

Treesure
The Old Chapel
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Puddington
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info@treesure.co.uk



Date: 19.06.23

Dear Huma Tariq,

Re: Report on a tree for No 33 Fisherfield (located in the neighbouring garden of 35 Fisherfield, Rochdale OL12 7QW)

Further to your instructions dated 09.06.2023 to carry out a tree survey and make recommendations in respect of vegetation at the above property; please find enclosed our Preliminary Arboricultural Report.

We emphasise that the tree was visually assessed from the ground.

The American beech tree (T1) is located within the west hedge boundary line at number 35 Fisherfield, Rochdale. (11.6 metres from the house). There is a cavity from a past lower limb removal. The cavity is shallow with no decay evident. There are no surface roots evident on the lawn.

The tree is within influencing distance of the property, however, the local geography, geology, soil characteristics and climate are all conducive to stable soil conditions and persistent soil moisture deficits are not anticipated. Therefore, the soil does not constitute a risk to the property.

Future pruning works to maintain size and shape of the tree are recommended, however, there is no arboricultural reason to withhold insurance cover or not to grant a mortgage on this property.

We draw to your attention the limitations of this service that are contained within this report.

Yours sincerely

Guy Smallthwaite (BA Hons, FdSc Arb, M Arbor A)

LIMITATION OF SERVICE

Unless specifically instructed in writing this survey undertaken in relation to this mortgage application and mortgage insurance assessment (or any other survey) is a preliminary one in respect of the trees, soils and any other factors. The surveyor has not taken soil or root samples for analysis and all inspections shall be done from ground level, i.e., the tree(s) were not climbed. No reliance shall be placed on any comment(s) the surveyor may have made in respect of the structural integrity of any main structure or drainage system located on the premises to which this survey and report relates. You are advised that where man-made structures are involved you may need to obtain structural engineering and / or geotechnical advice

PRELIMINARY ARBORICULTURAL REPORT

Client details: Huma Tariq

Survey address: 33 Fisherfield, Rochdale OL12 7QW

Survey carried out by: Guy Smallthwaite	Date: 15/ 06 / 2023
Treesure has carried out an Arboricultural survey with regard to vegetation growing on or near the risk address. This report has been prepared on an independent basis following instruction from Huma Tariq.	

Summary

In relation to the details provided and the Arboricultural survey, we have as follows:

RECOMMENDATIONS

Tree No.	Species	Recommendation	Category
T1	American Beech	It is recommended that the tree has a crown reduction of 20% (approximately 3m) and a crown thin of 15%. The tree is protected by a Tree Preservation Order number 160 1997. Any tree works would require an application to Rochdale Council.	2

Category 1 = Health and safety or assessed high risk of causing or contributing to subsidence, this work must be undertaken.
Category 2 = Other reasons of a lesser significance, such as prudent Arboricultural management, rectification of structural defect, highway / footpath clearance, pests & diseases, etc.

REPORT

Subsidence Risk

We are advised that the property was constructed in approximately 1980's and is a two - bedroom semi - detached house. We have no information as to the structural integrity of either the main structure or the drainage system.

Drainage

The majority of the root system of any tree is in the surface 600mm of soil extending radially in any direction. Where sewers are deep the only roots present, if any, are anchor roots and these can co-exist with intact sewer pipes. Inspection of drains with cameras shows that many old clay drains have a variety of defects such as displaced joints, circumferential and longitudinal cracking. These defects can be present on any soil regardless of the proximity of trees. Their existence does not indicate that a tree has caused the defect, even if a root has grown through a crack. If the system is sound, roots have little capacity to enter or damage drainage systems. A drainage expert can provide any further specialist advice.

If you, or your advisors have any information to suggest that the property has or is suffering from any structural defect, you should (a) release the information to us, and (b) seek the advice of a structural engineer, if you have not already done so.

The Soil

The soil on site was assessed to a depth of 1200mm, in two locations (see Location Plan 1, Fig 2) using a manually operated soil auger. This revealed a moist clay loam to 300mm, overlying sandy clay to 1200mm. This soil is likely to be free draining, allowing rapid rehydration of the clay component. The local geography, geology, soil characteristics and climate are all conducive to stable soil conditions and persistent soil moisture deficits are not anticipated.

These findings concur with The British Geological Survey website which describes the soil as:

Woodhead Hill Rock - Sandstone. Sedimentary bedrock formed between 319 and 318 million years ago during the Carboniferous period.

Statutory Tree Protection

Rochdale Borough Council (development.management@rochdale.gov.uk) provided the following information.

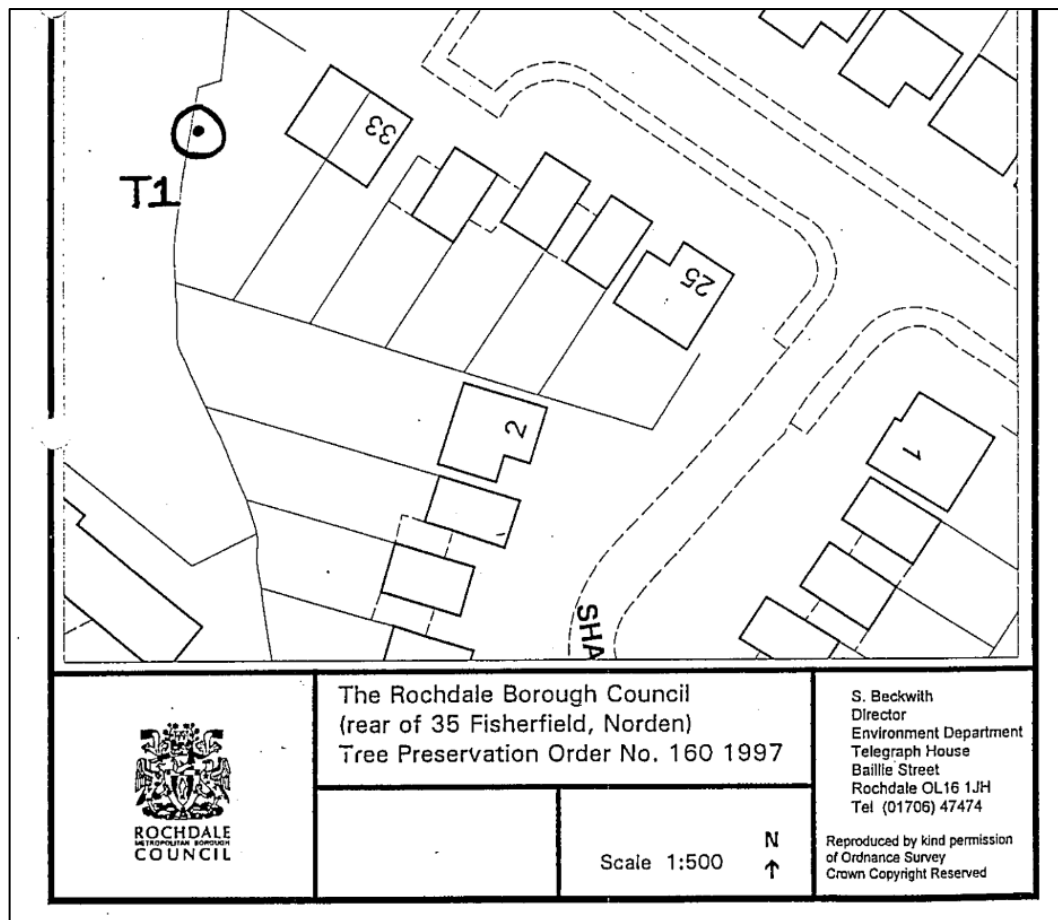


Fig 1. Document provided by Rochdale Borough Council indicating T1 and Tree Preservation Order number 160 1997.

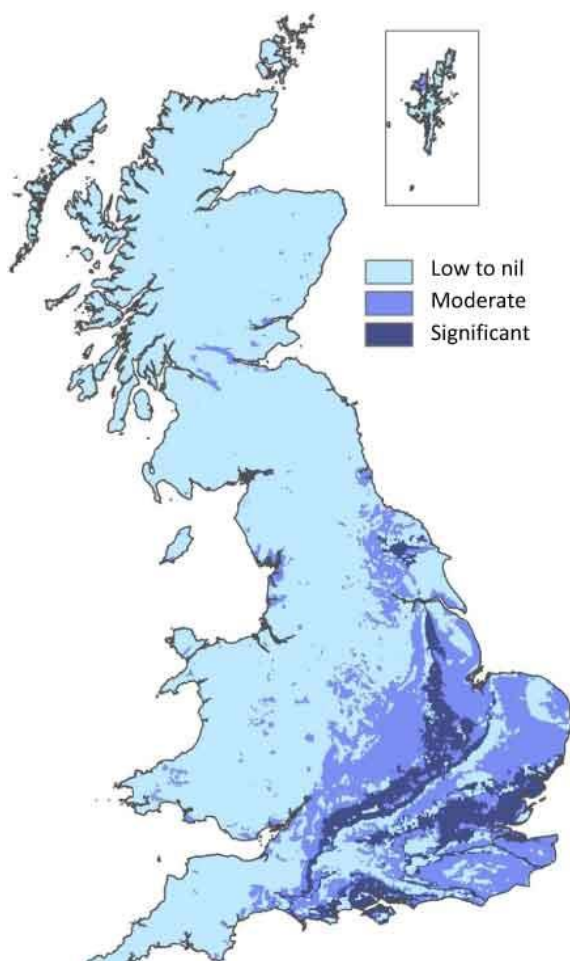


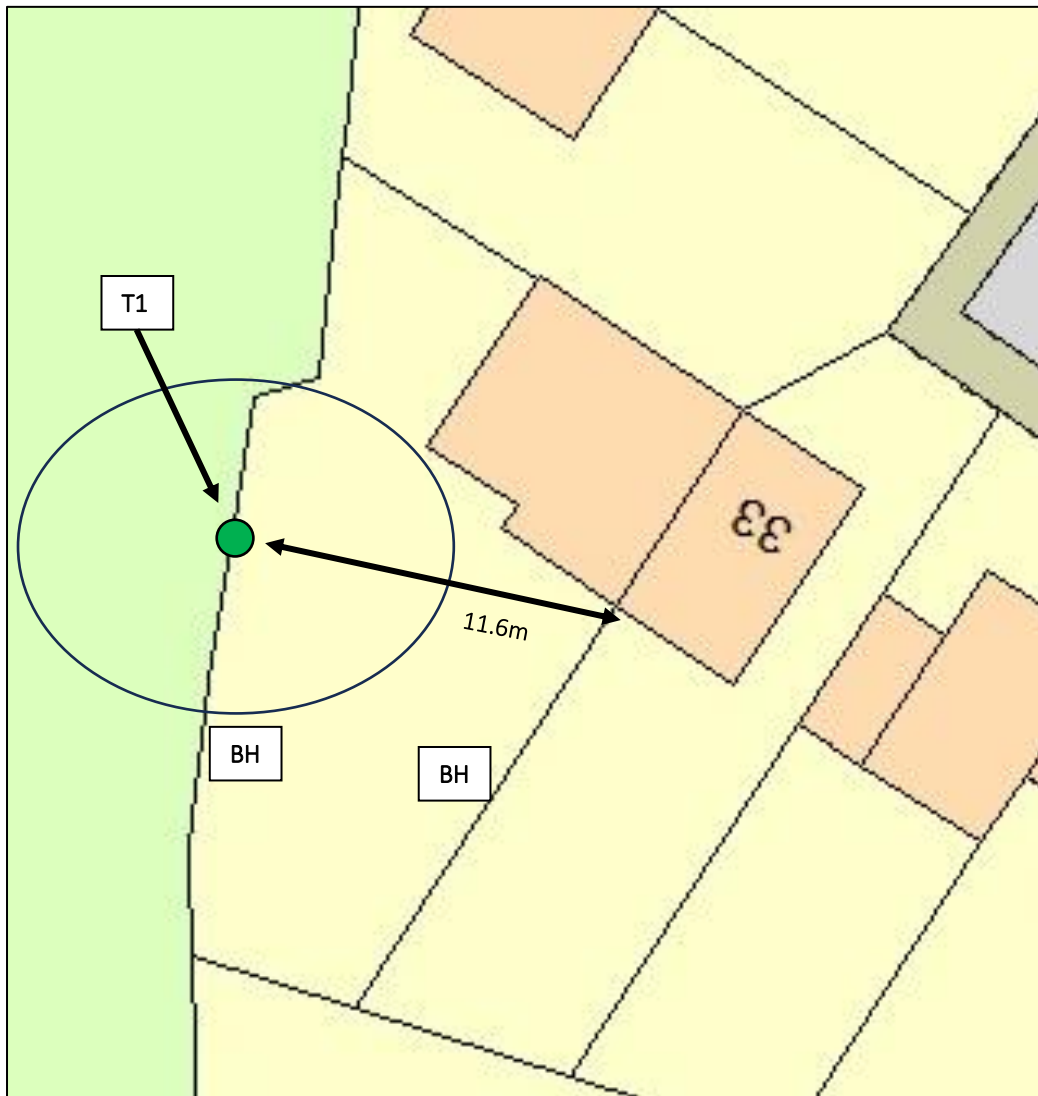
Fig 2. Swell/Shrink potential of soil within the UK. British Geological Survey. (National Environment Research Council)

Tree Survey

Age Range	Y-Young / EM -Early Mature / M -Mature / FM -Fully Mature / OM -Over Mature
Condition	B – Form & Health Acceptable/ C – Form & Health Unacceptable/ D – Dead, Dying or Dangerous
Height / Crown Spread / Dimensions	Estimated Measurement
Ownership	(O) Within property boundary / (3) 3rd Party / (LA) Local Authority / (U) Unknown

The tree has been assessed from ground level and the information is as follows:

Tree No.	Species	Age Range	Cond.	Height (m)	Crown Spread (m)	Diameter (mm)	Dist.to Structure (m)	Ownership
T1	American Beech <i>Fagus grandifolia</i>	M	B	11.6m	N 7 S 8.5 E 7.9 W 8.5	1223 mm	11.6m (House)	3
Comments and description: A large mature beech tree located on the north boundary hedge line of number 35 Fisherfield. There are 2 cavities evident, one at approximately 3 metres and another in a major limb at 5 metres. Both are shallow with no signs of decay. The trunk was struck by a sounding hammer and there were no audible signs of decay. The tree is well- balanced with a broad and dense crown.								
Tree work: It is recommended that the tree has a crown reduction of 20% and a crown thin of 15% to maintain the size and shape of the tree and lessen the risk of failure.								



Title: Location Plan (Fig 3) Client: HumaTariq	Scale: NTS T1 American Beech BH = Bore Hole Date: 15/06/2023	Address: 33 Fisherfield, Rochdale OL12 OL12 7QW
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Plate 1. T1 – large beech tree located in north boundary hedge line of number 35 Fisherfield.



Plate 2. A large cavity at 3 metres which is shallow with no signs of decay.



Plate 3. A borehole indicating that the soil is dark and loamy, well-draining and has very low clay content.



Fig 4. Aerial image of 33 Fisherfield, Rochdale.