

Preliminary Arboricultural Report and Tree Health Assessment

Property Location

62 St Mary's Road, Huyton, L36 5ST

On behalf of:

The Laurels Management Company.

Report Date: 08/05/2026

Survey and Report by:

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1 Purpose of Report

To provide an initial arboricultural survey in relation to the trees as identified in Appendix 1 and Appendix 2. The purpose of the survey is to carry out a VTA tree health assessment. This does not include for a climbing survey, only a visual ground assessment. This report also does not include for a root assessment unless otherwise included. A more advanced assessment would incur considerable additional cost which would not be reasonable unless there are obvious issues evident.

2 Explanatory Information

Basis of Report. Visual Tree Assessment. This is the method of surveying trees from ground level for dimensions in accordance with BS5837 using professional equipment. Additional observations will have been added with regards to tree category schedule. Detailed assessment of tree health and vigour including root assessment and technical methods such as Sapflow measure may be included within the scope of this report. Tree categories are limited to categories A, B, C and U. Additional numeral categories (i.e. A1, A2 and A3) will only be used in relation to veteran trees or trees of significant arboricultural or amenity value.

Drawings are taken from OS Masterplan or DWG Autocad and include drawings as listed.

3 Survey methodology

- a) Identification and visual assessment of trees from ground level within proximity to property
- b) Identification of soils profile from National Soils Research Institute or BGS Data
- c) Where a clay is notified, a sample may be taken from 1m depth for preliminary plasticity assessment
- d) Tree Inventory and Schedule including suggested tree works
- e) TPO and Conservation Area Applications if required
- f) Remedial planting schedule if required

4 Feasibility: Tree survey and Constraints

The current existing Tree infrastructure survey is set out in table Appendix 1 and drawing Appendix 2. The BS5837 details as follows including colours as marked on drawings:

*	Category A (Green)	Trees of high quality and amenity value with estimated life expectancy of over 40 years.
*	Category B (Blue)	Trees of moderate or impaired condition with estimated life expectancy of over 20 years
*	Category C (Grey)	Trees of low quality and poor form with low life expectancy or young tree with DBH of 150mm or less
*	Category U (Red)	Trees of poor form with significant defects that would not be reasonable to retain and with very poor life expectancy. No RPA is required.

There are further provision of additional sub-categories but may not be used in this report:

*	Category 1	Of significant arboricultural interest.
*	Category 2	Of important landscape amenity value
*	Category 3	Of important cultural value

Further notes include the following references:

- * Ident - T: Tree; G: Group of Trees; H: Hedge
- * Age Assessment - Y: Young; EM: Early Mature; SM: Semi Mature; M: Mature; LM: Late Mature; V: Veteran
- * DBH - Standard for stem diameter at 1.4m measured in cm
- * Height and Crown - measured in metres.
- * RPA - Root Protection Area; Radius of 12x DBH measured in metres.
- * 1st Branch - Height in metres and Direction i.e - 2.5NW
- * Vigour - G: Good, M: Moderate, P: Poor, D: Dead
- * Amenity Value - 1: Very Good, 2: Good, 3: Moderate, 4: Poor, 5: N/A
- * Further notes based on VTA - Structural, Basal FFB, Stem/Branch FFB, Hollow/Decay, Pathogens, Ivy.
- * QTRA Analysis - Provides an assessment of Risk of Harm

5 Site Overview

Site coordinates: 53.40840, -2.83238

Survey area: As below.

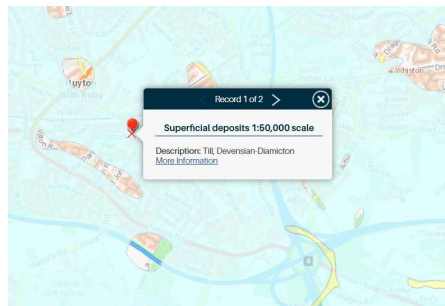
Approximate topography: Site is considered to be level. A detail topographical survey would be by others.

Survey extent



6 Soil profile report

The Soil profile report based on BGS Data indicates: Devensian Till over Pennine Middle Coal Measures



7 Physical Soil assessment carried out to 1 metre depth only.

Not applicable to this survey

Soil Type	ID	Horizon	Moisture	Liquid Limit

8 Preliminary Subsidence Risk Appraisal (subject to geotechnical report if required)

Based on the acquired knowledge of the soil profile in relation to the property and tree proximity. This is provided as a preliminary estimate only. Where there is risk of shrinkable clay, an independent geotechnical report would be required.

Preliminary estimated subsidence risk from tree influence: Nil, Very Low, Low, Moderate, High, Very High

Based on the Soil Profile information, subsidence risk would be expected to be: Low

9 NHBC 4.2 Recommendations

Attention is drawn to NHBC 4.2 - D5 and D6 as setting out the requirements relating to foundations and clay subsoils. Where clay subsoils are present, a geotechnical survey would be required to provide accurate assessment of plasticity which should then be combined with the advice of a structural engineer to ensure compliance with NHBC requirements. Any comments provided in this report are for preliminary estimate only and should not be interpreted as a guidance for structural purposes, such being outside the scope of this report.

10 *Underground amenities*

No information on existing underground amenities and any associated risk has been provided. Any potential risk to amenities from root development would require a specialist survey beyond the scope of this report.

11 Tree Preservations and Conservation areas



The property is subject to Tree Preservation Orders.

It should be noted that any works carried out within TPO or Conservation areas, must have planning permission from the local authority as there would be liability for substantial fines for unauthorised work. It would therefore be the responsibility of the client to confirm with the Local Authority the status and if required to obtain relevant planning. IROS^{ARB} can assist with this.

The removal of dead trees and branches and management of tree with immediate risk of harm are exempt from planning restrictions, however in TPO and Conservation Areas, it would be normal to provide at least 5 days notice of the intended work backed by photographs demonstrating the particular issues.

12 Tree Notes and Recommendations

All notes and recommendations for any tree work to be carried out are contained within Appendix 1 including for any proposed tree works

13 Implementation of Recommendations

All tree work must comply with BS3998 guidelines and current professional good practice by a qualified treework contractor with adequate insurance cover and taking into account statutory protection for birds, bats and any other protected species. All branch removal to be in accordance with target pruning practice and to branch bark ridge. "Topping", flush cuts and stub ends are not to professional standards and can cause extensive damage to the tree physiology. No liability can be accepted for damage and/or failure of tree structure due to unprofessional treework.

IROS recommends: Rapid Tree Care

14 Remedial Tree Planting

Not Applicable

[illegible]

Planting Study

There are many considerations when planting trees including selecting the right site and species taking into account tree growth and the effect in 50 years or more. Ideally we want trees planted to be able to establish well and grow to maturity. Considerations could include:

- * Tree Planting and maintenance to be in accordance with BS8545
- * Planting to include for GreenBlue RootRain Metro watering systems
- * Tree ties to be hessian and to be adjusted annually
- * Trees selected to be suitable for relative soils profiles as identified
- * Statutory clearance of overhead services
- * Local ecology including native species
- * Tolerance of local climate such as urban or coastal
- * Size and selection of stock
- * Watering must be maintained during dry periods with no rainfall within 7 days.

GreenBlue RootRain Metro Irrigation System



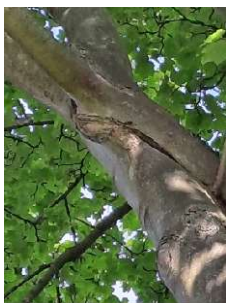
www.greenblue.com

15 Illustrations

T001



T008 (hazardous brace)



T006 (lions tail)



T006 (dangerous limb to East)



16 Concluding Comments

See Appendix 1

17 Disclaimer and Limitations

Tree report is provided subject to IROS standard terms and conditions. www.iros-uk.com. Assessment is carried out through visual assessment. Trees are inspected from ground level only. Report based on BS5837. Decay detection, soil sampling, plasticity testing or sapflow measurement or other technical information, are only included if indicated. Soils profile is provided by the National Soils Resources Institute or BGS data and IROS do not accept any liability with regards to the accuracy of the information. All information is provided as preliminary and is subject to more detailed assessment and all measures are approximate only. No advice is given in relation to the structural integrity of the proposed property and underground amenities connected to the property and such advice is deemed to be outside the scope of this report. It will be deemed to be accepted that the information provided is for guidance relating to sound arboricultural management for property development projects but is not necessarily provided with regards to influencing financial decisions including mortgage or insurance providers.

18 Time Limitation

Any warranty shall be subject to the time limitation of 12 months as set out in the Iros terms and conditions and any client, funder or insurance provider shall be deemed to have accepted unconditionally such limitations as adequate and reasonable.

19 Trees as Living Organisms

Trees are subject to both biotic and abiotic disorders and the health, vigour and stability of a tree can change substantially and very quickly. In particular, all trees are subject to storm damage and windthrow due to severe weather conditions and IROS Arb cannot accept any liability with regards to structural failure due to severe weather including for windspeeds of over 16m/s. Visual tree assessment as carried out may not identify biotic pathogens and where no external evidence is identifiable, non visual biotic disorders are deemed to be outside the scope of this report which is only preliminary for development purposes.

20 Biodiversity and Habitat

Trees provide extensive biodiversity habitat and are covered by statutory instruments relating to various flora and fauna with particular reference to wild bird nesting, bats, red squirrels and others. This report does not take account of such issues which shall be deemed to be outside of the scope of this report. The client accepts that a separate ecological survey would be necessary to report on related ecological issues.



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