TREE SURVEYS & CONSULTANCY SERVICES

Tree Survey Report of a Mature Sycamore

at: 2 Mulsford Court, Worthenbury, Wrexham, LL13 0BJ

Client: Mr David Brown

Survey Date: 6th January 2025

1.0 Brief

1.0.1 Tree 21 Limited were instructed by David Brown of 2 Mulsford Court, Worthenbury, Wrexham, LL13 0BJ, to undertake a tree survey of a mature Sycamore, protected by a Tree Preservation Order ref. Wrexham Maelor Borough Council (Community of Worthenbury) Tree Preservation Order Number 142 (T3). The tree survey was instructed to assess risk and condition, due to the close proximity to the owners dwelling, parking and gardens, a neighbour's garage and house and another neighbour's house, which are all within falling distance of the tree.

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 6th January 2025 by Mike Wood, Principal Arboricultural Consultant and owner of Tree 21 Limited. The weather conditions on the day of the survey were damp with wintery conditions. Access to the tree was unobstructed, however, as the tree is located adjacent a close board boundary fence, the lower part of the stem on the East aspect could not be observed.

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. The tree was surveyed from ground level and a step ladder only, using a nylon sounding hammer and a metal probe to assist in decay detection where appropriate. Height, crown spread and distances to houses were taken with a TruePulse 200L.

1.1.3 Management recommendations are provided with in the Tree Schedule at Appendix 1. It is recommended that all recommended works are undertaken within 6 months of 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 houses, buildings, lamp columns, signs, fences, parked vehicles 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, Tree Condition, Risk and Summary of Recommendations

3.0.1 The tree is located close to the eastern boundary of 2, Mulford Close, a residential property within a cul-de-sac in the village of Worthenbury, LL13 0BJ. The tree is located in a rockery planting bed, adjacent a brick paviour parking area. The opposite side of the fence is a residential garden, laid to lawn and amenity garden area. The tree is 20m tall and within falling distance of two dwellings, car parking areas, driveway and a garage structure.

3.0.2 The tree was historically covered in a dense cover of Ivy, which was cleared in 2023, by the owner, following a recommendation by the Local Authority Tree Officer. The ivy has

now died back, which has improved visual observations of the structure and condition of the tree.

3.0.3 There are 4 x decay entry points comprising 3 x decaying branch stubs and 1 x hole present at around 2.5m up the stem. These decay points are within close proximity of each other. There are several broken branches within the crown of the tree and the physiological condition appears to be suffering. This is possibly due to the impact of the decay entry points in close proximity on the stem and a reduction in the functioning of the vascular system. Roots are also beginning to lift the block paviours of the client's driveway. See Appendix 3 for illustrative photographs.

3.0.3 The tree is a mature forest tree, in a residential environment, thought to have been integrated into this built residential area, from the previous, former context of school grounds. The tree now has high value, static targets (houses, garage) and parked cars in close proximity.

3.0.4 Due to the context and condition of the tree; decaying old branch stubs, a hole in the stem, broken branches within the crown and impaired physiological and structural condition, located in high risk area and wind loads upon the crown and the potential of stem fracture and total tree failure occurring, it is recommended to soft fell the tree (safely remove) to ground level and treat the stump with eco plugs to prevent regeneration.

3.0.5 The amenity value could be replaced with a more appropriate species, such as a Japanese Maple or Field Maple, planted in a more appropriate area of the garden, away from targets. Other forms of management, such as pollarding or a crown reduction, have been considered, but are not considered to be appropriate due to new regrowth, which would be structural less stable than naturally formed branches within a typical tree crown.

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: Illustrative Photographs
- Appendix 4: Survey and Report Limitations

5.0 Undertaking Tree Work

10.0.1 Before the work can take place, a planning application to undertake the proposed works must be submitted to Wrexham County Borough Council and the proposed work granted. This can take up to 8 weeks to determine, from submission.

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

Details of tree inspections

Site name: Sycamore at 2 Mulsford Court

Risk zone: Not Applicable

Contact:

Trees: 1 Work items: 1

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Ref.	Species	Description	Measurements	Survey Notes	Overall Condition	Recommendations
T3	Sycamore (Acer pseudoplatanus)	Owned by the estate. Target 1 - Garage. Target 2 - car parking. Target 3 - dwellings. Target 4 - Landscaped Gardens Falling distance of owners' house and adjacent houses, garage, gardens and parking area.	Height (m): 20 Crown Radius (m): 6.5 DBH (cm): 85 Life Stage: Mature Life Exp.: 20+ Years	4 x Cavities on stem at 2.5m. 1 on west aspect, 3 on south aspect. Decay entry points, heavy and dense crown above in an exposed wind load area. High target area. The rooting environment has been historically altered. Buttress roots have adaptive growth and reaction wood . Ivy severed in summer 2023 following recommendation by local tree officer. Once died back, the decay entry points and rot holes became visible. Roots are also lifting the block paviours on the drive. Broken branches in crown suggesting reduced Structural and Physiological integrity, possibly from reduced energy reserves via the vascular system because of the decaying rot holes.	Fair	Fell tree due to structural defects and high target area. Timescale: 06-Jul-2025 (6 Months)

APPENDIX 2

Aerial Imagery Tree Plan

David Brown
Sycamore at 2 Mulsford Court

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APPENDIX 3

Photographs of Recommended Work

Tree in Context





Decay entry points from old branch stubs located approximately 2.5m above ground, in close proximity to one another







APPENDIX 4

Survey and Report Limitations

Tree 21 Limited Tree Risk Survey 2025 - 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.