

APPLICATION TO UNDERTAKE WORKS TO PROTECTED TREES
Arboricultural Report of Reasons that Justify the Work

Location of the Tree

Weston Park
The Former Weston House Nursery
Lydiat Lane, Halewood L26 5QA

Report prepared by

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On Behalf of:

Tony Docherty

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09 June 2021
15 June 2016

Report Date:

16 June 2021

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1 Introduction

- 1.1 I am instructed as a Chartered Arboricultural Consultant in the matter of works required to trees at Weston Park, Lydiate Lane, Halewood on the Boundary with a property known as 'The Coach House' on Gerrard's Lane.
- 1.2 Weston Park was formerly known as Weston House Nursery. The land was in the ownership of the earl of Derby, but Liverpool City Council acquired it in 1920 and used it as tree nursery until the mid to late 1980s when it was sold into the private sector. Since then, it has been largely neglected apart from minor work to keep the main access pathway clear.
- 1.3 In recent weeks a large tree failed close to the boundary with the Coach House which is off Gerrards Lane. Luckily, the tree fell parallel to the boundary and did not impact the property. However, it exposed a second tree that would impact the property if it failed. In addition, there are other trees that overhang the boundary and will come into contact with the Coach House in a short time.
- 1.4 The trees in the Weston Park site are the subjects of a tree preservation order, i.e., the *Knowsley Borough Council TPO 7/1991*, which is an 'area' order. This report sets out the reasons to justify the removal of one sycamore tree and the pruning of five other sycamores to raise and reduce the crowns to provide clearance to the Coach House.

2 The site & Surroundings

- 2.1 The site is located on the north side of Lydiate lane and extends eastward as far as North End Lane. To the north and west of the site is an area of open grassland that contains the Woolton Waste Water Treatment Works which is in the ownership of United Utilities. The western end of the open grassland borders onto a disused elevated railway that is now a linear park known as the loop line. The southern boundary of the site borders onto residential properties, Derby Cottage, North End House and the Coach House, (Photograph 1).
- 2.2 Previously, July/August 2014, the site was the subject of a planning application which was supported by a full and detailed Arboricultural, Ecological and Landscape Constraints Analysis. A detailed tree survey was also undertaken and the trees that are the subject of this application are within **G18** of that survey, Figure 1.

2 The site & Surroundings (Continued)



Photo 1: An aerial view of the site taken from Google Maps™ dated July 2019. The Coach House is indicated by the broken yellow circle, and the location of the trees is indicated by the red circle.



Figure 1: the tree survey plan from July 2014 showing the Coach House in the red broken circle and the trees in G1 indicated by the arrow.

3 The Trees – Analysis

- 3.1 The was visited on 09 June 2014 to assess the trees from inside Weston Park and again on 14 June to assess the trees from the Coach House, and the assessor was Dr D P O’Callaghan. The assessment identified one individual sycamore tree (**T1**) and a group of five sycamore trees.
- 3.2 The trigger for this survey assessment was the failure of a large sycamore tree on or about the first or second week of June 2021. As stated at §1.3 above, the tree that failed, fell parallel to the boundary with the Coach House, (Photograph 2).



Photo 2: A view of the tree that failed taken on 09 June 2014; the Coach House is in the background.

- 3.3 The failure of the sycamore tree exposed another sycamore tree (**T1**) to the prevailing winds, (Photograph 3). In addition to being exposed, the sycamore has an old injury at the base which contains a column of decayed wood, (Photograph 4).



Photo 3: A view of the exposed sycamore (**T1**) on the boundary with the Coach

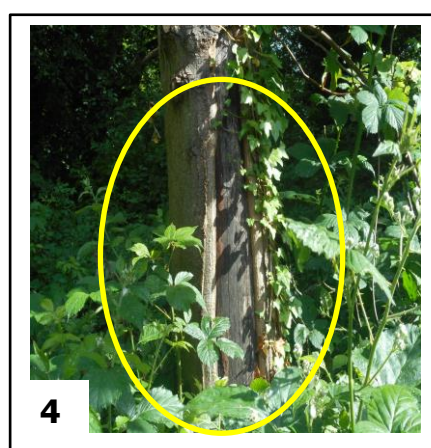


Photo 4: A view of the base of **T1** showing the old wound and decay column, circled.

3 The Trees – Analysis (Continued)

- 3.4 Although the wound is occluding as evidenced by the presence of wound wood, the column of decayed wood represents an inherent weakness in the tree. If this tree was to fail in the prevailing south, southwest wind, it would impact the coach house. A risk assessment of the tree using the International Society of Arboriculture (ISA) basic tree risk assessment¹, the likelihood of failure is '*Probable*'; the likelihood of impacting a target (in this case the Coach House) is '*Very Likely*'; and the consequences of a failure would be '*Significant*'. Using the ISA TRAQ Risk Matrix, the level of risk the tree poses is '*High*'.
- 3.5 There is no intervention management work available that would reduce/mitigate the risk that the tree poses other than complete removal of **T1**. On that basis, it is respectfully requested that consent for removal is granted.
- 3.6 There is a line of five sycamores in **G18** that are overhanging the Coach House and the garden, (Photographs 5 & 6). The crowns of these trees need to be pruned to raise them by 5 metres and to reduce the overhanging branches by a minimum of 2.5 metres to the appropriate nodal points.



Photo 5: A view of the sycamores overhanging the gable and rear of the Coach House.



Photo 6: A view of the gable of the Coach House showing tree encroachment.

- 3.7 It is respectfully requested that consent is granted for the pruning work set out in §3.6 above.
- 3.8 All works would be undertaken by a competent tree contractor and in line with the guidance contained in **BS3889: 2010** '*Tree work – Recommendations*'.

¹ Dunster, J A, E T Smiley, N Matheny & S Lilly (2013) 'Tree Risk Assessment Manual' ISA Publications, ISBN 978-1-881956-77-8

3 The trees – analysis (Continued)

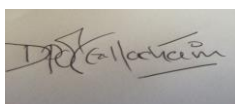
3.8 Summary of the work requested

- 3.8.1 Fell to ground level one sycamore tree (**T1**) to eliminate the unacceptable level of risk the tree poses to the Coach House.
- 3.8.2 Raise the crowns of the five trees in **G18** by 5m and reduce overhanging branches by a minimum of 2.5m to provide clearance to the Coach House.

5 Application

- 5.1 It is respectfully requested that Knowsley Council grants consent for the tree work summarised at §3.8 subject to a condition requiring that all work is done in accordance with **BS3998: 2010** '*Tree work: Recommendations*'.

Attachments: 1:1250 Location Plan
Tree Survey Plan (DTCL.059.01)



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16 June 2021

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