

TREE SURVEY & REPORT

For J Owen
The Cottons
3 Cotton Hill,
Milnrow
Rochdale
OL16 3FX

TREE SURVEY / SCHEDULE AND REPORT

Date: 18/09/25

Location: 3 Cotton Hill, Milnrow Rochdale OL16 3FX

Local Authority: Rochdale

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 (Cragside), English Heritage and private estates.

The report has been requested by the owners of the property to meet their needs of maintenance for their curtilage.

The tree survey carried out was designed to gather information on the age, condition, species, type and size of the trees within the curtilage of the grounds.

Therefore this survey allows the owner to monitor the general health of the tree population and identify any possibly dangerous trees. Also allowing to plan ongoing maintenance needed to prevent failure of trees.

The results of the survey allow the owner to plan and budget for a cost-effective work programme if needed.

The report relates to one protected tree that's located within the garden of 3 Cotton Hill, Milnrow. The property is a recent development modern detached dwelling that is set in a small modern estate. The protected tree is within the rear garden of the property.

Guidance.

Landowners, under both the civil law and criminal law, have responsibility for the health and safety of those on or near their land.

If a tree affected with ash dieback falls, or branches fall, due to the disease, landowners could be liable to pay damages and could even be prosecuted.

In the UK, landowners are responsible for undertaking risk management of the dangers, but councils can issue orders to remove trees infected with ash dieback.

Under the Highways Act 1980, landowners can also be issued with Section 154 notices to remove infected ash growing on their land and adjacent to the highway that may pose a safety risk.

Timber becomes brittle and branches are liable to snap, furthermore the tree itself becomes unstable due to a dying root system and will be prone to wind blow.

Landowners must consider public safety and monitor their trees, particularly in areas with high levels of public access.

The owner holds a responsibility to carry out such surveys as a duty of care and to avoid any claims of negligence against them if a hazard or a potentially dangerous tree has been identified, as it would be negligent not to investigate.

Tree reports assess a range of risks represented by a tree. Tree reports can also investigate any specified defects. A report will cover from the roots upwards paying particular attention to mechanical defects and signs of decay; the report will also recommend any remedial action to be taken or any future maintenance (see Tree Schedule below).

Proposed Tree Schedule of Works

TREE NO.	SPECIES	D.B.H (CM)	HEIGHT (M)	AGE	CATEGORY BS 5837	Work RECOMMENDATION
T1	Ash	40	12	MA	SS PPP C1	Remove by section down

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).

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The inspection took place on a dry day with no wind, the surrounding trees were in full leaf.

It is clear from the inspection that the tree has had no maintenance or management in the past, but has succumbed to Ash dieback.

The Ash tree is located in the rear garden it can be viewed from the adjacent playing fields. It has had in the past a positive impact on the amenity value of the area. To continue the visual amenity it needs to be felled and a replacement tree such as Prunus planted in its place. If the tree were to be left it would take away the amenity value of residents of the host property or surrounding dwellings.

The tree is a risk for the residents and their neighbours as it has already shed a large amount of deadwood.

Future Observations

Trees grow and can develop weaknesses, the climate is changing and many factors that affect trees are rarely static, they are living dynamic organisms. 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 mentioned tree schedule within the curtilage should be maintained through good practice and any surgery completed to BS3998 2010.

It should be noted that the site developer of the property did not carry out their duty of care or adhere to BS5387 as this Ash tree was already in a state of failure before and during the construction of the site.





T1

