

Arboricultural Report

Subsidence Damage Investigation

Summary of site visit to assess completed vegetation management

83 Yew Tree Cottages
Midgley, Luddendenfoot
Halifax
West Yorkshire
HX2 6UG



CLIENT:	Claims Consortium Group
CLIENT REF:	620917
MWA REF:	SUB210408-8758
MWA CONSULTANT:	John Graham B.Sc. Hons PhD
REPORT DATE:	22/08/2023

Summary

Following further instructions to visit site to assess the tree works carried out to date, the property was visited on 25/07/2023.

Our initial visit recommendations were: removal of SG1, S1, H1 and management of T1.

Our recent visit established that the majority of the works at No. 86 Towngate have been completed.

All of SG1, H1 and T2 have been removed. S1 remains at reduced size and T1 has undergone minor crown thinning.

See Table 1 below for more details.

Table 1 Current Claim - Tree Details & Recommendations

Tree No.	Species	Ht (m)	Dia (mm)	Crown Spread (m)	Dist. to building (m)	Age Classification	Ownership
T1	Sycamore	20	750 *	20 *	14	Similar Age to Property	Third Party 82 Yew Tree Cottages HX2 6UG
Management history		No significant recent management noted.					
Recommendation		Crown reduce by 2.0m (linear reduction) all round and prune on a triennial cycle to maintain broadly at reduced dimensions.					
Works completed to date		Has recently been crown thinned by ~20%.					
S1	Photinia	1.5 *	20 Ms *	1 *	1 *	Younger than Property	Third Party 86 Towngate HX2 6UE
Management history		Subject to past management/pruning.					
Recommendation		Remove (fell) to near ground level and treat stump to inhibit regrowth.					
Works completed to date		No recent works.					
SG1	Mixed species including laurel, sycamore, and holly	2 *	20 Ms *	1.5 *	0.5 *	Younger than Property	Third Party 86 Towngate HX2 6UE
Management history		Subject to past management/pruning					
Recommendation		Remove (fell) to near ground level and treat stump to inhibit regrowth.					
Works completed to date		The whole group appears to have been removed.					
H1	Cypress	2.5 *	50 Ms *	1 *	1 *	Younger than Property	Third Party 86 Towngate HX2 6UE
Management history		Subject to past management/pruning					
Recommendation		Remove (fell) all stems within 4.0m of the building. Maintain retained elements at no more than current dimensions.					
Works completed to date		Has been removed.					

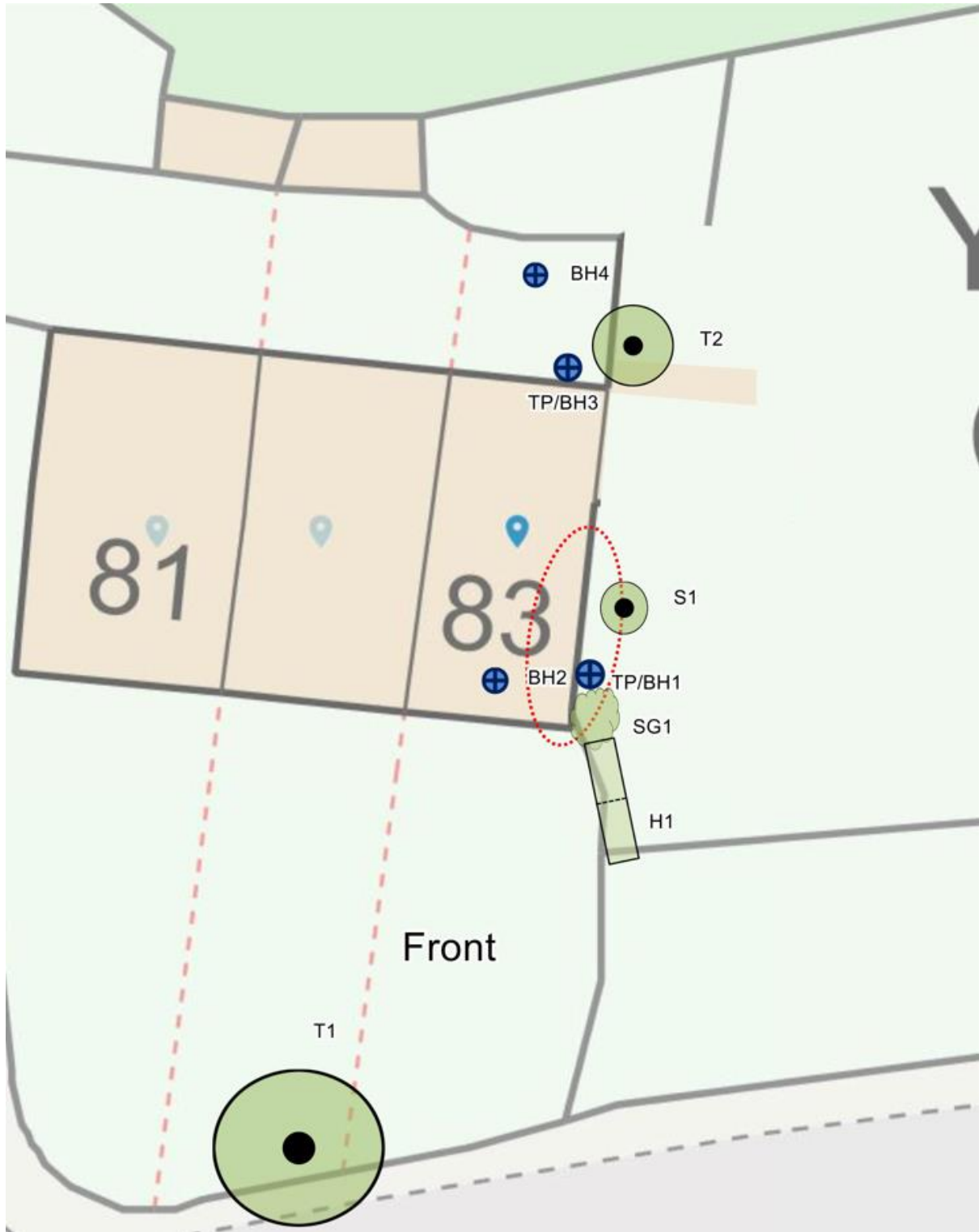
Ms: multi-stemmed * Estimated value

Table 2 **Future Risk - Tree Details & Recommendations**

Tree No.	Species	Ht (m)	Dia (mm)	Crown Spread (m)	Dist. to building (m)	Age Classification	Ownership
T2	Willow	3 *	100 Ms *	3	1.5	Younger than Property	Third Party 86 Towngate HX2 6UE
Management history		Recently reduced/pruned.					
Recommendation		Remove (fell) to near ground level and treat stump to inhibit regrowth.					
Works completed to date		Appears to have been removed.					

Ms: multi-stemmed * Estimated value

Site Plan



Plan not to scale – indicative only



Approximate areas of damage