



TRAFFORD
COUNCIL

Tree

Management Principles



Contents

- 4** Introduction
- 7** Council Managed Trees
- 9** Tree Management
- 13** Tree Removal and Replacement Schemes
- 15** Tree Problems
- 17** Enquiries and Responses
- 18** Private Trees
- 20** Tree Planting
- 22** Tree Adoption
- 23** Tree Management Principles



Introduction

Trees perform multiple important roles in in the urban environment, delivering benefits for people, places, wildlife and the environment.

Among these many services and benefits are sequestering and storing carbon; habitat and biodiversity; quality of place; health and wellbeing; access to nature; water, air, soil and noise pollution management; flood management and mitigation; stabilising land; defining and protecting landscape character and providing shade and cooling to combat heat.

The Government’s 25 Year Environment Plan: ‘Our Green Future’ introduced plans and supporting investment for the creation of a Northern Forest, recognising that planting more trees provides not just new habitats for wildlife – it also helps reduce carbon dioxide levels and can reduce flood risk.

At The Greater Manchester Level, the Mayor’s Green Summits and publication of a Five Year Environment Plan for Greater Manchester outlines the environmental challenges that threaten the future health and prosperity of our city region, including:

- Mitigating climate change
- Air Quality
- Production and consumption of resources
- Natural environment
- Resilience and adaptation to the impacts of climate change

These challenges are set within the context of a vision for Greater Manchester to be a clean, carbon neutral, climate resilient city region.

Greater Manchester’s Tree and Woodland Strategy ‘All Our Trees’ provides an overarching framework of strategic objectives and principles to be reflected in the local plans, tree policies and strategies of GM local authorities. This strategy is closely aligned with the draft environmental policies of the Greater Manchester Spatial Framework – GM’s plan for homes, jobs and the environment up to 2037.

During 2018, City of Trees, a key partner for Trafford Council, undertook the largest ‘i-Trees Eco’ survey to date, surveying trees across GM in random plots (200 per local authority area) in order to provide the evidence base for ‘All Our Trees’. The i-Trees survey for Trafford involved measurements from more than 31,000 trees relating to the species, height and diameter of the trunk and also tree condition. In addition, records were added to allow for trees in groups and avenues to build up a picture of the structure and composition of Trafford’s urban forest.

The survey revealed that Trafford has an estimated 31,389 trees on or near the highway, which benefit more than 226,600 people and which, in addition:

- Cover an area equivalent to 175.8ha with a total leaf area of 874.1ha
- Intercept around 11,607 cubic metres of rain water every year, equivalent to an estimated £17,600 in avoided stormwater treatment costs
- Filter an estimated 7.9 tonnes of airborne pollutants each year, worth more than £135,000 in avoided social damage costs
- Remove an estimated 263 tonnes of carbon from the atmosphere each year, estimated to be worth over £62,600
- Store 11,908 tonnes of carbon worth over £2.8million

Trees and woodland will also be an important feature of Trafford Council’s Local Plan, cutting across policy topics such as green infrastructure, natural environment, water and environmental protection, as well as being an important consideration in master planning for the council’s key areas of focus for residential and employment growth.

Trafford Council’s Corporate Plan describes the council’s vision for the borough and the priorities identified as being key to the delivery of that vision. The effective management of the council’s trees is therefore of cross-cutting importance in relation to the priorities identified in the corporate plan, as detailed in the following table:

Trafford Council – Our Priorities	How Our Trees Contribute
Building Quality, Affordable and Social Housing – Trafford has a choice of quality homes people can afford.	<ul style="list-style-type: none"> Higher quality residential developments Create landmarks in neighbourhoods Mitigate the impacts of high density development
Health and Wellbeing – Trafford has improved health and wellbeing, and reduced health and inequalities.	<ul style="list-style-type: none"> Improved physical and mental health and wellbeing Combat air pollution and protect people from areas worst affected by poor air quality Produce edible goods Green links to open spaces and active travel routes
Successful and Thriving Places – Trafford has successful and thriving town centres and communities.	<ul style="list-style-type: none"> Enhance the street-scene and quality of place Create more resilient place Shelter from the sun and rain, urban cooling Management of water and flood risk Support tourism and economic growth
Children and Young People – All children and young people in Trafford will have a fair start.	<ul style="list-style-type: none"> Education and carbon literacy Increased tree cover in residential areas and schools Urban cooling and shade Opportunities for projects involving children and young people.
Pride in Our Area – People in Trafford will take pride in their local area.	<ul style="list-style-type: none"> Help to create a sense of place Create landmarks within neighbourhoods Opportunities for community projects Tree heritage
Green and Connected – Trafford will maximise its green spaces, transport and digital connectivity.	<ul style="list-style-type: none"> Contribute to the aesthetics of an area Carbon storage High quality parks and open spaces Enhanced biodiversity and nature recovery networks
Targeted Support – People in Trafford will get support when they need it most	<ul style="list-style-type: none"> Accessible public realm and woodlands Help to reduce the gap in health between the most and least deprived communities and place in Trafford by providing access to nature and green residential/public spaces



Council Managed Trees

Tree management encompasses the co-ordination of all tree-maintenance operations, ranging from pruning, tree-felling, storm damage, stump removal and footpath reinstatement as well as tree replacement and new tree planting.

The existing tree population is a valuable resource, which requires maintenance as well as long term planning and management to sustain and increase the benefits that our trees provide as identified in previous sections.

There are four major elements of the council's tree population or urban forest:

(i) Street Trees

18,000 trees planted in pavements or road verges along Trafford's streets and roads.

(ii) Woodlands

Plantation Woodlands: The Council owns approximately 40 hectares of woodland which was planted mainly in the 1970's and 1980's, much of which is in fragmented blocks of mixed

species planting. Most of these were established during the era of The Mersey Valley Partnership with Manchester City Council, managed via the Mersey Valley Countryside Warden Service, which was disbanded in 2012 following the dissolution of the partnership.

The Trafford Countryside Management Partnership is led by City of Trees in partnership with The Conservation Volunteers (TCV), The Environment Agency, Trafford Council and Amey. One of the key areas of focus of the partnership is to improve the management, accessibility and biodiversity of the woodland resource across the Mersey Valley via grant funding, community projects and corporate team building exercises/social responsibility.

The Bollin Valley Partnership, involving Cheshire East Council's Countryside Ranger Service as part of a partnership that has been in existence since 1972 – Rossmill in Trafford being the first site managed by the partnership in 1976.

(iii) Trees in Parks, Open Spaces and Schools

These are commonly our most significant trees with strong links to the character of their location. These urban tree trees improve the user experience of our parks and open spaces as well as contributing significantly to visual amenity and place identity for Trafford's residents and visitors.

(iv) Trees in Residential Areas

These are the trees found in and around residential areas, from trees planted by the Council on amenity spaces to trees within the grounds of properties and facilities managed by the Council. The value of these trees increases in higher density residential areas where there is often a lower quantity of open space.



Tree Management

Trafford Council is responsible for the management of tens of thousands of Council-owned highway, park and school trees. These trees collectively contribute to an overall tree canopy cover of around 32%. The Council has a specialist section of experienced and highly qualified tree officers in its Tree Unit, who are responsible for the management of all trees on council-owned land.

Highway Tree Inspection and Maintenance

The Council presently implement a 4/5 yearly, cyclical inspection and maintenance programme for the trees located along the highways of the borough although these timescales are under review. All of the highway trees in the borough have been grouped into nine phases, with two phases of trees being inspected every financial year by competent and

qualified officers. All the information on the trees is recorded on hand-held devices, as well as any necessary works that may be needed. This is then uploaded in to the Council's tree database. Some trees, due to their condition, size or position in the highway, may be inspected more frequently.

Park and Open Space Tree Inspection and Maintenance

All trees in parks and on open space land are inspected every five years with trees along heavily-used areas, such as play areas, being inspected every two years. All of the information is uploaded from hand-held devices in to the Council's database and any works that have been highlighted as part of those inspections are tendered out and completed shortly afterwards.

Tree Removals

Mature trees are an important habitat and are valuable to conservation. A single tree can be the home to many different species including insects, birds, fungi, mosses and lichens. An English Oak has around 400 species of insect associated with it.

When a mature tree is felled, a valuable habitat is lost. The tree needs to be at least 80 years old before it reaches its potential for Biodiversity.

The larger a tree, the greater its contribution to improving air quality by, for example, removing dust from the air and producing oxygen. Mature trees are local landmarks and may have historical significance. They may be the last remnants of what was once open countryside or woodland which some of our older residents remember from their childhood.

Because of these special values, the removal of mature trees should be given careful consideration. These trees will take a lifetime to replace. In realising the benefits of mature, urban trees, we also acknowledge that a number of these trees have started to outgrow their position in the highway and do present certain problems in the footpath and for adjacent properties. A careful and balanced approach is therefore taken when considering any request to remove a tree.

Trees are generally only removed from Council-owned land if they are considered to be dead, dying or dangerous, have caused proven structural damage to property or are part of a wider tree-removal and replacement programmes.

Trees Causing Damage to Property

Trees tend to cause concern where they are very close to buildings. A common enquiry about trees is when people are concerned that the roots are undermining their property. It is rare for the direct action of roots to damage a house. However, they may affect lighter structures like garden walls, flagged or tarmac drives.

Trees may cause more serious damage if they are growing on shrinkable clay. However, this type of clay is more uncommon here than in the south of the country. The effect is variable and dependent on the type of clay soil, species of tree, rainfall, and distance between the tree and the property. This is a complex relationship and all cases will need to be investigated thoroughly to ensure that it is the tree, which is causing the problem and not some other factor.

Self-Funding Tree Removal and Replacement

There are trees along roads that have been highlighted for attention as part of tree-removal and replacement programmes. Tight resources mean that the Council cannot always implement a scheme along a road as soon as it would like to.

In some circumstances, residents can bring forward the replacement of a tree outside their property by offering to cover the costs of the following:

- Removal of the tree
- The removal of the stump
- The reinstatement of the immediate area around the stump back to grass/paved surface
- The replacement planting of two extra heavy standard replacement trees

The replacement of the tree can only proceed following approval from the Tree Unit and a consultation with immediate neighbours, indicating that the significant majority of residents are in favour of the proposed removal and replacement taking place.

Tree Removal and Replacement for Vehicle Crossings

When a resident wishes to open their driveway on to the road or increase the width of their access to their driveway from the road by dropping the kerb, on occasion a nearby tree may be in the way of that proposal or could certainly be affected by the adjacent works.

Where this is the case, our Tree Unit can offer advice on how to construct a crossing while retaining the tree. This may be in the form of remedial pruning work to the tree to mitigate any root damage, or potentially re-designing the crossing to accommodate the tree.

Where a tree is quite obviously directly in the way of a proposed application to drop the kerb for access to a driveway, and that tree is a tree that is suitable for long-term retention, then the Council may deny the request to remove the tree.

If the tree is quite obviously in the way of a proposed application to drop the kerb for access to a driveway, and that tree is displaying characteristics that would lead us to believe that the tree is unsuitable for long-term retention, then the Council will provide a price to remove the tree and re-plant two replacement saplings to be included in the bill payable by the applicant wishing to proceed with the crossing.

Examples of characteristics we may look for when making a decision as to a tree's long-term suitability may include but are not limited to:

- Structural weaknesses
- Tree health
- Damage to adjacent property
- Damage to the carriageway
- Restriction of the footpath
- Obstruction by limbs or the trunk in the highway



Tree Removal and Replacement Schemes

While Trafford is blessed with a mature urban tree population, it has long since been recognised that proactive management of these trees will help to create a safe and stable tree population to be enjoyed for generations to come.

Undertaking a tree-removal and replacement scheme is a nationally accepted method of managing avenues of trees and has been successfully implemented on many occasions both within the borough and countryside. The scheme is based on the premise that trees have a finite life expectancy, which is significantly reduced in residential areas due to the obvious constraints of the urban environment. The majority of the borough's trees were planted around the same time, are subject to similar conditions, and are restricted in the main to a small number of species including London Plane, European Lime, Ash, Sycamore and Beech.

The even age distribution of the borough's tree stock would suggest that most of the trees will reach maturity and old age at around the same time with the resulting considerations of public safety, financial burden, loss of amenity and environmental deficit should a large number of mature trees be removed in a short time frame. Such consequences would be unacceptable, and therefore, a strict retention only policy for the borough's trees would in the long term be incorrect.

The long-term goal is for the Council to create a sustainable tree population, uneven in age distribution and diverse in species. This will ensure that the tree stock will be robust against outbreaks of disease with the environmental and aesthetic benefits retained.

The proposed schemes are a method of prioritising certain trees for removal replacing these with more suitable species, ensuring the retention of appropriate individual mature trees, keeping the tree lined aspect of the road and involving local residents in the long term planning of their immediate environment.

The Council's Tree Unit has approximately 1,500 mature trees located on the highway (approximately 60 roads) that have been highlighted as trees that are classed as 'unsuitable for long-term retention.

These include trees that have outgrown their locations and have become unsuitable. In some instances these trees are restricting the width of the public footway, are causing damage to adjacent properties, the trunks and / or limbs are creating an obstruction in the carriageway they therefore present a certain level of risk that needs to be managed.

The Council will write to residents immediately affected by the proposals to removal and replace trees in order to gain their thoughts on a proposed scheme. Once we have received all of the consultation returns, we will; assess all of the feedback and we will only progress if the significant majority of residents are in favour.

The removal of trees can be subjective and we cannot expect that everybody is going to be entirely happy in every situation. The process is designed to allow people to give us feedback and as far as we can, tailor the scheme to suit as many people as possible.

We have a good track record of delivering these schemes with an excellent response rate on consultations, therefore leading to a positive outcome.

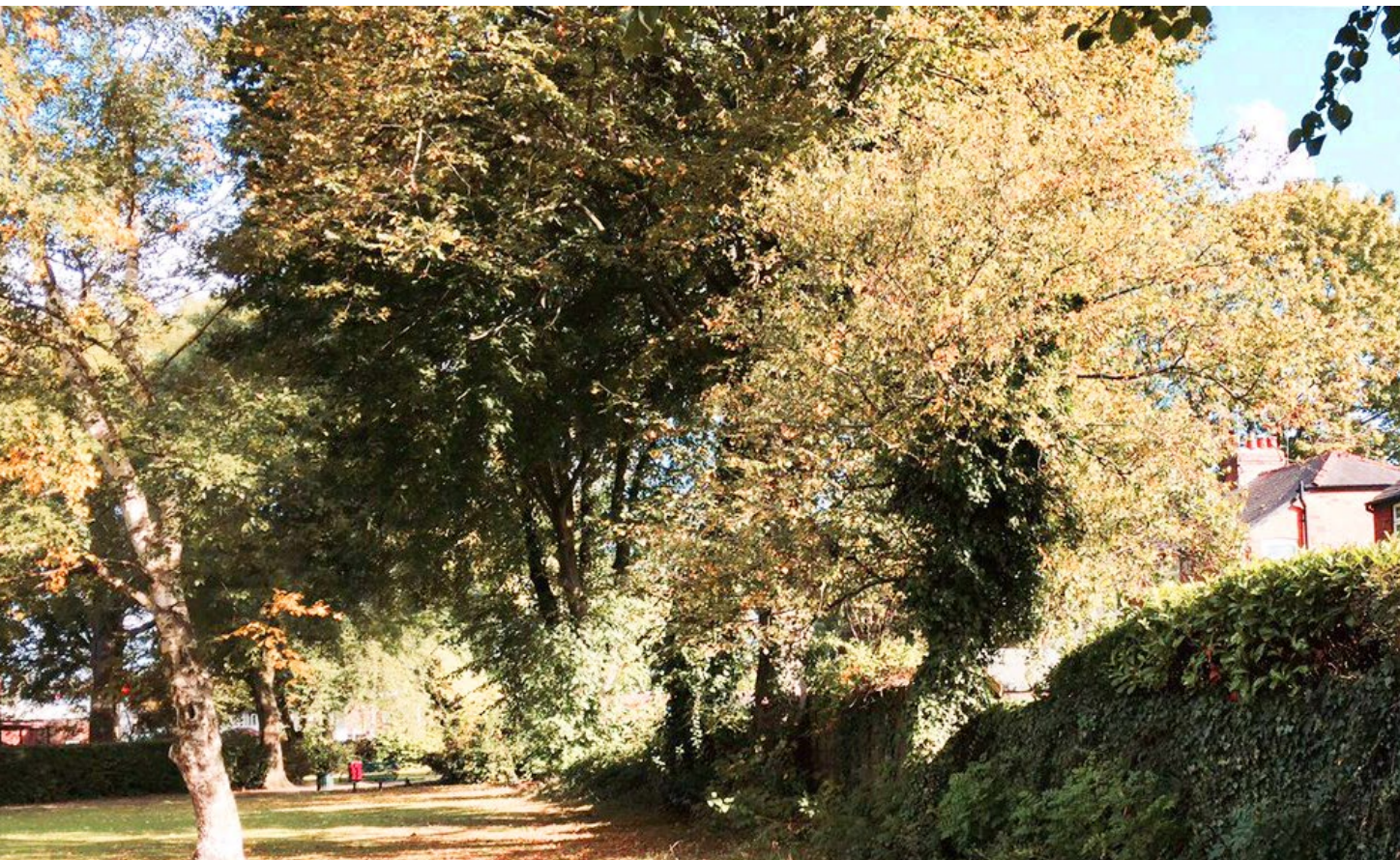


Tree Problems

People often live in close proximity to trees, particularly in urban areas. These trees are either their own, their neighbours or quite commonly belong to the Council. Trees can cause an inconvenience to residents when they grow near dwellings. A dilemma often occurs when the tree makes an important contribution to the local environment but also causes inconvenience to those living nearby.

With any population of trees there are a number of common sources of complaint including overhanging branches, dripping sap, shade, leaf/fruit fall, obstruction and physical damage. Many of these problems can be dealt with by careful pruning once the tree is established. However, sometimes the problem is a result of inappropriate species selection in the past and may be difficult or impossible to resolve in all parties' favour.

Therefore, if Trafford Council wants to continue to be considered to be a green, leafy Borough, there has to be a common-sense approach aimed at managing the trees in such a way that their contribution to the urban environment is not only maximised, but also to minimise their conflict with other urban activities. This is what our Tree Management Principles aim to do. They seek to explore solutions to common conflicts not just in the short term but also in the long term so that future generations inherit an attractive healthy tree resource that can be enjoyed for generations to come.



Enquiries and Responses

The responses to the various enquiries regarding trees, depends very much on the urgency of the response required. The below table is designed to act as a guide on the given enquiry but these timescales could also be subject to review or change depending on circumstances:

Enquiry Type	Response Time
Emergency – Tree or part of a tree in danger of failing or has already failed.	A tree officer will be sent to assess the potential risk within two hours of reciving the enquiry.
Non-emergency safety issue – concern that a tree may pose a danger.	A tree officer will be sent to assess the potential risk within two working days of receiving the enquiry.
Enquiry not requiring an inspection – information required.	We will aim to provide information on Council policy/procedures within 12 working days from receiving the enquiry.
Concerns about damage to property – resident feels the tree has caused/is causing damage to property.	Form to be supplied to the customer to provide details of concerns to the Council’s insurance team within 28 working days of receiving the request.
General enquiry – general tree enquiry/pruning request complaint in relation to naturally occurring phenomena – blocked light, falling leaves etc.	A general enquiry asking for a tree to be inspected regarding an issue in relation to natural phenomena – ie tree is blocking light, tree requires pruning, tree is dropping leaves. The tree will be inspected andthe enquiry replied to within 60 working days from having received the enquiry.



Private Trees

There are trees in the borough that are not in our ownership but that the Council have control over. This occurs in two instances, firstly where trees are protected and secondly, where trees are affected by planning applications.

Where trees are protected by a Tree Preservation Order or located within a Conservation Area, prior consent from the Council is required under the Town and Country Planning (Tree Preservation) (England) Regulations 2012 before works can be carried out. Carrying out work without consent from the Council is a criminal offence. Further detail on the Council website can be found [here](#).

A works to trees application must be made for working on TPO trees. The form can be filled out on the Planning Portal and a decision usually takes eight weeks. The process can be tracked on our website using the reference number.

If works are to be undertaken to trees in a Conservation Area, we require six weeks written notice of the works. This can take the form of an application on the Planning Portal or via

email. During this time, we consider whether the tree/s is/are worth of a TPO. Once the six week notification period has expired, the works may legally continue, even if you have not received a consent letter from the Council.

Where a planning application is received and trees are within influencing distance, it is likely that we will ask for further arboricultural information. On large sites with a large number of trees we may ask for an Arboricultural Impact Assessment compliant with BS5837:2012 trees in relation to design, demolition and construction. On smaller domestic sites, a full AIA might not be appropriate and in this instance we would ask for a Tree Protection Plan that is still compliant with BS5827:2012.

Where there are disputes involving trees in private properties and the tree is not in an imminently dangerous condition, a Council cannot involve itself in what is essentially a private matter between two landowners.

In this situation you are strongly advised to consult a professional Arboricultural contractor or consultant on how best to cut back an encroaching tree from a neighbouring property. A link to approved contractors and consultants is provided by the Arboricultural Association [here](#).

It is important to discuss any concerns or intentions regarding a neighbouring tree with the land owner themselves. They may not be aware of the problems their tree is creating for adjacent neighbours and could be willing to help find a solution with you.

The Arboricultural Association offers a useful summary [here](#) on how to approach a situation where a neighbouring tree has branches or roots that are encroaching your property.

Trees on privately owned land may also become dangerous. There is a duty of care to ensure that any situations brought to the Council's attention are remedied. Usually, after negotiation with the owner, this situation can be resolved. If this is not possible, the Council has certain powers to ensure the tree is 'made safe'.

The Council can use its powers where appropriate to make safe hazardous trees on private land that may pose an unreasonable risk to another privately-owned property, following the procedures outlined within the Miscellaneous Provisions act section 23/24 1979.

The Council can also use its powers in emergency situations to make safe trees that are imminently dangerous and use its powers where appropriate to make safe hazardous trees on private land, that may pose an unreasonable risk to the highway following the procedures outlined within the Highways Act 1980 under section 154 and 149.



Tree Planting

From time to time trees have to be felled and we understand that these trees need to be replaced, or the tree population will continue to decline.

It is important to ensure that for every tree removed, two are re-planted in the nearest suitable location from where the original tree was removed. This will increase the probability of one reaching maturity and if more than one survives, then tree population increases.

It is also important to be mindful that many replacement trees are much smaller in size as we understand better the interaction forest species trees have down narrow avenues with narrow footpaths. A smaller, more ornamental tree may be better suited to a narrow side street and a larger, forest species of tree may be better suited in a wider grass verge.

The size and scale of replacement planting should reflect both the trees removed and the situation. For example, in a large open space it may be more appropriate to plant 20 feathered trees rather than two larger standard size specimens.

By contrast, if a specimen tree that was individually important in the landscape has been felled, replacement with a more established tree may be more appropriate.

Consideration of costs should also be made. Smaller trees are cheaper and usually establish better, but have a less instant impact. As a rule the larger a tree is, the more expensive it is to buy and plant but has the instant impact the public expects in many situations.

Trafford Council also recognise the need to diversify the types of tree genus we plant around the borough. Certain diseases affect specific species of trees and therefore a diverse tree population with a staggered age range will create a robust tree population for generations to come.

Trafford Council will always endeavour to plant native trees where ever possible. Native trees are not always ideal candidates for planting down narrow streets. Therefore, it may be more practical to plant native trees in wider verge areas and in parks to ensure that these trees continue to play an important role in the ecosystem for native flora and fauna.



Tree Adoption

For a number of years now, Trafford Council has successfully run a Tree Adoption Scheme. The Tree Adoption Scheme enables residents and any interested parties to pay for the planting of a tree or a number of trees in a given, suitable, location.

From adopting a tree to be planted outside your property, to adopting a number of trees to be planted in a park or an open space, the Tree Adoption Scheme gives people the opportunity to get involved with creating a robust tree population for the residents of Trafford.

Details on how you can get involved with Trafford Council's Tree Adoption Scheme can be found [here](#).



Tree Management Principles

Trafford Council has set out a number of Tree Management Principles (TMPs) which should be considered as a set of guidelines to inform you of the Council's approach to any given tree enquiry. Please note that these are starting points for discussion and that issues are generally dealt with on a case by case basis. As we increasingly understand the pressures of global climate change, it is essential that Trafford's urban environment benefits from the 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 borough'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 estimated timescales to these responses are shown in brackets next to each Tree Management Principle. These are described earlier in section five and set out the approximate timescale in which queries are dealt with.

TMP1. Carriageway Obstruction due to Trees

A Council is obliged to ensure that vegetation is managed to a safe and suitable height over the carriageway to ensure that vehicles do not come in to contact with the foliage / branches.

If the tree is privately owned then it is the landowner's responsibility to ensure that the foliage is pruned to a suitable height – under the Highways Act (1980). If this work has not been carried out following a formal request by the Council, then the Council will use their available powers to try and resolve the issue and may charge the owner accordingly.

TMP2. Installation of a Dropped Kerb

The request will initially come from the Highways Team in One Trafford who deals with all vehicle crossing requests. The site will be inspected by a Council Officer and if the tree is a tree that has been identified for removal on a Tree Replacement Programme or the tree is unsuitable for long-term retention in its current position, then the costs for removing and replacing that tree will be given to the Highways Team and added to the total cost for installing the dropped kerb. If the benefits of retaining the tree outweigh the application to drop the kerb then the tree will be retained.

TMP3. Pavement Obstruction

We want to encourage sustainable modes of transport wherever possible, so where reasonably practical we aim to maintain a minimum 2.5m height clearance over a footpath associated with a street, road or highway. 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 landowners' 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, the Council will ask them to deal with the matter. If it is necessary for the Council to undertake the work, the owner will be charged accordingly for the Council's costs.

TMP4. Road Sight Lines

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 of the trees, eg. Lime trees, are called epicormic growth. This growth is removed from Council-owned trees on an annual basis up to a height of 2.5m.

TMP5. Street Lighting Obstruction

We aim for all our street lights 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 given 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 future problems do not occur.

As a highway authority, Trafford Council has 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 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

If a sewer or drainpipe is in good condition and has been properly constructed, then it is extremely unlikely and unusual for tree roots to initiate damage to drains. However a previously damaged drain will leak moisture into the soil and if there are any trees or shrubs in the vicinity, their roots will exploit the moisture gradient and follow it to the source. The roots will penetrate via the fault and finding ideal moisture and nutrient conditions will proliferate within the pipe, compounding any damage. The presence of tree roots within the drains, therefore, is probably due to a long-standing fault in the system and cannot be considered as evidence of damage to the pipework by roots.

Although the removal of a tree may appear an obvious treatment, as previously mentioned, the roots of other trees or shrubs will also take advantage of the locally moist conditions and will produce further blockages. Similarly a programme of mechanical or chemical root pruning will not be a long-term solution because the roots will re-grow.

It should be feasible for the damaged pipes to be excavated and repaired, thus removing the locally moist conditions arising from the defect within the pipe, preventing any tree roots in the location from penetrating the drains.

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

TMP7. Overhead Telephone Lines

Large trees in the city provide many benefits for the 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 canopy (private and Council-owned) 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

Sometimes the roots of large, well-established trees contribute to making the pavement uneven. The benefits that large trees provide are considerable, so appropriate action will

be considered. The Arboricultural Officer will liaise with One Trafford Highways Department to establish an appropriate course of action. There are several ways this problem can be resolved, such as;

- Building up the pavement and surrounding areas
- Relaying the surface of the pavement to mitigate the unevenness
- Root-pruning to allow the pavement to be adequately repaired – assuming the
- Root-pruning will not have an adverse effect on the tree
- Installing a root barrier or constructing a build-out around a high-value tree
- Removal of the tree as a last resort once other alternative solutions have been exhausted
- Add the tree/road for attention as part of a tree removal and replacement scheme which is designed to phase out trees that have been highlighted as unsuitable for long-term retention

TMP9. Tree-related Subsidence Property Damage

If you are concerned that your property has suffered subsidence and that a Council-owned tree has played a role in that damage, then we would advise you to discuss this with your property insurer to agree an appropriate course of action.

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

TMP10. Bird Droppings

The presence of birds is a vital part of the biodiversity within the city. All wild-birds species, their eggs and nests are protected by law (wildlife and Countryside Act 1981). When managing trees we would always try not to harm nesting birds or their nests.

Birds are an indicator of established trees with a healthy canopy providing the full range of benefits described earlier in the document. 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 outside of the Council's cyclical pruning and maintenance programme.

TMP11. Blossom

When spring approaches, many trees flower and blossom which is a natural occurrence and part of a 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 as part of regular cleaning cycles.

TMP12. Crime and Antisocial behaviour

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 normally require the co-ordination of a number of different agencies. The act of pruning or felling trees to remedy these problems is not the 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, Seeds and Nuts

Many of the Council's trees bear fruit, berries, seeds or nuts throughout the year, providing a source of free food for people and wildlife alike. These resources, as well as the many benefits trees already provide, make these trees extremely valuable assets. However, it is proven that this asset is contributing negatively to an area, by encouraging antisocial behaviour, then action can be taken to deal with these issues. If a significant anti-social behaviour problem persists then the Council may consider removal and replacement with an alternative species. Other than this, the value of these trees is greater than their perceived nuisance and no pruning will be undertaken outside of the Council's cyclical inspection and maintenance programme.

TMP14. High Hedges

A link for information on the Council's procedure for high hedges can be found [here](#).

The loss of a tree's leaves in autumn is part of the natural cycle, with the transitioning of colours providing 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 the sole responsibility of the landowner. Residents may find that fitting a gutter guard to regularly blocked gutters provides a low-maintenance solution.

Pruning Council-owned trees would have no impact on the amount of leaves that are shed in the autumn; therefore, no action is required to be taken. Roads, streets and highways are swept as part of regular cleaning cycles.

TMP15. Tree Blocking Light

Living close to trees provides many help benefits such as filtering pollution, reducing flood risk, and providing protection against harmful UV rays. Therefore we do not prune outside of our maintenance programme or remove a council-owned tree to improve natural light in to a property, including solar panels.

If natural light is being blocked by a high hedge then action may be taken to reduce this problem under the High Hedges Act – information of which can be found [here](#).

TMP16. Personal Medical Complaint

There is a wealth of evidence that links the benefits trees provide to the improvement of physical and mental health and well-being; 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. 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 residents.

TMP17. Pollen

Pollination is a natural part of the life cycle of trees and is absolutely essential for the reproduction of the borough's fruit-bearing trees. Pollen is naturally found in the atmosphere and therefore the pruning or felling of individual trees will not be an appropriate remedy to the complaint of a tree or trees creating excessive hay fever-type symptoms. As this document has discussed already, the benefits urban trees bring to the improvement of air quality far outweigh the negatives and it is for these reasons we do not undertake pruning or felling to remove or reduce the release of pollen.

TMP18. Poisonous Berries

We prioritise the health and well-being of all our borough's residents and that is why we take the potential exposure to 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 be a threat to our residents will be investigated and the appropriate action taken.

TMP19. Sap or Honeydew

Sap or honeydew is caused by greenfly feeding on the tree's leaves which then excrete a sugary sap. Some trees, such as lime trees 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 a temporary and limited relief, and may increase greenfly colonisation in the future. The sap or honeydew only lasts for a few weeks and the worst is over by the end of spring. We do not prune outside of the inspection and maintenance programme or fell trees due to issues with sap or honeydew.

When new 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.

Pruning Council-owned trees would have no impact on the amount of leaves that are shed in the autumn; therefore, no action is required to be taken. Roads, streets and highways are swept as part of regular cleaning cycles.

TMP20. Tree Next to a Building Site

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 business 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.

TMP21. Tree Touching a Building

Living or working close to trees provides many health benefits: filtering air 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 if the tree is not due for attention as part of the Council's inspection and maintenance programme within that financial year. This will usually involve the reduction of the length of the lateral branches to give clearance to the building. However, in exceptional circumstances it may sometimes be more appropriate to remove the tree; this would 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 occurring within the next five years.

If the offending tree is growing on private land then 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.

TMP22. Tree Overhanging Property

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

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

Please note that Councils 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.

TMP23. Tree Size

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 in the Right Place policy when planting new trees across the Borough. Whether an individual tree is considered too big or too small is subjective and may not take in to account the relative benefits that the tree is providing. Many residents love large trees that may have become a landmark for their entire area. Ultimately, the borough's trees belong to and are for the benefit for all the citizens of Trafford. For our existing tree stock, no work will be undertaken to either prune outside of the Council's maintenance programme or fell based on size alone.

TMP24. Vandalism

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 3-5 years after planting. By co-ordinating with our partner organisations, we actively promote tree-planting across the borough and get behind community-led initiatives. 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.

TMP25. View

In terms of UK law there is no legal right to a 'view', so any request to remove or prune 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 air pollution, reducing flood risk, providing protection against harmful UV rays, and improving the overall image and desirability of the space.

TMP26. Wild Animals, Insects and Pests

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 so expert advice should be sought on how best to deal with them. Beekeepers will often help to remove a swarm.

TMP27. Dispute Over Trees Between Neighbours

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 [here](#) on the Planning web page.