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Report on trees at White Lodge, Pendleton, Clitheroe.

Remit

The inspection was carried out to aid with a planning application for Stanton Andrews as the initial tree survey on a proposed development.

The report has focused on the trees in the vicinity of the house.

The trees were viewed from ground level using normal VTA (visual tree assessment) methods supplemented by acoustic hammer investigation techniques.

Weather

Overcast with a light breeze.

Site & Situation

The trees are in the garden of the property recently a number of other trees and shrubs have been removed.

Trees

The trees are recorded on a survey schedule an example of which is shown below, with a brief explanation in the following paragraphs.

Tree no.	Species	Height	DBH	Branch spread	Crown height	Age	Physiological Condition	Structural condition	Preliminary management	Useful Life	Grade
1	Ash (Fraxinus excelsior)	16	45	N 3 E 6 S 4 W 3	4	FM	Fair, some deadwood	Fair, double stem from 1.5m slight crown imbalance	Remove dead wood. Improve balance?	20	B

Tree no This number relates to the tree's position marked on the site plan, trees are numbered roughly anticlockwise round the site starting at the entrance.

Species Common name and (botanical name).

Height Indicates the full height of the tree in meters.

DBH Diameter of trunk at breast height in centimeters, or on multi stemmed trees (m) the basal diameter.

Branch spread These distances are measured from the trunk of the tree to the branch tips in meters and give an indication of the size of the crown.

Crown height Height in meters of crown clearance above adjacent ground level.

Age As it is not possible to accurately estimate the age of trees they are categorized into age groups, each group are represented by a code symbol. Several systems of coding may be used and this report uses the system outlined below.

Y: Young tree
SM: Semi mature tree
M: Mature tree
FM: Fully mature tree
OM: Over mature tree
V: Veteran

Physiological condition, eg. good, fair, poor, dead, this gives an indication of the trees health.

Structural condition This briefly shows the structural condition of the tree including physical defects.

Preliminary management These are preliminary management recommendations, including initial action necessary or further investigation of suspected defects that require a more detailed assessment.

Useful life Estimated remaining number of years that the tree will give a useful contribution. (eg. under 10, 10-20, 20-40, over 40).

Grade R or A to C category grading shows the overall quality of the trees which are categorized into quality groups, each group are represented by a code symbol. (See BS 5837: 2005 section 4.3)

Category R: Trees in such a condition that any existing value would be lost in a few years and which should, in the current context be removed for reasons of sound arboricultural management.

Category A: Trees of high quality and value in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested.)

Category B: Trees of moderate quality and value in such a condition as to be able to make a significant contribution (a minimum of 20 years is suggested.)

Category C: Trees of low quality and value currently in adequate condition to remain until new planting could be established. (A minimum of 10 years is suggested.) Or young trees with a DBH under 15 cm.

Specific further comments and necessary actions are then also noted.
NB. Directions measurements etc. are approximate.

Survey schedule of trees at White Lodge, Pendleton

Tree no.	Species	Height	Stem diameter	Branch spread	Crown height	Age	Physiological Condition	Structural condition	Preliminary management	Useful Life	Grade
1	Ash (<i>Fraxinus excelsior</i>)	14	122	N 8 E 10 S 8 W 10	5	OM	Fair, some dead wood	Fair, Ivy on stem, cavities visible, a limb lost recently	Remove dead wood, monitor for further deterioration.	10	C
2	Conifer (<i>Cham. lawsoniana</i>)	9	27	N3 E2 S2 W2	2	FM	Fair	Fair, topped 10years+ ago and re growing	N/A	10	C
3	Conifer (<i>Cham. lawsoniana</i>)	9	31	N3 E2 S2 W2	2	FM	Fair	Fair, topped 10years+ ago and re growing	N/A	10	C
4	Conifer (<i>Cham. lawsoniana</i>)	9	35	N3 E2 S2 W2	2	FM	Fair	Fair, topped 10years+ ago and re growing	N/A	0 10	C
5	Conifer (<i>Cham. lawsoniana</i>)	9	40	N3 E2 S2 W2	2	FM	Fair	Fair, topped 10years+ ago and re growing	N/A	10	C
6	Conifer (<i>Cham. lawsoniana</i>)	9	m80	N3 E2 S2 W3	2	FM	Fair	Fair, topped 10years+ ago and re growing	N/A	10	C
7	Conifer (<i>Cham. lawsoniana</i>)	9	21	N2 E1 S1 W1	2	FM	Fair	Fair, topped 10years+ ago and re growing	N/A	10	C
8	Conifer (<i>Cham. lawsoniana</i>)	9	19	N2 E1 S1 W1	2	FM	Fair	Fair, topped 10years+ ago and re growing	N/A	10	C
9	Conifer (<i>Cham. lawsoniana</i>)	9	21	N2 E1 S1 W1	2	FM	Fair	Fair, topped 10years+ ago and re growing	N/A	10	C
10	Conifer (<i>Cham. lawsoniana</i>)	9	52	N2 E1 S1 W1	2	FM	Fair	Fair, topped 10years+ ago and re growing	N/A	10	C
11	Conifer (<i>Cham. lawsoniana</i>)	9	25	N2 E2 S3 W2	2	FM	Fair	Fair, topped 10years+ ago and re growing	N/A	10	C
12	Conifer (<i>Cham. lawsoniana</i>)	9	31	N2 E2 S3 W2	2	FM	Fair	Fair, topped 10years+ ago and re growing	N/A	10	C
13	Plum (<i>Prunus CV</i>)	6	m45	N4 E5 S4 W4	0	FM	Fair	Fair, un pruned fruit tree, many suckers	Remove suckers and re assess	10	C
14	Fir (<i>Abies grandis</i>)	15	79	N5 E5 S6 W6	4	OM	Fair	Fair, some deadwood & broken limbs loose bark	Monitor for deterioration & remove deadwood	10	C

Tree no.	Species	Height	Stem diameter	Branch spread	Crown height	Age	Physiological Condition	Structural condition	Preliminary management	Useful Life	Grade
15	Red Chestnut (Aesculus X carnea CV)	11	40	N1 E1 S3 W4	1.5	M	Fair	Fair, suppressed, minor dead wood	Remove dead wood	20	C
16	Copper Beech (Fagus sylvatica CV)	13	m72	N5 E6 S3 W4	1.5	M	Good	Fair, double stemmed	Remove dead wood	30	B
17	Oak (Quercus robur)	13	80	N8 E6 S7 W8	1.5	M	Good	Good, some dead wood	Remove dead wood	40	B
18	Red Chestnut (Aesculus X carnea CV)	11	35	N4 E3 S0 W2	1.5	M	Fair	Fair, suppressed, poor pruning cut at 1m	Remove dead wood	20	C
19	Copper Beech (Fagus sylvatica CV)	13	85	N4 E4 S4 W3	1	M	Fair	Fair	Remove dead wood	30	B
20	Maple (Acer 'Crimson King')	11	35	N3 E3 S2 W3	2	M	Good	Fair	N/A	20	B

A hedge mostly of hawthorn runs between the garden and the road, it is in poor condition in places as it has been shaded out, it may be possible to re-establish this hedge if replanting with more shade tolerant hedge plants are used.

Other comments

Trees 2-12 are a group of conifers which have been topped in the past, there are some smaller conifers under them and rhododendrons to the south, and although they are not particularly good trees they do give some shelter to the site.

Some clearance work has been done on the site already, large machines have been used which may have caused soil compaction, this could have a detrimental effect on the older established trees.

Recommendations

Most of the trees on this site need no immediate action, however if development work is approved some trees will need attention soon.

Tree 1 is an old tree and has recently lost a limb over the road/ drive area, future assessment may be needed to ascertain the longer term viability of keeping this tree.

Tree 13 is a plum variety but it may not be useful as a fruiting tree as it has many suckers and may have reverted back to a less fruitful form.

Tree 14 has loose bark with decay under it and will need further monitoring to ensure that further deterioration does not lead to risk of tree failure.

Other trees on the site have minor dead wood this may be removed for aesthetic or safety reasons but at present it does not appear to be a high priority.

The large number of mature trees on this site are a valuable asset to the area as they give many benefits including visual amenity, screening, sunshade wildlife habitat etc. This though must be balanced against any risk posed by the trees, no tree can be guaranteed absolutely safe, but if trees are healthy and regularly assessed and maintained the degree of risk will be kept within HSE acceptable levels.

Trees need to be considered at all stages of development beginning at planning, throughout the development process and beyond to future long term management of the tree resource. A tree constraints plan which includes tree protection should be implemented in accordance with BS 5837 Trees In Relation To Construction.

Practically, and in brief, this will mean

- Planning the development sensitively so the trees will not in future dominate buildings because buildings are positioned too close.
- During development the trees to be retained must be disturbed as little as possible, an exclusion zone of 12x the DBH of the tree (10x basal diameter of multi stemmed trees) should be created. Ideally a strong tall fence should be erected before any site operations start with no access to contractors (who need to be informed of these requirements) storage of materials or service corridors.
- Changes to soil levels are to be avoided, as are fires close to the trees and vehicles/ plant and machinery.
- If garden design and landscaping is to be embarked on careful planning will ensure the mature trees enhance the development but again soil levels should be maintained and any under planting will need to be shade tolerant.
- Inevitably sometimes trees are damaged, if this occurs a qualified arboriculturist should be brought in to carry out remedial work to BS 3998.

For further details refer to BS 5837 Trees In Relation To Construction.

Report prepared by Andrew Piercy (Qualified Arboriculturist).

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