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**Tree condition survey on land adjacent to 80 Westwood Drive,
Treharris CF46 5BL**

MTC&C
PLANNING DEPARTMENT
- 2 NOV 2020

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Prepared for:
Swanton Care & Community
Number Three
Siskin Drive
Middlemarch
Coventry
CV3 4FJ

Prepared by:
Paul Cleaver Cert Arb L6 (ABC), MArborA, CUBS

Date:
4th December 2019

Document ref:
PC19-192



TREECONSULTANTS.WALES



1 INTRODUCTION

- 1.1 **Instruction:** I am instructed by Swanton Care & Community to carry out a tree condition survey on a single tree on land adjacent to 80 Westwood Drive, Treharris. Safety concerns about the tree have been raised by the resident and their care providers. Following my survey, I am to provide recommendations to control tree risks where they are considered unacceptable.
- 1.2 **Qualifications and experience:** This report is based on my site observations and any provided information, interpreted in the context of my experience. I have experience and qualifications in arboriculture that can be reviewed at treeconsultants.wales.
- 1.3 **Documents and information provided:** Two photographs showing the tree's proximity to the property were provided prior to the survey being undertaken.
- 1.4 **Methodology:** The survey focusses on determining whether the surveyed tree/s have the potential to fail (in whole or part) and cause harm within the survey period.

The tree/s in question were surveyed using the Visual Tree Assessment (VTA) Method (Mattheck & Breloer 1994). Only information relevant to the decision-making process is collected and a separate note is recorded if further investigations are required.

The approximate location of recorded tree/s is also plotted on the Tree Location Plan.

The level of risk posed by the recorded tree/s, to people or property, is considered and used to guide recommendations for any risk control measures. See Appendix 3 for further detail.

- 1.5 **Report limitations:** Where there is restricted access to the base of a tree, its attributes are assessed from the nearest point of access. My observations were limited to symptoms and defects visible from positions on the ground and climbing inspections are not carried out during a walkover tree survey. Where heavy ivy is present, tree condition is assessed from what can be seen from the ground.

This report is valid for two years from the date of my survey but excludes deliberate or accidental harm, severe weather conditions, pests and diseases which can all effect rapid change to the condition of trees. In addition, changes to the site layout or its use following my survey may invalidate my assessment of tree risk.

All dimensions are estimated unless otherwise indicated.



2 SITE VISIT

- 2.1 Site visit:** I carried out my site visit on 28th November 2019. All my observations were from ground level and did not include invasive investigations, as I considered these to be unnecessary on this occasion. The weather at the time of my survey was dry and overcast with good visibility, enabling clear observations of the tree.
- 2.2 Site description:** 80 Westwood Drive is a detached residential property adjacent to an area of mature woodland. The woodland, Goitre Coed Fach, is managed by The Woodland Trust and is part of a larger riparian woodland that runs alongside the River Taff. A mature beech tree in Goitre Coed Fach is located close to the boundary fence of 80 Westwood Drive.
- 2.3 Presence of Tree Preservation Orders (TPO) or Conservation Area Designation:** Goitre Coed Fach is a designated Ancient Semi Natural Woodland, an Ancient Woodland site and is protected by a woodland TPO.

3 OBSERVATIONS AND SURVEY RESULTS

- 3.1 Tree observations:** Trees receiving closer inspection during my survey are recorded on the schedules included as Appendix 1, together with any risk control recommendations.
- 3.2 Identification and location of the trees:** The approximate location of recorded trees is shown on the Tree Location Plan included as Appendix 2.

4 IMPLEMENTATION OF INTERVENTION WORKS

- 4.1 Standards of work:** All tree works should be carried out to BS 3998 *Recommendations for Tree Work* as modified by more recent research. It is advisable to select a contractor from the local authority list and preferably one approved by the Arboricultural Association. The Arboricultural Association's Register of Contractors is available free from their website trees.org.uk.
- 4.2 Trees subject to statutory controls:** If trees are covered by a Tree Preservation Order (TPO) or located in a conservation area, it will be necessary to consult the Local Planning Authority (LPA) before any works, other than certain exemptions, can be carried out. The works specified in the schedule are necessary for reasonable management and should be acceptable to the LPA. However, tree owners should appreciate that the LPA may take an alternative point of view and have the option to refuse consent.
- 4.3 Statutory wildlife obligations:** The Wildlife and Countryside Act 1981 as amended by the Countryside and Rights of Way Act 2000 provides statutory protection to birds, bats and other



species that inhabit trees. All tree work operations are covered by these provisions and advice from an ecologist must be obtained before undertaking any works that might constitute an offence.

5 BIBLIOGRAPHY

Arboricultural Association Guidance Note 7- *Tree surveys: A guide to good practice*

C Mattheck, K Bethge and H Breloer, 2015- *The body language of trees – Encyclopaedia of Visual Tree Assessment*

Charles Mynors, 2011- *The Law of Trees, Forests and Hedgerows, Second Edition*

David J. Ball and Laurence Ball-King, 2011- *Public Safety and Risk Assessment*

David Lonsdale and Forest Research, 2000- *Hazards from Trees, a General Guide*

Jeremy Barrell, 2011- *Safety in numbers; the 1: 10,000 time bomb*

National Tree Safety Group, 2011- *Common sense risk management of trees*

Appendix 1

Survey Schedule: November 2019

Site: 80 Westwood Drive, Treharries

Surveyed by: Paul Cleaver Cert Arb L6 (ABC), MArborA, CUBS

Survey period: 2 years

Date of survey: 28th November 2019

Weather: Dry and overcast with good visibility

Survey start time: 12.10

Survey end time: 12.30

Target information	
Site use	Occupied residential property adjacent to woodland
Visitor numbers	Unknown
Visitor concentrations	Unknown
Notes	Mature woodland with public and permissive footpaths throughout

Summary of intervention work

Tree number	Intervention required	Within what timeframe	Date work completed
T.1	Remove deadwood and snapped branch Clear building materials away from trees	12 months	

Signed:



Dated: 4th December 2019

Tree number	Species	Comments	Failure foreseeable?	Intervention required?	Within what timeframe?
T.1	Beech	A high value mature tree growing on steeply sloping ground adjacent to property boundary. Single stem dividing into 4 significant stems at 1.5m. Building materials from property's driveway construction tipped around base and ground levels altered; top layer of ground easily displaced. East half of crown extends over property of 80 Westwood Drive. Deadwood in crown, 75mm diameter x 4.5m long, and snapped hung-up branch over driveway. Good bud density throughout crown with some foliage in autumn colour still attached. No critical defects observed, tree appears healthy with good vitality.	Yes – deadwood and snapped branch only Risk of harm: Low	Yes Remove deadwood and snapped branch Clear building materials away from trees	12 months
Specific target: 80 Westwood Drive occupants and visitors					



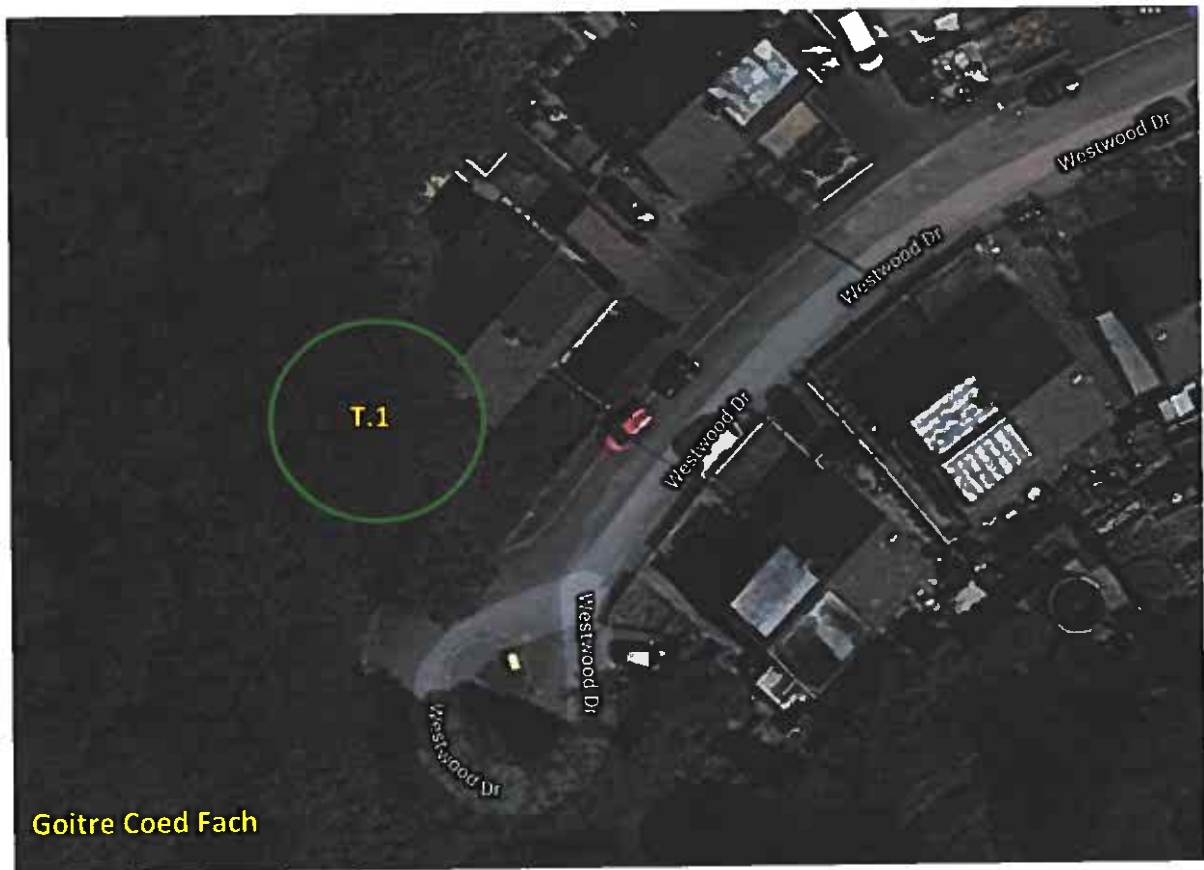
Additional notes

Management: although the tree does not pose a significant safety concern at present, it's height and branch spread relative to the adjacent single storey residential property causes the occupants to be intimidated and concerned.

To ease the intimidation, reduce the concerns and help prevent future safety issues arising, we recommend the branches overhanging the bungalow and drive are reduced by approximately 4m (from 12.5m to 8.5m). Finished cuts to be made at viable growth points, with pruning wounds no larger than 50mm diameter to help prevent significant damage to the tree's health.

Please note: Our understanding is that the tree is subject to a tree preservation order (TPO), an application will need to be made to the Local Planning Authority to gain consent for this pruning work.

Tree Location Plan
80 Westwood Drive, Treharris
CF46 5BL



Key	1	- Tree identification number	○	- Approximate location of tree
	T	- Single tree		

Appendix 3

RISK VS. BENEFIT ASSESSMENT METHODOLOGY

A tree risk rating is calculated by considering the following inputs:

1. the presence of targets (people or property) that may be harmed by a tree failure
2. the likelihood of a whole or partial tree failure during the survey period
3. the severity of a failure based on the size of part most likely to fail

The following values are used to calculate the risk rating:

Target value	Potential to fail	Severity / Size of part
1 Very likely- Constant	1 Very likely- 75 – 100%	1 Fatality / 300mm + dia.
2 Likely- Frequent	2 Likely- 50 – 75%	2 Significant injury / 150 – 300mm Dia.
3 Unlikely- Infrequent	3 Unlikely- < 50%	3 Minor injury / 50 – 150mm Dia.

Risk rating calculation example:

Target value 2 + Potential to fail 2 + Size of part / severity 3 = Risk rating **7**

To guide the extent of any risk control measures needed, and the timeframe for their implementation, the risk is next considered for its tolerability.

Trees provide many benefits, where these benefits are tangible a higher level of risk may be tolerable if risk control measures are likely to remove or significantly reduce the benefits, especially if the control measures will achieve only a minor reduction of the risk.

The tree is assigned a benefit value, on the following basis:

Benefits	Benefit value
Ecological, Cultural and Aesthetic	3
Ecological or Cultural and Aesthetic	2
Ecological or Cultural or Aesthetic	1
None	0

Benefit definitions and examples:

An **Ecological benefit** is provided by a tree hosting at least one confirmed habitat associated with a European Protected Species (EPS) and/or other niche habitats identified by an Ecologist.

A **Cultural benefit** is provided by a tree planted to commemorate a specific event or a tree of such an age that it provides a direct link to local history.

An **Aesthetic benefit** is provided by a tree making a significant contribution to the local landscape character, either by itself or as an essential part of a tree group.

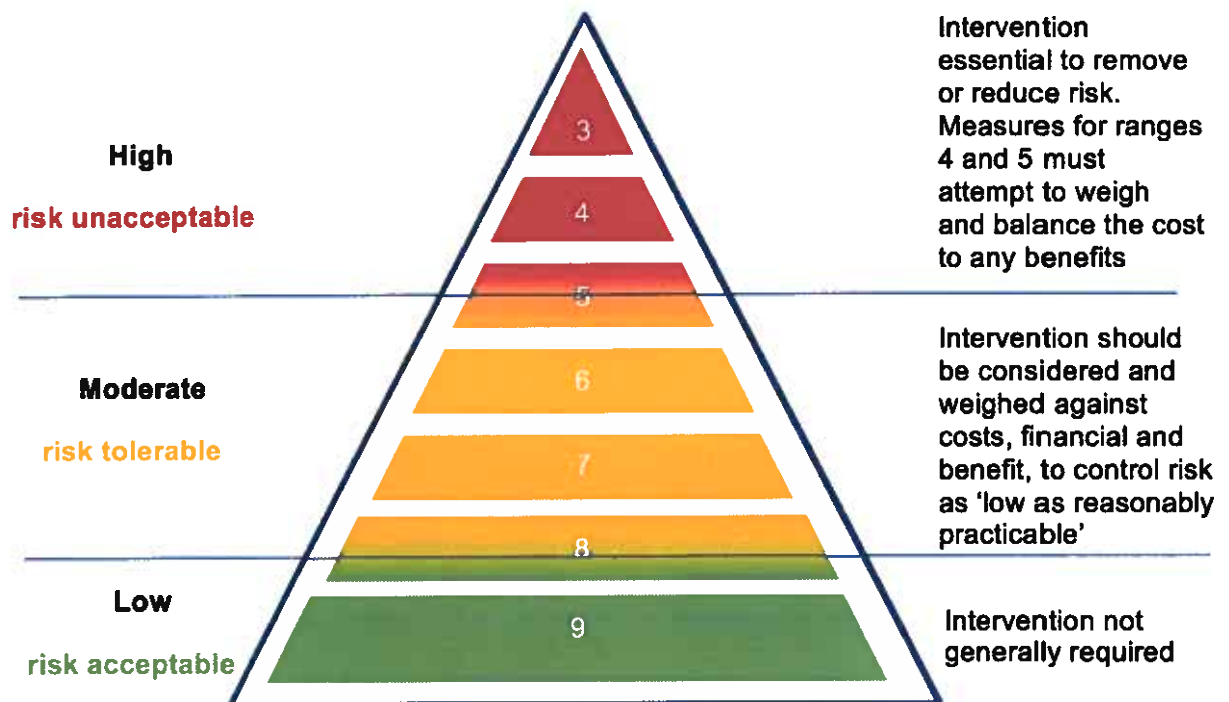
The assigned 'benefit value' is added to the 'risk rating' to provide the 'risk tolerability score' for the subject tree.

Risk tolerability score calculation example:

Risk rating 7 + Benefit value 2 = Risk tolerability score **9**

The 'risk tolerability score' is now compared against the Risk Matrix below, to determine any risk control measures required. The Intervention Prioritisation Matrix is then used to determine the timeframe for the implementation of any risk control measures.

RISK MATRIX



INTERVENTION PRIORITISATION MATRIX

Risk	Tolerability score	Intervention measures	Timeframe / priority of implementation
Very high	3	Remove or significantly reduce risk	Within 1 month
High	4 – 5	Remove or significantly reduce risk balancing measures against their cost to the benefits of the tree. Firstly consider options to remove or reduce target or that provide a 'fail-to-safe'	Within 3 months
Moderate	6 – 7	Consider any 'low-cost' measure to reduce risk as low as reasonably practicable	Within 6 months
Low	8+	No action generally required	Within 12 months
Very low			



TREECONSULTANTS WALES

Springfield
Tiers Cross
Haverfordwest
Pembrokeshire
SA62 3DG

01437 899888
info@treeconsultants.wales
www.treeconsultants.wales