

Mr Shaun Graham
27 Ollerton Road
Barnsley
South Yorkshire
S71 3DR

12th October 2023

RE: 1 Cross Street, Monk Bretton, S71 2EU: Inspection Date: 27th September 2023.

Dear Mr Graham

With regards to the above and further to our report dated 3rd October 2023, please find the following clarification regarding the various mature trees surrounding the property.

Our concern is the large sycamore tree to the North-East corner of the church yard, which as you can see from the following photographs, due to over-growth it is starting to encroach onto the property of 1 Cross Street.





Although not yet significant, damage has also started to occur to the stone-built boundary wall between the tree and the property.

In our opinion, if the tree is not effectively managed, then further damage to the boundary wall and the property will occur which may include future foundation issues (subsidence), mains drains damage, roof damage etc. Due to the size of the tree, there are also 'Right to Light' issues to the side elevation windows.

Any work to the tree should be carried out by an appropriate specialist and we believe that the tree is covered by a TPO (Tree Preservation Order). If so, then the appropriate permissions should be sought.

I hope the above clarifies matters further, but should you require any further information, please do not hesitate to contact us.

Yours faithfully


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