



Manchester
**TREE MANAGEMENT
PRINCIPLES**



Manchester Tree Management Principles

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1. Introduction

Manchester has a commitment to trees. They are an integral part of what makes Manchester a vibrant, attractive and liveable city and make a vital contribution to the Our Manchester vision.

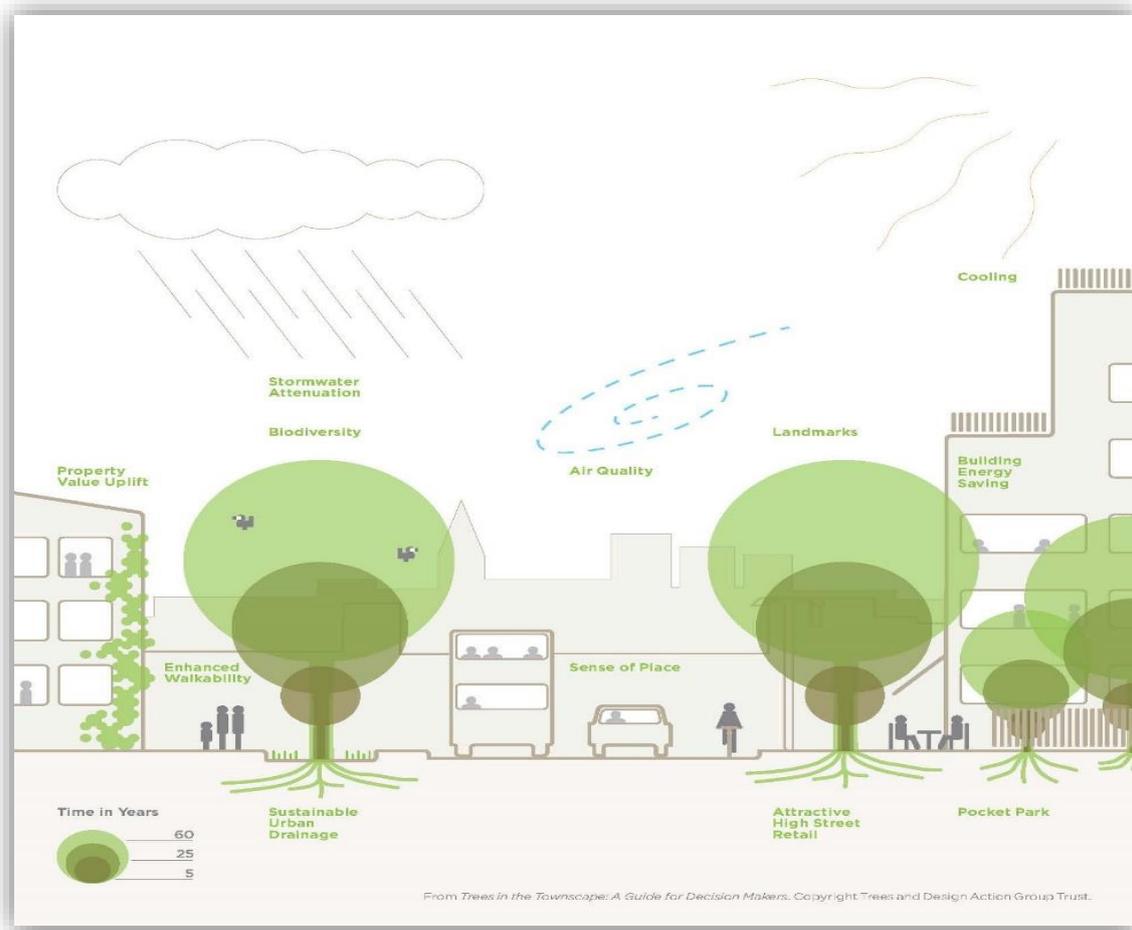
More than ever before, through extensive evidence and research, we have a greater understanding of the true value that trees and green infrastructure bring to the city. Trees are not just nice to have – they are a vital part of our natural life-support system; they filter pollutants from transport corridors, help to attenuate flooding, improve people’s quality of life, and increase the city’s biodiversity. Trees also present us with a great opportunity, not only to beautify our city, but also to protect it from the effects of climate change, increased extreme weather events, and air and noise pollution. Trees will play their part, provided we make sure they have the capacity to stay alive and thrive.

Manchester’s treescape will need to adapt to support a changing and developing city. Trees and green spaces will be embedded into neighbourhood and city planning in locations where they can grow usefully and with purpose. This will reduce the impacts of climate change, and help to create an attractive city where residents live well.

The following table demonstrates the different ways in which trees help to deliver the Our Manchester vision:

Our Manchester We Wills:	What trees do for us:
<ul style="list-style-type: none"> • Ensure that our communities are protected from climate change • Continue to encourage the growth of a low-carbon culture. 	<ul style="list-style-type: none"> • Help neighbourhoods adapt to the impact of climate change • Store carbon • Help to control flooding through sustainable urban drainage • Help improve air and water quality • Contribute to soil formation, habitat provision and biodiversity.
<ul style="list-style-type: none"> • Have a strong sense of citizenship and pride in the city • Improve the quality of parks, green spaces, rivers and canals, and incorporate more into new developments where appropriate • Be a city recognised for its high quality of life, with improved green spaces and access to world-class sports, leisure and cultural facilities 	<ul style="list-style-type: none"> • Help to create a sense of place • Create landmarks within neighbourhoods, along streets and in parks and gardens • Create attractive high streets • Increase tourism.
<ul style="list-style-type: none"> • Tackle fuel poverty by improving the energy-efficiency of our existing homes 	<ul style="list-style-type: none"> • Assist with building energy-saving, through helping to provide shade in the summer and protecting from winds in the winter.
<ul style="list-style-type: none"> • Collectively improve our health and wellbeing and be more active as adults and children. 	<ul style="list-style-type: none"> • Enhance walkability • Contribute to the creation of attractive parks that encourage sport and recreation • Produce edible fruits.

Manchester's Tree Management Principles will help us all to understand the value of our tree stock and how sensitive, consistent and appropriate management practices will help protect this resource for generations to come.



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2. Using this document

The responsibility for trees, from planting to management, is not always obvious. This document provides a one-stop shop for tree-related queries in Manchester. It is intended to inform and help, and to save time. The first part (sections 1–11), clearly outlines the benefits of trees and the types of things the Council does and does not do in relation to tree management. It will help you understand what the Council's roles and responsibilities in relation to trees are, as well as what your own rights and responsibilities are. It also provides contacts for you to get involved in volunteering and tree-planting in the city.

The second part (section 10) provides a series of tree-management principles relating to specific queries we are often asked regarding trees on highways and in relation to private property. If you have a specific question about a tree-related issue, you may find the answer in this part.

3. Benefits of Manchester's trees

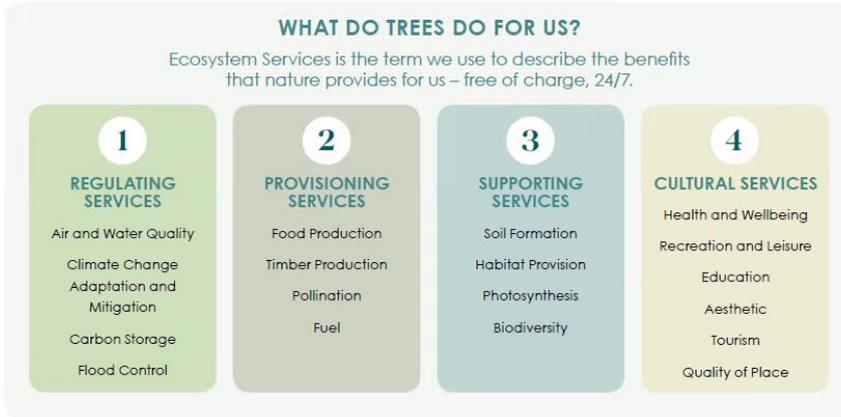
- See Manchester Tree Strategy Foreword, Introduction and Context:

http://www.manchester.gov.uk/info/500002/council_policies_and_strategies/7061/green_and_blue_infrastructure/3

Ecosystem Services

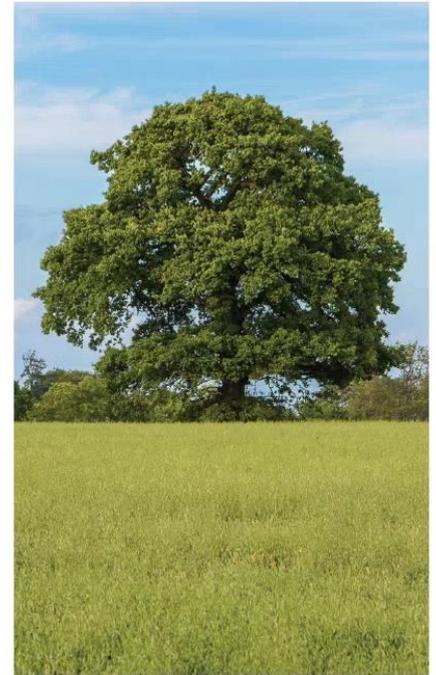
Trees are intrinsic to the appeal of Manchester's parks and open spaces. They add to the sense of place, character and attractiveness of our neighbourhoods.

They also provide a variety of unseen functions, often referred to as Ecosystem Services:



“A mature oak tree supports hundreds of life forms – more than any other native tree in the UK”

Woodland Trust



4. Managing Manchester's trees in public places

Manchester City Council manages many thousands of trees on streets and highways, and in parks and open spaces across the city. They contribute to a significant overall citywide tree-canopy cover of over 20%. Our trees come in all shapes and sizes, species and ages. The Council has a specialist team of experienced and highly qualified tree officers who form part of its Arboricultural (Tree) section. A rolling inspection programme for trees along streets, highways and verges is in place, ensuring that all trees are considered individually, as well as collectively. We want to see the city's tree canopy expand and mature, and trees on streets and highways are a key part of this wider treescape. However, we don't want to be tied to a formalised plan – no area of the city is the same, as no trees are the same, even if they are the same species and approximate age. We hold all this information on a citywide database, ensuring our ability to nurture trees individually.

A tree officer will inspect an individual tree and note key information regarding the tree's health and condition.

A tree may be removed if it is deemed to be an unacceptable hazard to the public. This decision will be made by a tree officer based on an agreed assessment.

Factors considered include:

- Size
- Species
- Presence of decay, disease or structured defects
- Relationship of any fungal infection likely to cause decay relative to species
- Surrounding landscape.

We don't want to remove trees for the sake of it – big old trees can be the most valuable in terms of the benefits they can provide, so the decision to remove a tree will not be taken lightly.

In principle we will only remove a tree if it is dead, diseased, damaged or dying.

A regular annual programme of basic but necessary maintenance will be established based on the results of the individual tree inspections. This will be done on a case-by-case basis and may include pruning due to safety concerns, or removing growth from the base of the trunk (epicormic growth) to improve access along pavements and footpaths.

If the Council decides it is necessary to remove a tree on a street or highway, an Arboricultural Officer will determine the best species for its replacement. Enforcing the Right Tree, Right Place principle (see section 10) means this may not always be a like-for-like replacement. If it is not possible to replace the tree immediately and in exactly the same place, we will aim to replace it at a later date, at a suitable location nearby.

Maintenance regimes

We seek to manage the state of our urban tree canopy so that it provides the maximum amount of benefits and poses the least danger to its surroundings. We want to see more people benefit from the presence of high-quality, well-managed trees, with a good distribution of tree cover across the city. We are gradually bringing all our trees and woodlands into active management, and our partnership with organisations such as City of Trees is helping us to achieve this. For more information please visit: <http://www.cityoftrees.org.uk/>

- II. Street trees are maintained as per the checks set out previously.
- III. Trees in parks and green spaces are considered within site-management plans and as part of regular maintenance regimes. They are considered in relation to their surroundings, species, age and condition. Trees situated in parks, for example, tend to have plenty of room for manoeuvre and therefore require less regular maintenance than trees on streets. Typical maintenance involves ensuring the health of the tree by removing dead wood and clearing obstructions to paths and play areas if necessary. Sometimes, leaving a dead tree in a park or woodland as dead wood is a good option, as this creates additional habitat for birds and insects.

5. Tree Management FAQs

Why does a tree need to be felled?

The removal of any Council-owned tree is a regrettable but necessary procedure under certain circumstances. Reasons for the felling of a tree may include:

- I. The tree has become unsafe and is posing a hazard to people, property or highways, and no alternative solution is cost-effective.
- II. The tree is infected by a disease that has no cure, and the tree is not likely to recover.
- III. Space is needed for a major road improvement or other large infrastructure scheme.

Why does a tree need to be pruned?

The city's trees are pruned for a variety of reasons, all of which contribute to improving the quality and function of the tree and its surroundings. Some reasons necessitate:

- I. Removing damaged or poorly formed branches
- II. Taking weight out of the tree to reduce the likelihood of structural failure and ensuring both the good health and appearance of the tree
- III. Ensuring a suitable clearance over a roadway
- IV. Reducing the length of branches growing too close to buildings

How do we value a tree?

There are various tree-valuation methods in place that can provide a monetary value for individual trees based on their worth, ie. how much they add to the landscape, how much money they can save in terms of shading, reducing flood risk, reducing air pollution etc. This is important because some trees – usually older ones – can be more valuable, and this needs to be reflected if a tree becomes damaged or needs to be removed. We utilise the CAVAT (Capital Asset Valuation of Amenity Trees) method to help us assess a tree's value. This system is used by a wide range of local authorities and arboricultural consultants, although other valuation systems are available. All of Manchester City Council's Arboricultural Team have undertaken the CAVAT training.

For more information about CAVAT, please refer to:

[https://www.forestry.gov.uk/pdf/FCRN008.pdf/\\$FILE/FCRN008.pdf](https://www.forestry.gov.uk/pdf/FCRN008.pdf/$FILE/FCRN008.pdf)

6. The Council's Tree Management framework: How is work prioritised, and when will it be done?

Response rates to public enquiries

The priorities and response rates in this table apply to all the Tree Management Principles (TMPs) in this document, unless stated otherwise. Please refer to this table when seeking guidance on your given enquiry, noting that current response times are subject to review and can be subject to change. All headings will state their **Response Rate Priority (RRP)** ranging from 1 to 7:

Response Rate Priority number (RRP)	Response
1) Emergency issue (a tree in immediate danger of collapse or causing obstruction)	A tree officer will be instructed to attend the site within one hour to assess the risk.
2) Non-emergency safety issue	We will aim to undertake a site inspection within 12 working days of receipt of an enquiry.
3) Enquiry not requiring a site inspection	We will aim to provide information on Council policy within 12 working days of receipt of an enquiry.
4) Enquiry requiring a site inspection	We will aim to provide clarification of site inspection within 12 working days of receipt, and for the site inspection to be carried out within 12 weeks.
5) Concerns about property damage	We aim to acknowledge concerns about property damage within 12 working days of receipt, and it is always recommended that insurance providers are contacted.
6) Claims of property damage	We aim to acknowledge claims of property damage within 12 working days of receipt. Individual claims are dealt with on a case-by-case basis.
7) Timescale for agreed work	All tree work issued to our main contractor as a standard priority will usually be carried out within 12 weeks of instruction.

7. Safety inspections

We inspect the safety of our trees within a regular and appropriate cycle, which is determined by the level of public use in the surrounding area. The safety of our residents is paramount, so the condition of trees in areas of high footfall or high density takes priority over others, and these are inspected on a higher frequency. Trees are inspected by one of our Arboricultural Officers, who then determine whether any work is necessary.

a. Dangerous trees requiring immediate action (RRP 1)

The Council operates a 24-hour, seven-day-a-week emergency call-out system. If a tree is posing an imminent risk to either people or property and is considered to require immediate action, instruction will be given to our tree contractor to ensure the safety of the situation within two hours. Note: the Council will seek to obtain the costs of any emergency tree work from the tree's owners.

b. Dangerous trees requiring non-immediate action (RRP 2)

If a tree is identified as dangerous, but the risk to the public is not high, the tree will be made safe depending on the degree of risk identified at the time of inspection. Our standards are 'within six months if medium risk', or 'within 18 months if low risk'.

8. Trees on private land

There is a significant proportion of trees on land not owned or controlled by the Council. These trees are in private gardens or on private property. Major landowners, including organisations such as Network Rail, United Utilities, Transport for Greater Manchester, Registered Housing Providers, and the universities, should have their own guidance on safeguarding and managing their tree stock.

Registered Housing Providers are committed to a best-practice approach in relation to tree management. They have been involved in the development of this document, and will be applying similar principles to the management of their own tree stock in gardens and green spaces across the city.

Note: The management of trees in gardens is the responsibility of the property or building owner. Tree management needs the approval of the landowner. If a tree is in a Conservation Area, has a Tree Preservation Order (see Appendix One), or is protected under a condition attached to a planning permission, permission is also needed from the Council before any work can be undertaken.

You are strongly advised to consult a professional arboricultural contractor or consultant for guidance on how best to prune back encroaching trees from a neighbour's garden. A link to approved contractors and consultants is provided by the Arboricultural Association:

<https://www.trees.org.uk/find-a-professional>

You are also advised to discuss with your neighbour your intention to prune any encroaching branches growing over the boundary and agree what will be done with the severed encroaching branches.

You should offer these severed branches back to your neighbour, although in all likelihood, you may need to consider disposing of them yourself.

Before you consider doing any work to a tree/trees, you should find out if they are protected by a Tree Preservation Order (TPO), or by being within a Conservation Area. Trees on a development site or a site that has been subject to a recent development can also be protected through conditions on the grant of planning permission. The planning service can provide any necessary information in relation to new development. If the trees are protected, you will need to gain legal consent by making a formal application, giving notice to the Council.

www.manchester.gov.uk/planning/publicaccess.

To find out if the trees are protected and for guidance on how to apply for work if they are protected, see information in Appendix One, or see the TPO guidance link below:

http://www.manchester.gov.uk/info/508/tree_preservation_orders/1424/tree_preservation_orders%5CoTreePreservationOrders

9. Tree-planting in Manchester

At the Council we follow ‘the right tree for the right place, for the right reason’ principle regarding tree-planting. This ensures that all opportunities and constraints of a proposal are considered to generate a list of best-suited tree species for the given location.

- I. We believe that bigger trees bring considerably more benefits to the city than smaller trees, but we also recognise that these are not always suitable. Street trees must be carefully selected to ensure they don’t impose on their surroundings, yet must still provide the benefits of shade and clean air for passers-by. By taking the ‘right tree, right place’ approach we are ensuring that all trees planted are suitable for their surroundings, optimising the benefits they provide.
- II. We also acknowledge the importance and need for increasing diversity of our city’s trees, to protect them against disease and to increase biodiversity. Many non-native trees are a very good food source for bees, butterflies and many other beneficial nectar-loving insects. As such, we will avoid block planting of single species, and plant – where appropriate – a wide range of suitable species to increase both climate and disease resilience.
- III. The planting of native trees is encouraged in semi-natural environments, e.g. river valleys, and decisions will be made based on the most appropriate species for the chosen location in order for it to reach maturity. These decisions will be made with consideration of the effects of climate-change on the city – hotter, drier summers, and warmer, wetter and windier winters. The resilience of a species to adapt to or cope with these changes, and cope with possible threats from pests and diseases, is therefore of paramount importance.

How to get involved

The city’s Tree Action Plan aims to help plant around 1,000 new trees, 1,000 new hedge trees and four community orchards every year. Our vision has been co-developed by a range of organisations as part of a citywide Tree Action Plan:

https://secure.manchester.gov.uk/info/500002/council_policies_and_strategies/7061/green_and_blue_infrastructure/3

We have forged close relationships with organisations that can help us achieve these targets. A strategic partnership with many supporting organisations, including housing providers, landowners and City of Trees (formerly Red Rose Forest) facilitates this. The vision for planting more trees extends beyond Manchester. Across Greater Manchester, City of Trees has a target to plant 3,000,000 new trees as part of a new Northern Forest, which will stretch from Liverpool to Hull. In total, the aim of Northern Forest is to plant 50,000,000 new trees.

Much of the fantastic tree-planting work is undertaken through voluntary sessions with residents and businesses. The City of Trees Citizen Forester initiative builds on the legacy of the Manchester Tree Warden Network, which ran from 2008–2013. It will harness community interest in trees and woodlands, and continue to provide an opportunity for the public to get actively involved with trees and woodlands in Manchester. For more information about how to help, visit: <http://www.cityoftrees.org.uk/event/citizen-forester-monthly-volunteering-sessions>

10. Tree Management Principles:

Manchester's Tree Management Principles (TMPs) are a set of guidelines to inform you of the Council's approach on any tree-related matter. Please note that these are starting points for discussion, and that issues are usually dealt with on a case-by-case basis. As we increasingly understand the pressures of global climate change, it is essential that Manchester's urban environment benefits from the many functions a large, healthy and well-managed treescape provides. The TMPs will serve as reference points for all tree-related enquiries, providing a consistent approach to managing and protecting our treescape, and raising awareness of the crucial services our city's trees provide.

The Tree Management Principles have been written in response to some of the more common queries our Arboricultural Officers are asked. They have been separated into responses to queries about:

- Trees along highways and roads
- Trees in relation to domestic property.

The Regulatory Response Priorities (RRPs) are shown in brackets next to each Tree Management Principle. These are described earlier in section 6 and set out the approximate timescale in which queries are dealt with.

Trees along highways and roads

TMP1. Carriageway obstruction due to trees (RRP 1 or 2)

To ensure the safety of our daily commuters, we aim to undertake work to maintain a safe and suitable tree height to provide clearance above carriageways and along sight lines.

If a privately owned tree is causing an obstruction, it is the landowner's responsibility to deal with this issue, as stated under the Highways Act (1980). If this work is not undertaken after being formally requested by the Council, the Council will use its available powers to try and resolve the issue, and will charge the owner accordingly.

TMP2. Installation of a drop kerb (RRP 3)

The Council will not usually remove a tree to allow the installation of a drop kerb. If it is deemed that a proposal for a drop kerb will adversely affect a Council-owned tree, this will be considered before a licence or approval is granted. The benefits the tree provides will be weighed up against the proposal, and so felling or pruning of the tree is very unlikely to be approved.

TMP3. Pavement obstruction (RRP 1 or 2)

We want to encourage sustainable modes of transport wherever possible, so where reasonably feasible we aim to maintain a minimum 2.5-metre height clearance over a footpath associated with a street, road or highway (extending to 3 metres where there are cycling rights). This helps our streets to be accessible for pedestrians and cyclists alike.

Any work necessary to prevent an obstruction to the width of a footpath associated with the highway due to the presence of a Council-owned tree is considered on a case-by-case basis.

If a privately owned tree's branches or an unclipped hedge is causing an obstruction, it is the landowner's responsibility to deal with this issue, as stated under the Highways Act (1980). If we are made aware that a privately owned tree is causing an obstruction, we will try to contact the owner to ask them to deal with the matter. If it is necessary for the Council to undertake this work, the owner will be charged accordingly for the Council's costs.

TMP4. Road sight lines (RRP 1 or 2)

To ensure the safety of our commuters we will undertake work to a Council- owned tree to maintain clear sight lines (where feasible) at junctions and access points, in accordance with the national standards for visibility. These standards vary depending on the class of the road and the speed limit in force.

If a privately owned tree is causing an obstruction, it is the landowner's responsibility to deal with this issue, as stated under the Highways Act (1980). If this work is not undertaken, the Council will investigate how to ensure the issue is resolved and will charge the owner accordingly.

The shoots that grow from the base of some trees, eg. lime trees, are called epicormic growth. This growth is removed from trees in Council ownership as part of our ongoing tree maintenance programme. This is usually done once a year for trees growing in the footpath associated with a street, road or highway. There is no active programme to remove basal shoots from trees in parks and green spaces, unless they interfere with footpaths or the visibility at road junctions (sight lines).

TMP5. Street lighting obstruction (RRP 1 or 2)

We aim for all our streets to be adequately lit, contributing to an increased perception of safety for pedestrians when travelling at night.

When the Council installs new street lighting, due consideration is paid to the impact this will have on existing trees, avoiding any conflict where possible. Similarly, when new trees are planted they are positioned so that problems are not caused for existing streetlights.

We, as the highway authority, have powers under the Highways Act 1980 section 154 to ensure that foliage doesn't overhang the highway so as to endanger or obstruct the passage of vehicles or pedestrians, or obstruct or interfere with the view of drivers of vehicles or the light from a public lamp. If a privately owned tree is causing an obstruction, it is the landowner's responsibility to deal with this issue, as stated under the Highways Act (1980). If this work is not undertaken, the Council will ensure the issue is resolved and may charge the owner accordingly.

TMP6. Drains (RRP 2)

Tree roots typically invade leaking drains that are already broken or damaged. Trees themselves very rarely break or damage a drain. Tree roots found in drains are usually due to an underlying problem with a broken pipe, and this will need repair or replacement anyway. As a result, we will not undertake any pruning, felling or cutting of roots to prevent them from entering a drain that is already broken, blocked or damaged. The best solution will usually be to repair the drain rather than fell the tree. New drains – well laid, and using modern materials and sealants – should be immune to tree damage.

If you are concerned about the condition of your drains, we advise you to contact your water and sewerage company. You may also need to advise your insurance provider.

TMP7. Overhead telephone lines (RRP 3)

Large trees in the city provide many benefits for their surroundings, such as reducing exposure to harmful UV rays, alleviating flood risk, and storing carbon. Therefore, we will not normally prune or fell a Council-owned tree to remove or reduce interference from telephone lines. It is common for phone wires to be threaded through a tree's crown and uncommon for the wires to be damaged by this. If you are concerned about this issue, your telephone service provider may be able to suggest an alternative cable-related option. Please note that the external overhead phone line will usually be owned by BT Open Reach, and they will usually conduct any necessary repairs.

TMP8. Trip hazard (RRP 1 or 2)

Sometimes, the roots of large, well-established trees may make the pavement uneven, and may impact on the structural integrity of the surrounding pavement. The benefits that large trees provide are considerable, so appropriate action will be considered. The Arboricultural Officer will liaise with Manchester City Council Highways Officers to establish an appropriate course of action. There are several ways this problem can be resolved, such as:

- I. Building up the pavement over the hazardous area
- II. Relaying the surface of the pavement to reduce unevenness
- III. Pruning individual roots of the tree, provided this does not negatively impact its health or stability
- IV. Installing a root barrier for high-value trees
- V. Removing the tree (as a last resort); this will only be considered when the tree is of significantly low value and is easily replaced.

The Council aims to inspect pavements associated with a street, road or highway once every six months, and all trip-hazards deemed dangerous are repaired immediately.

Trees in relation to domestic property

TMP9. Tree-related subsidence property damage (RRP 5 or 6)

You should discuss your concerns about your property with your property insurer to agree an appropriate course of action.

Should you, or those acting on your behalf, subsequently wish to make a claim for damages, or make formal representation of your concern about future damage, alleging that a Council-owned tree is causing (or may cause) damage to your property, we would again advise that you contact your property insurer.

The level of evidence required will relate to the value of the tree(s) implicated in your claim. On receipt of your claim/notice, we will advise you of the value of the tree in accordance with CAVAT (Capital Asset Valuation for Amenity Trees).

TMP10. Bird droppings (RRP 3)

The presence of birds is a vital part of the biodiversity within the city. All wild-bird species, their eggs and nests are protected by law (Wildlife and Countryside Act 1981). When managing trees we would always try to avoid harming birds or their nests.

Birds are an indicator of established trees with a healthy tree canopy providing the full range of benefits described earlier in sections one and three. Bird droppings can be annoying, but they cannot easily be prevented and pruning will make little difference to the problem. Although it may look unsightly, it would be very rare for bird droppings to damage the paintwork of cars.

Undertaking pruning or felling to remove or reduce bird droppings from trees would not be undertaken.

TMP11. Blossom (RRP 3)

As the seasons change and spring approaches, many trees flower and blossom, which is a natural occurrence and part of the tree's life cycle. Pruning Council-owned trees would have no impact on the amount of blossom they shed; therefore, no action is required to be taken. Roads, streets and highways are swept of excessive blossom as part of regular cleaning cycles.

If you wish to report a road, street or highway that needs to be cleaned, please contact the Council's Customer Service Centre.

TMP12. Crime and antisocial behaviour (RRP 4)

Studies show that trees can act to reinforce perceptions of safety in a space, and leafy neighbourhoods are often seen as desirable. However, if areas become neglected and overgrown, they can have the opposite effect, encouraging criminal activity and antisocial behaviour. The Council's ground-maintenance plans attempt to combat this, keeping places well maintained and helping to increase a sense of ownership, pride and security in the local neighbourhood.

If a tree is associated with criminal activity and/or antisocial behaviour, steps to reduce the problem will typically require the co-ordination of a number of agencies; simply pruning or removing the tree is not an adequate solution. The situation may require a more considered approach to tackle the underlying issues that have caused the problem. Therefore, measures to reduce the problem will be considered on a case-by-case basis.

TMP13. Fruit, berries and nuts (RRP 3)

Many of the Council's trees bear fruit, berries or nuts throughout the year, providing a source of free food for wildlife and people alike. These resources – on top of the many benefits trees already provide – make these trees an extremely valuable asset to the city. However, if it is proven that this asset is contributing negatively to an area, either by making the pavement slippery and dangerous or by encouraging anti-social behaviour then action can be taken to deal with these issues. If a significant anti-social behaviour problem persists then the council will consider a phased replacement programme with an alternative species. Other than this, the value of these trees is greater than their perceived nuisance and no pruning or felling will be undertaken.

If you would like to report a road, street or highway that needs to be cleaned please contact the council via the following link:

http://www.manchester.gov.uk/info/100006/environmental_problems/5319/street_cleaning

TMP14. High hedge

Please see guidance on the Planning web page –

https://www.manchester.gov.uk/info/500207/planning_and_regeneration/2048/high_hedges_complaints

TMP15. Leaves (RRP 3)

The loss of a tree's leaves in autumn is part of the natural cycle, with the transitioning colours providing a visual amenity for residents and passers-by. In anticipation of this, the Council aims to dispatch additional services for street cleaning during the autumn months. No pruning or felling will be undertaken to alleviate the amount of leaf fall on a property. The maintenance of a property's gutters is also the sole responsibility of the landowner. Residents may find that fitting a gutter guard to regularly blocked gutters provides a low-maintenance solution.

In parks and green spaces, paths or areas of hard standing are regularly cleared of fallen leaves to maintain safe public routes. Leaves that fall on grass or shrubbery tend to be left until the trees have finished shedding and are either left to rot naturally or are mulched on site.

If you would like to report a road, street or highway that needs to be cleaned, please contact the Council via the following link:

http://www.manchester.gov.uk/info/100006/environmental_problems/5319/street_cleaning

TMP 16. Trees blocking light (RRP 3)

Living close to trees provides many health benefits: filtering pollution, reducing flood risk, and providing protection against harmful UV rays. Therefore, we do not typically prune or remove a Council-owned tree to improve natural light in or to a property including solar panels.

If natural light is being blocked by a high hedge, action may be taken to reduce this problem under the High Hedges Act. For further information, refer to the Council's web page on high hedges.

https://www.manchester.gov.uk/info/500207/planning_and_regeneration/2048/high_hedges_complaints

TMP17. Personal medical complaint (RRP 3)

There is a wealth of evidence that links the services trees provide to the improvement of physical and mental health and wellbeing; this includes physical improvement of air quality, reducing the likelihood of contracting bronchial conditions such as asthma, and the intrinsic value trees add to a neighbourhood. It is now well established that tree leaves absorb the microscopic particles PM10s from car emissions that are thought to be a contributing factor in the rise of childhood asthma. With this in mind, we will not undertake pruning or felling of a Council-owned tree where a request has been made to do so on the grounds of a personal medical condition. Our tree population is a valuable asset in ensuring the good health of all our residents.

TMP18. Pollen (RRP 3)

Pollination is a natural part of the life cycle of trees and is absolutely essential for the reproduction of the city's fruit trees. The city currently has over sixty community orchards, which depend on the work of the wind and our bee population to produce fruit. The city has multiple urban beehives located around the city centre, and the Council encourages these in the face of an international decline in the population of bees. Our urban orchards provide a valuable community asset, building cohesion between residents and improving quality of place. Consequently, it plays a key role in ensuring the health of our urban orchards, our wider tree population and the city's bee population. For these reasons, we do not undertake pruning or felling to remove or reduce the release of pollen.

TMP19. Poisonous berries (RRP 4)

We prioritise the health and wellbeing of all our city's residents; that is why we take their potential exposure to any poisonous foliage or fruit seriously. If ingested, the berries and fruits of some trees – such as yew trees – can be extremely harmful, and any case deemed to pose a threat to our residents will be investigated thoroughly. In practice, such cases are extremely rare and seldom result in fatalities. We have no general policy to remove trees bearing poisonous fruit or foliage; claims regarding the welfare of our citizens will be assessed by our Arboricultural Officers and will receive appropriate action.

TMP20. Sap or honeydew (RRP 3)

Sap or honeydew is caused by greenfly (aphids) feeding on the tree's leaves, which then excrete a sugary sap. Some trees, such as limes, are more prone to attack by greenfly, which may be more common following a mild winter. Sap or honeydew is a seasonal and natural occurrence; pruning offers only temporary and limited relief, and may increase greenfly colonisation in the future. It only lasts for a few weeks and the worst is usually over by the end of spring. We do not prune or fell trees due to issues with sap or honeydew, as living close to trees provides many health benefits: filtering pollution, reducing flood risk, and providing protection against harmful UV rays.

When new highway trees are planted, we try to choose trees that are less susceptible to this problem.

Where honeydew affects cars, warm soapy water will remove the substance, particularly if you wash the car as soon as possible. The honeydew is basically a weak solution of natural sugars, and contains no corrosive elements likely to damage paintwork.

TMP21. Tree next to building site (RRP 3)

If a tree is located next to a proposed building site, there is no requirement from the Council to prune or fell it, regardless of whether planning consent has been approved. Development for housing or businesses can benefit from proximity to trees, which provide many benefits, such as filtering pollution, reducing flood risk, providing protection against harmful UV rays, improving an area's attractiveness, and increasing property values.

TMP22. Tree touching building (RRP 4)

Living or working close to trees provides many benefits: filtering pollution, reducing flood risk, cooling, providing protection against harmful UV rays, and improving the image and desirability of the space. If a Council-owned tree is encroaching on a building, action may be taken to resolve the issue. This will usually involve the reduction of the length of lateral branches to give clearance to the building. However, in exceptional circumstances it may sometimes be more appropriate to remove the tree; this would normally only occur when the wrong species has been chosen for a confined site. If pruning is appropriate, we will endeavour to do this to stop the problem reoccurring within three years.

If the offending tree is growing on private land (e.g. a neighbour's garden), this is regarded as a civil matter and the Council has no powers to intervene. You will need to come to an agreement with your neighbour and perhaps agree to split the costs of any tree work.

TMP23. Tree overhanging property (RRP 3)

We do not normally undertake pruning or felling work to Council-owned trees on highways to alleviate the nuisance of overhanging branches, provided they pose no risk to the residents.

If you have good reason to think a tree in a neighbour's property poses an imminent risk, perhaps due to advanced fungal decay or storm damage, you can ask the Council to inspect the tree as a matter of urgency:

http://www.manchester.gov.uk/info/709/looking_after_parks_and_open_spaces/5754/trees

Note that local authorities have no powers to intervene or mediate in disputes between neighbours about trees growing on their boundaries. We will not become involved unless there is imminent danger and the neighbour who owns the tree cannot or will not reduce the danger. If we have to intervene on safety grounds, we will always seek to recover our costs from the tree's owners.

TMP24. Tree size (RRP 3)

The bigger the tree, the more benefits it provides for its surroundings. However, it is important to note that sometimes particular types of tree are better suited to a space than others, which is why we employ the Right Tree, Right Place method when planting new trees across the city. Whether an individual tree is considered too big or too small can be a subjective matter, which may not take into consideration the relative benefits that the tree is providing to other residents in terms of filtering pollution, reducing flood risk, providing protection against harmful UV-rays and improving the image and desirability of the area. Many residents love large trees that may have become a landmark for their entire area. Ultimately, the city's trees belong to and are a benefit to all the citizens of Manchester. For our existing tree stock, no work will be undertaken to either prune or fell based on size alone.

TMP25. Trees and satellite reception (RRP 3)

If a tree is interfering with TV/ satellite reception then it may be that your provider is able to suggest an alternative solution to the problem, for example relocating the aerial/ dish. This is not the responsibility of either a neighbour or the council and therefore works to prune or fell a tree will not be undertaken. Note; under consumer protection laws, it is the responsibility of the original installer of a satellite dish to inform the resident that they may not always be able to obtain perfect reception if an object such as a hill, a building or a tree is obstructing the direct line of site to the satellite. It is never the responsibility of a third party to take action to ensure someone else's TV reception.

TMP26. Vandalism (RRP 4)

In accordance with our Right Tree, Right Place policy, we generally plant larger trees, which are more resilient and less susceptible to vandalism. Tree guards are used to offer further protection until the tree is established, usually three years after planting. By co-ordinating with our partner organisations, we actively promote tree-planting across the city and encourage the local community to get involved wherever possible. We encourage residents to get involved in caring for trees that are planted in their neighbourhood. This often increases a sense of community ownership and pride, which helps to reduce the instances of vandalism. We also encourage our residents to report any incidents of vandalism so that appropriate legal action can be taken where necessary.

If you need to report a problem with a tree or have a general enquiry, please contact:

http://www.manchester.gov.uk/info/709/looking_after_parks_and_open_spaces/5754/trees

TMP27. View (RRP 3)

In terms of UK law there is no legal right to a 'view', so any request to prune or remove a Council-owned tree to improve the view from a private property would not usually be considered. Living close to trees provides many benefits: filtering pollution, reducing flood risk, providing protection against harmful UV rays, and improving the overall image and desirability of the space.

TMP28. Wild animals, insects and pests (RRP 3)

A healthy tree canopy provides a range of social, economic and environmental benefits for the surrounding area. Trees improve biodiversity, acting as havens where nature can seek refuge and flourish in otherwise unfavourable urban habitats. In the case of bees, it is important to remember that they are a protected species, and expert advice should be sought on how best to deal with them. Beekeepers will often help to remove a swarm. Manchester Beekeepers can be contacted via:

<https://www.mdbka.com/>

On private land, the Council provides a charged service for removing certain pest species, including wasps' nests.

<https://www.manchester.gov.uk/pestcontrol>

TMP29. Dispute over trees between neighbours (RRP 3)

The Council has no authority to intervene in a dispute between neighbours regarding trees growing in a neighbour's garden. However, if the problem is due to a high hedge, information can be found on the Planning web page:

http://www.manchester.gov.uk/info/500207/planning_and_regeneration/2048/high_hedges_complaints

Appendix: Tree Preservation Orders (TPOs)

What is a TPO?

A Tree Preservation Order (TPO) is an order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity.

An Order prohibits the cutting down, topping, lopping, uprooting, wilful damage or destruction of trees without the local planning authority's written consent.

<http://www.legislation.gov.uk/ukxi/2012/605/regulation/13/made>

Who can make a TPO?

The local planning authority can either start the process of making a TPO themselves, or respond to a request from a private party.

It may be expedient to make an Order if the Council believes there is a risk of trees being felled, pruned or damaged in ways that would have a significant impact on the amenity of the area. There does not need to be an immediate risk for it to be necessary to protect trees. In some cases, the authority may believe that certain trees are at risk because of development pressures, and that an Order should be made in the interests of amenity.

What can the Council consider in deciding whether to make a TPO?

When deciding whether to make a TPO, the Council can only consider the amenity value of the tree(s) and whether it is expedient to make a TPO. This initial assessment would be done by the City Arborist and Planning.

What is meant by amenity?

Consideration of amenity includes the following:

Visibility: the extent the tree can be seen by the public in a public place. Trees in back gardens are often not as visible and are therefore less likely to be the subject of a TPO.

Individual, collective and wider impact: the particular importance of the tree taking into account its health, age, form, size, future potential, rarity, historic value, contribution and relationship to the landscape and/or to the character of a conservation area.

Other factors: local authorities may also take into account other factors, such as the contribution to nature conservation or climate change made by a tree/trees, but these alone are not sufficient to warrant a TPO.

What is meant by expediency?

Although some trees or woodlands may merit protection on amenity grounds, it may not be expedient to make them the subject of an Order. For example, it is unlikely to be necessary to make an Order in respect of trees that are under good arboricultural management. This is typical with Council-owned trees, eg. trees on highways and in parks, which are included in a regular management and maintenance programme.

How is a TPO made?

If a tree is considered worthy of a TPO, a provisional TPO will be made and the owner and those persons considered to be affected by the TPO will be notified. Following a 28-day consultation period, if no objections have been received, the TPO can be confirmed. If there is an objection, the TPO must be taken to the Planning and Highways Committee with a request for members to confirm the TPO.

What are the implications for the owner of a tree?

The owner of a tree covered by a TPO must apply to the local planning authority for permission to carry out any work on the tree. There is no fee attached to TPO applications. The application process allows the proposed work to be fully considered by the Council's qualified arborists, and negotiations and the decision are made in the best interests of the health and amenity of the tree and the wider area. If it is agreed that a tree with a TPO can be felled, there is a statutory duty on the owner to replant a replacement tree, and this tree will automatically be included in the TPO.

What about trees in Conservation Areas?

All trees within our Conservation Areas, with few exceptions (those trees with a trunk diameter of less than 7.5cm when measured at 1.5m from ground level) are protected. The owner of the tree or trees must notify the Council's planning team of their intention to carry out work to the tree or trees. If Planning are unable to agree to the work, there is an opportunity to make a TPO on the tree if it meets the relevant tests.

How do I make a TPO request?

If you feel a tree is worthy of a TPO, please let us know via the Council's website. The query will be followed up by the appropriate Council Officers.

http://www.manchester.gov.uk/info/709/looking_after_parks_and_open_spaces/5754/trees

