290 180	N 2.7 E 2.7 S 2.7 W 2.7	F	Twin stemmed at 1.2M with a balanced canopy. Overhanging building. No major visible defects.	No action required.	20+	C1
G69		EM	>9	2+	# >180	See plan	G	Group of single stemmed specimens in a bed overhanging building.	No action required.	20+	B2
T70	Sycamore	M	18	3	495	N 4.2 E 4.2 S 4.2 W 4.2	G	Single vertical stem with a balanced canopy. Overhanging building. No major visible defects.	No action required.	20+	B1
T71	Ash	M	18	3.5	670	N 5.4 E 5.4 S 5.4 W 5.4	G	Single vertical stem with a balanced canopy. Significant deadwood and stubs noted.	No action required.	20+	B1
T72	Sycamore	M	15	3	# 340	# N 4.5 E 4.5 S 4.5 W 4.5	F	Single vertical stem with a balanced canopy. Deadwood and stubs noted. Overhanging footpath and boundary. No major visible defects.	No action required.	20+	C1

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
T73	Sycamore	M	20	2	# 740	N 5.7 E 5.7 S 5.7 W 5.7	G	Single vertical stem with a balanced canopy. Covered in ivy. No close access due to location.	No action required.	20+	B1
T74	Sycamore	M	20	4	# 660	N 5.9 E 5.9 S 5.9 W 5.9	G	Single vertical stem with a balanced canopy. Overhanging boundary	No action required.	20+	B1
T75	Norway Maple	EM	14	1.5	260	N 6.9 E 6.9 S 6.9 W 6.9	F	Single vertical stem with an unbalanced canopy. Biased to N. Supressed by T74.	No action required.	20+	C1
T76	Sycamore	M	18	2.5	660	N 6.1 E 6.1 S 6.1 W 6.1	G	Single vertical stem with a balanced canopy. Overhanging boundary. No major visible defects.	No action required.	20+	B1
T77	Ash	EM	15	2	280	N 5 E 5 S 5 W 5	F	Single vertical stem with a balanced canopy. Furcates at 2M. Supressed by T78. Overhanging boundary.	No action required.	10+	C1
T78	Sycamore	M	20	4	730	N 10.8 E 10.8 S 10.8 W 10.8	G	Single vertical stem with a balanced canopy. Overhanging boundary. No major visible defects.	No action required.	20+	B1

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
T79	Sycamore	M	18	3	410	N 5.6 E 5.6 S 5.6 W 5.6	G	Single vertical stem with a balanced canopy. Overhanging boundary. No major visible defects.	No action required.	20+	B1
T80	Sycamore	M	20	3	580	N 6.2 E 6.2 S 6.2 W 6.2	G	Single vertical stem with a balanced canopy. Deadwood and stubs noted. No major visible defects.	Crown clean.	20+	B1
T81	Atlantic Cedar		17	2	450	N 4.74 E 4.74 S 4.74 W 4.74	G	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	20+	B1
T82	Ash	M	20	6	520	N 5 E 10.2 S 9 W 4	F	Single vertical stem with an unbalanced canopy. SE Bias. Deadwood and stubs noted.	Crown clean.	10+	C1
T83	Ash	M	18	6	340	N 8.4 E 3 S 2 W 3	F	Single leaning stem with an unbalanced canopy. N bias. Deadwood and stubs noted.	Crown clean.	10+	C1
T84	Ash	M	18	4	320	N 3 E 2 S 3 W 5	F	Single leaning stem with an unbalanced canopy. Bias to W.	No action required.	10+	C1

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
T85	Ash	M	18	4	490	N 4 E 4 S 7 W 6	F	Single vertical stem with a balanced canopy. Significant deadwood and stubs noted.	Crown clean.	10+	C1
T86	Hornbeam	M	20	2.5	670	N 7 E 7 S 7 W 7	G	Single leaning stem with a balanced canopy. Bias to S. Bark wounds and pruning wounds. Limb tips touching building.	No action required.	20+	B1
T87	Ash		18	8	440	N 6.8 E 5.8 S 3 W 4	F	Single vertical stem with an unbalanced canopy. Furcates at 2.5M. Deadwood and stubs noted. Overhanging building.	Crown clean.	10+	C1
T88	Hawthorn	EM	4.5	2	150	N 2 E 2 S 2 W 2	F	Single vertical stem with a balanced canopy. Deadwood and stubs noted.	No action required.	20+	C1
T89	Sycamore	EM	9	2.5	310	N 3.8 E 3.8 S 3.8 W 3.8	F	Single vertical stem with a balanced canopy. Bark wounds and pruning wounds. Overhanging boundary. No major visible defects.	No action required.	20+	C1
T90	Sycamore	EM	11	4	320	N 4.2 E 4.2 S 4.2 W 4.2	F	Single vertical stem with a balanced canopy. Overhanging boundary. No major visible defects.	No action required.	20+	C1

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
T91	Sycamore	M	18	4	580	N 6.7 E 6.7 S 6.7 W 6.7	G	Single vertical stem with a balanced canopy. Overhanging boundary. No major visible defects.	No action required.	20+	B1
T92	Sycamore	M	18	4	380	N 4.9 E 4.9 S 4.9 W 4.9	F	Single vertical stem with a balanced canopy. Overhanging boundary. No major visible defects.	No action required.	20+	C1
T93	Sycamore	M	18	4	380	N 6.6 E 6.6 S 6.6 W 6.6	F	Single vertical stem with a balanced canopy. Overhanging boundary. No major visible defects.	No action required.	20+	C1
T94	Hornbeam	M	15	2	490	N 5.5 E 5.5 S 5.5 W 5.5	G	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	20+	B1
T95	Hornbeam	M	15	2	430	N 5.5 E 5.5 S 5.5 W 5.5	G	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	20+	B1
T96	Purple Norway Maple	M	14	4	300	N 1.5 E 5 S 1.5 W 0	F	Single vertical stem with an unbalanced canopy. Suppressed by surrounding trees. No major visible defects.	No action required.	20+	C1

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
T97	Hornbeam	M	15	1.5	500	N 6 E 6 S 6 W 6	G	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	20+	B1
T98	Norway Maple		16	3	380	N 4.86 E 4.86 S 4.86 W 4.86	F	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	20+	C1
T99	Hornbeam	M	13	2	310	N 4.4 E 4.4 S 4.4 W 4.4	F	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	20+	C1
T100	Hornbeam	M	16	2	420	N 5.9 E 5.9 S 5.9 W 5.9	G	Single vertical stem with a balanced canopy., No major visible defects.	No action required.	20+	B1
T101	Norway Maple	M	15	4	295	N 5 E 5 S 5 W 5	F	Single vertical stem with a balanced canopy. Minor cavities throughout. Bark wounds and pruning wounds. No major visible defects.	No action required.	20+	C1
T102	Norway Maple	M	15	2.5	320	N 6.9 E 6.9 S 6.9 W 6.9	G	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	20+	C1

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
T103	Hornbeam	M	16	2.5	320	N 5.7 E 5.7 S 5.7 W 5.7	G	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	20+	C1
T104	Hornbeam	M	16	2.5	310	N 5.65 E 5.65 S 5.65 W 5.65	G	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	20+	C1
T105	Sycamore	EM	12	0+	# 200	N 3 E 3 S 3 W 3	F	Single vertical stem with a balanced canopy. Previously topped. Covered in ivy. No close access due to location. Overhanging boundary.	No action required.	20+	C1
T106	Sycamore	EM	12	0+	# 200	N 3 E 3 S 3 W 3	F	Single vertical stem with a balanced canopy. Previously topped. Covered in ivy. No close access due to location. Overhanging boundary.	No action required.	20+	C1
T107	Rowan	EM	8	3	# 280	N 3.9 E 3.9 S 3.9 W 3.9	F	Single vertical stem with a balanced canopy. Overhanging boundary. No major visible defects.	No action required.	10+	C1
T108	Sycamore	EM	8	0+	# 200	N 3 E 3 S 3 W 3	F	Single vertical stem with a balanced canopy. Covered in ivy. Previously topped.	No action required.	20+	C1

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
T109	Sycamore		3	NA	# 300	N 2 E 2 S 2 W 2	P	Stump with vigorous epicormic growth.	Recommend removal.	<10	U
T110	Sycamore		10	0+	# 280	N 3 E 3 S 3 W 3	F	Single vertical stem with a balanced canopy. Previously topped. Covered in ivy. No close access due to location.	No action required.	20+	C1
T111	Hornbeam	M	14	3	390	N 5.4 E 5.4 S 5.4 W 5.4	G	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	20+	B1
T112	Hornbeam	M	14	2.5	410	N 5.8 E 5.8 S 5.8 W 5.8	G	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	20+	B1
T113	Hornbeam	M	14	2.5	580	N 7.5 E 7.5 S 7.5 W 7.5	G	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	20+	B1
T114	Hornbeam	M	14	2.5	490	N 7.6 E 7.6 S 7.6 W 7.6	G	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	20+	B1

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
T115	Hornbeam	M	14	2.5	570	N 6.7 E 6.7 S 6.7 W 6.7	F	Single vertical stem with a balanced canopy. Furcates at 1.8M. Wide union. Minor epicormic growth. Bark wound at union with signs of decay.	Monitor union.	20+	C1
T116	Hornbeam	M	14	2.5	460	N 6.8 E 6.8 S 6.8 W 6.8	G	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	20+	B1
T117	Hornbeam	M	14	2.5	440	N 5.3 E 5.3 S 5.3 W 5.3	G	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	20+	B1
T118	Hornbeam	M	16	2.5	500	N 3.8 E 3.8 S 3.8 W 3.8	G	Single leaning stem with a balanced canopy- self righting. Furcates at 2.2M. No major visible defects.	No action required.	20+	B1
T119	Norway Maple	M	15	4	300	N 2 E 1 S 4.6 W 5.2	F	Single vertical stem with an unbalanced canopy. Bias to W. No major visible defects.	No action required.	20+	C1
T120	Hornbeam	M	16	2.5	490 Below union	N 7.5 E 7.5 S 7.5 W 7.5	G	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	20+	B1

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
T121	Norway Maple	M	16	4	270	N 3.4 E 3.4 S 5 W 3.2	F	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	20+	C1
T122	Beech	M	20	2.2	710	N 8 E 8 S 8 W 8	G	Single vertical stem with a balanced canopy. Furcates at 2.2M. No major visible defects.	No action required.	20+	B1
T123	Ash	EM	21	4	210	N 5.4 E 4 S 1 W 4	F	Single leaning stem with an unbalanced canopy. Bias to N. Supressed by T122.	No action required.	20+	C1
T124	Ash	M	18	4	300	N 3.15 E 3.15 S 3.15 W 3.15	F	Single vertical stem with a balanced canopy. Supressed/shaded. Significant deadwood and stubs noted.	Crown clean.	10+	C1
T125	Rowan	M	12	3	300	N 4.4 E 3.5 S 1 W 3.5	F	Single vertical stem with an unbalanced canopy. Bias to N.	No action required.	10+	C1
T126	Norway Maple	M	14	2	300	N 4.4 E 4.4 S 4.4 W 4.4	FF	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	20+	C1

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
T127	Sycamore	M	18	4	520	N 5.6 E 5.6 S 5.6 W 5.6	G	Single vertical stem with a balanced canopy. Furcates at 3M with included bark. Overhanging boundary.	No action required.	20+	B1
T128	Sycamore	M	18	4	400	N 6 E 6 S 6 W 6	G	Single vertical stem with a balanced canopy. Overhanging boundary.	No action required.	20+	B1
T129	Sycamore	M	20	3	500	N 6.9 E 6.9 S 6.9 W 6.9	G	Single vertical stem with a balanced canopy. Bark wounds and pruning wounds. Overhanging boundary. No major visible defects.	No action required.	20+	B1
T130	Sycamore	M	20	6	680	N 7.3 E 7.3 S 7.3 W 7.3	G	Single vertical stem with a balanced canopy. Furcates at 4M. Overhanging boundary. No major visible defects.	No action required.	20+	B1
T131	Sycamore	M	18	2.5	530	N 5.2 E 5.2 S 5.2 W 5.2	G	Single vertical stem with a balanced canopy. Deadwood and stubs noted. No major visible defects.	Crown clean.	20+	B1
T132	Hornbeam	M	17	2.5	340	N 4.4 E 4.4 S 4.4 W 4.4	F	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	20+	C1

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
T133	Birch	M	16	0.5	190	N 3.4 E 3.4 S 3.4 W 3.4	F	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	20+	C1
T134	Birch	M	16	6	200	N 3.4 E 3.4 S 3.4 W 3.4	F	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	20+	C1
T135	Hornbeam	M	14	3	340	N 4.6 E 4.6 S 4.6 W 4.6	F	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	20+	C1
T136	Sycamore	M	16	3	320	N 4 E 4 S 4 W 4	F	Single vertical stem with a balanced canopy. Previously topped. Vigorous regrowth. Overhanging boundary.	No action required.	20+	C1
T137	Sycamore	M	16	3	330	N 4 E 4 S 4 W 4	F	Single vertical stem with a balanced canopy. Previously topped. Vigorous regrowth. Overhanging boundary.	No action required.	20+	C1
T138	Sycamore	M	16	5	340	N 4 E 4 S 4 W 4	F	Single vertical stem with a balanced canopy. Previously topped. Vigorous regrowth. Overhanging boundary.	No action required.	20+	C1

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
T139	Sycamore	EM	14	4	310	N 4 E 4 S 4 W 4	F	Single vertical stem with a balanced canopy. Previously topped. Vigorous regrowth. Overhanging boundary.	No action required.	40+	C1
T140	Sycamore	EM	14	4	330	N 4 E 4 S 4 W 4	F	Single vertical stem with a balanced canopy. Previously topped. Vigorous regrowth. Overhanging boundary.	No action required.	40+	C1
T141	Sycamore	EM	12	4	280	N 3.5 E 3.5 S 3.5 W 3.5	F	Single vertical stem with a balanced canopy. Previously topped. Vigorous regrowth. Overhanging boundary.	No action required.	40+	C1
T142	Sycamore	M	16	3	420	N 4.6 E 4.6 S 4.6 W 4.6	F	Single vertical stem with a balanced canopy. Previously topped. Vigorous regrowth. Overhanging boundary.	No action required.	20+	C1
T143	Alder	M	17	6	430	N 4.9 E 4.9 S 4.9 W 4.9	F	Single vertical stem with a balanced canopy. Previously topped. Vigorous regrowth. Overhanging boundary. Minor basal epicormic growth. Minor cavities.	No action required.	20+	C1
T144	Sycamore	M	16	4	340	N 4.6 E 4.6 S 4.6 W 4.6	G	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	20+	C1

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
T145	Hornbeam	M	16	2.5	570	N 5.8 E 5.8 S 5.8 W 5.8	G	Single vertical stem with a balanced canopy. Deadwood and stubs noted. Minor epicormic growth on branches. Minor cavities. Overhanging car park.	Crown Clean.	20+	B1
T146	Sycamore	EM	16	3	300	N 2.6 E 6.8 S 4.9 W 2.2	G	Single leaning stem with an unbalanced canopy. Overhanging car park.	No action required.	40+	C1
T147	Hornbeam	M	14	1.5	500 @ B	N 6 E 4.6 S 2.7 W 3	F	Multi-stemmed at base with a balanced canopy. Pruning wounds and bark wounds. Mature tree with lost leader and regrowth. Cavities. Decay at union	No action required.	20+	C1
T148	Sycamore	EM	10	2.5	180	N 3 E 3 S 3 W 3	F	Single vertical stem with a balanced canopy. Pruning wounds and bark wounds. No major visible defects. Overhanging road.	No action required.	40+	C1
T149	Sycamore	EM	10	2.5	190	N 3 E 3 S 3 W 3	F	Single vertical stem with a balanced canopy. Pruning wounds and bark wounds. No major visible defects. Overhanging road.	No action required.	40+	C1
T150	Sycamore	EM	10	2.5	200	N 3 E 3 S 3 W 3	F	Single vertical stem with a balanced canopy. Pruning wounds and bark wounds. No major visible defects. Overhanging road.	No action required.	40+	C1

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
T151	Sycamore	EM	8	2.5	160	N 2 E 2 S 2 W 2	F	Single vertical stem with a balanced canopy. Pruning wounds and bark wounds. No major visible defects. Overhanging road.	No action required.	20+	C1
T152	Sycamore	EM	10	2.5	175	N 3 E 3 S 3 W 3	F	Single vertical stem with a balanced canopy. Pruning wounds and bark wounds. No major visible defects. Overhanging road.	No action required.	40+	C1
T153	Sycamore	M	16	3	380	N 5.7 E 5.7 S 5.7 W 5.7	F	Single vertical stem with a balanced canopy. Sparse canopy due to shading. No major visible defects.	No action required.	20+	C1
T154	Horse Chestnut	M	18	4	525	N 5.5 E 5.5 S 5.5 W 5.5	G	Single leaning stem with a balanced canopy. Multi-stemmed canopy. Twisted stem, typical of species. Minor natural deadwood and stubs noted. No major visible defects.	No action required.	20+	B1
T155	Sycamore	M	17	2.5	290	N 3.3 E 3.3 S 3.3 W 3.3	F	Single vertical stem with a balanced canopy. Pruning wounds and bark wounds. No major visible defects.	No action required.	20+	C1
T156	Hornbeam	M	18	2.5	535	N 5.7 E 5.7 S 5.7 W 5.7	G	Single vertical stem with a balanced canopy. Multi-stemmed canopy. Bark wounds. Pruning wounds. No major visible defects.	No action required.	20+	B1

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
T157	Hornbeam	M	18	2.5	470	N 4.6 E 4.6 S 4.6 W 4.6	G	Single vertical stem with a balanced canopy. Minor basal epicormic growth. Bark wounds. Pruning wounds.	No action required.	20+	B1
T158	Ash	M	18	8	485	N 7.6 E 5 S #5 W 6.2	G	Single vertical stem with a balanced canopy. Furcates at 2.8m. Natural deadwood and stubs noted. No major visible defects.	No action required.	20+	B1
T159	Ash	M	18	7	90	N 7 E #5 S #5 W 4.9	G	Single vertical stem with a balanced canopy. Furcates @ 2.5m. natural deadwood and stubs noted. Overhanging building.	No action required.	20+	B1
T160	Ash	M	18	7.5	500	N 6.6 E #5 S #5 W 6.8	G	Single vertical stem with a balanced canopy. Furcates at 2.9m. Natural deadwood and stubs noted.	No action required.	20+	B1
T161	Ash	M	18	6	535	N 7.3 E #5 S #5 W 8	F	Single vertical stem with a balanced canopy. Furcates at 2.5m. Natural deadwood and stubs noted.	Crown Clean.	20+	C1
T162	Hornbeam	M	18	2	700	N 5.5 E 5.5 S 5.5 W 5.5	F	Single vertical stem with a balanced canopy. Multi-stemmed at 1.8m. Soil pocket at union.	No action required.	20+	B1

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
T163	Norway Maple	M	17	2.5	435	N 5.8 E 5.8 S 5.8 W 5.8	G	Single vertical stem with a balanced canopy. Slight lean to east. Nest in canopy. No major visible defects.	No action required.	20+	B1
T164	Ash	EM	10	1.	225	N 4.7 E 4 S 1.5 W 4.7	F	Single vertical stem with an unbalanced canopy. No major visible defects.	No action required.	40+	C1
T165	Ash	M	14	2.5	315	N 4.6 E 4.6 S 4.6 W 4.6	F	Single vertical stem with a balanced canopy. Natural deadwood and stubs noted. Overhanging road. No major visible defects.	Crown Clean.	20+	C1
T166	Sycamore	M	15	2.5	445	N 6.7 E 6.7 S 6.7 W 6.7	G	Single vertical stem with a balanced canopy. Overhanging boundary. No major visible defects.	No action required.	20+	B1
T167	Sycamore	M	18	2.5	435	N 6.3 E 6.3 S 6.3 W 6.3	G	Single vertical stem with a balanced canopy. Overhanging boundary. No major visible defects.	No action required.	20+	B1
T168	Sycamore	M	18	2.5	580	N 5.6 E 5.6 S 5.6 W 5.6	G	Single vertical stem with a balanced canopy. Basal Epicormic growth. Overhanging boundary. No major visible defects.	No action required.	20+	B1

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
T169	Sycamore	M	18	2.5	#440	N 6.2 E 6.2 S 6.2 W 6.2	G	Single vertical stem with a balanced canopy. Overhanging boundary. No major visible defects.	No action required.	20+	B1
T170	Sycamore	M	17	2.5	410	N 5.8 E 5.8 S 5.8 W 5.8	G	Single vertical stem with a balanced canopy. Overhanging boundary. No major visible defects.	No action required.	20+	B1
T171	Sycamore	M	18	3.5	550	N 6.7 E 6.7 S 6.7 W 6.7	G	Single vertical stem with a balanced canopy. Overhanging boundary. No major visible defects.	No action required.	20+	B1
T172	Alder	EM	11	2.5	#220 180 140 140 90	MOB	F	Single vertical stem with a balanced canopy. Overhanging boundary. No major visible defects. No close access due to location. Situated on adjacent land.	No action required.	40+	C1
G173	Sycamore	SM	<11	2.5	<200	See Plan	F	Single vertical stemmed trees. Overhanging road. No major visible defects.	No action required.	40+	C1
T174	Norway Maple	EM	12	2.5	210	N 1 E 3 S 5.2 W 2	F	Single vertical stem with an unbalanced canopy. No major visible defects.	No action required.	40+	C1

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
T175	Sycamore	EM	14	3	260	N 4.3 E 4.3 S 4.3 W 4.3	F	Single vertical stem with a balanced canopy. Deadwood and stubs noted.	No action required.	40+	C1
T176	Sycamore	SM	9	2.5	185	N 1.2 E 1.2 S 1.2 W 1.2	F	Single vertical stem with a balanced canopy. Large decaying bark wound to west from base to 1.5m. Bark wounds. Pruning wounds.	No action required.	40+	C1
T177	Sycamore	M	16	3	395	N 6 E 6 S 6 W 6	F	Single vertical stem with a balanced canopy. Furcates at 2.5m. Deadwood and stubs noted. No major visible defects.	No action required.	20+	C1
T178	Horse Chestnut	M	18	3	550	N 7 E 7 S 7 W 7	G	Single vertical stem with a balanced canopy. Deadwood and stubs noted. No major visible defects.	No action required.	20+	B1
T179	Ash	EM	12	2.4	270	N 5 E 5 S 5 W 5	P	Single vertical stem with a balanced canopy. Furcates at 2.4m. Dieback at tips, Epicormic growth throughout. Stressed and in decline.	Remove.	<10	U
T180	Sycamore	M	15	2	395	N 6. E 6.4 S 6.4 W 6.4	G	Single vertical stem with a balanced canopy. Deadwood and stubs noted. No major visible defects.	No action required.	20+	B1

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
T181	Sycamore	EM	17	2.4	280	N 4.6 E 4.6 S 4.6 W 4.6	F	Single vertical stem with a balanced canopy. Deadwood and stubs noted. No major visible defects.	No action required.	40+	C1
T182	Sycamore	EM	16	2.5	295	N 4.4 E 4.4 S 4.4 W 4.4	F	Single vertical stem with a balanced canopy. Deadwood and stubs noted. No major visible defects.	No action required.	40+	C1
T183	Sycamore	EM	11	2.5	210	N 2.9 E 2.9 S 2.9 W 2.9	F	Single vertical stem with a balanced canopy. Deadwood and stubs noted. No major visible defects.	No action required.	40+	C1
T184	Sycamore	EM	10	2.5	220	N 2.6 E 2.6 S 2.6 W 2.6	F	Single vertical stem with a balanced canopy. Deadwood and stubs noted. No major visible defects.	No action required.	40+	C1
T185	Hornbeam	M	18	2.5	295	N 6.7 E 6.7 S 6.7 W 6.7	G	Single vertical stem with a balanced canopy. Multi-stemmed canopy.	No action required.	20+	C1
T186	Sycamore	M	18	6	400	N 6 E 6 S 6 W 6	G	Single vertical stem with a balanced canopy. High canopy.	No action required.	20+	B1

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
T187	Hornbeam	M	18	2	445	N 5.9 E 5.9 S 5.9 W 5.9	G	Single vertical stem with a balanced canopy. Multi-stemmed canopy. Bark wounds. Pruning wounds.	No action required.	20+	B1
T188	Sycamore	M	14	2	435	N 5.5 E 5.5 S 5.5 W 5.5	G	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	20+	B1
G189	Sycamore	M	>20	2.5+	>530	See Plan	G	Single stemmed specimens. No major visible defects.	No action required.	20+	B1
T190	Sycamore	M	18	4	540	N 7 E 7 S 7 W 7	G	Single leaning stem with a balanced canopy. Overhanging boundary. No major visible defects.	No action required.	20+	B1
T191	Sycamore	M	18	4	630	N 9.2 E 9.2 S 9.2 W 9.2	G	Single vertical stem with a balanced canopy. Overhanging boundary. No major visible defects.	No action required.	20+	B1
G192	Cypress	EM	16	0+	<200	See Plan	F	Boundary hedge.	No action required.	40+	C2

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
T193	Sycamore	M	17	6	#360	N 5 E 5 S 5 W 5	F	Single vertical stem with a balanced canopy. Base obscured by G192. No close access due to location.	No action required.	20+	C1
T194	Sycamore	M	20	4	705	N 7.7 E 7.7 S 7.7 W 7.7	G	Single vertical stem with a balanced canopy. Furcates at 4m. Bark wounds. No major visible defects.	No action required.	20+	B1
T195	Sycamore	M	18	4.5	400	N 4.7 E 4.7 S 4.7 W 4.7	G	Single vertical stem with a balanced canopy. Overhanging boundary. No major visible defects.	No action required.	20+	B1
T196	Sycamore	M	16	3	395	N 6.6 E 6.6 S 6.6 W 6.6	F	Single vertical stem with a balanced canopy. Overhanging boundary. No major visible defects.	No action required.	20+	C1
T197	Hornbeam	M	17	2.5	465	N 6.1 E 6.1 S 6.1 W 6.1	G	Single leaning stem with a balanced canopy. Self-righting. Bark wounds. Pruning wounds. Minor cavities. No major visible defects.	No action required.	20+	B1
T198	Sycamore	EM	12	2.5	295	N 5.6 E 5.6 S 5.6 W 5.6	F	Single vertical stem with a balanced canopy. Overhanging boundary.	No action required.	40+	C1

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
T199	Sycamore	EM	12	2.5	395	N 4.9 E 4.9 S 4.9 W 4.9	G	Single vertical stem with a balanced canopy. Pruning wounds. Bark wounds. No major visible defects.	No action required.	40+	C1
T200	Ash	M	17	2	520	N 6.2 E 6.2 S 6.2 W 6.2	F	Single vertical stem with a balanced canopy. Dieback and Epicormic growth throughout. Distressed and in decline.	Monitor.	10+	C1
T201	Sycamore	EM	16	1.8	370	N 5.7 E 5.7 S 5.7 W 5.7	G	Single vertical stem with a balanced canopy. Multi-stemmed at 1.8m. No major visible defects.	No action required.	40+	C1
T202	Ash	EM	18	3	190 170	N 4.7 E 4.7 S 4.7 W 4.7	F	Twin stemmed at base with a balanced canopy. Deadwood and stubs noted due to shading.	Crown Clean. Monitor.	20+	C1
T203	Ash	M	18	6	340	N 5.8 E 5.8 S 5.8 W 5.8	F	Single vertical stem with a balanced canopy. Some smaller branch snapping, spindly form due to shading.	Crown Clean. Monitor.	20+	C1
T204	Sycamore	M	18	2.2	410	N 6.1 E 6.1 S 6.1 W 6.1	G	Single vertical stem with a balanced canopy. No major visible defects.	Crown Clean.	20+	B1

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
T205	Horse Chestnut	M	20	2.5	645	N 6.4 E 6.4 S 6.4 W 6.4	G	Single vertical stem with a balanced canopy. Bark cracking on stem to north. No obvious signs of bleeding.	Monitor.	20+	B1
T206	Sycamore	EM	16	2.5	310	N 3.25 E 3.25 S 3.25 W 3.25	F	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	40+	C1
T207	Sycamore	EM	15	2.5	300	N 4.5 E 4.5 S 4.5 W 4.5	F	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	40+	C1
T208	Sycamore	EM	15	2.5	385	N 5.4 E 5.4 S 5.4 W 5.4	G	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	40+	B1
G209	Sycamore, willow	SM	<12	0+	<200	See Plan	F	Self-set group within locked compound. No close access due to location.	No action required.	20+	C2
G210	Scots pine	M	<18	2+	<500	See Plan	G	Single vertical stem with a balanced canopy. Some low hanging branches. No close access due to location.	No action required.	20+	B2

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
G211	Willow	EM, M	<20	0+	<350	See Plan	F	Multi-stemmed at base with a balanced canopy. No close access due to location within dense undergrowth.	No action required.	20+	C2
G212	Scots pine	EM	<20	2+	<500	See Plan	G	Single vertical stem with a balanced canopy. Some low hanging branches. No close access due to location.	No action required.	20+	B2
T213	Sycamore	EM	10	5	#580 Over Ivy	N 5.3 E 5.3 S 5.3 W 5.3	G	Single vertical stem with a balanced canopy. Covered in ivy. Deadwood and stubs noted due to shading.	Crown Clean.	20+	B1
G214	Sycamore, willow, scots pine, hawthorn.	Y-M	>20	0+	>500	See Plan	G	Area of self-set specimens and larger boundary trees. No close access due to location, dense vegetation, bramble etc.	Clear area to gain access and reinspect.	20+	B2
T215	Horse Chestnut	M	18	2.5	490	N 6 E 6 S 6 W 6	G	Single vertical stem with a balanced canopy. Deadwood and stubs noted. Horse Chestnut leaf miner noted. Bark wounds. Cavities. No major visible defects.	Crown Clean.	20+	B1

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
T216	Horse Chestnut	M	18	3	560	N 6.7 E 6.7 S 6.7 W 6.7	G	Single vertical stem with a balanced canopy. Deadwood and stubs noted. Horse Chestnut leaf miner noted. Bark wounds. Cavities. No major visible defects.	Crown Clean.	20+	B1
T217	Ash	M	16	3	485	N 6.7 E 6.7 S 6.7 W 6.7	F	Single vertical stem with a balanced canopy. Significant dieback at tips. Epicormic growth throughout. Bark wounds. Pruning wounds. Distressed.	Monitor.	20+	B1
T218	Sycamore	EM	14	2.5	380	N 5 E 5 S 5 W 5	F	Single vertical stem with a balanced canopy. Overhanging road. No major visible defects.	No action required.	40+	C1
T219	Sycamore	EM	14	2.5	380	N 4.5 E 4.5 S 4.5 W 4.5	F	Single vertical stem with a balanced canopy. Overhanging road. No major visible defects.	No action required.	40+	C1
T220	Sycamore	EM	12	2.5	360	N 4.3 E 4.3 S 4.3 W 4.3	F	Single vertical stem with a balanced canopy. Overhanging road. No major visible defects.	No action required.	40+	C1
T221	Sycamore	EM	12	2.5	410	N 5 E 5 S 5 W 5	G	Single vertical stem with a balanced canopy. Overhanging road. No major visible defects.	No action required.	40+	B1

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
T222	Sycamore	EM	14	2.5	380	N 4.4 E 4.4 S 4.4 W 4.4	G	Single vertical stem with a balanced canopy. Overhanging road. Overhanging building. No major visible defects.	No action required.	40+	B1
T223	Birch	EM	14	2.5	360	N 5.5 E 5.5 S 5.5 W 5.5	F	Single vertical stem with a balanced canopy. Overhanging road. No major visible defects.	No action required.	40+	C1
T224	Norway Maple	M	18	4	#640	N 6.6 E 6.6 S 6.6 W 6.6	G	Single vertical stem with a balanced canopy. Deadwood and stubs noted. Dense undergrowth. No close access due to location. No major visible defects.	Crown Clean.	20+	B1
T225	Sycamore	M	17	3	#500	N 5.7 E 5.7 S 5.7 W 5.7	G	Single vertical stem with a balanced canopy. Deadwood and stubs noted. Dense undergrowth. No close access due to location. No major visible defects.	No action required.	20+	B1
T226	Ash	M	18	2.5	615	N 7.9 E 7.9 S 7.9 W 7.9	G	Single vertical stem with a balanced canopy. Significant dieback and epicormic growth throughout.	Monitor.	20+	B1

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
T227	Ash	M	18	2.	500	N 4.5 E 4.5 S 4.5 W 4.5	F	Single vertical stem with a balanced canopy. Significant dieback and Epicormic growth. Significant deadwood and stubs noted.	Monitor.	20+	C1
T228	Ash	M	10	2.5	30	N 4.6 E 4.6 S 4.6 W 4.6	F	Single vertical stem with a balanced canopy. Significant dieback and Epicormic growth. Significant deadwood and stubs noted.	Monitor.	20+	C1
T229	Ash	M	18	2.5	510	N 7.7 E 7.7 S 7.7 W 7.7	F	Single vertical stem with a balanced canopy. Significant dieback and Epicormic growth. Significant deadwood and stubs noted.	Monitor.	20+	C1
T230	Birch	M	18	3.1	590	N 8.2 E 8.2 S 8.2 W 8.2	G	Single vertical stem with a balanced canopy. Attractive specimen. Overhanging car park.	No action required.	20+	B1
T231	Sycamore	M	18	3	590	N 7.5 E 7.5 S 7.5 W 7.5	G	Single vertical stem with a balanced canopy. Pruning wounds. Bark wounds. No major visible defects.	No action required.	20+	B1
T232	Sycamore	M	18	4	600	N 7.2 E 7.2 S 7.2 W 7.2	G	Single vertical stem with a balanced canopy. Pruning wounds. Bark wounds. No major visible defects.	No action required.	20+	B1

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
T233	Sycamore	M	18	2	420	N 5.3 E 5.3 S 5.3 W 5.3	G	Single vertical stem with a balanced canopy. Pruning wounds. Bark wounds. No major visible defects.	No action required.	20+	B1
T234	Sycamore	EM	12	3	300	N 4.8 E 4.8 S 4.8 W 4.8	F	Single vertical stem with a balanced canopy. Pruning wounds. Bark wounds. No major visible defects.	No action required.	20+	C1
T235	Ash	EM	15	3	450	N 6 E 6 S 6 W 6	F	Single vertical stem with a balanced canopy. Deadwood and stubs noted. Bark wounds. No major visible defects.	Crown Clean.	20+	C1
T236	Sycamore	EM	13	2.5	320	N 5 E 5 S 5 W 5	F	Single vertical stem with a balanced canopy. Deadwood and stubs noted.	Crown Clean.	20+	C1
T237	Horse Chestnut		16	2.5	540	N 5.5 E 5.5 S 5.5 W 5.5	F	Single vertical stem with a balanced canopy. Significant bark splitting throughout, exposed softwood.	Monitor.	20+	C1
T238	Sycamore	SM	11	2	210	N 2.7 E 2.7 S 2.7 W 2.7	F	Single vertical stem with a balanced canopy. Bark wounds. To northwest at 0.5m.	Monitor Bark wounds.	20+	C1

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
T239	Sycamore	SM	12	2	290	N 4.8 E 4.8 S 4.8 W 4.8	F	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	40+	C1
T240	Rowan	EM	6	2	155	N 2.3 E 2.3 S 2.3 W 2.3	F	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	40+	C1
T241	Rowan	SM	4.5	0+	75 60 40	N 1.4 E 1.4 S 1.4 W 1.4	F	Multi-stemmed at base with a balanced canopy. No major visible defects.	No action required.	40+	C1
T242	Norway Maple	M	6	2.5	415	N 4.7 E 4.7 S 4.7 W 4.7	F	Single vertical stem with a balanced canopy. Furcates at 2.5m. Tips touching building. No major visible defects.	No action required.	20+	C1
T243	Cherry	M	7	2	285	N 3.7 E 3.7 S 3.7 W 3.7	F	Single vertical stem with a balanced canopy. Remains of stake at base. No major visible defects.	No action required.	20+	C1
T244	Sycamore	EM	14	2	395 270	N 4.25 E 4.25 S 4.25 W 4.25	G	Twin stemmed at 0.6m with a balanced canopy. No major visible defects.	No action required.	40+	B1

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
T245	Sycamore	SM	10	2	260	N 2.9 E 2.9 S 2.9 W 2.9	F	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	40+	C1
T246	Sycamore	EM	11	2	340	N 5.4 E 5.4 S 5.4 W 5.4	F	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	40+	C1
T247	Ash	M	17	2.5	360	N 6.3 E 6.3 S 6.3 W 6.3	P	Single vertical stem with a balanced canopy. Dieback throughout. Sparse canopy. Deadwood and stubs noted.	Monitor Dieback. Crown Clean.	20+	C1
T248	Ash	M	16	2	460	N 6.4 E 6.4 S 6.4 W 6.4	P	Single vertical stem with a balanced canopy. Dieback throughout. Sparse canopy. Deadwood and stubs noted.	Monitor Dieback. Crown Clean.	20+	C1
T249	Ash	M	16	1.8	355	N 4 E 4 S 4 W 4	P	Single vertical stem with a balanced canopy. Dieback throughout. Sparse canopy. Deadwood and stubs noted.	Monitor Dieback. Crown Clean.	20+	C1
T250	Norway Maple	M	18	2.5	340 365	N 5.2 E 5.2 S 5.2 W 5.2	F	Twin stemmed at 1.2m with a balanced canopy. No major visible defects.	No action required.	20+	C1

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
T251	Willow	EM	11	0+	4@ avg 100	N 4.6 E 4.6 S 4.6 W 4.6	F	Multi-stemmed at base with a balanced canopy. Typical of species.	No action required.	20+	C1
T252	Sycamore	SM	6	2	120	N 1.9 E 1.9 S 1.9 W 1.9	F	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	40+	C1
G253	Scots pine	M	<20	6+	<480	See Plan	G	Boundary group. No close access due to location. Dense undergrowth.	No action required.	20+	B2
G254	Ash	M	<20	2.5+	<460	See Plan	F	Boundary group. No close access due to location. Dense undergrowth.	No action required.	20+	C1
T255	Rowan	SM	6	2.	#200	N #2.5 E #2.5 S #2.5 W #2.5	F	Single vertical stem with a balanced canopy. Suppressed by surrounding trees. No close access due to location.	No action required.	20+	C1
T256	Sycamore	M	15	2.4	#390	N #6 E #6 S #6 W #6	G	Single vertical stem with a balanced canopy. No close access due to location.	No action required.	20+	B1

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physiological	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
G257	Sycamore, ash, lime	EM, M	<20	0+	#<540	See Plan	G	Boundary group of mature specimens in good condition. No close access due to location.	No action required.	20+	B2
T258	Birch	M	16	2	290	N 5 E 5 S 5 W 5	F	Single vertical stem with a balanced canopy. Furcates at 1.75m. No major visible defects.	No action required.	20+	C1
T259	Ash	M	18	2.7	295	N 4.5 E 4.5 S 4.5 W 4.5	F	Single vertical stem with a balanced canopy. Deadwood and stubs noted.	Crown Clean.	20+	C1
T260	Ash	EM	17	2.5	200 160 115	N 4 E 3.5 S 4 W 3.5	F	Multi-stemmed at base with an unbalanced canopy. No major visible defects.	No action required.	20+	C1
T261	Poplar	M	18	4.4	550	N 7.2 E 8.5 S 4 W 3.8	G	Single leaning stem with an unbalanced canopy. Self-righting. Stem leans to east. Deadwood and stubs noted.	Crown Clean.	20+	B1
T262	Birch	M	12	5	380	N 5.2 E 5.2 S 5.2 W 5.2	F	Single vertical stem with a balanced canopy. Bark wounds. Pruning wounds. Cavities. Decay noted.	Monitor.	20+	C1

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
T263	Poplar	M	18	6	595	N 7.4 E 8.7 S 5.25 W 1	F	Single leaning stem with an unbalanced canopy. Several lost or torn limbs. Large bark wounds. Deadwood and stubs noted.	Monitor. Crown Clean.	20+	C1
T264	Birch	M	18	4	430	N 7.4 E 7.4 S 7.4 W 7.4	G	Single vertical stem with a balanced canopy. Dog legged and twisted branches, typical of species.bw. Pruning wounds. Deadwood and stubs noted.	Crown Clean.	20+	B1
T265	Poplar	M	18	6	630	N 7.6 E 7.6 S 7.6 W 7.6	G	Single leaning stem with a balanced canopy. No major visible defects.	No action required.	20+	B1
T266	Poplar	M	18	4	500	N 5 E 10.5 S 5 W 1	F	Single leaning stem with an unbalanced canopy. Bark wounds. Pruning wounds. Significant Epicormic growths on stem. Significant bark wound to south at 3m.	Monitor.	20+	C1
T267	Ash	M	18	2	#560	N 7.5 E 7.5 S 7.5 W 7.5	G	Single vertical stem with a balanced canopy. No close access due to location. Overhanging boundary.	No action required.	20+	B1
G268	Sycamore, birch, Hawthorn, scots pine	SM, EM, M	<20	0+	# <580	See Plan	G	Boundary group with understorey of Hawthorn. Dense undergrowth. No close access due to location. No major visible defects.	No action required.	20+	B2

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
T269	Dead		15				D	No close access due to location. Dead specimen.	Remove.		U
T270	Norway Maple	EM	14	2.5	290	N 4.4 E 4.4 S 4.4 W 4.4	F	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	20+	C1
T271	Norway Maple	EM	14	2.5	310	N 4 E 4 S 4 W 4	F	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	20+	C1
T272	Norway Maple	EM	14	2.5	350	N 4.5 E 4.5 S 4.5 W 4.5	F	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	20+	C1
T273	Horse Chestnut	M	19	3	670	N 6.5 E 6.5 S 6.5 W 6.5	G	Single vertical stem with a balanced canopy. Bark splitting, typical of species. Furcates at 3m.	No action required.	20+	B1
T274	Horse Chestnut	M	18	2.5	595	N 6.9 E 6.9 S 6.9 W 6.9	G	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	20+	B1

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
T275	Sycamore	M	18	1.5	#570	N 6.8 E 6.8 S 6.8 W 6.8	G	Single vertical stem with a balanced canopy. No close access due to location. No major visible defects.	No action required.	20+	B1
T276	Sycamore	M	18	3	#520	N 6.5 E 6.5 S 6.5 W 6.5	G	Single vertical stem with a balanced canopy. No close access due to location. No major visible defects.	No action required.	20+	B1
T277	Sycamore	M	18	4	#500 OI	N 7.6 E 7.6 S 7.6 W 7.6	G	Single vertical stem with a balanced canopy. Covered in ivy. No close access due to location.	Remove ivy and reinspect.	20+	B1
T278	Norway Maple	M	18	4	530	N 8 E 8 S 8 W 8	G	Single vertical stem with a balanced canopy. Bark wounds. Pruning wounds. Multi-stemmed canopy. Deadwood and stubs noted. No major visible defects.	No action required.	20+	B1
T279	Norway Maple	M	16	5	480	N 6.9 E 6.9 S 6.9 W 6.9	G	Single vertical stem with a balanced canopy. Bark wounds. Pruning wounds. Multi-stemmed canopy. Deadwood and stubs noted. No major visible defects.	No action required.	20+	B1

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
T280	Sycamore	M	18	2.5	#480	N 5.5 E 5.5 S 5.5 W 5.5	G	Single vertical stem with a balanced canopy. Overhanging boundary. No major visible defects.	No action required.	20+	B1
T281	Sycamore	M	18	4	510	N 6.3 E 6.3 S 6.3 W 6.3	G	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	20+	B1
T282	Sycamore	M	18	3	450	N 5.5 E 5.5 S 5.5 W 5.5	G	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	20+	B1
T283	Sycamore	M	18	4.5	430	N 5.25 E 5.25 S 5.25 W 5.25	G	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	20+	B1
T284	Sycamore	EM	11	2	275	N 3.5 E 3.5 S 3.5 W 3.5	F	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	20+	C1
T285	Ash	M	12	2.5	240	N 3 E 3 S 3 W 3	F	Single vertical stem with a balanced canopy. Dieback noted. Deadwood and stubs noted.	Monitor Dieback.	20+	C1

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
T286	Sycamore	M	18	3	510	N 8 E 8 S 8 W 8	G	Single vertical stem with a balanced canopy. Epicormic growth at base. No major visible defects.	No action required.	20+	B1
T287	Sycamore	M	13	4	390	N 5.5 E 5.5 S 5.5 W 5.5	F	Single vertical stem with a balanced canopy. Pruning wounds. Bark wounds. No major visible defects.	No action required.	20+	C1
T288	Sycamore	EM	11	4	280	N 3.8 E 3.8 S 3.8 W 3.8	F	Single vertical stem with a balanced canopy. Pruning wounds. Bark wounds. No major visible defects.	No action required.	20+	C1
T289	Sycamore	EM	9	2.5	320	N 5 E 5 S 5 W 5	F	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	20+	C1
T290	Sycamore	M	15	3	310	N 5.4 E 5.4 S 5.4 W 5.4	F	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	20+	C1
T291	Sycamore	M	17	3.5	465	N 6.3 E 6.3 S 6.3 W 6.3	G	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	20+	B1

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
T292	Sycamore	M	17	3.5	430	N 4.8 E 4.8 S 4.8 W 4.8	G	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	20+	B1
G293	Horse Chestnut	Y, SM, EM, M	<24	0+	<740	See Plan	G	Large mature specimens with understorey of self-set specimens. No major visible defects.	No action required.	20+	B2
T294	Sycamore	M	18	4	#540 OI	N 7 E 7 S 7 W 7	G	Single vertical stem with a balanced canopy. Covered in ivy. No close access due to location.	Remove ivy and reinspect.	20+	B1
T295	Sycamore	M	17	3.5	#480	N 5.8 E 5.8 S 5.8 W 5.8	G	Single vertical stem with a balanced canopy. Covered in ivy. No close access due to location.	No action required.	20+	B1
T296	Birch	M	16	4	#480	N 4 E 4 S 4 W 4	G	Single vertical stem with a balanced canopy. Understorey of self-set willow. No major visible defects.	No action required.	20+	B1
G297	Sycamore, cypress		>7.5	0+	<200	See Plan	F	Domestic, maintained hedge.	No action required.	20+	C2

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
T298	Ash	EM	16	3.5	370	N 4.5 E 4.5 S 4.5 W 4.5	F	Single vertical stem with a balanced canopy. Deadwood and stubs noted. No major visible defects.	Crown Clean.	20+	C1
T299	Ash	EM	16	3.5	295	N 3.7 E 3.7 S 3.7 W 3.7	F	Single vertical stem with a balanced canopy. Deadwood and stubs noted. No major visible defects.	No action required.	20+	C1
T300	Sycamore	EM	15	3.5	340	N 4 E 4 S 4 W 4	F	Single vertical stem with a balanced canopy. Deadwood and stubs noted. No major visible defects.	No action required.	20+	C1
T301	Sycamore	M	17	3.5	460	N 4.9 E 4.9 S 4.9 W 4.9	G	Single vertical stem with a balanced canopy. Deadwood and stubs noted. No major visible defects.	No action required.	20+	B1
T302	Birch	M	11	2.5	320	N 3.8 E 3.8 S 3.8 W 3.8	F	Single vertical stem with a balanced canopy. Furcates at 3m. Deadwood and stubs noted. No major visible defects.	No action required.	20+	C1
G303	Sycamore, willow	Y, SM, EM	>12	0+	>200	See Plan	F	Area of self-set specimens. No close access due to location, overgrown.	Clear area to gain access.	20+	B2

Findings

Tree descriptions and recommendations

74. The tree survey revealed a total of two hundred and eighty-seven individual trees and sixteen groups of trees. Of these, one hundred and twenty trees/groups of trees were identified as retention category 'B', one hundred and eighty-one trees/groups were identified as retention category 'C' and two trees were identified as retention category 'U'. There were no retention category 'A' trees identified. Please refer above for retention category and definition criteria.
75. It has been recommended that tree T16, T25, T61, T115, T200, T202, T203, T205, T217, T226, T227, T228, T229, T237, T238, T247, T248, T249, T262, T263, T266 and T285 are monitored annually to assess if their condition is still acceptable as significant dieback and decay has been noted.
76. Light pruning works have been recommended to thirty-eight trees on this site, for reasons of public safety and to ensure the long-term health of the trees.
77. Those trees which overhang the public footpaths or public highways, shall require future maintenance to maintain clearance heights for vehicular or pedestrian traffic. These heights should be 5.6m above a road and 2.5m above a footpath.



Figure 1: Looking SE along the towards Manchester Road.



Figure 2: Trees along the W boundary in G210.

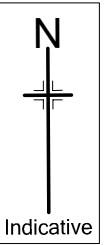


Figure 3: T's 40-47 located in the SE of the site.



Figure 4; T122 located in the S of the site.

DR-6197-01 Tree Constraints Plan



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DR-6197-01 - TREE CONSTRAINTS PLAN

Site: HEYWOOD

Paper Size: A1 Scale: 1:1000

BS 5837: 2012 Retention Categories

	CATEGORY A
	CATEGORY B
	CATEGORY C
	CATEGORY U

	ROOT PROTECTION AREA
	TREE STEM

Please note:
The plan is for guidance only
and should not be scaled from.

The original of this drawing was produced
in colour - a monochrome copy should not be
relied upon.



DR-6197-02.02 Tree Protection Plan

