



PEARCE
Arboricultural Consultants

QTRA **Quantified Tree Risk Assessment Report**

Report No: PAC.008.QTRA.01

Date: 15th November 2023

Project: Flaxmoss House, Campion Drive, Haslingdon, Rossendale, BB4 4JA

Inspection Record.

Date of Inspection	Surveyor
09/10/2023	Russell Pearce BSc

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Revision	Date	Prepared by	Status
00	15/11/2023	R. Pearce	Complete



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1 Introduction

- 1.0.1 PEARCE Arboricultural Consultants received instruction from Mr Mark Simpson attend Flaxmoss House, Champion Drive, Haslingden, Rossendale, BB4 4JA to undertake an arboricultural survey in accordance with the QTRA methodology and produce a Schedule of trees, a tree location plan and a QTRA report.
- 1.0.2 The survey was undertaken on the 9th of November 2023 and a summary of the findings are documented in this report.
- 1.0.3 This report provides details of tree conditions, inclusive of any defects that represent potential hazards along with recommendations for management to reduce 'Risk of Harm' to 'as low as reasonably practicable' (ALARP) and should be read in conjunction with the data tables of Appendix One and site plan of Appendix Two
- 1.0.4 Limitations: The survey was made at ground level using visual observation only. Detailed examinations, such as climbing inspections and decay detection equipment were not employed, though may form part of the survey's management recommendations. Unless otherwise stated all trees should be re-inspected annually in order to appraise their ongoing mechanical integrity and physiological condition. It should, however, be recognised that tree condition is subject to change, for example due to the effects of disease, decay, high winds, development works, etc. Changes in land use or site conditions (e.g. development that increases access frequency) and the occurrence of severe weather incidents are also significant considerations with regards tree structural integrity and trees should therefore be re-assessed in the context of such changes and/or incidents and inspected at intervals relative to identified and varying site conditions and associated risks.
- 1.0.5 Statutory Tree Protection: It is the client's responsibility to check for the presence of any statutory tree protection measures, such as the site's location within a Conservation Area and/or the presence of any Tree Preservation Orders, directly with the applicable Council's planning department prior to scheduling or carrying out any tree works. In turn, it is also the client's responsibility to check for the need for a felling licence with the Forestry Commission prior to scheduling or carrying out any tree works. Bowland Tree Consultancy Ltd cannot be held responsible for any decisions made by the client to prune or remove trees where any such statutory protection exists.
- 1.0.6 For more information on the surveyed trees please see PEARCE Arboricultural Consultants, Tree Survey Schedule (Appendix 1), QTRA Report, Tree Location Plan (Appendix 2) & Tree Images (Appendix 3)
- 1.0.7 The author of this report is Russell Pearce BSc who graduated from UCLan in 2014 with a BSc (Hons) Arboriculture degree and has 10 years' experience within the arboriculture industry. He has experience working in the public and private sectors, having previously worked for Kent County Council, Medway Unitary Council and reputable consultancy firms. He is LANTRA certified in Professional Tree Inspection, is a registered user of QTRA and has various NPTC qualifications. He also has experience carrying out CAVAT

valuation surveys, and TEMPO assessments in relation to the statutory protection of trees.

2 Civil Law Regarding Tree Ownership & Duty of Care

2.0.1 Under civil law the owner of the land on which a tree stands, together with any party who has control over the tree's management, has a duty of care to take reasonable steps to prevent or minimise the risk of personal injury and/or damage to property from any tree located within the curtilage of the land in question.

2.0.2 In turn, it is accepted that these steps should normally include commissioning a qualified and experienced arboriculturist to survey the tree in order to identify and appraise any risk of harm to persons or damage to property that it may present and, where unacceptable risks are identified, taking suitable remedial action to negate or reduce those risks accordingly.

3 QTRA Methodology and Application in Management Decisions

3.0.1 A survey was carried out in order to consider the general structural stability of the tree under consideration and the associated risk of harm that it poses to persons and/or damage that they pose to property and, from this information, to make management recommendations to reduce any risks identified to be unacceptable to a level that is considered to be either tolerable or broadly acceptable (see Table 1, below). Its purpose was to carry out a site visit and to make a visual assessment of all of the trees within the boundary of the site shown on the site plan in Appendix Two.

3.0.2 The Quantified Tree Risk Assessment (QTRA) methodology utilised for the tree survey (see appended QTRA Practice Note for more details) quantifies the three components of tree failure risk, which are:

- Target (something with potential to be harmed/damaged by the mechanical failure of tree or tree parts.
- Impact Potential
- Probability of Failure (within the inspection cycle).

3.0.3 The product of the three component values is the annualised 'Risk of Harm', which is a combined measure of the likelihood and the consequence of tree failure considered in terms of the loss within the coming year and is expressed as a probability. In applying the 'Tolerability of Risk Framework' (ToR) the QTRA methodology divides the 'Risk of Harm' into three threshold values, being;

- I. Unacceptable (i.e. $>1/1,000$), which is unacceptable and will not ordinarily be tolerated;
- II. Tolerable (i.e. between $1/1,000,000$ and $1/1,000$, where the Risk of Harm will be tolerable if it is As Low As Reasonably Practicable (ALARP); but a Risk of Harm $1/10,000$ or greater will not ordinarily be Tolerable where it is imposed on others, such as the public. In the Tolerable range management decisions are informed by consideration of the benefits and costs of risk control, including benefits provided by trees that would be lost to risk control measures; and
- III. Broadly Acceptable ($<1/1,000,000$), which is already ALARP.

3.0.4 The QTRA advisory thresholds, (see Table 1, below) are proposed as a reasonable approach to balancing safety from falling trees with the costs of risk reduction. This

approach takes account of the principles of ALARP (as low as reasonably practicable) and ToR but does not dictate how these principles should be applied. While the thresholds can be the foundation of a robust policy for tree risk management, tree owners/managers should make decisions based on their own situation, values and resources.

Table 1: QTRA Advisory Risk Thresholds

Threshold:	Description:	Action:
Risk of harm 1/1,000 or greater	Unacceptable – Risks will not ordinarily be tolerated.	<ul style="list-style-type: none"> Control the risk
Risk of harm between 1/1,000 and 1/10,000	Unacceptable (where imposed on others) - Risks will not ordinarily be tolerated.	<ul style="list-style-type: none"> Control the risk Review the risk
	Tolerable (by agreement) - Risks may be tolerated if those exposed to the risk accept it, or the tree is of exceptional value.	<ul style="list-style-type: none"> Control the risk unless there has been broad stakeholder agreement to tolerate it, or the tree has exceptional value Review the risk
Risk of harm between 1/10,000 and 1/1,000,000	Tolerable (where imposed on others) - Risks are tolerable if ALARP	<ul style="list-style-type: none"> Assess costs and benefits of risk control. Control the risk only where a significant benefit may be achieved at reasonable costs Review the risk
Risk of harm less than 1/1,000,000	Broadly acceptable – Risk is already ALARP	<ul style="list-style-type: none"> No action currently required. Review the risk

3.0.5 As detailed in Table 1, a Risk of Harm less than 1/1,000,000 is Broadly Acceptable and already ALARP (i.e. ‘as low as reasonably practicable’). A Risk of Harm 1/1,000 or greater is unacceptable and will not ordinarily be tolerated. Between these two thresholds, the Risk of Harm is in the Tolerable region of the ToR Framework and will be tolerable if it is ALARP, but a Risk of Harm 1/10,000 or greater will not ordinarily be Tolerable where it is imposed on others, such as the public. Here, management decisions are informed by consideration of the benefits and costs of risk control, including benefits provided by trees that would be lost to risk control measures.

3.0.6 The role of the tree assessor (i.e. PEARCE Arboricultural Consultants) is to assess the trees at the level instructed or agreed by the instructing party, and to subsequently report the findings of the survey and any options for management (note: in some circumstances more than one management option may be appropriate). In turn, from the information provided the tree owner/manager must then make the management decisions.

3.0.7 In respect of the above the assessor may consider the costs of risk control when providing options for management if specifically asked to do so, but the tree owner/manager, who owns the risk and therefore exercises control over the costs, must consider the balance and make the final management decision(s).

4 Summary of Findings and Recommendations

- 4.0.1 A total of 35 (thirty five) individual trees were surveyed. There were 3 (three) groups of trees/shrubs that were not recorded as part of the survey due to their small size thus presenting little or no risk of harm.
- 4.0.2 The trees surveyed are located primarily around the periphery of the site. With 20 (twenty) trees adjacent to and within falling distance of Campion Drive. The majority of the other trees are adjacent to and within falling distance of neighbouring 3rd party land. In this respect various targets, inclusive of roads, footpaths, dwellings, driveways and gardens were identified.
- 4.0.3 My observations are detailed in the appended QTRA Survey Schedule (appendix 1) along with QTRA Risk Index of each tree with hazards present. (please refer to Table 1, on the previous page, with regard to advisory tree risk thresholds).
- 4.0.4 Tree work recommendations to mitigate Risk of Harm have been summarised below and a colour system has been used to illustrate priority timescales. Orange is used to indicate works that require completion within 6 months of receipt of the report. Yellow depicts works within 12 months and Green, trees that need monitoring annually or require no imminent works. Images of trees requiring work can be found in appendix 3.

Table 1: Trees and management recommendations which should be completed within 0-6 months of the cover date.

Tree ID	Common Name	Notes & Remedial Action Required
T12	Weeping Ash See plate 1 & 2	This is a dying tree in advanced state of decline. It has a history of limb and branch failures. Percussion test indicates significant basal/stem decay. There is an increasing risk of stem failure. Recommend tree to be felled/removed within 6 months.
T31	Common Ash See plate 3	This tree has Ash Dieback and is in an advanced state of decline. There is large deadwood throughout the crown and has multiple targets inclusive of adjacent road and footpath. Recommend tree to be felled/removed within 6 months.

Table 2: Trees and management recommendations which should be completed within 0-12 months of the cover date.

Tree ID	Common Name	Notes & Remedial Action Required
T11	Elm See plate 4	Dead Tree – Dutch Elm Disease. Percussion test indicates that there is some stem decay. There is a history of snapped out branches. Crown overhangs 3 rd party land. Recommend tree to be felled/removed within 12 months.

Tree ID	Common Name	Notes & Remedial Action Required
T19	Horse Chestnut See plate 5 & 6	Large overextending hazard beam limb in lower crown overhanging garden. Helical wounds present. At risk of torsional delamination and failure. Recommend reduction of end weight of limb by 5m within 12 months.
T22	Sycamore See plate 7 & 8	Large stem wound on northeast side from base to 2.5m - 45% of circumference - exposing heartwood - percussion test indicates significant decay. Recommend tree to be felled/removed within 12 months.
T26	Sycamore See plate 9, 10 & 11	Large stem wound on northwest side from base to 1.25m - exposing heartwood approx. 25% stem circumference. x3 large limb loss wounds below 5m - x1 with significant exudation/bacterial wetwood. Large amount of degraded fungal fruiting bodies at base of stem wound. Recommend tree to be felled/removed within 12 months.
T33	Sycamore See plate 12 & 13	Imbalanced asymmetric crown with weight bias to south. Large deadwood in upper centre of crown approx. diameter of 160mm. Recommend deadwood to be removed within 12 months.

Table 3: Trees with management recommendations which should be completed within 12 months of the cover date.

Tree ID	Common Name	Notes & Remedial Action Required
T5	Common Ash	Ash Dieback present – Reduced vitality, contorted peripheral growth & rachis retained. Recommend annual monitoring to monitor potential decline.
T34	Lawsons Cypress	Dead tree. Structurally sound. No imminent risk of failure. Recommend tree to be felled/removed if and when funds are available - Advisory

4.0.5 All tree work should be undertaken in accordance with British Standard BS 3998:2010, Recommendations for tree work. All arising's should be removed and the site is to be left as found. Care should be taken of the ground around retained trees to ensure that it does not become compacted as a result of tree surgery operations. No equipment or vehicles such as timber Lorries, tractors, excavators or cranes should be parked or driven beneath the crowns of any retained trees without sufficient ground protection to prevent subsequent soil compaction and root death.

4.0.6 It is recommended that all of the tree within falling distance of the of the Campion Drive are inspected on an annual basis and all of the other trees on site on a biennial basis.


Appendix One

Survey Data



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QTRA Survey Schedule								Page 1 of 4				PEARCE Arboricultural Consultants 			
Site		Flaxmoss House, Haslingden, BB4 4JA		Surveyor		Russell Pearce									
Client		Mr Mark Simpson		Survey Date		9th November 2023									
Brief		QTRA assessment of trees at Flaxmoss House		Viewing Conditions		Overcast with intermittant heavy showers									

Tree Number	Species	Age	Height (m)	Crown Spread (m)	Physiological Condition	Comments	Risk assessment description (target - part)	Target Occupancy	Size of Hazard	P.O.F	Reduced Mass (%)	Risk of Harm	Management Recommendation	Work Priority
T1	Sycamore (<i>Acer pseudoplatanus</i>)	Early Mature	13	11	Good	Roadside tree. Multiple small previously occluded stem wounds - percussion test indicates underlying wood is sound. Asymmetric crown with significant weight bias to south east. No significant defects noted.	Car park, Road, Footpath						No action required.	N/A
T2	European Lime (<i>Tilia x europaea</i>)	Early Mature	15	9	Good	Roadside tree. Open balanced crown. Dense basal epicormic growth limited inspection. Dense ivy covering stem and primary branch framework.	Road, Footpath, Driveway, Garden, Lamppost						Remove basal epicormics and ivy prior to next inspection.	N/A
T3	Elm (<i>Ulmus sp.</i>)	Early Mature	14	8	Good	Asymmetric imbalanced crown with significant weight bias to north - overhanging road. Codominant bifurcation at 4m. Partially occluded limb loss wound at 3m. Minor deadwood overhanging garden. No significant defects noted.	Road, Footpath, Driveway, Garden, Lamppost						No action required.	N/A
T4	Common Beech (<i>Fagus sylvatica</i>)	Early Mature	17	10	Good	Single stem straight to a height of 10m where there is a minor dogleg in stem. Minor crown asymmetry due to proximity of adjacent tree. 5 degree stem lean to west. No significant defects noted.	Road, Footpath, Driveway, Garden, Lamppost						No action required.	N/A
T5	Common Ash (<i>Fraxinus excelsior</i>)	Mature	18	10	Fair	Single straight stem to 11m. Bifurcation at 5m - 30cm diameter limb historically died back - decay cavity close to primary union - no targets. History of moderate limb failures with multiple branch loss wounds with some cavitation. Ash Dieback present: Reduced crown density/vitality. Contorted peripheral growth with reduced seasonal extension growth. Rachis retained.	Road, Footpath, Driveway, Garden, Lamppost, Utility lines - Limb/Branch failure	Vehicle (3) 470-48 @50kph (32mph)	Size(3) 250mm - 110mm dia.	PoF(4) 1/1K - 1/10K		1/5M	Monitor annually to assess potential decline.	Low

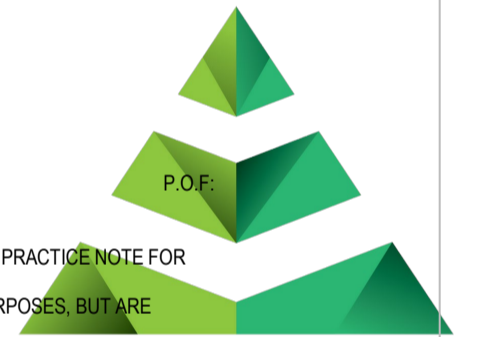
T6	European Lime (<i>Tilia x europaea</i>)	Early Mature	15	9	Good	Single straight stem. Dense basal epicormics and ivy limited inspection. Minor deadwood within crown. No significant defects noted.	Road, Footpath, Driveway, Garden, Lamppost, Utility lines							Advisory - Remove basal epicormics and ivy prior to next inspection.	N/A
T7	Sycamore (<i>Acer pseudoplatanus</i>)	Early Mature	12	7	Good	Very dense ivy covering stem and primary branch framework. Suppressed asymmetric imbalanced crown due to proximity of adjacent trees - weight bias to north.	Road, Footpath, Driveway, Garden, Lamppost, Utility lines							Advisory - Remove ivy prior to next inspection.	N/A
T8	Sycamore (<i>Acer pseudoplatanus</i>)	Mature	18	13	Good	Single straight stem. Very dense ivy covering stem and primary branch framework. No significant defects visible.	Road, Footpath, Driveway, Garden, Lamppost, Utility lines							Advisory - Remove ivy prior to next inspection.	N/A
T9	Common Holly (<i>Ilex aquifolium</i>)	Semi Mature	8	4	Fair	Heavily suppressed by adjacent trees. Overhanging 3rs party land.	Driveway							No action required.	N/A
T10	Common Ash (<i>Fraxinus excelsior</i>)	Mature	17	13	Fair	Codominant bifurcation at 4m. Minor crown asymmetry with weight bias to south east. Minor deadwood within crown. Ash Dieback present: Contorted peripheral growth. Tip Dieback.	Driveway, Dwelling, Access Road							Advisory - Monitor annually for decline.	N/A
T11	Elm (<i>Ulmus sp.</i>)	Dead	12	10	Dead	Dead tree - Ditch Elm disease. Percussion test indicates some basal decay. Multiple snapped out branches.	Driveway, Dwelling, Access Road - Whole tree (stem failure)	Occupation(3) 14 min/day - 2 min/day	Size(3) 250mm - 110mm dia.	PoF(2) 1/10 - 1/100		1/50K	Fell tree.	1 Year (Moderate)	
T12	Weeping Ash (<i>Fraxinus excelsior 'Pendula'</i>)	Over Mature	13	8	Dead/Dying	Dead/dying tree. History of multiple limb and branch failures. Percussion test indicates significant basal/stem decay. Live large basal growth.	Driveway, Dwelling, Access Road, Garden - Whole tree (stem failure)	Occupation(3) 14 min/day - 2 min/day	Size(1) > 450mm dia.	PoF(2) 1/10 - 1/100		1/4K	Fell tree.	6 Months (Moderate)	
T13	Wild Cherry (<i>Prunus avium</i>)	Mature	16	10	Good	Codominant bifurcation at 4m - Acute optimised included union. Slender stems. No significant defects noted.	Driveway, Dwelling, Access Road, Garden						No action required.	N/A	
T14	Sycamore (<i>Acer pseudoplatanus</i>)	Early Mature	14	12	Good	Codominant bifurcation at 3m. Open balanced crown. No defects noted.	Driveway, Dwelling, Access Road, Garden						No action required.	N/A	
T15	Common Beech (<i>Fagus sylvatica</i>)	Early Mature	14	9	Good	Single straight stem. Open balanced spreading crown. No defects noted.	Driveway, Dwelling, Access Road, Garden						No action required.	N/A	
T16	Sycamore (<i>Acer pseudoplatanus</i>)	Mature	22	11	Good	Codominant bifurcation at 4m. Minor crown asymmetry consistent with close proximity to tree that has been removed. No significant defects noted.	Dwelling, Garden, Pool						No action required.	N/A	
T17	Sycamore (<i>Acer pseudoplatanus</i>)	Early Mature	19	12	Fair	Open balanced crown. Patches of necrotic bark with Nectria cinnabarina present - No evidence of primary vector. Areas of missing bark - partially occluded - not significant at present.	Dwelling, Garden, Road						Advisory - Monitor bark necrosis biennially	N/A	

T18	Sycamore (<i>Acer pseudoplatanus</i>)	Early Mature	17	11	Good	Open balanced crown. No defects noted.	Dwelling, Garden						No action required.	N/A
T19	Horse Chestnut (<i>Aesculus hippocastanum</i>)	Mature	21	17	Good	Open balanced spreading crown. Multistemmed at 4m. Large overextending hazard beam limb with helical wounds in lower north west side of crown.	Dwelling, Garden - Large limb Failure	Occupation(2) 2.4 hours/day - 15 min/day	Size(1) > 450mm dia.	PoF(4) 1/1K - 1/10K		1/40K	Reduce end weight of limb by 5m.	1 Year (Moderate)
T20	European Lime (<i>Tilia x europaea</i>)	Mature	20	12	Good	Single stem. Open balanced crown. Minor deadwood within crown.	Dwelling, Garden						No action required.	N/A
T21	European Lime (<i>Tilia x europaea</i>)	Semi Mature	17	13	Good	Twinstemmed at base. Open balanced spreading crown. Dense vegetation and basal epicormics prevented full inspection.	Dwelling, Garden						Advisory - Remove basal epicormics and vegetation prior to next inspection.	N/A
T22	Sycamore (<i>Acer pseudoplatanus</i>)	Early Mature	16	10	Good	Large stem wound on north east side from base to 2.5m - 45% of circumference - exposing heartwood - percussion test indicates significant decay.	Dwelling, Driveway, Road	Occupation(2) 2.4 hours/day - 15 min/day	Size(1) > 450mm dia.	PoF(3) 1/100 - 1/1K		1/4K	Fell tree.	1 Year (Moderate)
T23	Elm (<i>Ulmus sp.</i>)	Mature	19	14	Good	Open balanced crown. Multiple minor partially occluded stem wounds. Large partially occluded pruning wound at 4m.	Road, Footpath, Dwelling, Driveway, Garden						No action required.	N/A
T24	Sycamore (<i>Acer pseudoplatanus</i>)	Early Mature	17	8	Good	Single straight stem + slightly suppressed with phototropic form. No significant defects noted.	Road, Footpath, Garden						No action required.	N/A
T25	Sycamore (<i>Acer pseudoplatanus</i>)	Early Mature	18	10	Good	Minor crown asymmetry due to proximity of adjacent tree. No significant defects noted.	Road, Footpath, Garden						No action required.	N/A
T26	Sycamore (<i>Acer pseudoplatanus</i>)	Mature	24	17	Good	Large stem wound on north west side from base to 1.25m - exposing heartwood approx 25% circ x3 large limb loss wounds below 5m - x1 with significant exudation/bacterial wetwood. Large amount of degraded fungal fruiting bodies at base of stem wound. Percussion test indicates significant stem and basal decay. Moderate deadwood throughout crown.	Road, Footpath, Garden - Whole tree (stem failure)	Vehicle(3) 470-48 @50kph (32mph)	Size(1) > 450mm dia.	PoF(3) 1/100 - 1/1K		1/40K	Fell tree.	1 Year
T27	Goat Willow (<i>Salix caprea</i>)	Mature	15	19	Good	Multistemmed at base with open balanced spreading crown. Minor deadwood throughout. No significant defects noted.	Garden						No action required.	N/A
T28	Wild Cherry (<i>Prunus avium</i>)	Semi Mature	7	7	Good	x2 trees - suppressed by adjacent trees. Minor deadwood throughout crowns. No significant defects noted.	Garden						No action required.	N/A

T29	Common Ash (<i>Fraxinus excelsior</i>)	Early Mature	18	10	Good	Contorted peripheral growth - early colonisation of Ash Dieback.	Road, Footpath, Driveway, Garden						No action required.	N/A
T30	Sycamore (<i>Acer pseudoplatanus</i>)	Early Mature	14	9	Good	Trifurcated at 2m - historically topped at 2m - slender stems distally. No significant defects noted.	Road, Footpath, Driveway, Garden, Lamppost						No action required.	N/A
T31	Common Ash (<i>Fraxinus excelsior</i>)	Mature	15	13	Poor	ADB present - terminal decline Large deadwood throughout crown - overhanging road and footpath.	Road, Footpath, Driveway, Garden, Lamppost - Large limb/branch Failure	Vehicle(3) 470 - 48 @ 50kph (32mph)	Size(2) 450mm - 260mm dia.	PoF(2) 1/10 - 1/100		1/10K	Fell tree.	6 Months
T32	Sycamore (<i>Acer pseudoplatanus</i>)	Early Mature	16	8	Good	Single straight stem. Small crown No significant defects noted.	Road, Footpath, Driveway, Garden, Lamppost						No action required.	N/A
T33	Sycamore (<i>Acer pseudoplatanus</i>)	Early Mature	18	10	Good	Imbalanced asymmetric crown with weight bias to south. Large deadwood in upper centre of crown approx dia of 160mm.	Road, Footpath, Driveway, Garden, Lamppost - Large dead branch failure	Occupation(3) 14 min/day - 2 min/day	Size(3) 250mm - 110mm dia.	PoF(2) 1/10 - 1/100		1/50K	Remove deadwood	1 Year
T34	Lawson Cypress (<i>Chamaecyparis lawsoniana</i>)	Dead	10	4	Poor	Dead tree - Good structural condition.	Driveway - Whole tree (stem failure)	Occupation(3) 14 min/day - 2 min/day	Size(2) 450mm - 260mm dia.	PoF(6) 1/100K - 1/1M		1/100M	Fell tree.	3 Years
T35	Mixed Conifer (<i>Mixed Conifer</i>)	Semi Mature	7	3	Good	x2 small trees. No defects noted.	Driveway						No action required.	N/A

TREE NUMBER:
SPECIES:
AGE:
HEIGHT:
CROWN SPREAD:
PHYSIOLOGICAL CONDITION:
TARGET RANGE:
SIZE OF HAZARD:
REDUCED MASS (%)
RISK OF HARM:
WORK PRIORITY:

TREE/GROUP REFERENCE NUMBER. REFER TO PLAN OR NUMBERED TAGS WHERE APPLICABLE
COMMON NAME & LATIN NAME
Y = YOUNG, SM = SEMI MATURE, EM = EARLY MATURE, M = MATURE, PM = POST MATURE
APPROXIMATELY 80% OF TREES ARE MEASURED USING AN ELECTRONIC CLINOMETER AND THE REMAINDER ESTIMATED AGAINST THE MEASURED TREES STEM DIAMETER MEASURED OR ESTIMATED AT A HEIGHT OF APPROXIMATELY 1.3 METRES
MEASURED OR ESTIMATED DIAMETER OF CROWN(S) AT THE WIDEST POINT
A MEASURE OF PHYSIOLOGICAL CONDITION WHEREBY D = DEAD, MD = MORIBUND, P = POOR, M = MODERATE, G = GOOD
HIGHEST VALUE TARGET THAT THE MOST SIGNIFICANT PART LIKELY TO FAIL COULD STRIKE. RANGES 1-6. 1 = HIGH, 6 = LOW VALUE/OCCUPANCY
DESCRIPTION OF PART IDENTIFIED AS MOST LIKELY TO FAIL AND ASSOCIATED TARGET, ASSESSED IN ACCORDANCE WITH QTRA SYSTEM SIZE CATEGORY OF MOST SIGNIFICANT PART CONSIDERED LIKELY TO FAIL. - RANGES 1-4 WHEREBY 1 = LARGE, 4 = SMALL, P = PROPERTY
PROBABILITY OF FAILURE WITHIN 12 MONTHS. RANGES 1-7. 1 = HIGH, 7 = LOW
WHERE THE MASS OF A TREE OR BRANCH IS REDUCED BY DEGRADATION THE RISK INDEX IS MULTIPLIED TO REFLECT THE PERCENTAGE OF MASS REDUCTION
E.G. RoH 1/50,000 = RISK OF SIGNIFICANT HARM 1 IN 50,000. AN ADDITIONAL FIGURE, IN BRACKETS, MAY BE SUFFIXED 'T' REPRESENTING THE RATE OF MULTIPLE OCCUPATION OVER THE YEAR, E.G. 10(10T) REPRESENTS A RISK OF HARM 1/10,000 TO 10 OCCUPANTS OR AN EQUIVALENT MONETARY VALUE. SEE QTRA PRACTICE NOTE FOR MORE INFORMATION REGARDING COLOURS USED TO SIGNIFY RISK INDEX
H (HIGH) = TREE WORKS TO BE GIVEN IMMEDIATE CONSIDERATION. M (MODERATE) = TREE WORKS TO BE CARRIED OUT WITHIN 12 MONTHS OF SURVEY (TIMING MAY BE SPECIFIED IN MANAGEMENT RECOMMENDATIONS). L (LOW) = TREE WORKS THAT ARE NOT CONSIDERED ESSENTIAL FOR RISK MANAGEMENT PURPOSES, BUT ARE RECOMMENDED IN ACCORDANCE WITH PRUDENT ARBORICULTURAL MANAGEMENT (TO BE REVIEWED IN 12 MONTHS, OR SPECIFIED TIME, IF APPLICABLE). N/A = NOT APPLICABLE



Appendix Two

Site Plan



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G = Group of Trees

Map data ©2023 Google

Mark Simpson
 Flax Moss House,
 Campion Drive,
 Haslingden,
 Rossendale,
 BB4 4JA

TREE SURVEY PLAN

-  (Red) = Group with Risk of Harm of 1/1,000 or greater
-  (Orange) = Group with Risk of Harm between 1/1,000 and 1/10,000
-  (Yellow) = Group with Risk of Harm between 1/10,000 and 1/1,000,000
-  (Green) = Group with Risk of Harm less than 1/1,000,000

* See QTRA Methodology Overview and Application in Management Decisions Section of Report for details regarding Risk of Harm

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Appendix Three

Tree Images



Plate 1 & 2 – T12 Elm



Plate 3 – T31 – Common Ash



Plate 4 – T11 - Elm



Plate 5 – T19 – Horse Chestnut



Plate 6 – T19 – Horse Chestnut



Plate 7 & 8 - T22 - Sycamore



Plate 9, 10 & 11 - T26 - Sycamore



Plate 12 & 13 - T33 - Sycamore