

TREE SURVEY & REPORT

For

21 Botsworth Green

Milnrow

OL16 3PJ

TREE SURVEY / SCHEDULE AND REPORT

Date: 04/02/2024

Location: 21 Botesworth Green, Milnrow OL16 3PJ

Order: Land off Charles Lane Milnrow, Sycamore T5 TPO 137

The following report was compiled by Mr S Patrick, an Arborist with over 20 years experience and having a BTEC 3 qualification in Arboriculture, triple distinction who has worked for the general public, National Trust (Craggside), English Heritage and private estates.

The report has been requested by the residence of 21 Botesworth Green.

The tree survey carried out was designed to gather information on the age, condition, species, type and size of the trees behind the boundary of property. The survey is for the residents who wishes to carry out works to the trees.

However, the survey allows the owner to monitor the general health of the tree population and identify any possibly dangerous trees. Also allowing to plan for ongoing maintenance which may be needed to prevent failure of trees.

The results of the survey allow the owner to plan and budget for a cost-effective work programme over a 2 year period should permission to work on the trees be granted.

The owner holds a responsibility to carry out such surveys as a duty of care. This would avoid any potential future claims of negligence against them should a hazardous or a potentially dangerous tree be identified.

Tree reports assess a range of risks represented by a tree and also investigate any specified defect. It will cover from the roots upwards, paying particular attention to any mechanical defects or signs of decay. The report will also recommend any remedial action (see Tree Schedule below).

Proposed Tree Schedule of Works!

TREE NO.	SPECIES	D.B.H (CM)	HEIGHT (M)	AGE	CATEGORY BS 5837	RECOMMENDATION
T5	Acer psudoplatanus (Sycamore)	30	10	MA	MS HHH C2	Option 1 Pollard to just above included union of 3 main stems to reduce the weight and the risk of failure. Also to gain light for the residents and maintain tree cover in the area. Option 2 Reduce canopy to previous cuts. Option 3 Remove by section down and replant with 2 x heavy standard suitable native trees e.g. Rowan or Hawthorn

Glossary of Terms.

Y Young, SM Semi mature, MA Mature

SS Single Stem, TS Twin stem, MS Multi Stem

Crown, Stem, and overall Health of the tree are noted as:

P Poor, R Reasonable, H Healthy

Quality: A High, B Moderate, C Low. sub category 1, mainly arboricultural value. 2 mainly landscape value.

Example SS HRH M1 (single stem Healthy crown, reasonable stem, Healthy overall, moderate arboriculture value.

Assessment

The Sycamore is located on a verge of a public footpath and at the rear boundary of 21 Botesworth Green. On the opposite side of the public footpath an industrial unit PN Daley Ltd is sited.

It is evident that trees along this public footpath have been worked before. However it is not certain who's responsibility it is to maintain this area. The residents of 21 Botesworth have tried to contact Persimmon homes who built their property to see if they owned the land, they also contacted the industrial site, both avenues of inquiry failed to get an answer. It is thought that the council (Highways) could be responsible for the upkeep of the public footpath, as work to TPO trees along the footpath have been granted before.

The Sycamore tree has a TPO on it therefore the local authority do have some responsibility for it, and have granted permissions in the past.

The tree is a mature 3 stemmed Sycamore in good health. However a significant fault on the main scaffold limb facing 21 Botesworth Green needs to be mentioned. The included bark union of the 3 main stems shows signs of weakness and risk of failure. Typically the debris and ingress of rainfall to the included bark union can be seen by the damp and moss growth on the limb.

The previous work to reduce the canopy has sprouted back well creating a full canopy, which again needs similar work to help the problem of shading out the nearest properties.

The basal area is good showing no sign of rot or heave. There are a number of saplings and a reasonable Hawthorn tree beginning to establish in the immediate basal area.

Reasons for Work

The residents of 21 Botesworth Green become shaded out when the tree is in full leaf; they would need to apply numerous times to the local authority every time for work to be granted. Their amenity value is reduced by the tree, they understand the local amenity value and continued tree cover in the area is important.

A hazard and risk of a scaffold limb failure due to an unstable included bark union must be addressed. It is negligent to do nothing in particular as the tree is next to residential properties and a public footpath. There are a number of options that can be taken:

Option 1

Pollard to just above the union would result in retaining the tree and letting new growth sprout, which can then be maintained at a reasonable height so as not to be a risk.

Option 2

Reduce the canopy again back to old cuts. This would help reduce the shading but would not reduce the risk of limb failure at the included bark union.

Option 3

Remove the tree by section down, and replant with 2 x Heavy Standard native trees more suitable in height and shape. This option takes away the risk and the shading, plus eliminates the continuing application process and work load on the Local authority.

Future Observations

Trees grow and can develop weaknesses, the climate is changing and many factors that affect trees are rarely static. An Arborist should undertake regular inspections so that changes in the trees can be monitored and management implemented, thus ensuring the maintenance and preservation of trees continues.

Conclusion

The recommendation is for option 3 above. The mentioned works in the tree schedule be maintained through good practice and any surgery completed to BS3998, 2010.

The owner of the property and the local authority placed TPO have a responsibility and duty of care for the upkeep of the curtilage. The maintenance of trees will aid the retention of the trees and amenity value in the area.





T5 Showing included bark union

