



Arboricultural Report

Tree Condition Assessment

Alderman's Park
Redland Court Road
Bristol

20th January 2020

Compiled for:

BNS Property Management

By

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1:0 INTRODUCTION

I am a consulting arboriculturist with Wotton Tree Consultancy Ltd. I have a BSc (hons) Arboriculture and the AA Technicians Certificate in Arboriculture (Cert Arb L4 (ABC)). I am a LANTRA qualified Professional Tree Inspector. I am an associate member of the Institute of Chartered Foresters, a licensed user of Quantified Tree Risk Assessment (QTRA) - license no. 2278, a professional member of the Arboricultural Association and a professional member of the Consulting Arborists Society. I am trained in valuing amenity trees using the Capital Asset Value for Amenity Trees (CAVAT) system. I have been a consulting arboriculturist since 2006.

2:0 SCOPE

I have been instructed by Jon Medder of Blagdon Tree Surgeons, on behalf of BNS Property Management, to undertake a health and safety survey of the trees within the curtilage of Alderman's Park. The risk of harm has been calculated using Quantified Tree Risk Assessment (QTRA). Remedial tree works have been recommended only where appropriate to reduce risk of harm to an acceptable level in line with HSE's *Tolerability of Risk Framework* (HSE 2001).

3:0 REPORT LIMITATIONS

- i. This report is an evaluation of the condition of the trees at the time of inspection. Due to the changing nature of trees and other site circumstances, predictions of their future condition can only be made using the visible signs present at the time of inspection.
- ii. Under certain conditions, roots can affect foundations, drains and other underground services. These issues have not been addressed in this report.
- iii. Trees are dynamic structures that can never be guaranteed 100% safe. Even those in good condition can suffer occasional damage under only average weather conditions. For this reason the contents of this report is valid for 12 months from the date of inspection.
- iv. The inspection was carried out from ground level only. There was no aerial inspection.
- v. No samples were taken away from site for analysis elsewhere.
- vi. Any alterations of or deletions from this report will invalidate it.
- vii. No responsibility is assumed by Wotton Tree Consultancy for legal matters that may arise from this report, and the consultant will not be required to give testimony or attend court unless subsequent contractual arrangements are made.
- viii. Any subsequent works undertaken to the surveyed tree as a result of this report is the responsibility of the land managers.
- ix. I have not contacted the Local Planning Authority to determine whether any Tree Preservation Order (TPO) covers any of the trees, nor to determine if the site is in a Conservation Area. Before undertaking any work to any of the trees, it would be advisable to check whether either of these planning controls are in operation; if they are, it would be necessary to obtain consent (or in the case of a Conservation area give six weeks notice of intent) before undertaking any such work.

4:0 SITE VISIT AND OBSERVATIONS

4.1 Site visit

The survey was carried out on 10th January 2020. All observations were from ground level. A nylon headed mallet was used to sound out decay in the trunks of the trees. A Tru-Pulse 360 laser rangefinder was used to accurately measure the height of the trees.

5:0 EXPLANATORY NOTES

5.1 Method

All trees have been systematically inspected using Visual Tree Assessment (VTA). Where necessary, a nylon headed mallet has been utilised to sound out decay. Any tree works highlighted in the table and on the accompanied plans require works to abate any health and safety issues in the following 18 months.

5.2 Table fields

5.2.1 Tree number

Each of these trees has been allotted a number so that the location on the plan and works recommendations on the table can be cross-referenced.

5.2.2 Species

The common name is recorded. Where the species is uncertain, only the genus is stated followed by the letters spp (species).

5.2.3 Age class

This has been recorded as:

y = Young

sm = Semi mature

em = Early mature

m = Mature

om = Over mature

v = Veteran

These are all relative to the life span of the species.

5.2.4 Diameter at 1.5m

Measured in mm, this is the diameter of the main stem taken at a height of 1.5m from ground level. These have been banded into the following groups:

<75, 75-150, 150-250, 250-350, 350-500, 500-750, 750-1m, 1m+

5.2.5 Ht range (m)

Height of tree measured in metres from the base to the highest part of vegetative growth. These are banded into 5 groups:

0-5, 6-10, 11-15, 16-20 and 20+

5.2.6 Crown clearance

The distance from the ground to the lowest bough or canopy part.

5.2.7 Physiological condition

The condition of the trees' health, looking in particular at vitality and the presence of disease. These are categorised as follows:

Poor = in decline/dying and/or significant faults

Fair = some minor faults but good vitality.

Good = No apparent faults, high vitality, significant life expectancy

5.2.8 Structural condition

The condition of the trees stem and branch structure, looking in particular at branch unions, crossing branches and crown formation. These are categorised as follows:

Poor = structurally compromised showing significant defects beyond remedy

Fair = some minor defects which can be remedied through tree works.

Good = No significant defects.

5.2.9 Works recommendations

See section 5.3 below.

5.2.10 Comments

Observations about the tree or its environment where they are deemed noteworthy.

5.2.11 Safe useful life expectancy

An estimation in years of the remaining contribution the tree can offer, depending on its condition, age, location and size.

5.2.12 Priority

To facilitate the management of tree works a priority is given to each recommendation depending upon its urgency.

Priority 1 = To be undertaken immediately.

Priority 2 = To be undertaken within the following 1 month.

Priority 3 = To be undertaken within the following 12 months.

Priority 4 = To be undertaken within the following 18 months.

5.3 **Recommended works**

The tree works recommended in this report are solely to abate any health and safety issues in the following 18 months. In some cases, advice has been given on general future tree management in the comments section. These have not been assigned a priority as they are not considered health and safety issues at the time of this survey

5.3.1 Crown reduction

Crown reduction is the reduction of the complete outline dimension of the canopy, from the tips of the limbs and branches towards the main trunk, by pruning growth to an appropriately sized lateral branch, twig or bud to leave a flowing silhouette. In addition all soft growth from the tree's trunk shall be removed from those trees being subject to crown reduction unless otherwise stated. The size of the reduction is given as a final height and spread. This height is a guide and the actual final size should be dictated by the trees' structure and growth points.

5.3.2 Monitor

This is the frequent inspection, often by a lay-person, for a specific change in the tree as noted in the report. If these changes are witnessed then a set action is recommended. It may be prudent to contact an arboriculturist if in doubt.

5.3.3 Remove limb/tidy stubs

Limb removal entails the pruning of the limb back to its parent stem with the final cut being natural target pruning to ensure the branch collar and branch bark ridge remain intact. This provides the tree with the best chance to defend itself against future decay.

5.3.4 Remove

Where it is considered that a tree is in such a poor condition that it either poses a danger to people or property, or that is unsuitable for its location or that it significantly reduces the amenity of the area by staying *in situ*, its removal is recommended.

5.3.5 Sever ivy

This report recognises the importance of ivy for wildlife habitat. Severance of ivy has only been recommended where the ivy is:

- a) impeding the inspection of trees in close proximity to targets
- b) considered to be having a detrimental effect on the physiology or structure of the tree.

Ivy should be severed at the base removing a 10cm segment from each stem around the trunk. Care should be taken not to damage the bark of the tree in this process as this can cause further problems.

5.3.6 Remove deadwood

This report recognises the importance of deadwood for invertebrates and nutrient recycling.

This is why the removal of deadwood has only been advised where it is in falling range of targets. Deadwood is categorised as *minor* – 0-40mm, *moderate* – 40-100mm and *major* - >100mm.

5.3.7 Re-pollard

Traditional method often used in woodland management. It is initiated on young trees only, whereby all the branches are removed leaving the stem intact. Subsequent re-growth is pruned on a cyclical basis until a pollard head or knuckle is formed. The re-growth, known as pollard poles, should be pruned at their base, as close to, but not cutting into, the pollard head. The final pruning cut should be a natural target prune.

5.3.8 Monolith and coronet cut

To remove the branches of a tree and reduce the height of the stem to a set height a monolith is created. This is an alternative to complete removal when located away from property roads or areas of high footfall, and creates valuable habitat, especially in wooded areas. Coronet cutting is a type of final cut to the monolith which emulates natural fracture. Instead of cutting flat along the plane, the cuts create multitude of long spikes.

5.3.9 Cable brace

Where a weak union is noted it is possible to reduce the risk of failure without the need for pruning works - which can be detrimental to the long-term health of the tree and the amenity it offers.

Cable bracing entails the connecting of 2 or more upright stems together with a fabric strap or metal rod which will lessen the stresses on the weak union reducing the likelihood of failure in the future.

6:0 TREE SURVEY DATA

The following trees were inspected for structural integrity and health and safety. Management recommendations were prescribed only where health and safety concerns arose. It is recommended that the tree works are carried out within the following 18 months. A priority has been assigned where works are recommended to help gauge the urgency of the works (see 5.2.12).

Trees highlighted in **red** have been recommended for removal.

Tree No	Species	Age class	Diameter range at 1.5m (mm)	Height range (m)	Crown Clearance (m)	Physiological condition	Structural condition	Comments	Works recommendations	Safe Useful Life Expectancy (SULE) years	Priority
T1	Cherry	Early-mature	150-250	5-10m	2	Good	Good	-	-	20-40	-
T2	Silver birch	Early-mature	250-350	5-10m	2	Good	Fair	Twin-stemmed from base	-	40+	-
T3	Lime	Mature	500-750	10-15m	4	Good	Fair	Previously reduced.	-	40+	-
T4	Lime	Mature	750-1000	10-15m	4	Fair	Poor	Previously reduced. Former pollard, now lapsed. Multi-stemmed with various bark included unions. Decay evident at old pollard points at 4m. Cable braces at 6m.	Reduce crown by 5m to just above cable brace.	10-20	3
T5	Lime	Mature	750-1000	10-15m	2	Good	Good	Previously reduced.	-	40+	-
T6	Lime	Semi-mature	75-150	0-5m	2	Good	Good	-	-	40+	-
T7	Lime	Semi-mature	150-250	5-10m	2	Good	Fair	-	-	40+	-
T8	Sycamore	Semi-mature	250-350	5-10m	2	Fair	Fair	Multi-Stemmed from base. Squirrel damage on central stem. No target.	-	20-40	-
T9	Lime	Semi-mature	150-250	5-10m	2	Good	Good	-	-	40+	-
T10	Sycamore	Semi-mature	250-350	5-10m	2	Fair	Fair	Multi-Stemmed from base.	-	40+	-
T11	Lime	Semi-mature	150-250	5-10m	2	Good	Good	-	-	40+	-
T12	Holm oak	Semi-mature	150-250	0-5m	1	Fair	Fair	Suppressed by adjacent trees.	-	20-40	-
T13	Lime	Semi-mature	150-250	5-10m	2	Good	Good	-	-	40+	-
T14	Goat willow	Mature	350-500	5-10m	2	Good	Good	-	-	40+	-
T15	Lime	Semi-mature	150-250	5-10m	2	Good	Good	-	-	40+	-

Tree No	Species	Age class	Diameter range at 1.5m (mm)	Height range (m)	Crown Clearance (m)	Physiological condition	Structural condition	Comments	Works recommendations	Safe Useful Life Expectancy (SULE) years	Priority
T16	Sycamore	Semi-mature	250-350	5-10m	2	Good	Fair	Bifurcated at 2.5m with tight union.	-	20-40	-
T17	Eucalyptus	Young	75-150	5-10m	3	Good	Fair	-	-	40+	-
T18	Ash	Semi-mature	150-250	5-10m	2	Good	Good	-	-	40+	-
G1	Pine, ash, Norway maple, field maple	Semi-mature	150-250	5-10m	2	Fair	Fair	Row of trees either side of boundary with school.	-	40+	-
T19	Sycamore	Mature	500-750	10-15m	3	Fair	Poor	Dense ivy. Bifurcated at base. Tight union. Cankers throughout trunk and lower crown. Necrotic patches on both stems.	Remove or monolith to 4m and coronet cut.	<10	2
T20	Hornbeam	Young	75-150	0-5m	2	Fair	Fair	Small patches of squirrel damage	-	20-40	-
T21	Bird cherry	Early-mature	250-350	5-10m	2	Good	Good	-	-	40+	-
T22	Hornbeam	Semi-mature	75-150	0-5m	2	Fair	Poor	Significant squirrel damage in top 3m.	Reduce height to remove squirrel damaged stems.	20-40	3
G2	Norway maple, field maple, ash, cherry	Semi-mature	150-250	5-10m	2	Fair	Fair	-	-	40+	-
T23	Damson	Mature	250-350	0-5m	1	Fair	Fair	-	-	10-20	-
T24	Sycamore	Mature	750-1000	10-15m	2	Fair	Fair	Dense ivy. Leaning over park. Moderate deadwood in crown.	Sever ivy. Remove deadwood over park.	20-40	2
T25	Sycamore	Mature	750-1000	10-15m	2	Fair	Fair	Dense ivy. Moderate deadwood in crown.	Sever ivy. Remove deadwood over park.	20-40	2
G3	3 x sycamore	Semi-mature	150-250	5-10m	3	Fair	Fair	3 leaning stems	-	10-20	-
T26	London plane	Semi-mature	150-250	5-10m	2	Good	Good	-	-	40+	-
T27	Turkey oak	Semi-mature	150-250	5-10m	1	Good	Fair	Suppressed by adjacent trees.	-	40+	-

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T28	Sycamore	Semi-mature	150-250	10-15m	2	Fair	Fair	Moderate deadwood in crown.	Remove deadwood.	40+	3
T29	Sycamore	Mature	750-1000	15-20m	4	Good	Fair	Bifurcated at 2m. Tight union.	-	40+	-
T30	Norway maple	Mature	350-500	10-15m	2	Fair	Fair	Moderate deadwood in crown.	Remove deadwood over park.	40+	2
T31	Norway maple	Early-mature	250-350	10-15m	2	Fair	Fair	-	-	40+	-
G4	Norway maple, snakebark maple, sycamore, ash, elm.	Early-mature	250-350	10-15m	2	Fair	Fair	Occasional deadwood over park.	Remove deadwood over park.	40+	2
T32	Norway maple	Mature	350-500	10-15m	2	Good	Poor	Bark included union at 2m.	Install standard Cobra brace at 1/3 stem height above union.	20-40	3
T33	Horse chestnut	Mature	350-500	15-20m	3	Fair	Good	-	-	20-40	-
T34	Bird cherry	Young	75-150	5-10m	2	Fair	Fair	-	-	20-40	-
T35	Hornbeam	Young	75-150	0-5m	1	Fair	Poor	Extensive squirrel damage throughout.	Remove	<10	3
T36	Elm	Semi-mature	150-250	10-15m	4	Dead	Dead	Dead tree on boundary of park.	Remove	0	2
T37	Sycamore	Mature	500-750	15-20m	4	Good	Fair	Recently reduced.	-	40+	-
T38	Lime	Mature	350-500	15-20m	3	Good	Good	-	-	40+	-
T39	Sycamore	Mature	750-1000	15-20m	5	Good	Good	Cable brace in upper crown	-	40+	-
T40	Sycamore	Mature	500-750	15-20m	4	Good	Good	-	-	40+	-
T41	Lime	Mature	350-500	15-20m	2	Good	Good	-	-	40+	-
T42	Horse chestnut	Mature	750-1000	5-10m	3	Fair	Fair	Reduced to 5m with 3m regrowth. Open basal cavity with Rigidiporus ulmarius bracket.	-	10-20	-

Tree No	Species	Age class	Diameter range at 1.5m (mm)	Height range (m)	Crown Clearance (m)	Physiological condition	Structural condition	Comments	Works recommendations	Safe Useful Life Expectancy (SULE) years	Priority
T43	London plane	Mature	1000+	20m+	3	Good	Fair	Large major deadwood over garden (7m long, 150mm dia).	Remove dead limb over garden.	40+	2
T44	Norway maple	Mature	750-1000	20m+	3	Fair	Fair	Decay pocket at 5m west side from historic limb loss. Stem flattening above this point indicating further decay. Bleeding canker evident at same side at 2m. Further signs of wood dysfunction at 3m above flattened stem. Remedial works required.	Monolith to 6m and coronet cut	<10	3
T45	Lime	Mature	350-500	20m+	2	Good	Fair	Bifurcated at 5m. Major and moderate deadwood in upper crown.	Remove deadwood.	40+	2
T46	Beech	Mature	750-1000	20m+	4	Good	Good	-	-	40+	-
T47	London plane	Mature	750-1000	20m+	3	Good	Good	-	-	40+	-
T48	Ash	Semi-mature	75-150	5-10m	2	Fair	Fair	-	-	10-20	-
T49	Cherry plum	Early-mature	250-350	5-10m	2	Fair	Fair	-	-	10-20	-
T50	Hornbeam	Young	75-150	5-10m	2	Poor	Fair	Bark damage from base to 3m. Some signs of recovery.	Monitor overall health over summer. If sparse, then consider removal.	10-20	3
T51	Hornbeam	Semi-mature	150-250	5-10m	2	Fair	Fair	Bark damage from base to 3m. Some good signs of recovery.	-	20-40	-
T52	Hornbeam	Semi-mature	150-250	5-10m	2	Fair	Fair	Bark damage sporadically on trunk and in crown. Some good signs of recovery.	-	20-40	-
T53	Cotoneaster	Early-mature	150-250	0-5m	1	Fair	Fair	-	-	20-40	-

Tree No	Species	Age class	Diameter range at 1.5m (mm)	Height range (m)	Crown Clearance (m)	Physiological condition	Structural condition	Comments	Works recommendations	Safe Useful Life Expectancy (SULE) years	Priority
T54	Lime	Mature	350-500	20m+	2	Good	Fair	-	-	40+	-
T55	Lime	Mature	350-500	20m+	2	Good	Fair	-	-	40+	-
T56	Horse chestnut	Mature	350-500	15-20m	4	Good	Good	-	-	40+	-
T57	Sycamore	Mature	500-750	15-20m	4	Good	Fair	Previously reduced.	-	40+	-
T58	Horse chestnut	Mature	350-500	5-10m	3	Good	Fair	Previously reduced.	-	20-40	-
T59	Bird cherry	Early-mature	250-350	5-10m	2	Good	Good	-	-	40+	-
T60	Lime	Mature	350-500	5-10m	2	Fair	Fair	Lapsed pollard. Decay at pollard points. Not currently a health and safety issue.	-	20-40	-
T61	Irish yew	Semi-mature	75-150	0-5m	0	Good	Good	-	-	40+	-
T62	Lime	Mature	350-500	10-15m	2	Good	Good	-	-	40+	-
T63	Lime	Mature	1000+	10-15m	2	Good	Fair	BT cables through crown. Lapsed pollard.	-	40+	-
T64	Norway maple	Mature	1000+	10-15m	2	Good	Fair	Lapsed pollard.	-	40+	-
T65	Lime	Mature	750-1000	10-15m	2	Good	Fair	Lapsed pollard.	-	40+	-
T66	Lime	Mature	350-500	10-15m	2	Good	Fair	Lapsed pollard. Decay at pollard point.	Re-pollard to union at 4m.	20-40	3
T67	Lime	Mature	350-500	10-15m	2	Good	Fair	Lapsed pollard.	-	40+	-
T68	Lime	Mature	350-500	10-15m	2	Good	Fair	Lapsed pollard.	-	40+	-
T69	Sycamore	Semi-mature	250-350	10-15m	3	Fair	Fair	Twin-stemmed from base.	-	20-40	-
T70	Lime	Mature	750-1000	10-15m	2	Good	Fair	BT cables through crown. Lapsed pollard.	-	40+	-

7:0 IMMEDIATE CONCERNS

The survey identified no immediate (priority 1) health and safety works to the trees within the curtilage of Alderman's Park.

8:0 FUTURE MANAGEMENT

The recommendations given below are for future management and to give extra depth to the recommendations in section 6:0. The recommendations are based on arboricultural best practice.

8.1 T4 – Lime – Lapsed pollard with secondary pollard at approximately 9m. The main unions are predominantly bark included and as a result cable braces have been installed. The large upright stem nearest the flats is not braced however and is exhibiting a significant bark inclusion predisposing the stem to failure in adverse weather conditions.

Given the poor branch unions at the bole it is recommended that the tree is reduced beyond the secondary pollard points and new pollard pints established just above the cable brace at a suitable pruning point.



Plate 1: T4 – Lime requiring further reduction



Plate 2: T4 – Major bark included union on building side.

8.2 T19 – Sycamore – This mature tree is covered in cankers and associated necrotic areas which prevail throughout the trunks. This will eventually lead to stem fractures and so it is recommended that the tree is either completely removed or monolithed to 4m, coronet cut and retained for habitat.



Plate 3: T19 – sycamore – Cankers and necrotic bark throughout



Plate 4: T19 – Cankers and necrosis evident on all stems.

8.3 T44 – Norway maple – Growing on the boundary of the site a decay pocket is evident at 5m on the west side as a result of an historic limb loss. Stem flattening above this point indicates further decay. Bleeding canker is also evident at same side at 2m. Further signs of wood dysfunction can be seen at 3m above the flattened stem. It is recommended tha the tree is monolithed to 6m , coronet cut and retained for habitat.



Plate 5: T44 – Norway maple with decay in stem.



Plate 6: T44 – Close up of area of decay.

9:0 CONSIDERATIONS

9.1 Timing of works

The optimum time to undertake tree works are when the tree is in full leaf. At this point the tree has produced enough energy to react positively to the pruning, and will be able to produce more energy before dormancy in winter for bud burst in the following spring.

A full inspection of the tree for birds and bats should be undertaken prior to works. The table below gives an indication of the best times to prune for the tree, the birds and the bats.

Table 1. Phenology of tree pruning

Months	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Trees	√	√	x	x	x	√	√	√	√	x	x	√
Bats	x	x	√	√	√	x	x	x	√	√	√	x
Birds	√	√	x	x	x	x	√	√	√	√	√	√

√ = Optimum time to prune

Note 1: The limitations on tree health are only relevant if the tree is being retained. Time of year is not important for felling. An Ecologist could provide further information about birds and bats.

Note 2: The optimum time to prune a tree is midsummer. If pruning is to be carried in the winter months, then it is important that it is during a period of mild temperatures.

9.2 Felling licence

Licences from the Forestry Commission are required when felling more than 5 m³ of timber in one calendar quarter. Works to dead or dangerous trees are exempt from this licence as are any tree surgery works. This covers the majority of works that I have recommended. Permission might be required for any additional works.

9.3 Ivy control

Ivy is a native creeper that has many ecological benefits. It provides shelter for bats, birds and a variety of invertebrates, but can sometimes cause problems for trees and structures. Ivy growth on a tree can hide defects within the tree during tree inspections. Dense ivy within the crown can increase the sail area of the tree, making it more prone to failure in high winds. On the walls of buildings, the adventitious roots of ivy can find their way into existing defects such as holes, cracks or gaps in the mortar, and through circumferential growth of woody tissue, exacerbate these defects. If left to grow to the roof they can dislodge tiles.

Should it be necessary to remove ivy, it is recommended that the ivy is severed at the base of the tree or structure and left to die off before removing. This allows any nesting birds or roosting bats to alight the ivy (it is an offence to disturb nesting birds or roosting bats under the Countryside and Rights of Way Act 2000), and it allows the adventitious roots to release their grip of loose mortar on a structure or bark on a tree, thus reducing damage as the ivy is removed.

9.4 Legal obligations

Tree owners have a legal duty of care to maintain their trees to an acceptable level of safety to ensure that no harm is caused by them to third parties or their property.

The Occupiers Liability Act 1957 and 1984 places a legal duty on the occupier of the house to keep visitors, invited or not, from suffering injury on the premises from a 'concerned danger'. This duty of care is satisfied if the occupier takes reasonable steps to ensure that anyone they might reasonably expect to enter their land is kept reasonably safe from danger whilst on their premises. A tree survey, such as this document is considered a reasonable step, and as long as the tree works that have been prescribed as health and safety have been undertaken, the duty of care has been discharged. Please see section 8.6 for recommended re-inspections.

The Highways Act 1980 places a duty on tree owners to ensure their vegetation does not impede the public highway, which includes footpaths and streetlights. In order to comply with this, a clearance of 2.5m over a footpath, and 5.4m over a road is usually stipulated by the Highway Authority. Actual heights of clearance are not stated within the Act, and the Highway Authority reserve the right to set these clearances depending on use of the road. Under *section 154* of the Act the Highway Authority can serve a notice on the tree owner to undertake any necessary tree works.

The Wildlife and Countryside Act 1981 and its amendments in *The Countryside and Rights of Way Act 2000* makes it an offence to disturb a birds nest which is in use, which is normally taken to mean under construction, or with eggs, chicks or birds using it regularly - even if they are not actually in it at the time. For this reason, it is prudent to wait until the bird nesting season has finished before undertaking hedge works. A thorough inspection of the hedge for nesting birds should be undertaken prior to any works commencing. Similar checks should be carried out for tree works.

9.5 Common Law Right of Abatement

In English common law a right to abate a legal nuisance exists, enabling a property owner or tenant to prune any overhanging vegetation or trespassing roots entering their land from trees on neighbouring land up to but not beyond, their boundary line. This does not give rights to trespass onto the neighbouring land and so permissions from the land owner must be sought if access to their land is needed to carry out the pruning works. Any arisings from this work must be disposed of responsibly.

9.6 Tree Preservation Orders and Conservation Areas

It is necessary to contact Bristol City Council's Planning Dept to ascertain the presence of any Tree Preservation Orders (TPOs) or Conservation Areas (CAs). Relevant permissions will be required. Bristol City Council will advise further.

9.7 Tree Works

All tree works must be carried out to BS 3998:2010 *Tree work - Recommendations* standards by competent arborists who can show proof of relevant insurances and qualifications.

9.8 Future tree inspections

It is recommended that the trees are **reinspected every two years** for health and safety. These inspections should be carried out by a competent arboriculturist who can show proof of relevant insurances and qualifications.

Sources of Information

BSI Standards Publication (2010) BS3998 *Tree Works – Recommendations* BSI: London

BSI Standards Publication (2012) BS5837 *Trees in relation to design, demolition and construction – Recommendations* BSI: London

Lonsdale, D (1999) *Principles of Tree Hazard Assessment and Management*, TSO: London

Matheny, N.P & Clark, J.R (1994) *Evaluation of Hazard Trees in Urban Areas* 2nd Ed ISA Illinois

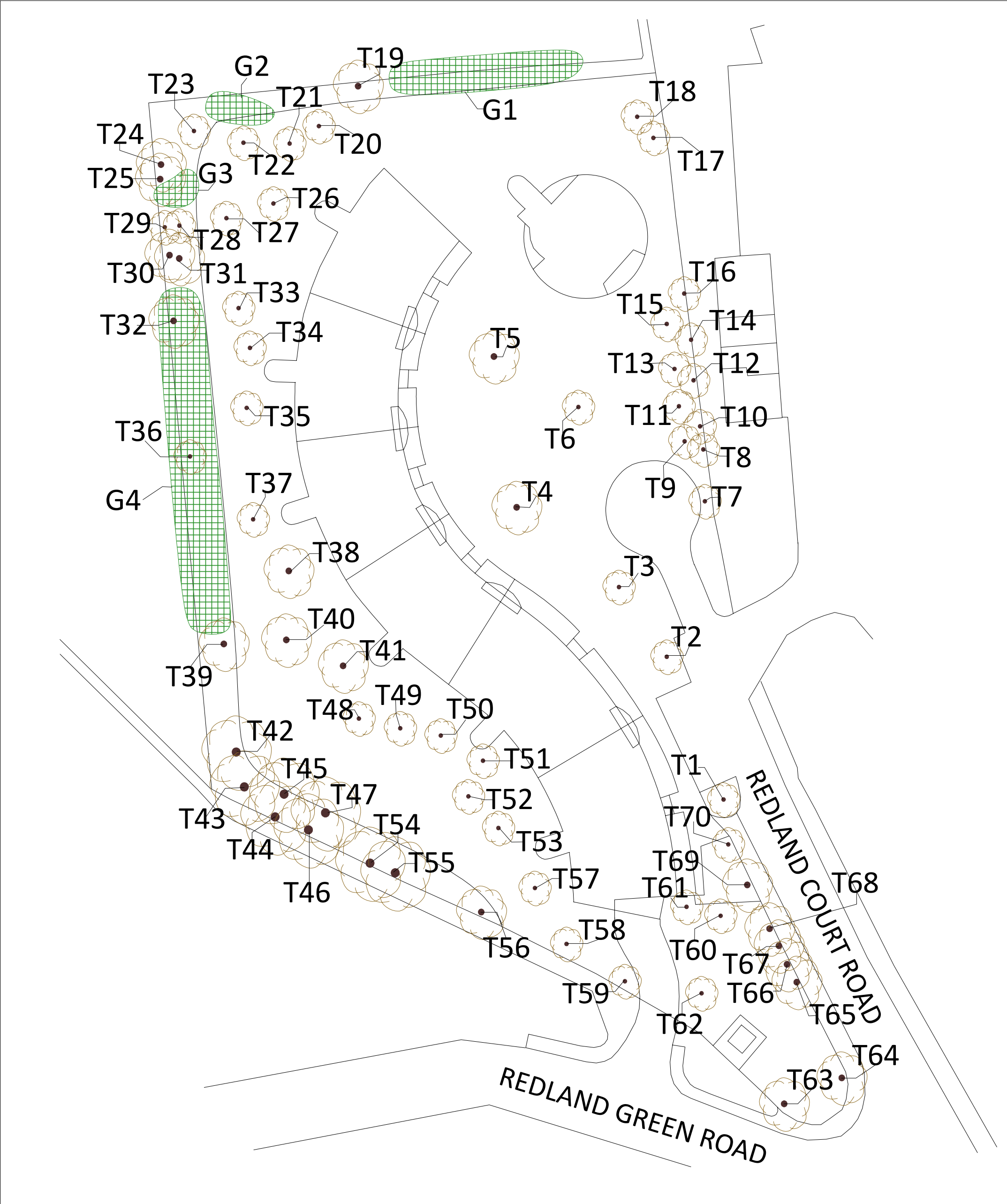
Mattheck, C & Breloer, H (2003) *The Body language of Trees*, TSO: London

Read, H (2000) *Veteran Trees: A guide to good management*, English Nature: London

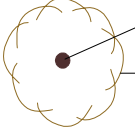
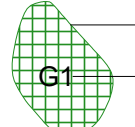
Strouts, R.G & Winter, T.G (2004) *Diagnosis of Ill-Health in Trees*, TSO: London


Appendix A – Map

WTC_508.02

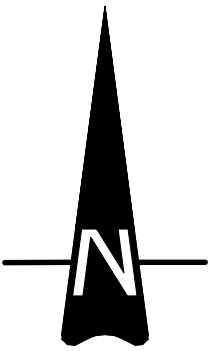


Client	BNS Property Mgt		
Project	Alderman's Park Redland Court Road Bristol		
Title	Tree Location Plan		
TCad Ref	WTC 508.02	Number	Rev.
Scale @ A3	Not to scale	Drawn	PD
Date	20th Jan 2020	Approved	

KEY	
	T1—Tree ref
	Individual tree
	G1—Group of trees
	Group ref

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Do not scale from this drawing.
Please check all dimensions on site and notify us of any discrepancies.
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Wotton Tree Consultancy Ltd

Date: 20th January 2020

[End of report]