

Tree Condition Report

Kingscroft
Kingsmill Rd
Wrexham
LL13 8NR

Report by:

Robert Lloyd TechnicianA.Certarb .
Treebay services
4 The View
Barton Road
Malpas SY14 7HU

Arboricultural ASSOCIATION
Technician Member
QTRA REGISTERED USER

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1.Introduction.

1.1 Site address.

Kingscroft

Kingsmill Rd

Wrexham

LL13 8NR

1.2 Client details.

Paramount estate management/Kingscroft residents.

1.3 Experience of author.

Robert Lloyd is a consulting arborist. He holds multiple qualifications, including being a Qualified Lantra Professional Tree Inspector and a Level 4 City & Guilds Utility Arborist Surveyor. As a registered user of the Quantified Tree Risk Assessment (QTRA) system, he is adept at assessing tree health and safety risks. Additionally, he is a technician member of the Arboricultural Association and a certified arborist, reflecting his commitment to the highest industry standards.
With 18 years of experience in the arboriculture industry, Robert has used his skills in tree inspection, risk assessment, and utility tree care.

1.4 Scope of the tree condition report.

The aim of the report is to identify and assess any substantial trees and vegetation within the designated area. It will involve recording the findings related to their health, stability, and ecological significance. Based on this assessment, the report will provide recommendations for remedial work that prioritizes safety and well-being, while also considering cost-effectiveness for future management plans.

2.Site Visit.

2.1 Date, weather conditions & terrain.

The site visit on Friday, February 21st, had mild overcast weather and reasonable-good visibility, allowing clear observation of the surroundings. The flat terrain, with a slight slope towards the road, allowed easy movement and access to different areas.

2.2 Equipment and measurements.

1. Tree Diameter:
    - Equipment: Diameter at Breast Height (DBH) tape.
    - Measurement: The diameter of the tree is measured at breast height (approximately 1.4 meters or 4.5 feet above ground level). Measurements are recorded in centimetres (cm).

2. Tree Height:
    - Equipment: Calibrated laser rangefinder (Trupulse). ○ Measurement: The height of trees is measured using the laser technology to ensure accuracy. Measurements are recorded in meters (m).

3. Crown Spread:
    - Equipment: Estimation from ground level. ○ Measurement: Crown spread, which refers to the width of the tree's canopy, is estimated visually from ground level. Measurements are provided in meters (m).

3.How the risks will be evaluated.

3.1 Using the QTRA method.

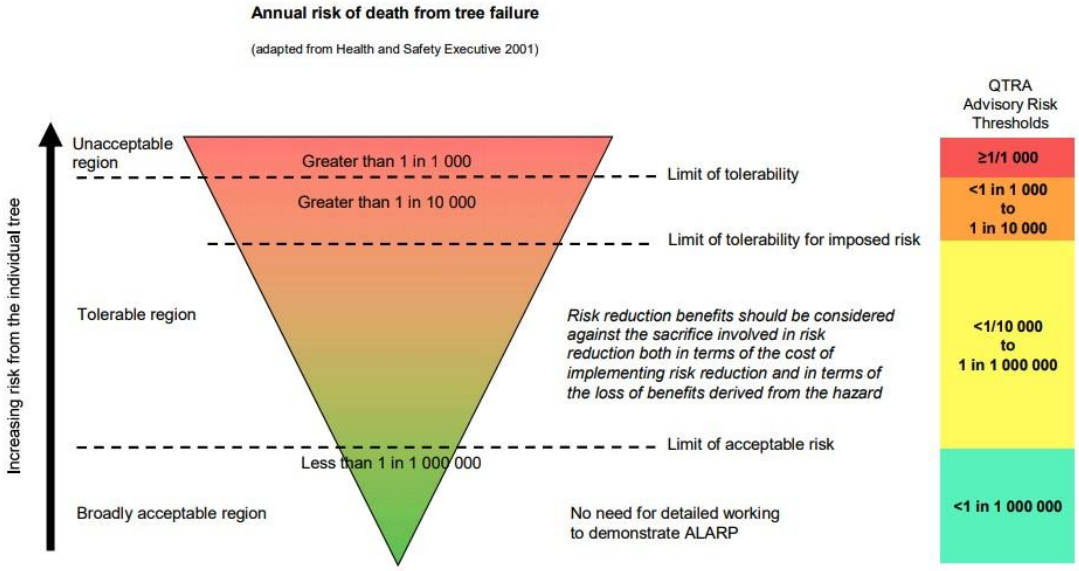
Tree safety management is a matter of limiting the risk harm from tree failure while maintaining the benefits conferred by trees. Although it may seem counter intuitive, the condition of trees should not be the first consideration. Instead, tree managers should first take account of the usage of the land on which the trees stand, which in turn will inform the process of assessing the trees.

The Quantified Tree Risk Assessment (QTRA) system applies established and accepted risk management principles to tree safety management. Firstly, the targets (people and property) upon which trees could fail are assessed and quantified, thus enabling tree managers to determine whether to assess trees and to what degree of rigor a survey or inspection of the trees is required. Where necessary, the tree is then considered in terms of both size (potential impact) and probability of tree or branch failure. Values derived from the assessment of these three components (target, size, and probability of failure) are combined to calculate the probability of significant harm occurring.

The system moves the management of tree safety away from labelling trees as either ‘safe’ or ‘unsafe’ and requiring definitive statements of tree safety from either tree surveyors or tree managers. Instead, QTRA quantifies the risk of harm from tree failure in a way that enables tree managers to balance safety with tree value and operate to predetermined risk thresholds.

3.1 How risks are categorized into thresholds and their given actions:

Tolerability of Risk Framework



1/1 000	**Unacceptable** Risks will not ordinarily be tolerated	• Control the risk • Periodically review the risk
	Unacceptable (where imposed on others) Risks will not ordinarily be tolerated	• Control the risk • Periodically review the risk
1/10 000	**Tolerable** (by agreement) Risks may be tolerated if • those exposed to the risk accept it, or • the tree has exceptional value	• Control the risk unless there is broad stakeholder agreement to tolerate it, or the tree has exceptional value • Periodically review the risk
1/1 000 000	**Tolerable** (where imposed on others) Risks are generally tolerable	• Assess costs and benefits of risk control • Control the risk only where a significant benefit might be achieved at a reasonable cost • Periodically review the risk
	Broadly Acceptable	• No action currently required • Periodically review the risk

4.Tree survey and control measures.

4.1 Tree survey summary.

Recommendations:

- It is advised to conduct the next comprehensive tree survey in two years from the date of this report to ensure ongoing safety and maintenance of the trees.
- It is important to note that the suggestions provided are only recommendations, and the client is free to make their own decisions regarding the management and maintenance of the trees on site.

4.2 Identified trees and their risk thresholds.

Trees identified with a broadly acceptable threshold:

G1, G2,6,7,9,10,11,12,14,15,16,18,19,20,21,22,23, G4 & G5.

Trees identified with a tolerable threshold: 2,3,5,8 &

24.

Trees identified with an unacceptable (where posed on others) or tolerable by arrangement threshold:

4,13 & 17.

Trees identified with an unacceptable threshold: -

4.3 Control measures/remedial work recommendations.

Tree number/ID	Control measures.	Work priority	Potential target in event of tree failure.

T1 Lime	Remove epicormic growth on lower stem and basal area.	LP	Property/Human
T2 Beech	Tip/light crown reduction & areal inspection over property's to west.	MP	Property/Human
G1 Mixed	Crown lift over car park area.	LP	Property
T4 Red oak	A: Remove all deadwood back to live growth. B: Monolith at 4-5m C: Remove to ground level.	HP	Property/Human/Road
T8 Oak	Prune away from streetlamp/phone cables and weight reduction over road.	MP	Property/Human/Road
T9 Yew	Light crown lift over paths and gate.	LP	Human
T13 P.Cherry	Remove tree.	MP	Road
T15 Elderberry	Remove tree.	LP	Property
T17 P.Laurel	Remove limb/primary branch over road with decay.	MP	Road

4.4 Work priority & recommended time scales.

E-Emergency, as soon as reasonably practicable.

HP-High priority, 1-6 months.

MP-Medium priority, 6-12 months.

LP-Low priority 12-24, months or within the next survey review period (2 years).

4.5 Tree survey table key.

Tree I.D: Individual markings for each tree assessed.

Species name: Names of tree are given in common English and botanical Latin.

Height: Estimated height of tree in Metres.

DBH: Diameter of tree measured at breast height in Centimetre's.

Crown spread: The diameter of crown at widest point.

Age: The age of the tree in categories Y-Young. SM-Semi mature. M-Mature. FM-Fully mature. D-Dead.

Condition: E-Excellent. G-good. F-Fair. P-Poor. D-Dead.

Comments/recommendations & control measures: Notable features/defects and work recommendations.

Risk of harm: Threshold of risk in event of tree failure.

4.6 Tree survey table.

Tree no.	Species	Height	DBH	Crowns	Age range	Vitality	Comments	Management	Risk of/ QTRA score
1	Common lime- Tiliia x europea	17	78	14	FM	F	Basal epicormics, previous limb removal at 3m West. Crown bias South with suppression. Minor deadwood	Remove epicormic growth lower stem and basal area.	1/1M
2	Beech- Fagus sylvatica	20	93	16	FM	F	Cavity, North stem at 1.8m. Crown bias West. With heavy branch/weight loading over property to West.	Tip/light crown reduction & areal inspection over property's to west.	1/30K
3	Beech- Fagus sylvatica	20	90	17	FM	F	Crow bias West, adjacent previous tree removed. Slight lean south, cavity at 4m partially occluded.	-	1/300K
G1	Mixed species, predominately Holly & Hawthorn	6	10-20	6	M	F	Linear group acting as a boundary feature overhang's 3rd party. Ivy, deadwood present.	Crown lift over car park area.	1/1M
G2	Lawson cypress- Chamaecyparis lawsonia	14	22-32	10	M	F	Linear group of 3 trees, with light ivy, 2 or 3 stems each.	-	1/1M
T4	Red Oak- Quercus rubra	15	72	14	M	P	Significant deadwood & dieback to crown. Dense undergrowth. Extent of die back difficult to determine due to season/timing of inspection (No leaves/buds on crown in winter months).	a. Remove all deadwood back to live growth. b. Monolith at 4-5m c. Remove to ground level.	1/4K
T5	Silver pendant lime- Tilia tomentosa	17	92	16	M	F	Minor epicormic growth, previous large limb/primary branch removed. Metal foreign body at 0.3m North.	-	1/500K

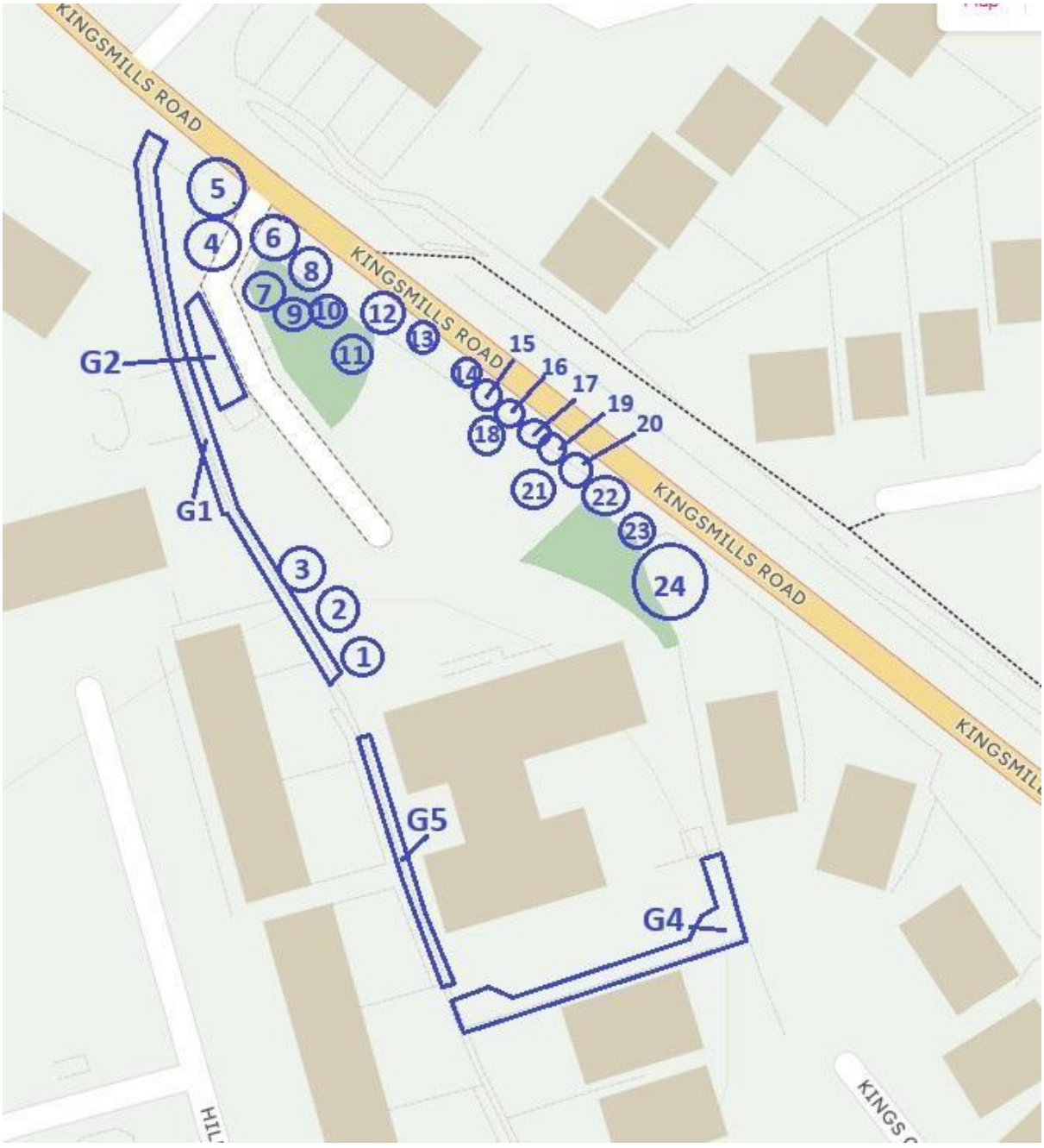
							Previously crown reduced with good occlusions to cuts.		
T6	Black pine- Pinus nigra	17	73	17	M	G	Multiple stems, previously lifted. Minor deadwood.	-	1/1M
T7	Irish Yew- Taxus baccata	8	56	6	M	F	Suppressed due to adjacent pine. Old cuts/wounds on stem.	-	1/1M
T8	Oak- Quercus robur	14	62	14	M	F	Leaning tree/stem South, crown overhangs road & telecoms cables. Minor deadwood though out.	Prune away from streetlamp/phone cables and weight reduction over road.	1/30K
T9	Irish Yew- Taxus baccata	12	64	7	M	F	Bifurcated at 2m. minor deadwood.	Light crown lift over paths and gate.	1/1M
T10	Variegated Holly	6	20	4	SM	F	Moderate lean south. Suppressed crown due to grouping.	-	1/1M
T11	Lawson cypress- Chamaecyparis lawsonia	15	30	4	SM	F	Bark damage to North stem up to 1.2m. Crown bias North due to grouping/suppression.	-	1/1M
T12	Lawson cypress- Chamaecyparis lawsonia	9	27	2	SM	F	Crown bias SE due to grouping.	-	1/1M

T15	Purple leafed cherry. Prunus x cistena	4	22	4	SM	P	Previous limb loss with decay, partially occluded x2. Poor crown structure. Bias East due to grouping.	Remove tree.	1/1M
T14	Lawson cypress- Chamaecyparis lawsonia	10	30	3	SM	F	Bifurcates at 0.7m. ivy remnants.	-	1/1M
	Elderberry - Sambucus	5	18	4	SM	P	Poor crown structure, heavily leaning Southwest. Limited future potential	Remove tree.	
T16	Lawson cypress- Chamaecyparis lawsonia	15	58	5	SM	F	Bifurcates at 1.8m.	-	1/1M
T17	Portugues e Laurel- Prunus lusitanica	5	30x3	7	M	P	Poor crown structure, stem decay with significant limb/primary over road in poor condition.	Remove limb/primary branch over road with decay.	1/10K
T18	Irish yew- Taxus baccata	10	66	10	M	F	Codominant stems with bark inclusions at 0.5m-2m. Minor deadwood.	-	1/1M
T19	Robinia- False acacia	9	18	3	Y	G	Narrow crown profile due to grouping.	-	1/1M
T20	Robinia- False acacia	12	32	6	SM	G	Moderate ivy, bifurcates at 2.2m.	-	1/1M
T21	Variegated Holly	9	42 &32	8	M	F	2 stems from ground level.	-	1/1M

G4									1/1M
T22	Hazel- Corylus avellana	5	-	5	Y	G	Regeneration from previously cut back/pruning.	-	1/1M
T23	Lawson cypress- Chamaecyparis lawsonia	9	22	2	Y	G	Dense undergrowth, suppressed crown due to adjacent beech.	-	1/1M
T24	Copper Beech- Fagus sylvatica purpurea	21	102	18	FM	F	Previously reduced away from property, various occlusions. Multiple stems from 6m. Slight lean east over road. Large tree for location.	-	1/4OK
	Mixed 2-5 - - M G Hedge row/boundary - species/ev feature. Managed as ergreen hedge/shrubs.								
G5	Beech hedge- Fagus sylvatica	2	-	-	SM	G	Hedge row/boundary feature. Managed	-	1/1M

5.Tree locations/mapping.

5.1 Plotted tree locations map.



6.Arboriculture references/relevant information.

Protected trees:

There are Tree Preservation Orders (TPO No. 122 1994 & TPO No. 135 1994) that protect several trees on the site, as outlined in the report. A copy of these orders will be provided as an accompanying document. It is crucial that any proposed works to these trees are submitted for approval in accordance with the regulations set forth in the TPOs.

7.Legal.

7.1 Tree safety.

The safety of trees is the responsibility of the landowners. Any work recommendations considered should be discussed with a competent and qualified arborist. They should be able to offer you a suitable work plan for the management of the trees in accordance with British standard BS3998 2010.

7.2 Tree protection orders.

Tree Preservation Orders (TPOs) enable the council to protect important trees.

Trees with preservation orders or within conservation areas are protected under a range of legislation that makes it an offence to cut down, top, lop, uproot, damage or destroy those trees without first gaining permission from the council.

A limited number of trees are exempt from TPOs. These include trees that are considered dead, dying, diseased, or dangerous, as well as fruit trees grown commercially for fruit production.

Trees that grow on council-owned property or on public open spaces are also protected as they are deemed as council property. Anyone damaging these can be prosecuted.

If you are doing work close to trees you should make sure that trees surrounding any development sites are protected by fencing. You can be subject to a fine should any trees be damaged during the development process.

7.3 Conservation areas.

A conservation area is an area of special architectural or historic interest, and the local council is responsible for identifying, designating and reviewing these areas. Find out more about Knowsley's conservation areas and planning requirements here.

7.4 Trees in relation to the report.

It's important to clarify that I have not verified whether the trees in question are protected by Tree Protection Orders (TPOs) or located within a conservation area. The responsibility for checking the status of these trees falls on the arborist. They have the expertise and authority to assess the legal protections in place for trees and ensure all regulations are followed before proceeding with any work.

8.Disclaimer.

8.1 Site visit.

During the site visit, any protected animals, plants, or habitats in relation to the wildlife and countryside act 1981, were not observed. As the assessment was made from ground level only, this does not rule out the possibility of nesting birds, bats or any other wildlife in the tree canopies, cavities etc.

8.2 QTRA Summary.

The Quantified Tree Risk Assessment (QTRA) methodology is a structured approach for evaluating tree risk; however, it does not account for extreme weather conditions that may impact tree stability and health. Factors such as severe storms, high winds, heavy snowfall, or prolonged drought can significantly alter the risk profile of a tree in ways that are not fully captured in the QTRA assessment. Users are advised to consider local weather patterns and potential extreme weather events when interpreting QTRA results and making decisions regarding tree management and safety. It is recommended to conduct regular visual inspections and consult with qualified arborists, especially in areas prone to extreme weather events.

8.3 Disclaimer for Tree Condition Report.

The information contained in this Tree Condition Report is provided by Robert Lloyd as a professional arborist and is intended for informational purposes only. This report reflects the condition of the trees examined at the time of inspection based on visual assessment and industry-standard practices.
While every effort has been made to ensure the accuracy and completeness of the information presented, tree conditions can change rapidly due to various factors including, but not limited to, environmental circumstances, pests, diseases, and weather conditions.

Therefore, this report does not guarantee the future condition of the trees assessed. The client assumes all risks associated with the trees and their maintenance.
By using this report, the client acknowledges understanding of this disclaimer and agrees to the limitations outlined herein.

Robert Lloyd *TecharborA, Cert arb.*

Treebay Services
4 The View Barton
Malpas
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