

Tree Assessment

Lane End Cottage

Overton

Wrexham

Ref:

VTA/LEO/08/15

Date:

11th September 2015

Commissioned by:

Mrs A. Young

Prepared by

S. Shields

Tree Condition Assessment

Lane End Cottage

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Instruction

- 1.1 Shields Arboricultural Consultancy received instructions from Mrs A. Young to undertake a tree condition assessment and provide advice on the management of trees at the above property. .

Introduction

- 2.1 It is recommended that all tree owners should have their trees inspected for safety purposes on a periodic basis. The frequency of these inspections will depend on the location of the tree in relation to roads, footpaths and buildings or structures. This is confirmed by HSE guidance relating to managing the risk of falling trees which states that *'there is the duty to do all that is reasonably practicable to ensure that people are not exposed to risk to their health and safety. Doing all that is reasonably practicable does **not** mean that all trees have to be individually examined on a regular basis. A decision has to be taken on what is reasonable in the circumstances and this will include consideration of the risks to which people may be exposed.'*

Scope and Limitations of the Survey

- 3.1 The survey was undertaken on 6th August 2015 by Stephen Shields, principal consultant with Shields Arboricultural Consultancy.
- 3.2 The survey was carried out from the ground in accordance with the principals of tree inspection and assessment described in Lonsdale 1999 and using Visual Tree Assessment (VTA) techniques as described in Mattheck & Breloer 1994. This term describes an approach to tree surveying using visual observation which allows the surveyor to evaluate the stability and structural condition of a tree. The basis behind VTA is the identification of symptoms, which the tree produces in reaction to, for example, a weakness in its structure, or as a result of external stress factors e.g. drought.
- 3.3 Tree survey was undertaken to the same protocols as the original surveys.
- 3.4 The findings of the survey are limited to the date of inspection. The seasonal nature of fungal and decay organisms and other symptoms of stress such as late or early leaf emergence or fall means that indicators of disease and decay may not have been present on the date of inspection.
- 3.5 The risk assessment evaluates the risk of failure in all weather conditions up to and including Beaufort Scale Gale Force 8. All trees are at risk of failure through exceptional weather conditions.

Statutory Controls & Obligations

- 4.1 Forestry Act; the felling of trees is controlled under Forestry Act, which requires that a felling licence is obtained prior to cutting down any trees.

The Forestry Act does not apply to the felling of trees growing within an orchard, private garden, churchyard or public open space. The Forestry Commission has the responsibility for enforcing the Forestry Act.

- 4.2 Tree Preservation Orders & Conservation Areas; Local Authorities have specific powers to protect trees through the use of Tree Preservation Orders. Where trees are protected under such orders it is a criminal offence to (subject to any exemptions for which provision may be made by the order) undertake, cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of trees except with the consent of the local planning authority. Similar controls apply to all trees growing within a designated Conservation Area.
- 4.3 Bats, wild birds and other protected species; The Wildlife & Countryside Act & the Conservation (Natural Habitats & C.) Regulations make it an offence to disturb or destroy bats and bat roosts and wild birds and their nests. Other species of plant and animal are also protected. These creatures often inhabit trees and sufficient care must be taken to ensure they are not affected during forestry and arboricultural works.

Tree Survey Findings and Recommendations

- 5.1 Details of the tree surveyed are provided in appendix A. It is understood that the trees are subject to a Conservation Area and therefore no work must take place without the formal consent of the Local Planning Authority.
- 5.2 Lane End Cottage is a detached residential dwelling situated on the outskirts of the village of Overton. The cottage stands in its own private garden, which is bounded by the main road to the west, a minor road to the north and east and by farmland to the south. Hedgerows form the main boundary treatment around the property.
- 5.3 There are a significant number of trees on the site, the majority of which appear to be ornamental specimens planted as part of a formal planting scheme within the garden. However, the garden has been left untended for some considerable length of time, resulting in a significant over growth of the ornamental trees and extensive colonisation by ash, elm and sycamore saplings. In order to restore the garden and to ensure the health and amenity of the tree cover, the new owners wish to undertake re-landscaping. This will require the removal of a number of the ornamental trees, which are now well overgrown and competing for each other for space. This will have very limited impact on public amenity, as the majority of the trees are only visible from the garden and those which can be seen from external view-points are not significant specimens in the landscape. The key trees on the site, 13, 20 & 23 are to be retained along with a number of smaller specimens 17, 22 & 30. These trees will be supplemented by additional planting in the future. It is also proposed to trim back and re-lay the boundary hedgerows, which will significantly improve their appearance and long-term health.

Arboricultural Operations

- 6.1 Subject to a grant of Conservation Area permission, all work approved should be undertaken by a suitably qualified person, holding public liability insurance for the sum of £5,000,000. All operators must hold relevant NPTC certificates. A site specific risk assessment must be prepared and operators must work to a health and safety method statement. The contractor must undertake work to the standards specified in BS3998:2010.
- 6.2 The contractor undertaking the work is responsible for any loss or damage arising as a result of the operations and agrees to indemnify the owner against such occurrences.
- 6.3 The contractor undertaking the work is required to ensure that an emergency spill kit, suitable for use with all fuels, oils and chemicals brought on to site is available during all operations.

Summary of Tree Work

Tree #	Proposed Work and Reason	Priority
1 & 2	Fell to ground level. Reason: Trees are in poor and declining condition and are at an increased risk of failure.	High
3,4,5,6	Monitor condition of T3 or fell to ground level. Reason: Indications of onset of root disease	Moderate
7 – 12, 14,15,16,18,19 21,23,25,26,28, 29,31,32, 33	Fell to ground level. Reason: To provide more space for retained trees and to allow the re-design of the garden area.	Moderate
13	Crown lift tree to 2.5 – 3.0 metres above ground level, selective reduction of north side of the crown by up to 2.5 metres, back to appropriate pruning points. No branches over 75mm diameter to be removed. Reason: To provide more light to the main living rooms of the house, whilst maintaining the appearance and health of the tree.	Moderate
22	Reduce back by 50% Reason: Group of shrubs which have become overgrown and are encroaching across the garden.	Moderate

27	Coppice to ground level, and manage as a small multi-stem tree. Reason: To reduce the risk of collapse in the future and to provide more space for retained trees and to allow the re-design of the garden area.	Moderate
H1, H2, H3	Reduce hedges and re-lay where required. Reason: To restore hedgerows as part of garden redesign.	Moderate

Conclusion

- 7.1 The proposed work will not significantly impact on the character or amenity of the Conservation Area and is necessary to restore the garden area and residential amenity of Lane End Cottage, and ensure the safe retention of the key specimen trees on the site in the long-term.

S.J.A. Shields

Uni Cert For. & F.P. (Bangor),
Dip. Arb. (RFS), M.Arbor.A, MICFor.
Chartered Forester

11th September 2015

Arboricultural Inspection and Recommendations Update**Location:** Lane End Cottage, Overton**Weather:** Calm, partially overcast.**Date:**6th August 2015**Surveyor:**

Stephen Shields

Tree Tag #	Species	Size Class*	Age Class*	Structural Condition	Health & Vitality	Notes from Re-inspection	Hazard Rating
1	Norway Spruce	M	M	G	P	Tree in declining condition with 80% reduction in crown density. Trees 1 & 2 have developed aerodynamically as a group and it is recommended that both trees are removed at the same time. Recommendation: Fell	10 (Mod)
2	Norway Spruce	M	M	G	G	See tree 1	100 (Low)
3	Norway Spruce	M	M	G	F	Sap runs on stem of tree are an indication that the health of the tree is beginning to decline and may indicated early stages of attack by pathogenic organism such as <i>Pythophthora</i> or <i>Armillaria</i> . Tree 3 has developed aerodynamically as part of a group with trees 4, 5 & 6. Recommendation: Consider felling or monitoring condition of the tree.	300 (Low)
4	Norway Spruce	M	M	G	G	See tree 3	>1K (V. Low)
5	Norway Spruce	M	M	G	G	See tree 3	>1K

6	Norway Spruce	M	M	G	G	See tree 3	>1K (V. Low)
7	Leyland Cypress	S	M	F	F	Minor specimen with very low public amenity value, presumably planted as an ornamental conifer tree forming part of the original garden layout. Recommendation: Fell to allow re-design of garden landscaping.	>1K (V. Low)
8	Leyland Cypress	M	M	G	F	Minor specimen with very low public amenity value, presumably planted as an ornamental conifer tree forming part of the original garden layout. Recommendation: Fell to allow re-design of garden landscaping.	>1K (V. Low)
9	Juniper	S	M	G	F	Minor specimen with very low public amenity value, presumably planted as an ornamental conifer tree forming part of the original garden layout. Recommendation: Fell to allow re-design of garden landscaping.	>1K (V. Low)
10	Leyland Cypress	S	M	F	F	Minor specimen with very low public amenity value, presumably planted as an ornamental conifer tree forming part of the original garden layout. Recommendation: Fell to allow re-design of garden landscaping.	>1K (V. Low)
11	Leyland Cypress	M	M	G	G	Minor specimen with very low public amenity value, presumably planted as an ornamental conifer tree forming part of the original garden layout. Recommendation: Fell to allow re-design of garden landscaping.	>1K (V. Low)

12	Western Red Cedar	S	M	F	F	Minor specimen with very low public amenity value, presumably planted as an ornamental conifer tree forming part of the original garden layout. Recommendation: Fell to allow re-design of garden landscaping.	>1K (V. Low)
13	Sycamore	L	M	G	G	Large mature specimen situated in the rear garden of the property. Tree can be seen from the public highway and is prominent in the landscape. Tree is in good condition with no major pest or diseases present at the time of inspection. Some very minor decay at old pruning wound point and a small area of missing bark between root buttresses. The tree does encroach over the patio area and is in close proximity to the house. As the tree is situated to the south of the house, it does cast a degree of shade over the garden and main living room windows and patio doors. It would be possible to improve light levels and reduce encroachment by minor crown lifting and crown reduction work. This would not significantly alter the appearance of the tree and would not impact on its public amenity value.	>1K (V. Low)
14	Juniper	S	M	F	F	Minor specimen with very low public amenity value, presumably planted as an ornamental conifer tree forming part of the original garden layout. Recommendation: Fell to allow re-design of garden landscaping.	>1K (V. Low)
15	Western Red Cedar	S	M	F	P	Minor specimen with very low public amenity value, presumably planted as an ornamental conifer tree forming part of the original garden layout. Multi-stem tree, one stem has died	>1K (V. Low)

						and the overall condition of this tree is declining, Recommendation: Fell to allow re-design of garden landscaping.	
16	Mixed	S	M	F	F	Group of small conifers, elm suckers and hazel shrubs that have become over-grown and invasive through neglect. Group provides little in the way of public amenity. Recommendation: Fell to allow re-design of garden landscaping.	>1K (V. Low)
17	Norway Maple	S	EM	G	G	Red leaf cultivar growing up through the existing hedgerow along the western boundary of the property, adjacent to the main road. Tree has reasonably good form and could be retained and incorporated into the design of the garden. Recommendation: Retain.	>1K (V. Low)
18	Laburnum	S	M	F	F	Minor specimen with very low public amenity value, presumably planted as an ornamental tree forming part of the original garden layout. Recommendation: Fell to allow re-design of garden landscaping.	>1K (V. Low)
19	Mixed	M	M	F	P	Group of small conifers and hazel shrubs that have become over-grown and invasive through neglect. Group provides little in the way of public amenity. Recommendation: Fell to allow re-design of garden landscaping.	>1K (V. Low)
20	Sycamore	L	M	G	G	Large mature tree in prominent location within hedgerow on south boundary of the garden. Tree can be seen from the public highway and has a reasonable amenity value. No significant defects or evidence of major pests or diseases were noted at the time of the	>1K (V. Low)

						inspection. Recommendation: Retain.	
21	Apple	M	OM	P	F	Over mature specimen, presumably part of a small garden orchard, this tree has now collapsed across the garden. Recommendation: Fell to allow re-design of garden landscaping.	>1K (V. Low)
22	Holly	S	M	G	G	Group of trees/ shrubs growing out from the hedgerow on the south boundary. This group is encroaching across the garden area and is becoming invasive. Recommendation: Cut back to reduce encroachment.	>1K (V. Low)
23	Oak	M	EM	G	G	Early mature specimen growing up out of the hedgerow on the south boundary. No significant defects or evidence of major pests or diseases were noted at the time of the inspection. The tree can be retained and incorporated in to the design of the garden. Recommendation: Retain.	>1K (V. Low)
24	Holly	S	EM	G	G	Small tree growing under the canopy of the adjacent oak. This tree is in an unsustainable location and will become suppressed by the oak. Recommendation: Fell.	>1K (V. Low)
25	Mixed	S	M			Group of small ground spreading conifers that have become over-grown and invasive through neglect. Group provides little in the way of public amenity. Recommendation: Fell to allow re-design of garden landscaping.	>1K (V. Low)

26	Yew	S	M	F	F	Minor specimen with very low public amenity value, presumably planted as an ornamental conifer tree forming part of the original garden layout. Recommendation: Fell to allow re-design of garden landscaping.	>1K (V. Low)
27	Eucalyptus	M	M	F	G	Mature specimen of this fast growing tree, situated within a group of trees within the central part of the garden. This tree is not visible from outside the garden area and has a low public amenity value. Tree has a significant lean to the west and is growing into the crown of the adjacent sycamore, tree 13. The degree of lean may affect the stability of this tree. Recommendation: Coppice to ground level and manage re-growth as small to medium shrub.	1K (Low)
28	Holly	S	SM	G	F	Small tree growing under the canopy of adjacent trees. This tree is in an unsustainable location and will become suppressed by the adjacent trees. Recommendation: Fell.	>1K (V. Low)
29	Ash	S	Y	F	G	Natural regeneration that is becoming established in the garden owing to lack of recent maintenance. This tree is in an unsustainable location. Recommendation: Fell to allow re-design of garden landscaping.	>1K (V. Low)
30	Cherry	S	Y	G	F	Natural regeneration that is becoming established in the garden owing to lack of recent maintenance. This tree could be retained and incorporated into the design of the garden. Recommendation: Retain.	>1K (V. Low)

31	Apple	S	M	P	P	Two small fruit trees growing under the canopy of adjacent trees. Trees are in an unsustainable location and are suppressed by adjacent trees. Recommendation: Fell one or both.	>1K (V. Low)
32	Elm	S	EM	G	G	Small tree will inevitably contract Dutch Elm Disease. Tree has low amenity value. Recommendation: Fell to allow re-design of garden landscaping.	>1K (V. Low)
33	Mixed	S	Y	F	P	There are a number of small saplings becoming established in the garden through natural regeneration as a result of a lack of maintenance. These trees have a low public amenity value and are in unsustainable locations. The majority of these specimens are below the threshold size for protection under the Conservation Area designation. Recommendation: Fell to allow re-design of garden landscaping.	>1K (V. Low)
H1	Mixed			G	G	Mixed species hedgerow running along west boundary of the site, adjacent to the main road. This hedge has become overgrown recently through lack of management. Recommendation: Reduce hedge to required height.	>1K (V. Low)
H2	Mixed			G	G	Mixed species hedgerow running along south boundary of the site, adjacent to agricultural land. Hedge has become overgrown and gappy and would benefit from being re-laid.	>1K (V. Low)
H3	Mixed			G	G	Mixed species hedgerow running along east boundary of the site, adjacent to the minor road. This hedge has become overgrown recently through lack of management and there are a number of slender sycamore stems which are out growing the hedge are	>1K (V. Low)

						beginning to dominate. Recommendation: Reduce hedge to required height and remove sycamore stems. Some enrichment planting or re-laying may be required to maintain density.	
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KEY**Size Class**

- S Less than 5m height and / or 150mm trunk diameter
M 5m– 15m height and /or 150mm – 500mm trunk diameter
L 16m – 25m height and / or 501mm -1000mm trunk diameter
VL Over 26m height and or over 1001mm trunk diameter

Age Class:

- NP - New Planting less than 5 yrs
Y - Young Trees less than 1/3 life expectancy
EM - Early Mature 1/3 – 2/3 life expectancy
M - Mature over 2/3 life expectancy
LM - Late Mature exceeds normal life expectancy for species
VET - Veteran Tree has characteristics of veteran tree, see Read (2000)

Health & Vitality:

- Good - No significant health problems
Fair - Some health problems that will reduce vitality
Poor - Significant health problems that are affecting the tree's ability to survive
Dead - Dead

Structural Conditions:

- Good - No significant faults
Fair - Some faults that can be rectified through surgery
Poor - Major faults that can not be rectified through surgery
Env - Environment in which the tree stands.

Hazard Rating:

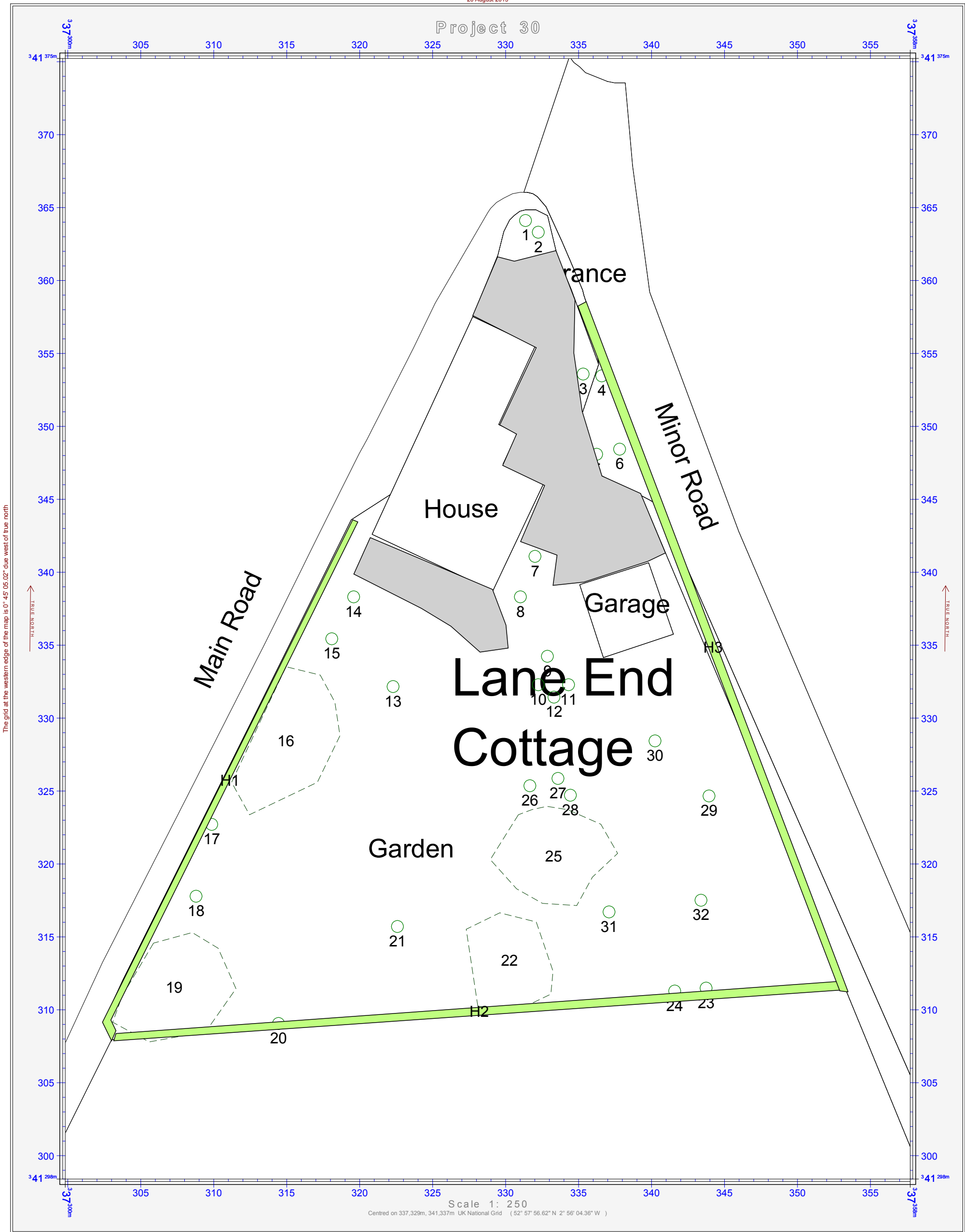
- Low Re-assess within 5 yrs if adjacent to public access, schedule work as required*.
Mod. Re-inspect annually/after storms (Force 10+), undertake work within 12 months*.

High Remediate within 3 months, or as specified.

V. High Remediate within 1 month.

* Unless otherwise specified

Project 30



Shields Arboricultural Consultancy

Tree & Woodland Management Solutions

Tree Location Plan

Lane End Cottage

-  Tree
-  Hedge
-  Tree Group
-  Hard Surface

Drawing No: LEO/TLP/08/15/01

Drawn By: S. Shields

Scale: 1:200 @ A3

Date: 20th August 2015

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