2/10/2026

Tree Inspection

Multiple species at Overton Medical Practice, Overton, Wrexham.

Rob Mays
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Tree Inspection

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Client	**Overton Medical Practice**
Project/Contract	**Inspection of 11 trees of multiple species around the site**
Site Address	**Overton Medical Centre,** **Overton,** **Wrexham.** **LL13 0ED**
Project Start Date	**10/02/2026**
Expected Duration	**1 day**
Projected Completion Date	**-**

1. INSTRUCTIONS

1.1. We have been instructed by Mr T. Marriott of Overton Medical Centre to provide a professional opinion on the physiological condition and structural integrity of a group of trees of multiple species on the property. This opinion is based on a ground-based inspection of the tree. A site inspection has been undertaken by Evolution Arbtech.

1.2. We are Instructed to prepare a report in order to provide information to assist the owners in managing their trees and limiting any risk and liability.

1.3. The author of this report is Robert Mays. He holds a Foundation degree in Arboricultural Science, a Level 2 Certificate in Arboriculture (ABC Awards), He is also a licenced practitioner of the CAVAT methodology and is a Professional member of the Arboricultural Association of Great Britain and Ireland (Member No. PR6273). He has been employed within the arboricultural industry for 19 years, working as a senior/lead arborist for the last 17 years. He has a vast range of experience in the operational and practical management, and inspection of trees.

1.4. This report is wholly based on a ground inspection of the trees on site by Mr Robert Mays of Evolution Arbtech. Photographs provided by the above (attached in this report).

1.5. Where works are recommended these will be undertaken by appropriately qualified staff adhering to the recommendations within BS3998:2010 (BSI 2010).

1.6. Evolution Arbtech if requested by the tree owner will carry out a check for Tree Preservation Orders or Conservation Areas and where works are required, will on instruction from the tree owner submit the relevant notices or applications, in circumstances where a tree is in a significantly deteriorated condition contact should be made to the local authority tree officer as an application may not be required for safety reasons.

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1.7. Evolution Arbtech will not carry out any survey for species protected under the Wildlife and Countryside Act 1981 (amended 1990). Where obvious signs of nesting birds or bats are present or there is possibility of such, we will notify the tree owner and on instruction contract a specialist consultant to undertake such surveys.

1.8. Where works are required that may impact on any protected species, Evolution Arbtech will ensure that the relevant licences are applied for from Natural England or that prior Notice is given where works of an imminent safety concern are to be undertaken.

2. FINDINGS & RECOMMENDATIONS

Tree №	Species	Recommended works
T1	*Betula pendula,* silver birch	Remove ivy
T2	*Laburnum anagyroides,*	Prune lowest branches over footpath to give 2.5m clearance from ground
T3	*Corylus avellana,* hazel	Remove ivy
T4	*Betula pendula,* silver birch	
T5	*Betula pendula,* silver birch	
T6	*Ilex aquifolium,* holly	Remove ivy
T7	*Picea abies,* Norway spruce	Remove tree and replace with species more suited to its location.
T8	*Robinia pseudoacacia,* false acacia	
T9	*Robinia pseudoacacia,* false acacia	
T10	*Ilex aquifolium,* holly	Trim back lowest branches over car park entrance
T11	*Taxus baccata,* Yew	
T12	Taxus baccata, Yew	

2.1. There are 12 trees of seven species on site listed in the table above.

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2.2. The trees on site were likely planted when the medical practice was built in 2006, making them 30 years old this year.

2.3. Most of the trees are located within a small garden area on the south side of the buildings. The ones that are located elsewhere on the site, border the adjacent car park to the east of the buildings. These are T10 (holly), T11 (yew), & T12 (yew).

2.4. All the trees appear to be in good health with no work that needs to be carried out due to poor health or instability.

2.5. T1, T3, & T6 have ivy infestations that require removal.

2.6. T7 the Norway spruce is adjacent to a boundary wall and is likely to cause damage to the wall's foundations in the future. It is recommended that this tree be removed and replaced with a species more suited to this location slightly further away from the wall.

2.7. T8 & T9 the false acacias have been pruned away from the adjacent buildings. This is something that will have to be addressed again in the future.

2.8. T10, a larger mature holly would benefit from the lowest branches over the entrance/exit to be cut back/lifted.

2.9. T11 & T12, both yews have been monolithed in the past along with two other yews directly adjacent to them. T11 & T12 are the only ones to have survived and appear to be healthy bush structures on mature main stems.

3. Legal Requirements

3.1. All trees on this site fall within the Overton conservation area, therefore any pruning or removal work that needs to be carried out should be applied for to the Wrexham Council Planning Department. The Town and Country Planning Act 1990 requires permission to be sought from the Local Planning Authority (LPA) prior to works to protected trees being undertaken. It is unknown whether any of these trees may be protected by an individual or multiple Tree Preservation Order, this information is available through the council's planning department.

3.2. Where a tree has become dead or dangerous works can be undertaken to make the tree safe outside the normal application requirements, this is known as an exception.

3.3. Details of the requirements of the Tree Preservation Order and any exceptions can be found in the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

3.4. No protected species or potential habitat was identified in this inspection. Contractors should be mindful however that should they come across any protected species during the undertaking of works they should immediately stop works and seek specialist advice.

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Figure 1. *T1, a small silver birch with heavy ivy infestation up the stem that requires removal.*

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Figure 2. *Left image, T2 laburnum. Right image, T3 hazel, displaying ivy infestation that requires removal.*

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Figure 2. *Left image, T4 silver birch. Right image, T5 silver birch.*

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Figure 3. *Left image, T6 holly with ivy infestation that requires removal. Right image, T7 Norway spruce.*

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Figure 4. *Left image, T8, false acacia. Right image, T9, false acacia.*

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Figure 6. *T10, Mature holly on entrance to site.*

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Figure 7. *T11 & T12, two yews that survived monolithing work, now surviving as large bush structures for now. Adjacent are the stems of yews that did not survive the work.*

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