

Tree Condition Report

ST Tudfil's Church
59 High Street
Coedpoeth
LL11 3UE 1 /09/2025

Report by:

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1.Introduction.

1.1 Site address.

59 High St

Coedpoeth

Wrexham LL11 3UE

1.2 Client details.

ST. Tudfil's Church

1.3 Experience of author.

Robert Lloyd is a consulting arborist. He holds multiple qualifications, including being a Qualified Lantra Professional Tree Inspector and a Level 4 City & Guilds Utility Arborist Surveyor. As a registered user of the Quantified Tree Risk Assessment (QTRA) system, he is adept at assessing tree health and safety risks. Additionally, he is a technician member of the Arboricultural Association and a certified arborist, reflecting his commitment to the highest industry standards.
With 20 years of experience in the arboriculture industry, Robert has used his skills in tree inspection, risk assessment, and utility tree care.

1.4 Scope of the tree condition report.

The aim of the report is to identify and assess any substantial trees and vegetation within the property grounds at St Tudfil. It will involve recording the findings related to their health, stability, and ecological significance. Based on this assessment, the report will provide recommendations for remedial work that prioritizes safety and well-being, while also considering cost-effectiveness for future management plans.

2.Site Visit.

2.1 The site was visited by Robert Lloyd on 3rd September 2025 for data collection. The grounds comprise a main church building and three separate linear groups of trees. The topography is generally flat, with surrounding footpaths, roads, and residential properties in proximity. Weather conditions during the initial visit were mixed, with intermittent rain and clear skies, resulting in moderate visibility.

Between the initial site visit and the publication of this report, adverse weather conditions occurred due to Storm Amy over the weekend of 4th–5th October. As a result, a follow-up site visit was conducted to reassess the condition of all trees and identify any potential changes or defects. No significant damage or deterioration was observed between the two visits. The weather was sunny with clear skies offering good visibility.

2.2 Equipment and measurements.

1. Tree Diameter:
    - Equipment: Diameter at Breast Height (DBH) tape.
    - Measurement: The diameter of the tree is measured at breast height (approximately 1.4 meters or 4.5 feet above ground level). Measurements are recorded in centimetres (cm).

2. Tree Height:
    - Equipment: Calibrated laser rangefinder (Trupulse). Measurement: The height of trees is measured using the laser technology to ensure accuracy. Measurements are recorded in meters (m).

3. Crown Spread:
    - Equipment: Calibrated laser range finder and measurement tapes. Measurement: Crown spread, which refers to the width of the tree's canopy, is estimated visually from ground level. Measurements are provided in meters (m).

3.How the risks will be evaluated.

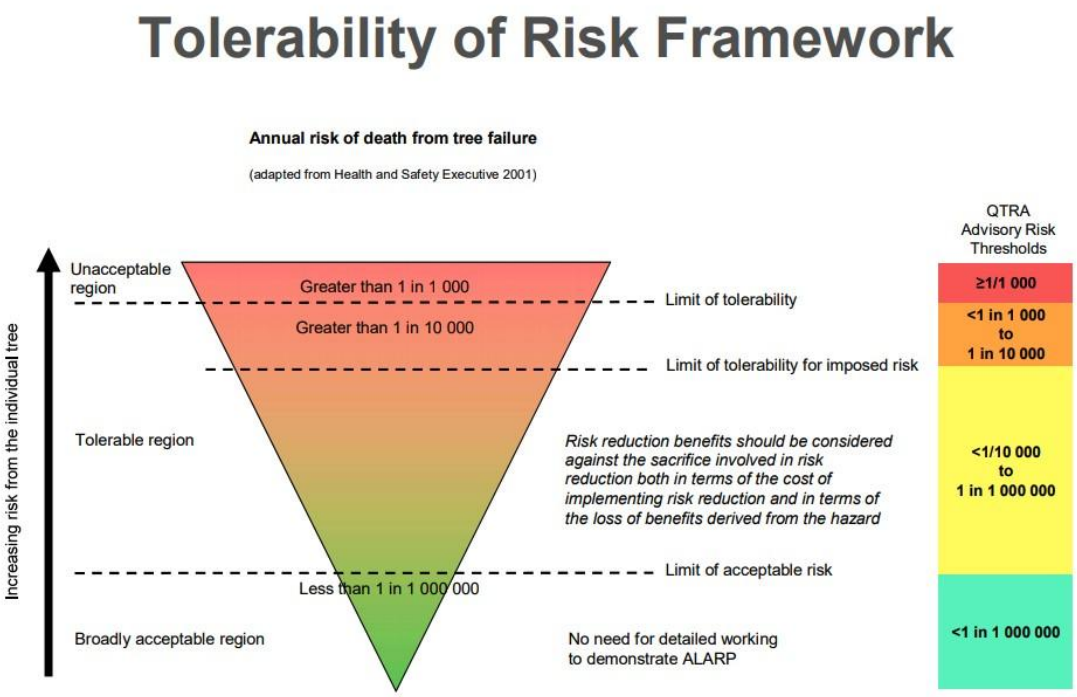
3.1 Using the QTRA method.

Tree safety management is a matter of limiting the risk harm from tree failure while maintaining the benefits conferred by trees. Although it may seem counter intuitive, the condition of trees should not be the first consideration. Instead, tree managers should first take account of the usage of the land on which the trees stand, which in turn will inform the process of assessing the trees.

The Quantified Tree Risk Assessment (QTRA) system applies established and accepted risk management principles to tree safety management. Firstly, the targets (people and property) upon which trees could fail are assessed and quantified, thus enabling tree managers to determine whether to assess trees and to what degree of rigor a survey or inspection of the trees is required. Where necessary, the tree is then considered in terms of both size (potential impact) and probability of tree or branch failure. Values derived from the assessment of these three components (target, size, and probability of failure) are combined to calculate the probability of significant harm occurring.

The system moves the management of tree safety away from labelling trees as either ‘safe’ or ‘unsafe’ and requiring definitive statements of tree safety from either tree surveyors or tree managers. Instead, QTRA quantifies the risk of harm from tree failure in a way that enables tree managers to balance safety with tree value and operate to predetermined risk thresholds.

3.1 How risks are categorized into thresholds and their given actions:



1/1 000	**Unacceptable** Risks will not ordinarily be tolerated	• Control the risk • Periodically review the risk
	Unacceptable (where imposed on others) Risks will not ordinarily be tolerated	• Control the risk • Periodically review the risk
1/10 000	**Tolerable** (by agreement) Risks may be tolerated if • those exposed to the risk accept it, or • the tree has exceptional value	• Control the risk unless there is broad stakeholder agreement to tolerate it, or the tree has exceptional value • Periodically review the risk
	Tolerable (where imposed on others) Risks are generally tolerable	• Assess costs and benefits of risk control • Control the risk only where a significant benefit might be achieved at a reasonable cost • Periodically review the risk
1/1 000 000	**Broadly Acceptable**	• No action currently required • Periodically review the risk

4.Tree survey and control measures.

4.1 Tree survey summary.

Recommendations:

- It is advised to conduct the next comprehensive tree survey in two years from the date of this report to ensure ongoing safety and maintenance of the trees.
- It is important to note that the suggestions provided are only recommendations, and the client is free to make their own decisions regarding the management and maintenance of the trees on site.

4.2 Identified trees and their risk thresholds.

Trees identified with a broadly acceptable threshold: T5, 6, 9, 10, 12

Trees identified with a tolerable threshold: 1, 2, 3, 4,

7, 8, 11, 13, 14, 15

Trees identified with an unacceptable (where posed on others) or tolerable by arrangement threshold: T16, 17, 18

Trees identified with an unacceptable threshold: -

4.3 Control measures/remedial work recommendations.

Tree number/Name	Control measures/work recommendations	Work Priority
T1.Pine	Prune away from streetlight, to achieve a 2m clearance.	Medium priority
T2.Pine	Prune away from property to achieve a 3-4m clearance.	Low priority
T5.Yew	Crown lift to achieve a 4.5m clearance over road.	Low priority
T7.Pine	Crown lift to achieve a 4.5m clearance over road.	Low priority
T8.Pine	Crown lift to achieve a 4.5m clearance over road.	Low priority
T11.Pine	Crown lift to achieve a 4.5m clearance over road.	Low priority
T12.Yew	Crown lift to achieve a 4.5m clearance over road.	Low priority
T14.Pine	Reduce away from 3rd party property to achieve a 2.5-3m clearance. + Ariel inspection of primary unions.	Medium priority
T15.Pine	Reduce away from church building to achieve a 3m Clearance. Lightly reduce canopy over 3rd party property gardens to lower crown stress. + Ariel inspection of primary unions.	Medium priority
T16.Pine	Sever Ivy at base of tree.	Low priority
T17.Pine	Reduce away from church building to achieve a 3m Clearance. Lightly reduce canopy over 3rd party property gardens to lower crown stress. + Ariel inspection of primary unions. Sever Ivy at base of tree.	Medium priority
T18.Rowan	Remove tree.	Medium priority
G1. Mixed	Remove Ash trees within group to ground level.	Low priority

4.4 Work priority & recommended time scales.

E-Emergency, as soon as reasonably practicable.

HP-High priority, 1-6 months.

MP-Medium priority, 6-12 months.

LP-Low priority 12-24, months or within the next survey review period (2 years).

4.5 Tree survey table key.

Tree I.D: Individual markings for each tree assessed.

Species name: Names of tree are given in common English and botanical Latin.

Height: Estimated height of tree in Metres.

DBH: Diameter of tree measured at breast height in Centimetre's.

Crown spread: The diameter of crown at widest point.

Age: The age of the tree in categories Y-Young. SM-Semi mature. M-Mature. FM-Fully mature. D-Dead.

Condition: E-Excellent. G-good. F-Fair. P-Poor. D-Dead.

Comments/recommendations & control measures: Notable features/defects and work recommendations.

Risk of harm: Threshold of risk in event of tree failure.

4.6 Tree survey table.

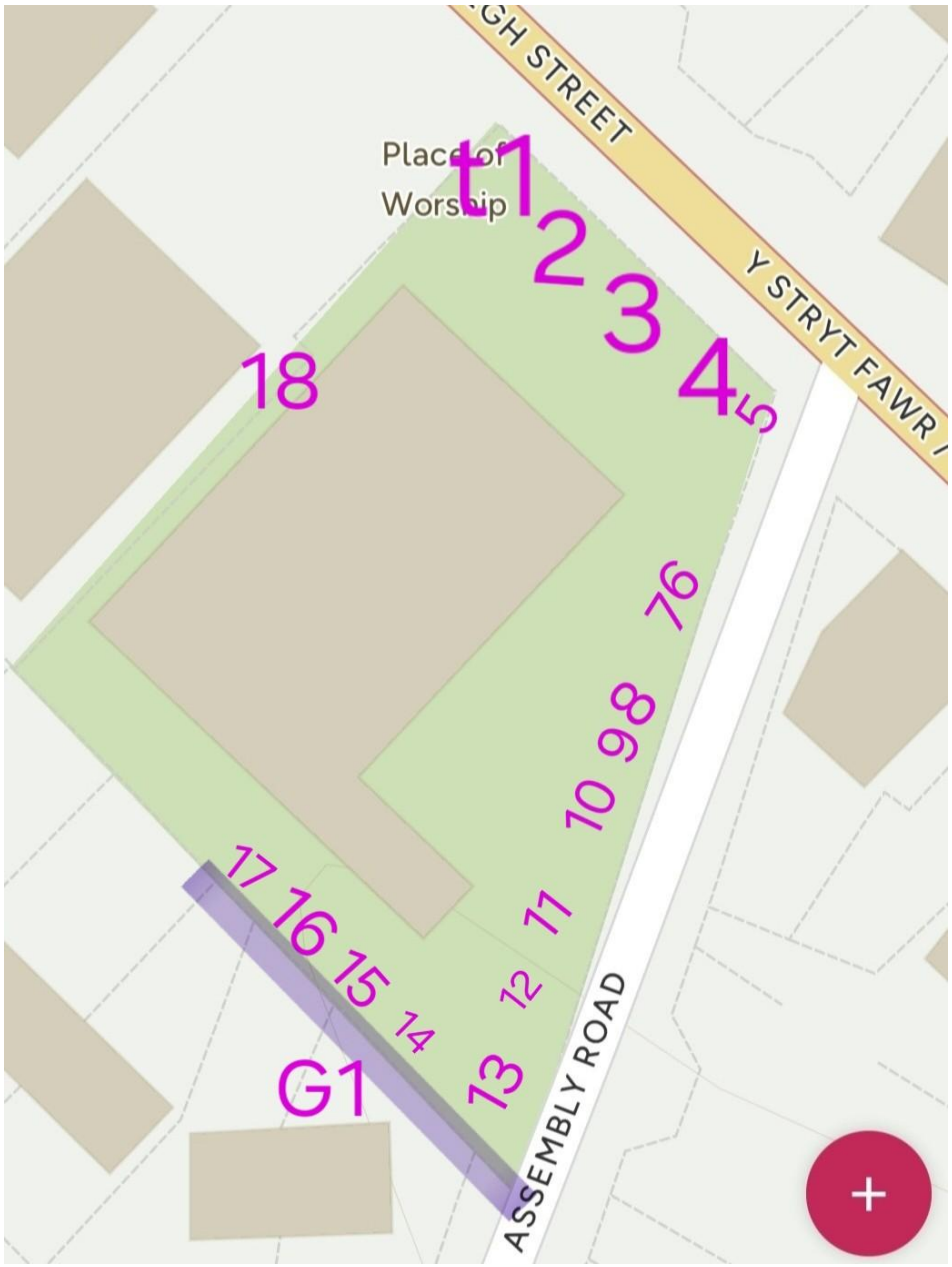
Tree no.	Species	Height (M)	DBH (CM)	Crown spread (M)	Age range	Vitality	Comments	Management	Risk score/potential targets
T1	Pine Pinus Nigra	16	65	9	M	Fair	Previously pruned away from power cable. Moderate deadwood over foot path. Crown bias northwest due to tree grouping. Lower crown in contact with streetlamp	Prune away from streetlight, to achieve a 2m clearance.	Road/footpath/property 1/30k Road & Property
T2	Pine Pinus Nigra	17	80	11	M	Fair	Co dominant stems from, with inclusion. No signs or movement/heath. Minor deadwood, crown at 2m from church property to southwest. Narrow crown profile due to tree grouping/suppression.	Prune from property to achieve a 3-4m clearance.	1/30k Road & Property
T3	Pine Pinus Nigra	19	70	10	M	Fair	Narrow & sparse crown profile due to tree grouping/suppression. Minor deadwood over footpath. Basel bulging to sw.	-	1/30k Road & Property
T4	Pine Pinus Nigra	16	70	10	M	Fair	Crown bias and slight lean Easy due to tree grouping. Minor deadwood.	-	1/30k Road & Property
T5	Yew Taxus baccata	8	45	9	SM	Fair	Moderate lean east with low crown over footpath and road. Suppressed by adjacent pine tree. Previously crown lifted. Dense undergrowth	Crown lift to achieve a 4.5m clearance.	Road/footpath 1/1M Road & Property
T6	Yew Taxus baccata	7	50	6	SM	Good	Suppressed by adjacent pine tree. Previously crown lifted	-	1/1M Road
T7	Pine Pinus Nigra	13	50	10	SM	Fair	Slight lean & crown bias North due to tree grouping. Fire assembly point sign attached to tree at 2m. Wire tied round tree girdling at 3m.	Crown lift to achieve a 4.5m clearance.	1/30k Road & Property
T8	Pine Pinus Nigra	18	75	11	M	Fair	Slight lean SE. Minor deadwood & Low crown at 4m over road.	Crown lift to achieve a 4.5m clearance.	1/30k Road & Property
T9	Yew Taxus baccata	6	50	6	SM	Good	Co dominant from 1m, no inclusion.	-	1/1M Property

T10	Yew Taxus baccata	8	40	8	SM	Good	Previously crown lifted. Trifurcation at 3m.	-	1/1M Property
T11	Pine Pinus Nigra	18	80+55	13	M	Fair	Moderate lean SE, bifurcated at 1m. North/west crown sparse with previous limb loss/fractures. Multiple upright stems. Low crown over road	Crown lift to achieve a 4.5m clearance.	1/30k Road & Property
T12	Yew Taxus baccata	9	60	9	SM	Good	Suppressed by adjacent pine trees. Low crown of path and church grounds.	Crown lift to achieve a 4.5m clearance.	1/1M Property
T13	Pine Pinus Nigra	19	70	11	M	Fair-Poor	Previous loss of 3 large branches to East crown. Minor deadwood. Crown bias East due to tree grouping. Basel bulging NW stem.	-	1/30k Road & Property
T14	Pine Pinus Nigra	18	70+80	12	FM	Fair	Bifurcated from 0.5m, with both stems moderately leaning East. Lower crown close to 3rd party property to SE approx. 30cm. Dense undergrowth (G1). Mike deadwood.	Reduce away from 3rd party property to achieve a 2.5-3m clearance. + ariel inspection of primary unions.	1/30k Gardens & 3rd Property
T15	Pine Pinus Nigra	18	90	15	M	Fair	Multiple dead branches to lower crown. Large proportion of crown overhangs into 3rd party garden to Sw. Narrow crown profile due to grouping.	Reduce away from church building to achieve a 3m Clearance. Lightly reduce canopy over 3rd party property gardens to lower crown stress. + ariel inspection of primary unions.	1/30k Gardens & 3rd Property
T16	Pine Pinus Nigra	10	60	10	SM	Poor	Main canopy/crown has been previously lost with a fracture pole left at 9m. Moderate ivy coverage, throughout tree. Large quantities of needles piled around base.	Sever Ivy at base of tree.	1/3K Property (Church)
T17	Pine Pinus Nigra	17	90	13	FM	Fair	Moderate ivy covered throughout. Minor deadwood. Large proportion of crown overhangs 3rd party garden to SW. Dense undergrowth from G1.NE Crown in contact with church property	Reduce away from church building to achieve a 3m Clearance. Lightly reduce canopy over 3rd party property gardens to lower crown stress. + ariel inspection of primary unions. Sever Ivy at base of tree.	1/3K Property (Church)

T18	Rowan Sorbus aucuparia	4	10	1	Y	Good	Self-set with limited future potential due to Location and proximity to church property.	Remove tree to ground level.	1/3K Property (Church)
G1	Mixed species broadleaf group.	8	5-30	2-6	Y-SM	Fair	Mixed species group, predominantly comprised of Holly, elderberry and Ash (x3). Group has created a natural barrier between church grounds 3rd party properties. Ash trees growing from within group are unsuitable due location and species. Some of the Ash tree in group have 'Ash die back'	Remove Ash trees to ground level.	1/30k Gardens and property

5.Tree locations/mapping.

5.1 Plotted tree locations map.



6.Arboriculture references/relevant information.

The trees on site are generally in reasonable condition. However, a significant amount of pine needles has accumulated on the surrounding footpaths and roads. Additionally, previous needle piles have been left at the base of trees near Group G1. These piles could potentially obstruct airflow, trap moisture, and contribute to fungal growth or root rot. It is recommended that no further piling of needles occur in this area, and, if feasible, the existing piles should be relocated away from the tree bases.

Due to access restrictions on site, a third-party property to the southwest of the linear group was visited to assess the visual condition of the trees in that area.

Ash dieback (Hymenoscyphus Fraxinus), affecting trees in G1.

The fungus infects trees by releasing airborne spores, which land on leaves and penetrate through the leaf stalk into the vascular system. Over time, this causes leaf loss, crown dieback, lesions on stems and branches, and eventually structural failure or death of the tree in many cases.

Symptoms typically include:

- Blackened, wilting leaves
- Crown thinning, particularly in the upper canopy
- Diamond-shaped lesions where branches meet the main stem
- Dead or dying branches, often with secondary pathogens like honey fungus (*Armillaria* spp.)

Management and Risk:
There is currently no cure for Ash Dieback. Management focuses on monitoring, risk assessment, and the selective removal of affected trees, particularly those posing a risk to public safety or property. Some trees show tolerance or resistance, so in non-critical areas, they may be retained and monitored for long-term resilience.

Ash Dieback presents a significant ecological and arboricultural challenge, with implications for biodiversity, landscape character, and public safety.

7.Legal.

7.1 Tree safety.

The safety of trees is the responsibility of the landowners. Any work recommendations considered should be discussed with a competent and qualified arborist. They should be able to offer you a suitable work plan for the management of the trees in accordance with British standard BS3998 2010.

7.2 Tree protection orders.

Tree Preservation Orders (TPOs) enable the council to protect important trees.

Trees with preservation orders or within conservation areas are protected under a range of legislation that makes it an offence to cut down, top, lop, uproot, damage or destroy those trees without first gaining permission from the council.

A limited number of trees are exempt from TPOs. These include trees that are considered dead, dying, diseased, or dangerous, as well as fruit trees grown commercially for fruit production.

Trees that grow on council-owned property or on public open spaces are also protected as they are deemed as council property. Anyone damaging these can be prosecuted.

If you are doing work close to trees you should make sure that trees surrounding any development sites are protected by fencing. You can be subject to a fine should any trees be damaged during the development process.

7.3 Conservation areas.

A conservation area is an area of special architectural or historic interest, and the local council is responsible for identifying, designating and reviewing these areas.

7.4 Trees in relation to the report.

It's important to clarify that I have not verified whether the trees in question are protected by Tree Protection Orders (TPOs) or located within a conservation area. The responsibility for checking the status of these trees falls on the arborist. They have the expertise and authority to assess the legal protections in place for trees and ensure all regulations are followed before proceeding with any work

8.Disclaimer.

8.1 Site visit.

During the site visit, any protected animals, plants, or habitats in relation to the wildlife and countryside act 1981, were not observed. As the assessment was made from ground level only, this does not rule out the possibility of nesting birds, bats or any other wildlife in the tree canopies, cavities etc.

8.2 QTRA Summary.

The Quantified Tree Risk Assessment (QTRA) methodology is a structured approach for evaluating tree risk; however, it does not account for extreme weather conditions that may impact tree stability and health. Factors such as severe storms, high winds, heavy snowfall, or prolonged drought can significantly alter the risk profile of a tree in ways that are not fully captured in the QTRA assessment. Users are advised to consider local weather patterns and potential extreme weather events when interpreting QTRA results and making decisions regarding tree management and safety. It is recommended to conduct regular visual inspections and consult with qualified arborists, especially in areas prone to extreme weather events.

8.3 Disclaimer for Tree Condition Report.

The information contained in this Tree Condition Report is provided by Robert Lloyd as a professional arborist and is intended for informational purposes only. This report reflects the condition of the trees examined at the time of inspection based on visual assessment and industry-standard practices.
While every effort has been made to ensure the accuracy and completeness of the information presented, tree conditions can change rapidly due to various factors including, but not limited to, environmental circumstances, pests, diseases, and weather conditions.

Therefore, this report does not guarantee the future condition of the trees assessed. The client assumes all risks associated with the trees and their maintenance.
By using this report, the client acknowledges understanding of this disclaimer and agrees to the limitations outlined herein.

Robert Lloyd *TecharborA, Cert arb.*

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9.Photos.


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