

Tree Condition Report

Location of property surveyed:

16 The Rydings
Langho
Blackburn.
BB6 8BQ

Arboricultural report for:

Mr Robert J Haworth

Date of site survey:

05/05/2023

Date of report:

22/05/2023

Job Ref: 1774

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 Ltd
16, Farfield Drive,
Lower Darwen,
Darwen,
Lancashire,
England,
BB3 0RJ.



Gary Marsden FDS Arb M.Arb.A

Professional Member - Arboricultural Association (AA)

Professional Member - Consulting Arborist Society (CAS)

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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 Mr Robert J Haworth (referred to as the 'client' from here on) to inspect the significant trees located in the garden at 16 The Rydings, Langho, Blackburn, BB6 8BQ 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 tree risk assessment based on relevant targets, defects, and likelihood of failure.
- 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 they have "recently moved to a property just off the A59 in Langho (BB6). All the trees on the estate are under a preservation order and 4 of them sit within our boundary. One in particular has been left to grow and is now touching the property, so we ultimately need them surveying with a view confirming how they should be trimmed".

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 the tree locations and any relevant details can be found in Appendix 'C'.

7. Technical references.

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

- British Standards Institution (2010) BS 3998 Recommendations for tree work
- Lonsdale, D. 1999. *Principles of Tree Hazard Assessment and Management*. The Stationary Office, London.
- Lonsdale, D. 2000. *Hazards from trees. A general guide*. Forestry Commission, Edinburgh.
- Matheny, N. P., and Clark, J.R. *A photographic guide to the evaluation of hazard trees in urban areas. 2nd Edition*. International Society of Arboriculture.
- Mattheck, C, and Breloer, H. *The body language of trees – A handbook for failure analysis*. The Stationary Office, London.
- Schwarze, F.W.M.R., Engels, J. and Mattheck, C. *Fungal strategies of wood decay in trees*. Springer, Berlin.
- Strouts, R.G. and Winter, T.G. 1994. *Diagnosis of ill-health in trees*. The Stationary Office, London.
- The National Tree Safety Group. 2011. *Common sense risk management of trees. Guidance on trees and public safety on the UK for owners, managers, and advisers*. Forestry Commission, Edinburgh.

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 detecting changes in resonance which may indicate that further investigation is required. Where appropriate the use of advanced decay detection methods is 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 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.

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 05/05/2023. All my visual observations were from ground level, and I estimated all dimensions unless otherwise indicated. 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 site is on the western side of the road and surrounded by similar residential developments. The site consists of a house that is currently occupied and centrally set within the site boundary. No significant utility services were observed on site. No visual inspections of any services were made below ground level. There is no known history on this site either personal or from a third party.

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 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 Ltd 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

17. Tree dimensions.

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

18. Tree assessment Summary.

T1 – Horse Chestnut

Located outside of the garden fence but within the client's boundary area. The tree is in full leaf with no visual signs of dieback within any of the crown area. The tree has one single stem that splits into 3 at approximately 5m. One of the leaders has a small area of bleeding canker, this is not seen to be a significant issue at the time of inspection but should be monitored in future years for spread and

extent. The canopy is not encroaching the roof of the garage at the time of inspection. No work is required on this tree.

T2 – Pine

Located within the client's boundary and located on the fence line. The canopy is suppressed due to the neighbouring trees. The extent of the canopy does encroach over the garden of the neighbouring property but does not encroach the roof of the building of the dwelling. One small branch, approximately 100 mm diameter is growing in the direction of the Horse Chestnut tree, it is recommended that this is removed to allow the chestnut to continue to develop a full crown. At the base of the tree, the stem splits into two significant dominant leaders. The union of these two stems has good cohesion with no significant visual defects of note.

T3 – Pine

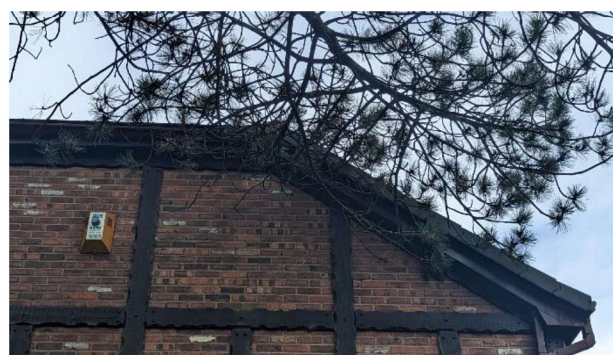
This is a single stemmed pine tree that does have ivy growing up the stem, it is recommended that this is cut back at ground level and the ivy is allowed to die back before being removed. There is deadwood within the tree, and it is recommended that this is pruned back to target pruning points. Parts of the canopy of the tree do encroach over the roof of the property, the entire limbs do not need removing, just reducing, the target pruning points can be seen on the attached photographs below.

T4 – Pine

This is a single stemmed pine tree growing between the garage and the residential property. The lower branches are physically touching the roof and these branches need removing, see photographs. There is deadwood present within the tree, again, these need target pruning back to appropriate points. There are also several hung-up small branches and they should be removed from the tree to prevent them dropping, there is no significant risk from this as they are hung up securely. The root spread of this tree is causing very slight lifting of the block paving, but this is not significant enough to warrant any action at the time of inspection.

19. Photos.

T4 – encroaching roof



T1 – small area of bleeding canker



T3 – over roof of property – pruning points shown.



T3 – Pine – limb to be removed.



20. Target led tree risk assessment.

Each tree was assessed for defects / dysfunction that could lead to part of or whole tree failure / breakage. With this an assessment is made as to where the tree / part of tree would land if that defect failure occurred and what the likelihood and consequence would be if this happened.

21. 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

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 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.

All works listed in the tree survey schedule 'Recommendations' column must be carried out within the recommended timescale.

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.

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.

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. Correspondence with local arboricultural / planning officer.

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

26. 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.

27. 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

28. Local Arboricultural Contractors.

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

29. 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.

30. 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.

31. 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:

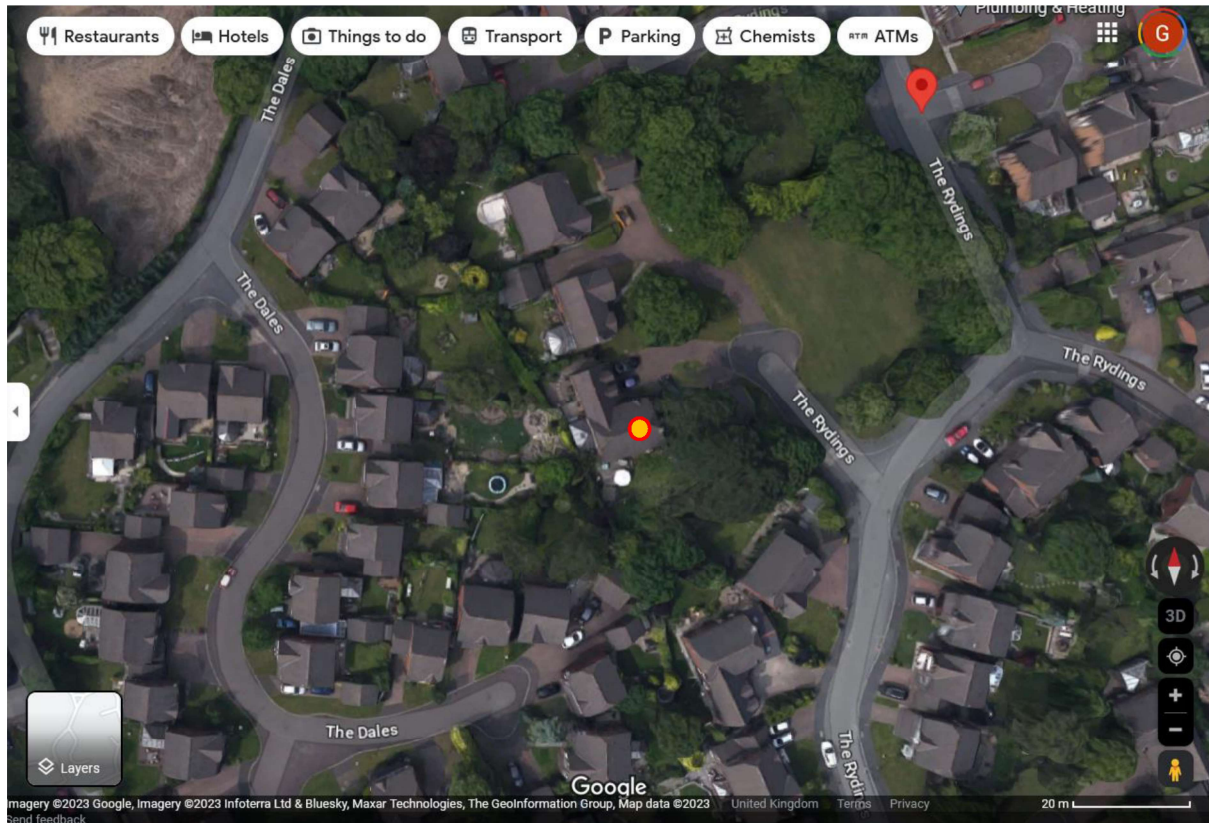
As a conscious effort to stay in touch with the progression in modern techniques and practices in the arboricultural industry, I attend seminars, receive regular arboricultural literature, and maintain membership of professional bodies, examples of which are listed below:

- 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.

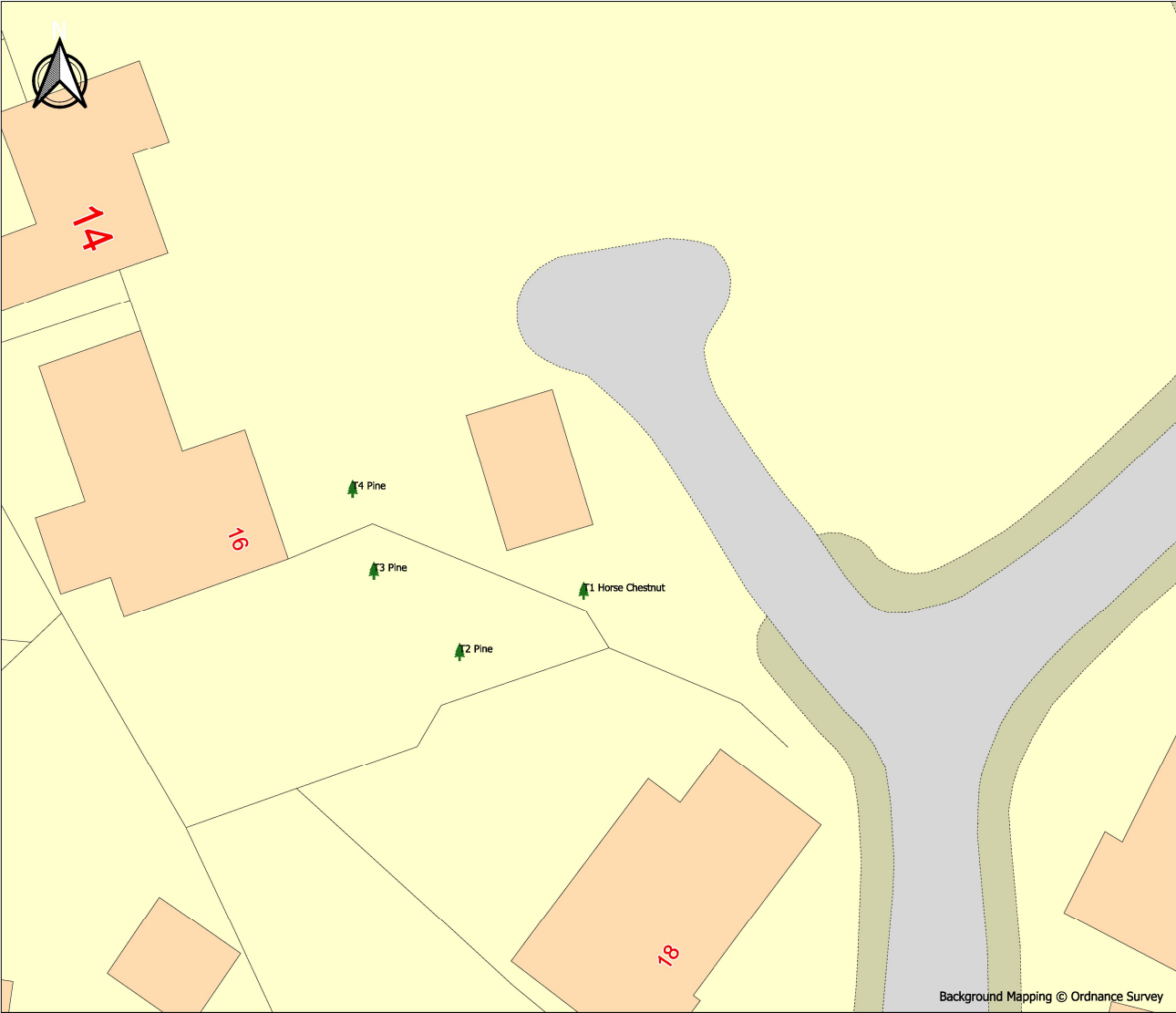
APPENDIX 'B'



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




APPENDIX 'C'

- Tree location plan with corresponding tree numbers to aid identification.
- Inserted tree schedule showing all surveyed trees with comments and recommendations.



TREE LOCATION PLAN	
LEGEND:	<div>- Location -</div> <div>- Ref Number -</div> <div>- Species -</div>
CLIENT DETAILS:	Mr Robert J Haworth
SITE ADDRESS:	16 The Rydings Langho Blackburn. BB6 8BQ
PROJECT:	VTA Site Survey
JOB REFERENCE:	1774
FIGURE REFERENCE:	1774/VTA/2023
DRAWN BY:	Gary Marsden
SCALE BAR:	1:200
PAPER SIZE:	A3
DATE OF DRAWING:	22nd May 2023
The original of this drawing was produced in colour, a monochrome copy should not be relied upon	
For client use only unless otherwise authorised by author. GM Tree Consultants does not guarantee the accuracy of the information contained within this drawing. No liability for any loss whatsoever can be accepted as a result of the use of this drawing or any data or information taken from it or associated arboricultural report or tree survey schedule.	
16, Farfield Drive, Lower Darwen, Darwen, Lancashire, BB3 0RJ Tel: 07761667384 gary@gmtreeconsultants.co.uk www.gmtreeconsultants.co.uk	
<div></div>	

Job Ref:	1774		Survey Date:		05 May 2023		Surveyor:		Gary Marsden		Site Address:		16 The Rydings, Langho, Blackburn, BB6 8BQ				Tel: 077 6166 7384 www.gmtreeconsultants.co.uk		VTA TREE SURVEY DATA			
Type (Tree / Group / Hedge)	Tree number	Species (common)	Number of stems	Stem diameter @ 1.5m (mm)	Height (m)	Crown Spread - Diameter (m)	Life Stage y - sm - m - on - v	Physiological Condition	Structural Condition	Remaining contribution <10 - 10+ 20+ 30+ 40+	Tree quality assessment category (BS 5837)	Root Defects	Stem Defects	Branch Defects	Crown Defects	Foliage Defects	Fungi / Disease Present	Targets	Is RISK 'ALARP' As Low As Reasonably Practicable	Recommendations	Timescale (within)	Review (within)
T	1	Horse Chestnut	1	700	15m-20m	12	Mature	Good	Good	40+	B1	No significant visual root defects	No significant visual stem defects	Weeping / bleeding	No significant visual crown defects	No significant visual foliage issues	Phytophthora bleeding canker (Phytophthora species)	Footpath - Public highway+ Garden+ Parking / driveway+ Garage	YES	No work required at time of survey	Not Applicable	24mths
T	2	Pine	2	700	20m+	10	Mature	Good	Fair	20+	B1	No significant visual root defects	Multi stemmed at base+ Co-Dominant Fork+ Multi stemmed leader+ Stem leaning (natural)	No significant visual branch defects	Moderate deadwood 25-100mm dia+ Canopy suppressed+ Canopy unbalanced+ Encroaching boundary line	No significant visual foliage issues	No fungi visible at time of inspection	Dwelling + Garden	YES	Remove dead wood / crown clean+ Limb - Remove	12mths	24mths
T	3	Pine	1	600	15m-20m	14	Mature	Good	Good	20+	B1	No significant visual root defects	Ivy growing on stem	No significant visual branch defects	Moderate deadwood 25-100mm dia+ Encroaching building	No significant visual foliage issues	No fungi visible at time of inspection	Footpath - Public highway+ Dwelling + Garden+ Parking / driveway+ Garage	YES	Remove dead wood / crown clean+ Reduce to clear building by 2m+ Limb - Remove+ Target prune old stumps	3mths	24mths
T	4	Pine	1	600	15m-20m	14	Mature	Good	Good	20+	B1	Lifting / damaging path	No significant visual stem defects	No significant visual branch defects	Moderate deadwood 25-100mm dia+ Encroaching building	No significant visual foliage issues	No fungi visible at time of inspection	Road+ Footpath - Public highway+ Dwelling + Garden+ Parking / driveway+ Garage	YES	Remove dead wood / crown clean+ Reduce to clear building by 2m+ Limb - Remove+ Target prune old stumps	3mths	24mths

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

