

TREE SURVEY & REPORT

For

Alexandra Clemente

1 Dearnley Avenue

Littleborough

OL15 8BF

TREE SURVEY / SCHEDULE AND REPORT

Date: 16/09/2025

Location: 1 Dearnley Avenue, Littleborough OL15 8BF

Order Stubley Hall (1974) Group5

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 tree survey carried out is designed to gather information on the age, condition, species, type and size of the trees within the curtilage of the grounds of the adjacent Stubley Hall. The survey is not for the owner, but for a neighbour A Clemente who wishes to carry out works to the trees.

However it 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 over a 2 year period should permission to work on the trees be granted.

The trees are 2 Sycamores and a Horse chestnut which are in a group TPO located behind the boundary fence of the above address and within the curtilage of Stubley New Hall Group 5 TPO.

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 a specified defect. It 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	RECOMMENDATION
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T1	Sycamore	80	20	MA	SS HHH A1	Lateral crown reduction by 20% Carry out corrective pruning to old cuts. Remove dangerous cross overs and deadwood.
T2	Sycamore	60	20	MA	SS HHH A1	Lateral crown reduction by 20% Carry out corrective pruning to old cuts. Remove dangerous cross overs and deadwood.
T3	Horse Chestnut	80	20		SS RRR A1	Lateral crown reduction by 10% Carry out corrective pruning to old cuts. Remove dangerous cross overs and deadwood.

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
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.

Tree Report: -

Prepared for A Clemente

Date: 16/09/2025

Location: 1 Dearnley Avenue, Littleborough OL15 8BF

A site and tree assessment was carried out at the above location to gain information on how healthy a tree is and what sort of ongoing maintenance is required before proposed work.

The proposed work is to carry out a 20% Lateral reduction of 2 Sycamores and a 10% of a Horse Chestnut.

The trees are not owned by A Clemente but situated behind the boundary fence adjacent in the Curtilage of Stubley Hall and are protected trees of group 5. The owner granted permission in 2023 for works to the tree boundary; a letter is attached to the documents of the application to the local authority.

It is clear from the inspection that the trees have had no maintenance or management, other than the site property developer cutting back branches to the boundary resulting in the need for good arboricultural management and remedial pruning work to BS3998. The adjacent property of number 3 Dearnley Avenue had the same issue, with a works to TPO being granted.

The area can be accessed from the rear the of the property, or by the adjacent Speakman Lane.

It is evident that the lack of maintenance has produced a thick and unruly amount of tree, shrub, and vegetation cover.

The Group 5 TPO can cope with the 20% Lateral reduction of the trees without it being detrimental to the tree, group or the surrounding area. The amenity value is important to preserve; sympathetic work should always be adhered to!

Any work to the tree or management granted must be subject to wildlife considerations. Ideally work should be timed to avoid the bird-nesting season wherever possible. If not, each tree will need to be searched for nesting birds prior to work commencing. If a nest is found then the tree and its immediate surroundings will need to be left undisturbed until nesting is complete.

It should be noted that the proposed work in the schedule would not impact on bat corridors. If a roost is found, the tree and its immediate surroundings will need to be left undisturbed.

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 mentioned tree schedule within the curtilage should be maintained through good practice and any surgery completed to BS3998.

The owner of the property and the 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.





