Tree Condition Assessment

29 Valley Way

Erddig

Wrexham

Ref:
TCA/VWE/08/26

Date:
7th August 2026

Commissioned by:
Mr M. Baughan

Prepared by
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Tree Condition & Risk Assessment

29 Valley Way

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Instruction

1.1 Shields Arboricultural Consultancy received instructions from Mr M. Baughan to undertake a detailed assessment of one common ash tree at 10 Bedevere Court, Wrexham. The purpose of the survey was to establish the condition of the tree, assess the level of risk it may pose to property and persons and to make recommendations for work where required.

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 17th July 2026 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 A risk assessment was undertaken in accordance with Quantified Tree Risk Assessment (QTRA) methodology (See appendices for details).

Methodology

3.4 The tree was inspected from the ground level using field glasses and basic equipment such as a soft faced hammer and steel probe. Where required an IML Resi FD 400 micro drill was used to examine the internal quality of the wood. The inspection followed a set procedure; firstly, the site conditions are assessed to establish if any environmental factors are present that could affect the stability of the trees. This includes an evaluation of the soil conditions to establish if there are any aspects that could inhibit root growth, such as water logging or shallow soils. The exposure and elevation of the site are considered along with any changes to the tree's environment that could affect the tree. Next the

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root plate and area around the tree are visually inspected for signs of instability or decay, followed by a visual examination of the trunk and branch structure to identify structural defects or decay. Finally, the vitality of the tree is assessed and any significant pest and diseases identified. Where defects or health issues were identified these are noted in the report and any required remedial measures recommended. Where no comment is made it can be assumed that no defects were identified.

3.5 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.

3.6 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. Natural Resources Wales 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.

Site Description

5.1 The tree is located within the front garden of 10 Bedevere Court, Erddig, Wrexham, a detached residential property forming part of a small, established housing development understood to have been constructed approximately 30 years ago. The surrounding area is predominantly residential in character, comprising detached and semi-detached

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dwellings with associated gardens, driveways and areas of amenity landscaping.

5.2 The tree stands within an area of amenity grass to the front and side of the property, close to the boundaries with neighbouring residential properties. Owing to its mature size and broad crown, the canopy extends beyond the curtilage of No. 10 and over parts of the gardens of 8 Bedevere Court and 29 Valley Way. The tree therefore has a relatively close spatial relationship with neighbouring residential properties and their associated garden areas.

5.3 The tree is the principal and largest component of a small group of mature trees that clearly pre-date the surrounding residential development. Their alignment and character suggest that they are likely to represent remnants of a former field boundary or hedgerow incorporated into the development when the surrounding housing was constructed. As a result, the trees provide a degree of maturity and established landscape character within an otherwise relatively modern residential setting.

5.4 One tree situated on the north-eastern side of the group has recently been removed. This has locally opened the group and altered the immediate relationship between the retained tree and its surroundings, although the subject tree remains relatively sheltered by the surrounding built development and retained vegetation.

Tree Survey Findings and Recommendations

6.1 Full details of the tree inspections and work recommendations are provided in the Arboricultural Inspection Record at appendix A and are summarised below.

6.2 The tree is a well-established mature specimen in good overall physiological condition, with average to above-average vitality for its age. The recent removal of an adjacent tree is not considered likely to significantly affect its stability or condition. While some lateral branches extend over neighbouring gardens and exhibit increased end loading, the crown remains broadly stable. Given the tree's age, condition and landscape value, extensive pruning would be inappropriate and could adversely affect its form, vitality and long-term retention. Management should therefore be limited to proportionate pruning to reduce encroachment and end loading while retaining the tree's natural form and structural integrity.

6.3 From the inspection it is recommended that the work specified below is carried out within 6 months of the date of this report.

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Tree Work Specification

Summary of Tree Work

Operation: Selective Crown Reduction, Deadwood and Damage Branch Removal.

Objective: To reduce end loading and encroachment of the crown over adjacent gardens, maintain structural integrity and safety, and promote long-term health of the tree.

7.1 Selective Crown Reduction

- Selectively reduce the southern, south-western and western aspects of the crown by approximately 1.5–2.0 m in branch length, concentrating on over-extended and end-loaded lateral branches. Reduction cuts should be made back to suitable secondary growth points, retaining sufficient live foliage and a natural crown profile. Remove selected smaller lower branches where necessary to provide clearance over neighbouring gardens, together with any dead, broken or damaged branches that present a foreseeable risk. Pruning cuts should generally not exceed 75 mm diameter under bark. All works are to be undertaken by a suitably qualified and competent arborist in accordance with BS 3998:2010 – Tree Work – Recommendations.
- Retain sufficient live foliage to maintain physiological balance and branch viability.
- All pruning cuts to be made to appropriate points in accordance with BS 3998:2010 – Tree Work – Recommendations.
- Resulting crown form to appear natural and balanced, maintaining the species' characteristic outline.

7.2 Deadwood and Damage Removal

- Remove all dead, dying, fractured, or hanging branches ≥30 mm diameter throughout the crown.
- Remove minor crossing or rubbing branches where practical, ensuring no excessive loss of live material.
- All arisings to be removed from site or chipped and spread as mulch where appropriate and agreed.

7.3 Aftercare and Monitoring

- Carry out annual visual inspections to monitor crown condition, bifurcation stability, with particular attention given to changes in crown vitality and the development of symptoms associated with ash dieback (Hymenoscyphus fraxineus).
- Undertake more detailed inspections every five years, or following significant storm events.

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Planning and Legal Compliance

7.4 The tree is protected by a Tree Preservation Order. Permission to undertake pruning works on the tree must be obtained from the Local Planning Authority (LPA) Wrexham County Borough Council, and no tree works should be undertaken until Full Permission has been granted and all pre-commencement conditions have been discharged.

Contractor Competence, Health & Safety, and Environmental Standards

7.5 Competence and Insurance

- All works shall be undertaken by a suitably qualified and experienced arborist, ideally an Arboricultural Association Approved Contractor (see: www.trees.org.uk/find-a-professional/Directory-of-Tree-Surgeons).
- Contractors must hold a minimum Public Liability Insurance cover of [redacted] and Employers' Liability Insurance cover of [redacted]
- All operators must hold relevant NPTC / City & Guilds Certificates of Competence for the equipment and operations being undertaken (minimum Units 201, 202, 203, and 308 or equivalent).
- All tree works will be undertaken in accordance with current UK plant biosecurity guidance issued by the UK Government and the Forestry Commission. Prior to arriving on site, all equipment, tools, vehicles and footwear will be cleaned and, where necessary, disinfected to remove soil, organic debris and potential pathogens. During operations, reasonable precautions will be taken to prevent the spread of pests and diseases, including avoiding the movement of contaminated material between sites and ensuring that any arisings are handled and disposed of appropriately.

7.6 Health & Safety Compliance

- A site-specific Risk Assessment and Health & Safety Method Statement must be prepared and approved prior to works commencing.
- All work must comply with the Health and Safety at Work etc. Act 1974, the Management of Health and Safety at Work Regulations 1999, and relevant HSE Arboriculture and Forestry Safety Guidance (e.g. HSE publications AFAG 401–403).
- Appropriate PPE must be worn at all times, including head, eye, ear, hand, and leg protection in compliance with PUWER and LOLER regulations.
- Machinery and climbing equipment must be inspected and certified for safe use.

7.7 Environmental Protection

- Works should be planned to avoid disturbance to nesting birds, bats, or other protected species in accordance with the Wildlife and

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Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017.

- If evidence of protected species is found, works must cease immediately and a qualified ecologist should be consulted.
- Fuel and lubricants must be handled and stored to prevent spillage or contamination of soil or watercourses.
- All arisings should be removed from site or disposed of sustainably, avoiding burning.

7.8 Liability

- The contractor undertaking the work is responsible for any loss or damage arising as a result of operations and agrees to indemnify the landowner against such occurrences.

S J A Shields

Uni. Cert. For. & F.P.(Bangor),

Dip. Arb. (RFS), MSc. Arb. & U For.

MICFor, M.Arbor.A

Chartered Forester

7th August 2026

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Record of Arboricultural Inspection

Location: 10 Bedevere Court, Wrexham
Site Type: Residential
Zone: Red
Exposure: Sheltered
Soils: Cultivated Brown Earth

QTRA Target Score: 1
Date 17th July 2026
Inspector: S. Shields
Weather: Calm, clear, some high cloud
Notes:

Tree #	Species	Size Class*	Age Class*	Struct. Con.	Health & Vit.	Notes	QTRA Score*
T1	*Fraxinus excelsior* (Ash)	L	LM	F	F	**Environment:** The tree is located at10 Bedevere Court, Erddig Wrexham, situated within a residential housing development constructed around 30 years ago. The tree is in an area of amenity grass to the front of the property, close to the property boundary and the canopy extends across the garden areas of two additional properties, 8 Bedevere Court and 29 Valley Way. The tree is the largest component of a small group of trees that predate the development and were probably part of an old hedgerow. One tree has recently been removed from the northeast edge of the group. **General Description:** T1 is a large mature, deciduous tree native to the British Isles. Based on its size, form and landscape context, the specimen is estimated to be approximately 100–120 years old and represents a significant arboricultural feature within the local area. Overall, the tree is in generally good physiological and structural condition. **Structural Condition:** *Structural Root System & Root Buttress:* Examined visually and sounded using a soft faced hammer. Root buttresses appeared sound, with no evidence of decay or any indication of fungal activity and on evidence of root plate lifting or instability. Possible historic changes in ground level indicating reduced basal flaring.	**50K (Low)**

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						Main Stem Here is a more technically precise version suitable for inclusion in a tree safety or condition assessment: The main stem divides at approximately 1.0 m above ground level to form two broadly co-dominant secondary stems, which subsequently divide at approximately 2.5–3.0 m to form the principal scaffold branches supporting the crown. The main union is relatively acute and, given its form, a degree of included bark may be present internally. However, there is no visible evidence of cracking, separation, abnormal movement or excessive adaptive growth that would indicate significant structural weakness or elevated loading at the union. On the basis of the visual assessment, the union is considered to be structurally stable. Minor areas of localised decay were noted on the secondary stems, principally associated with historic branch removal and/or natural branch loss. Localised development of adaptive response growth was also evident in places, which may indicate the presence of limited internal dysfunction or decay. Sounding of the stems using a soft-faced mallet did not identify any extensive areas of significantly compromised wood and indicated that the extent of decay is likely to be limited. The tree has demonstrated an appropriate physiological and structural response to these areas of dysfunction, with evidence of effective compartmentalisation and the development of sufficient sound and adaptive wood around the affected areas. The defects observed are therefore not considered to materially compromise the current structural integrity of the tree. Localised decay and dysfunction associated with historic branch loss are not unusual in a mature tree of this age and, in the absence of other indicators of structural weakness, are not considered to represent a significant safety concern at the present time.	

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						Crown Structure No significant structural defects were identified within the crown. The crown displays a degree of asymmetry, principally resulting from the extension of secondary scaffold limbs towards the south and south-west, where they extend over neighbouring gardens. Several of these limbs exhibit a degree of over-extension and minor subsidence, considered to be primarily associated with increased end loading and phototropic, light-seeking growth characteristic of the species. The extended crown form has resulted in occasional failure of smaller tertiary branches. A number of minor pruning wounds are also present, consistent with the historic removal of deadwood and previously damaged or failed branches as part of routine tree management. At the time of inspection, a small quantity of deadwood was present within the crown, together with one broken and damaged branch requiring removal. Overall, notwithstanding the localised over-extension of some secondary limbs, the crown remains structurally coherent and no defects were identified that would indicate an immediate or significant risk of major branch failure. *Foliage* Normal size, colour, and density. *Health & Vitality:* The tree exhibits a reasonable level of physiological vitality, with no obvious symptoms of significant pest, disease or environmental stress noted at the time of inspection. Given the species, the tree is susceptible to ash dieback (*Hymenoscyphus fraxineus*); however, there is currently no significant evidence of infection or associated crown decline. Continued monitoring for the development of symptoms is recommended as part of routine future inspections.	

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						Conclusions and Recommendations: The tree is a well-established mature specimen in good overall physiological condition, exhibiting average to above-average vitality for its age. It occupies a reasonably sheltered position within the wider landscape and, although an adjacent tree has recently been removed, the resulting change in exposure is not considered likely to have a significant adverse effect on its stability or physiological condition. The neighbouring residents have expressed concern regarding the extent of crown encroachment over their gardens and the potential for branch failure. These concerns are reasonable given the extension and end loading of some lateral branches. However, the tree has developed a mature and broadly stable crown form and excessive or indiscriminate pruning would be inappropriate. Substantial crown reduction could adversely affect the tree's natural form, physiological condition and structural balance, potentially stimulating excessive reactive growth and reducing its long-term retention prospects. Given the tree's age, condition and landscape value, management should therefore adopt a proportionate approach, with pruning limited to that reasonably necessary to reduce crown encroachment, improve clearance from neighbouring gardens and reduce end loading on over-extended branches. It is recommended that a selective lateral crown reduction is undertaken to the southern, south-western and western aspects of the crown. Extended lateral branches should be selectively shortened by approximately 1.5–2.0 m, measured in branch length, to suitable secondary growth points. The objective should be to reduce leverage and end loading whilst maintaining a natural crown outline and avoiding excessive removal of live foliage. Selected smaller lower-order branches may also be removed back to their point of origin at the parent stem or branch where necessary to provide appropriate clearance above the neighbouring gardens. Any dead, broken or damaged branches that present a foreseeable risk should also be removed.	

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						Sufficient live foliage should be retained on all pruned limbs to maintain their physiological function and minimise the likelihood of excessive reactive growth or branch dysfunction. All reduction cuts should be made to suitable secondary growth points capable of assuming apical dominance, with pruning wounds generally limited to a maximum diameter of 75 mm measured under bark. All works should be undertaken by a suitably qualified and competent arborist in accordance with **BS 3998:2010 – Tree Work – Recommendations**. The tree should remain subject to routine monitoring, with particular attention given to changes in crown vitality and the development of symptoms associated with ash dieback (*Hymenoscyphus fraxineus*). An annual visual check is recommended, supplemented by a more detailed arboricultural inspection at intervals not exceeding five years. Additional inspection should be undertaken following significant storm events, further branch failure, or where any material deterioration in the tree's condition becomes apparent.	

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KEY

Size Class	Stem	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
		OM -	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 or are not significant at this time
		Poor -	Major faults that cannot be rectified through surgery
Hazard Rating:		Green -	Very Low
		Yellow -	Low
		Amber -	Moderate
		Red –	High

Numeric rating refers to QTRA score and should be multiplied by 1000 (1k) to get risk of harm. E.g. 1k x 1000 = 1 in 1 million.