

Tree Safety Survey Cwm Yr Allt House Cwm Yr Allt Lane CF82 8AW



Conducted By: Josh Clark

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05/02/2024

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Introduction

This inspection was carried out by Ben Clark, Arboricultural Consultant, and Director at Tree Check Arboriculture Ltd. who holds the following qualifications:

- Bsc. Geology (University of Southampton)
- Level 4 Diploma in Arboriculture
- Lantra Professional Tree Inspection Certificate (PTI).
- Various NPTC qualifications in tree surgery.

Currently an MSC. Student in Arboriculture and Urban forestry, Ben is a technician member of the arboricultural association and attends regular training and seminars to remain up to date with current arboricultural practices.

The methodology applied in this inspection is based on methodologies outlined by David Lonsdale's Principles of Tree Hazard Assessment and Management [\[1\]](#), Klaus Mattheck's Visual Tree Assessment [\[2\]](#) and the latest best practice guidance provided by the Arboricultural Association.

This survey was conducted on the 5th of February 2024 during overcast but dry weather conditions considered favourable for a survey of this type.

Brief

Tree Check has been instructed by Carl Miller to carry out a survey of the trees at Cwm Yr Allt House in order to determine their condition in relation to risk posed to the general public.

Scope

- The purpose of this inspection is to assess the condition of all trees on site.
- Visual inspection of the above ground features was carried out from ground level.
- Findings and recommendations (where appropriate) are offered by way of this written report.
- All observations were made from within site or adjacent public roads where appropriate.
- Trees were not climbed and no internal decay detection was used. It is our policy to recommend further investigation with decay detection equipment where features observed during visual inspection warrant such action.
- All heights of trees were estimated from ground level.
- Branch spread was estimated from the base of the trees, where the branch spread of groups is listed, it is an estimation of the maximum spread of trees in that group.
- Data on the observed structural condition of the tree has been entered, e.g., collapsing, leaning and the presence of any observed decay or physical defect has been noted.
- Basic operational suggestions (e.g. fell to ground level) may be made for the convenience of the assigned contractor for allocation of equipment etc. These are for guidance only and it remains the responsibility of the contractor to carry out all works in a safe, reasonable manner avoiding injury or damage to property this includes an assessment by the climber to determine whether all trees are suitable for climbing. Tree Check Arboriculture Ltd. accepts no liability for accidents or damages during recommended tree works.

Site Description

What3Words: /// drive.extra.other

Nearest Postcode: CF82 8AW

The site is a house with surrounding garden and grounds. There is fairly high wind exposure on site due to the elevation of 174m above sea level, some steep banking surround the property with some of the trees elevated even higher.

Tree cover in the site is good with a variety of deciduous trees, a lot of which are mature.



Table Interpretation

Tree Number Prefixes

Trees and groups are numbered with the following prefixes:

- **T-** individual trees.
- **G-** groups of trees with similar characteristics and rooting areas.
- **H-** Hedgerows.
- **W-** woodland groups, designated as such due to the presence of woodland features such as natural regeneration,

Tag Number

Where possible recorded trees are physically tagged on site either with a numerical metal tag, or paint. This is used for locating trees on site.

Google Maps Link

When viewing the map digitally, this link can be used to open the trees location in google maps. This feature is useful for navigating to the trees location on site.

Dimensions

Height-

- **L**- Large (>15m)
- **M**- Medium (10-15m)
- **S**- Small (<10m)

Stem Diameter

- **L**- Large (>450mm)
- **M**-Medium (200-450mm)
- **S**- Small (<200mm)

Crown Spread

- **L**- Large (>6m)
- **M**- Medium (3-6m)
- **S**- Small (<3m)

Life Stages

Y- Young trees in their early stage of growth, have undergone minimal secondary thickening and are still primarily composed of active tissue.

EM- Early mature trees that have started to show characteristics of maturity such more developed crowns and increased stem thickness.

M- Mature fully developed trees.

OM- Over mature trees that are starting to show signs of decline.

A- Ancient trees that have reached a notably old age for their species and are therefore considered to be important.

V- Veteran trees with notable features such as wounds, cavities, cracks, etc. that provide significant habitat value. These are usually older trees.

Work Priorities

Very High Priority (VH)- Works should be carried out as soon as possible.

High Priority (H)- Works should be carried out within 3 months.

Moderate Priority (M)- Works should be carried out within 6 months.

Low Priority (L)- Works should be carried out within 12 months.

Best Practice/ Maintenance- Works should be carried out subject to the clients' budget constraints and management objectives in order to prevent future hazards developing, but no significant hazard is present at this time.

Inspection Period

This describes the recommended frequency, in months, of ongoing inspections.

Section I - Findings

| Ref | Tag Number | Species | Google Maps | Measurements | Description | Survey Notes | Recommendations | Work Priority | Minimum Inspection Frequency (months) | Photo |
|-----|------------|---|-------------|--|--|--|---|---------------|---------------------------------------|-------|
| T1 | 0055 | Pedunculate oak (<i>Quercus robur</i>) | T1 | Height (m): 15 Crown Radius (m): 9 Stem Diameter (mm): 900 Life Stage: M | Large tree next to shed. moderate target occupancy. | Major, unstable deadwood observed throughout crown. | Remove all deadwood >50mm in diameter over potential targets. | M | 18 | / |
| T2 | 0065 | Common ash (<i>Fraxinus excelsior</i>) | T2 | Height (m): 14 Crown Radius (m): 7 Stem Diameter (mm): 590 Life Stage: M | Large tree at top of garden in goat enclosure. Moderate target occupancy. | Ash Dieback Disease (<i>Hymenoscyphus fraxineus</i>), health stage 2 observed. | Inspect in summer to monitor the progression of Ash Dieback. | BP | 6 | / |
| T3 | 0236 | Common ash (<i>Fraxinus excelsior</i>) | T3 | Height (m): 13 Crown Radius (m): 5 Stem Diameter (mm): 550 Life Stage: M | Multi stemmed tree at top of garden in goat enclosure. Moderate target occupancy. | Ash Dieback Disease (<i>Hymenoscyphus fraxineus</i>), health stage 3 observed. | Remove tree to ground level. | H | N/A | / |
| T4 | 0068 | Silver birch (<i>Betula pendula</i>) | T4 | Height (m): 11 Crown Radius (m): 4 Stem Diameter (mm): 300 Life Stage: EM | Twin stemmed tree at the top of garden in goat enclosure. Moderate target occupancy. | Cavity at base with extensive decay spreading into structural roots. | Remove tree to ground level. | M | N/A | I |

| Ref | Tag Number | Species | Google Maps | Measurements | Description | Survey Notes | Recommendations | Work Priority | Minimum Inspection Frequency (months) | Photo |
|-----|------------|---|-------------|--|---|---|--|---------------|---------------------------------------|-------|
| T5 | 0069 | Common ash (<i>Fraxinus excelsior</i>) | T5 | Height (m): 13 Crown Radius (m): 3 Stem Diameter (mm): 350 Life Stage: EM | Multi stemmed tree at the edge of property in goat enclosure. Moderate target occupancy. | Cankers observed, sunken areas measuring up to 300mm in diameter. Ash Dieback Disease (<i>Hymenoscyphus fraxineus</i>), health stage 3 observed. | Remove tree to ground level. | M | N/A | / |
| T6 | 0101 | Common ash (<i>Fraxinus excelsior</i>) | T6 | Height (m): 15 Crown Radius (m): 6 Stem Diameter (mm): 580 Life Stage: M | Large twin stemmed tree at edge of property in goat enclosure. Moderate target occupancy. | Ash Dieback Disease (<i>Hymenoscyphus fraxineus</i>), health stage 2 observed. | Reinspect in summer to monitor the progression of Ash Dieback. | BP | 6 | / |
| T7 | 0106 | Common ash (<i>Fraxinus excelsior</i>) | T7 | Height (m): 14 Crown Radius (m): 5 Stem Diameter (mm): 300 Life Stage: M | Twin stemmed tree at the edge of property in goat enclosure. Moderate target occupancy. | Ash Dieback Disease (<i>Hymenoscyphus fraxineus</i>), health stage 2 observed. | Reinspect in summer to monitor the progression of Ash Dieback. | BP | 6 | / |

| Ref | Tag Number | Species | Google Maps | Measurements | Description | Survey Notes | Recommendations | Work Priority | Minimum Inspection Frequency (months) | Photo |
|-----|------------|--|-------------|---|--|--|---|---------------|---------------------------------------|-------|
| T8 | 0066 | Common beech (<i>Fagus sylvatica</i>) | T8 | Height (m): 17 Crown Radius (m): 10 Stem Diameter (mm): 1500 Life Stage: M | Large tree overhanging driveway into property and power line. High target occupancy. | <p><i>Ganoderma australe</i> (Southern Bracket) fungal fruiting body observed with brackets reaching heights of 1.5m from base.</p> <p><i>Kretzschmaria deusta</i> (Brittle Cinder) fungal fruiting body observed in large quantities.</p> <p>Previously a twin stemmed tree with fork near the base. One stem has failed leaving a decaying stump, basic resonance testing indicates that this decay has spread to near the base.</p> | Remove tree to ground level. | H | N/A | 2, 3 |
| T9 | 0062 | Common beech (<i>Fagus sylvatica</i>) | T9 | Height (m): 8 Crown Radius (m): 6 Stem Diameter (mm): 750 Life Stage: M | Tree growing out on edge of rocky outcrop. Low target occupancy. | Evidence of annual fungal fruiting body around root plate. Suspected to be <i>Meripulus giganteus</i> but unable to identify due to degradation. Though there is a low target occupancy, damage to other trees could occur if the tree was to fail. | Monitor for signs of decline and the progression of fungal fruiting body. | BP | 18 | / |

| Ref | Tag Number | Species | Google Maps | Measurements | Description | Survey Notes | Recommendations | Work Priority | Minimum Inspection Frequency (months) | Photo |
|-----|------------|---|-------------|---|---|--|--|---------------|---------------------------------------|-------|
| T10 | 0204 | Pedunculate oak (<i>Quercus robur</i>) | T10 | Height (m): 14 Crown Radius (m): 6 Stem Diameter (mm): 850 Life Stage: M | Large tree at edge of property overhanging footpath. Moderate target occupancy. | Major, unstable deadwood observed over footpath. | Remove all deadwood >50mm in diameter over potential targets. | M | 18 | / |
| T11 | 0063 | Pedunculate oak (<i>Quercus robur</i>) | T11 | Height (m): 12 Crown Radius (m): 19 Stem Diameter (mm): 2000 Life Stage: Veteran | Tree on steep banking, near driveway. Moderate target occupancy. | Hollowing out of main stem has left 1m wide 2m tall opening on the tension side. | Ownership of tree to be checked. Following the removal of neighbouring beech tree, reduce the crown by 2m to mitigate new wind exposure and remove some stress from the hollowed out stems. | M | 18 | 4 |
| T12 | N/A | Beech (<i>Fagus sp.</i>) | T12 | Height (m): 18 Crown Radius (m): 9 Stem Diameter (mm): 860 Life Stage: M | Large tree on banking near house. High target occupancy. | Partially failed branches within the crown, likely snapped due to wind exposure. | Carry out a 2m crown reduction following the removal of neighbouring beech tree to mitigate the new wind exposure. | M | 18 | / |



| Work Priority | |
|---------------|--|
| Red square | Very High (ASAP) |
| Orange square | High (within 3 months) |
| Yellow square | Moderate (within 6 months) |
| Green square | Low (within 12 months) |
| Cyan square | Best Practice (as per management aims) |
| | N/A |

Section 2: General Recommendations

- All recommendations in this report should be carried out within the recommended timeframe (see interpretation section for details).
- All recommendations should be carried out by suitably qualified personnel as per the recommendations laid out in BS3998.
- Regular inspections are essential for maintaining safe tree stock. The recommended date of next inspection for this site is : August 2025
- There are multiple Tree Preservation Orders on site, the map outlining what this covers is overleaf. It is an offence to carry out removal, topping, lopping, uprooting, wilful damage or wilful destruction of these trees without prior consent from the council. Consent should be sought before carrying out any work.
- **Note to Contractor: Ash trees in health stage 3 or 4 should not be climbed. Mobile elevated work platforms should be used where necessary.**

Appendix

- Appendix i- Photographs
- Appendix ii- References
- Appendix iii- Glossary

Appendix i: Photos

Photo 1: T4, Decaying base of Birch tree.



Photo 2: T8, Ganoderma Australe brackets and Kretzschmaria Deusta on stem of Beech tree.



Photo 3: T8, Large Beech tree overhanging driveway and powerlines.



Photo 4: T11, Veteran oak tree.



Appendix ii- References

1. Lonsdale, D. (1999). Principles of Tree Hazard Assessment and Management. 7th ed. London: Forestry Commission, Arboricultural Association.
2. Claus Mattheck, Klaus Bethge and Karlheinz Weber (2015). The body language of trees encyclopedia of visual tree assessment. Karlsruhe Karlsruhe Inst. Of Technology - Campus North.
3. Hiron, A.D. and Thomas, P.A. (2018b). Applied tree biology. Chichester, West Sussex Wiley Blackwell.
4. British Standards Institution (2010). Tree work : recommendations. London: British Standards Institution.

Appendix iii- Glossary

Aerial Inspection: A close inspection of the aerial part of a tree, either by mobile elevated work platform (MEWP) or by a tree surgeon (climbing inspection).

Adaptive Growth; The growth of new wood in response to a stress concentration in the structure of a tree

Adventitious; A shoot which arises from tissue other than a growing shoot apex or bud, for instance in callus associated with a wound.

Anchorage; The holding of the structural root system of a tree within the soil. **Architecture;** the formation and distribution of a tree branch system.

Arboriculturalist: A person skilled or knowledgeable in the field of arboriculture. The alternative term 'arboriculturalist' is sometimes used. A Person trained and experienced in the management of trees, and trees in relation to construction.,

Assessment: The process of examining the variables involving a trees condition and location in order to assess the risk posed by an individual tree.

Bole (trunk): The main, vertical stem or trunk of a tree.

Branch: a limb extending from the main stem or parent branch of a tree

Canopy: the combined foliage of a group of trees or a woodland, i.e. the combined area of numerous crowns.

Coppice: To coppice a tree is the process of cutting it near to ground level with the purpose of allowing shoots to regrow from the coppiced stump, this process is usually used to manage trees such as alder, hazel and certain willows.

Crown: in arboriculture the main foliage-bearing portion of a tree containing the leaves and branches.

Crown Reduction: The process of removing a set amount of material from the end of each branch (cutting back to a suitable growth point), either across the whole tree, or within a specified area of the tree.

Defect: Any feature of a tree that is likely to make it less safe (in the case of a structural defect) or otherwise to reduce its health, longevity, landscape prominence or conservation value for any other reason.

Dysfunction: The cessation of physiological function in woody material, especially vascular functions such as water and sap transportation.

Failure: Fracture or deformation in any load bearing part of the tree, compromising stability or causing loss of support for part of, or all of the tree structure.

Fell: For the purpose of this report, the term fell is used to describe the removal of a tree by whatever means the contracted tree surgeon deems most appropriate. The tree is to be removed to ground level, stump grinding will be recommended separately if required.

Group: More than one tree in close proximity that possess sufficient similarity or cohesiveness that they can be treated as a single entity for the purpose of this report.

Heave: deformation of shrinkable clay soil related to the expansion caused by rehydration.

Leader: the dominant, vertical shoot or stem of a tree.

Pruning: The cutting off or cutting back of tree branches or foliage to direct growth, remove an obstructing part, mitigate a nuisance, make safe, remove a diseased part, increase longevity, simulate natural damage, enhance habitat for wildlife etc.

Rhizomorph: A rhizomorph is a specialized structure formed by certain fungi, such as Honey fungus (Armillaria). It consists of dense, rope-like aggregations of hyphae, enabling fungi to spread through the soil and infect tree roots.

Rhizosphere: The rhizosphere refers to the soil region surrounding plant roots. It is a dynamic zone where plant roots interact with microorganisms and organic matter. The rhizosphere is essential for nutrient uptake, root development, and overall plant health, playing a significant role in plant-microbe-soil interactions.

Risk: the likelihood of a hazard to cause actual harm to people or property,

Subsidence (branch): Branches, especially if spreading, tend gradually to subside under their own weight, and may eventually reach ground level in large open-grown trees. Rapid subsidence may result in crown separation or congested bark and can lead to branch failure where there is no support within the elastic limit of a given branch.

Subsidence (soil): Broadly, the downward movement of ground and an affected foundation influenced by soil properties, weather, foundation depth and nearby vegetation.

Targets: An element of tree risk: the subject of injury or damage within range of a hazard.

Tree: The definition of 'tree' is a composite of tree species, tree form and tree size. The blue book offers the following: A perennial plant with a self-supporting woody main stem, usually developing woody branches at some distance from the ground and growing to a considerable height and size. This definition has the three main elements in general form. **For the purposes of 5837 surveys, only plants with a stem diameter of 75mm or above are considered trees.**

Tree Condition Inspection/Survey: A procedure to inspect a tree or trees. Variables used to describe a tree include position (if not already plotted on a topographical survey), species identity, maturity, various dimensions (main stem diameter, height, crown radius etc.), aspects of form, vigour, condition, incidence of pests, diseases, damage and defects, evidence of past management etc. Site factors, position in the landscape and site usage may also be relevant. , usually including its position, species identity, dimensions, age class, condition, conservation value etc. as appropriate, and to identify and evaluate defects. It is also common to make management recommendations (see schedule of works). Tree inspection is a fundamental of tree management and advisory practice in arboriculture.

Tree Preservation Order: (UK) an order made by a local authority or other planning authority to protect a tree, group of trees, area of (scattered) trees or woodland under Part VIII of the Town and Country Planning Act 1990. There have been several amendments, the latest being the Town and Country Planning (Tree Preservation) (England) Regulations 2012. An order is generally made on the grounds of amenity and expediency. Anyone proposing works to a TPO tree must seek prior consent from the authority using the form IAPP. With the advent of the 2012 regulations, some of the detail in existing TPOs in England has been revoked.

Tree Protection Plan: scale drawing prepared by an arboriculturalist showing the final layout proposals, tree retention and tree and landscape protection measures detailed within the arboricultural method statement (AMS), which can be shown graphically.

Trunk: see bole.

Vigour: The health and resilience of a tree (from the Latin 'to be strong'), reflected in the capacity of the whole tree to grow (see growth rate). The term is often used as a description of overall condition on a qualitative scale from 'high' to 'low'.

Visual Tree Assessment (VTA): The standard approach to tree risk assessment consisting of the diagnosis of structural defects and the evaluation of their significance from visible signs and the application of biomechanical criteria. Simple equipment such as a sounding mallet, probe and binoculars are commonly used.

Wind exposure: the degree to which a tree or other object is exposed to wind, with regard both to duration and velocity, often taking into account prevailing wind directions.

Windthrow: the blowing over of a tree at its roots

Terms and conditions

The Client is the party commissioning and funding the survey. The Consultant is any person(s) employed by Tree Check Arboriculture LTD to carry out any related works, as well as Tree Check Arboriculture LTD as an entity.

Limitations

1. This survey reflects the condition of the trees as they were observed on 05-Feb-2024. The condition of trees can change quickly and if any significant change is observed then a qualified arboriculturalist should be consulted regardless of the recommended reinspection period.

2. While every attempt has been made to provide accurate recommendations based on the condition of the observed trees, Tree Check Arboriculture Ltd. can accept no liability for damage, injury, or loss of property caused by faults that were not apparent at the time of inspection. These include but are not limited to faults that may only be visible seasonally such as fungal fruiting bodies, or faults that were obscured or inaccessible to the surveyor such as those high up in the crown or obscured by ivy.
3. During adverse weather conditions such as storms, otherwise healthy trees can fail. Trees should be visually inspected after any high winds.
4. This report cannot predict the reaction of inspected trees to external factors such as extreme climate events, accidents, or vandalism.
5. The author(s) can accept no liability for damages if the recommended works are not carried out as per this report in line with BS:3998.
6. This report does not cover any underground part of trees, nor does it consider any affect inspected trees may have on shrinkable clay soils since these issues are almost entirely restricted to areas of shrinkable clay soils and soil analysis was not specified in the brief.
7. Operational recommendations (e.g.) climb and dismantle, are for loose guidance only. It remains the responsibility of the assigned contractor to decide on the safest work method. Tree Check Arboriculture LTD. accepts no responsibility for damages occurring during the carrying out of recommended works.
8. Recommendations made in this report do not override any legislation covering the affected trees. Trees in a conservation area, trees subject to preservation orders and groups of trees requiring felling licenses still require relevant permissions before work can be carried out. Unless otherwise agreed the Tree Check Arboriculture LTD will not be checking for the presence of this legislation or be applying for these permissions. The Client must contact the consultant if they are unsure on this matter.
9. Certain areas of the site were inaccessible in the time scale of this survey due to dense vegetation cover.
Areas and trees where this has been an issue are described in certain trees and groups in the survey table.
10. **The findings of this report cannot be relied upon after 12 months from the time of inspection or the recommended reinspection date (if sooner).**

Legal Constraints

1. The report is for use by the client and any reasonably involved third party advisors only. Rights to reproduce, publish, or broadcast the contents of this reports are reserved.
2. It is prohibited to make any amendments or omissions to this report under any circumstances. This report should be provided unaltered and in full to any third-party advisors, contractors or other involved parties to ensure that the hazards highlighted are understood and the necessary remedial works are commissioned. Failure to comply will invalidate the report and Tree Check Arboriculture Ltd. will accept no liability for damages occurring.
3. Tree Check Arboriculture LTD retains full title on this, and all subsequent reports until the relevant invoices are settled. Tree Check Arboriculture LTD accepts no liability relating to the contents of reports that have not been fully paid for.
4. This report only covers the scope described in the introduction of this report, as discussed with the client, Trees, and methods of inspection not described in the scope were not included, and it is the client's responsibility to bring it to the attention of Tree Check Arboriculture LTD if they feel the scope doesn't fully meet their requirements.
5. The consultant is under no obligation to inspect trees in areas that are not freely accessible. It is the client's responsibility to ensure that all relevant areas of site are legally and practically accessible to the consultant.
6. In some instances, the consultant may recommend that further professional opinions are sought. For example, structural engineers, geotechnical engineers, drain engineers etc. Tree Check Arboriculture LTD accepts no responsibility for losses occurring from the advice sought from these third parties, nor from damages caused from acting without the consultation of the recommended professionals.
7. Tree Check Arboriculture LTD. accepts no responsibility for losses occurring between the time of commissioning and the delivery of a written report. No responsibility is accepted for losses occurring where delays or failure to deliver a report on the agreed date where delays or failures occurred due to circumstances out of the control of Tree Check Arboriculture LTD.
8. Each provision of these conditions limiting or excluding liability operates and survives independently of the others.

Tree Preservation Orders in CCBC



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