

BS.3998 (2010) TREE CONDITION SURVEY

On behalf of

Trustgreen Ltd

**Unit 7, Portal Business Park,
Eaton Lane, Tarporley,
CW6 9DL.**

For

Harrington Place

Roby Road

Liverpool

L36 4AA

February 2024

Report Prepared By:

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1.0 Introduction

1.1 Instruction

Martin Boardman & Associates (MBA) have been commissioned by Mr John McKenzie Estates Manager, Trustgreen Ltd to undertake a tree condition survey of tree stock located within the grounds of Harrington Place Housing development, Roby Road, Liverpool L36 4AA.

1.2 The purpose of the report is to re assess all trees within the grounds of the housing development in terms of health and structural condition and to identify any tree hazards.

1.3 The findings of this survey will provide an initial tree management strategy for the management company.

2.0 Tree Survey Preface

2.1 The trees were inspected on Wednesday February 21st, 2024, by Martin Boardman, Chartered Forester & Consultant Arborist.

2.2 The survey is attached and consists of a visual inspection from ground level only utilising the Visual Tree Assessment methodology as detailed by Mattheck, C. (2015). *The Body Language of Trees*. Karlsruhe: Karlsruhe Institute of Technology.

2.3 Detailed examinations, such as climbing inspections and decay detection equipment were not used. No samples were taken away for analysis. Measurements were taken using specialist tapes, laser and GPS devices. Where, this was not possible (areas of dense vegetation or canopy cover) the measurements were estimated.

2.4 Tree group measurements were taken as an average within the group.

2.5 The weather was varied from light rain to full sun with no wind, the trees were not in leaf.

3.0 Landscape

3.1 The development is situated on the former Huyton leisure centre site and is made up of private residential dwellings and curtilages, access roads, communal areas of open space and semi-natural areas, from which the public are excluded. The open spaces contain a variety of mature and newly created landscape features such as grassland, hedgerows trees and shrubs.

4.0 Soil

4.1 No analysis of the soil on the site was carried out. Information from <http://www.magic.defra.gov.uk> details the area as slowly permeable, seasonally wet, slightly acid but base-rich loamy and clayey soil.

5.0 Conservation Areas, Tree Preservation Orders, Felling Licenses

5.1 The Northern site boundary is situated within the Roby Conservation Area, it is highly likely that the trees are covered by an area tree preservation order and consent will be required from Knowley Council.

5.2 A copy of the conservation area plan is attached in Appendix 1.

5.3 There are a number of operations which can be carried out on a protected tree without local authority consent.

- On dead trees and branches
- On dangerous trees and branches
- To comply with an Act of Parliament
- To Prevent or abate a nuisance.
- Necessary to implement a planning permission.
- On fruit trees
- By or for statutory undertakers
- For Highway operations
- By Environment Agency and drainage bodies
- For national security purposes.

5.4 Felling Licences

A felling licence is required for the felling of growing trees with a number of exceptions, including:

- trees with diameter less than 8cm (10cm for thinnings, 15cm for coppice)
- cases where the quantity of timber felled is under 5 cubic metres, of which no more than 2 cubic metres are sold in any calendar quarter
- felling to prevent danger
- where felling is required as part of an approved planning application.
- fruit trees or trees standing in an orchard, garden, churchyard or public open space
- felling by various utilities e.g. electricity and water companies in exercise of their functions.

In regard to undertaking felling works within the woodland it is expedient to contact Natural Resources Wales to check whether a license is considered necessary.

6.0 Wildlife and Timing of Operations

6.1 Bats

Under current legislation it is an offence to intentionally or recklessly disturb a bat or damage, destroy or block access to the resting place of any bat. For further details consultation must be made with the Statutory Nature Conservancy Organisation. Where relevant any current ecological surveys for the site will take precedence in this matter.

6.2 **Birds**

It is an offence to kill, injure or take any wild bird; or take, damage, or destroy the nest of any wild bird while it is in use or being built. Therefore, work likely to disturb nesting birds shall be avoided within the bird nesting season from February until August. When tree or vegetation clearance work must be undertaken during the nesting season, a pre works survey needs to be carried out by a suitably competent person

6.3 **Badgers**

Badgers are protected under the Protection of badgers Act 1992. It is an offence damage or obstruct a badger sett which shows signs of current use by badgers, or to disturb a badger within a sett. A 20m protection zone should be established around each sett entrance to prevent damage by forestry operations or machinery. Forestry Operations should be avoided during the breeding season, December to June. The Statutory Nature Conservancy Organisation will provide further guidance if required.

7.0 **Tree Root Systems**

7.1 A tree root system has three main functions.

- To form structural support for the tree trunk and crown
- To serve as a store for carbohydrates
- To absorb water and nutrients from the soil

7.2 Most tree roots occur in the top 600mm of the soil, the distribution can be unpredictable as root growth is dependent on where the soil environment can sustain it. The presence of underground barriers, poor soils conditions or lack of moisture can prevent or reduce root growth.

7.3 The root system can extend radially in all directions in some circumstances up to in excess of the height of the tree and beyond the branch tips.

7.4 Most damage to the root system and the subsequent future stability and vigour of a tree can therefore occur during the construction phase to include, but not restricted to: soil stripping, foundation excavation, site compaction, changing soil levels, covering of root systems with impervious surfaces, changing water table levels.

7.5 Mature trees can survive serious damage for up to five years before they may suddenly decline resulting in usually wind-throw or death.

7.6 Severing roots greater than 200mm within 2-3m of the tree trunk may seriously affect the stability of the tree causing it to become dangerous.

- 7.7 It is bad practice to cut any root larger than 25mm in diameter, should roots smaller than 25mm require cutting this should be carried out by a trained arborist using sharp tools making a clean cut and leaving as small a wound as possible.
- 7.8 Simple wounding to the bark or branches by insensitive construction operators can result in sources of infection and later decline. Dead or dying trees may also reduce the amenity of the site.
- 7.9 Careful construction techniques must be adhered to lessen future impacts that may result in higher maintenance costs at a later date.



Examples of tree root spread (NJUG Vol 4 2007)

8.0 Legal Obligations

The safety of trees is nearly always the responsibility of the owner of the land on which they grow; but there are some exceptions, such as when a rental agreement requires the tenants of a property to manage the trees.

The tree owner or manager has a 'common law' duty of care to:

'Take reasonable care to avoid acts or omissions which they can reasonably foresee would be likely to injure their neighbour'

The tree owner also has a duty under the *Occupiers Liability Acts* to take reasonable steps to ensure visitors or trespassers on their land are safe.

The Health and Safety at Work etc act 1974 places a duty on employers to ensure, so far as is reasonably practicable, that in the course of conducting their undertaking, employees and members of the public are not put at risk.

9.0 Tree Survey Limitations

- 9.1 Trees are dynamic organism, which are in a constant state of development and change. Observations and work recommendations contained within this report will remain valid for a period of twelve months.
- 9.2 Should any material or substantial environmental changes occur to the localised environment or tree stock detailed within this report this may invalidate the conclusions and recommendations contained within this report.
- 9.3 This report does not address in detail the issue of any subsidence damage due to indirect root action.
- 9.4 The physical presence of roots and tree stems adjacent to paths may cause distortion or disturbance dependent on the age of the tree and structural condition. Root ingress into drains is usually only a problem if the drains are already damaged or in poor condition.
- 9.5 All trees should be inspected on an annual basis or following a storm event.

10.0 Tree Survey Summary

- 10.1 A total of 31 individual trees and 6 woodland groups were identified and surveyed within the site.
- 10.2 The trees varied in age from young to fully mature and the condition varied from very poor to good.
- 10.3 The tree quality is shown as a solid circle on the map using the following key:

Tree Condition		Map Key
Good	Tree displaying good vigour, vitality, only very minor defects	
Fair	Tree showing some signs of stress, minor defects present	
Poor	Tree showing signs of major die back, major defects – intervention needed	
V.Poor	Tree showing signs of excessive die back and defects urgent intervention needed	
Dead	Tree no longer alive	

- 10.4 The trees are generally of fair quality, there is little evidence of historical tree maintenance.
- 10.5 Twelve individual trees as well as trees situated within groups G1, G3 and G5 were colonised by Ivy (*Hedera helix*). The spread of Ivy can increase the wind sale area of a tree and hence increase potential for wind blow as well as concealing any defects or structural weakness. It is recommended that the Ivy be severed at ground level.
- 10.6 There are two individual Ash trees within the development which are recommended for removal due to either severe structural weakness or advanced stages of Ash Dieback. There are a further three Ash trees within group 3, these are currently not showing any signs or symptoms of Ash Dieback. It is imperative that these are monitored annually.
- 10.7 Ash Dieback (*Hymenoscyphus fraxineus*) affects trees of all ages. Young trees can be killed in one season and older trees tend to succumb after several seasons of infection. Whilst ash dieback is certainly capable of killing trees in its own right, in many cases the weakened tree is colonised by another pathogens, which then accelerates the decline and ultimate death of the tree.
- 10.8 The Ash trees were assessed in accordance with Ash Dieback Disease, A guide for Tree Owners, The Tree Council June 2020.

<https://treecouncil.org.uk/wp-content/uploads/2020/06/Tree-Council-Ash-dieback-tree-owners-guide-FINAL.pdf>

This document identifies the four stages of Ash dieback in terms of canopy loss providing a scale of 1 (least affected) – 4 (highly Affected)

It is recommended that Ash trees in stages 3 and 4 be removed, however stage 2 trees may be removed if there is a high target area such as road or footpath.

A pictorial guide can be found in Appendix 2.

- 10.9 The trees have been recorded in the tables below. Please see the appendix for keys.
Trees that require immediate intervention, - these have been classified as high (red) and should have the recommended work carried out as soon as practically possible.

- 10.10 The tree works have been classified upon work priority and phased accordingly.

The survey has identified trees that require work in varying timescales, these are identified as:

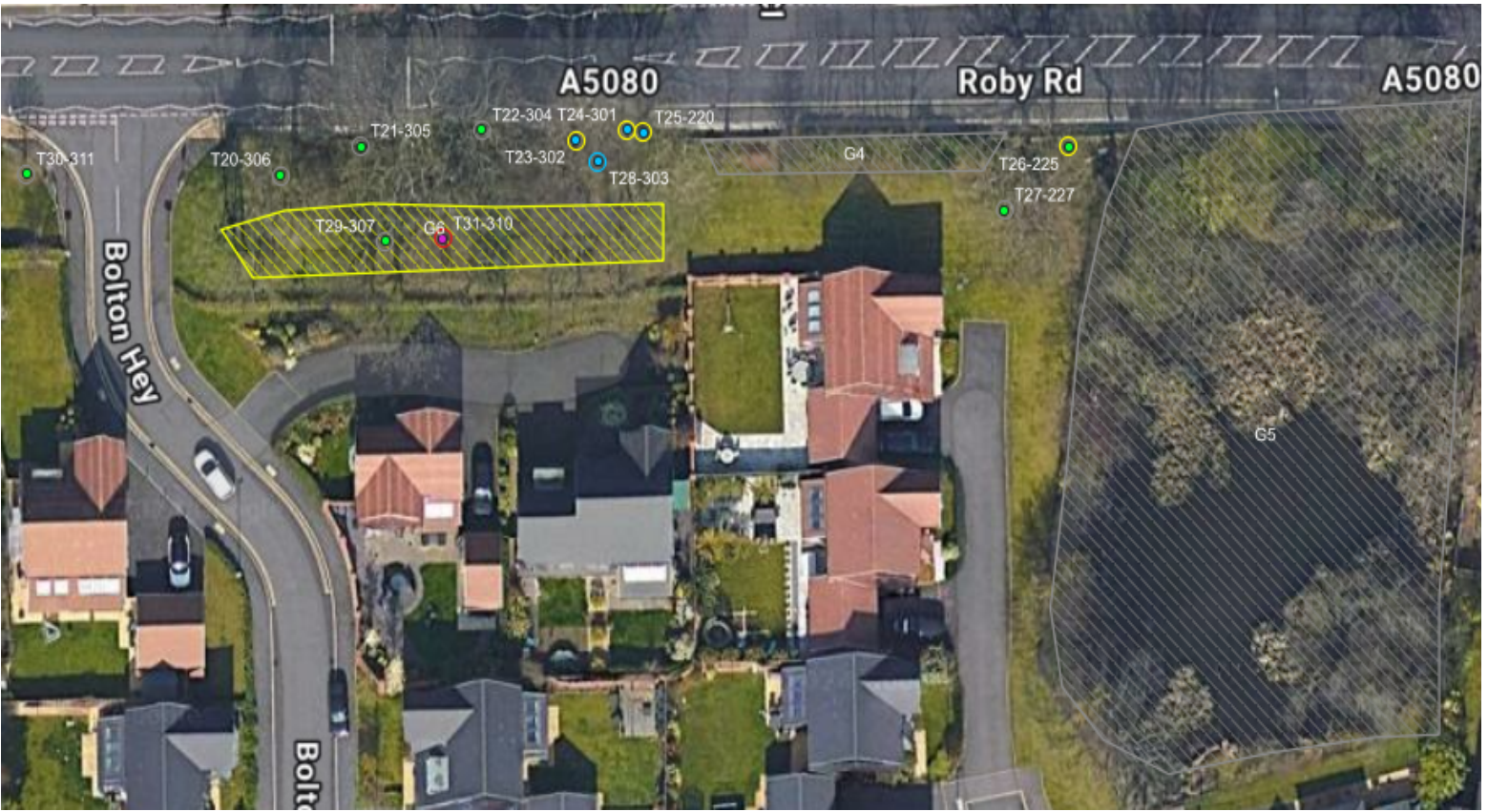
Work Priority	Time Scales	Map Key
Very High	Urgent – Works required within 7 days	
High	Works required within 3 months	
Medium	Work required within 6 months – 1 year	
Low	Works required within 1 -3years	
No Work Required. (NWR)	No target	

- 10.11 All tree work should be carried out by a suitably qualified and insured contractor who holds the following National Proficiency Test Council (NPTC) units CS 30, 31,38,39 40 as a minimum.

- 10.12 All trees have been tagged with a unique number with all identification tags attached at approximately 1.5m from ground level on clear trunk area.



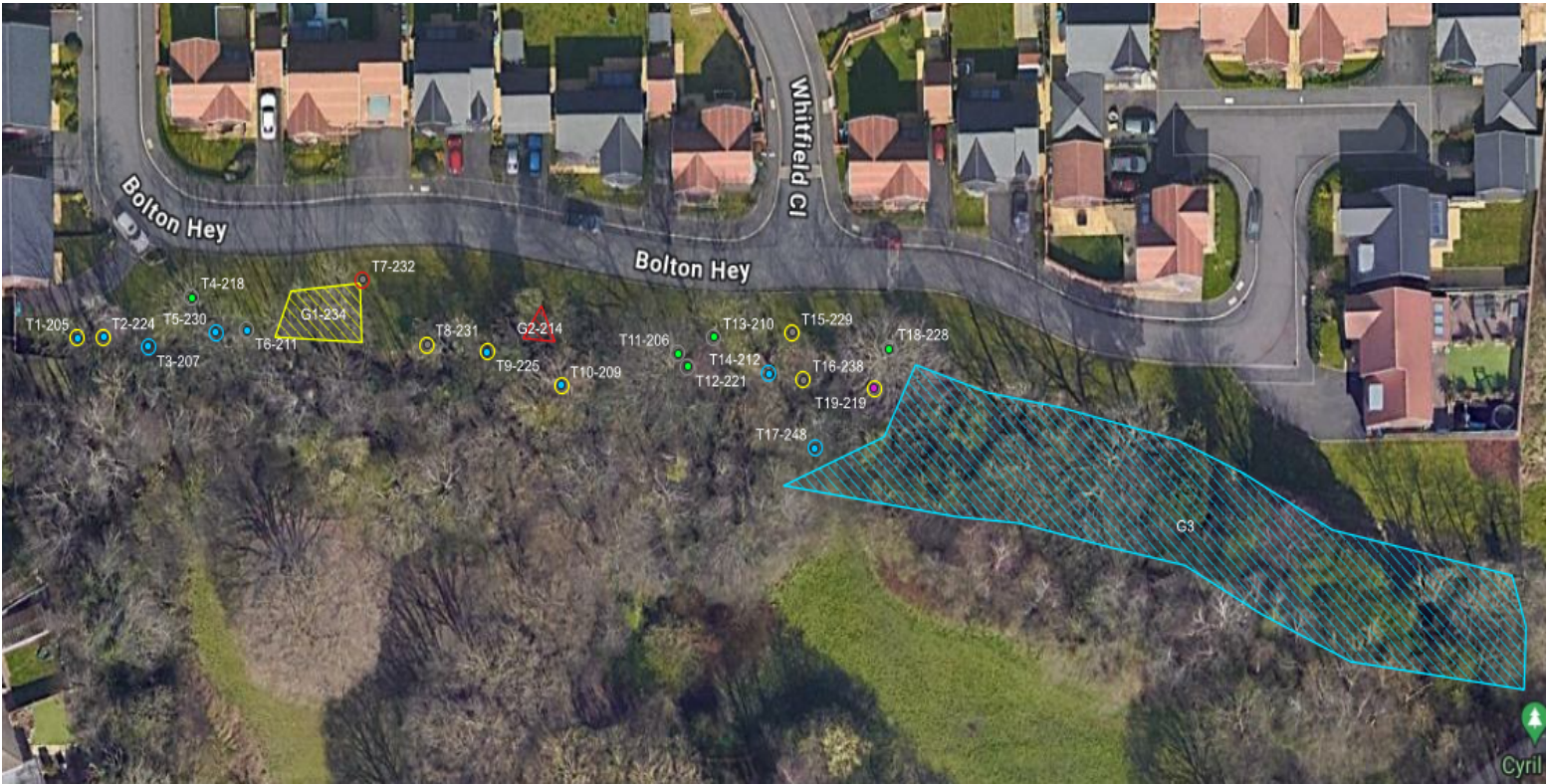
11.0 Site Plan (North)



Key

T1-001	Tree report Number- Tag Number		
Tree Condition		Work Priority	
Good		V.High	
Fair		High	
Poor		Medium	
V.Poor		Low	
Dead		No Work Required	

12.0 Site Plan (South)



Key

T1-001	Tree report Number- Tag Number		
Tree Condition		Work Priority	
Good	●	V.High	○
Fair	●	High	○
Poor	●	Medium	○
V.Poor	●	Low	○
Dead	●	No Work Required	○

13. Trees identified with High priority; work required within 3 months = 3

Tree/Tag Number	Tree Species	Work Required	Date Work Completed
T7-232	Ash	Fell due to structural basal weakness and proximity to road and houses.	
T31-310	Ash	Fell tree in stage 3 ADB	
G2-214	Sycamore x 3	Remove large snapped hanging branch back to stem junction, fell small tree as marked on western edge with snapped top	

14. Trees identified with Medium priority; work required within 6 months – 1 year = 14

Tree/Tag Number	Tree Species	Work Required	Date Work Completed
T1-205	Sycamore	Sever ivy, monitor annually for signs of decline	
T2-224	Beech	Fell due to weak stem junction and proximity to house	
T8-231	Sycamore	Sever ivy, remove deadwood and epicormic growth monitor annually	
T9-225	Sycamore	Sever ivy, remove epicormic growth monitor annually,	
T10-209	Oak	Sever ivy monitor annually	
T15-229	Beech	Fell due to large cavity	
T16-238	Sycamore	Fell due to decline and high target area	
T19-219	Cherry	Fell	
T23-302	Beech	Maintain clearance over footpath and road, monitor annually sever ivy	
T24-301	Sycamore	Sever ivy, maintain clearance over footpath and road, monitor annually	
T25-220	Beech	Sever ivy, maintain clearance over footpath and road,	
T26-225	Horse chestnut	Sever ivy monitor annually	
G1-234	Sycamore x 12	Fell 4 trees in severe decline as marked with yellow paint, sever ivy	
G6	Sycx19, Holly x 2	Fell 5 Sycamore in severe decline marked in yellow adjacent to development entrance,	

15. Trees identified with Low priority; work required 1-3 years if budget allows =6

Tree/Tag Number	Tree Species	Work Required	Date Work Completed
T3-207	Sycamore	Sever ivy and remove deadwood, monitor annually	
T5-230	Sycamore	Sever ivy, remove deadwood, and epicormic growth from base	
T14-212	Oak	Sever ivy monitor annually	
T17-248	Sycamore	Seveybivy monitor annually	
T28-303	Sycamore	Sever ivy monitor annually	
G3	Sycamore, Scot's pine, oak,holly lime ash	Small woodland block on site boundary, many species covered in Ivy, sever ivy monitor annually	

16.0 Tree Survey

Tree/Tag No	Species	DBH (cm)	Height (m)	Crown spread (m) NESW	Age Class	Buds & Twigs	Scaffold	Stem	Roots & Buttresses	Overall Condition	Recommendations	Priority	SULE
T1-205	Sycamore	48	17	2243	EM	Poor, decline in annual growth at branch tips	Fair	Fair, evidence of incremental cracks at 4m W, ivy prevents full inspection	Fair, ivy prevents full inspection, no obvious signs of root plate movement or fungal fruiting bodies	Fair	Sever ivy, monitor annually for signs of decline	Medium	10-30
T2-224	Beech	32	18	3333	EM	Fair	Fair	Poor, bark necrosis on both stems from 1.5-6m, included main stem junction of questionable integrity	Fair, inclusion of main stem junction	Fair	Fell due to weak stem junction and proximity to house,	Medium	10-30
T3-207	Sycamore	31	13	3333	SM	Fair	Poor, large amount of deadwood throughout canopy	Fair, ivy prevents full inspection	Fair ivy prevents full inspection	Fair	Sever ivy and remove deadwood, monitor annually	Low	10-30
T4-218	Syc	54	20	5355	EM	Good	Good, very minor deadwood within crown	Good, stem divides at 3m good branch junction	Good, slight lean 20' N no sign of obvious root plate movement	Good	Monitor annually	NWR	30-60
T5-230	Sycamore	37	18	5555	M	Fair	Fair, a number of dead limbs throughout crown with jelly fungus	Fair, ivy prevents full inspection, triple stem, good branch junctions	Fair, ivy prevents full inspection no obvious signs of fungal fruiting bodies or root plate movement	Fair	Sever ivy, remove deadwood, and epicormic growth from base	Low	10-30
T6-211	Sycamore	28	15	2222	SM	Fair	Fair	Fair	Fair	Fair	Monitor annually	NWR	10-30
T7-232	Ash	30	16	3333	EM	Fair	Fair	Poor, large longitudinal crack from 0m-2m, decayed heartwood	Fair	Poor	Fell due to structural basal weakness and proximity to road and houses	High	0-10
T8-231	Sycamore	70	15	4444	M	Poor, severe decline in branch tips	Fair minor deadwood throughout canopy	Fair, ivy prevents full inspection	Fair, ivy prevents full inspection	Poor	Sever ivy, remove deadwood and epicormic growth monitor annually	Medium	10-30
T9-225	Sycamore	60	15	6253	M	Fair, slight decline in upper canopy	Fair, ivy prevents full inspection	Fair, ivy prevents full inspection	Fair, ivy prevents full inspection	Fair	Sever ivy, remove epicormic growth monitor annually,	Medium	10-30
T10-209	Oak	100	16	5455	FM	Good	Fair deadwood throughout concurrent of tree age and species	Fair, ivy prevents full inspection	Fair	Fair	Sever ivy monitor annually	Medium	30-60

Tree/Tag No	Species	DBH (cm)	Height (m)	Crown spread (m) NESW	Age Class	Buds & Twigs	Scaffold	Stem	Roots & Buttresses	Overall Condition	Recommendations	Priority	SULE
T11-206	Oak	60	22	5555	FM	Good	Good minor deadwood in crown concurrent of species and age	Good	Good	Good	Monitor annually	NWR	30-60
T12-221	Lime	50	16	3334	M	Good	Goof	Good	Good	Good	Monitor annually	NWR	30-60
T13-210	Sycamore	70	15	6654	M	Fair	Fair, minor deadwood within crown	Good, divides at 4m good branch junction	Good	Good	Monitor annually	NWR	30-60
T14-212	Oak	40	16	2452	FM	Fair	Fair, deadwood throughout concurrent of species and age	Fair, ivy prevents full inspection	Fair, ivy prevents full inspection	Fair	Sever ivy monitor annually	Low	10-30
T15-229	Beech	30	7	2222	SM	Fair	Fair	Poor, ivy prevents full inspection, large cavity at 1m S	Fair	Poor	Fell due to large cavity	Medium	0-10
T16-238	Sycamore	45	15	3543	EM	Poor, sever dieback at branch tips	Poor, deadwood throughout	Poor, bark necrosis and decay 3-6m	Fair	Poor	Fell due to decline and high target area	Medium	0-10
T17-248	Sycamore	40	15	3333	EM	Fair	Fair	Fair	Fair, ivy prevents full inspection	Fair	Sever ivy monitor annually	Low	10-30
T18-228	Beech	90	22	7777	FM	Good	Good, minor amount of deadwood throughout canopy	Good	Good	Good	Monitor annually	NWR	30-60
T19-219	Cherry	30	8	0030	SM	Dead	Dead	Dead	Fair	Very Poor	Fell	Medium	0-10
T20-306	Horse chestnut	65	15	6666	M	Good	Good	Good	Good	Good	Monitor annually maintain 5.2m clearance over road	NWR	30-60
T21-305	Oak	110	19	910108	FM	Good	Good	Good, historical lean, no sign of root plate movement	Good	Good	Maintain 5.2m clearance over road, monitor annually	NWR	30-60
T22-304	Holly	30	10	5335	SM	Good	Good	Good	Good	Good	Maintain clearance over footpath and road	NWR	10-30
T23-302	Beech	80	18	8888	M	Good	Good	Fair, ivy prevents full inspection	Fair, ivy prevents full inspection	Fair	Maintain clearance over footpath and road, monitor annually sever ivy	Medium	30-60
T24-301	Sycamore	40	15	7322	SM	Poor, decline in growth at branch tips	Fair, minor deadwood though out	Fair, 20' lean over road, ivy prevents full inspection	Fair, ivy prevents full inspection	Fair	Sever ivy, maintain clearance over footpath and road, monitor annually	Medium	10-30
T25-220	Beech	45	15	6644	SM	Good	Good	Fair, ivy prevents full inspection	Fair, ivy prevents full inspection	Fair	Sever ivy, maintain clearance over footpath and road,	Medium	30-60

Tree/Tag No	Species	DBH (cm)	Height (m)	Crown spread (m) NESW	Age Class	Buds & Twigs	Scaffold	Stem	Roots & Buttresses	Overall Condition	Recommendations	Priority	SULE
T26-225	Horse chestnut	45	13	5555	EM	Good	Good	Good	Good	Good	Sever ivy monitor annually	Medium	30-60
T27-227	Oak	101	16	9999	FM	Good	Fair, minor deadwood concurrent of age and species	Good	Good	Good	Monitor annually	NWR	30-60
T28-303	Sycamore	40	14	3553	EM	Good	Fair, minor deadwood in canopy	Fair, lean 20' SE no obvious sign of root plate movement, stem divides T2m good branch junction	Fair	Fair	Sever ivy monitor annually	Low	10-30
T29-307	Oak	50	14	O565	EM	Good	Good	Good, historical lean 20' S, no obvious sign of root plate movement	Good	Good	Monitor annually	NWR	30-60
T30-311	Field maple	19	5	2222	Y	Good	Good	Good	Good	Good	Maintain clearance over footpath	NWR	30-60
T31-310	Ash	35	13	2222	SM	Dead	Dead	Fair	Fair	Very Poor	Fell tree in stage 3 ADB	High	0-10
G1-234	Sycamore x 12	31	15	2222	SM	Fair, some trees showing signs of decline	Fair, some trees having deadwood throughout crown,	Fair	Fair	Fair	Fell 4 trees in severe decline as marked with yellow paint, sever ivy	Medium	10-30
G2-214	Sycamore x 3	50	16	3333	M	Good	Fair, evidence of squirrel damage snapped hanging branch	Fair western stem has snapped top	Fair	Fair	Remove large snapped hanging branch back to stem junction, fell small tree as marked on western edge with snapped top	High	0-10
G3	Sycamore, Scot's pine, oak,holly lime ash	40	15	3333	SM	Fair	Fair	Fair	Fair	Fair	Small woodland block on site boundary, many species covered in Ivy, sever ivy monitor annually	Low	30-60
G4	Oak,holly	20	10	3333	Y	Good	Good	Good	Good	Good	Maintain clearance over footpath	NWR	30-60
G5	Oak sycamore horse chestnut yew holly silver birch, lime	45	14	4444	EM	Fair	Fair	Fair	Fair	Fair	Small woodland block with pond in centre , area secure so survey from outside of area only, maintain clearance over road and footpath, some trees in decline due to water logging from high water level	NWR	10-30
G6	Sycx19, Holly x 2	20	13	3333	SM	Fair	Fair	Fair	Fair	Fair	Fell 5 Syc in severe decline marked in yellow adjacent to development entrance,	Medium	0-10

17. Glossary

Tree/Tag Number

Refers to the tree as numerical identified on the site plan. Each tree has been identified with a circular metal tag; these are placed approximately 1.5m from the ground on a clear section of trunk.

Species

Common and vernacular name of the tree – Vernacular- Latin names displayed in small italics.

DBH

Diameter at Breast Height (1.5m) in metres.

Height

Approximate height of the tree from base to the tips of the crown.

Crown Spread

Measurement in metres of the extent of the tree crown on four cardinal points

Age

The appearance of at what stage of life the tree may be in:

Young (Y) Out-planted trees that have not yet established.

Semi-Mature (SM) Established trees up to 1/3 of expected height and crown.

Early Mature (EM) Between 1/3 and 2/3 of expected height and crown.

Mature (M) Between 2/3 and full expected height and crown.

Fully Mature (FM) Full expected height and crown.

Over Mature (OM) Crown beginning to break-up and decrease in size.

Senescent (S) Crown in advanced stage of break-up.

Overall Condition

Consider structural condition in relation to vitality, including pest and diseases.

Tree Condition	
Excellent	Tree in excellent condition with good vitality and no defects present
Good	Tree in displaying good vigour, vitality, only very minor defects
Fair	Tree showing some signs of stress, minor defects present
Poor	Tree showing signs of major die back, major defects – intervention needed
Dead	Tree no longer alive

Recommendations

Recommend tree work to reduce risks to an acceptable level during a pre-determined inspection period. Such recommendations will be made to procure a trees vitality and longevity as well as future safety.

Work Priority

Trees given a priority should have the recommendations carried out within the time-scales assigned. Denoted by the attached key.

Work Priority	
Very High	Urgent – Works required within 7 days
High	Works required within 3 months
Moderate	Work required within 6 months – 1 year
Low	Works required within 1 -3years
Very low	Low priority – within 3 + years
None	No target

SULE

In years, a subjective estimate of **Safe Useful Life Expectancy** of the tree.



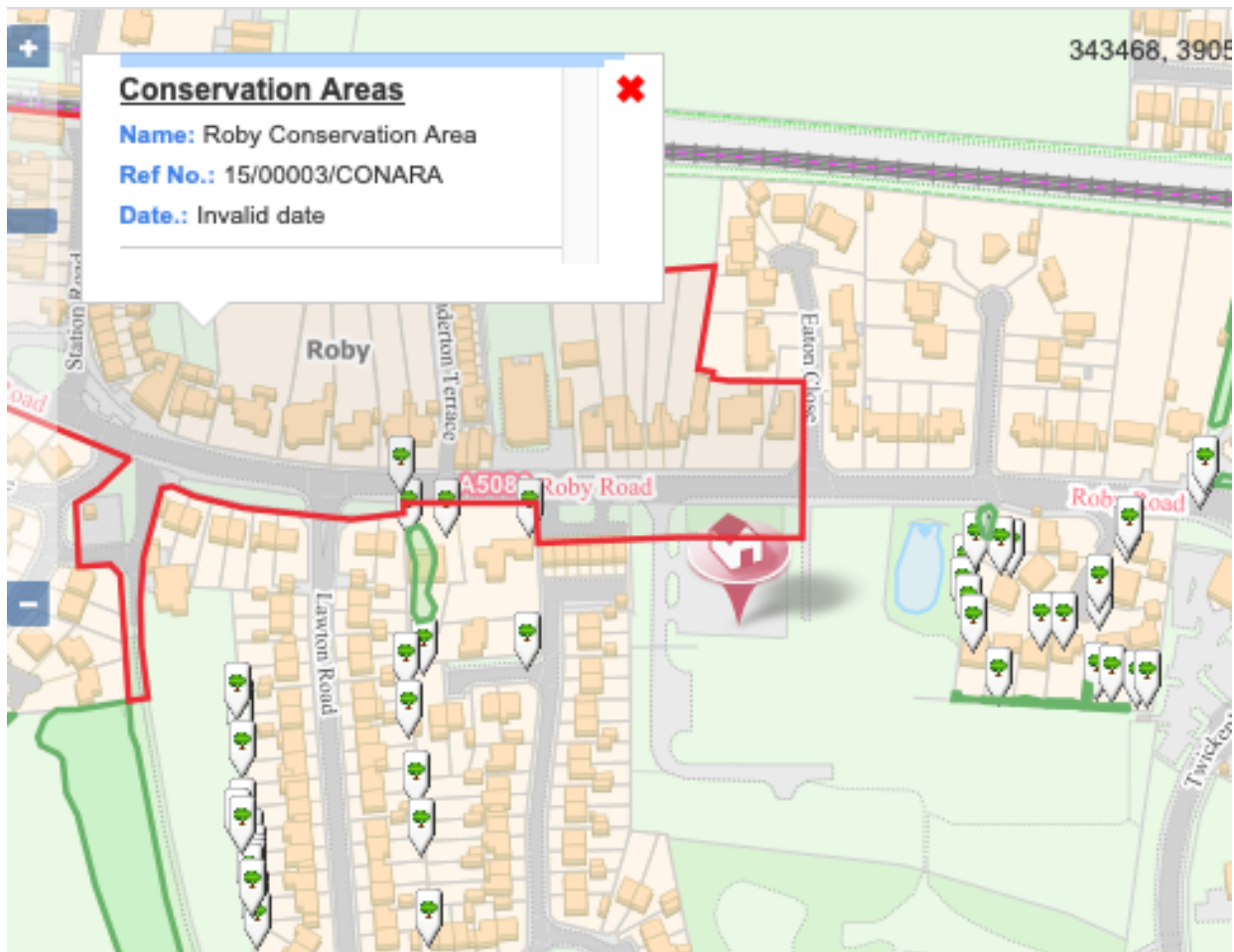
M J Boardman BSc (Hons) PGDip MSc MICFor

February 22nd, 2024

Disclaimer

The tree(s) referred to in this report are living entities and are therefore subject to natural processes. They will also be subject to changes to their environment caused by human's activities and to exceptional weather conditions. The inspection undertaken by our qualified staff relies on visual attributes of tree health and structure which can be assessed from a ground based inspection. Hidden defects which are not readily visible may not be detected. We therefore cannot wholly guarantee the condition and safety of the trees inspected beyond what can be reasonably assessed from the procedure used. We would recommend that the trees are regularly inspected and our staff will advise on the suitable frequency of these inspections.

18. Appendix 1 Conservation Area Plan



<https://secured.knowsley.gov.uk/myneighbourhood>

Accessed 21/2/2024.

19.0 Appendix 2. Ash Dieback Pictorial Guide

CLASS 1 100%–76% of the crown remains



CLASS 2 75%–51% of the crown remains



CLASS 3 50%–26% of the crown remains



CLASS 4 25%–0% of the crown remains



All images © Gary Battell

<https://treecouncil.org.uk/wp-content/uploads/2020/06/Tree-Council-Ash-dieback-tree-owners-guide-FINAL.pdf>.