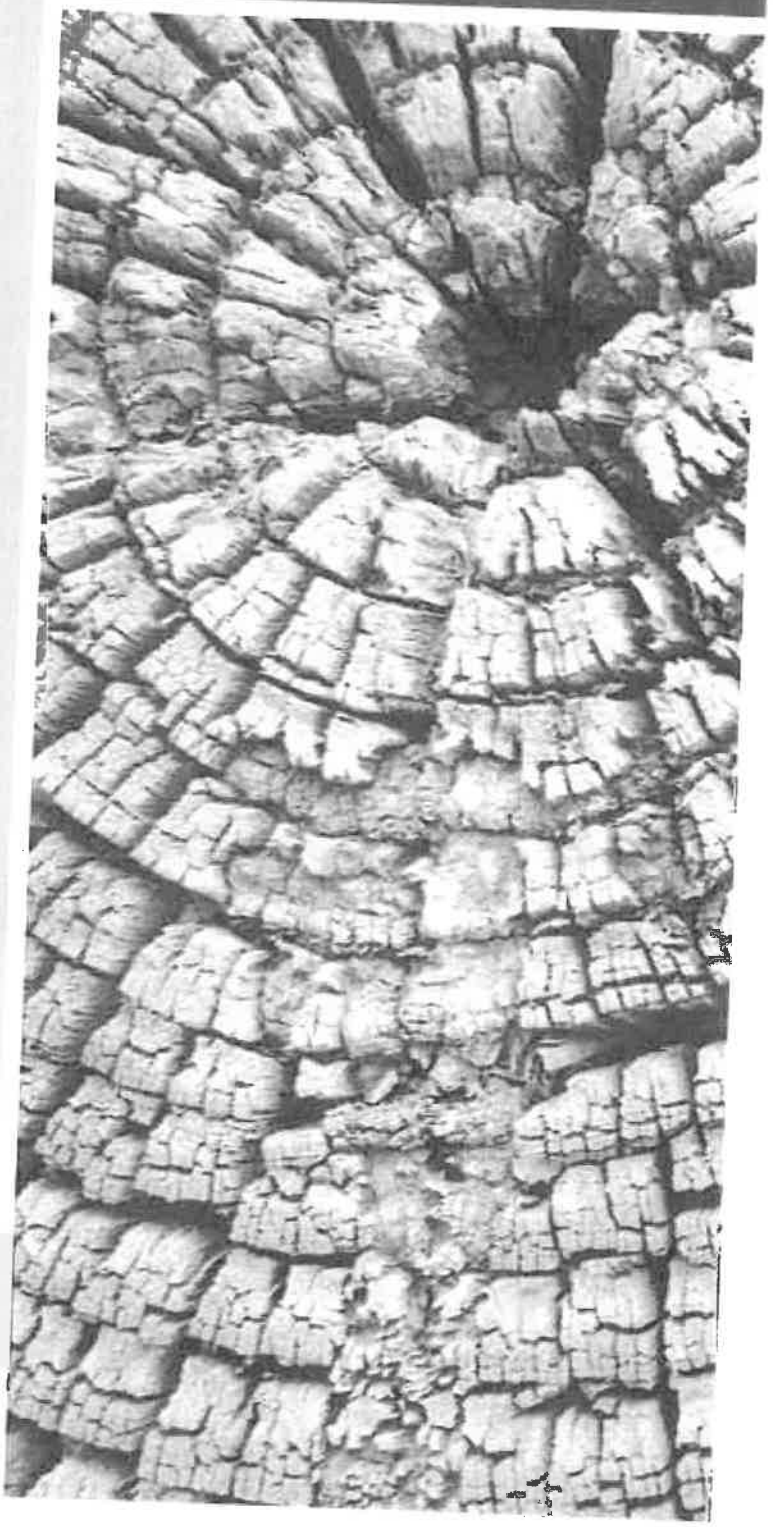
# Tree Condition Report

GMTREE CONSULTANTS



3 Alston Court
Longridge
PR3 2XD

21st May 2016

Job Ref: 0721

**Gary Marsden**
FDSc Arb, M.Arbor.A.

The content and format of this report are for the exclusive use of the client. It may not be sold, lent, hired out or divulged to any third party not directly involved in this subject matter without our written consent.

I hope that this report provides all the necessary information, but should any further advice be needed please do not hesitate to contact me.

Any enquiries regarding this report should be addressed to:

GM Tree Consultants
16, Farfield Drive,
Lower Darwen,
Darwen,
Lancashire,
England,
BB3 0RJ.

**Gary Marsden** FDSc Arb M.Arbor.A
Professional Member - Arboricultural Association (AA)
Professional Member - Consulting Arborist Society (CAS)

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# Table of Contents

# Introduction

## 1. Qualifications and experience

I have based this report on my site observations and any provided information and I have come to conclusions in the light of my experience. I have experience and qualifications in arboriculture, and include a summary in Appendix 'A'.

## 2. Instruction

I am instructed by Liz Griffin (referred to as the 'client' from here on) to inspect the group of Yew trees located in the front garden at 3 Alston Court, Longridge, PR3 2XD and to provide a report to fulfil the following criteria:

- A schedule of the relevant tree to include basic data, tree location and a condition assessment.
- A schedule of any subsequent work that may be required.

## 3. Relevant background information

Prior to the tree inspection, my client advised me that:

- There is concern over the long term management of the Yew trees near the garage as 2 of the trees appear block out by the surrounding trees stopping them from developing.

## 4. Documents and information provided

My client provided me with copies of the following documents or information:

- Their email of instruction outlining the situation.
- Their email commissioning this report and agreeing to the T&C and cost.

## 5. Scope of this report

This report is only concerned with the 3 prominent Yew trees nearest to the garage. It takes no account of any trees outside this remit or any building structural issues. It includes a preliminary assessment based on the site visit and any documents provided, listed in section 4 above.

The survey is based upon information that was available at the time of the inspection. Further inspections are necessary over time to give a fuller picture of the health of trees.

## 6. Mapping

I have not been provided with a topographical survey of the site. A site plan showing all of the tree locations and any relevant details can be found in Appendix 'B'.

## 7. Technical references

This arboricultural report is based on the following primary technical references:

- British Standards Institution (2010) BS 3998 Recommendations for tree work

## Limitations

### 8. Survey

The inspection was carried out from ground level only and relates only to arboricultural aspects. All visual observations and recommendations, relate, to the condition of the trees on the day of the survey. The trees have been assessed with the aid of a Nylon mallet for the purpose of detecting changes in resonance which may indicate that further investigation is required. Where appropriate the use of advanced decay detection methods are used, primarily a digital resitograph. Any unusual weather conditions, changes in soil, soil levels and changes to surroundings may result in a dramatic change in the trees health.

### 9. Time limit

Due to the changing nature of trees and other site circumstances, this report and any recommendations made are limited to a 24-month period. Any alteration to the site and any development proposals could change the current circumstances and may invalidate this report and any recommendations made.

### 10. Tree health

Trees are dynamic structures that can never be guaranteed 100% safe: even in good condition they can suffer damage under average conditions. Regular inspections can help to identify potential problems before they become acute.

### 11. Justification of works

Where management action / tree surgery are recommended, this is based on maximizing the tree's safe useful life expectancy (SULE), given its current situation or the safety of persons and surrounding targets. A lack of recommended work does not imply that a tree is safe and likewise it should not be implied that a tree would be made safe following the completion of any recommended work.

### 12. Buildings

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.

## Site visit and observations

### 13. Site visit

I carried out an unaccompanied site survey on 6th May 2016. All my observations were from ground level without detailed investigations and I measured all dimensions unless otherwise indicated. I did not have access to trees outside the client's boundaries and have confined any observations to what was visible from within the client's property and any dimensions have been estimated. The weather at the time of inspection was clear, still and dry, with good visibility. I have taken various photographs

of the site for reference and are kept on file, photos are added into the report only if they are needed to highlight a specific issue.

## 14. Brief site description

The B6243 is located in Longridge. The site is on the southern side of the road and surrounded by similar residential developments. The site consists of a large house that is currently occupied and centrally set in a large garden. No significant utility services were observed on site. No visual inspections of any services were made below ground level. The surrounding topography is relatively flat and the site is not particularly exposed. This site has been surveyed previously.

## 15. Identification and location of the trees

I have illustrated the locations of the significant trees on the map included in Appendix 'B'. This plan is for illustrative purposes only and it should not be used for directly scaling measurements. All the relevant information on it is contained within this report and the provided documents.

## 16. Systematic method of assessment

I visually inspected the significant trees and recorded the information in the table in Appendix 'C'.

I stress that my inspection was of a preliminary visual tree assessment (VTA) nature and did not involve any climbing or detailed investigation beyond what was visible from accessible points at ground level.

The methodology employed in the assessment of trees undertaken by GM Tree Consultants takes into consideration the following points (but not in any particular order of importance) by firstly carrying out a Visual Tree Assessment (VTA), this includes:

- A distance visual assessment of the tree taking into account the overall shape, form, foliage colour appropriate for the time of year and any other elements that do not appear normal for that particular species.
- The exposure to the weather. This can be due to it being a solitary tree or that surrounding tree cover could have been removed exposing it to 'new wind forces' acting on the canopy.
- The prevailing ground conditions. For example: soil erosion, ponding, soil characteristics and the impact on the tree, presence / lack of vegetation.
- Any information as to the trees history or history of the surrounding trees / landscape. For example: previously failed limbs, surrounding tree removal / failure, excavations, fruiting bodies seen.
- Knowledge of previous documented information of issues with a particular species. For example: tight union failure on Beech, poor compartmentalisation of Willow.
- The health and visual defects of the tree. For example: cavities, the trees 'body language', dieback, foliage irregularities, fungal brackets and deadwood.

From this information an assessment is made of the likelihood of the part/s most likely to fail in relation to the target / occupancy value within the trees failure area and recommendations are then made, these can include the following but is not exhaustive:

- Recommendations for further visual monitoring.
- Investigation with more advanced decay detection equipment such as: Resistograph, Picus, Thermal Imaging.
- Remedial pruning / limb removal.
- Whole tree removal.
- Pruning for aesthetical reasons.
- Removal of significant deadwood.
- Or, no work may be needed.

The primary reasoning behind this method of assessment is to identify a foreseeable failure, make an informed decision and act on it within a specified time and know that the response is reasonable in relation to the target area and the financial resources available.

## Condition assessment

### 17. Tree dimensions

A detailed on site assessment of the tree can be found in the inserted survey sheets in appendix 'C'.

### 18. Tree assessment Summary

The trees have been assessed and have been found not to have any significant defects that would lead them to fail and cause injury or damage to surrounding features. There are issues of suppressed growth of trees T2 and T3 due to the surrounding trees T1 and T4.

In my opinion the removal of trees T2 and T3 would allow T1 and T4 additional room to develop a more fuller rounded crown with the availability of more light and space. The trees recommended for removal are heavily suppressed and there long term development is extremely limited.

There is some room near the main entrance to mitigate the removal of the trees by replanting 2 broadleaf trees as an understory that can establish and provide the next generation of mature tree cover.

### 19. Photos

Photos showing the trees and the area near the entrance that can be used for replanting

## 20. Target led tree risk assessment

Failure Score:

| Score | ✓ | Likelihood of failure | Example defects |
|---|---|---|---|
| 50 | | Imminent/Immediate | Uprooting; Extreme root loss; Collapsing structure |
| 8 | | Probable/Soon | Altered exposure; Primary decay fungus; Severe inclusive bark/root loss; Fragile dead wood |
| 2 | | Likely, foreseeable | Lapsed pollard; Overweight/subsiding limbs; Poor stem taper; Dieback |
| .8 | | Potentially with time | Early development of inclusive bark; Robust dead wood |
| 0 | x | Unlikely ever | Tree generally free of defects, or insignificant defects only |

Target Score:

| Score | ✓ | Value | Static target examples | Target occupancy examples |
|---|---|---|---|---|
| 40 | | Very high | Building 24 hour use, railway | Constant vehicular traffic/busy playground |
| 25 | | High | Building 12 hour use, ≥11Kv power lines | Frequent vehicular traffic/constant pedestrian use |
| 20 | | Medium | Building/structure occasional use, <11Kv lines | Peak times traffic/intermittent use, eg commuter run |
| 15 | | Low | Garage, Summer house, Listed wall | Occasional traffic/sporadic use, eg slow country road |
| 7 | x | Very low | Unlisted wall, paving, garden features | Infrequently used access/public right of way/bridleway |
| 0 | | None | Grass | Hardly ever used, eg remote path |

Impact Score:

| Score | ✓ | Degree of harm and consequences (examples) | (size/weight for guidance only) | | |
|---|---|---|---|---|---|
| 10 | | Severe structural damage, vehicles crushed – passenger fatalities very probable | VL | > 750mm | > 500kg |
| 6 | | Moderate structural/ severe vehicle damage – fatal/disabling injuries likely | L | 350-750mm | 50-500kg |
| 4 | | Minor damage/probable disabling/hospitalising injury to pedestrians | M | 100-350mm | 10-50kg |
| 1 | x | Fragile objects destroyed, superficial/recoverable injury to pedestrians | S | < 100mm | < 10kg |

Hazard Rating Calculation:

| FAILURE SCORE | 0 | x TARGET SCORE | 7 | x IMPACT SCORE | 1 | = | 0 |
|---|---|---|---|---|---|---|---|

# Implementation of control measures

## 21. Appropriate Response

**The use below of the word 'within' should not be taken to mean that delay is always acceptable:**

**NB: It is established practice to inspect trees annually, especially if mature & adjacent to/within areas of public access**

| Score range | ✓ | Threat Category | Recommended action & Completion deadline | Code |
|---|---|---|---|---|
| 4000+ | | 7- Extreme | Evacuate/prevent access to impact site, emergency call-out of contractors | E |
| 2001-3999 | | 6- Serious | Close site if practical; arrange for work to be completed within 7 days | 7d |
| 1000-2000 | | 5- Significant | Arrange for work to be completed within one month maximum | 1m |
| 350-999 | | 4- Moderate | Remediate within 3 months, re-inspect after gales in the meantime (Force 7+) | 3m |
| 160-349 | | 3- Slight | Re-inspect annually/after storms (Force 10+), schedule work within 2 yrs. | 12m |
| 50-159 | | 2- Minimal | Re-inspect within 3 yrs. if adjacent to public access, schedule work as required | 36m |
| 0-49 | 0 | 1- Insignificant | Re-inspect within 5 yrs. if adjacent to public access, schedule work as required | 60m |

## Recommendations

### 22. Present requirements:

Any works required to establish acceptable levels of risk for the site and to maintain the tree in line with good arboricultural management are listed in a priority scale and should be carried out within the time scale indicated. These lists of works are designed to highlight dangerous situations and are necessary for safety reasons or to establish high levels of arboricultural management to the existing tree.

| Type of work | Recommended | | Specification | Time frame (within) |
|---|---|---|---|---|
| | Yes | No | | |
| Tree removal | x | | Fell / dismantle trees T2 and T3 down to ground level | 6 Months |
| Stump Grind | x | | Grind out stumps and associated roots to below ground level | 12 Months |

## Other Considerations

### 23. Tree Preservation Order (TPO) and Conservation Area (CA)

A tree preservation order, referred to as a 'TPO', is an order made by a local planning authority ('LPA') in respect of trees or woodlands.

The principal effect of a TPO is to prohibit the: Cutting down, uprooting, topping, lopping, wilful damage, or wilful destruction of trees without the LPAs consent. The cutting of roots is potentially damaging and so, in the Secretary of State's view, requires the LPAs consent.

Anyone who, in contravention of a TPO, wilfully damages a tree in a way that is likely to destroy it is guilty of an offence. Anyone found guilty of this offence is liable, if convicted in the Magistrates Court, to a fine of up to £20,000. In serious cases a person may be committed for trial in the Crown Court and, if convicted, is liable to an unlimited fine.

Conservation Areas are areas of special architectural or historical interest with a character or appearance that is desirable to preserve or enhance. Trees may often contribute to the special character of the area.

All trees in a Conservation Area are subject to controls which enable the LPA to protect the special character of the area created by the trees. If trees have a specific Tree Preservation Order (TPO) on them, then the normal Tree Preservation Order controls apply.

You must give the LPA 6 weeks' notice, in writing, of your intention to do any work to trees in a Conservation Area. You must not carry out any work during the six week period, which starts from the date of receipt of your notification by the council, unless you receive written permission to do so.

Work which is not exempt and is carried out without formal notification or within the six week period without the written consent of the council is illegal. The LPA may prosecute offenders and fines of up to £20,000 for each tree may be imposed by the Magistrates Court in the event of offenders being

convicted of an offence. If proceedings are instituted in the Crown Court fines are unlimited. There is a duty to replace any tree removed without permission.

***It has been confirmed that there is a Tree Preservation Order / Conservation Area in force on some or all of the trees in question. It is strongly advised that prior to undertaking any work on the tree/s written consent is granted from the local authority via an application or through the planning process.***

## 24. Local authority details

For reference the contact details are listed below for the relevant councils planning department and / or the arboricultural (tree) officer.

Ribble Valley Borough Council
Council Offices,
Church Walk,
Clitheroe,
Lancashire,
BB7 2RA
Tel: 01200 425111,
E-mail: webmaster@ribblevalley.gov.uk

## 25. Tree works

The management options noted in the survey data should be followed so to keep a maintained tree stock on and around this development site, particularly giving clearance from properties and over any adopted roads or footpaths.

## 26. Implementation of works

All tree works should be carried out to BS 3998 Recommendations for Tree Work as modified by more recent research. It is advisable to select a contractor from the local authority list and preferably one approved by the Arboricultural Association. Their Register of Contractors is available free from:

Arboricultural Association
The Malthouse,
Stroud Green,
Standish,
Stonehouse,
Gloucestershire
GL10 3DL, UK

| | |
|---|---|
| Tel: | +44 (0)1242 522152 |
| Email: | admin@trees.org.uk |
| Website: | www.trees.org.uk/contractors.htm |
| Fax: | +44 (0)1242 577766 |

## 27. Local Arboricultural Contractors

If requested I can provide a list of reputable arboricultural contractors that have carried out work on previous projects.

## 28. Safety

Tree works can be a hazardous profession, so it is important that all operatives have the necessary and relevant training, health and safety policy and valid forms of insurance.

## 29. 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.

## 30. Future considerations

Any remaining trees should be inspected on a regular basis by a qualified arboricultural consultant and should not exceed a 5 year interval.

# APPENDIX 'A'

## Brief details of qualifications and experience of Gary Marsden

Qualifications:

- National Certificate in Arboriculture
- Foundation Degree in Science - Arboriculture
- BTEC Higher National Diploma in Arboriculture
- Certified Expert Witness by Cardiff Law School / Bond Solon
- LANTRA Professional Tree Inspection Award

Practical experience:

After qualifying at NC level in arboriculture I gained full time employment with Blackburn with Darwen Borough Council as an Arborist / Climber (September 1998) where I gained a wide range of practical Arboricultural experience ranging from pruning, dismantling and planting.

In January 2004 I was promoted to Team Leader Arborist were I developed my skills in Arboriculture, leadership, organisation and prioritising workloads.

In August 2005 I was promoted to 'Arboricultural Officer' this job involves:
Health and Safety of all Arboricultural aspects
Inspection and scheduling of tree complaints
Tree surveys and report writing
Staff management

In July 2008 I set up my own tree consultancy company – GM Tree Consultants – which I am constantly developing and evolving.

Continuing professional development:

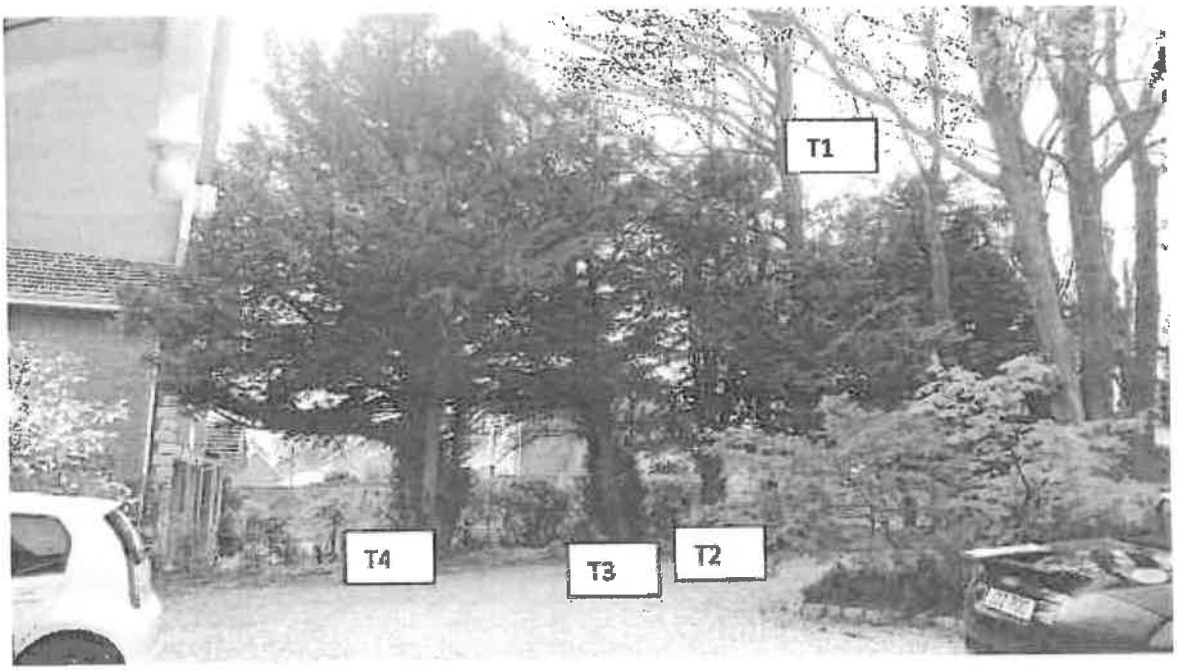
As a conscious effort to stay in touch with the progression in modern techniques and practices in the arboricultural industry, I attend seminars, receive regular arboricultural literature and maintain membership of professional bodies, examples of which are listed below:

- Arboricultural Association Professional Member since November 2006
- Professional Member of the Consulting Arborist Society since May 2009
- Quantified Tree Risk Assessment licensed user since October 2008
- Attendance of Arboricultural Association annual conferences
- Attendance of specialist short courses in relation to specific fields in arboriculture including: Tree Preservation Orders, Subsidence and mortgage reports, Planning legislation and Tree inspection methods and skills.
- Accredited as an Expert Witness by Cardiff University Law School / Bond Solon since December 2011

A detailed breakdown of qualifications and continued professional development training is available; please contact me directly for this information if requested.

## APPENDIX 'B'

- Site Location photo showing tree locations



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## APPENDIX 'C'

**Inserted tree survey data**

| Job Ref: | 0721 | Survey Date: | 06 May 2016 | Surveyor: | Gary Marsden | Site Address | 3 Alston Court, Longridge | GMTREE CONSULTANTS |
|---|---|---|---|---|---|---|---|---|

| Tree number | Species (common) | measured (m) or estimated (e) | Number of stems | Trunk dia. @ 1.5m (mm) | Height (m) | Crown Spread (m) | Life Stage y - em - ea - m - om | Height of canopy to ground level (m) | Vitality | Vigour | Safe useful life expectancy (SULE) | Paved rooting Area (%) | Physiological Condition | | Structural Condition | | Advanced Decay Detection | Targets | recommended works | Works priority |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | Abr. | comments (- and +) | Abr. | comments (- and +) | | | | |
| 1 | oak | m | 1 | 375 | 18 | 8 | m | 7 | good | good | 40+ | 40 | good | # | fair | canopy forms part of the main tree cover in this area - suppressed to the south but still dominant - tall drawn out stem | not needed | driveway / garden | no work needed | # |
| 2 | yew | m | 2 | 180; 180 | 7 | 6 | em | 2 | good | good | <10 | 40 | good | # | poor | heavily suppressed T1 and T3 - no room to develop due to surounding canopy cover - very sparce canopy due to lack of avalible light | not needed | driveway / garden | remove due to suppression and good long term management | within 6 monthe |
| 3 | yew | m | 1 | 420 | 9 | 6 | em | 2 | good | good | <10 | 40 | good | # | poor | suppressed by T1, T2 and T3 tree has a lean to the SW | not needed | driveway / garden | remove due to suppression and good long term management | within 6 months |
| 4 | yew | m | 1 | 460 | 12 | 8 | am | 2 | good | good | 40+ | 40 | good | # | fair | tree is suppressed on the north by T3 - this tree has the potential to develop into a good specimin if the surounding 2 trees are removed in line with good long term tree management | not needed | driveway / garden | no work needed | # |

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**BS 5837 Surveys**

**Arboricultural Impact Assessments**

**Arboricultural Method Statements**

**Site Supervision**

**Visual Tree Assessments**

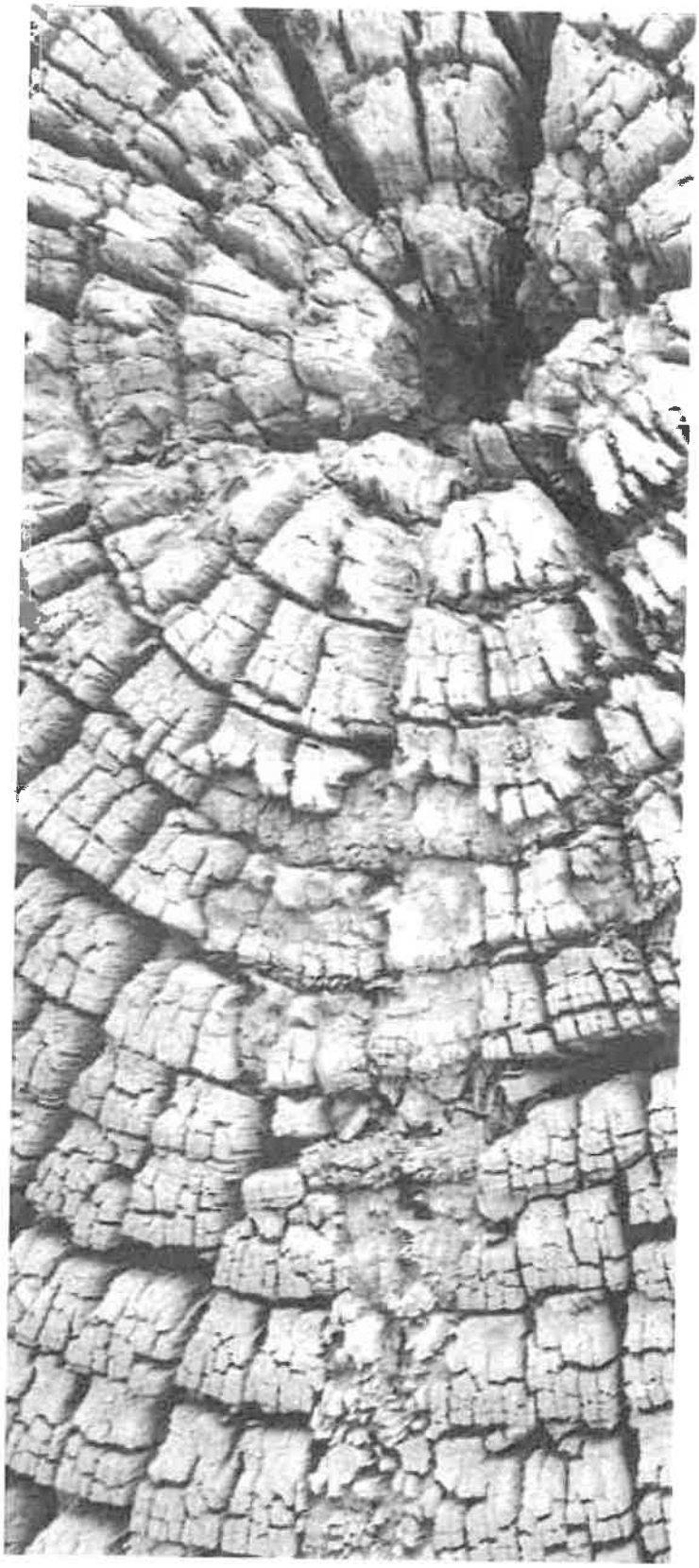
**QTRA Assessments**

**Expert Witness Reports**

**L.O.L.E.R Thorough Equipment Inspections**

**Mortgage Reports**

**TPO applications and advice**



**Supplementary map to support application to carry out works to protected trees**

**Report reference: 0721**

**Tree location plan for the 4x Trees at 3 Alston Court, Longridge, PR3 2XD**

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