



10/07/2026

TREE SURVEY REPORT

T&G Trees and Gardens
Miguel Manriquez
6 Main Street
Runcorn
WA7 2AN

To: Wade Deacon Trust
Birchfield Road
Widnes
WA8 7TD

Site Address: Yew Tree Academy, The Avenue Halewood, L26 1UU.

- **Disclaimer and Survey Limitations**

Unless otherwise stated, all trees have been inspected from ground level using non-invasive visual assessment methods. Hidden defects, including those located within stems, roots, or upper crowns, cannot be confirmed where they are inaccessible, obscured by ivy, vegetation, or height restrictions. All visible defects and relevant observations are recorded. A detailed tree safety assessment is only undertaken where specifically instructed.

Tree condition and structural stability can change due to factors including disease, decay, extreme weather, site alterations, or changes in land use. Unless otherwise stated, trees should be re-inspected at appropriate intervals, normally annually, or following significant events that may affect their condition.

Where trees are located on neighbouring or inaccessible land, inspections are limited to what can reasonably be observed from within the survey area. Tree dimensions and locations may be estimated where direct measurement is not possible, and any comments should be considered a preliminary assessment based on these limitations.

This survey has been prepared to identify tree-related constraints in relation to development proposals in accordance with BS5837. It does not assess the potential impact of tree roots on building foundations or determine foundation depths. For this purpose, further assessment should be undertaken in accordance with current NHBC Standards and advice from an appropriate structural engineer.

- **Validity of Report**

The findings and recommendations within this report are valid for twelve months from the date of survey, if site conditions remain unchanged and recommendations are followed. A further inspection should be undertaken following significant weather events, construction activities, ground disturbance, or other changes that may affect tree condition or stability.

- **Statutory Tree Protection**

It is the client's responsibility to confirm whether trees are protected by statutory controls, including Tree Preservation Orders, Conservation Area status, or Forestry Commission requirements, before undertaking any tree works. T&G Trees & Gardens accepts no responsibility for unauthorised works carried out where such protection applies.

- **Copyright and Use of Report**

This report remains the property of T&G Trees & Gardens until payment for the commissioned services has been received in full. The report may only be used for the purpose for which it was prepared and must not be reproduced, distributed, or relied upon by third parties without prior written permission.

- **Third Party Reliance**

The report has been prepared solely for the named client and their appointed representatives. No responsibility is accepted for decisions made by third parties relying on this document without written approval.

1.0 Site Description

The site supports a diverse range of tree species of high quality and value, many of which have the potential to make a substantial contribution to the overall landscape character and ecological quality in the long term. A wide range of age classes and health conditions is present, indicating both natural succession and historic variability in management.

Recent development within the site has introduced a few young and juvenile trees, enhancing the structural diversity and ensuring continuity of canopy cover for future decades. These younger specimens complement a significant population of mature trees already established across the property.

2.0 Purpose and Methodology

The purpose of this report is to undertake a site visit and provide a visual assessment of all trees located within the specific area subjected to developers' proposal (Refer to Cartographic info, page. 8) of the site.

All trees were inspected visually from ground level only; no climbing or invasive investigations were undertaken. A direct visual inspection was performed for each tree to identify external signs of physiological or structural issues.

The survey was conducted in early summer, the trees were in full leaf and bloom, providing optimal conditions for assessing foliage density, vigour, and overall vitality. Tree height estimations were obtained using a clinometer, and all observations are approximate unless otherwise stated.

Headings and Abbreviations Legend:

Ref: Allocated sequential reference number - Tree ('T'), Group ('G'), Woodland ('W') or Hedge

Sp: Species common name and scientific name as per table.

H: Estimated total height in Meters, by clinometers.

DBH: Stem diameter at breast height in millimetres.

BC: Branch Clearances. Existing height above ground level, in metres, of first significant branch and direction of growth (e.g. 2.5-N) and of canopy at lowest point – to inform on canopy to height ratio, potential for shading, etc.

1st Branch: Height of first significant branch

CC: Canopy clearance Height at lowest point

LS: Life Stage. Estimated age class - PM = post-mature, M = mature, EM = early-mature, Y = young

PC: Physiological Condition - a measure of the tree'(s)' overall vitality, i.e. D = Dead, MD = Moribund, P = Poor, M = Moderate, G = Good

Observations: Notes on the tree's structural integrity, health, defects, growth form, and any current or potential structural damage.

ERC: Estimated Remaining Contribution - in years as per BS5837:2012 (i.e. <10, 10+, 20+, 40+)

Cat. Grade: Category Grading - tree retention value listed as U, A, B or C - in accordance with BS5837:2012 Table 1

RPA m²: Root Protection Area in m² - calculated area around the tree that must be appropriately protected throughout the development process in order avoid root damage

RPA Radius (m): Root Protection Area Radius - in metres measured from the centre of the stem to the line of tree protection

Surveys take the proposed development into consideration with recommendations made accordingly. More than one option may be given if considered appropriate

Table 1- BS 5837:2012 Category Grading System

Trees in relation to design, demolition and construction — Recommendations

Category	BS Color Code	Retention Recommendation	Estimated Life	Description & Criteria
Category U	Dark Red	Remove (Unsuitable for retention)	< 10 Years	Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10
Category A	Light Green	High Quality (Retention is highly desirable)	40+ Years	Trees of high quality with significant arboricultural, landscape, or cultural/conservation value.
Category B	Mid Blue	Moderate Quality (Retention is desirable)	20+ Years	Trees of moderate quality that might have minor defects but remain structurally sound and offer good collective or individual value.
Category C	Grey	Low Quality (Could be retained or removed)	10+ Years (or <150mm stem)	Trees of low quality offering little material benefit, or young trees with a stem diameter below 150 mm. Should not usually act as a constraint on

Table 2- Sub-category Criteria (Applicable to Categories A, B, and C)

Sub-category	Value Type	Application & Examples
Sub-category 1	Arboricultural	Good examples of their species, crucial parts of a group/cohesive arboricultural feature, or trees with exceptional form.
Sub-category 2	Landscape	Trees holding significant screening or visual amenity value, or those that soften and contribute to the local built environment.
Sub-category 3	Cultural & Conservation	Veteran or ancient trees, trees with crucial historic/cultural associations, or those offering notable ecological/biodiversity benefits (e.g., bat roosts).

3.0 Results

- **Species present on the area of interest**

Sp	Common Name	Scientific name
Bp	Birch	Betula Pendula
Ac	Field maple	Acer campestre
Fe	Ash	Fraxinus excelsior
Mc	Aple	Malus communis

Table 3
Data Analysis

Ref	Sp	H	DBH	BC N	BC E	BC S	BC W	1st Branch	C C	L S	P C	Observations	Recommendations	ERC	Cat Grade	RPA Radius (m)	RPA Area (m ²)
T1	Bp	6	490	2.2	1.9	1.8	1.9	1.8	1.2	Y	G			40+	A2	5.88	109
T2	Bp	7.5	300	3.5	2.1	2	2	2	1.4	Y	G	Small Cavity on trunk		40+	A2	3.6	41
T3	Bp	7.8	310	2.1	2.4	2.2	2.2	2.1	1.6	Y	G	Light leaning		40+	A2	3.72	43
T4	Bp	7.5	470	2.2	3	2.2	2.1	2.1	1.4	Y	G			40+	A2	5.64	100
T5	Bp	7.2	410	2	3	2	1.9	1.9	1.1	Y	G			40+	A2	4.92	76
T6	Bp	5.7	290	2.4	1.8	2	3	1.8	1.7	Y	G			40+	A2	3.48	38
T7	Ac	6.3	400	1.8	1.8	2.3	2	1.8	1.7	Y	G			40+	A2	4.8	72
T8	Mc	4.2	200	2	1.9	1.8	1.7	1.7	1.4	Y	P	Stunted growth, Fungal infection		10+	C	2.4	18
T9	Mc	5.1	210	1.8	1.6	1.5	1.6	1.5	1.5	Y	P	Stunted growth, Fungal infection		10+	C	2.52	20
T10	Mc	4.2	190	2.4	2	1.8	1.7	1.7	1.4	Y	P	Stunted growth, Fungal infection		10+	C	2.28	16
T11	Mc	4.2	220	1.9	1.85	1.8	1.9	1.8	1.5	Y	P	Stunted growth, Fungal infection		10+	C	2.64	22
T12	Mc	4.5	220	2.2	1.9	1.8	1.9	1.8	1.4	Y	P	Stunted growth, Fungal infection		10+	C	2.64	22
T13	Bp	7.5	490	1.9	2	1.9	2.2	1.9	1.2	Y	G			40+	A2	5.88	109
T14	Bp	7.2	440	1.8	1.9	2	2.6	1.8	1.3	Y	G			40+	A2	5.28	88
T15	Fe	6.6	310	1.7	1.8	2.7	2	1.7	1.7	Y	M	Ash dieback early stage	Monitor	10-20	B	3.72	43
T16	Bp	6.3	390	2.4	2.3	2.1	2	2	1.6	Y	G			40+	A2	4.68	69
T17	Ac	6.9	370	2	2.1	2.1	2.3	2	1.9	Y	G			40+	A2	4.44	62
T18	Fe	6.6	370	2	1.8	1.8	1.8	1.8	1.8	Y	M	Ash dieback early stage. Significant bark damage	Monitor	10-20	B	4.44	62
T19	Ac	6.6	360	1.8	2.2	1.9	1.9	1.9	1.8	Y	G			40+	A2	4.32	59

4.0 Summary of Tree Health Profile

Life Stage

- Young: 19 trees

Physiological condition distribution

- Good: 12 trees
- Moderate: 2 trees
- Poor: 5 trees

Cat Grade

- A2: 12 trees
- B: 2 trees
- C: 5 trees

5.0 Recommendations

Trees are dynamic living organisms whose health and condition can quickly change depending on external and internal factors. Regular inspections should be undertaken to identify any changes.

A balanced approach to managing trees takes account their contribution to biodiversity, the environment, human health, safety and quality of life. It also enhances the value of trees in the widest sense, and how tree removal impoverishes our environment.

A significant proportion of the tree population is in vigorous health, contributing to both the visual amenity and ecological value of the site.

Miguel Manriquez
Forestry Engineer.

