Ground Control
PROFESSIONAL SERVICES

Ecology
Arboriculture
GIS and Mapping
Landscape Architecture

# Tree Condition Survey Report (VTA)

**Site:** Ty Grosvenor, 16 Grosvenor Rd, Wrexham LL11 1BU

**Client:** Elysium Healthcare Ltd

Version 3, updated February 2025. Next review December 2026

# Document Control Sheet

| | | | | |
|---|---|---|---|---|
| *Title* | Tree Report: Tree Condition Report (VTA) | | | |
| *Client* | Elysium Healthcare Ltd | | | |
| *Site Name* | Ty Grosvenor, 16 Grosvenor Rd, Wrexham LL11 1BU | | | |
| *GC Document Reference* | J250907 | | | |
| *Author* | Grady Edgington<br>Trainee Arboricultural Surveyor, GC Professional Services<br><br>E: Grady.Edgington@ground-control.co.uk<br>Ground Control Limited, Kingfisher House, Radford Way, Billericay, Essex, CM12 0EQ<br>www.ground-control.co.uk | | | |
| *Reviewed* | Kevin Slezacek DipArb. MArborA. MCIHort<br>Head of Arboricultural Consultancy, GC Professional Services | | | |
| *Issue Status* | ***Issue*** | ***Date*** | ***Status*** | ***Revision*** |
| | *1* | 26/08/2025 | Final | - |
| | | | | |
| *Disclaimer* | *The recommendations contained in this report represent Ground Control's professional opinions, in exercising the duty of care required of a suitably experienced and qualified Arboricultural Surveyor/ Arboricultural Consultant.*<br><br>*All data recorded and recommendations made are based on observable factors present at the time of inspection. Inspections consist of a ground based visual inspection only. Where access to conduct a full inspection is not possible due to reasons such as vegetation, topography, fencing or other situations that the surveyor feels are unsafe, the Arboriculturist will make appropriate notes within the survey schedule.*<br><br>*As dynamic living organisms, trees can change over time. Therefore, the observations and recommendations provided in this report should be considered valid for a maximum period of 12 months, unless specified otherwise by the Arboriculturist. Additionally, it is advisable to inspect trees after a significant, strong wind event to ensure their continued health and safety.*<br><br>*The report has been prepared by Ground Control Ltd for the sole and exclusive use of the client and for the specific purpose for which Ground Control has been commissioned.*<br><br>*Ground Control accepts no responsibility or liability for any use that is made of this document other than by the client for the purposes for which it was originally commissioned and prepared.*<br><br>*Use of the Report by any other person is unauthorised and such use is at the sole risk of the user.* | | | |

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# 1.0 Executive Summary

1.1 The tree survey was undertaken on the 20th August 2025 by Carl Riva Dip Arb ABC L4, RFS Cert Arb, TechArborA, Ground Control's Arboricultural Surveyor at Ty Grosvenor, 16 Grosvenor Rd, Wrexham LL11 1BU; hereafter referred to as the 'site'.

1.2 A summary of the tree work actions required from this survey alongside a summary of the site's tree stock species composition is included below. Detailed information of required tree works for this site can be found within section 4.0 of this report.

| | | |
|---|---|---|
| **Inspection Records:** | | **6** |
| **Action Records:** | | **2** |
| **Action Priorities** *The table provides a collated summary of the recommended tree work actions in relation to the 'Action Priority' timeframes.* | IMMEDIATE/ URGENT | **0** |
| | Within 1 month | **0** |
| | Within 1 - 3 months | **0** |
| | Within 3 - 6 months | **2** |
| | Within 6 - 12 months | **0** |
| | Within 12 - 18 months | **0** |

**Table 1** – Tree Works Actions Summary Table

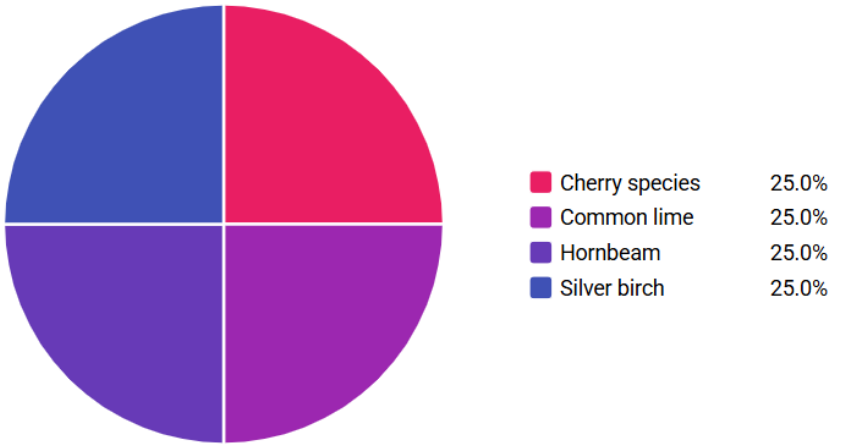



**Diagram 1** – Species Composition Across the Site

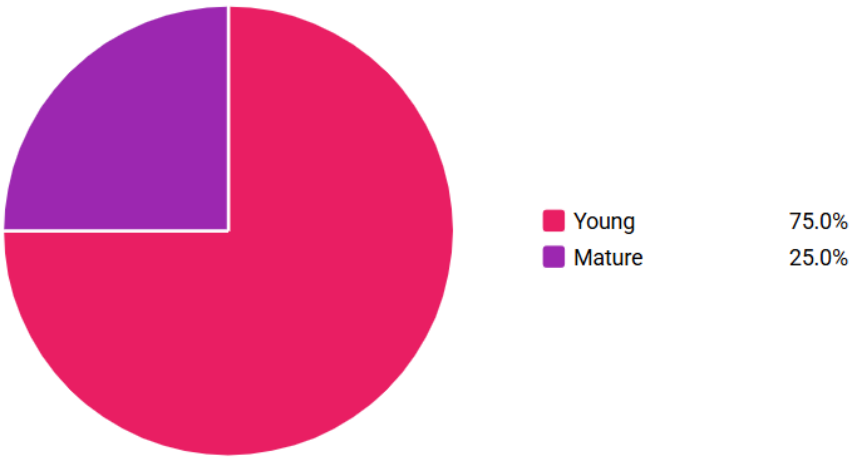



**Diagram 2** – Tree Age Class Across the Site

## 2.0 Introduction

2.1 Ground Control Ltd were instructed by Elysium to undertake a Visual Tree Assessment (VTA) of all trees within the boundaries of the site. Based on this evaluation, recommendations will be made to mitigate risks posed by trees in line with current industry best practices (**see section 3.0).** Additionally, the inspection report will also identify trees, shrubs and climbers that produce toxic or poisonous fruits and/or foliage (**see section 3.9**).

2.2 The owner of land on which a tree or trees stand has a legal duty of care under the Occupiers' Liability Act 1957 and generally under the Health and Safety at Work Act 1974, to ensure people using the site (whether invited or not) are not exposed to tree related hazards that may present a risk to their health and safety or their property. This duty requires tree owners to take reasonably practicable steps to avoid foreseeable risk, including inspections of trees and the implementation of works where deemed necessary.

2.3 The purpose of this report is to assess the current condition of trees and significant vegetation within the site and to make recommendations for works based upon the risks of causing harm or damage to persons, property or equipment located at the site address.

## 3.0 Tree Survey & Methodology

3.1 The tree survey was undertaken on the 20th August 2025 by Carl Riva Dip Arb ABC L4, RFS Cert Arb, TechArborA, Arboricultural Surveyor for Ground Control.

3.2 The trees have been assessed from ground level only using the Visual Tree Assessment methodology and assessed with regards to:

- Structural Condition
- Current H&S Implications
- Recommendations for Remedial Works
- Priority for Works & Indicative Cost Implications

3.3 A total of 6 records including 4 tree(s) and 2 group(s) have been inspected. The detail of these inspections can be found within the tree survey schedules in Appendix A and their locations shown on the tree survey plans enclosed within Appendix B.

3.4 Tree data inventory records species, height banding, stem diameter banding, age class, condition, structural defects, and recommendations for remedial work. Where possible the number of trees and species found within groups and woodland areas have been recorded. Approximate numbers have been used where access was not possible.

3.5 Trees have been tagged as part of this survey works only where the surveyor has deemed necessary to aid location.

3.6 Recommendations for remedial work are set out within the following Action Priority Class categorisation & time limits (Table 2)

| Work Action Priority Class Categorisation | | |
|---|---|---|
| **Work Priority** | **Time Limits** *(As detailed on survey schedule)* | **Details** |
| **URGENT** | **IMMEDIATE** | Separate to this report all urgent work (immediate) has been phoned / emailed through immediately to the client |
| **HIGH** | **Within 3 Months** | Risk Of Imminent Harm |
| **MEDIUM** | **Within 6 Months** | Risk of non-imminent harm posed by trees |
| **LOW** | **Within 12 Months** | Risks not requiring a response in the near future |

**Table 2** – Work Action Priority Class Classifications in line with NTSG guidance 2024

3.7 The location of trees have been categorised as High (Red), Medium (Orange) or Low (Green). This is determined by accessibility to the general public and frequency of use. If the client has not provided risk zone maps specific to each site, then categorisation is based solely on the Arboricultural Surveyor's discretion from observations gained during the site visit only. Guidelines for this subject come from Common Sense Risk Management of Trees - National Tree Safety Group (NTSG). Due consideration has been given to the principles set out below:

- Public impact - Numbers of public using site.
- Site usage - Location of roads, footpaths, buildings
- Business Risk – Risk of damage to property

| Site Risk Zone Classifications | |
|---|---|
| HIGH | Adjacent property including gardens, parks or schools, public roads and footpaths, car parks. Buildings, infrastructure, or plant. Any internal access roads or footpaths leading to buildings or infrastructure used on a regular basis. |
| MEDIUM | Internal access roads and footpaths used on a limited basis, open grassland. |
| LOW | Woodlands with limited access or fenced inaccessible areas with no surrounding targets. |

**Table 3** – Site Risk Zone Definitions

3.8 It is recommended that upon receipt of this report the client reviews the survey schedule and mapping to check that the survey area, risk zones/ hazard classes noted by the Arboricultural Surveyors are in line with clients' own views of that site. Ground Control cannot be held liable for any incorrect categorisation of risk/hazard zones or extent of the survey area.

**Poisonous/Toxicity**

3.9 As instructed by the client; trees, shrubs and climbers identified in part as poisonous/toxic have been identified and are noted in the survey schedule data. It is also noted on the survey schedules where plants are not known to be potentially harmful, based on available sources (**see section 3.10**).

3.10 Information on potentially harmful plants has been sourced from the Horticultural Trades Association guidelines HTA | HTA Guide to Potentially Harmful Plants, 3rd Edition (2022) and *Collins Tree Guide* by Owen Johnson and David More (Harper Collins Publishers 2004).

# 4.0 Conclusions and Recommendations

**Recommended Tree Works:**

4.1 A total of 6 survey inspections were recorded from which a total of 2 tree work actions have been recommended. A summary of the tree work actions recommended for the site are set out in the below table with photographic records of these trees found in Appendix C

4.2 According to Wrexham County Borough Council's website the site is not located within a Conservation Area. Wrexham County Borough Council's has confirmed, via email on the 26/08/2025, no trees within the site are the subject of a Tree Preservation Order, however we do not have a copy of this document.

**Table 4** – Tree Work Actions Summary

| Tree / Group ID | Common Name | Work Task | Work Priority | Description | Tag No |
|---|---|---|---|---|---|
| 1 | Common lime | Remove Basal and Epicormic Growth up to 2.5m | Within 3 - 6 Months | | |
| 1 | Common lime | Crown Lift to Statutory Height Over Road to 5.2m | Within 3 - 6 Months | | |

4.3 All tree works specified within this report should be conducted in accordance with BS 3998:2010 by suitably skilled, experienced, and qualified operatives that are Arboricultural Association Approved Contractors.

4.4 Prior to the completion of any tree works the contractors should check for statutory tree protection and obtain the necessary permissions where required. This should include but not be limited to Tree Preservation Orders, Conservation Areas, and any requirements for Forestry Commission Felling Licenses where relevant.

4.5 Any works to third party trees will require written consent from the tree owner except those branches that apply to common law and overhanging branches without access into tree.

4.6 It is recommended that tree works are undertaken outside of the bird nesting season (March to September inclusive). Where works are undertaken during this period appropriate checks should be made prior to commencement by a suitably trained and competent individual.

**Recommended Re-Survey:**

4.7 Due to the intensity of site usage and to allow for inspection of seasonal features it is recommended that trees are inspected on a 15-month cycle, and after a significant, strong wind event or as per surveyor recommendation regarding specific trees.

# Appendix A – Tree Survey Schedule

| Tree Survey Schedule | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Tree ID | Tag No | Common Name | Scientific Name | Tree Height (bands) | Stem Diameter (mm) | Life Stage | Physiological Condition | Structural Condition | Observation Comments | Root/Base Observations | Trunk Observations | Crown Observations | Pests, Pathogens & Diseases | Target | Risk Zone | Access | Ownership | Poisonous |
| 1 | | Common lime | Tilia x europea | 16-20m | 675 | Mature | Good | Good | | Acoustically tested with rubber mallet - no significant decay noted | Acoustically tested with rubber mallet - no significant decay noted, Epicormic growth | Crossing/Rubbing Branches, Low Branches | None Observed | Car park, Footpath, Road | High | Good | Client | |
| 2 | | Hornbeam | Carpinus betulus | 0-5m | 100 | Young | Good | Good | | Acoustically tested with rubber mallet - no significant decay noted | Acoustically tested with rubber mallet - no significant decay noted | None Significant | None Observed | Car park, Footpath, Road | High | Good | Client | |
| 3 | | Cherry species | Prunus sp. | 0-5m | 75 | Young | Good | Good | | Acoustically tested with rubber mallet - no significant decay noted | Acoustically tested with rubber mallet - no significant decay noted | None Significant | None Observed | Garden | High | Good | Client | |
| 4 | | Silver birch | Betula pendula | 0-5m | 100 | Young | Good | Good | | Acoustically tested with rubber mallet - no significant decay noted | Acoustically tested with rubber mallet - no significant decay noted | None Significant | None Observed | Garden | High | Good | Client | |

| Tree Group Survey Schedule | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Group ID | Tag No | Common Name | Scientific Name | Number of Trees | Tree Height (bands) | Stem Diameter (bands) | Life Stage | Physiological Condition | Structural Condition | Observation Comments | Root/Base Observations | Trunk Observations | Crown Observations | Pests, Pathogens & Diseases | Target | Risk Zone | Access | Ownership | Poisonous |
| 1 | | Common alder, Oriental hawthorn | Alnus glutinosa, Crataegus orientalis | 2 | 0-5m | 0-150mm | Young | Good | Good | | None Significant | None Significant | None Significant | None Observed | Car park, Footpath, Road | High | Good | Client | Oriental hawthorn - Humans: Fruit are ornamental - not to be eaten. |
| 2 | | Wild cherry, Willow species | Prunus avium, Salix sp | 8 | 0-5m | 0-150mm | Young | Good | Good | Trees being removed by gardener due to patients climbing on them | None Significant | None Significant | None Significant | None Observed | Garden | High | Good | Client | |

# Appendix B – Tree Survey Plans




NORTH

**LEGEND**

T1 Tree

G1 Tree Group

Site Boundary

Ground Control Ltd., Kingfisher House, Radford Way, Billericay, Essex, CM12 0EQ
T: 01277650 697 E: info@ground-control.co.uk www.ground-control.co.uk

Client

**Elysium Healthcare Ltd**

Project (Address)

**Ty Grosvenor, 16 Grosvenor Rd, Wrexham LL11 1BU**

Figure No.

**Site Layout Plan**

GC Project ID: J250907

Issue Date: 26/08/2025

Notes:

1. © This drawing is the copyright of Ground Control Ltd and cannot be reproduced in any form without express consent of the company.
2. Tree positions are approximate only and based upon mobile GPS and/or site features.
3. Do not scale off this drawing. All written dimensions are to be checked on site prior to commencing works.
4. All discrepancies, errors or omissions are to be reported for clarification before proceeding.

# Appendix C – Photographs

## Common lime Tree ID #1

16 Grosvenor Road

### Tree Details

| | |
|---|---|
| Common Name: | Common lime |
| Scientific Name: | Tilia x europea |
| Genus: | Tilia |
| Tree Height [m]: | |
| Number of Stems: | |
| Stem Diameter [mm]: | 675 |
| (N) Branch Spread [m]: | |
| (E) Branch Spread [m]: | |
| (S) Branch Spread [m]: | |
| (W) Branch Spread [m]: | |
| Height of First Significant Branch [m]: | |
| Height of Canopy Above Ground Level [m]: | |
| Physiological Condition: | Good |
| Structural Condition: | Good |
| Quality Category: | |
| Quality Sub-Category: | |
| Status: | Alive |
| Comments: | |
| Recommendations: | |

### Tree Location

| | |
|---|---|
| Address: | 16 Grosvenor Road |
| City: | |
| Land Use: | |
| Longitude: | -2.996439 |
| Latitude: | 53.049304 |

Photos Street View Map View



image.jpg
20/08/2025

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Ecology
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Landscape Architecture

Ground Control Limited
Kingfisher House
Radford Way
Billericay
Essex
CM12 0EQ

**T:** 01277 650 697
**E:** info@ground-control.co.uk

**www.ground-control.co.uk**