

QUANTITATIVE TREE RISK ASSESSMENT OF TREES **AT GREYSTONES, MOOR LANE, WISWELL WHALLEY BB7 9DG**

Client: Mr D Jacques (Resident owner as above).

Date of Tree Inspection: 23.10.23

Weather conditions: Dry and calm.

BACKGROUND AND PURPOSE.

- The trees are located around the perimeter of the Property which has boundaries with immediate residential neighbours to the sides and agricultural land to the rear. The trees are not in the village Conservation Area. We have limited information regarding TPO s within the property curtilage.
- The client has requested the inspection in the light of progressive Ash Die back disease and the proximity of large trees in fail range of properties. This report will serve to identify the condition of the trees and the risk of harm and help provide completion of the clients Duty of Care to visitors and passing traffic.
- Implications of ground desiccation by trees and the implications for buildings and structures have not been addressed within this report.

THE SURVEYOR

I am Ken Linford, a consulting arborist, trained in Quantified Tree Risk Assessment, application of BS 5837 (2012) and Tree Defect identification. I have experience as a treecare contractor for more than 35 years and have been providing a consulting service for Local Councils, private persons and architects for 25 years. My CPD record is open to inspection if required. I am covered by PI insurance by Trust Insurance Brokers to a value of £1,000,000.

INVESTIGATION METHODS AND QTRA

- The Trees which have been identified as presenting a risk of harm have been colour spotted on site
- The methodology used, is to assess the tree conditions using VTA methods and a sonic hammer and then to proceed to use Digital Microprobe Techniques to identify basal or butt decay if required. All trees have been surveyed from ground level only.
- The urgency of the required work has been informed using the Quantified Tree Risk Assessment System of which we are licensees. The system involves assessing the condition of the tree and the type of possible failure, the use of the site and the proximity of people and buildings and the assessed likelihood of tree failure. In consideration of the risks associated with the trees I have applied the Quantified Tree Risk Assessment methodology (Ellison 2005), details of which can be supplied to you if required.
- Having considered generally perceived levels of acceptable and unacceptable risk reported in various literature, we propose that a risk of significant harm of 1 in 10,000 is a reasonable and broadly acceptable risk of harm that might be imposed upon people who have no control over the source of a risk. Risks identified which are greater than this will be referred to in the report and will require action on the part of your contractors.

FINDINGS

1. Taken as a group and assessed by the Quantified Tree Risk Assessment Method of which we are licensees we can advise that:
 - The targets close to the trees are users of Moor Lane. A road on a low speed incline with poor forward visibility
 - The Trees are all mature and a few more recent young plantings. The attached schedule lists the likelihood of failure and the Risk of Harm.
2. **Certain trees have been identified as presenting a high and immediate risk of harm to users of Moor Lane.**
3. The trees referred to on the schedule list are also spot marked and located on the attached site plan. The colour Yellow indicates a need to fell, the colour red indicates a form of pruning referred to in the schedule, and the colour blue indicates that the tree should be closely monitored for reasons referred to on the schedule.
4. We understand that the trees may not be subject to a TPO and are not within a Conservation Area. (this needs to be clarified by RVBC)

Given the nature of the work you should ensure that the contractor is qualified, competent and insured. If required we can arrange the tendering and the supervision of the work to payment stage. Our fee charge for this service will be 15% of the Chosen contractors price.

Contractors are asked to read the condition notes on the tree report and be aware of the risk referred to. Because of the site conditions, traffic and pedestrians control and protection may be necessary.

If you require advice in choosing a contractor please let us know.

Re-inspection recommended in 2026 or earlier if Tree Conditions deteriorate.

Ken Linfoord
Consulting Arborist

TREE CHECK LTD
252 LEYLAND LANE
LEYLAND
LANCS
PR25 1XL
01772 621435

TREE LOCATION PLAN



No and colour code	Species	Hght (m)	Dbh (approx mm)	Canopy Spread (radius in metres)	Age Class Y/EM/M /LM/OM	Condition (Good/Fair/Poor)	Target rating (H/M/L)	Size of failure	Likelihood Of failure	Risk of Harm	Work required	Priority (H/M/L)
T1	Ash	12	5x350	4	M	Fair, deadwood Ash Die back stage 3. Close to drive and road entrance	H	M	H	M	Fell to GL or 2m Nature stump	H
T2	Sycamore	18	800	6e	M	Good, Sound basal growth in stream banking. Some deadwood, Ivy growth. Proximity to Line of PROW. No evidence of rootplate movement	H	L	L	L	Sever ivy to reduce wiind catch. Remove lowest branches below 8m and less than 75mm diameter.	M
T3	Ash	17	700	8	M	Good No ADB symptoms. HT and BT line close by	L	L	L	L	Remove deadwood and monitor	L
T4	Ash	19	3x330	8	M	Fair ADB Stage 3.	H	M	H	M	Fell and Stump poison	H
T5	Ash Group (5)	18	5X350	7	M	Fair Heavy ivy cover. Re-inspect for ADB 2026	H	M	M	M	Sever ivy at GL and Waist height Monitor for ADB	M