TREE SURVEYS & CONSULTANCY SERVICES

Tree Survey Report

3 Grove Road, Wrexham

On behalf of: PRM Property

Survey Date: 12th June 2024

1.0 Brief

1.0.1 Tree 21 Limited were instructed by Pete Matthews of PRM Property on 23rd May 2024, to undertake a tree survey at 3 Grove Road Wrexham, to cover all trees within the curtilage and report on risk and condition and to collect relevant data in line with BS5837:2012 trees in relation to design, demolition and construction recommendations. The data collection is suitable as baseline information to help support any future site development. The survey data also includes recommendations regarding any risk to ensure the duty holder are managing their trees correctly in accordance with their duty of care under the Occupiers Liability Acts 1957 and 1984 and The Health & Safety at Work Act 1974, in regard to potential tree or tree part failure. The tree survey data also reports on nuisance and makes recommendations to manage such occurrences.

1.0.2 The survey was a ground based visual inspection using VTA (Visual Tree Assessment Method) and QTRA (Quantified Tree Risk Assessment) as a guide to risk assessment. These trees are presented in the Tree Schedule at Appendix 1 and their locations are illustrated on the Tree Plan at Appendix 2.

1.1 Scope

1.1.1 The survey was carried out on 10th June 2024 by Mike Wood, Principal Arboricultural Consultant and owner of Tree 21 Limited. The weather conditions on the day of the survey were dry, with sufficient light to observe the surveyed trees.

1.1.2 Observations and recordings have been undertaken in line with the industry recognised VTA and follow National Tree Safety Group (NTSG) guidelines. VTA is an internationally industry recognised method of tree assessment. Trees were surveyed from ground level only, using a nylon sounding hammer and a metal probe to assist in decay detection where appropriate. Measurements were taken with a TruePulse 200L wherever possible.

1.1.3 The survey comprises of checking each tree in a consistent manner, as described in section 2.0 below. The survey is valid for a period of 2 years from the date of the survey; however, recommendations have been made for longer term management. All recommendations are provided with in the Tree Schedule at Appendix 1. It is recommended that all recommended works are undertaken within 12 months of this report.

1.1.4 Trees are numbered on the tree data schedule (Appendix 1) and can be cross referenced to the site plan (Appendix 2). All numbers are prefixed with 'T' (tree) or 'G' (tree group) within this report.

2.0 Survey Methodology and Considerations

2.0.1 The VTA method is an internationally recognised method of tree inspection where potentially hazardous symptoms are assessed. VTA helps to distinguish potentially hazardous trees or tree parts, thereby preventing unnecessary removal of healthy or structurally sound trees. The VTA gives information about the body language and the mechanics of trees and instructs in the correct use of test and measure instruments where considered necessary by the user. VTA is a ground level based survey.

2.0.2 The initial stages of the VTA, which have been used to inform this document, are as follows:

2.1 Inspection to Detect Symptoms

- Body language of trees
- Growth defects
- Appearance of the bark
- Crown and leaves (depending on season)
- Fungal fruiting bodies and their body language (where present)
- Local environment of the tree

2.2 Targets (People and Property)

2.2.0 Targets are either people who pass under the tree frequently (pedestrians, cyclists, or motorists), or static targets. Static targets are features of value such as buildings, lamp columns, signs, fences, and other structures.

2.3 Survey

2.3.0 The survey considers tree defects and local environs in accordance with VTA observations, along with targets and local land use and reports on management recommendations to reduce risk or direct and indirect damage to structures.

3.0 Site Context, Survey Considerations and Summary of Recommendations

3.0.1 The site is within the grounds of a mature commercial office building. Trees are located in small areas of soft ground, or shrub beds. The majority of their rooting environment is hard surfaces. There is a brick boundary wall to the west of T03 and to the east of 0ff site trees T06 south of G01. T02 and T03 are prominent mature trees, which add valuable character to the wider Grosvenor Road Conservation Area.

3.0.2 This report makes recommendations to address tree risk, tree safety and nuisance where considered appropriate in addition to general management.

3.0.2 T01, a mature Holly in good overall condition, located in slightly higher soft ground than the hard surfaced area of the site. The crown height of 2.5m from the ground is considered to be sufficient for vehicles and pedestrians using this site and does not require any work.

3.0.3 T02 is a mature Beech located in slightly higher soft ground than the hard surfaced area of the site. The tree is in good overall condition with no defects observed which require any work. There is a large girdling root on the north aspect, however, no improvements can be made to alter this and it is not currently constricting the tree. The tertiary crown height above the site is low and would benefit site users by lifting to 3.5m. The crown height over Grove Road is at a sufficient height as the tertiary branch tips maintain their own height above the road, as they respond to road users.

3.0.4 T03 is a mature Norway Maple. The tree has been historically pruned. There is epicormic shoot development within the crown, upon the main branches. There is some minor deadwood within the crown, however, the risk of failure and damage from this deadwood is so low, no works to remove or reduce the deadwood have been recommended. The tree is approximately 0.75m from the brick boundary wall. No damage was observed to the wall at the time of the survey. The crown spread is beginning to conflict with the adjacent third party building to the west. The crown height is also relatively low over the shared access drive through the site. Recommendations have been made to prune back lateral branches from the adjacent building to achieve a 2m clearance and selectively tip prune tertiary branches over hanging the shared drive to north west and those overhanging wall to achieve a 3.5m clearance, which is considered adequate for the site and shared driveway users.

3.0.5 No works are recommended to T04. T05 would benefit from minor tip pruning of tertiary branches overhanging driveway and the parking bay by 0.5m to improve

clearance would reduce potential conflict with vehicles. The tree stake should now also be removed as it is now redundant.

3.0.6 T06 and G01 are off site, third party trees. T05 overhangs the site and is beginning to conflict with parking bays and the boundary wall and railing. A recommendation has been made to lift the low crown branches above the parking bays to achieve a 2.5m clearance, which is considered adequate for site users. No works are required to G01, as they have recently been reduced back away from the building located on the site. No damage was observed to the brick boundary wall, located to the south of this tree group.

4.0 Appendices

4.0.1 This report should be read with the following appendices

- Appendix 1: Tree Data Schedule with Recommendations
- Appendix 2: Tree Plan
- Appendix 3: Photographs of Recommended Works
- Appendix 4: Survey and Report Limitations

4.1 Photographs

4.5.1 At least one photograph for each recommendation has been provided for each tree in Appendix 3 to help illustrate and describe the work which has been recommended.

5.0 Tree Preservation Order (TPO) and Conservation Areas (CA)

5.0.1 A Local Authority web search has been undertaken as part of this assessment, to establish the presence/absence of statutory constraints (TPO/CA) relating to trees at the site. The site is situated in Grosvenor Road Conservation Area and therefore, any proposed works to trees will require a 6 week notification via a Section 211 notice to Wrexham County Borough Council.

7.0 Conclusion

7.0.1 Recommendations have been provided to address risk, condition or nuisance from trees at the site within a 2-year timeframe. These works once undertaken will improve the site use and prevent conflict with site users and third party buildings. The work will not alter the of the trees.

8.0 Further Recommendations

8.0.1 Tree surveys are recommended regularly to ensure that any changes to trees are managed appropriately. This survey is valid for 24 months, from the date undertaken. It is recommended that the next inspection of the trees is undertaken in June 2026.

8.0.2 Trees are dynamic living organisms and as such, their physical state can alter, sometimes quickly, which is particularly influenced by environmental factors such as changes to the rooting environment, such as construction and alterations to surfaces. Furthermore, extreme weather conditions or pests and disease can alter the state of a tree and may require more regular inspection intervals, or individual tree management, following these events.

8.0.2 All works should be undertaken by qualified arborists working to best practice BS3998:2010. Arisings could be reused in areas identified on site, to provide habitat opportunity for a range of invertebrate, mammal, and bird species. Woodchip could be spread out in the retained tree groups, at a recommended depth of no more than 100mm.

9.0 Acceptable Risk

9.0.1 Tree safety management seeks to minimise the risk of harm occurring from the result of tree failure, and balances the benefits of risk reduction with the associated costs in terms of both tree value and financial expenditure.

9.0.2 If absolute safety from tree failure were achievable, society would almost certainly find the cost unacceptable in terms of tree losses. In this regard, the concept of 'reasonable practicability' is a central tenet of English law, which is evident throughout the English Health and Safety legislation and guidance (e.g. Health and Safety at Work Act 1974), and in judgments of the higher courts in relation to tree failure.

10.0 Undertaking Tree Work

10.0.1 Before the work can take place, notice to Wrexham County Borough Council must be provided via a Section 211 notice. This can be done via the planning portal. Tree 21 Limited can provide this service if preferred at an additional fee for administrative work.

10.0.2 It is recommended that all tree work is undertaken in accordance with BS 3998:2010 Tree Work - Recommendations, by appropriately qualified and competent Arborists.

APPENDIX 1

Tree Data Schedule with Recommendations

BS5837 Survey Data

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Ref.	Species	Measurements	General Observations	Category	Recommendations
G01	Sycamore (Acer pseudoplatanus) Common ash x2 (Fraxinus excelsior)	Height (m): 8 3 stems, avg.(mm): 200 Spread (m): 3N, 2E, 1S, 2W Crown Clearance (m): 6 Life Stage: Early Mature Rem. Contrib.: 20+ Years	Third-party trees adjacent boundary brick wall. Recently cut back to boundary line. No damage to boundary wall observed. Fair overall Physiological and Structural condition.	C2 RPA Area: 49 sq m.	No action required.
T01	Holly (Ilex sp.)	Height (m): 8.5 3 stems (mm): 220,290,180 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 2.5 Rem. Contrib.: 20+ Years	Located in raised bed. Hard surfaced to North, south and west beyond 0.5m. Tree stems. Good overall Physiological and Structural condition with no significant faults observed. Branches are touching lamp column but not causing an obstruction of light.	B1 RPA Radius: 4.9m. Area: 75 sq m.	No action required.
T02	Copper beech (Fagus sylvatica purpurea)	Height (m): 18 Stem Diam(mm): 790 Spread (m): 10N, 8E, 7S, 7W Crown Clearance (m): 2 Lowest Branch (m): 4.5(N) Life Stage: Mature Rem. Contrib.: 40+ Years	Low crown of 2.2m over parking area. Approximately 4.5m over highway. Has been crown lifted in the past, with occluded pruning wounds. Located in raised bed with hard surfacing within 1m to east, south and west. Large girdling root due to restricted space. Good overall Physiological and Structural condition.	A1 RPA Radius: 9.5m. Area: 284 sq m.	Crown lift over site area to achive a 3.5 metre clearance for site users.

Ref.	Species	Measurements	General Observations	Category	Recommendations
T03	Norway maple (Acer platanoides)	Height (m): 18 Stem Diam(mm): 810 Spread (m): 8N, 7.5E, 9S, 8.5W Crown Clearance (m): 3 Life Stage: Mature Rem. Contrib.: 40+ Years	Mature tree in good overall physiological and structural condition. Located approximately 0.75m from boundary wall. Crown spread is beginning to conflict with adjacent building. Crown height over the acess drive is around 2m on North West aspect above boundary wall. No associated damage to adjacent wall observed. The tree has undergone light previous pruning work. Burrs on stem and principal stems. Epicormic growth on lower branches. Minor deadwood observed under 40mm diameter above shrub bed.	A1 RPA Radius: 9.7m. Area: 296 sq m.	Prune back lateral branches from adjacent building to achieve 2m clearance. Selectively tip prune tertiary branches over hanging drive to North west and those overhanging wall to achieve a 3.5m clearance.
T04	Prunus (Prunus sp.)	Height (m): 2.5 Stem Diam(mm): 90 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 2 Rem. Contrib.: 10+ Years	Small amenity tree in shrub bed. Some minor bark damage on North West of stem 0-0.5m. Good overall Physiological and Structural condition.	C1 RPA Radius: 1.1m. Area: 4 sq m.	No action required.
T05	Himalayan birch (Betula utilis)	Height (m): 6 Stem Diam(mm): 150 Spread (m): 3.5N, 3.5E, 3.5S, 3.5W Crown Clearance (m): 1.5 Life Stage: Early Mature Rem. Contrib.: 20+ Years	Early mature tree in shrub bed. Overhangs driveway and parking bay. Good overall Physiological and Structural condition.	B1 RPA Radius: 1.8m. Area: 10 sq m.	Minor tip pruning of tertiary branches overhanging driveway and parking bay by 0.5m to improve clearance would reduce potential conflict with vehicles. Remove stake as now redundant.
T06	Himalayan birch (Betula utilis)	Height (m): 6 Stem Diam(mm): 110 Spread (m): 3.5N, 3.5E, 3.5S, 3.5W Crown Clearance (m): 1.5 Life Stage: Early Mature Rem. Contrib.: 20+ Years	Off site tree, overhanging site. Low crown height, beginning to conflict with parking bays and boundary wall and railing. Good overall Physiological and Structural condition.	B1 RPA Radius: 1.3m. Area: 5 sq m.	Lift low crown above parking bays to achieve a 2m clearance.

APPENDIX 2

Aerial Imagery Tree Plan

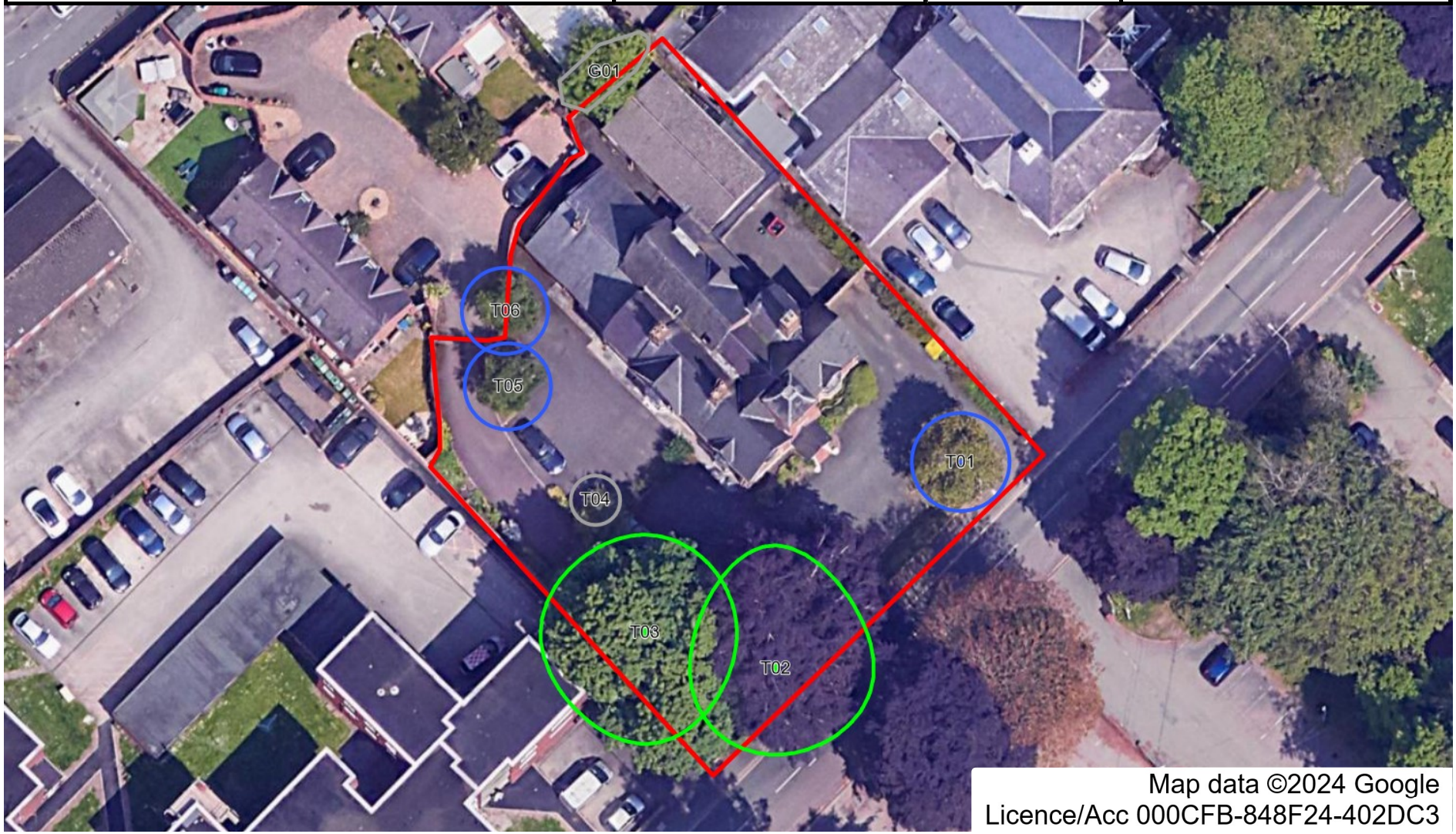
PRM Property
3 Grove Road, Wrexham

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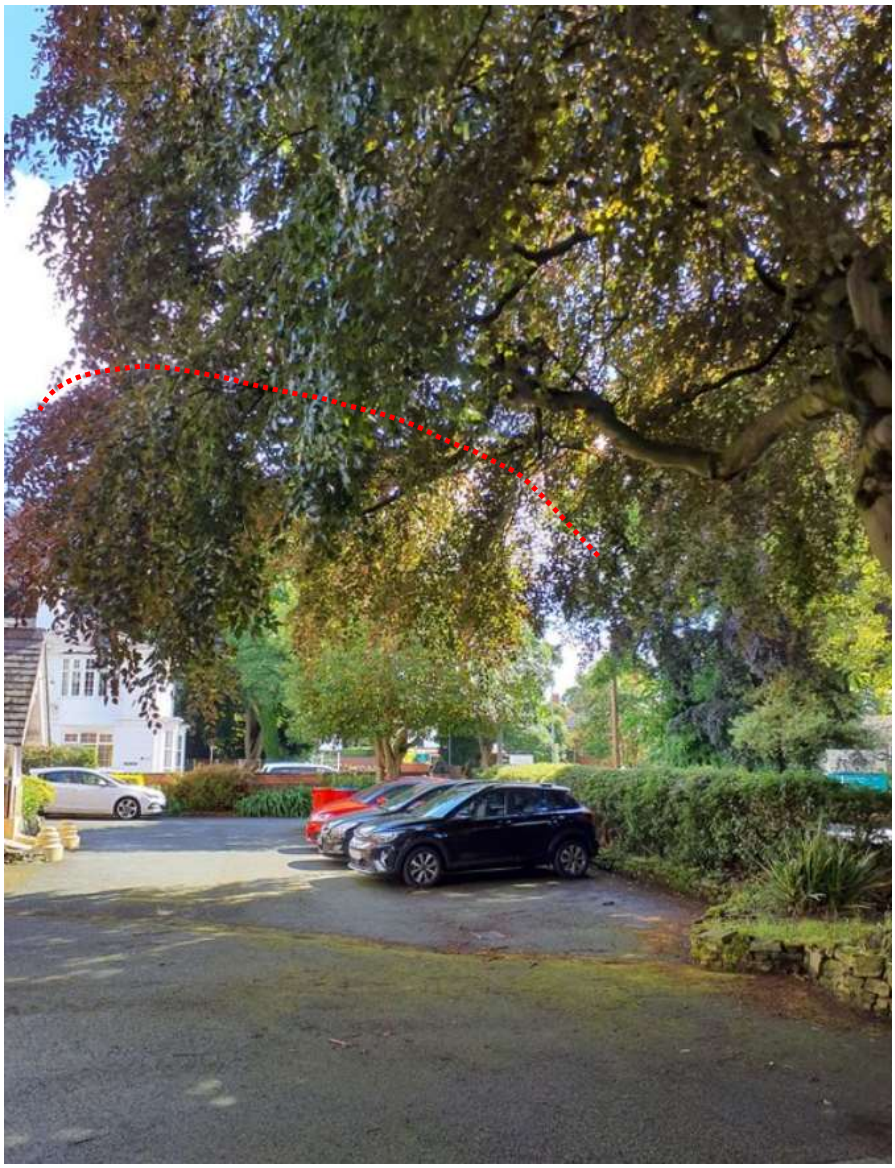
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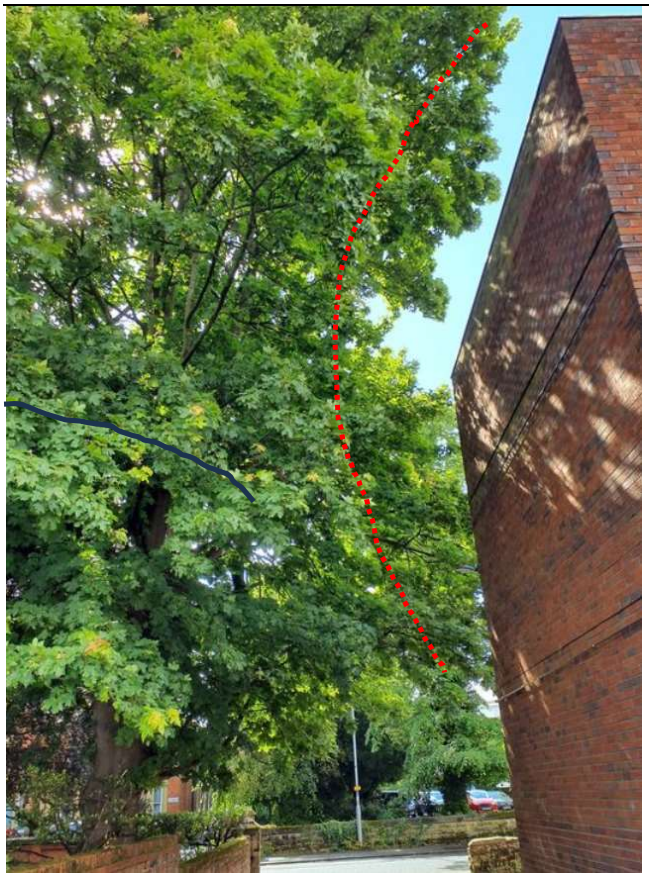


APPENDIX 3

Photographs of Recommended Work

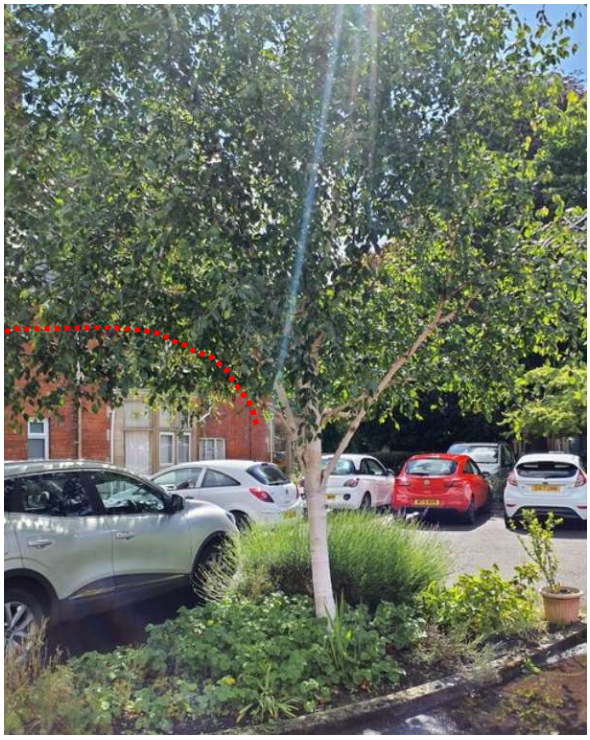


T02: Crown lift over site area to achieve a 3.5 metre clearance for site users.

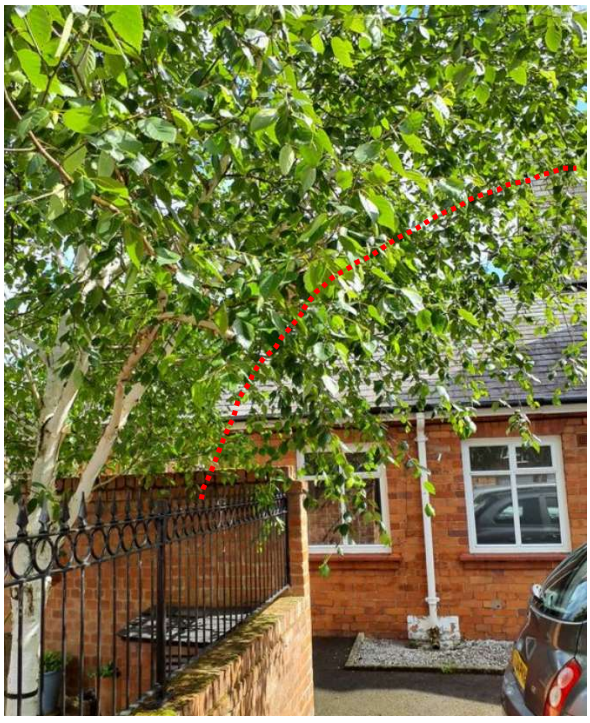




T03: Prune back lateral branches from adjacent building to achieve 2m clearance. Selectively tip prune tertiary branches over hanging drive to North west and those overhanging wall to achieve a 3.5m clearance.



T05: Minor tip pruning of tertiary branches overhanging driveway and parking bay by 0.5m to improve clearance would reduce potential conflict with vehicles. Remove stake as now redundant.



T06: Lift low crown above parking bays to achieve a 2m clearance.

APPENDIX 4

Survey and Report Limitations

Tree 21 Limited Tree Risk Survey 2024 - Limitations

1. The report and tree schedules provided are time limited and when considering foreseeable risk this is not to exceed the time stated within the report and/or tree data schedule, commencing from the day the assessment was undertaken.

2. The assessment is a visual assessment only, made from ground level and observations have been made using the Visual Tree Assessment method (VTA), an internationally recognised method of tree assessment. No invasive decay detection equipment or samples, such as soil, tree parts or other natural parts have been made to aid any conclusions.

3. Unless otherwise stated, all measurements including distances and compass orientation are estimated.

4. The notes and recommendations relate to the date of inspection. Trees are living dynamic organisms and therefore periodic visual inspections are recommended by the duty holder on a regular basis.

5. The recommendations made, are not intended to address whole or part tree failure in any event of extreme weather. Such extremities can cause unforeseeable part or whole tree structural failure of non- faulted tree parts This assessment and the content within has been undertaken to address foreseeable structural faults.

6. Following an extreme weather event, the report and all content will become invalid and therefore a new inspection is recommended immediately after such an event.

7. The tree survey assessment is limited to the season in which the inspection takes place. For example, a tree survey when the tree is dormant and no leaves are present, cannot make assess the vitality of a tree and when a tree is within full leaf, a full structural assessment of branches and attachments are impaired.

8. Fungal Fruiting Bodies (FFB) that may indicate the presence and type of decay can only be fully assessed when the fruiting body is present and as such any survey timing outside of the season when the FFB is likely to be present cannot fully consider the presence, reason, and likely relationship between the FFB and the host tree and as such, recommendations to manage the risk relating to these factors cannot be made.

9. Trees and tree parts, may be obscured from full assessment due to the presence of climbing plants. Where this occurs, the climbing plant should be severed and stripped from the tree before a full Visual Tree Assessment can be made.

10. No account has been taken of any potentially poisonous parts or seasonal falling parts, such as fruit that may affect people or property, including allergy and toxicity.

11. The previous history of ground conditions or underground services that may have affected structural integrity has not been considered during this assessment.

Tree 21 Limited Tree Risk Survey 2024 - Limitations

12. This assessment considers heave, subsidence, or other potential root related damage in the context of the existing site and conditions observed at the time of the survey only.

13. The presence of statutory constraints or wildlife constraints has not been considered or checked as part of any recommendations made. It is therefore recommended that before any tree works takes place, the appropriate checks are made, and any advice provided is followed. Additionally, no advice has been given or implied, relating to Felling Licenses that may be required.