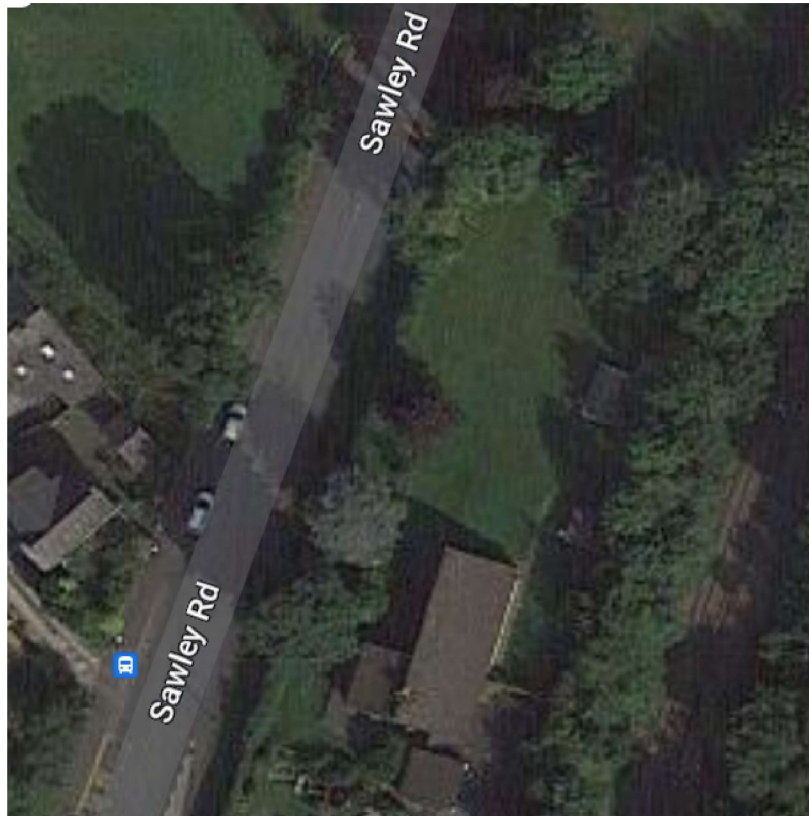


Arboricultural Report

Tree survey at 3 Grindleton View, Chatburn,
Lancashire



**Figure 1: Satellite view of land at 3 Grindleton View, Chatburn,
Lancashire (Google Maps, 2023)**

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1.0 Executive Summary

- 1.1 A tree survey was carried out on land at 3 Grindleton View, Chatburn, Lancashire, on the 23rd of May 2023, to provide arboricultural advice and guidance to the property owner. It is understood that there are no Tree Preservation Orders that apply to this site and that it does not lie within a Conservation Area.
- 1.2 The survey provides a record of the trees on site, their current size and the required Root Protection Area radii (in metres), should the site be proposed for development, to comply with British Standard 5837:2012.
- 1.3 In addition, advice and recommendations are given for the management of the trees on the site (involving the felling of a declining ash tree, removal of a dead damson tree and the minor pruning of some other garden trees). The removal of the ash tree (T8) is of high priority, given its risk to users of Sawley Road.
- 1.4 There is A category tree (sycamore, T12) situated to the rear of the existing dwelling, but this does not have any impact on any proposed development to the north of the site. There are four B category trees (two 'Crimson King' maples, one walnut and one cedar) which should be given substantial consideration for retention in any development proposal.
- 1.5 One sycamore (T2) exhibits a bleeding canker at its base and should be regularly monitored for its condition and development of basal or root decay. The blue atlas cedar (T11) exhibits a needle blight disease – and may decline in health substantially over the next few years. There are, unfortunately, no recognised and viable treatments for these two trees' current diseases.

2.0 Caveats and Limitations

- 2.1 This arboricultural report acts to advise the client on the observations and experience of the author in relation to a visit to a specific site. The following limitations subsequently apply to any findings or recommendations made:
- 2.2 This arboricultural report has been authored by Dr. Duncan Slater, Chartered Forester and Senior Lecturer in Arboriculture at Myerscough College, Lancashire. The author has over 22 years of experience of managing tree populations and associated assets and is qualified at MSc level in resource management (Middlesex University) & environmental management (University of Ulster) as well as a PhD in plant biomechanics (University of Manchester) The author's report will provide a professional opinion based upon his experience and will state clearly where further investigations are needed.
- 2.3 Please note the methodology and level of inspection described in the report, as this will limit the extent and degree of accuracy of any findings.
- 2.4 The weather conditions at the time of the site visit and the seasonal conditions can give rise to some limitations in the author's findings unless the author is supplied with greater detail on how the land and its arboricultural assets have fared over the years.
- 2.5 In this report, the author will note where information about the arboricultural assets or site information is based on external sources by referencing them. Any unreferenced notes or observations should be considered as facts observed and reported by the author.
- 2.6 A prediction as to the future condition of an arboricultural asset or land holding is necessarily limited by the unforeseeable nature of future events. A normative view of "what is likely to happen" to the asset will be given within this report and any recommendations made will be based upon this normative view.

3.0 Background

- 3.1 The author was requested to provide a survey and management advice to the client upon the physical condition of trees on the site of the gardens of 3 Grindleton View, Chatburn, Lancashire.
- 3.2 The survey was carried out on a dry but windy morning, on the 23rd of May 2023. A basic visual and physical check was carried out on all trees situated on the site, with additional notes made on trees neighbouring the site from the adjacent railway line. Survey equipment included a girthing tape, a metal probe and digital camera. Weather conditions were dry, warm (19°C) and with a slight breeze.
- 3.3 Recommendations for tree work are provided, with a three-point scale for prioritization of these works (High, Medium & Low priority).

4.0 Tree Survey of Trees on and Adjacent to the Site

- 4.1 The site has benefitted from the planting of several trees on the periphery of the gardens, with some maturing maples, apples, damson, walnut and cedar trees. There are also two well-developed sycamore trees (both probably self-seeded many years ago). Unfortunately, a mature ash tree (T8) is exhibiting severe dieback caused by 'ash dieback disease' (causal agent: *Hymenoscyphus fraxineus*) and cannot be retained due to the risk it presents to the neighbouring road.



Figure 2: Group 1 – a mix of sycamore (*Acer pseudoplatanus*), ash trees (*Fraxinus excelsior*) and hawthorn (*Crataegus monogyna*) to the east of the property along the adjacent railway line. These trees are regularly coppiced to keep the railway line clear of leaf litter – and there are no encroaching branches from these trees onto the gardens of No. 3 Grindleton View. Some semi-mature ash trees are dead or in decline due to ash dieback disease.



Figure 3: G2 – Group of six fruit trees, including a dead damson tree (far left), in the north-east corner of the garden, with T1 (rowan), T2 (sycamore) and T3 (elm) in the background (from right to left).



Figure 4: Bleeding canker at base of T2 (sycamore) – this tree will require regular monitoring and may decline due to this infection at its base.



Figure 5: Internal view of trees in north-west corner of the gardens; (from right to left) elm (T3), walnut (T7) and declining ash tree (T8). The crown density of the ash tree is estimated at less than 30% and the living part of the tree's crown is dominated by previous epicormic growth, induced by ash dieback disease.



Figure 6: Internal view of the western-facing edge of the garden, showing T9 (Crimson King maple), T10 (birch), T11 (Atlas cedar) and T12 (sycamore) (from right to left)



Figure 7: Symptoms of *Sirococcus* infection on the Atlas cedar (T11). Some local cedars have been lost to this disease. In this specimen, dieback is generally minor, so the tree can currently be retained and monitored.



Figure 8: Magnolia (T13) to the rear of the existing property, which has been recently pruned to take on a bush-shaped form at 2.2 metres tall. Given its proximity to the building, keeping it as a topiary item may be an appropriate management approach.



Figure 9: Mature sycamore (T12) viewed looking north. This tree is in good condition and considered an 'A' category trees. Some minor crown lifting and severance of the ivy on its stem are recommended to make the most of this good tree specimen.

Tree or Group No.	Species	Height (metres)	DBH (mm)	Crown Spread (metres)				Age Class	Notes	Life Expectancy (years)	BS5837 Category	RPA radius (metres)
				N	E	S	W					
G1	Group consisting of many sycamore (<i>Acer pseudoplatanus</i>), ash (<i>Fraxinus excelsior</i>) and hawthorn (<i>Crataegus monogyna</i>)	6 m	220 mm (average)	2	2	2	2	Semi-mature	Ash and sycamore previously coppiced due to being on a railway embankment. Some dead and dying ash trees in this group. No significant encroachment into the garden of 3 Grindleton View	Mixed – likely to be regularly cut to keep railway line efficient	C	1.2 metres into garden
G2	Group consisting of 4 No. <i>Malus domestica</i> (apple trees), 1 No. <i>Prunus insititia</i> (damson) & 1 No. dead <i>Prunus insititia</i> (dead damson)	3.5 m	160 mm (mean value)	2	2	2	2	Early mature	Somewhat neglected group of six fruit trees. One dead damson, one nearly uprooted apple. Dead tree should be removed.	20 years Poor current structure	C	1.9 m from each stem
T1	<i>Sorbus aucuparia</i> (rowan)	9 m	Multi-stemmed 200/180/155 mm	3	3	2	3	Mature	Crown in decline with one dead limb. Dead limb could be removed by presents few risks due to location, size and orientation.	20 years	c	2.2 m
T2	<i>Acer pseudoplatanus</i> (sycamore)	12 m	560 mm	5	5	5	5	Early mature	Bleeding canker at base of tree with previous wounding. Should be monitored on a regular basis for decline in health.	20 years	C	6.7 m
T3	<i>Ulmus minor</i> (elm)	14 m	250 mm	4	4	4	4	Early mature	Relatively young elm, arising from ornamental elm planting as a sucker. Likely to be vulnerable to Dutch Elm Disease at this stage. Previous upper limb breakage.	< 10 years	C	3 m

Tree or Group No.	Species	Height (metres)	DBH (mm)	Crown Spread (metres)				Age Class	Notes	Life Expectancy (years)	BS5837 Category	RPZ radius (metres)
				N	E	S	W					
T4	<i>Acer pseudoplatanus</i> (sycamore)	7.5 m	80 mm	2	2	2	2	Young	Self-set young tree in shrub area of garden.	40 years +	C	1 m
T5	<i>Fraxinus excelsior</i> (common ash)	13 m	390 mm	5	4	4	4	Early mature	Lower stem covered in ivy. Crown density poor with some symptoms of ash dieback evident.	20 years (but threatened by ash dieback disease)	C	4.7 m
T6	<i>Acer platanoides</i> 'Crimson King' (red-leaved maple)	9 m	330 mm	4	4	4	4	Early mature	Codominant with adjacent trees with good aerial structure. Would benefit from minor crown lifting from adjacent road.	40 years +	B	4.0 m
T7	<i>Juglans regia</i> (walnut)	10 m	320 mm	4	5	4	3	Semi-mature	Slightly on-sided away from T8. Minor lower branch stubs	40 years +	B	3.9 m
T8	<i>Fraxinus excelsior</i> (common ash)	16 m	510 mm	6	5	5	6	Mature	In severe decline due to ash dieback, with crown density less than 30%. Presents significant risk to adjacent roadway. Fell tree.	> 10 years	U	N/A
T9	<i>Acer platanoides</i> 'Crimson King' (red-leaved maple)	9 m	320 mm	4	4	4	4	Early mature	Tree of good form. Would benefit from minor crown lifting from garden space.	40 years +	B	3.9 m
T10	<i>Betula pendula</i> (silver birch)	6 m	75 mm	1	1	1	1	Young	Good form	40 years +	C	0.9 m
T11	<i>Cedrus atlantica</i> 'Glauc' (Atlas cedar)	9 m	470 mm	4	4	4	4	Early mature	Some crown dieback due to <i>Sirococcus</i> infection. Monitor for condition regularly, as may decline further.	20 years	B	5.65 m
T12	<i>Acer pseudoplatanus</i> (sycamore)	14 m	590 mm	6	5	6	6	Mature	Ivy covers lower stem for 7 metres. Of good form. Minor crown lift over garden space recommended. Sever ivy.	40 years +	A	7 m

Tree or Group No.	Species	Height (metres)	DBH (mm)	Crown Spread (metres)				Age Class	Notes	Life Expectancy (years)	BS5837 Category	RPZ radius (metres)
				N	E	S	W					
T13	<i>Magnolia x soulangeana</i> (Magnolia)	2.2 m	230 mm	2	2	2	2		Recently reduced to a shrub-like form. Recommended to keep as a topiarized specimen.	40 years +	C	2.8

TABLE 1: Tree Inventory for this site and relevant trees encroaching from land adjacent to the site. Work recommendations are highlighted – more detail is provided in Table 2.

- 4.2 This site is of a well-managed gardens with a boundary of trees to the east, west and north, wrapping around the site.
- 4.3 Group 1 is providing important screening of the site from the railway line but will be under the management of Network Rail – who are likely to regularly cut trees for the effectiveness of the rail traffic. This has happened cyclically in the past on this site. Currently, there is no significant branch encroachment from this group into the garden of No. 3 Grindleton View. Some ash trees have died in this group, but are not of a size or reach to give rise to any concern as to the consequences of their failure.
- 4.4 A maturing sycamore (T2) has a bleeding canker – most probably caused by a *Phytophthora* infection, at its base. This can be a progressive disease that could cause decline and death of this tree – as well as inviting in root decay or basal decay. A previous bleeding location already exposes sapwood at the soil line. Regular monitoring of this tree’s condition is recommended. Currently, there are no scientifically validated treatments for *Phytophthora* in garden trees, and the tree is **not** situated in a wet area that requires draining.
- 4.5 The elm (T3) has arisen from suckering from a very small ornamental yellow-foliaged elm. From experience, it is likely to die from Dutch elm disease at some point, as waves of this disease persist in the local area, occurring regularly and killing back elms of this size.
- 4.6 The dominant ash tree (T8) on the northwest side of the garden and elevated above Sawley Road, is in severe decline due to ash dieback disease, with little canopy left. It is highly unlikely to improve and, already, large pieces of deadwood threaten to fall into the adjacent roadway. National guidance on managing such affected trees recommends that the tree should be felled or made into a short snag (*e.g.*, retaining the lowest 4 metres of the tree’s stem for biodiversity purposes).
- 4.7 The Atlas cedar (T11) has some noticeable tip dieback and symptoms of a needle infection (*Sirococcus*) – that has caused the death of many such cedars in the local area. It represents no significant hazard in its current state, and it may come to more of a decision in relation to garden design and aesthetics whether this tree is kept or not. This needle disease may persist just at the chronic level, allowing the retention of this tree.
- 4.8 A few trees would benefit from a minor crown lift (to 2 or 2.5 metres) to clear garden space to head height, or the adjacent pavement on Sawley Road. The magnolia (T13) would probably be best kept as a topiarized specimen, given its current form. These recommended works are provided in Table 2.

4.9 Figure 10 supplies the locations of trees and groups described in Table 1.

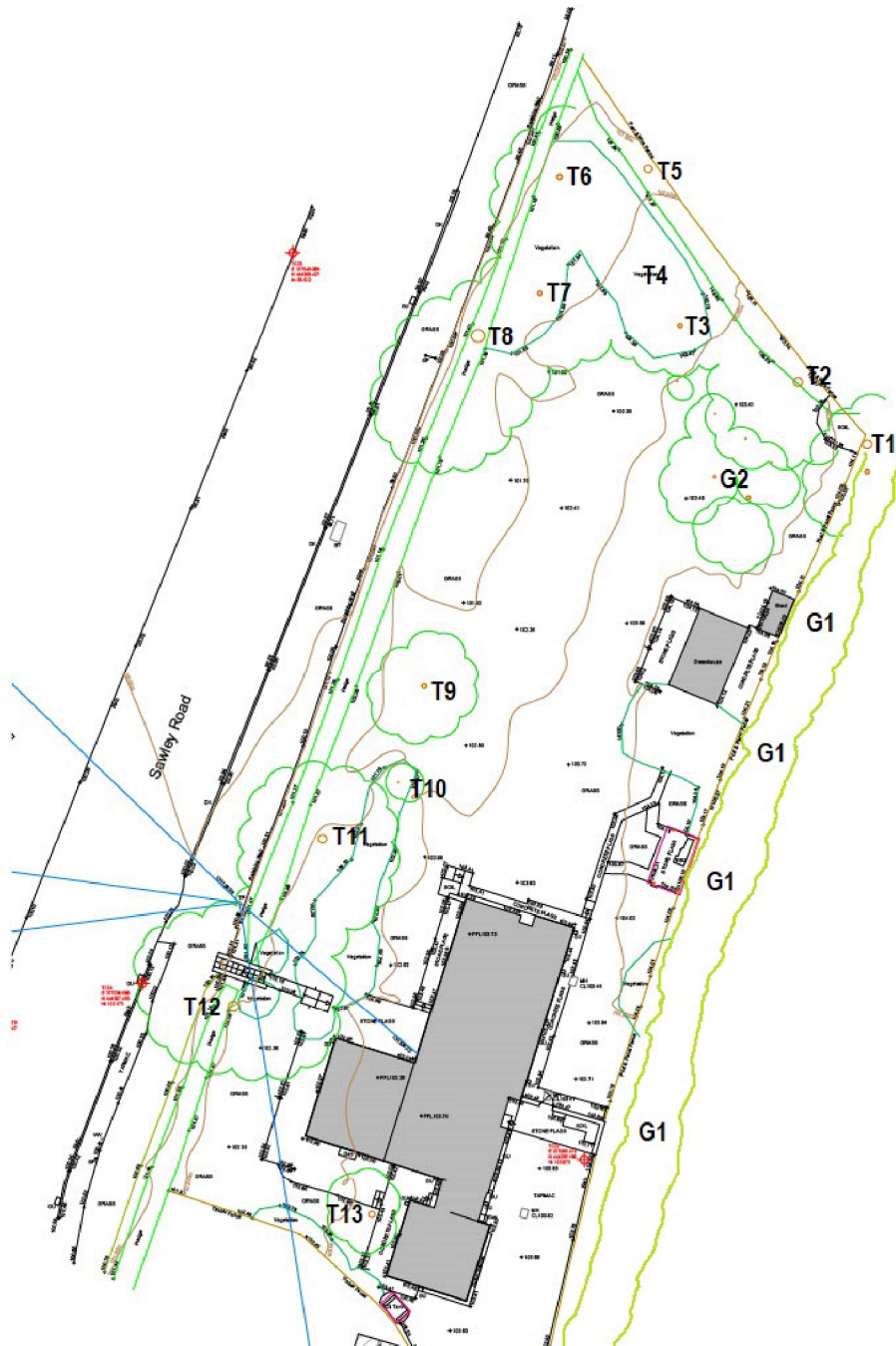


Figure 10: Outline map of tree crown and group locations on land at 3 Grindleton View, Chatburn, as surveyed on the 23rd of May 2023.

5.0 Conclusions and Recommendations

5.1 Tree work recommendations are provided in Table 2, with high, medium and low priority works highlighted. Note that there are no high priority tree works required on this site, at the time when the survey was carried out.

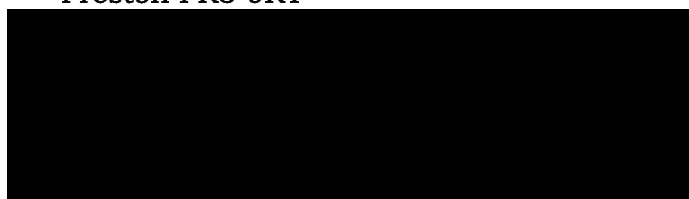
Tree/Group	Tree work recommended	Work Priority
T8	Severely declining ash tree – fell and remove or fell to leave 4 metre snag.	High
T2	Monitor regularly for progression of bleeding canker and/or root and basal decay associated with bleeding canker.	Medium
G2	Remove dead damson tree.	Low
T1	Remove dead limb by fenceline.	Low
T6	Crown lift to 2.5 metres over adjacent footpath and roadway.	Low
T9	Crown lift to 2 metres over garden space.	Low
T12	Crown lift to 2 metres over garden space. Sever ivy near base of stem.	Low
T13	Keep to approximately 2.2 metres in height by regular shaping of the crown.	Low

Table 2: List of recommended tree works at Peel Hill Farm, listed in order of priority. All pruning work to be carried out to British Standard 3998: 2010.

6.0 Relevant Contact Information

6.1 Should anyone in receipt of this report require further information from the author, please use the contact details as given below:

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7.0 References

7.1 The following list of sources is referenced in the main body of this report to support specific assertions made.

BSI (2010) BS3998: Tree Work: Recommendations; London: British Standard Institute.

BSI (2012) BS5837: Trees in Relation to Design, Demolition and Construction: Recommendations; London: British Standard Institute.