



Tree Condition Survey

AT 70 BOLTON ROAD, OLDHAM
FOR EJAZ SHAH

Undertaken by Hugh Wilson MSc BSc M.Arbor A



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1 BRIEF and METHODOLOGY

1.1 Brief: I have been instructed to carry out a tree condition survey at a property: 70 Bolton Road, Oldham, OL11 4NX and to provide a report into the potential for a single tree to be doing damage to the property itself as well as a condition survey of the tree. Details of recommended resurvey dates are also to be provided.

1.2 Qualifications and experience: This report is based on my site observations and the provided information, and I have come to conclusions in the light of my experience. I have experience and qualifications in arboriculture and can provide a list of these details upon request.

1.3 Scope of this report: This report includes an assessment of a single mature tree at the property. No other vegetation or trees were surveyed.

1.4 Purpose of the report: To identify hazards posed by the single tree and determine whether it is likely to be causing damage to the building and adjacent structures.

1.5 Caveats: This report is a snapshot of the health of the tree in question. Certain seasonal problems may not have been evident at the time of survey. This may include fungal fruiting bodies not being present in Spring/Summer or disease of foliage showing in Autumn/Winter.

All my observations were from ground level without detailed investigations. Aerial tree inspection, invasive procedures and sub-soil investigations are outside the scope of the report. Should further assessment involving any of these be required it will be highlighted in the report.

If a storm or other weather phenomenon occurs in between survey intervals an ad-hoc survey will be required to quantify any damage caused and increase in hazard potential.

All observations and recommendations are made as an arboriculturalist and not as any other professional, such as structural engineer, meaning that any details relating to other areas of expertise are only made as, at best, probabilities rather than definites.



2 SURVEY DATE DETAILS

2.1 The survey was undertaken on: 18/11/22

2.2 Weather conditions during the survey were: Overcast, no precipitation, force 3-4 wind, 10°C

2.3 Limitation of access on site: There were no inaccessible areas at this property

3 TREE HAZARD SURVEY DETAILS

3.1 Tree details:

Species: Sycamore

Maturity: Mature

Height: 16.5m

Stem diameter: 760mm

Physical condition: Fair

Observations:

Ivy covered lower stem and crown. Single stem becomes twin leader from 2.5m. Spreading full crown with no sign of dieback or disease and no significant observed decay.

Buttress roots are lifting adjacent concrete flag stones by up to 200mm with significant cracking evident immediately adjacent to the tree. Recent and historic repairs of this area are evident.

Stone/concrete steps at 3.4m from trunk of tree show signs of recent repairs where cracks have been filled.

Brick wall at 5m from trunk has cracked/lost mortar in several locations and the top surface, where a large drain is present, shows signs of movement with a distinct slope formed from the central point in line with the drain.

Owner/landlord described that a recent drain blockage, in the above-mentioned drain, was found to be caused by a mass of roots. As there is no other significant vegetation near to the drain these are most probably roots of this tree.

Recommendations:

Fell tree to as low as reasonably practicable. Grind stump to below ground level. Plant up to 4 trees elsewhere on property away from the position of this tree, either within the existing line of trees at the garden boundary or within the lawn area opposite. Recommended species would include whitebeam (*Sorbus aria*), yew, (*Taxus baccata*), common holly (*Ilex aquifolium*) and rowan (*Sorbus aucuparia*).

4 RECOMMENDATIONS AND REASONING

4.1 The subject tree of this report is a mature, and healthy specimen of its species. It has no observable major health defects and no significant structural defects.

4.2 The tree is causing movement/damage of paving slabs immediately adjacent to the tree, this can be seen in photo 1 below:



Photo 1 – Lifting of slabs adjacent to trunk, cracked mortar, uneven surfaces

4.3 This damage has been repaired at least once in the movement and further damage has occurred that appears to be newer .

4.4 There is also damage to the closest adjacent solid structures of the stairs and the brick wall surrounding the drain. Again, this has been repaired in the past as well as other areas still showing obvious damage/movement. See photos 2-5:



Photo 2: Repairs to edge of steps



Photo 3: Crack in edge of steps



Photo 4: Repairs to brickwork adjacent to drain



Photo 5: Existing cracks in brickwork

4.5 Photo 6 shows the tree in context with the adjacent structures, showing that there is a lack of any other vegetation nearby, beyond that of grass and a privet hedge at approximately 8-10m from the structures. Although I cannot say for absolutely certain that the tree is the cause of the movement/cracking of the structures it is highly probable that it is most significant cause. This is based on the evidence shown that the tree is moving paving and slabs immediately adjacent to it and growing significant roots into the adjacent drain at a distance of 4-5m from the stem. A copy of a receipt in appendices shows the removal of these roots earlier this year.



Photo 6: Tree in wider context garden setting.

4.6 I have recommended that the tree be felled and replaced with suitable planted trees due to likelihood of the issues with the drains being repeated, as well as future and expanded damage to the structures described being likely also.

4.7 Reduction of the crown or even pollarding the tree is unlikely to stop the significant root growth that is the likely cause of the issues. The tree is in fair health and is showing no signs of decline meaning it is likely to continue to grow, above and below ground.

4.8 In short if the tree is left in situ then the problems caused with drainage and structural damage are most likely to continue and/or worsen, if the tree is pruned the problems will not be stopped or retarded significantly due to the vigorous nature of the species, and the tree is likely to continue to grow and expand its presence for decades to come. By removing the tree at the earliest opportunity and planting more suitable replacements then a more mature replacement



can be realised sooner rather than waiting until a later point to come to the same conclusion/recommendation.

4.9 The tree in question is covered by a tree preservation order and as a result an application must be made and permission obtained from the local authority prior to undertaking any work.

4.10 All tree works should be undertaken by a suitably qualified, insured and experience arborist working to the recommendations set out in British Standard 3998:2010.

Hugh Wilson

Hugh Wilson MSc BSc M.Arbor A.
Director



5 APPENDICES

APPENDIX 1

Brief qualifications and experience of Hugh Wilson

1. Qualifications
 - a. MSc Forest Ecology and Management – University of Edinburgh
 - b. BSc (hons 2:1) Environmental Science – University of Nottingham
 - c. Professional Tree Inspection – Arboricultural Association/Lantra
2. Practical experience
 - a. Southwick Arboriculture Ltd: Tree care operative
 - b. Marishal Thompson Ltd: Tree Surveyor/Assistant Arboriculturalist
 - c. ADAS Ltd: Vegetation Management/Wayleave Surveyor
 - d. Forest & Tree Consulting Ltd: Director/Principle Consultant
3. Continuing Professional development:

Forest & Tree Consulting Ltd is committed to continuing professional development to ensure all staff continue to learn and develop throughout their careers, so they keep their skills and knowledge up to date and are able to work safely, legally and effectively.

Sample of the seminars and conferences attended:

 - Practitioners guide to Visual Tree Assessment
 - Arboriculture Association conference 'New Horizons in Arboriculture'
 - Visual Tree Assessment, Tree Safety Diagnosis and Failure Analysis seminar by Dr. Claus Mattheck
 - The Institute of Chartered Foresters' conference Trees, People & the Built Environment
4. Membership of professional bodies:
 - a. Professional member of the Arboricultural Association
 - b. Associate member of the Institute of Chartered Foresters
 - c. Member of the Royal Forestry Society
 - d. Member of the Royal Scottish Forestry Society



APPENDIX 2

Copy of receipt relating to blocked drain and removal of roots found

DRAIN SERVICES

Tel: 0800 0855 882

Ticket Description RECAPT. Ticket No.

Day MONDAY Date 24-10-22 Order No. VBN30L

Customer Name, Address and Contact Tel. No.

Site Address, Contact Name and Tel. No.

TO BOLTON RD.
ROCADALLE
OL11 4NX

Job Description BLOCKAGE Vehicle Used DIG 26 Operator DM

CALL OUT TO UNBLOCK
FOUL SYSTEM .
TO REMOVE ROOTS FROM
SYSTEM .

Time Left Depot.....

Time Arrived Back at Depot.....

Time On Site.....

Time Left Site.....

CUSTOMER VERIFICATION: I certify that the work described above has been completed to my satisfaction and times etc, are correct.

TOTAL 475.00

Customer Signature [Signature]

Print Name LEWIS SM

Title.....

TOP COPY: Customer BOTTOM COPY: Return to Depot