

TreeClear UK Ltd

Tree Surgery & Site Clearance Specialists

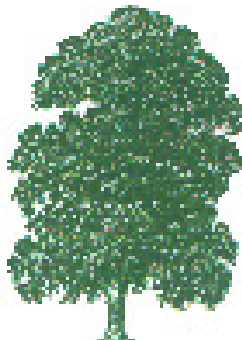
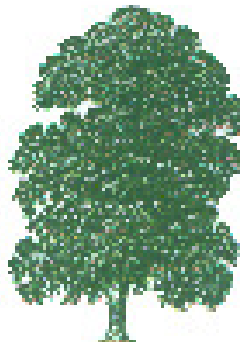
Spout Farm, Preston Road, Longridge, Preston, Lancashire PR3 3BE

Tel: 01772 783322 Fax: 01772 785877 Web: www.treeclear.co.uk



TREE REPORT

**Eatough Farm
Fleet Street Lane
Hothersall
Ribchester
PR3 3EX**



Offering a complete service in the U.K. since 1968

Directors: **D.G. Lambert** Tech. Cert. (Arbor. A) **A.L. Lambert** RFS (Cert Arb)

V.A.T No: 156 3577 45

Company No: 4752819



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TREE REPORT

Commissioned By:

Mr B McMahon

Address:

Barry McMahon
Modulus

Tel No:

T: 01254 240865

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Instruction Method:

Written

Survey Address:

Eatough Farm
Fleet Street Lane
Hothersall
Ribchester
PR3 3EX

Visit Date/Time:

7th December 2012

Weather Conditions:

Overcast but dry with a temperature of 8⁰C.

Architect

Mr B McMahon

barry@modulusassociates.co.uk

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OBJECTIVES OF THIS REPORT

1. TO IDENTIFY BY MEANS OF A SITE PLAN THE POSITION OF SPECIFIC TREES OUTLINED WITHIN THIS REPORT.
2. TO LIST THE RELEVANT DETAILS OF EACH TREE
E.G. CLASS, SPECIES, AGE AND SIZE.
3. TO LIST THE PHYSICAL CONDITION OF EACH TREE.
4. TO MAKE RECOMMENDATIONS FOR WORK REQUIRED TO IMPROVE TREE HEALTH, SAFETY AND REDUCE LIABILITY
5. TO ASSESS THE POSSIBLE EFFECTS THE TREES AND ROOTS ARE HAVING OR COULD HAVE IN THE NEXT FIVE YEARS ON ADJACENT STRUCTURES OR BUILDINGS.
6. TO INCLUDE MANAGEMENT RECOMMENDATIONS TO REMOVE OR REDUCE LIABILITY.
7. TREES AND SHRUBS NOT INCLUDED IN THE INDIVIDUAL LISTS AND THEREFORE NOT SHOWN ON THE PLAN, HAVE NO LIABILITY TO ANY PROPERTY AND ARE OUTSIDE THE OBJECTIVES OF THIS REPORT.

This report is based on recommendations advised in BS 5837: 2005 Trees in relation to construction

Individual tree characteristics, defects and liability are coded alphabetically. Please see Appendix 1 for descriptions and values.

All work is carried out in accordance with BS 5837 2005: Tree Survey Assessment methods and trees evaluated using standard Safe Useful Life Expectancy categories.

Consideration has also been given to water demand and zone of influence to examine the indirect action of trees on structures. *NHBC Standards Building near trees Chapter 4.2*

Qualified, certificated and experienced personnel must carry out remedial work in accordance with BS 3998 Pruning of Trees.

Attention is drawn to the following statutory regulations: the Town and Country Planning Act 1990 (as amended) [1], the Forestry Act 1967 (as amended) [2], the Wildlife and Countryside Act 1981 (as amended) [3], the Conservation (Natural Habitats etc.) Regulations 1994 [4], the Countryside and Rights of Way Act 2000 [5], the Hedgerows Regulations 1997 [6], the Construction (Design and Management) Regulations (CDM) [7] and the Environment Act 1994 (as amended) [8].

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TREE REPORT

| TREE NO: | T1 | T2 | T3 | T4 | T5 | T6 |
|-------------------------|----------------|--------|-------|-------|-------|-------|
| SPECIES: | Horse Chestnut | Cherry | Holly | Apple | Holly | Apple |
| HEIGHT in metres: | 10 | 9 | 7 | 6 | 5 | 5 |
| CIRCUMFERENCE in mm: | 140 | 96 | 68+60 | 66 | 78 | 90 |
| FORM: | A | A | A | A | A | A |
| CROWN CLASS: | C | A | A | A | A | A |
| AGE CLASS: | B | B | B | B | B | B |
| FOLIAGE DENSITY: | - | - | A | - | A | - |
| CROWN SPREAD in metres: | 10 | 8 | 6 | 8 | 4 | 7 |
| PREVIOUS WORK: | A | A | B | B | A | B |
| SUSPECT ROOTS: | A | A | A | A | A | A |
| FUNGUS: | A | A | A | A | A | A |
| BUTTRESSES: | A | A | A | A | A | A |
| CAVITIES: | A | A | A | A | A | A |
| CRACKS / SPLITS: | A | A | A | A | A | A |
| DECAY: | A | A | A | A | A | A |
| DEADWOOD: | A | A | A | A | A | A |
| LIFE EXPECTANCY: | A | A | B | B | B | A |
| FAILURE RISK: | A | A | A | A | A | A |
| STABILITY: | A | A | A | A | A | A |
| LIABILITY: | A | A | A | A | A | A |
| | | | | | | |

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Tree Groups

Hedge 1

This hedge forms the boundary of the property to the lane beyond the main gates.

Species include: Hawthorn, Blackthorn, Holly, Cherry, Oak, Hazel, Privet, Elderberry and Ivy.

This hedge has been maintained on the roadside where it hangs over a ditch. The other side of the hedge forms the boundary to trees included in Group 1

Hedge 2

This hedge forms the northerly boundary between the barn and the agricultural land beyond.

Species include; Hawthorn, Blackthorn, and Ash.

This hedge has been cut and maintained for many years.

Group 1

This group of trees forms a small triangular block behind the roadside hedge.

Species include: Hawthorn, Blackthorn and Elderberry.

Most are young plants and have suckered from plants in the hedge.

Though they have never been managed, they create a good thicket and an excellent refuge for wildlife.

TREE HEALTH AND LIABILITY RECOMMENDATIONS

CONCLUSIONS

Trees

All trees inspected were healthy and had no liability to any of the buildings.

No work is needed on any of them.

Hedges

Hedges have been maintained as required on a regular basis and do not require any remedial work.

Groups

The group of trees are all self sown or layered and though no management has been undertaken, this copse provides an excellent habitat and refuge for wildlife.

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LIMITATIONS TO THIS REPORT

1. This report is valid for a period of 2 years only.
2. This survey and inspection has been conducted visually from ground level only.

No soil inspection or analysis has been undertaken.

3. All trees requiring remedial work will need to be checked with the Local Planning Authority to ascertain whether they are covered by either a Tree Preservation Order or are within a Conservation Area.

4. The liability of any tree to the property will be removed or reduced providing the recommendations are undertaken within the given timescale. On-going remedial works must be implemented within the dates specified. This report is invalidated if these dates are exceeded.

5. Recommendations must be carried out as stated. If the extent of the work is exceeded, then this report is invalidated.

6. Trees adjacent to drains may need a drains specialist to inspect and report for damage and root ingress.

7. A separate report to assess possible structural defects to the property may also be required.

This tree assessment assumes normal growth patterns under normal weather conditions. Abnormal growth or severe weather may create problems outside the scope of this report.

Trees are living organisms and as such may succumb to viral, bacterial, fungal or pest infestations. Solutions to some of these problems may be administered before the tree(s) are completely infected. Diseases like Phytophthora can cause a sudden and irreversible deterioration in many plant species.

Trees, which require "monitoring", must be re-assessed within 2 years to evaluate their progress or deterioration.

Author: Denis Lambert

Signed: D. G. Lambert

Date: 12/1/2013

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APPENDIX 1:

TREE ANALYSIS CODES

| | | | |
|---|---|---|---------------------------|
| TREE FORM | A | = | Symmetrical |
| | B | = | Minor symmetry |
| | C | = | Major symmetry |
| CROWN CLASS | A | = | Dominant / Co Dominant |
| | B | = | Intermediate |
| | C | = | Suppressed |
| AGE CLASS | A | = | Young |
| | B | = | Mature |
| | C | = | Late mature, Senescent |
| FOLIAGE DENSITY | A | = | Normal |
| | C | = | Sparse |
| DEFECTS | A | = | None |
| | B | = | Minor |
| | C | = | Major |
| PREVIOUS WORK | A | = | None |
| | B | = | Minor |
| | C | = | Major |
| SAFE USEFUL LIFE EXPECTANCY (S.U.L.E.) | A | = | Long - 40 years |
| | B | = | Medium - 15 - 40 years |
| | C | = | Short - 5 - 15 years |
| | D | = | Remove - up to 5 years |
| FAILURE RISK ASSESSMENT | A | = | No hazard |
| | B | = | Hazard (within 12 months) |
| | C | = | Major hazard (immediate) |
| LIABILITY | A | = | None |
| | B | = | Minor |
| | C | = | Major |

The above failure risk assessment values apply to ALL DEFECTS.

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APPENDIX 2: Safe Useful Life Expectancy Category Descriptions (S.U.L.E.)

A.) **Long SULE:** Trees that appear to be retainable with an acceptable level of risk for more than 40 years.

- (1) Structurally sound trees located in positions that can accommodate future growth.
- (2) Storm damaged or defective trees that could be made suitable for retention in the long term by remedial tree surgery.
- (3) Trees of special significance for historical, commemorative or rarity reasons that would warrant extraordinary efforts to secure their long-term retention.

B.) **Medium SULE:** Trees that appear to be retainable with an acceptable level of risk for 15 to 40 years.

- (1) Trees that may only live between 15 and 40 more years.
- (2) Trees that may live for more than 40 years but would be removed to allow the safe development of more suitable individuals.
- (3) Trees that may live for more than 40 years but would be removed for safety or nuisance reasons.
- (4) Storm damaged or defective trees that could be made suitable for retention in the long term by remedial tree surgery.

C.) **Short SULE:** Trees that appear to be retainable with an acceptable level of risk for 5 to 15 years.

- (1) Trees that may only live between 5 and 15 more years
- (2) Trees that may live for more than 15 years but would be removed to allow the safe development of more suitable individuals.
- (3) Trees that may live for more than 15 years but would be removed for safety or nuisance reasons.
- (4) Storm damaged or defective trees that require substantial remedial tree surgery to make safe, and are only suitable for retention in the short term.

D.) **Remove:** Trees with a high level of risk that would need removing within the next 5 years.

- (1) Dead trees.
- (2) Dying or suppressed and declining trees through disease or inhospitable conditions.
- (3) Dangerous trees through instability or recent loss of adjacent trees.
- (4) Dangerous trees through structural defects including cavities, decay, included bark, wounds or poor form.
- (5) Damaged trees that are clearly not safe to retain.
- (6) Trees that will become dangerous after removal of other trees for the reasons given in (1) to (5).

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BS 5837 TREE SURVEY ASSESSMENT METHOD

INDIRECT ACTION OF TREES ON STRUCTURES

This report includes an indication on the possible damage to structures assessed by each tree's "water demand" and its "zone of influence" (the approximate area that may be affected) and is also based on the height each tree may ultimately attain.

This area is quite complicated but relevant sections of the BS 5837 are included to help explain the effects that trees can have on structures and particularly, foundations.

10.3 Indirect action of trees on structures

10.3.1 On clay soils, trees need special consideration. Clay soils subject to changes in moisture content will undergo volumetric changes, shrinking when they dry and swelling when they re-hydrate. Such changes occurring below foundation level will cause movement of the foundations, which can result in damage to the structure. Prediction of the likely amount of movement is complicated, as it depends on the potential shrinkability of the clay, the ability of the tree to dry the soil, surface and subsurface drainage patterns, and on weather conditions.

10.3.4 More than 99% of water absorbed by trees is lost from the leaves. In winter, when deciduous trees are not in leaf, there is negligible loss. During the summer, when the tree is in leaf and losing water, the soil progressively dries, and in winter the reverse process occurs and the soil re-hydrates. In clay, this seasonal fluctuation in moisture content will induce shrinking and swelling of the soil. To avoid damage caused by these movements, structures should either be able to tolerate the movement, or should be founded below the level of moisture content change.

10.3.5 Trees differ in the depth and extent of their root system and in efficiency at abstracting moisture from the soil. The species, which are likely to cause the deepest and most extensive effects, are poplar, elm, oak and willow. Other species usually have a markedly less effect.

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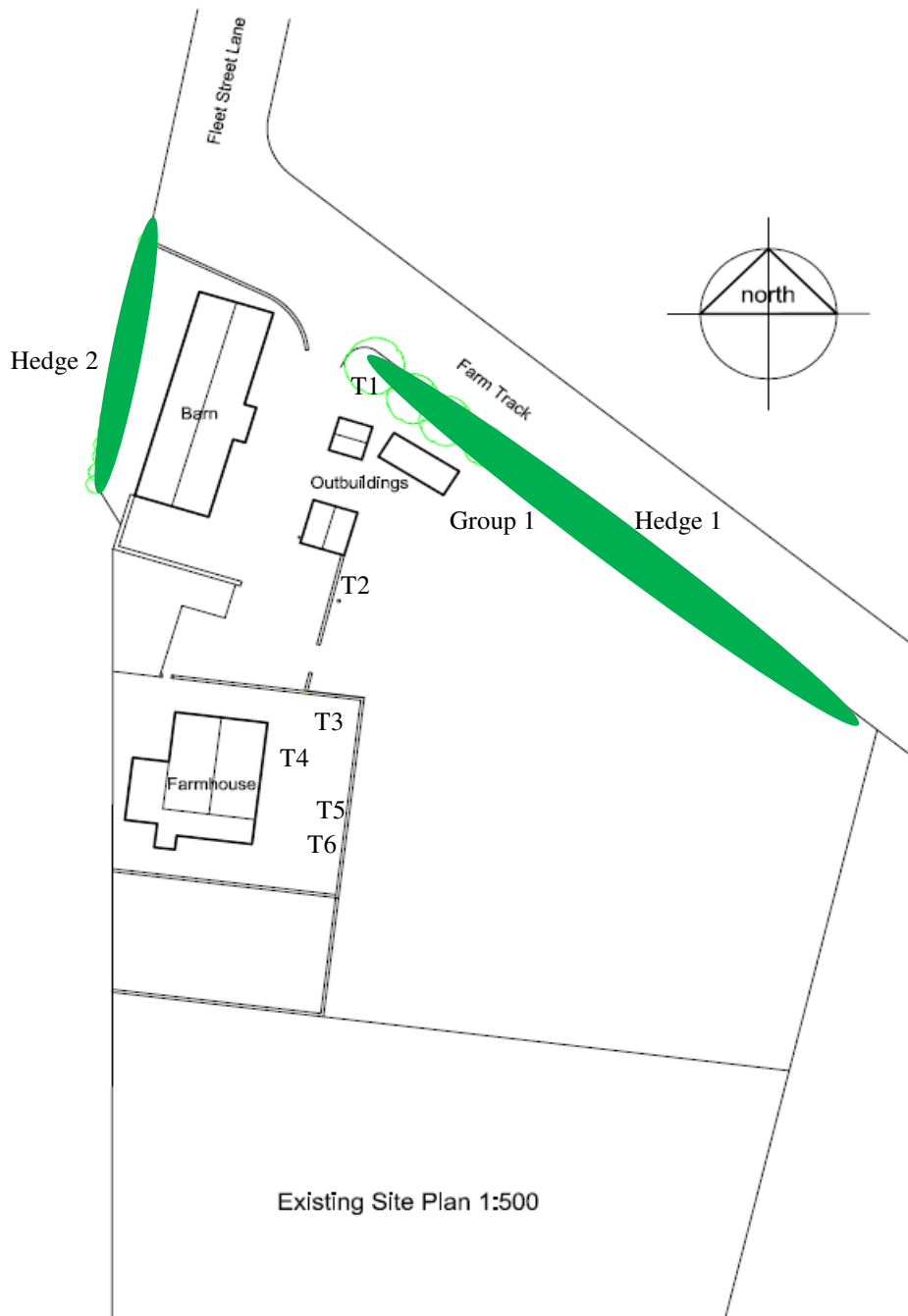
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SITE PLAN



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