Tree Condition Report

Location of property surveyed:

17 Elm close,
Calderstones,
Whalley
BB7 9UT

Arboricultural report for:

Alan Simpson

Date of site survey:

15/09/2023

Date of report:

23/09/2023

Job Ref: 1828

Gary Marsden
FDSc Arb, M.Arbor.A.

[redacted]

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

[redacted]

Gary Marsden FDSc Arb M.Arbor.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 Alan Simpson (referred to as the 'client' from here on) to inspect the significant tree located in the rear garden at 17 Elm close, Calderstones, Whalley BB7 9UT 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 current targets, defects, and likelihood of failure.
- A schedule of any subsequent work that may be required.

3. Relevant background information

Prior to the tree inspection, my client advised me that he wants a survey and report to allow for some pruning of the tree as it is covered under a TPO.

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 tree within 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 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 plan/s showing the tree location 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
- 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 the purpose of 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 15/09/2023. All my visual observations were from ground level. An assessment was carried out using a Resistograph PD 400 to help determine the internal qualities of a tree. All dimensions were estimated 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 southern side of the road and surrounded by similar residential developments. The site consists of a house that is currently occupied and set within the site boundary. 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. 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.

This inspection was of a preliminary visual tree assessment (VTA) nature that was visible from accessible points at ground level and included detailed investigation with the use of a resistograph to assess the internal function of the stem / buttress / roots area.

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

17. Tree assessment

The assessment is broken down into the primary elements of the tree where they are assessed individually with findings assessed as to the implication for the tree as a whole, the findings can be seen in the inserted tree schedule in Appendix C.

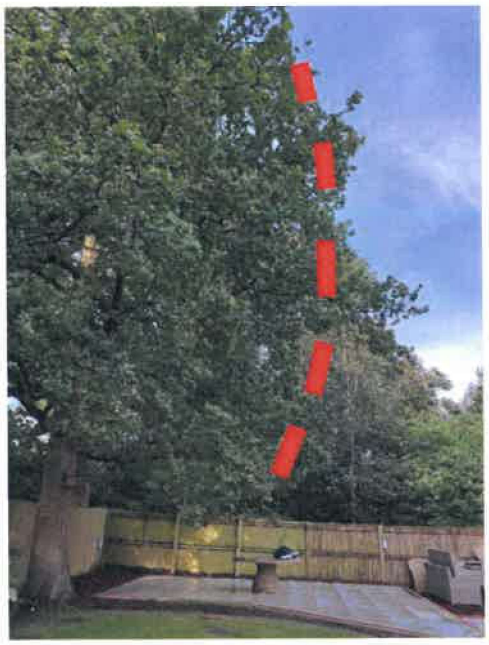
18. Photos

Views of Oak - T1

Crown lift of lower branches

Removal of all deadwood in canopy.

Slight reduction/reshaping of outer canopy.



Recommendations

19. 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.
REASONING: Proactive intervention rather than reactive to failure

The recommendations can be found in the survey table in Appendix C.

Other Considerations

20. Ash Dieback

Ash tree/s around the perimeter of 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.

21. 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.

https://www.ribblevalley.gov.uk/downloads/download/263/list-of-tree-preservation-orders-tpo

22. 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

23. Correspondence with local arboricultural / planning officer

There is no significant correspondence that needs documenting into this report

24. 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.

25. 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

26. Local Arboricultural Contractors

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

27. 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.

28. Statutory wildlife obligations

The Wildlife and Countryside Act 1981 as amended by the Countryside and Rights of Way Act 2000 https://www.legislation.gov.uk/ukpga/2000/37/contents and
The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 https://www.legislation.gov.uk/ukdsi/2019/9780111176573 ,
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.

29. 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:

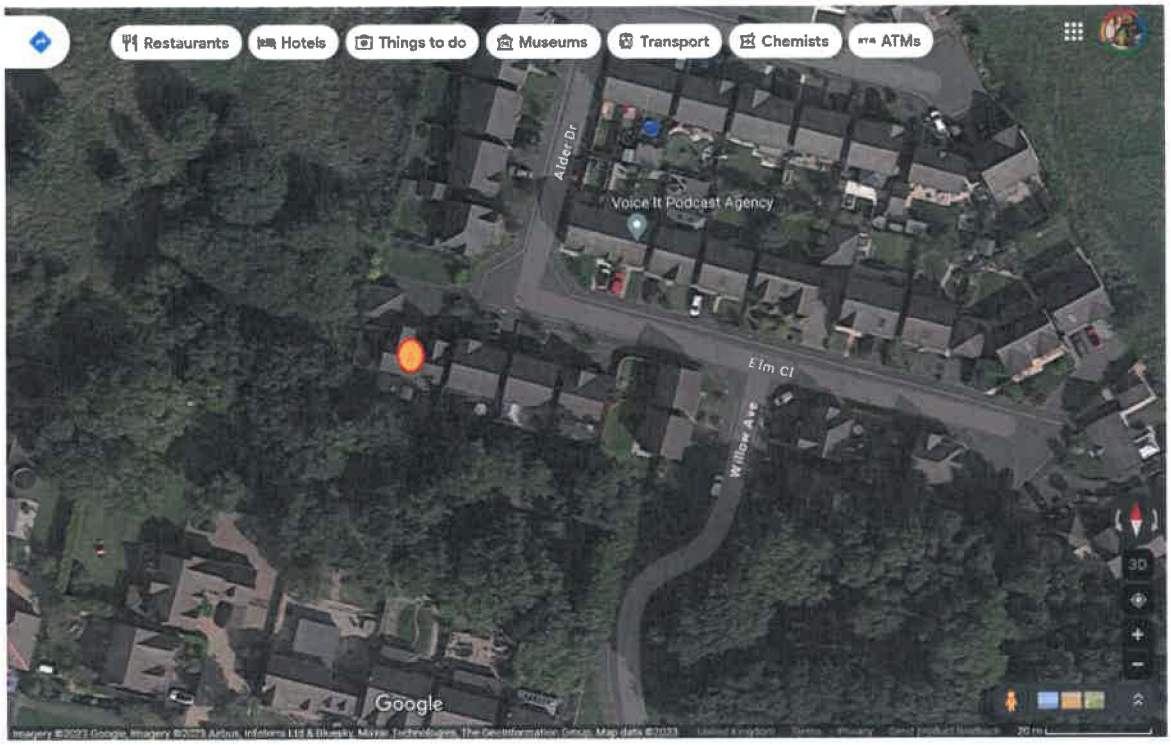
As a conscious effort to stay in touch with the progression in modern techniques and practices in the arboricultural industry, I attend seminars, receive regular arboricultural literature and maintain membership of professional bodies, examples of which are listed below:

- 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.
- Tree location map inserted.



Alan Simpson
17 Elm Close, Calderstones,

17 Elm Close,, Calderstones,, Whalley, BB7 9UT

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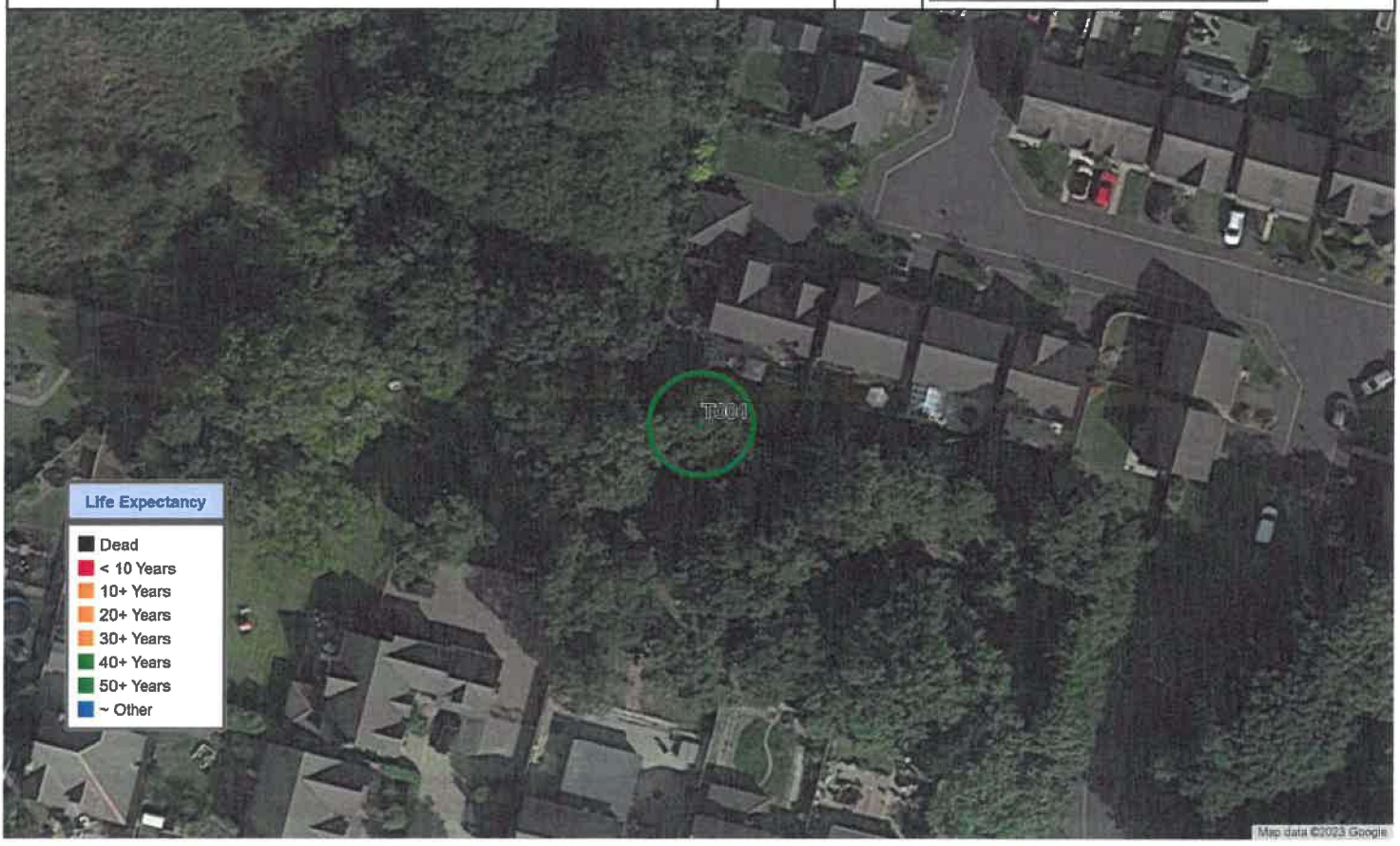
Arboricultural ASSOCIATION Professional Member



APPENDIX 'C'

- Inserted tree schedule

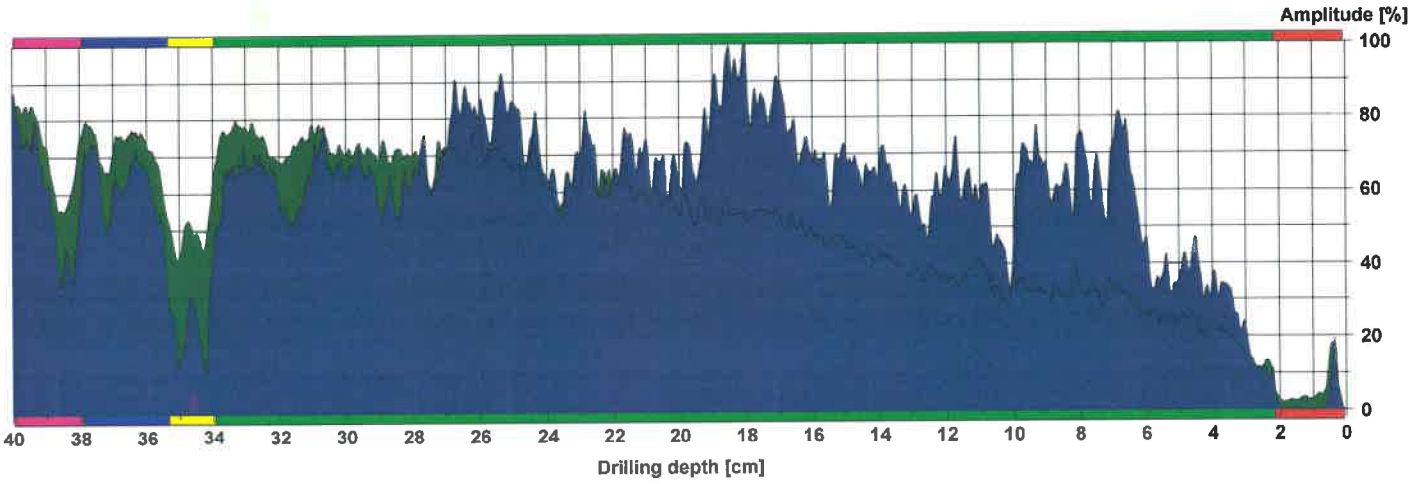
- Inserted resistograph results

Job Ref:	1828	Survey Date:	15 September 2023	Surveyor:	Gary Marsden	Site Address:	17 Elm Close,, Calderstones,, Whalley, BB7 9UT	VTA site survey	GMIRE

Type	Ref.	Species	Number of stems	Stem diameter @ 1.5m (mm)	Height	Spread	Life Stage	Physiological Condition	Structural Condition	Life Expectancy	Survey Notes	Fungus	Pests and Diseases	Description	Is RISK 'ALARP' As Low As Reasonably Practicable	Recommendations	Timescale for recomended works	Re-inspect within
Tree	T001	Oak *(Quercus sp.)*	1	60	15	N:6 E:6 S:6 W:6	Mature			40+ Years	Insert tree defects _ No significant visual root defects. _ No significant visual stem defects. _ No significant visual branch defects. _ Moderate deadwood 25-100 mm diameter. _ Low branching. _ Encroaching boundary line. _ No significant visual foliage issues.	No Significant Visible Fungus		Owned by the client. Target # - Dwelling Target # - Garden		_ Remove dead wood / crown clean. _ Reduce crown by 1 m in length _ Crown lift to 3 m for clearance over garden . _ Detailed inspection undertaken - Rastograph test showed no significant internal defects.	15-Mar-2024 (6 Months)	18 Months

Measuring / object data

Measurement no.	: 1	Needle speed	: 2500 r/min	Diameter	:
ID number	: T1-OAK-300MM-HEIGHT	Needle state	: ---	Level	:
Drilling depth	: 40,00 cm	Tilt	: ---	Direction	:
Date	: 01.01.2001	Offset	: 142/262	Species	:
Time	: 00:01:37	Avg. curve	: off	Location	:
Feed speed	: 100 cm/min			Name	:



Assessment

From	0,1 cm	to	2,2 cm	:	Outer Bark
From	2,2 cm	to	34,0 cm	:	Structural wood
From	33,9 cm	to	35,3 cm	:	defect
From	35,3 cm	to	37,9 cm	:	Structural wood
From	37,9 cm	to	40,0 cm	:	defect
From	0,0 cm	to	0,0 cm	:	Structural wood

Comment

The tree has a slight fect within the inner section of the stem but this is not seen as being detrimental to the trees stability.

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BS 5837 Planning Surveys

Arboricultural Impact Assessments

Arboricultural Method Statements

Site Supervision

Tree Condition Reports

Visual Tree Assessments

QTRA Assessments

Expert Witness Reports

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

Mortgage Reports

TPO applications and advice