



ARBOR-FOLIA, 62 MANOR GRANGE, LANCHESTER, DURHAM, DH7 0LT



Arbor-Folia

ARBORICULTURAL CONSULTANCY

DUTY OF CARE: Tree Condition Survey & Report

Client: Ashbrooke Tree Services

Site location: St Anthony's Convent of Mercy, Tunstall Road, Sunderland, SR2 7JR

Date: Wednesday 31st January 2024

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1.0 Introduction

1.1 Scope & Brief

A survey was carried out at the request of John Burton (Ashbrooke) to assess the safety level of the trees at St Anthony's Convent of Mercy. The purpose was to identify specific trees within the site boundary with regards to their risk level to public health and safety.

Hazards within each tree surveyed would be recorded with subsequent works recommended to alleviate these issues and provide a plan for the management of these trees from a health and safety perspective.

Trees requiring works were categorised as high, moderate, or low priority and a prioritised work schedule was created based on the methodology stated in [section 3.7](#)

The data recorded included, species (common name), height, age, condition. Detailed explanations of these criteria are in the methodology section of this report ([section 3](#)).

The data is recorded in the Tree Survey Schedule section ([section 4](#)) of this report and includes comments identifying faults and hazards with respect to crown form, condition, storm damage and disease. A recommended action was given for each tree.

All works recommended should be carried out in accordance with BS 3998:2010 Tree Work - recommendations.

Individual trees are plotted on maps within a separate document including a prioritised work schedule to accompany the tree survey schedule ([section 4](#)).

1.2 Limitations

Trees with extensive ivy cladding were not thoroughly observed due to the difficulty to assess cavities and any hidden defects positioned underneath. With respect to this, the ivy should be severed to restrict its future growth and where applicable, removed to allow a detailed inspection to be carried out.

All observations were from ground level without detailed inspection and were not inspected from an aerial perspective. As trees are living organisms their health and condition can change rapidly. All statements made about the trees were based on the status of the trees at the time of inspection.

Note: Healthy trees may sustain significant damage during extreme weather systems, such as excessive wind or torrential rain. Following such events, it is advised that the landowner (with whom duty of care resides) ensures that no trees within their care have sustained significant damage.

1.3 Site Location

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2.0 Statutory Protection

2.1 Tree Protection

A variety of statutory restrictions apply to felling, pruning or damaging of trees with preservation orders (TPO) or within conservation areas (Department for communities and local government, 2014). With exceptions of these restrictions available.

Any trees that require arboricultural works should be checked for any restrictions prior to works commencing.

Applications should be made for trees restricted with a TPO and a six week notification made for works in a conservation area.

Where works are deemed exempt, a submission of a 5 day notification of works should be made in accordance with section 198 (6)(a) of the Town and Country Planning Act 1990.

2.2 Wildlife Protection

As part of the survey tree was inspected from ground level with the use of binoculars for signs of wildlife habitation, in particular birds and bats.

All bats and their roosts are protected by law (The Wildlife and countryside Act 1981 & conservation of Habitats as Species regulations 2010).

Penalties and prosecution for causing damage to bats or roosts is up to £5,000 per bat and a prison sentence, plus confiscation of vehicles plant and machinery involved.

In the UK all wild birds and their nests are protected by law (The wildlife and Countryside Act 1981 & The Countryside Act 2000).

The presence of Bats/roosts or birds nesting will be noted within the survey, where possible all works should be carried out to avoid the bird nesting season.

Prior to any tree works, a visual inspection should be carried out by a qualified person to ensure that there is no loss of protected wildlife habitat.

3.0 Methodology

Individual trees were assessed using visual tree assessment methods (VTA). This is a systematic approach involving visually observing the tree in sections. Root systems were observed for stability and signs of decay/disease (fungi). Stems, limbs, and branches were observed for defects, decay, disease and deadwood and the foliage (or buds depending on species and season) were observed for general vitality (vigour).

The following data was collected for each tree.

- Species (common name)
- Age
- Height
- Stem Diameter (DBH)
- Condition- Structural (Str) and Physiological (Phys, vigour)
- Comments
- Action
- Priority

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Trees were given a sequential identification number using aluminium tree tags. Young trees were not tagged as they were deemed too small. Tree tag numbers are to be used to identify individual specimens and are not related to the total number of trees on site.

These numbers relate to trees within the appraisal section and are identifiable by replacing the number 0 with the letter T. Example: Tag No. 0123=T123.

Several trees may have been recorded as a group or woodland area. This generally consisted of trees that were similar in terms of species, age and overall current condition. See appraisal section 4 for definitions of groups and woodlands.

All groups/woodland areas were plotted on the accompanying map with only trees requiring work identified within the appraisal. All trees on site were observed.

3.1 Age

The age of each tree is expressed using the following terms:

- Y Young
- SM Semi-mature
- EM Early-mature
- M Mature
- OM Over-mature

3.2 Height

The height was estimated visually and is expressed in metres (to the nearest metre). For groups/woodland areas the height of the tallest specimen was recorded.

3.3 DBH (Stem Diameter)

The diameter of individual trees was estimated at from a height of 1.3m from ground level.

For groups/woodland areas a range is given using the largest estimated stem.

E.g., ^50 = up to 50 cm. Only stems measuring 15cm and above were recorded.

3.4 Condition

The overall condition of the trees was assessed with regards to their structural integrity (i.e., stem condition, branch unions, crown form) and physiological condition (Vigour) and are expressed using the following terms:

- P (Poor)
- F (Fair)
- G (Good)
- D (DEAD)

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3.5 Comments

Any hazards or defects observed within each tree were recorded. A definition of terminology used can be found in [section 6](#) of this report.

3.6 Action

An action was recommended for each tree to alleviate any hazards/defects identified in the comments section of the data collected.

3.7 Priority

The priority for each action required was based on individual tree locations (e.g., proximity to roads, footpaths, or buildings), and the severity of the hazards identified in the comments section. Recommended actions should be undertaken within the following time restraints from the date of this report.

High (H) - as soon as possible within a 3-month limitation.

Moderate (M) – within 12 months.

Low (L) – if desirable or as part of a long-term management plan.

3.8 Tree Location Plan

An overview plan is included within this report ([Section 4.3](#)) and is a guide to the general tree cover within the site.

Where a site has a dense population of trees, more detailed plans are included within a Tree Works Schedule to accompany this report. This is provided as a separate document to allow efficient planning of proposed works.

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4.0 Tree Survey Schedule

I carried out an unaccompanied site visit on Wednesday 31st January 2024. The weather that day was clear and dry with no visibility restraints.

4.1 Site description

Main vehicular access to the site is via Tunstall Road to the northeast. Tree cover associated with the site consists mostly of semi-mature to mature aged broadleaf specimens interspersed throughout the west side of the site adjacent to the south, west and northwest boundaries and internal footpaths around the west garden area. Most of these areas have lower canopy cover of mixed shrub species and smaller trees. Only larger/significant trees were tagged and recorded. However, all trees were observed, and where necessary, trees requiring actions were highlighted within the lower canopy.

4.2 Appraisal

T-Tree, **Y**-Young tree (no tag), **H**- Hedge, **S**- Shrub, **G**- Group of similar age/species trees, **W**- Woodland area comprised of mixed species and mixed age trees.

*- Additional works

Age key: **Y** - young, **SM** - semi mature, **EM** - early mature, **M** - mature, **OM** - over mature, **V** - veteran

Height (**HGT**): Estimated to the nearest metre (for groups/woodland areas < represents the height of the tallest specimen)

DBH: Stem diameter measured at 1.3m and estimated to the nearest 5cm

Condition key: (**Str**- Structural, **Phy**- Physiological) **D** - dead, **P** - poor, **F** - fair, **G** - good

Priority key: **High** - as soon as possible, **Moderate** - as part of a management program, **Low** - desirable but not essential



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Item No.	Species	Age	HGT	DBH	Str	Phy	Comments	Action	Priority
T880	Holly	SM	7	20	F	F	Fair crown form and condition.	No action required at present	-
T881	Whitebeam	EM	8	50	P-F	F	Previous pruning evident. Decay present at pruning wound on roadside stem (6m).	Crown thin by 20% to reduce overall weight	M
T882	Elm	SM	7	20	F	F	Fair condition.	No action required at present	-
T883	Sycamore	M	16	75	F	F	Large specimen. Small amount of minor deadwood.	No action required at present	-
T884	Sycamore	EM	16	55	F	F	Asymmetrical crown. Small amount of minor deadwood.	No action required at present	-
T885	Whitebeam	M	12	60	P	F	2 stems from 2m. Cavity present on north stem at union.	Fell to ground level	M
T886	Sycamore	EM	12	60	F	F	Previous pruning evident. Small amount of minor deadwood.	No action required at present	-
T887	Lime	SM	9	30	F	F	Fair crown form and condition.	No action required at present	-
*1	Laburnum	Y	4	<10	P	P	Small specimen adjacent to path. Extensive decay.	Fell to ground level (marked with orange line)	L
T888	Sycamore	EM	12	55	P-F	F	Previous pruning evident. Decay present at pruning wounds on roadside of stem.	Crown thin by 20% to reduce overall weight. Monitor	M*
T889	Whitebeam	M	10	60	P-F	F	Minor cavity on lower stem with support wood. Decayed limb over footpath with inonotus spp brackets observed.	Pollard limb over path to 0.5m from stem union	M
T890	Whitebeam	M	10	55	F	F	Previous pruning evident with reaction growth observed.	No action required at present	-
T891	Whitebeam	M	10	45	P	F	Asymmetrical form. Extensive cavity on lower stem.	Fell to ground level	M
T892	Sycamore	EM	10	50	F	F	Located upon mound. Small amount of minor deadwood. Dense ivy coverage.	Sever ivy at the base	M
T893	Sycamore	SM	8	20	F	F	Located upon mound. Small amount of minor deadwood.	No action required at present	-
T894	Whitebeam	M	10	55	F	F	Previous pruning evident. Small amount of minor deadwood.	No action required at present	-
T895	Lime	SM	9	30	F	F	Fair crown form. Epicormic growth at the base.	Remove epicormic growth	L
T896	Beech	EM	14	45	F	F	Fair crown form and condition.	No action required at present	-
T897	Whitebeam	M	11	55	P-F	F	Asymmetrical form. Small amount of major deadwood. Decay present on pruning wound (central stem, 5m).	Reduce height by 2m. Remove major deadwood	M
T898	Beech	SM	9	30	F	F	Fair crown form and condition.	No action required at present	-



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Item No.	Species	Age	HGT	DBH	Str	Phy	Comments	Action	Priority
T899	Lime	SM	9	20	F	F	Fair crown form and condition.	No action required at present	-
T900	Beech	EM	13	50	F	F	Boundary specimen. Asymmetrical form. Previous pruning evident.	No action required at present	-
T901	Lime	EM	9	45	F	F	Previously pollarded to 7m. Regrowth in fair condition.	No action required at present	-
T902	Whitebeam	M	10	45	F	F	Small amount of minor to major deadwood.	Crown clean to remove deadwood	M
T903	Lime	EM	13	50	F	F	Small amount of minor to major deadwood.	Crown clean to remove deadwood	M
T904	Whitebeam	M	10	45	F	F	Small amount of minor deadwood.	No action required at present	-
T905	Sycamore	EM	12	40	F	F	Asymmetrical form. Minor to major deadwood.	Crown clean to remove deadwood	M
T906	Sycamore	EM	12	50	F	F	Asymmetrical form. Minor to major deadwood.	Crown clean to remove deadwood	M
T907	Whitebeam	M	13	45	F	F	Small amount of minor deadwood.	No action required at present	-
T908	Sycamore	EM	14	60	F	F	Previous pruning evident. Small amount of minor deadwood.	No action required at present	-
T909	Sycamore	EM	14	40	F	F	Asymmetrical form. Minor to major deadwood.	Crown clean to remove deadwood	M
T910	Sycamore	M	15	90	F	F	Large specimen. Small amount of minor deadwood.	No action required at present	-
T911	Holly	EM	8	35	F	F	Multiple stems from 2m. Fair condition.	No action required at present	-
G1	Mixed Conifer	Y-SM	<5	<10	F	F	Group of ornamental trees with raised rockery area. Fair condition overall.	No action required at present	-
T912	Whitebeam	M	9	50	F	F	Previously pollarded to 8m. Regrowth in fair condition.	No action required at present	-
T913	Sycamore	M	15	60	F	F	Large specimen. Small amount of minor deadwood.	No action required at present	-
T914	Beech	SM	7	20	F	F	Fair condition.	No action required at present	-
T915	Oak	M	16	60	F	F	Asymmetrical form. Small amount of minor deadwood.	No action required at present	-
T916	Sycamore	EM	14	45	F	F	Asymmetrical form. Small amount of minor deadwood.	No action required at present	-
T917	Lime	EM	15	60	F	F	Asymmetrical form. Minor to major deadwood within the crown.	Crown clean to remove deadwood	M
T918	Sycamore	SM	10	30	F	F	Sparse crown.	Monitor condition.	*
T919	Sycamore	EM	11	40	F	F	Asymmetrical crown. Small amount of minor deadwood.	No action required at present	-



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Item No.	Species	Age	HGT	DBH	Str	Phy	Comments	Action	Priority
T920	Sycamore	SM	10	30	F	F	Small amount of minor deadwood.	No action required at present	-
T921	Sycamore	EM	11	45	P-F	F	Asymmetrical crown. Cavity at 5m on main stem.	Reduce eastern crown by 2-3m to balance form. Monitor cavity	M*
T922	Holly	EM	9	35	F	F	Fair crown form and condition.	No action required at present	-
T923	Willow	SM	6	20	F	F	Ornamental specimen. Asymmetrical form with unbalanced crown.	No action required at present reduce eastern crown by 3m to balance form	L
T924	Sycamore	M	14	70	F	F	Fair crown form and condition.	No action required at present	-
T925	Sycamore	SM	10	40	F	F	Asymmetrical form. Small amount of major deadwood.	Remove major deadwood	M
T926	Ash	SM	9	20	F	F	Fair crown form and condition.	No action required at present	-
T927	Alder	SM	9	20	F	F	Fair crown form and condition.	No action required at present	-
T928	Ash	SM	9	20	F	F	Fair crown form and condition.	No action required at present	-
T929	Ash	SM	9	15	F	F	Fair crown form and condition.	No action required at present	-
G2	Holly	Y-SM	<6	<10	F	F	Line of multiple stems (coppice regrowth). Fair condition at present.	No action required at present	-
T930	Beech	M	18	80	F	F	Large specimen. Fair crown form and condition.	No action required at present	-
T931	Sycamore	M	16	80	F	F	Large specimen. Minor to major deadwood in upper crown.	Crown clean to remove deadwood	M
T932	Beech	M	18	100	F	F	Large specimen. Fair crown form and condition.	No action required at present	-
T933	Cedar	EM	11	30	F	F	Fair crown form and condition.	No action required at present	-
T934	Oak	EM	11	45	F	F	Asymmetrical form. Minor to major deadwood.	Crown clean to remove deadwood	M
G3	Holly	SM	<10	<20	F	F	Line of multiple stems (coppice regrowth). Fair condition at present.	No action required at present	-
T935	Pine	SM	11	30	F	F	Fair crown form and condition.	No action required at present	-
T936	Willow	SM	6	30	F	F	Ornamental specimen. Large amount of minor deadwood.	Crown clean to remove deadwood	L
T937	Alder	SM	9	20	F	F	Fair crown form and condition.	No action required at present	-
T938	Holly	EM	8	30	F	F	Multiple stems from 2m. Fair condition.	No action required at present	-

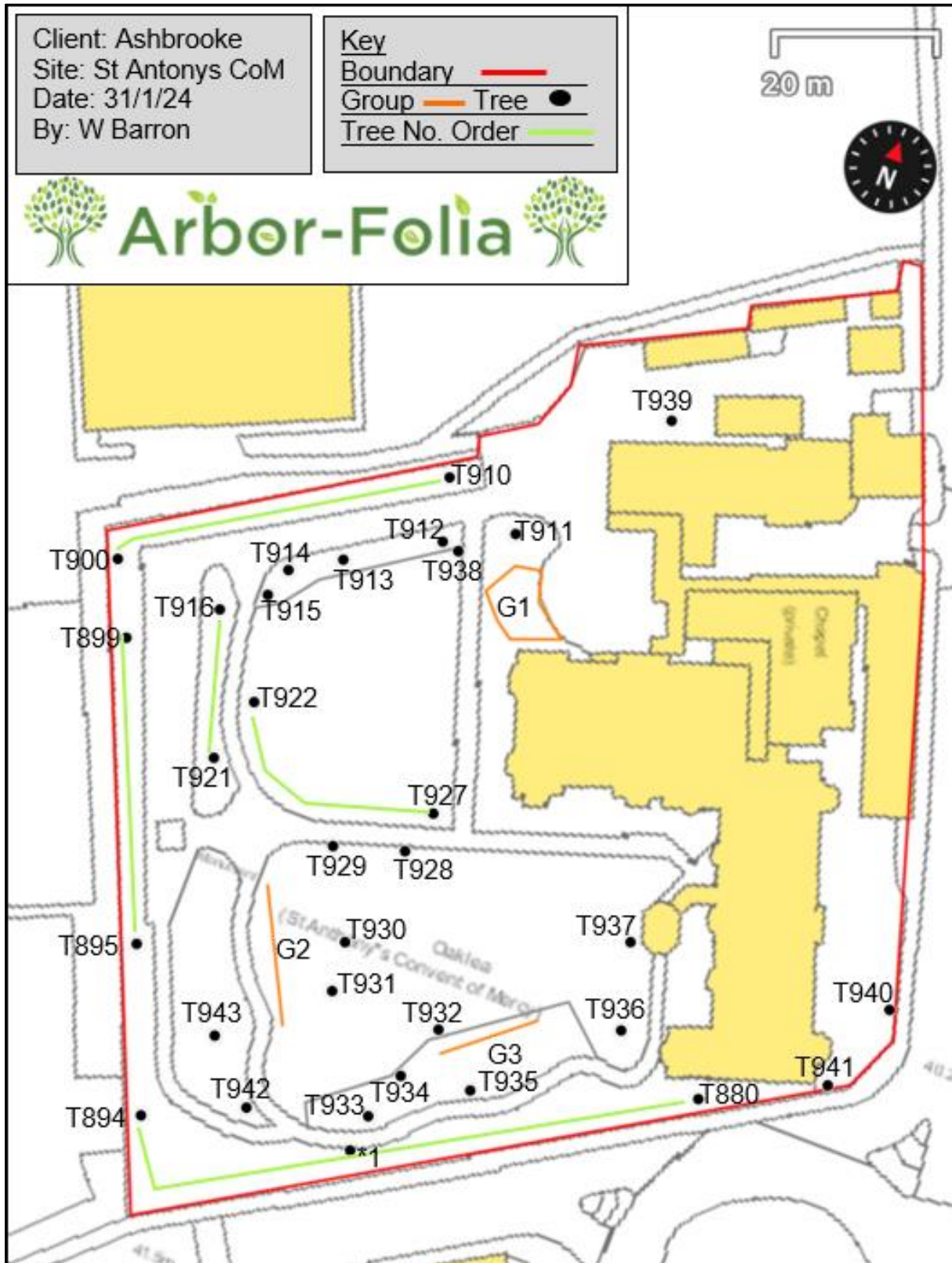


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Item No.	Species	Age	HGT	DBH	Str	Phy	Comments	Action	Priority
T939	Maple	SM	7	40	F	F	Located within raised bed. Small amount of minor deadwood.,	No action required at present	-
T940	Maple	SM	7	20	F	F	Boundary specimen. Small amount of minor deadwood.	No action required at present	-
T941	Holly	SM	7	15	F	F	Boundary specimen. Low crown.	Crown raise to 3m	L
T942	Ash	EM	14	60	P-F	P-F	Dieback present throughout the crown. Suspected Ash Dieback infection.	Fell to ground level	M
T943	Cherry	SM	7	30	F	F	Small amount of minor deadwood.	No action required at present	-



4.3 Tree Location Plan



5.0 Data Analysis

5.1 Trees Requiring Work

Analysis of the tree works recommended for the site during data collection shows that **18 items** require works to be performed to maintain adequate levels of safety (**high** and **moderate** priority). These trees were prioritised with respect to the level of danger or interference with structures, and with a view to future maintenance, to ensure good levels of arboricultural management.

No trees were identified as **high priority**

18 Items were identified as **moderate priority**, with a view to works being complete within 12 months as part of an on-going management plan.

5 items were highlighted with **low priority** recommendations. These works are deemed as desirable but should be considered as part of a long-term management plan to reduce future costs that may occur if left unattended to.

T888, T918, and T921 require monitoring to assess speed of degradation from issues noted during data collection.

5.2 Summary

Recommended actions are focused on the removal of poor specimens, reducing the crown weight of trees with structural concerns, and the removal of deadwood.

A work schedule and accompanying maps to aid with planning and preparation of the tree works recommended are located in a separate document to accompany this report.

I am satisfied that on completion of the recommended tree works, the level of safety throughout the site where trees are concerned will be adequate. This statement is to the best of my knowledge based on the condition of trees observed during the date of survey.

Regular tree inspections are recommended to maintain a good level of safety. Based on the current status of the trees (in relation to overall age class, size and condition), it is advised to carry out the next site survey in July 2025.

William Barron FdSc Arb, MArborA



6.0 Glossary of Terminology & Definitions

Amenity- the pleasantness or attractiveness of a place.

Asymmetrical crown- unbalanced, one-sided.

Bracket- Fruiting body of a fungi.

Cavity- hole within a stem/branch of a tree, caused by decay or damage.

Crotch/fork/ union - region formed by a junction of two branches, or stem and branch.

Crown- overall branch and foliage cover.

Deadwood- dead branches within the crown of a tree. <30mm diameter classified as minor deadwood: >30mm classified as major deadwood.

Decay- area of degraded wood, Early referring to wood that is beginning to degrade: Moderate referring to wood that has deteriorated to further noticeable degrees than early stage: Extensive referring to wood that has significantly degraded.

Dieback- ends of branches with no leaf coverage. Can be a sign of decline.

Early-mature- a tree that has not reached maturity but is deemed to be 2/3 the way through its life expectancy.

Epicormic- shoot growth from dormant or adventitious buds on main stems or branches.

Fastigate- Upright crown form.

Good form- good crown shape and size expectant of specific species characteristics.

Limb- Large structural branch section between main stem(s) and tip branches.

Over-mature- a tree that has exceeded its life expectancy.

Occluding- the production of new wood around wounds.

Pathogen- bacterium, virus, or other microorganism that can cause disease.

Mature- a tree that has reached the final third of its life stage.

Semi-mature- an established tree that is the first 1/3 of its life expectancy.

Stem- above ground structure that supports the branches of a tree.

Support growth- Wood produced around areas of decay or degradation that provides structural support to the area affected.

Vigour- physiological strength and health of a tree.

Young- newly planted/not yet fully established tree.