

Tree Survey Report



mitie

LANDSCAPES



**Gristwood
&Toms**

Managing Great Britains Trees



**Department
for Work &
Pensions**

Ty Maelor
15-17 Grosvenor Road
Wrexham
LL11 1BW

Site Surveyed by
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Date
14th January 2022



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1. Introduction

Assignment

Gristwood & Toms has been instructed by Mitie Landscapes to carry out a survey of the trees within the grounds of Ty Maelor, 15-17 Grosvenor Road, Wrexham, LL11 1BW. Where appropriate, I am to make recommendations on the immediate and future management in the interest of safety.

2. Documents and Information Provided

- Purchase Order – 6200399393

3. Scope of This Report

This report solely relates to the trees that Caroline Hall surveyed on 7th January 2022.

4. Limitations of Use

The content and format of this report are for the exclusive use of the addressee in dealing with this site. It may not be sold, lent, hired out or divulged to any third party not directly involved in this site without the written consent of Gristwood & Toms.

5. Site Visit Observations

An unaccompanied site visit of Ty Maelor, 15-17 Grosvenor Road, Wrexham, LL11 1BW was carried out by Caroline Hall on 7th January 2022. The trees were inspected using the visual tree assessment method described by Mattheck and Breloer (*The Body Language of Trees*, DOE booklet Research for Amenity Trees No. 4. 1994). All observations were from ground level without detailed investigations. All dimensions were estimated unless otherwise indicated. The weather at the time of the survey was overcast and cold with good visibility.

6. Identification and Location of Trees

The survey schedule lists the species, based on visual observation, giving the scientific and common names of the tree. The tree survey schedule is included in the appendices of this report.



7. Observations

There were **33 features** in total inspected on the site. Of the 33 features inspected, **30 features** were identified as individual trees and **3 features** were identified as tree groups.

Of the **30 individual trees** inspected on the site, **1 tree** was identified to be in a good condition. **29 trees** were identified to be in a fair condition.

The **3 tree groups** inspected on the site were identified to be in a fair condition.

8. Works Priority

Urgent – Public Safety

Works are urgently required to make safe a tree that has been identified as dead/structurally unsound and is putting public safety at risk.

These works are recommended to be completed within **3 months**.

Essential

Works may be required for the following reasons:

To keep the highways infrastructure (e.g. street lights and road signs) clear of obstructions and maintain sight lines for vehicles or pedestrians.

To abate an actionable nuisance (e.g. branches damaging windows and gutters).

When an inspection has identified visible decay, fungal brackets or other structural defects.

To reduce a significant overhang of tree branches into an adjacent property.

When previous maintenance regimes have determined that future works are of the same specification for that specimen (e.g. pollarding and crown reduction).

These works are recommended to be completed within **18 months**.

Desirable

Works may be carried out on a cyclic pruning regime to provide long term health and safety benefits to the tree.

These works are recommended to be completed within **36 months**.



No Action Required

Where a tree's health and condition indicate no works are required at the time of inspection.

The presence of any defect will increase the chances of failure. Each species has its own profile of defects. Some factors that must be considered include the species growth habit, tree condition, branch attachments, resistance to decay, condition of anchoring roots, cultural or maintenance history and previous damage.

Failure Potential	Urgent – Public Safety	Essential	Desirable	No Action Required
Works Within 3 Months	0			
Works Within 18 Months		16		
Works Within 36 Months			1	
No Action Required				16

9. Recommendations

Recommendations have been made for tree works in line with sound arboricultural management and it is recommended that the works are undertaken within the suggested timescales.

There are **0 trees/tree groups** identified that require **Urgent – Public Safety** tree work. It is recommended that the works should be completed within the next **3 months**.

There are **15 trees** and **1 tree group** identified that require **Essential** tree work. It is recommended that the works should be completed within the next **18 months**.

There is **1 tree** identified that requires **Desirable** tree work. It is recommended that the works should be completed within the next **36 months**.

There are **14 trees** and **2 tree groups** identified as **No Action Required**.

All recommended tree works are to be carried out in accordance with BS 3998: 2010 – Tree Work Recommendations.



10. Future Considerations

When the recommended tree work has been carried out, it is suggested that a maintenance regime is introduced so that the subject trees are managed on a **3-yearly cycle**.

11. Other Considerations

Trees subject to statutory controls

If any trees are covered by a Tree Preservation Order or located in a conservation area it will be necessary to consult the local authority before any tree work can be carried out. The works specified above are necessary for reasonable management and should be acceptable to the local authority.



Appendix 1

Tree Schedule – Priority Works

Tree number	Tree Location	Site features	Tree species	Height (m)	Crown spread (m)	Stem diameter at breast height (cm)	Tree defects	Condition	Recommendations	Priority	Date of inspection	Date of next inspection
G1	Adjacent to boundary	* Dense under growth * Shrub bed	Ilex aquifolium (Common Holly)	3.0m	2.0m	10cm	* Typical of species and age	Fair	* No work required	No action required	07/01/2022	January 2025
G2	Adjacent to car park	* Dense under growth * Shrub bed * Wall or fence within canopy spread * Public access: high	Mixed Broadleaves Acer pseudoplatanus (Sycamore, 1 tree) Ilex aquifolium (Common Holly, 3 trees)	6.0m	3.0m	15cm	* Dense crown * Multi-stemmed * Suppressed	Fair	* Crown lift to 3 metres (x 3 trees - 2.4 metres over car park)	Essential	07/01/2022	January 2025
G3	Adjacent to boundary	* Dense under growth * No access to view base of tree * Shrub bed * Street lamp * Wall or fence within canopy spread * Public access: high	Ilex aquifolium (Common Holly)	10.0m	3.0m	20cm	* Dense crown * Low branches * Multi-stemmed	Fair	* No work required	No action required	07/01/2022	January 2025
1	Adjacent to boundary	* Dense under growth * Wall or fence within canopy spread * Public access: high	Fagus sylvatica (Common Beech)	15.0m	8.0m	60cm	* Historic pruning wounds * Ivy or climbing plants * Ivy restricting full inspection * Minor dead wood <50mm	Fair	* Sever Ivy to 1.5m above ground level reporting all structural defects	Essential	07/01/2022	January 2025
2	Adjacent to boundary	* Dense under growth * Wall or fence within canopy spread * Public access: high	Acer pseudoplatanus (Sycamore)	15.0m	8.0m	60cm	* Historic pruning wounds * Ivy or climbing plants * Ivy restricting full inspection * Minor dead wood <50mm * Regrown pollard or topped tree	Fair	* Sever Ivy to 1.5m above ground level reporting all structural defects	Essential	07/01/2022	January 2025
3	Adjacent to boundary	* Dense under growth * Wall or fence within canopy spread * Public access: high	Aesculus hippocastanum (Horse Chestnut)	15.0m	8.0m	60cm	* Historic pruning wounds * Ivy or climbing plants * Ivy restricting full inspection * Minor dead wood <50mm * Regrown pollard or topped tree	Fair	* Sever Ivy to 1.5m above ground level reporting all structural defects	Essential	07/01/2022	January 2025
4	Adjacent to boundary	* Dense under growth * Street lamp * Wall or fence within canopy spread * Public access: high	Aesculus hippocastanum (Horse Chestnut)	15.0m	8.0m	60cm	* Branch stubs * Basal and trunk suckers * Historic pruning wounds * Minor dead wood <50mm * Regrown pollard or topped tree	Fair	* No work required	No action required	07/01/2022	January 2025
5	Adjacent to boundary	* Dense under growth * Wall or fence within canopy spread * Public access: high	Aesculus hippocastanum (Horse Chestnut)	13.0m	6.0m	40cm	* Branch stubs * Ivy or climbing plants	Fair	* Sever Ivy to 1.5m above ground level reporting all structural defects	Essential	07/01/2022	January 2025
6	Adjacent to boundary	* Dense under growth * Wall or fence within canopy spread * Public access: high	Fagus sylvatica (Common Beech)	15.0m	7.0m	50cm	* Historic pruning wounds * Ivy or climbing plants * Typical of species and age	Fair	* No work required	No action required	07/01/2022	January 2025
7	Adjacent to boundary	* Soil * Wall or fence within canopy spread * Public access: high	Aesculus hippocastanum (Horse Chestnut)	15.0m	8.0m	60cm	* Historic pruning wounds * Low branches * Minor dead wood <50mm * Regrown pollard or topped tree	Fair	* No work required	No action required	07/01/2022	January 2025
8	Adjacent to boundary	* Soil * Wall or fence within canopy spread * Public access: high	Acer pseudoplatanus (Sycamore)	15.0m	8.0m	60cm	* Branch stubs * Historic pruning wounds * Minor dead wood <50mm * Raised roots/buttrressing	Fair	* No work required	No action required	07/01/2022	January 2025
9	Adjacent to boundary	* Dense under growth * Wall or fence within canopy spread * Public access: high	Prunus padus (Bird Cherry)	5.0m	3.0m	20cm	* Branch stubs * Ivy or climbing plants * Ivy restricting full inspection	Fair	* Sever Ivy to 1.5m above ground level reporting all structural defects	Essential	07/01/2022	January 2025
10	Adjacent to boundary	* Dense under growth * Wall or fence within canopy spread * Public access: high	Prunus padus (Bird Cherry)	6.0m	4.0m	20cm	* Branch stubs * Ivy or climbing plants * Ivy restricting full inspection * Leaning tree	Fair	* Sever Ivy to 1.5m above ground level reporting all structural defects	Essential	07/01/2022	January 2025
11	Within grass verge	* Grass * Public access: high	Prunus spp. (Cherry species)	4.0m	1.5m	5cm	* Typical of species and age	Good	* No work required	No action required	07/01/2022	January 2025



Tree number	Tree Location	Site features	Tree species	Height (m)	Crown spread (m)	Stem diameter at breast height (cm)	Tree defects	Condition	Recommendations	Priority	Date of inspection	Date of next inspection
12	Adjacent to boundary	* Dense under growth * Wall or fence within canopy spread * Public access: high	Chamaecyparis lawsoniana (Lawson Cypress)	12.0m	3.0m	30cm	* Ivy or climbing plants * Ivy restricting full inspection * Low branches	Fair	* Sever Ivy to 1.5m above ground level reporting all structural defects	Essential	07/01/2022	January 2025
13	Adjacent to boundary	* Dense under growth * Wall or fence within canopy spread * Public access: high	Chamaecyparis lawsoniana (Lawson Cypress)	12.0m	3.0m	30cm	* Ivy or climbing plants * Ivy restricting full inspection * Low branches	Fair	* Sever Ivy to 1.5m above ground level reporting all structural defects	Essential	07/01/2022	January 2025
14	Adjacent to boundary	* Dense under growth * Wall or fence within canopy spread * Public access: high	Chamaecyparis lawsoniana (Lawson Cypress)	12.0m	3.0m	30cm	* Ivy or climbing plants * Ivy restricting full inspection * Low branches * Regrown pollard or topped tree	Fair	* Sever Ivy to 1.5m above ground level reporting all structural defects	Essential	07/01/2022	January 2025
15	Adjacent to pedestrian entrance	* Dense under growth * Street lamp * Wall or fence within canopy spread * Public access: high	Ilex x altaclarensis (Highclere Holly)	12.0m	5.0m	30cm	* Dense crown * Ivy or climbing plants * Low branches	Fair	* No work required	No action required	07/01/2022	January 2025
16	Adjacent to pedestrian entrance	* Dense under growth * Wall or fence within canopy spread * Public access: high	Ilex x altaclarensis (Highclere Holly)	12.0m	5.0m	30cm	* Dense crown * Ivy or climbing plants * Low branches	Fair	* No work required	No action required	07/01/2022	January 2025
17	Adjacent to boundary	* Soil * Wall or fence within canopy spread * Public access: high	Fagus sylvatica (Common Beech)	15.0m	10.0m	80cm	* Crossing branches * Ivy or climbing plants * Low branches * Minor dead wood <50mm * Raised roots/buttrressing	Fair	* No work required	No action required	07/01/2022	January 2025
18	Adjacent to boundary	* Dense under growth * Wall or fence within canopy spread * Public access: high	Sambucus nigra (Common Elder)	6.0m	4.0m	20cm	* Branch stubs * Ivy or climbing plants * Ivy restricting full inspection * Leaning tree	Fair	* Fell to ground level and remove all arisings	Desirable	07/01/2022	January 2025
19	Adjacent to boundary	* Dense under growth * Wall or fence within canopy spread * Public access: high	Ilex aquifolium (Common Holly)	8.0m	4.0m	15cm	* Ivy or climbing plants * Ivy restricting full inspection * Multi-stemmed	Fair	* Sever Ivy to 1.5m above ground level reporting all structural defects	Essential	07/01/2022	January 2025
20	Adjacent to boundary	* Dense under growth * Wall or fence within canopy spread * Public access: high	Ilex x altaclarensis (Highclere Holly)	9.0m	5.0m	30cm	* Ivy or climbing plants * Ivy restricting full inspection * Low branches * Multi-stemmed	Fair	* Sever Ivy to 1.5m above ground level reporting all structural defects	Essential	07/01/2022	January 2025
21	Adjacent to boundary	* Dense under growth * Wall or fence within canopy spread * Public access: high	Fagus sylvatica (Common Beech)	13.0m	8.0m	40cm	* Ivy or climbing plants * Ivy restricting full inspection * Low branches * Minor dead wood <50mm * Regrown pollard or topped tree	Fair	* Sever Ivy to 1.5m above ground level reporting all structural defects	Essential	07/01/2022	January 2025
22	Adjacent to boundary	* Dense under growth * Wall or fence within canopy spread * Public access: high	Acer pseudoplatanus (Sycamore)	13.0m	6.0m	30cm	* Ivy or climbing plants * Ivy restricting full inspection * Low branches * Leaning tree * Minor dead wood <50mm	Fair	* Sever Ivy to 1.5m above ground level reporting all structural defects	Essential	07/01/2022	January 2025
23	Adjacent to boundary	* Dense under growth * Wall or fence within canopy spread * Public access: high	Ilex x altaclarensis (Highclere Holly)	13.0m	6.0m	30cm	* Ivy or climbing plants * Ivy restricting full inspection * Low branches	Fair	* Sever Ivy to 1.5m above ground level reporting all structural defects	Essential	07/01/2022	January 2025
24	Adjacent to picnic benches	* Soil * Wall or fence within canopy spread * Public access: high	Prunus spp. (Cherry species)	7.0m	3.0m	20cm	* Asymmetrical crown * Narrow forks with included bark	Fair	* No work required	No action required	07/01/2022	January 2025
25	Adjacent to picnic benches	* Dense under growth * Shrub bed * Wall or fence within canopy spread * Public access: high	Acer pseudoplatanus (Sycamore)	10.0m	4.0m	35cm	* Typical of species and age	Fair	* No work required	No action required	07/01/2022	January 2025
26	Adjacent to picnic benches	* Dense under growth * No access to view base of tree * Wall or fence within canopy spread * Public access: high	Amelanchier spp. (Snowy Mespil)	6.0m	3.0m	10cm	* Leaning tree * Multi-stemmed	Fair	* No work required	No action required	07/01/2022	January 2025



Tree number	Tree Location	Site features	Tree species	Height (m)	Crown spread (m)	Stem diameter at breast height (cm)	Tree defects	Condition	Recommendations	Priority	Date of inspection	Date of next inspection
27	Adjacent to picnic benches	* Dense under growth * Shrub bed * Wall or fence within canopy spread * Public access: high	Acer pseudoplatanus (Sycamore)	10.0m	5.0m	35cm	* Ivy or climbing plants * Ivy restricting full inspection	Fair	* Sever Ivy to 1.5m above ground level reporting all structural defects	Essential	07/01/2022	January 2025
28	Adjacent to picnic benches	* Soil * Wall or fence within canopy spread * Public access: high	Acer spp. (Maple species)	5.0m	3.0m	10cm	* Low branches * Multi-stemmed * Typical of species and age	Fair	* No work required	No action required	07/01/2022	January 2025
29	Adjacent to boundary	* Dense under growth * Telephone wires in canopy * Wall or fence within canopy spread * Public access: high	Fagus sylvatica (Common Beech)	12.0m	6.0m	50cm	* Branch stubs * Historic pruning wounds * Minor dead wood <50mm	Fair	* No work required	No action required	07/01/2022	January 2025
30	Adjacent to side entrance	* Soil * Wall or fence within canopy spread * Public access: high	Fagus sylvatica (Common Beech)	10.0m	5.0m	35cm	* Branch stubs * Historic pruning wounds * Regrown pollard or topped tree	Fair	* No work required	No action required	07/01/2022	January 2025

Priority Key	
No action required	
Desirable	
Essential	
Urgent-Public Safety	

Appendix 2

Site Map(s)



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