



Tree Condition Report & Management Recommendations

Client: Andrew at Fairhaven Housing

Site Ref: 'Candlemakers Court,
Clitheroe, Lancashire, BB7 1AH

Date of Inspection: 10th October 2018

Arboricultural Report for:
Viridis Ref: Oct 201801
Author: D Rigbye

Andrew at Fairhaven Housing
Site: Candlemakers Court
Date: 15th October 2018

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1.0 Introduction

1.1 Instruction

I have been instructed by my client Andrew at Fairhaven Housing to inspect two trees at Candlemakers Court, Clitheroe.

1.2 Purpose of this report

The purpose of this report is to highlight any issues which may be of concern from a safety perspective and to make appropriate recommendations to minimise risk to acceptable levels.

1.3 Qualifications and experience

I have based this report on my site observations and experience. My qualifications and experience are detailed in Appendix A.

1.4 Documents and information provided

I met the client on site to identify the trees which form the basis of this report.

1.5 Scope of this report

This report is only concerned with two trees adjacent to Candlemakers Court.

1.6 Mapping

None required.

2.0 Limitations

2.1 The inspection was carried out from ground level and relates only to arboricultural aspects. All visual observations and recommendations relate to the condition of the trees on the day of the survey.

2.2 Due to the changing nature of the trees and other site circumstances, this report and any recommendations made are valid for twelve months. Any alteration to the site may invalidate this report and any recommendations made.

2.3 Trees are dynamic structures that can never be guaranteed safe.

2.4 This report does not consider the structural condition of existing buildings, nor the impact of existing trees on their foundations. If there are concerns over such matters the advice of a structural engineer should be sought.

3.0 Site visit and observations

3.1 Site visit

I carried out an accompanied site visit on the 10th October 2018.

All my observations were from ground level.

All measurements are approximate.

The weather at the time of inspection was clear, still and dry.

3.2 Brief site description

Candlemakers Court is a housing association site maintained by Fairhaven Housing. It comprises of a number of individual dwellings with associated landscaping such as communal areas to the frontage of properties and borderless rear gardens.

3.3 Identification and location of the trees

The trees which forms the basis of this report are a single Norway Maple and a single Small Leaved Lime. The trees are located at the side of 7 Candlemakers Court, past a stone boundary wall and into an area of open green space which, I was informed, is owned and maintained by the Diocese of Bradford. Fairhaven housing should ensure that this is the case prior to works commencement and the necessary access permissions being obtained.

3.4 Soil assessment

Not required at this time.

4.0 Restrictions

I have contacted the local planning department (Ribbles Valley Borough Council) via email who confirmed that the two trees were not subject to a Tree Preservation Order but were located in the Clitheroe Conservation Area.

Any proposed works will need to be submitted to the LPA in the form of a 211 Notification. Once a 211 Notification has been received by the LPA it has six weeks to decide whether to place a TPO on the trees. If the LPA do not respond within six weeks of receipt the works can be carried out as specified in the application/notification.

LPAs will often inform applicants if they have no intention to place a TPO on the trees within this time frame, allowing for works to commence subject to specification.

4.1 Statutory wildlife obligations

The Wildlife and Countryside Act 1981 as amended by the Countryside and Rights of Way Act 2000, provide statutory protection to birds, bats and other species that inhabit trees. All tree work operations are covered by these provisions and advice from an ecologist must be obtained before undertaking any works that might constitute an offence.

4.2 Collection of basic data

I collected information on species, life stage, general condition and management recommendations.

4.3 Implementation of works

All tree works should be carried out to BS 3998 2010 Recommendations for Tree Work. A contractor listing can be made available if requested.

4.4 Future considerations

Trees should be inspected at a regular interval, with trees in close proximity to property, highways and high usage areas being the priority.

5.0 Tree Location and History

The trees which forms the basis of this report are Norway Maple (T1) and a Small Leaved Lime adjacent to 7 Candlemakers Court, Clitheroe. The trees are located on the eastern/south eastern side of the property on adjacent land under the apparent ownership of the Diocese of Bradford.

No pruning history was available at the time of inspection.

The trees were inspected using the VTA system carried out from the ground utilising a nylon sounding hammer where appropriate.

6.0 Findings

T1 Norway Maple

- Semi mature specimen – 62cm diameter – Fair condition – Approx. age 85 years
- Branches from two limbs coming into direct contact with adjacent property
- Evidence of bark separation due to tension on underside of a number of larger branches
- Evidence of root girdling on western side of tree
- Small amount of deadwood
- No evidence of FB (fruiting bodies)
- No cavities
- Tree naturally growing away from adjacent property.

T2 Small Leaved Lime

- Mature specimen – 112 cm diameter – Good condition – Approx. age 240 years.
- Cavity on northern side
- Crown in full leaf
- Small number of branches growing toward south eastern boundary of property
- No FB on stem

7.0 Discussion

T1 Norway Maple

There is a number of branches coming into direct contact with the gable end of the property and roof. From a liability perspective the tree owner is liable for damage proven as a result of tree branches coming into contact with the property.

The tree should be monitored, if not already subject to regular inspection regarding the bark separation on the underside of branches toward the property.

The root girdling will be having an adverse impact upon the tree, however given the age of the tree and the process required to remedy this it is best advised to include this in the future monitoring of the tree.

Deadwood over the boundary and property should be removed to limit the possibility of damage to persons or property adjacent.

T2 Small Leaved Lime

Branches coming toward the property in question should be sympathetically pruned back in accordance with the relevant legislation given the trees age. A tree of this age will take substantially longer to react to pruning wounds and therefore it is recommended that the minimum is pruned off the tree to abate any nuisance in regard to branches coming into contact with the south eastern edge of the property, in this case I recommend up to two meters.

There is a cavity on the northern side of the tree which should be monitored by the trees owner. Cavities in trees of this age are not unusual and given the trees condition, location in open ground subject to no limiting site conditions, it is anticipated that this does not appear to pose an immediate concern given the likelihood it has been present for some time.

8.0 Summary

The trees do not pose an immediate risk of failure and should be monitored accordingly by a competent person. There is direct contact with T1 to the gable end and roof of the property which scan be abated by suitable pruning works in accordance with the relevant British Standard.

9.0 Conclusion

A 211 Notification should be made to Ribble Valley Borough Council to remove the two limbs on T1 Norway Maple of which branches are coming into contact with the gable end of 7 Candlemakers Court. The removal of these two limbs will abate any nuisance and give enough clearance that further works are not required for the near future as regards clearance from the property. Deadwood should also be removed over the pathway at the side of the property.

T2 Small Leaved Lime should be sympathetically pruned back up to two meters from the south eastern edge of the property to suitable junctions.

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10.0 Signature

This report represents a true and factual account of the trees adjacent to 7 Candlemakers Court, Clitheroe.

A handwritten signature in black ink, appearing to read 'D. Rigbye', with a stylized flourish at the end.

Daniel Rigbye FdSc ARB MArborA

On behalf of Viridis Consultancy

Dated 15th October 2018

APPENDIX 'A'

Qualifications and experience of Daniel Rigbye

Qualifications

Foundation Degree in Arboriculture - Science - June 2004

CMI Level 5 Management

Practical experience

After graduation, I became a surveyor for Glendale Countryside working on their Sefton MBC Contract. In 2007, I was employed as an Assistant Arboricultural Officer in a local authority. I was promoted to Arboricultural Officer in 2012 and remain in-post. In 2017, I began my own consultancy practice.

Continuing professional development

Attendance of specialist short courses in relation to specific fields in arboriculture

20/04/16 BS 5837 Trees on Development Sites

21/04/16 BS 5837 Principles

23/08/16 Tree Fork Analysis

28/06/17 Tree pests, diseases and fungi

Indemnity Insurance

I am covered by HISCOX insurance up to £2m.

Membership of Professional Bodies

Professional member of the Arboricultural Association

Associate Member of the Institute of Chartered Foresters

APPENDIX 'B'

Site images

Image 1 and 2 – T1 contact with property

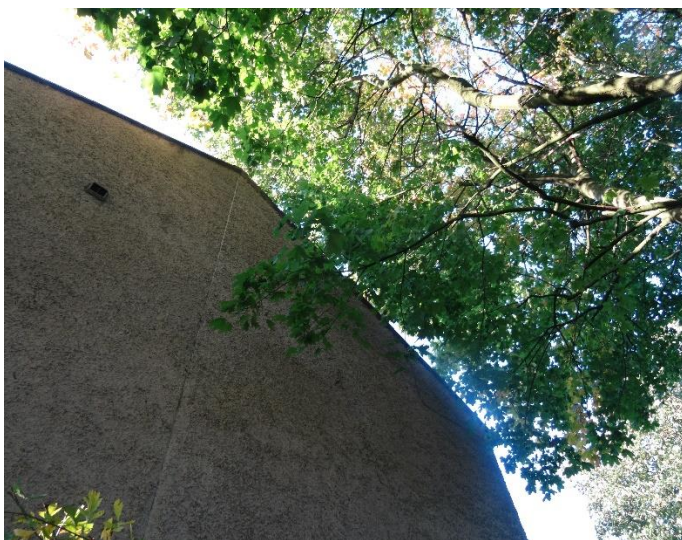


Image 3 Two limbs from T1 to be removed to abate nuisance

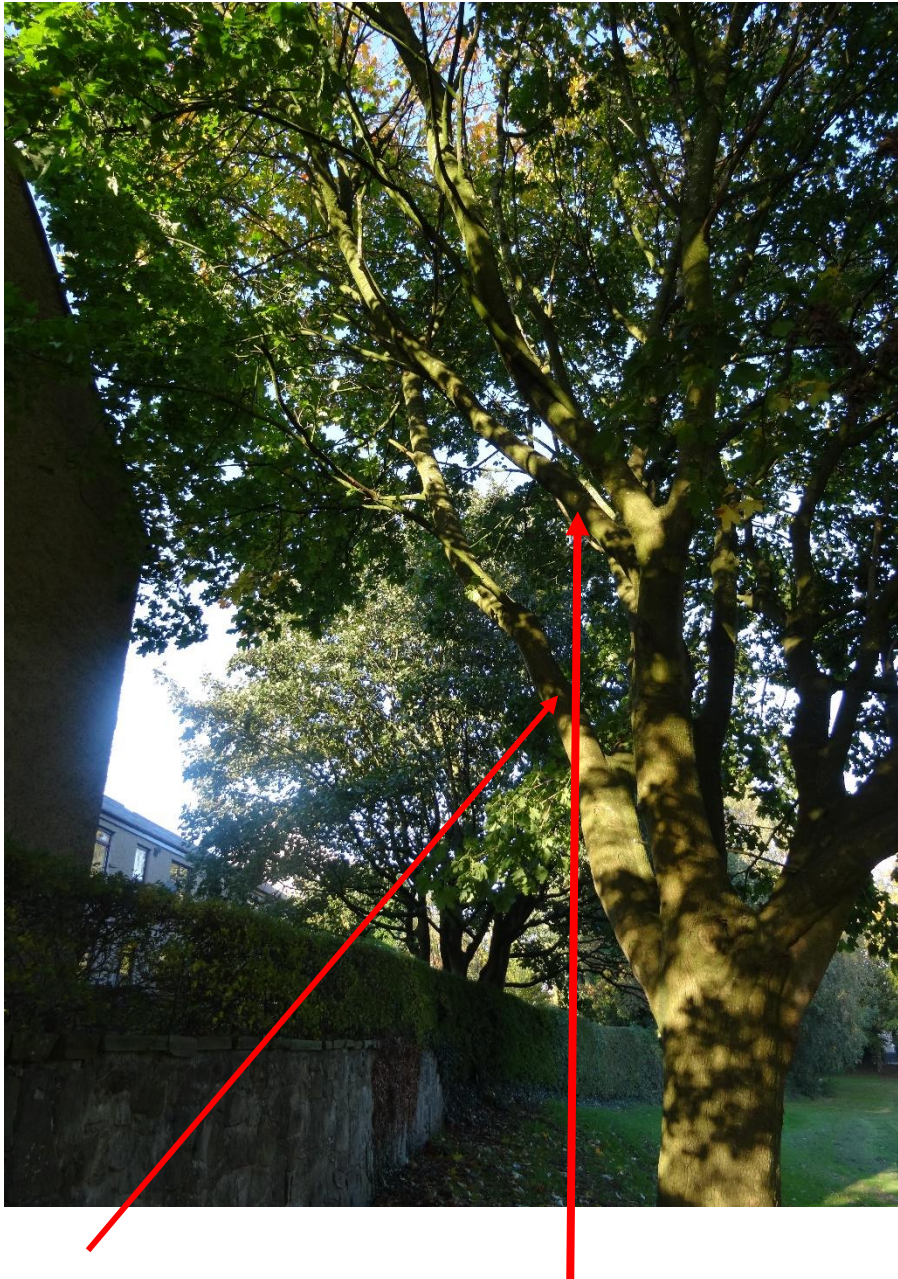


Image 4 General area of branches from T2 to be pruned back from edge of property by up to two meters.

