

4/10/21

Tree Condition Report

Location of property surveyed:

The boundary of
West Croft and Tithe Barn
Junction of
Rimington Lane and Station Rd,
Rimington,
Clitheroe
BB7 4DR

Arboricultural report for:

Gary Bolton

Date of site survey:

15/09/2021

Date of report:

26/09/2021

Job Ref: 1602-2

Gary Marsden

FDS Arb, M.Arbor.A.



GMTREE
CONSULTANTS

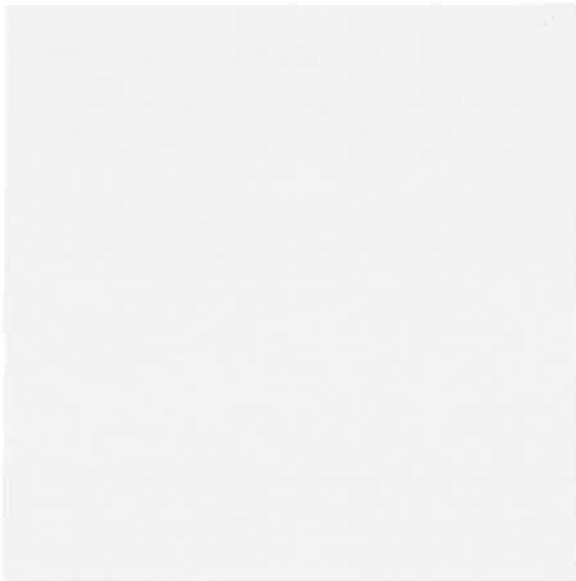


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I hope that this report provides all the necessary information, but should any further advice be needed please do not hesitate to contact me.

Any enquiries regarding this report should be addressed to:

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



ion (AA)
society (CAS)



Registered User



Tree Preservation
Order
Consulting Arborists Society (CAS)



City & Guilds
NPTC
Qualified



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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 Gary Bolton (referred to as the 'client' from here on) to inspect the significant trees located within the neighbour's garden that runs along the boundary fence line of the clients property at the junction of Rimington Lane and Station Rd, Rimington, Clitheroe BB7 4EL and to provide a report to fulfil the following criteria:

- A schedule of the relevant tree to include basic data, tree location and recommendations of works to mitigate encroachment onto client's land.
- *** No assessment of tree condition / risk has been done; the trees have only been visually assessed from within the client's land.
- A schedule of any subsequent work that may be required.
- Complete an application form to work on protected trees and submit this to the relevant local authority with the report as supplementary evidence.

3. Relevant background information

Prior to the tree inspection, my client advised me that he has spoken to the tree's owner, and they gave verbal consent to get the trees pruned back from the property.

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 prominent trees within or around the proximity of the site. 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 and information provided, listed in section 3 and 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 digital ordnance survey map has been purchased and I have plotted the trees by the combined / individual use of land features, manual measurements, laser measurements and GPS. It is estimated that the accuracy is within 1-2m.

Site plans showing all tree locations and any relevant details can be found in Appendix 'C'.

Limitations

7. Survey

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. Any unusual weather conditions, changes in soil, soil levels and changes to surroundings may result in a dramatic change in the trees health.

8. 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.

9. 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.

10. Justification of works

Where management action / tree surgery is 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.

11. 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

12. Site visit

I carried out an unaccompanied site survey on 15/09/2021. I did not have access to trees outside the client's boundaries and have confined any observations of off-site trees 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.

13. 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.

14. Systematic method of assessment

I visually inspected the significant trees and recorded the information in the table in section 18.

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 order of importance) by firstly carrying out a Visual Tree Assessment (VTA), this includes:

- A distance visual assessment of the tree considering the overall shape, form, foliage colour appropriate for the time of year and any other elements that do not appear normal for that 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 tree's 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 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

15. Tree assessment Summary

The property boundaries are set up into three distinct areas: the residential property and garage, garden area, and agricultural section at the bottom of the garden.

There is significant encroachment from the neighbours' trees that are touching the client's roof and garage and spanning over the garden and agricultural land.

Remedial pruning of these trees is recommended to give adequate clearance now and for another 10 years anticipated growth, this is to minimise future costs and repeated works to the trees in the short term.

Note – due to dense vegetation all of the trees are being visually assessed from ground level from the client's land, no access has been gained to the landowner's property and this assessment has been based purely on encroachment of lateral branches and upper canopy towards the property. structural safety of the trees has not been taken into account unless visually prominent from the client's land.

The Lime Tree at the front corner of the property at the junction of Remington Road and Station Road is classed as tree number one.

T1 Lime

Remove all epicormic growth that is growing up to a height 3m above the apex of the roof this will give adequate clearance to the structural elements of the property and telephone wires.

T2 Pine

Remove any lateral branches that are encroaching the property to give a minimum of 3m clearance.

T3 Spruce

Remove prominent lower limbs that are encroaching the television antenna and roof of properties and the main Limb that is over the parking area and extension of the property.

T4 Lime

Crown lift to 3 m above the apex of the garage to give adequate clearance and prevent encroachment of the roof.

T5 Sycamore

Crown lift lower lateral branches that are below the main fork union of the main stem to give clearance over garage roof and lean-to extension.

T6 Lime

Pruning of lower economic growth to prevent encroachment over fence, minimal works required.

T7 Holly

This tree has been previously pruned before and has poor form and condition removal down to ground level is recommended there is no significant amenity value to this tree.

T8 Sycamore (located above children's playhouse)

Remove lowest limb over playhouse to allow light into garden and playground area.

T9 Holly saplings

Prune encroaching Holly vegetation over fence line.

T10 Sycamore

Remove one limb encroaching over boundary line.

T11 Oak

Removed Limb over Garden and lowest limb encroaching over boundary line.

T12 Holly

Prune lower branches to allow access for tractor to a height of 5 m (this tree is located within the clients garden and not covered by the TPO)

T13 Sycamore

Prune lowest 5 limbs encroaching boundary line.

Prune 20% thin in of canopy to allow light penetration to agricultural land.

T14 Horse Chestnut

History is showing signs of retrenchment in the upper canopy with poor form, there appears to have been significant crown reduction of this tree in the past.

Significant encroachment to the clients land, lower limbs will need to be removed to a height of 5m to allow safe access of a tractor for land management.

T15 Sycamore

Remove epicormic growth around base of tree crown.

Lift canopy to 5m clearance for tractor access.

Prune 20% thin to allow light penetration to agricultural land.

T16 Sycamore

There are signs of significant dieback within the upper canopy of the tree all deadwood will need to be removed.

Also remove lowest Limb over client land

T17 Yew

Remove any lateral branches that are encroaching the property to give a minimum of 3m clearance.

Hedging

There are various species of hedgerow vegetation along the boundary line, these should be managed to prevent encroachment of the boundary line and the height managed to prevent significant obstruction of light to the agricultural land.

16. Appropriate Response

From the risk assessment, recommendations are made to reduce the risk of harm to an acceptable level and within an appropriate timescale, this could be pruning works, further advanced investigations, more monitoring at specified intervals or ultimately removal of the tree, this list is not exhaustive and is adaptable to each individual situation.

REASONING: "Proactive intervention rather than reactive to failure"

Recommendations

17. 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 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.

Other Considerations

18. Ash Dieback

One or more ash trees on your site have symptoms consistent with Ash dieback. Therefore, it is important that you note the advice below and follow up with your own research at the links provided to ensure you comply with relevant government guidance and procedure. If other ash trees on site do not currently have confirmed symptoms, it would be prudent to follow up with further surveys regularly to ensure that management of infected trees is carried out.

Ash dieback, *Hymenoscyphus fraxineus* (also known as *Chalara fraxinea*), is the most significant tree disease to affect the UK since Dutch elm disease which was first recognised in the 1960s. Only seven years after its official identification in the UK, ash dieback has already started having significant impacts on the country's treescape. Although it is still too early to understand whether any trees will prove to be resistant to the fungus, the stark reality is that over 90% of the 2 billion ash trees across

the UK are likely to be infected in the years to come (Ash dieback: an action plan toolkit, Tree Council, February 2019).

"The risks that dead and diseased ash trees pose to human health and safety, together with the significant economic and environmental impacts, mean that it is vital to accept that ash dieback cannot be treated as 'business as usual' by anyone who manages trees or the landscape"
Tree Council, February 2019.

Considering the above it is clear that ash dieback is likely to result in similar demands on the tree care industry as those previously for Dutch elm disease. By contrast to Dutch elm disease, ash trees will stand hazardous and high risk. Delaying tree works will thus have a dual effect of making take down more complex and potentially more hazardous as well as there being a rising cost due to industry demand.

The disease has been classified as 'notifiable' by DEFRA, which means that any suspected cases of the disease must be reported to the appropriate plant health authorities. GM Tree Consultants can do this as an extra commission.

Tree works contractors and tree surgeons working on infected trees should ensure they are up to date with and carry out appropriate biosecurity precautions to prevent spread of infection to other trees. Advice on this may change over time so regular review of information and guidance is recommended.

Further information can be found at:

[Ash dieback: an action plan toolkit](#)
[Forest Research web page](#)
[Forest Research TreeAlert - for reporting diseased trees](#)
[Woodland Trust - your ash dieback questions answered](#)

Please note that GM Tree Consultants are not responsible for the content contained in the above links or the availability of the above resources.

19. 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.

At the time of writing this report it has been confirmed by the client that there is a Tree Preservation Order / Conservation Area in force on some or all 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.

20. 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

21. Correspondence with local arboricultural / planning officer

There is no significant correspondence that needs documenting into this report.

22. 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.

23. 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: <http://www.trees.org.uk/ARB-Approved-Contractor-Directory>
Fax: +44 (0)1242 577766

24. Local Arboricultural Contractors

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

25. 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.

26. 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.

27. 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 where 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.

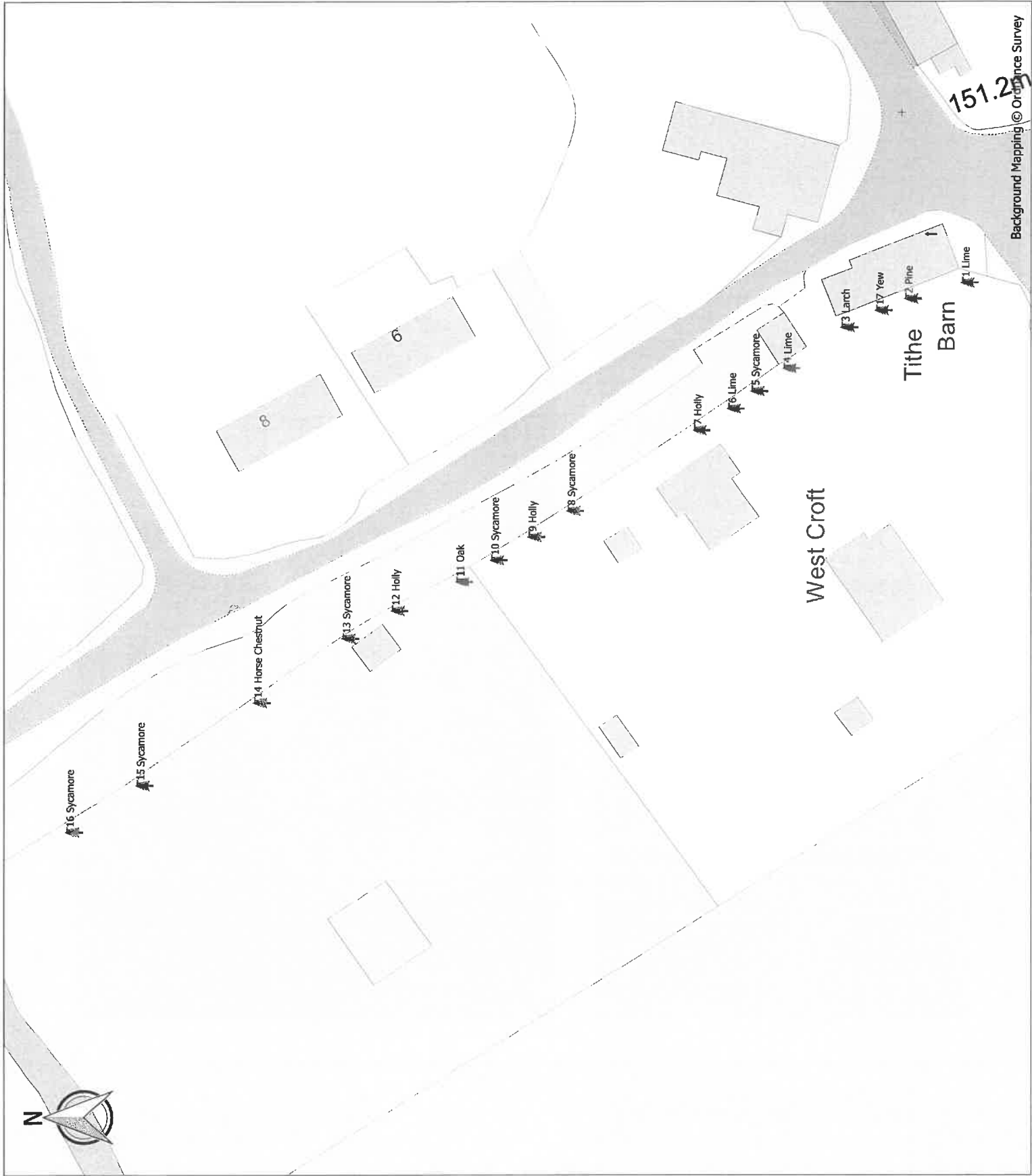
APPENDIX 'B'

- Site Location aerial photo taken from Google Maps showing site location



APPENDIX 'C'

- Tree location plan with corresponding tree numbers to aid identification.



TREE LOCATION PLAN	
LEGEND: ▲	- Location - - Ref Number - - Species -
CLIENT DETAILS:	Gary Bolton
SITE ADDRESS:	The boundary of West Croft (next door) and our property - Tithe Barn
PROJECT:	VTA Site Survey
JOB REFERENCE:	1602
FIGURE REFERENCE:	1602-2/VTA/2021
DRAWN BY:	Gary Marsden
SCALE BAR:	1:500
PAPER SIZE:	A3
DATE OF DRAWING:	24th Sept 2021
The original of this drawing was produced in colour, a monochrome copy should not be relied upon	
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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

