

BS.3998 (2010) TREE CONDITION SURVEY

On behalf of

Trust Management Ltd

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

For

Bellway Nutwood

Rupert Road

Roby

L36 9TD

December 2022

Report Prepared By:

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1.0 Introduction

1.1 Instruction

Martin Boardman & Associates (MBA) have been commissioned by Ms Kirsty Edwards, Estates Project Manager, Trust Management Ltd to undertake a tree condition survey of tree stock located within the grounds of the Bellway Nutwood, housing development, Rupert Road, Roby, L36 9TD.

1.2 The purpose of the report is to 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 Monday December 5th 2022, by Martin Boardman, Chartered Forester & Consultant Arborist.

2.2 The survey is attached and consists of a visual inspection from ground level only. 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.

2.3 The weather was dry and sunny with very light wind; the trees were not in full leaf.

3.0 Landscape

3.1 The small development is made up of private residential dwellings and curtilages and a short access road. The development was constructed on the former Knowsley Community College site. The trees are to be found on the northern site boundary. These trees are all of similar age and predate the development.

4.0 Conservation Areas, Tree Preservation Orders, Felling Licenses

4.1 All tree groups to the Northern boundary are covered by a tree preservation order, order reference, 06/00005/TPO. Order No TPO No5-2006

4.2 Consent from Knowsley Council will be required before any tree work is carried out in this area.

4.3 A copy of the tree preservation order map can be found in Appendix 1.

4.4 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 Forestry England to check whether a license is considered necessary.

5.0 Wildlife and Timing of Operations

5.1 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.

5.2 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

5.3 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.

6.0 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.

7.0 Tree Survey Limitations

- 7.1 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.
- 7.2 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.
- 7.3 This report does not address in detail the issue of any subsidence damage due to indirect root action.
- 7.4 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.
- 7.5 All trees should be inspected on an annual basis or following a storm event.

8.0 Tree Survey Summary

- 8.1 A total of thirty-three individual trees and one tree group were identified and surveyed within the site.
- 8.2 The trees varied in age from young to fully mature and the condition varied from poor to good.
- 8.3 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	

- 8.4 The trees are generally of fair quality, there is little evidence of historical tree maintenance.
- 8.5 Three trees 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.
- 8.6 One small Ash tree was identified within the development, this tree is currently not showing any signs or symptoms of Ash Dieback. It is imperative that these are monitored annually.
- 8.7 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.
- 8.8 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.

- 8.9 Tree T21, Horse chestnut is of concern as it is highly infected by Phytophthora fungus, the tree rapidly declining and at this stage it is highly likely that there may be decay to the root system. This tree should be removed at the earliest opportunity.
- 8.10 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.
- 8.11 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	

- 8.12 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.

- 8.13 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.



9.0 Site Plan



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	○

Cont



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	○

10.0 Trees identified with **High** priority; Works required within 3 months = 1

Tree-tag Number	Tree Species	Work Required	Date Work Completed
T21-0166	Horse Chestnut	Poor, advance stage of phytophthora fungus, fell and replant	

11.0 Trees identified with **Medium** priority; Works required within 6 months – 1 year = 4

Tree-tag Number	Tree Species	Work Required	Date Work Completed
T19-0168	Damson	Tree in decline, Phellinus pomaceus fungus in crown Fell	
T26-0160	Sycamore	Tree is in severe decline, Fell and replant	
T29-0156	Sycamore	Remove deadwood, throughout, and over footpath, sever ivy	
G1-0164	Holly	Good landscape feature, maintain clearance over footpath, bus stop and road	

12.0 Trees identified with **Low** priority; Works required within 1 -3years = 3

Tree-tag Number	Tree Species	Work Required	Date Work Completed
T1-0185	Sycamore	Maintain Clearance over footpath	
T2-0183	Sycamore	Monitor annually	
T3-0184	Cherry	Sever ivy, reduce lateral branches N&W away from adjacent building	
T4-0175	Sycamore	Remove deadwood, monitor annually	
T5-0178	Sycamore	Remove deadwood, monitor annually	
T6-0176	Sycamore	Remove deadwood, monitor annually	
T7-0179	Sycamore	Remove deadwood, monitor annually	
T8-0180	Ash	Monitor closely for signs of ash dieback	
T10-0181	Sycamore	Maintain clearance over footpath and road	
T11-0172	Silver Birch	Monitor annually, maintain clearance over footpath and road	
T12-0182	Crack Willow Multi stem x5	Maintain clearance from adjacent property	
T14-0174	Sycamore	Remove deadwood, monitor annually	
T16-0170	Sycamore	Maintain clearance over road and footpath	
T24-0162	Sycamore	Tree suppressed by T25, will never fully develop full crown, Fell	
T25-0161	Sycamore	Sever ivy, remove deadwood	
T27-0159	Sycamore	Remove deadwood monitor annually	
T28-0157	Sycamore	Remove deadwood, monitor annually	
T30-0155	Oak	Maintain clearance over footpath and road	
T31-0152	Sycamore	Monitor annually for signs of decline, remove deadwood	
T32-0153	Maple	Remove deadwood monitor annually	
T33-0154	Maple	Monitor annually, remove deadwood	

13.0 Tree Survey

Tree/Tag no	Species	Height (m)	DBH (cm)	Crown_Spread (m)	Age_Class	Buds/Twigs	Scaffold	Stem	Roots/ Buttresses	Overall_Condition	Recommendations	Priority
T1-0185	Sycamore	8	32	N3,E3,S3,W3	Semi Mature	Good	Fair, minor deadwood in crown	Good	Good	Fair	Maintain Clearance over footpath	Low
T2-0183	Sycamore	10	26	N3,E3,S3,W3	Semi Mature	Fair	Fair, minor deadwood in canopy	Fair, previous damage @1&0.5m E&W	Fair	Fair	Monitor annually	Low
T3-0184	Cherry	10	28	N5,E2,S2,W4	Semi Mature	Fair	Fair	Fair	Fair	Fair	Sever ivy, reduce lateral branches N&W away from adjacent building	Low
T4-0175	Sycamore	10	20	N2,E2,S2,W2	Semi Mature	Fair	Fair, small amount of deadwood in crown	Fair	Fair	Fair	Remove deadwood, monitor annually	Low
T5-0178	Sycamore	12	26	N4,E4,S4,W4	Semi Mature	Good	Fair, minor deadwood in crown	Good	Good	Fair	Remove deadwood, monitor annually	Low
T6-0176	Sycamore	12	29	N4,E4,S4,W4	Semi Mature	Good	Fair, minor deadwood in crown	Good	Good	Fair	Remove deadwood, monitor annually	Low
T7-0179	Sycamore	12	22	N3,E3,S2,W2	Semi Mature	Fair	Fair, deadwood within canopy	Fair	Fair	Fair	Remove deadwood, monitor annually	Low
T8-0180	Ash	13	19	N1,E1,S3,W3	Semi Mature	Fair	Fair, small amount of deadwood in canopy	Fair	Fair	Fair	Monitor closely for signs of ash dieback	Low
T9-0177	Sycamore	15	33	N5,E5,S3,W3	Semi Mature	Good	Good	Good	Good	Good	Monitor annually	N.W.R
T10-0181	Sycamore	9	28	N4,E4,S2,W3	Semi Mature	Fair	Fair	Good	Good	Fair	Maintain clearance over footpath and road	Low
T11-0172	Silver Birch	16	35	N3,E3,S3,W3	Semi Mature	Good	Good	Good	Good	Good	Monitor annually, maintain clearance over footpath and road	Low
T12-0182	Crack Willow Multi stem x5	18	30	N4,E3,S3,W3	Mature	Good	Good	Good	Good	Good	Maintain clearance from adjacent property	Low
T13-0173	Sycamore	10	30	N3,E3,S3,W3	Semi Mature	Good	Good	Good	Good	Good	Monitor annually	N.W.R
T14-0174	Sycamore	10	36	N4,E4,S4,W4	Semi Mature	Good	Fair, minor deadwood in canopy	Good	Good	Good	Remove deadwood, monitor annually	Low
T15-0171	Sycamore	10	37	N4,E4,S4,W4	Semi Mature	Good	Good	Good	Good	Good	Monitor annually	N.W.R
T16-0170	Sycamore	16	34	N5,E3,S2,W4	Semi Mature	Good	Fair, minor deadwood in canopy	Good	Good	Good	Maintain clearance over road and footpath	Low
T17-0169	Cherry	8	43	N6,E5,S2,W6	Semi Mature	Fair	Fair	Fair, canopy unbalanced due to suppression by adjacent tree T18	Fair	Fair	Monitor annually	N.W.R
T18-0167	Lime	16	56	N6,E3,S6,W6	Semi Mature	Good	Good	Good	Good	Good	Monitor annually	N.W.R
T19-0168	Damson	10	47	N3,S3,E3,W3	Mature	Poor, little annual growth	Poor, major deadwood throughout, polyporous fungi growing on limbs	Fair	Poor, large amount of basal re growth	Poor	Fell	Medium
T20-0158	Lime	15	51	N3,E3,S6,W2	Semi Mature	Good	Good	Good	Good	Good	Monitor annually	N.W.R

Cont.

Tree/Tag no	Species	Height (m)	DBH (cm)	Crown_Spread (m)	Age_Class	Buds/Twigs	Scaffold	Stem	Roots/ Butresses	Overall_Condition	Recommendations	Priority
T21-0166	Horse Chestnut	13	50	N6,E5,S3,W3	Semi Mature	Fair	Fair	Poor, advance stage of phytophthora	Poor, decay at base	Poor	Fell and replant	High
T22-0163	Cherry	3	19	N2,E2,S3,W3	Semi Mature	Good	Good	Fair	Good	Fair	Monitor annually	N.W.R
T23-0165	Pine	3	12	N1,E1,S1,W1	Young	Good	Good	Good	Good	Good	Monitor annually	N.W.R
T24-0162	Sycamore	7	20	N0,E1,S3,W3	Semi Mature	Fair	Fair	Fair, tree heavily suppressed by T25	Fair	Fair	Tree suppressed by T25, will never fully develop full crown, Fell	Low
T25-0161	Sycamore	12	39	N3,E4,S4,W4	Semi Mature	Fair	Fair, minor deadwood in crown	Fair,	Fair	Fair	Sever ivy, remove deadwood	Low
T26-0160	Sycamore	12	31	N1,E3,S2,W3	Semi Mature	Poor, low annual growth at branch tips	Poor, deadwood throughout	Poor, top 5m of tree is dead	Fair	Poor	Tree is in severe decline, Fell and replant	Medium
T27-0159	Sycamore	12	31	N3,E3,S1,W6	Semi Mature	Fair	Fair Deadwood throughout Canopy	Fair	Fair	Fair	Remove deadwood monitor annually	Low
T28-0157	Sycamore	12	29	N1,E2,S2,W2	Semi Mature	Fair	Fair, deadwood in canopy	Fair, previous damage at 0.5 & 1m N&W, good reaction growth	Good	Fair	Remove deadwood, monitor annually	Low
T29-0156	Sycamore	14	46	N5,E4,S3,W5	Semi Mature	Good	Fair, minor deadwood throughout canopy	Fair	Good	Good	Remove deadwood, throughout, and over footpath, sever ivy	Medium
T30-0155	Oak	15	66	N6,E7,S5,W7	Mature	Good	Good	Good	Good	Good	Maintain clearance over footpath and road	Low
T31-0152	Sycamore	10	20	N1,E3,S2,W2	Semi Mature	Poor, low annual growth	Fair deadwood in upper crown	Fair	Fair	Fair	Monitor annually for signs of decline, remove deadwood	Low
T32-0153	Maple	13	35	N3,E4,S4,W4	Semi Mature	Good	Fair, minor deadwood in canopy	Good	Good	Good	Remove deadwood monitor annually	Low
T33-0154	Maple	13	31	N3,E4,S2,W3	Semi Mature	Fair	Fair, small amount of deadwood in crown	Good	Good	Fair	Monitor annually, remove deadwood	Low
G1-0164	Holly	3	29	N2,E2,S2,W2	Semi Mature	Good	Good	Good	Good	Good	Good landscape feature, maintain clearance over footpath, bus stop and road	Medium

14.0 Site Photos



Tree T21, Horse Chestnut, advanced stage of Phytophthora

Tree Number

Refers to the tree as numerical identified on the site plan.

Tag Number

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 name of the tree

Height

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

DBH

Diameter at Breast Height (1.5m) in centimetres.

Crown Spread

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

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

Comments / 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
Medium	Work required within 6 months – 1 year
Low	Works required within 1 -3years
Very low	Low priority – within 3 + years
No Work Required (N.W.R)	No target



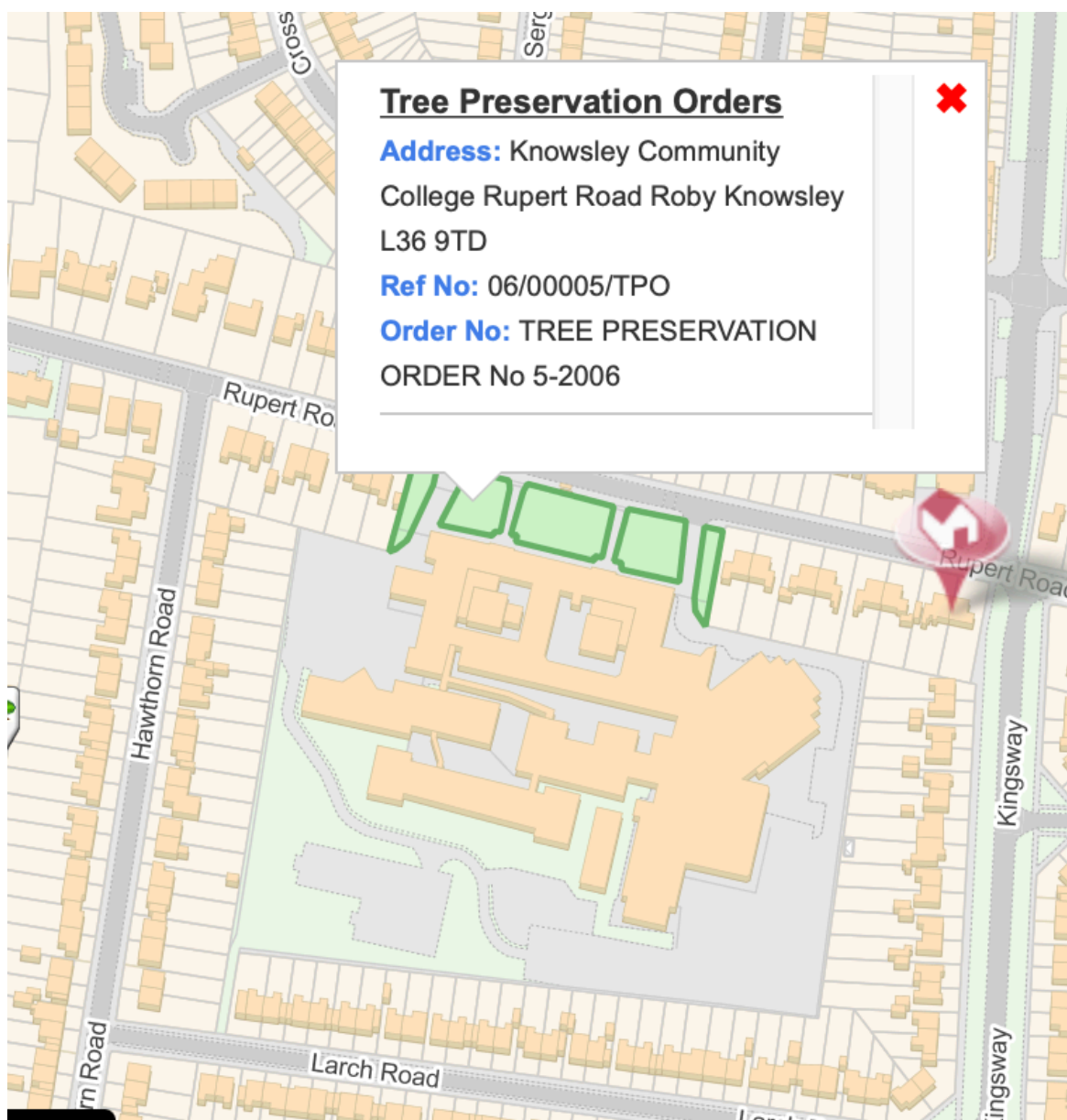
M J Boardman BSc (Hons) PGDip MSc MICFor

December 7th 2022

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.

16.0 Appendix 1. Tree Preservation Order Map



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

Accessed 5/12/2022

17.0 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>.