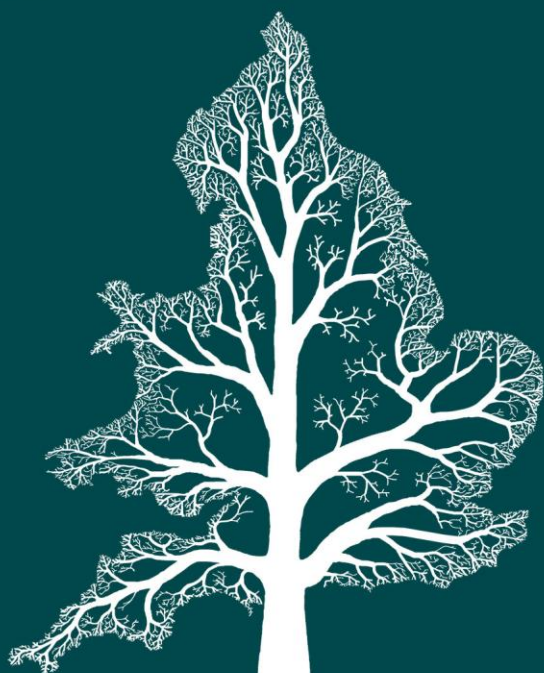


Arboricultural Report

Qualitative Heave Risk Assessment



at
15 Radcliffe Moor Road
Radcliffe
Manchester
M26 3WL



Dated
6th November 2025

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1. Introduction

1.1. Instructions

1.1.1. We are instructed by Watts Group Limited to:

- Inspect the trees potentially within influencing distance of the property at 15 Radcliffe Moor Road.
- Catalogue our findings in a report.
- Inspect the property for signs of movement.
- Assess the likely shrinkability of the soils based on records from the British Geological Society.
- Provide a qualitative assessment of the risk of heave due to potential future vegetation management.

1.2. Limitations of the Report

- 1.2.1. This report is based on a survey carried out from ground level within the grounds of the subject property and adjacent public areas. No climbed inspections or specialist decay detection were undertaken. No laboratory analysis of soils has been undertaken.
- 1.2.2. This report is based on a qualitative assessment rather than a quantitative assessment. This means that it is based on an assessment of geological data available from the British Geological Survey as well as an understanding of the characteristics of relevant tree species, their growth potential, location and age relative to the property. Where appropriate, any known history of building movement is also considered.
- 1.2.3. No other relevant reports have been provided structural engineers or geological investigations. We are not aware of any history of building movement at the property.

1.3. Tree Survey, Data Schedule, and Site Plan

- 1.3.1. Information recorded for each tree gathered in our recent survey is presented in the Tree Data Schedule and the Site Plan in Appendix 4.

2. Subsidence Risk Evaluation

2.1. Introduction

- 2.1.1. Prior to assessing the risk of heave, it is useful to first assess the risk of subsidence.
- 2.1.2. Vegetation-related subsidence occurs during prolonged dry weather when tree roots absorb water from shrinkable soils beneath building foundations. If this moisture is not replenished during the following months, then a persistent moisture deficit occurs. Soils then shrink, resulting in the downwards movement of the building. If this is not consistent throughout the entire footprint of the building, then differential settlement occurs, which can cause cracks to appear in the building walls.
- 2.1.3. For this to occur, all three of the following three conditions need to be met:
- A)** Vegetation needs to be present, which is near enough and large enough to significantly influence soil moisture conditions in the vicinity of the property foundations.
 - B)** The soils beneath the foundations need to be of a shrinkable nature.
 - C)** The depth of the foundations needs to be relatively shallow so that roots are able to grow beneath them.
- 2.1.4. If any of these conditions are not met, then the risk of vegetation-related subsidence will be low.
- 2.1.5. These are reported below, along with our observations of the building and other vegetation-related nuisances.

2.2. Findings

A) Effect of Roots on Soil Moisture Levels

- 2.2.1. The site plan and final column of the Tree Data Schedule (both in Appendix 4) indicate the likely impact of vegetation on soil moisture conditions in the vicinity of the foundations according to the following key:

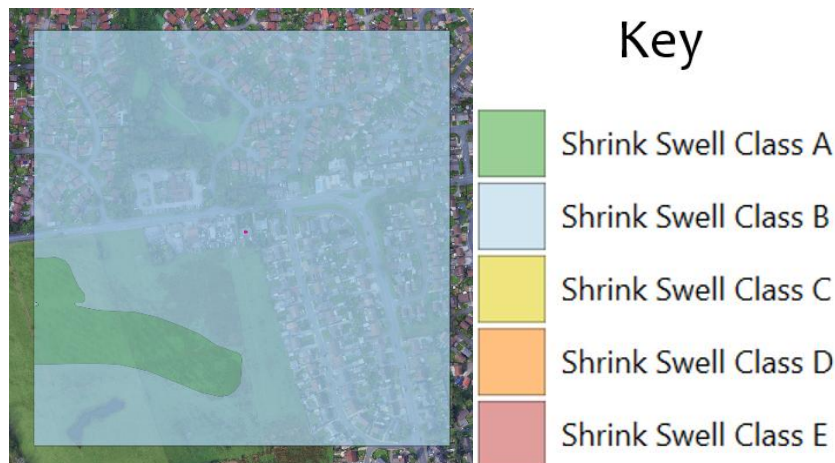
Soil Influence Category	Colour on the Site Plan	Definition
1	Green	Vegetation unlikely to influence soils beneath the foundation at present or in the future
2	Cyan	Vegetation is unlikely to influence soils beneath the foundation at present but could do so in the future unless managed as small trees.
3	Orange	Vegetation might presently be impacting on deep soils close to the foundations.
4	Red	Vegetation is highly likely to be influencing deep soils close to the foundations.

- 2.2.2. The reader should also refer to Appendix 3 to correctly interpret the tree data.
- 2.2.3. Because there are trees present which are capable of influencing soil moisture levels, it is important that we try to assess the likely shrinkability of the soils.

B) Soil Shrinkability

British Geological Survey – Shrink/Swell GeoSure Dataset

- 2.2.1. We obtained a GeoSure dataset from the British Geological Survey, which states the site has a **Class B Shrink Swell** hazard:



Definition

CLASS	COLLAPSIBLE DEPOSITS	RUNNING SAND	COMPRESSIBLE DEPOSITS	SLOPE INSTABILITY (LANDSLIDES)	SOLUBLE ROCKS (DISSOLUTION)	SHRINK SWELL
A	Deposits with potential to collapse when loaded and saturated are believed not to be present.	Running sand conditions are not thought to occur whatever the position of the water table. No identified constraints on land use due to running conditions.	Compressible strata are not thought to occur.	Slope instability problems are not thought to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.	Ground conditions predominantly non-plastic.
B	Deposits with potential to collapse when loaded and saturated are unlikely to be present.	Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.	Compressibility and uneven settlement problems are not likely to be significant on the site for most land uses.	Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.	Soluble rocks are present within the ground. Few dissolution features are likely to be present. Potential for difficult ground conditions or localised subsidence are at a level where they need not be considered.	Ground conditions predominantly low plasticity.
C	Deposits with potential to collapse when loaded and saturated are possibly present in places.	Running sand conditions may be present. Constraints may apply to land uses involving excavation or the addition or removal of water.	Compressibility and uneven settlement potential may be present. Land use should consider specifically the compressibility and variability of the site.	Slope instability problems may be present or anticipated. Site investigation should consider specifically the slope stability of the site.	Soluble rocks are present within the ground. Some dissolution features may be present. Potential for difficult ground conditions are at a level where they may be considered, localised subsidence need not be considered except in exceptional circumstances.	Ground conditions predominantly medium plasticity.
D	Deposits with potential to collapse when loaded and saturated are probably present in places.	Running sand conditions are probably present. Constraints may apply to land uses involving excavation or the addition or removal of water.	Compressibility and uneven settlement hazards are probably present. Land use should consider specifically the compressibility and variability of the site.	Slope instability problems are probably present or have occurred in the past. Land use should consider specifically the stability of the site.	Soluble rocks are present within the ground. Many dissolution features may be present. Potential for difficult ground conditions are at a level where they should be considered. Potential for subsidence is at a level where it may need to be considered.	Ground conditions predominantly high plasticity.
E	Deposits with potential to collapse when loaded and saturated are present.	Running sand conditions are almost certainly present. Constraints will apply to land uses involving excavation or the addition or removal of water.	Highly compressible strata present. Significant constraint on land use depending on thickness.	Slope instability problems almost certainly present and may be active. Significant constraint on land use.	Soluble rocks are present within the ground. Numerous dissolution features may be present. Potential for difficult ground conditions should be investigated. Potential for localised subsidence is at a level where it should be considered.	Ground conditions predominantly very high plasticity.

- 2.2.1. This tells us that the soils beneath the foundations are likely to be **Low Plasticity**.

C) Foundation Depth

- 2.2.2. The depth of the foundations is not known to us, and we have not been instructed to determine the foundation depth by site investigation.
- 2.2.3. The property is of such an age that it is unlikely to have foundations as deep as those of modern buildings. Properties built around this time are sometimes vulnerable to vegetation-related subsidence because their foundations tend to be shallower than those built from circa 1990 onwards.

2.3. Evidence of Building Movement

- 2.3.1. Cracks were observed in the brickwork at the front and rear of the property, and in the rear conservatory, which could be vegetation-related, though they may equally be due to initial settlement.
- 2.3.2. If the damage to the front of the property has been caused by vegetation-related subsidence, it is unlikely that **T001**, **T002** and **T003** would be implicated due to their young age and distance from the property. It is more likely that the boundary cypress hedge (not included in our survey) could have caused this damage.
- 2.3.3. If the damage to the front of the property has been caused by vegetation-related subsidence, it is considered likely that **T005** and possibly **T004** would be implicated due to their size and proximity to the property.
- 2.3.4. We recommend that inquiries be made to ascertain the history of these cracks. If they have appeared recently, we recommend closely monitoring them to determine whether the movement is seasonal and ongoing.

2.4. Other Nuisance

- 2.4.1. We observed no other damage to structures such as drives, paths, garden walls, etc.
- 2.4.2. Roots of trees and shrubs can penetrate faulty or leaking drains and exploit them as a water source. Drains in good condition and not leaking will not be infiltrated by tree roots.
- 2.4.3. Given the property's age, it would be prudent to commission a drain survey to assess the condition of the drains.

2.5. Discussion and Recommendations

- 2.5.1. To summarise sections 2.2 to 2.4:
- 1) Information acquired from the British Geological Survey GeoSure Report indicates that the soils are of **Low Plasticity**.
 - 2) Evidence of building movement was observed.
 - 3) There are High-Water-Demand trees and Moderate-Water-Demand trees present that are capable of influencing deep soils in the vicinity of the building foundations (T004-T005).
 - 4) The age of the property suggests that the foundations are unlikely to be particularly deep.
- 2.5.2. **In this instance, the risk is considered significant due to the proximity and/or size of High-Water-Demand and Moderate-Water-Demand trees, coupled with the likelihood of shallow foundations.**
- 2.5.3. **Given that T001-T005 are proposed for removal, no recommendations have been made to reduce the risk of subsidence.**
- 2.5.4. **However, given the presence of other influencing vegetation not included in our survey, we do recommend that inquiries be made to ascertain the history of the cracks and that they be closely monitored to determine whether the movement is seasonal and ongoing.**
- 2.5.5. When managing vegetation near buildings, it is important to assess the risk of heave. This is done in the following chapter.

3. Qualitative Heave Risk Assessment

When managing vegetation close to buildings, it is important that the risk of heave is assessed.

3.1. Heave and Recovery Explained

- 3.1.1. Where vegetation is removed from desiccated, shrinkable soils, the soils will rehydrate and may swell. This can push buildings upwards.
- 3.1.2. For new buildings adjacent to old trees, the ground may have been desiccated before the house was built. In this scenario, vegetation removal may push the building up above its original level and cause damage. This is known as **heave**.
- 3.1.3. For recently subsided buildings, the **recovery** of the ground following vegetation removal or pruning is usually welcomed as it causes buildings to recover to their pre-subsidence levels and cracks to close. If repairs have been made which do not account for ground recovery (such as filling cracks with mortar), then the ground recovery may cause further cracks to appear.

3.2. Risk of Heave – Specific

- 3.2.1. It is considered that T004 and T005 are younger than the property. If this is the case, there is no risk of *heave* occurring due to any vegetation management in the future.
- 3.2.2. However, if the conservatory has been constructed relatively recently over soils where the roots of T004 and T005 may have been feeding, it is possible that soil swelling beneath the property could occur due to vegetation management.

3.3. Risk of Ground Recovery – Specific

- 3.3.1. This type of damage can only occur where vegetation has caused a building to subside and is subsequently removed (or reduced) after cracks have been filled. A report by a structural engineer would be required to ascertain for certain if any building movement has occurred.
- 3.3.2. This type of damage occurs when a tree has caused a building to subside and is subsequently removed/reduced after repairs have been made (such as filling cracks).
- 3.3.3. In this instance, the removal of T004 and T005 could cause this type of damage. It is therefore important that repairs to the building are not made until after the removal of T004 and T005 and the stabilisation of the ground. Monitoring for at least 2 years should therefore be undertaken following tree removal to ensure the ground has stabilised.
- 3.3.4. So long as the cracks have not been filled, such vegetation management is likely to result in partial closure of the cracks rather than damage to the building.

4. Statutory Protection

4.1. Tree Protection Guidance

- 4.1.1. Potentially unlimited fines exist for unauthorised works to protected trees or trees in a conservation area.
- 4.1.2. Upon instruction, Crown Tree Consultancy will be happy to liaise with the local authority to determine whether any such legal restrictions apply.

5. Photographs

See the Site Plan in Appendix 4 for photo locations.

Photo 1.



Photo 2.



Photo 3.



Photo 4.



Photo 5.



Photo 6.



Photo 7.



Photo 8.



Photo 9.



Photo 10.



Photo 11.



Photo 12.



Photo 13.



Photo 14.



Photo 15.



Photo 16.



Appendix 1: Author's Qualifications

Qualifications & Experience of Ivan Button N.C.H. (Arb), FDS (Arb), BSc (Hons), P.G.C.E., M. Arbor. A.

Construction

Between 1983 and 1990 Ivan worked within the construction industry and received training in a broad range of practical building skills and general construction principles. In 1989 Ivan obtained a BSc (Hons) at Leeds University followed by a P.G.C.E at The University of Wales in 1990. Ivan returned to work within the construction industry and expanded his understanding of construction principals.

Arboriculture

In 1996 Ivan obtained a NCH (Arboriculture) at the University of Lincoln and became a member of the Arboricultural Association. He then trained as an Arboricultural Consultant before establishing a tree surgery and landscaping business in 1998. In 2005 Ivan commenced full time employment with a leading Arboricultural Association approved consultancy and soon adopted a senior role responsible for five consultants. During this time he obtained a foundation degree in arboriculture at the University of Lancashire, which he passed with distinction.

Ivan is now the Director and Principal Consultant of Crown Consultants Ltd and provides Tree Officer Services to Local Planning Authorities.

Ivan has produced numerous Arboricultural Reports for the purposes of Development, Safety, Management, Mortgage, Subsidence, Mitigation and Litigation.

He is accredited as a LANTRA *Professional Tree Inspector*. A qualification produced in association with the Arboricultural Association and generally recognised as appropriate for all levels of tree inspection.

Ivan is a professional member of the Arboricultural Association, the International Society of Arboriculture and the Consulting Arborist Society

Ivan is trained and licensed in QTRA (Quantified Tree Risk Assessment). He has undertaken professional expert witness training provided by Bond Solon and has been registered as a Sweet and Maxwell Checked Expert Witness from 2008-2017, after which the service was no longer offered.

Qualifications & Experience of Emma Hoyle FDS (Arboriculture), ED (Forestry & Arboriculture), M. Arbor. A.

Emma is a qualified Arboricultural Consultant educated to Level 5 in Arboriculture at Askham Bryan College and is a professional member of the Arboricultural Association. She has worked for Crown Consultants since 2015 and has since written numerous reports relating to all aspects of arboriculture including; planning and development, vegetation related subsidence, tree preservation orders and tree risk assessment. Emma regularly attends seminars and events in order to keep abreast with current knowledge and best practise in Arboriculture.

Prior to becoming an arboricultural consultant, Emma worked for two reputable tree surgery firms from 2008 and became an NPTC Qualified tree surgeon after completing a Level 3 Extended Diploma in Forestry and Arboriculture at Askham Bryan College. Emma also has experience in other areas of arboriculture such as forest clearance, tree planting, tree maintenance and landscaping.

Qualifications & Experience of Joe Taylor - MArborA, FdSc (Arboriculture)

Joe began his career in Arboriculture as a tree surgeon/climber. During his time as a tree surgeon, Joe has achieved City & Guilds NPTC qualifications in Chainsaw Maintenance and Cross Cutting, Tree Climbing and Rescue, Safe Use of Manually Fed Wood-chipper and Supporting Colleagues Undertaking Tree Related Operations.

Joe obtained a Foundation Degree in Arboriculture at Askham Bryan College in 2015 which he passed with merit. Joe is a professional member of the Arboricultural Association, the International Society of Arboriculture and the Royal Forestry Society and regularly attends industry related seminars in order to keep abreast of industry best practice.

Studying at Askham Bryan College reinforced Joe's passion for trees and drove his enthusiasm to learn more. Learning how trees interact with their surrounding environment and their importance within our urban and rural landscapes highlighted an interest in pursuing a career in consultancy.

Since working for Crown Consultants Joe has undertaken numerous surveys and produced numerous reports for the purpose of planning (BS 5837), tree condition surveys, subsidence risk assessments, root surveys and decay detection investigations.

Qualifications & Experience of Sarah Alway - TechArborA, FdSc (Arboriculture).

Sarah recently obtained an FdSc in Arboriculture and Tree Management at the University of Central Lancashire which she passed with distinction. She is a member of the Arboricultural Association and regularly attends seminars and events to keep abreast developments in industry knowledge and current best practise in Arboriculture.

Sarah has been working closely alongside the principal consultant and managing director of Crown Consultants since the company was established in 2008. During that time, she has gained experience in all aspects of the business such as reporting, CAD, administration, accounting, and business management. Additionally, she has assisted consultants with numerous reports relating to all aspects of arboriculture including BS:5837 planning and development, vegetation related subsidence, tree preservation orders and tree risk assessment. She has also assisted with tree surveys for several years and since qualifying has been undertaking her own surveys.

In addition to working for Crown Tree Consultants Ltd producing reports, Sarah also likes to expand her knowledge of the wider Arboricultural industry by training in other areas of tree services and management. She has recently completed a training programme in tree-planting and volunteer management, including education in tree planting and natural dam building to help mitigate against the risks of heavy flooding (Natural Flood Management). Sarah also regularly volunteers with two local climate action groups who plant trees and build leaky dams.

As Sarah's career develops, she intends on focusing her attention on sustainable innovation in arboriculture and how green urban spaces could pave the way for the forests of the future.

Qualifications & Experience of Carl Lothian – BSc (Hons) (Arboriculture).

Carl began his career undertaking a Level 3 extended diploma in arboriculture and forestry at Merrist Wood College in 2015. Upon completion of his diploma, Carl worked with several tree surgery firms completing a range of arboricultural works. In 2018 Carl began his BSc (Hons) in arboriculture and urban forestry, graduating with a first-class degree and attaining the Institute of Chartered Foresters student of the year award.

After graduating, Carl worked as a TreeRadar technician where he carried out tree root and decay surveys with specialist ground-penetrating radar equipment. During this time Carl was fortunate enough to work at prestigious sites, such as the Palace of Westminster and the National Maritime Museum.

Whilst working at Crown, Carl has undertaken a range of tree surveys and written reports relating to development, safety, subsidence, and decay detection. Carl is a professional member of the Consulting Arborist Society and an associate member of the Institute of Chartered Foresters.

Insurance

Crown Consultants carry £2 Million Professional Indemnity cover, £5 Million Public Liability cover and £10 Million Employer Liability cover. Proof of cover is available on request.

Appendix 2: Condition Assessment Methodology

- A2.1 Where instructed to include a Tree Condition Survey, this is carried out using the *Visual Tree Assessment* technique described by Mattheck and Broeler (1994) and endorsed by the Arboricultural Association (LANTRA Professional Tree Inspection course, 2007).
- A2.2 Structural condition is assessed by inspecting the stem and scaffold branches from all angles looking for weak branch junctions or symptoms of decay. Particular attention is paid to the stem-base. Cavities are explored using a metal probe in order to assess the extent of any decay. If this is not possible further inspection is recommended in the form of a climbed inspection or using specialist decay detection equipment.
- A2.3 The physiological condition is assessed by inspecting the stem, branches and foliage for symptoms of disease. The overall vigour of the tree is also taken into account.
- A2.4 Where the condition of a tree is deemed to be unacceptable, recommendations are made according to a scale of priority in order to reduce the liability of the owner. The position of the tree and its potential targets are taken into account.
- A2.5 Measurements are obtained using a diameter tape, clinometer, distometer and loggers tape. Where this is not practical measurements are estimated.
- A2.6 Some trees are surveyed as groups, though this is avoided close to areas likely to be developed.

Appendix 3: Explanation of Tree Data and Glossary

This section explains the terms used in the **Tree Data Schedule** within Appendix 5.

A3.1 General Observations

A3.1.1	Numbering System:	Each item of vegetation has its own unique number prefixed by a letter such that T1=Tree 1, G2=Group 2, H3=Hedge 3 and W4=Woodland 4, S5=Shrub 5.
A3.1.2	Age Categories: Young Semi-Mature Early-Mature Mature Veteran Over Mature	Usually less than 10 years old. Significant future growth to be expected, both in height and crown spread (typically below 30% of life expectancy). Full height almost attained. Significant growth may be expected in terms of crown spread (typically 30-60% of life expectancy). Full height attained. Crown spread will increase but growth increments will be slight (typically 60% or more of life expectancy). A level of maturity whereby significant management may be required in order to keep the tree in a safe condition. As for veteran except management is not considered worthwhile.
A3.1.3	Species:	Common names and Latin names are given.
A3.1.4	Height:	Measured from ground level to the top of the crown.
A3.1.5	Stem Diameter:	Taken at 1.5m above ground level where possible. On multi-stemmed trees this measurement may be taken at ground level, though usually an indication of the number of stems and average diameter is given, e.g. 3 x 30cm.
A3.1.6	Crown Height:	Measured from ground level to the height at which the main crown begins. Where the crown is unbalanced it is measured on the side deemed to be most relevant. This is usually the side facing the area of anticipated development.
A3.1.7	Tree Diagram:	This scaled drawing is computer generated based on measurements taken for stem diameter, crown height and spread, and overall height. It is designed to help the reader rapidly assess the data. It is not an accurate representation of the form of the tree.
A3.1.8	Crown Spread:	Measured N, E, S & W, taken from the centre of the stem and usually rounded up to the nearest metre.
A3.1.9	Observations:	If a tree's position is considered to be relevant it will be commented upon (e.g. overhanging a children's play area). Tree form and pruning history are also recorded along with an account of any significant defects. Defects and descriptive terms are dealt with in more detail at the end of this section.
A3.1.10	Recommendations:	Usually based on any defects observed and intended to ensure that the tree is in an acceptable condition.
A3.1.11	Priority Scale: Urgent Very High High Moderate Low	Depending upon the threat posed by the tree, and the likelihood of failure, recommendations should be carried out according to the following priority scale: To be carried out as soon as possible. To be carried out within 1 month. To be carried out within 3 months. To be carried out within 1 year. To be carried out within 3 years.
A3.1.12	Inspection Frequency:	An interval of 6 months, 1 year, 1.5 years or 3 years is allocated before the next inspection is due. Wherever practical, consideration should be given to seasonal changes so that deciduous trees are not always surveyed in winter when they have no leaves, or in summer when leaves may obscure branches within the upper crown.
A3.1.13	Vigour: High Moderate Low Very Low	An indication of growth rate and the tree's ability to cope with stresses: Having above average vigour. Having average vigour. Having below average vigour. Tree is struggling to survive and may be dying.
A3.1.14	Physiological Condition: Good Fair Poor Very Poor	Healthy and with no symptoms of significant disease. Disease present or vigour is impaired. Significant disease present or vigour is extremely low. Tree is dying.
A3.1.15	Structural Condition: Good Fair Poor Very Poor	Having no significant structural defects. Some defects observed though no high priority works are required. Significant defects found. Tree requires monitoring or remedial works. Major defects which will usually require significant remedial works or tree removal.
A3.1.16	NHBC Water Demand Category:	Taken from the National House-Building Council Standard 2008 Section 4.2 <i>Building Near Trees</i> , a classification of High, Moderate or Low is allocated to most tree species according to their ability to extract moisture from deep within clay soils.
A3.1.17	Life Expectancy:	The estimated number of years before the tree may require removal. Classified as (<10), (10 – 20), (20 – 40), or (40+).
A3.1.18	Influence Categories:	These are explained in detail in Section 1.

A3.2 Evaluation of Defects

A3.2.1	Cavities, wounds, deadwood etc are all evaluated as follows:	
	Major	Such that structural integrity is, or will become, compromised and the tree is, or will inevitably become, hazardous.
	Significant	Defects that may over time become major defects, though not necessarily so. This will depend on the vigour of the tree and its ability to compartmentalise decay etc.
	Minor	A defect that is not likely to compromise the tree's structural integrity.

A3.3 General Glossary

A general glossary of arboricultural terms may be found on our website at

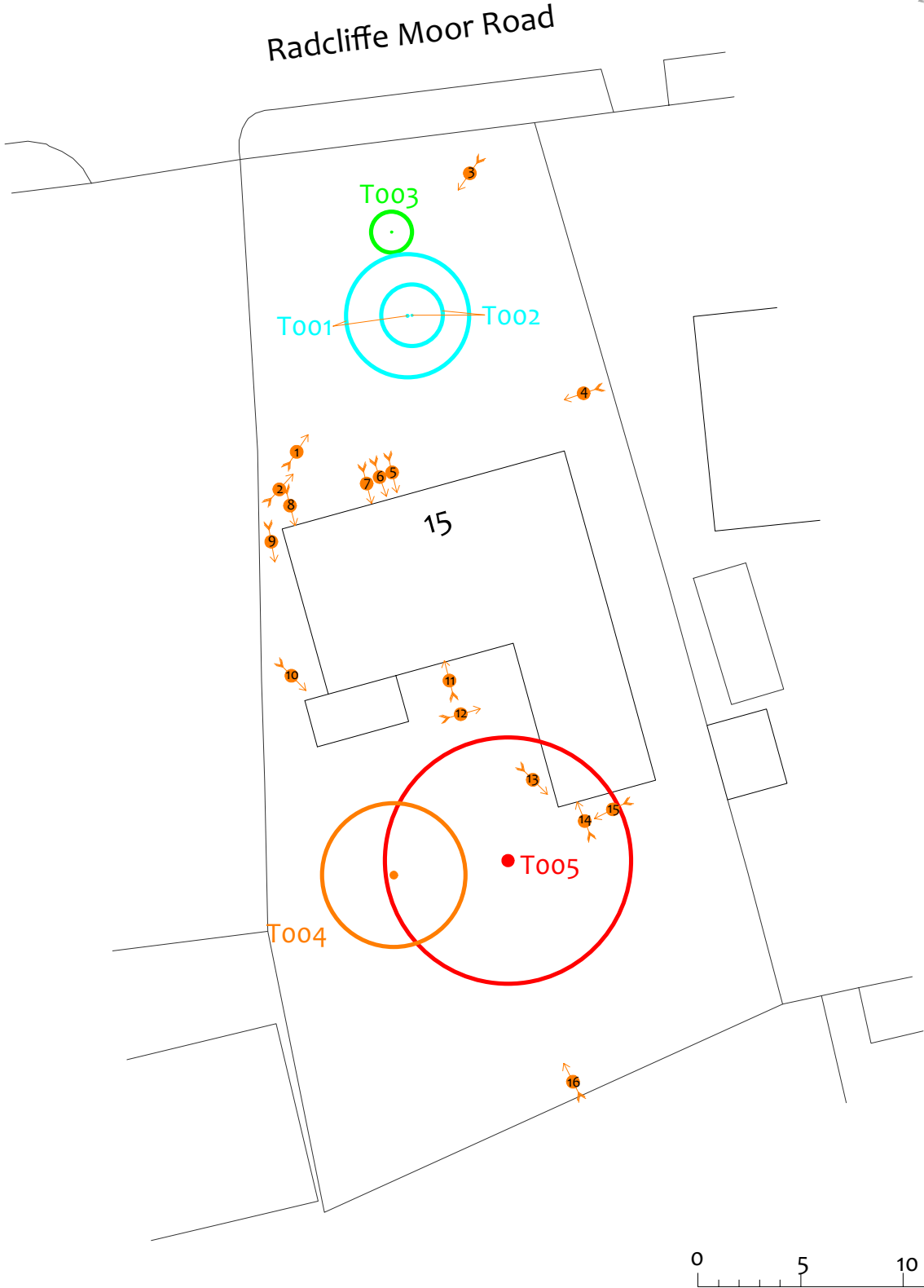
<https://www.crowntrees.co.uk/crown-tree-consultancy/glossary-tree-terms/>

Appendix 4: Tree Data Schedule & Site Plan

The Tree Data Schedule and Site Plan follow this page:

Reference G = Group H = Hedge	Age & Species	Height (m)	Crown Ht (m)	Diameter (cm)	Crown Spread (m) N W E S	Scaled Tree Diagram (m) 909 	Notes	Recommendations		Vigour	NHBC Water Demand
										Physiological Condition	Life Expectancy (yrs)
								Priority	Inspect Freq (yrs)	Structural Condition	Soil Influence Category
T001	Semi-Mature Hazel Corylus avellana.	6.5	2	14.1	333	250 	Position: Distance to property = 8.5m. Defects: No significant defects observed.	n/a		Moderate Good Good	20-40 2
								n/a	3		
T002	Young Norway Maple Acer platanoides.	7.5	5	9	1.51.51.5	250 	Position: Distance to property = 8.5m. Defects: No significant defects observed.	n/a		High Good Good	40+ 2
								n/a	3		
T003	Semi-Mature Berberis Berberis sp.	2	1	9.8	111	250 	Position: Distance to property = 12.5m. History: Topped. Defects: No significant defects observed.	n/a		High Good Good	20-40 1
								n/a	3		
T004	Semi-Mature Lawson Cypress Chamaecyparis lawsoniana.	9.5	0	37	3.53.53.5	250 	Position: Distance to property = 8.5m. Defects: No significant defects observed.	n/a		High Good Good	40+ 3
								n/a	3		
T005	Early-Mature Corsican Pine Pinus nigra	12	1.5	59	666	250 	Position: Distance to property = 3.5m. Defects: No significant defects observed.	n/a		Moderate Good Good	40+ 4
								n/a	3		

Site Plan



Site:
15 Radcliffe Moor Road
M26 3WL

Ref No: 12422/TLP
Scale: 1:200
Paper Size: A4



Influence Category 1 tree
Vegetation unlikely to influence soils beneath the foundation at present or in the future.



Influence Category 2 tree
Vegetation unlikely to influence soils beneath the foundation at present but could do so in the future unless managed as small trees.



Influence Category 3 tree
Vegetation might presently be impacting on deep soils close to the foundations.



Influence Category 4 tree
Vegetation highly likely to be influencing deep soils close to the foundations.

➤ 1 ➤ Location of Photo no 1

T1 Tree number 1