Tree Condition and Management Report

for

71 Pilley Green
Tankersley
S75 3AB

03 May 2022

By Wharncliffe Trees and Woodland Consultancy

Summary

This report has been prepared at the request of Mr Scholey the owner of 71 Pilley Green, Tankersley.

I have been asked to inspect the significant trees on land immediately to the south of the house and garden and provide a report on their condition and management requirements.

There are 10 trees included in this report. These are growing along the southern and western boundaries of the property. There is a residential property close to the southern boundary. The western boundary is bounded by a field and is a much lower risk.

None of the trees have significant defects that are likely to predispose them to failure.

The trees are a healthy population.

I have recommended removing two dead branches from Tree 1, a poplar. These dead branches are small and lightweight and present a low risk.

I have suggested some minor pruning to the lower crown of Tree 3, a walnut, over the neighbouring garden. The crown is becoming low over the garden and crown lifting to the ends of the branches by 2m would increase clearance.

The trees are included in a Tree Preservation Order. This is discussed in Section 5 of this report.

Contents

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1 INTRODUCTION

Instruction
I have been instructed by Mr Scholey the owner of 71 Pilley Green, Tankersley to inspect the significant trees growing on land to the south of the dwelling.

Qualifications and experience
I have based this report on my site observations and experience. My experience and qualifications in arboriculture are listed in Appendix 1.

Documents and information provided
I met with John and David Scholey on the day of the visit to identify the trees to be inspected.

Limitations
This report is only concerned with assessing the condition and management requirements of the tree described in this report.

This report takes no account of the affects trees could have on the soils in the area in respect of damage to adjacent buildings caused by subsidence or heave.

This report contains tree work recommendations that should be carried out to manage significant identified risks posed by the tree, reducing the risks to an acceptable level.

Even after the recommended work has been carried out it could still fail, particularly if the weather conditions are extreme.

This report does not take into account extreme climatic events not normally expected in this locality. This might could include, but not restricted to, severe windstorms, high snowfall events, floods or drought.

This report does not take into account potential outbreaks of yet unknown pests or diseases.

Operations carried out in the vicinity of trees, either in the past or future, could affect their health and stability; such operations could include, but are not restricted to, trenches excavated for the installation or repair of utilities.

No decay detection equipment was used to help gather the data presented in this report.

2 SITE VISIT AND OBSERVATIONS

Site visit

I carried out the site visit on 25 April 2022. All observations were from ground level. The weather at the time of inspection was dry and bright to sunny with good visibility. Winds were light.

Brief site description

71 Pilley Green is a detached dwelling and garage to the west of the highway in Tankersley, Barnsley at Ordnance Survey grid reference SE 33595 00457. There is a small garden area around the dwelling and garage.

There is a large area of land / garden to the south of the dwelling. The trees included in this report are growing along the southern and western boundaries of that land.

Tree observations

Information on the trees including their species, size and condition is included in Tables 1 below.

Table 1 Condition of the trees

No.	Species	Target, distance and target rating	Height (m)	DBH (cm)	Vitality	Age Class	Structural Condition	Description and Defects	Significance of Defects	Life Expectancy	Assessed risk
1	Poplar	Road and track – 0-5m High	15.0	69	Normal	Mature	C	There is a dead branch stub over the quiet area of land.	Minor	20-40	Low
								There are two small, lightweight dead branches over the track immediately to the south. .	Minor		
								The crown is weight biased towards the road. This is the result of the tree growing towards the light. It is not an indication of structural weakness.	Observation		
2	Sycamore	Track and garden – 0-5m Medium	14.0	63	Normal	Mature	C	There are some very small dead branches over the quiet area of land.	Minor	40+	Low
3	Walnut	Track and garden/drive – 0-5m Medium	8.0	53	Normal	Mature	C	There is a small, old bark wound to the base. This is occluding very well and there is no decay.	Minor	40+	Low
								The crown is weight biased to the south over the neighbouring garden. This growth habit is a result of the tree seeking light due to shade from the neighbouring trees. It is not a structural weakness.	Observation		
								There is a small, old pruning wound at 5m that has formed a cavity. The wound is occluding well.	Minor		

No.	Species	Target, distance and target rating	Height (m)	DBH (cm)	Vitality	Age Class	Structural Condition	Description and Defects	Significance of Defects	Life Expectancy	Assessed risk
4	Sycamore	Track and garden/drive – 0-5m Medium	13.0	70	Normal	Mature	C	There are some very small dead branches over the quiet area of land.	Minor	40+	Low
								There is a dead branch stub over the hedge.	Minor		
								The crown is weight biased towards the south. This is the result of the tree growing towards the light. It is not an indication of structural weakness.	Observation		
5	Sycamore	Track and garden/drive – 0-5m Medium	13.0	44	Normal	Young mature	B	There are no significant defects in this tree.		40+	Very low
6	Poplar	Track and garden/drive – 5-10m Medium	13.0	65	Normal	Mature	C	There are no significant defects in this tree.	Minor	20 - 40	Very low
7	Poplar	Quiet garden – 5-10m Low	6.0	37	Normal	Young mature	C	The crown is weight biased to the south. This is the result of the tree growing towards the light. It is not an indication of structural weakness.	Observation	20 - 40	Very low
								Small decay cavity at 2m. This is occluding well	Minor		
								A second stem failed at 3m many years ago.	Observation		

No.	Species	Target, distance and target rating	Height (m)	DBH (cm)	Vitality	Age Class	Structural Condition	Description and Defects	Significance of Defects	Life Expectancy	Assessed risk
8	Sycamore	Quiet garden – 5-10m Low	10.0	47	Normal	Young mature	C	The crown is weight biased to the west. This is the result of the tree growing towards the light. It is not an indication of structural weakness.	Observation	20 – 40	Very low
9	Corsican pine	Quiet garden – 5-10m Low	10.0	63	Normal	Mature	B	There are no significant defects in this tree.		40+	Very low
10	Corsican pine	Quiet garden – 5-10m Low	8.0	53	Normal	Mature	C	The stem of the tree leans heavily to the east. The tree is stable.	Minor	20 - 40	Very low

3 APPRAISAL OF THE TREES

Assessing the level of risk posed by trees

The level of risk that trees pose has been described to depend on a combination of three factors (Matheny and Clark, 1994; Lonsdale, 1999; Ellison, 2005):

- the probability of mechanical failure;
- the size of the tree or part that is most likely to fail (impact potential); and
- the probability that the part of the tree most likely to fail will impact on a person or structure of value.

These factors have been taken into account when assessing the level of risk posed by the tree and deciding whether or not work is necessary and, if so, what priority it should be. These factors have also been used to quantify the assessed risk as described in column 12 of Table 1.

Discussion of the trees

General discussion of the trees

The trees included in this report are a healthy population. They have accumulated a small number of defects that are typical in a mature population of trees. They are minor defects and none are sufficiently serious to require removal of a tree or major remedial pruning.

Trees with weight biased crowns

A number of the trees have crowns that are weight biased in a particular direction. This is not an indication of structural weakness. Trees require light to grow healthily. When they are growing next to other trees it is common from them to grow more in the opposite direction to a neighbouring trees to maximise uptake of light. This is the case with Trees 1, 3, 4, 7, 9. These trees are stable.

When trees have grown like this for most of their lives they lay down additional wood in certain areas to cope with an imbalanced crown or stem.

Dead branches

A number of the trees have small dead branches in their crowns. These are small and light weight and most are over the quiet area of land.

There are two dead branches in Tree 1 over the track. This is a quiet track. There is a low risk that they would fail. There is a low probability of the branches hitting anything if they did fail and the damage that they could cause is minimal.

4 DISCUSSION AND RECOMMENDATIONS FOR MANAGEMENT

Tree work recommendations from Table 2

Tree work priority
The recommended risk abatement work has been prioritised as:

- High priority – carry out this work as soon as possible;
- Medium priority – this work doesn't need to be carried out straight away but is suggested within twelve months of this report.
- Low priority – this work doesn't need to be carried out straight away and may not be necessary before the next suggested inspection. Low priority work has been identified at this stage to allow resources to be allocated in the future as the trees have notable defects that could develop over time and the work may become a greater priority in the future.

Tree work category

- Category 1 work is necessary to manage the risks posed by the trees and has been prioritised as described above.
- Category 2 work is recommended to establish high levels of arboricultural and silvicultural management and is not necessary to abate safety concerns and therefore has not always been prioritised.

Discussion of recommended works

Tree 1
Removal of the two small dead branches over the track as a medium priority.

Tree 3
The crown of the walnut is beginning to hang low over the neighbouring garden. In time, as the tree continues to grow it may become necessary to undertake some minor pruning to the crown to increase clearance over the garden. This could be achieved by shortening the ends of the low branches by up to 2m. This is suggested as a low priority.

Implementation of the tree work

The recommended tree work should be carried out by a suitably qualified, competent, experienced and insured contractor. The contractor should carry out all tree work in accordance with the recommendations contained in the British Standard: *Recommendations for Tree Work* BS 3998 (2010).

Future inspections

Due to the size of the trees and proximity to a road and another residential garden I recommend that they should be inspected every two and a half years and after strong winds by a suitably qualified, experienced and insured person.

5 LEGAL CONSIDERATIONS

Protected trees

The trees are protected by a Barnsley Metropolitan Borough Council tree preservation order. The reference given in the online records is No. 4. Group 1.

It was not possible to obtain a copy of the order from the council's website. The records were checked on 30 April 2022.

Government guidance for protected trees suggests that the Schedule in the TPO that describes the trees should be sufficiently accurate to identify the trees correctly.

The following wording is from the Government guidance *Tree Preservation Orders and trees in conservation areas.* Tree Preservation Orders and trees in conservation areas - GOV.UK (www.gov.uk)

"How accurate does the description and location of trees need to be in an Order?

The legislation does not require authorities to describe the trees in the Order with full scientific names or plot them on the map with pinpoint accuracy. But authorities should bear in mind that successful prosecutions for contravening Orders will be difficult where Orders do not show clearly which trees are meant to be protected".

It will be necessary to apply to the local planning authority (LPA) for permission before any work, other than certain exempted operations, can be carried out to the protected trees.

Wildlife conservation legislation

The nests of most birds are legally protected while they are in use. Bats are also legally protected and their roosts are protected whether they are in use or not. Tree surgeons should be aware of their duties under the legislation to protect wildlife and carry out their site assessment and work accordingly. If bats are suspected Natural England should be consulted. The Forestry Commission and others produced a leaflet called: *Woodland Management for Bats* (2005) which contains some useful advice and is freely available to download from:

http://www.forestry.gov.uk/forestry/INFD-6K3CXY

On page 14 this publications states:

> '*The Wildlife and Countryside Act 1981 makes it an offence to disturb, damage or destroy bats or their roosts (even if bats are not present in the roost at the time of any incident). The Act applies in both England and Wales, and requires consultations with the appropriate Statutory Nature Conservation Organisation* [English Nature or The Countryside Council for Wales] *before carrying out activities which might harm or disturb bats or their roosts (even if unoccupied).'*
>
> *'The Act is amended by the Countryside and Rights of Way Act 2000 in England and Wales. This adds 'reckless' to the offence of damaging or destroying a place a bat uses for shelter or rest, or disturbing a bat while using a roost. Under EU Regulations damaging or destroying a breeding site or resting place is an absolute offence, regardless of whether the act of doing so may be considered reckless or deliberate.'*

6 CONCLUSIONS

On the basis of the above information and discussions, my conclusions are summarised below.

- There are 10 trees included in this report.
- The trees are a healthy population with only a small number of defect that are typical for a mature population of trees.
- The trees present a low risk to safe use of the land and neighbouring property.
- I have recommended removing two small dead branches from Tree 1 over the neighbouring track.
- Some pruning of the low branches of Tree 3 over the neighbouring garden may become necessary to lift the crown over the garden.
- I recommend that the trees are re-inspected in two and a half years and after extreme weather events by a suitably qualified, experienced and insured person.

Ian Kennedy BSc. (Hons), M.Arbor.A., MICFor.

7 REFERENCES

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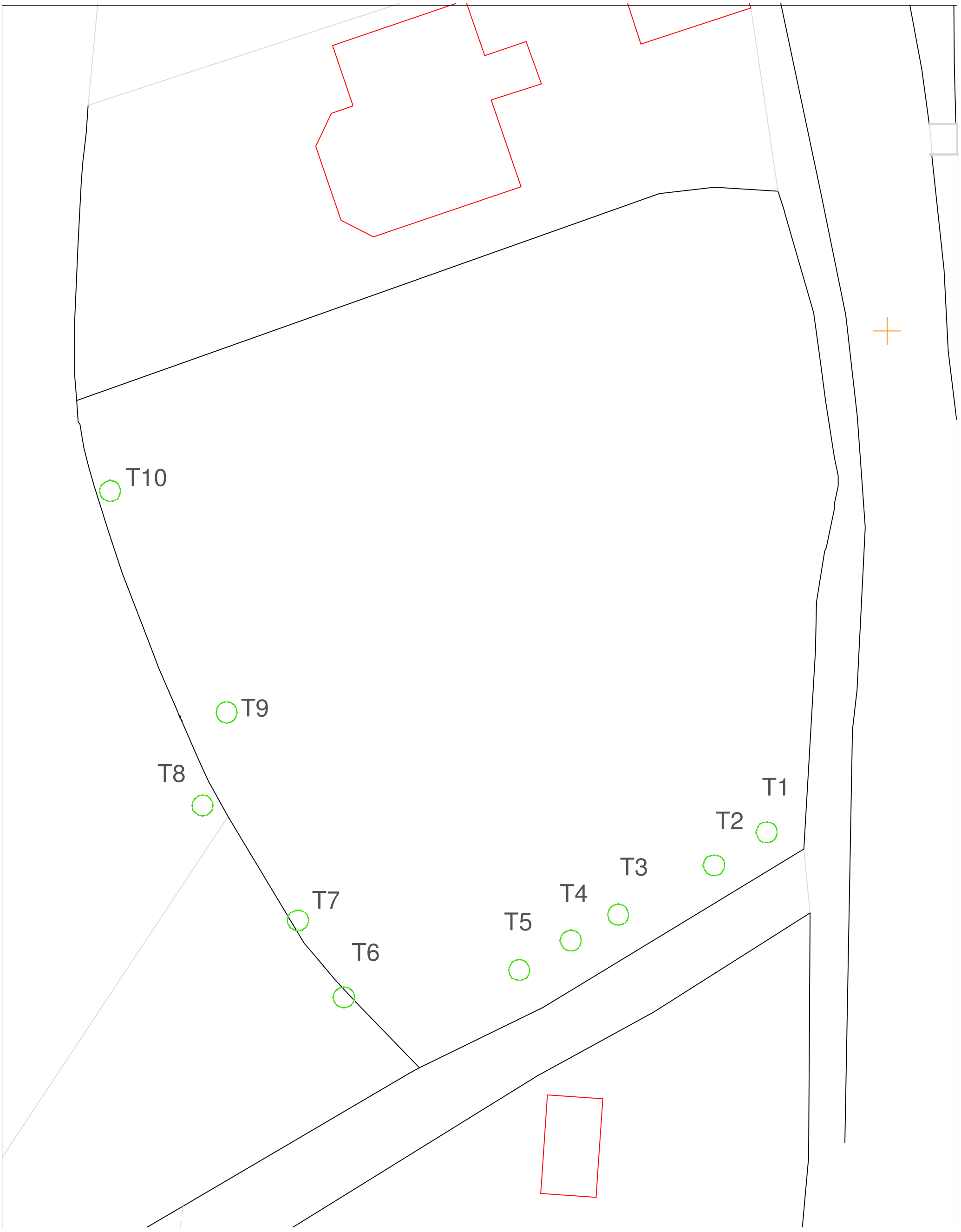

Plan 1. Approximate locations of the trees

Scale 1:200 @ A3

1 The approximate position of a tree

Appendix 1

The qualifications and experience of Ian Kennedy

1. Qualifications

Ian graduated from the Scottish Agricultural College September in August 1995 with a Higher National Diploma in Horticulture (HND) with Distinction.

In 1998 Ian graduated from the University of Aberdeen with a BSc (Hons) Upper second class in Forestry with Arboriculture and Amenity Forestry

He passed the LANTRA Professional Tree Inspection examination in (2006)

In 2009 his application to become a Professional of the Arboricultural Association was assessed to fulfil all the necessary requirements and he became a Professional member of the association that year.

In 2011 he passed the final examination of the Institute of Chartered Foresters and become a member of that institute in January 2012.

2. Practical experience

Presently Ian is working in private practice as an independent arboricultural and woodland management consultant undertaking tree conditions surveys, pre-development tree surveys to the BS5837:2012 standard, mortgage reports and woodland management planning works. Clients range from home owners and farmers to architects, building companies, local authorities and larger development companies.

Prior to private practice Ian held a number of positions in local government. Firstly he was the arboriculturalist within a planning office in Essex. Ian gained considerable experience regarding trees in relation to development, in particular BS 5837.

Development work formed the core of his duties and applications ranged from small back garden developments to major schemes such as the redevelopment of Ministry of Defence land for private residential development. Ian also undertook all functions associated with Tree Preservation Orders (TPOs), including the making of new TPOs, assessing suitability of applications to work on protected trees and trees in conservation areas.

Ian went on to manage a 500 hectare woodland estate for a local authority in South Yorkshire that included a mix of urban and rural woodlands. This included preparation and implementation of detailed management plans for multiple use woodlands. He undertook all aspects of silvicultural management from marking to contract tendering and monitoring. He also managed the access, conservation, landscape and archaeological requirements of the estate.

Ian was directly involved in the estate achieving Forest Stewardship Council certification in 2003 and personally ensured continued certification.

Ian has worked extensively with Forestry Commission to obtain the necessary licences for management works and ensured the estate benefited fully from the full range of grants available.

Latterly at the same authority Ian went on to manage the trees and woodlands unit, having overall responsibility for management of the authority's tree and woodland stock, together with delivery of other tree related services such as those associated with the Town and Country Planning Acts.

3. Continuing professional development

Ian regularly attends meetings, seminars and training events hosted by The Arboricultural Association. Institute of Chartered Foresters, Royal Forestry Society and Forestry Commission and benefits from the respective journals, briefings and newsletters available to members of the first three of the organisations listed.

4. Relevant experience

Ian Kennedy has spent 22 years working with trees, including management of publically and privately owned trees in high risk areas. He has managed a local authority team of arboriculturalist who had responsibility for managing many thousands of trees in high risk areas.

Appendix 2

Explanatory notes for some of the terms used in this report

- **Compass Bearing:** N = north; S = south; E = east; W = west; NE = north-east; NW = north-west; SE = south-east; SW = south-west;
- **DBH:** These figures relate to the diameter of the trunk 1.3m above ground level and are recorded in centimetres measured with a diameter tape. If, for whatever reason, the height was measured at a different height above the ground it will be mentioned. More than one figure indicates that the tree has a number of stems. Many stems are indicated 'Multi'. If the DBH has been estimated 'est.' will be used.
- **Height:** The height class of the tree was estimated as either: 0-5m; 5-10m; 10-15m; 15-20m; or >20m. If a single figure appears in this column it is the height of the tree measured with a Suunto clinometer or a Truepulse 360B laser rangefinder.
- **Age Class:** Assessed as either:
    - Sapling or newly established = a size which could be easily transplanted;
    - Semi-mature = prior to seed bearing age and could be transplanted with care;
    - Juvenile Mature = young and if healthy growing rapidly, not yet achieved full mature height;
    - Young Mature = early maturity, not fully grown but of seed bearing age and may have achieved mature height;
    - Mature = fully grown, annual growth is much reduced;
    - Old Mature = old for the species, possibly starting to decline in some cases;
    - Ancient = exceptionally old for the species, the crown may be retrenching, provides many opportunities for wildlife and is likely to be an important habitat.
- **Health:**
    - Normal Vitality = normal growth and twig extension;
    - Moderate Vitality = reduced twig extension but other than that few signs of ill-health;
    - Early Decline = reduced twig extension and some dead twigs in the outer canopy;
    - Mid-decline = small internodes, the canopy may be thinning and contain dead twigs and/or branches in the outer canopy, older branch wounds that haven't occluded may be decaying and forming cavities;
    - Severe Decline = sparse crown, numerous dead twigs and branches in the outer canopy, older branch wounds likely to be decaying and forming cavities;

- Dead.

- **Structural Condition:** An assessment of the structural condition of a tree: A to E; very good to very poor and could collapse imminently.
- **Life Expectancy:** An assessment based on a combination of the Health and Structural Condition of the tree in its current context and surroundings and given in a range of years: 0-5 years; 5-20 years; 20-40 years; and >40 years.
- **Defects:** This is the column where any of the trees defects are listed.
- **Severity of defect:** A subjective assessment of a combination of the likelihood of failure occurring. The defect shall be categorised as either:
    - Minor, of little significance;
    - Moderate, of some significance; or
    - Major, a major defect that could cause the tree to fail at any time.
- **Priority:**
    - High priority work should be carried out as soon as possible;
    - Medium priority work need not be carried out straight away but the trees should be inspected every twelve to eighteen months and after strong winds. If this work is not carried out straight away I recommend that provision is made in future budgets to have it carried out at a later date.
    - Low priority work need not be carried out straight away but defects have been noted that could develop over time; these trees should be inspected every twelve to eighteen months and after strong winds.
- **Category:**
    - Category 1 work is required to establish acceptable levels of safety for the site and should be carried out in the time scale indicated by the priority attached to the recommendation;
    - Category 2 work is advisory to establish high levels of arboricultural and silvicultural management of the existing trees and is not necessary for safety reasons.

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