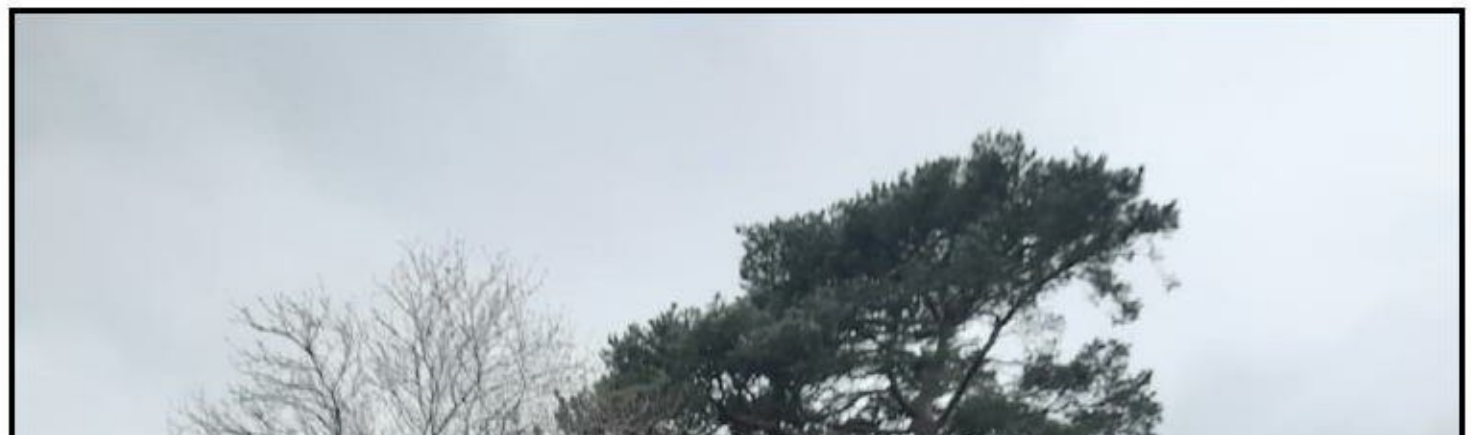
Teesdale • Heritage • Trees

Land Adjacent The Old Post Office, Romaldkirk, Co. Durham, DL12 9DZ



25th April 2022

Arboricultural ASSOCIATION Professional Member

Report 998

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Instructions and Introduction

1. I am instructed by Dominic Fry to carry out an Arboricultural Assessment for trees within the property that might affect garden restoration plans. I should determine the likelihood of structural failure of trees on site, their condition and comment on any improvements to the garden area. Such advice will help the client discharge their duties under the Occupiers Liability Acts 1957 and 1984 but is primarily commissioned to support a 211 notice and TPO application.

2. The client wishes to renovate and remodel a somewhat neglected garden area.

Scope of the report

3. Ordnance Survey plans have been used for the drawings and the positions of the trees are considered indicative.

4. The condition of each tree is based on the visual assessment of the tree using the Visual Tree Assessment (VTA) methodology, as devised by Mattheck (1991) and categorisation accords with BS5837;2012. See Appendix B.

5. The inspection of each tree was confined to ground observations only and excluded any aerial assessment of the canopy.

Limitations of the survey

6. Survey details are based on the condition of the tree at the time of the site visit. This may mean that certain signs of pests or diseases may evade detection due to the season in which the site visit took place. Some decay fungi only exhibit fruiting bodies annually and for a very limited period or may not reveal external signs, until decay is advanced. Trees are living organisms and change over time. They may also be affected by changes in their environment, and physical damage. The survey details are therefore a mere snap shot of the condition of the tree on the day that it was visited. Further aerial inspections, invasive investigation or electronic assessment may form part of a works prescription.

Site visit

7. One site visit was carried out by Rodger Lowe on 25th March 2022.

8. Weather conditions on the day were bright and with a little breeze.

Image *1 The site is illustrated by the position of the red line boundary*

Lat./Long. 54°35'36"N , 02°00'39"W

Property/Site History

9. The garden area for this property is detached from the dwelling and occupies a raised plateau sloping down towards the east. The garden area is part lawn and mature/overgrown shrubs and occasional trees. Trees and shrubs have been removed with consent in the previous 12 months.

Status of the Tree Stock

10. The property lies within a Conservation Area and a Tree Preservation Order applies to the site, therefore prior consents are required to carry out tree works. The Tree Preservation Order is titled 'Jesmond Cottage, Romaldkirk #1' and dated 2009. The Order was made by Teesdale District Council, which has now been, superseded by Durham County Council.

General Condition of the Tree Stock

11. The stock condition is fair to poor partly as a result of suppression from, now removed, conifers.

Habitats

12. The likelihood of bats using the trees on site as roosts is low.

13. In the UK all wild birds, their nests and eggs are protected and all bat roosts and bats are protected by European Law. All contractors and land owners have an obligation towards wildlife and it is recommended that tree works are carried

out outside the bird nesting season (Nov-March) to minimise any encounter with nesting birds. If this is not possible a competent person must inspect all trees and hedge immediately prior to their removal. If any active nests are observed all tree removal must wait until the young have flown the nest. Some species may have two broods per season.

Conclusion

14. In this case, the notification is to remove two trees and coppice two yews as part of garden design.

Appendices

Appendix A - Tree Data

Appendix B - BS5837;2012 Category Chart

Appendix C - Photographs

[redacted]

Rodger Vernon Lowe M.Arb.A, HND.Arb.

Arboricultural ASSOCIATION Professional Member

Appendix A – Tree Data

Tree No.	Species Common Name *Genus species*	Height (M)	Crown Spread (M) N	 S	 E	 W	Trunk Dia. (MM)	Stem Count	Root Protection Area (m2)	Root Protection Area as Radii (M)	Age	Physiological Condition	Structural Condition	Estimated Remaining Contribution (Years)	Tree Quality Assessment	Observations	Suggested works	Bat Roost Potential	Bird Nesting	Ultimate Size For Species (M) Height	 Spread
T1 (TPO)	Rowan (Sorbus aucuparia)	9	4	4	4	4	450	1	92	5.4	Mature	Poor	Moderate	<10	C1	Included in TPO (T3). Declining. Major bark wounding on limbs.	No works required at this time	Low	None	12	12
T2	Rowan (Sorbus aucuparia)	8	2	4	4	4	190	1	17	2.3	Young	Fair	Moderate	20+	B1	Spindly. Pronounced surface root	Fell and grind out stump	Low	None	12	12
T3	Holly (Ilex aquifolium)	8	2	4	4	4	250, 100, 100, 100, 100	5	45	3.8	Semi Mature	Fair	Moderate	20+	B1	Included in TPO (T4). Coppice growth. Multiple stems at ground level.	Fell and grind out stump. Replace with Silver Birch	Low	None	12	12

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T4	Yew (Taxus baccata)	8	2	4	4	4	150, 100, 100, 100	4	23	2.7	Young	Fair	Moderate	20+	B1	Low vitality. Coppice. Multiple stems at ground level.	Remove stems and retain coppice stool to allow formal shaping. Works to be carried out November-March.	Low	None	15	20
T5	Yew (Taxus baccata)	8	2	4	4	4	150, 100, 100, 100	4	23	2.7	Young	Fair	Moderate	20+	B1	Low vitality. Coppice. Multiple stems at ground level.	Remove stems and retain coppice stool to allow formal shaping. Works to be carried out November-March.	Low	None	15	20

Appendix B- BS5837 Cascade Chart

Category and definition	Criteria (including subcategories where appropriate)		
Trees unsuitable for retention (see note)			
Category U Those 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 years	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other U category trees (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • Trees infected with pathogens of significance to the health and/or safety of other trees nearby (e.g. Dutch elm disease), or very low quality trees suppressing adjacent trees of better quality **Note** – *Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.*		
	1 Mainly arboriculture qualities	**2 Mainly landscape qualities**	**3 Mainly cultural values, including conservation**
Trees to be considered for retention			
Category A **Trees of high quality** with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual, or those that are essential components of groups or formal or semi-formal arboriculture features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood pasture)
Category B **Trees of moderate quality** with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and minor storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value
Category C **Trees of low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Tree with no material conservation or other cultural value

Appendix C - Photographs

Photo 1- T1 (T3 of TPO) in foreground, T2 (Rowan), T3 (T4 of TPO) in background

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Photo 2 – T4

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Photo 3- T5

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