

QUANTITATIVE TREE RISK ASSESSMENT OF TREES

AT 2 HUNTSMANS COTTAGES, WOODFOLD PARK, MELLOR, BLACKBURN

Client: Mr and Mrs Hartley (resident owners at 2 Huntsmans Cottages)

Date of Tree Inspection: 12.2.20

Weather conditions: Dry and cold, Light wind.

BACKGROUND AND PURPOSE.

- The trees are within the Woodland W12 located to the west of the Driveway to Woodfold Hall and comprise a self-sown group of mature sycamore, beech, lime, alder, oak, birch, elm, Horse Chestnut and ash. Judging by the ground flora the Trees may be Ancient Woodland (PAWS) dating from 1600. The woodland which has an area of roughly 1.22 acres is fenced off from casual public access. The protection offered by a woodland order includes all trees over 75mm girth growing within the marked area now and in the future.
- The trees are within fall range of the main entrance drive, the drive to 1 and 2 Huntsmans Cottages and the drive to the Stud property. Hence the purpose of the study is to identify the condition of the trees and the risk of harm and help provide completion of the clients Duty of Care liabilities
- The trees have not previously been inspected by us and it is our view that some tree failure has occurred in the recent past and so far preventative tree maintenance has not taken place. The report will also comment on the probable causes for poor tree condition and failure and the detailed schedule will specify the recommended works.
- The trees are covered by a Tree Preservation order 1988 No. 5 (Woodfold Estate Mellor) administered by Ribble Valley BC and an application for permission to carry out works will be advised to the council on completion of the survey.
- Implications of ground desiccation by trees and the implications for buildings and structures have not been addressed.

INVESTIGATION METHODS AND QTRA

- The Trees which have been identified as presenting a risk of harm have been number coded, colour spot marked on site with the attached schedule and plan helping to identify the location and required works.
- The methodology used, is to assess the tree conditions using VTA (Visual Tree Assessment) methods and a sonic hammer and then to proceed to use Digital Microprobe Techniques to identify basal or butt decay if required. All trees have been surveyed from ground level only.
- The urgency of the required work has been informed using the Quantified Tree Risk Assessment System of which we are licensees. The system involves assessing the condition of the tree and the type of possible failure, the use of the site and the proximity of people and buildings and the assessed likelihood of tree failure. In consideration of the risks associated with the trees I have applied the Quantified Tree Risk Assessment methodology (Ellison 2005), details of which can be supplied to you if required.
- Having considered generally perceived levels of acceptable and unacceptable risk reported in various literature, we propose that a risk of significant harm of 1 in 10,000 is a reasonable and broadly acceptable risk of harm that might be imposed upon people who have no control over the source of a risk. Risks identified which are greater than this will be referred to in the report and will require action on the part of your contractors.

FINDINGS

Taken as a group and assessed by the Quantified Tree Risk Assessment Method of which we are licensees we can advise that:

- The targets close to the trees are cars on the main drive and Stud entrance drive and the owners and family visiting the woodland.
- The Trees vary in condition but tend to be in a mature age group with little previous evidence of systematic maintenance. Poor waterlogged ground conditions present a local walking hazard and have contributed to tree decline
- The likelihood of failure varies and is shown on the attached schedule.

No Trees have a high Risk of Harm rating mainly because traffic flow is low and the woodland will have only occasional pedestrian traffic.

PAST WORKS AND TREE CARE

- Prior to the current ownership little felling or planting has been carried out and some inappropriate lighting of fires too close to trees has caused damage. The woodland has a wide species range but Horse Chestnut has not prospered in the past and ash die back will be a persistent problem over the next ten years.
- The woodland has a small pond in one corner as shown on the plan
- In most cases the tree decline has become terminal and cannot be reversed. The solution in this situation is to reduce declining trees to nature stumps so providing a biodiversity asset and replanting the area with damp tolerant species such as alder and encouraging the current young beech. Some conifer species will add to the diversity and provide boundary screening.

The colour code on the schedule is as follows and is a guidance to contractors. The trees referred to on the schedule have been tag numbered for identification purposes or are identified by species and approximate location on the plan.

BLUE stands for monitor

YELLOW stands for Fell

RED stands for prune as per a specification or reduce to a nature stump for specific reasons.

Work rated as High and medium priority should be completed within three months and low priority work being completed if budgets permit.

Certain of the trees spotted blue will be re-inspected in June/July 2025 and part of a rolling inspection programme which can be costed and agreed at that time.

Contractors are asked to read the condition notes on the tree schedule and be aware of the risk of any basal failure of trees during felling. Because of the site conditions, traffic and pedestrians control and protection may be necessary.

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Consulting Arborist

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TREES IN W12 SECTION

No and colour code	Species	Hght (m)	Dbh (approx mm)	Canopy Spread (rad in metres)	Age Class Y/EM/M/LM/OM	Condition (Good/Fair/Poor)	Target rating (H/M/L)	Size Of failure	Likelihood Of failure	Risk of Harm if higher than 1:10,000	Work required	Priority (H/M/L)
60	Sycamore	22	860	8	LM	Fair, deadwood. 10% bark diameter loss, stub cuts. Low canopy vigour	M	L	L	L	Remove deadwood and stubs. Monitor	M
61	Ash	21	350	3	M	20% bark loss on stem. Decat to 50mm. Canopy thin, High HD ratio	M	M	M	M	Fell to allow Horse Chestnut to flourish	H
62	Birch	23	400	6	M	Good. High HD ratio	M				Monitor	
63	Ash	23	350	14	M	Low three way branch break Open canopy obstructing other trees	L	M	L	L	Remove two minor lower limbs Monitor	L
64	Elm	26	510	12	M	Good. Deadwood	L	L	H	L	Remove deadwood over 50mm diameter	L
65	Sycamore	23	540	10	LM	Good. Deadwood	M	L	M	L	Remove deadwood over 50mm dia.	L
66	Ash	11	680	8	LM	Fair, deadwood, close to stud farm electric gate	M	M	M	M	Remove deadwood and reduce canopy over boundary wall by 2m to appropriate unions	M
67	Oak	12	740	7	LM	Deadwood	M	M	L	L	Remove deadwood and reduce limbs over road and wall.	M
68	Horse Chestnut	15	250	1	EM	Dead	L	L	H	L	Fell	H
69	Horse Chestnut	22	300	3	M	Poor, dead upper canopy	L	L	L	L	Reduce to 4m nature stump	L
70	Horse Chestnut	18	325	4	M	Moribund, suppressed. Review at next inspection	L	L	L	L	Monitor	L
71	H. Chestnut	12	250	1	EM	Dead	L	H	L	L	Fell to ground level.	H
72	Beech	26	910	15	LM	Severe basal decay. Wet ground, Wind throw possible	L	M	M	L	Reduce to 6m monolith	M
74	Oak	8	350	5e	M	Poor, bark canker or lightning strike damage	L	M	L	L	Monitor	
75	Oak	19	620	10e	LM	Fork fracture, deadwood and past wind damage	L	M	M	L	Remove split union back to fork union, remove deadwood	H
76	Sycamore	17	300	3	EM	Fire damage	M	M	L	L	Fell	M
77	Sycamore	18	680	5	M	Exposed root system	M	H	M	M	Canopy reduce by 3m at appropriate unions to reduce lever arm stress.	H
78	Horse Chestnut	17	380	3	M	Fire damage, dead upper canopy	M	M	L	M	Reduce to 4m nature stump	H
79	Sycamore	17	300	3e	EM	Fire damage, High HD ration	M	M	L	M	Fell to ground level	H
80	Oak	17	900	7	LM	Past history of limb loss. Low risk failure zone	L	L	M	L	Monitor	
81	Ash	9	500	8w	LM	Moribund, cantral cavity, lean to wall	M	M	M	M	Fell	M

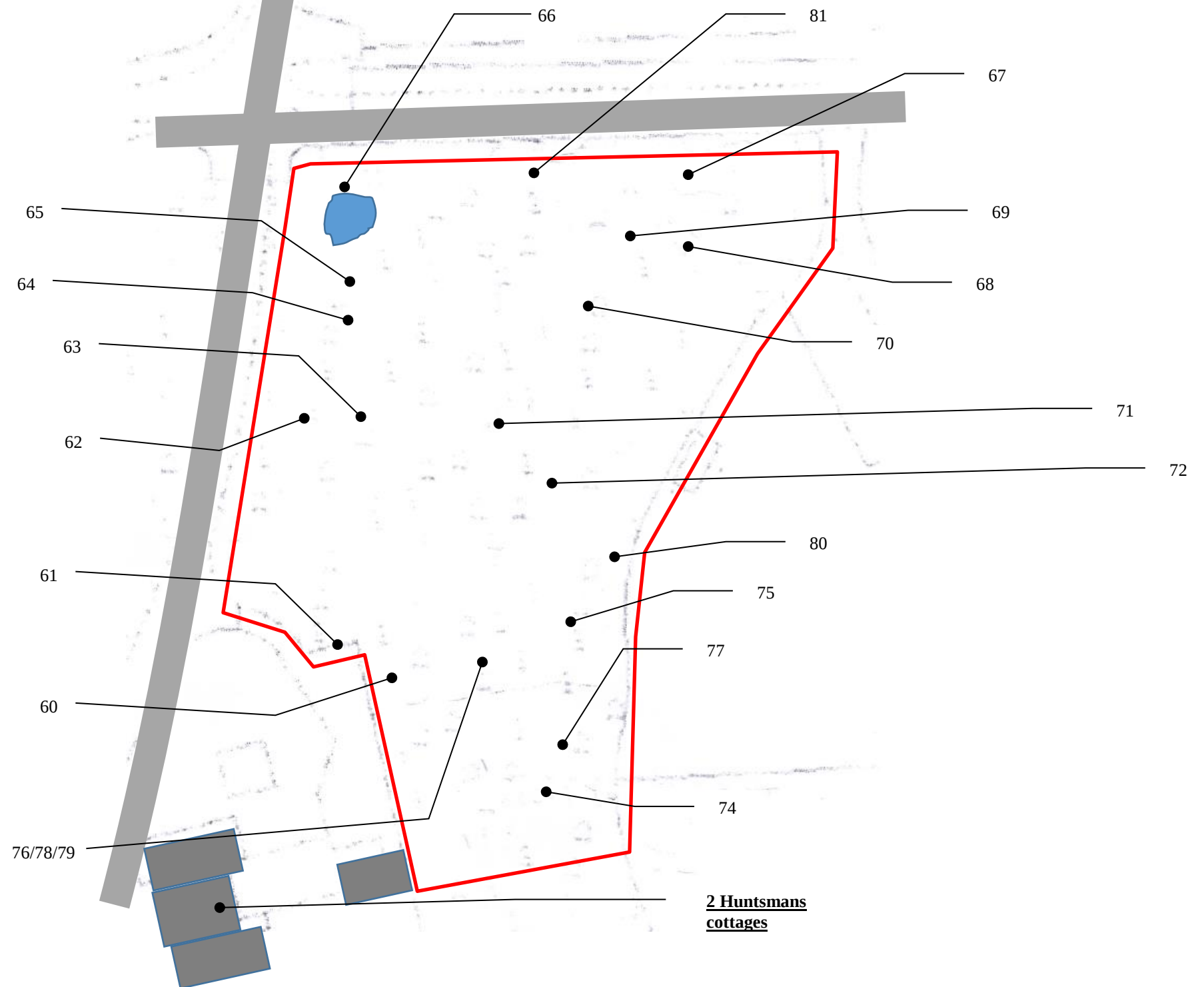


Photo record of Trees



Sycamore 79



Sycamore 77



Ash 61



Oak 75



Beech 72