

ARBTECH

Tree Condition Survey



Luther King House

Brighton Grove

Rusholme

Manchester

M14 5JP

1 November 2021

Author: Alan Thompson FdSc. (Arb) FdSc MArborA

Louise McMahon
Northern Baptist College
Luther King House
Brighton Grove
Rusholme
Manchester
M14 5JP

01/11/21

Tree Condition Survey

Northern Baptist College, Luther King House, M14 5JP

Dear Louise,

Particulars of Instruction

Arbtech Consulting Limited (Arbtech) received written instruction in September 2021 from the Northern Baptist College to carry out a tree condition survey at Martin Luther House, Brighton Grove, Rusholme, Manchester, M14 5JP (site) and to produce this report including the General Tree Assessment (detailed) and a Tree Location Plan, to meet with the Duty of Care that the centre is bound to adhere to, with regards to the safety and wellbeing of the staff, residents and public visitors to the site.

Authority

The author, Alan Thompson, is a senior arboricultural consultant at Arbtech Consulting Ltd who has over 12 years' experience in both local authority and private practice environments and also holds the LANTRA Professional Tree Inspection certificate and also has a professional membership with the Arboricultural Association.

The advice below and appended is underwritten by our professional indemnity insurance for the business practice of arboricultural consultancy in the sum of one million pounds sterling in each and every claim.

Survey Method

A site walk through survey was undertaken and all trees requiring remedial tree works were recorded. Trees were located on a site plan and observations pertaining to size, phonological age, physiological condition and structural condition were recorded. The survey was made at ground level using visual observation only. Trees which displayed outward signs of structural or physiological markers that may be associated with a raised probability of whole tree or partial failure have had management recommendations made. A time frame in which recommended works should be completed has been included with each of the management recommendations. Detailed examinations such as climbing inspections and decay detection were not employed, though may form part of the survey's management recommendations. All observations were made from site.

Tree Survey Executive Summary

Our arboricultural consultant, Mr. Alan Thompson undertook the survey on the 14th October 2021; weather conditions were mild and overcast.

A total of 14 No. individual trees were identified as requiring remedial works or a reinspection. A comprehensive account of each trees attributes can be found in the tree survey schedule at **Appendix 1**. Tree locations are shown in the tree location plan and **Appendix 2**.

In order that the centre is deemed to be acting in line with their statutory duty of care, trees should be inspected on a regular basis by a competent person. This regular inspection should be recorded in an auditable fashion. This survey report constitutes a single inspection which can be included in this auditable inspection record. Arbtech recommends that the site have its next tree inspection within three years of the cover date of this survey.

Site Survey Location/Extents



Summary of Tree Works

Tree works have been summarised below for ease of reference. A traffic light system has been used to illustrate the three timescales (priorities) within which works should be completed. Red is used to indicate works that require completion within 3 months of the end of the survey. Amber depicts works within 6 months and Green for works that should be completed within 12 months of the completion of the survey.

Table 1: Trees and management recommendations which should be completed within 0-3 months of the cover date.

Tree ID	Common Name	Notes & Remedial Action Required
T5	Lime See plates 5 & 6	Advanced kretschmaria adusta fungal infection observed at tree's base. Decay has degraded major buttresses. Tree's rootplate is expected to be heavily decayed and compromised. Tree should be regarded as unstable. Tree is recommended to be felled as a matter of urgency.
T7	Whitebeam See plate 8	Standing dead tree. Recommend tree to be felled within three months.

Table 2: Trees and management recommendations which should be completed within 0-6 months of the cover date.

Tree ID	Common Name	Comments & work recommendations
T1	Mountain ash See plate 1	Over mature tree appears to be entering decline with 20% dieback observed in crown. Recommend removal of deadwood from tree's crown within six months.
T3	Weeping willow See plate 3	Area of necrotic cambium was observed in tree's northern stem at 3m. Symptoms of an internal crack are developing adjacent to the area of cambium necrosis. Recommend to reduce tree's height to 4m within six months.
T4	Goat willow See plate 4	Area of necrotic cambium was observed in tree's northern stem at 3m. Symptoms of an internal crack are developing adjacent to the area of cambium necrosis. Recommend to reduce tree's height to 4m within six months.
T6	Oak See plate 7	Tree's canopy is coming into contact with adjacent residential property. Recommended to prune (within 6 months) to give 1.5m clearance from property to avoid potential damage to roofing, guttering, fascias etc. from whipping branches in strong winds.

Tree ID	Common Name	Comments & work recommendations
T14	Sycamore See plate 11	Tree's canopy is coming into contact with the roof of the adjacent building, recommend to prune tree's crown (within 6 months) to give 1.5m clearance from roof to avoid damage being caused to roofing, guttering, fascias etc from whipping branches in strong winds.

Table 3: Trees with management recommendations which should be completed within 12 to 24 months of the cover date.

Tree ID	Common Name	Works/Remedial Action Required
T2	Ash See plate 2	Early mature tree. Early symptoms of ash dieback pathogen were observed in tree's crown. Recommend to reinspect tree within 24 months to assess level of advancement of pathogen. Thick ivy is spreading throughout tree's stem precluding a full stem inspection, recommend to sever ivy within 12 months to aid future tree inspections.
T8	Sugar maple See plate 4	Bacterial infection was observed throughout tree's stem. Recommend to reinspect tree within 24 months to assess level of advancement of pathogen.
T9	Beech See plate 8	Early symptoms of bacterial infection observed in tree's lower stem. Minor amount of associated cambium necrosis. Recommend to reinspect tree within 24 months to assess level of advancement of pathogen.
T10	Sycamore	Slight dieback was observed in tree's crown. Recommend to reinspect tree within 24 months.
T12	Sycamore	Thick ivy is spreading throughout tree's stem precluding a full stem inspection, recommend to sever ivy within 12 months to aid future tree inspections.
T13	Beech	Thick ivy is spreading throughout tree's stem precluding a full stem inspection, recommend to sever ivy within 12 months to aid future tree inspections.
T14	Sycamore See plate 11	Thick ivy is spreading throughout tree's stem precluding a full stem inspection, recommend to sever ivy within 12 months to aid future tree inspections.

Tree ID	Common Name	Works/Remedial Action Required
T15	Sycamore	Thick ivy is spreading throughout tree's stem precluding a full stem inspection, recommend to sever ivy within 12 months to aid future tree inspections.

Notes on Undertaking Tree Works

All tree work should be undertaken in accordance with British Standard BS 3998:2010, Recommendations for tree work. All arising's should be removed and the site is to be left as found. Care should be taken of the ground around retained trees to ensure that it does not become compacted as a result of tree surgery operations. No equipment or vehicles such as timber Lorries, tractors, excavators or cranes should be parked or driven beneath the crowns of any retained trees without sufficient ground protection to prevent subsequent soil compaction and root death.

Common Birds

All common wild birds are protected under The Wildlife and Countryside Act 1981.

This legislation makes it an offence to:

- Kill, injure or take wild birds.
- Take damage or destroy the nest of wild birds while it is in use or being built.
- Take or destroy the eggs of wild birds.

Certain rare breeding birds are listed on Schedule I of The Wildlife and Countryside Act 1981. Under this legislation they are afforded the same protection as common wild birds and are also protected against disturbance whilst building a nest or on or near a nest containing eggs and or unfledged young e.g. Barn Owl *Tyto alba*.

Bats

Bats species are afforded further protection by the Countryside and Rights of Way Act 2000; and the Natural Environment and Rural Communities Act 2006.

This legislation makes it an offence to:

- Intentionally or deliberately kill, injure or capture bats.
- Deliberately disturb bats, whether at roost or not.
- Damage, destroy or obstruct access to bat roosts.
- Possess or transport bats, unless acquired legally.
- Sell, barter or exchange bats.

A bat roost is defined by the Bat Conservation Trust publication Bat Surveys—Good Practice Guidelines as “the resting place of a bat” (BCT 2007). Generally however, the word roost is interpreted as “any structure or place, which any wild bat uses for shelter or protection.”

Bats tend to re-use the same roosts; therefore legal opinion is guided by recent case law precedents, that a roost is protected whether or not the bats are present at the time. This can include for summer roosts, used for breeding; or winter roosts, used for hibernating.

Site photos



Plate 1. T1



Plate 2. T2



Plate 3. T3



Plate 4. T4



Plate 5. T5



Plate 6. T5



Plate 7. T6



Plate 8. T7



Plate 9. T8



Plate 10. T11



Plate 11. T14

Caveat

This advice and all appendices are subject to caveat as follows:

1. This report is nullified if any remedial works are undertaken on any area of the site, on or after the date of study/survey.
2. The report is only valid on the date on inspection and any deletion, editing or alteration will void it in its entirety.
3. The responsibility for any works undertaken on the basis of the recommendations of this report does not form part of this contract. No responsibility is assumed by the author of this report or by ARBTECH for any legal matters that may arise as a consequence.
4. The report is not valid in adverse or unpredictable weather conditions or for any failure due to Force Majeure.
5. No liability is assumed by the author or by ARBTECH for any misuse, misinterpretation or misrepresentation of information contained herein.
6. This report has been compiled using only the information made available to the author as at the above date of inspection.
7. The assessment, unless described as “detailed” was of a preliminary nature, conducted from ground only; no soil samples were taken for analysis, no trees were climbed or inspected below ground level (including roots).
8. The author did not have at the time of writing any information as to the integrity of the site's main structures, annexes or the drainage system.
9. Arbtech is not responsible for any works other than those invoiced for.

Appendices

The following documents are included as appendices to this report:

- Tree Survey Schedule (PDF)
- Tree Location Plan drawings (PDF)

If you require clarification of information contained herein, please do not hesitate to contact us via 01244 661170.

Yours Sincerely,



Alan Thompson FdSc. (Arb.), M.Arbor.A

Arboricultural Consultant

Appendix 1: Tree Survey Schedule

Northern Baptist College
Luther King House
Brighton Grove
Rusholme
Manchester
M14 5JP



Artbech Consulting Ltd.

Unit 3, Well House Barns
Chester Road
Chester
Cheshire
CH4 0DH

Phone: 01244 66 11 70
email@arbtech.co.uk

General Tree Assessment (Detailed)

Tree ID: T1	Sorbus 'Joseph Rock' <i>Sorbus aucuparia</i> 'Joseph Rock'					Tag:	Assessor: Alan Thompson				
						TPO:	Date: 14-Oct-21				
						Tree Comment:					
						Survey Comment:	Over mature tree appears to be entering decline with 20% dieback observed in crown. Recommend removal of deadwood from tree's crown within six months.				
Details	Height	Spread	Stems	Ø	Maturity	Bat	Con Area	Prev Insp	Next Due	QTRA Score	Condition
	4 m	3 m	1	330 mm	Mature			N/A		N/A	Fair
Observations	Root	Stem			Branch			Leaf/Bud			
Work											

Tree ID: T2	Common Ash <i>Fraxinus excelsior</i>					Tag:	Assessor: Alan Thompson				
						TPO:	Date: 14-Oct-21				
						Tree Comment:					
						Survey Comment:	Early mature tree. Early symptoms of ash dieback pathogen were observed in tree's crown. Recommend to reinspect tree within 24 months. Thick ivy is spreading throughout tree's stem precluding a full stem inspection, recommend to sever ivy within 12 months to aid future tree inspections.				
Details	Height	Spread	Stems	Ø	Maturity	Bat	Con Area	Prev Insp	Next Due	QTRA Score	Condition
	12 m	5 m	1	270 mm	Semi-mature			N/A		N/A	Good
Observations	Root	Stem			Branch			Leaf/Bud			
Work											

General Tree Assessment (Detailed)

Tree ID: T3 Weeping Willow
Salix chrysocoma

Tag:
TPO:

Assessor: Alan Thompson
Date: 14-Oct-21

Tree Comment:
Survey Comment: Area of necrotic cambium was observed in tree's northern stem at 3m. Symptoms of an internal crack are developing adjacent to the area of cambium necrosis. Recommend to reduce tree's height to 4m within six months.

Details	Height	Spread	Stems	Ø	Maturity	Bat	Con Area	Prev Insp	Next Due	QTRA Score	Condition
	9.5 m	9 m	1	710 mm	Mature			N/A		N/A	Fair
Observations	Root			Stem		Branch			Leaf/Bud		
Work											

Tree ID: T4 Goat Willow
Salix caprea

Tag:
TPO:

Assessor: Alan Thompson
Date: 14-Oct-21

Tree Comment:
Survey Comment: 2 x Major deadwood limbs were observed in the centre of tree's crown at 4 and 5m. Remove deadwood limbs within six months.

Details	Height	Spread	Stems	Ø	Maturity	Bat	Con Area	Prev Insp	Next Due	QTRA Score	Condition
	10 m	8 m	1	880 mm	Mature			N/A		N/A	Varied
Observations	Root			Stem		Branch			Leaf/Bud		
Work											

Tree ID: T5 Common Lime
Tilia europaea

Tag:
TPO:

Assessor: Alan Thompson
Date: 14-Oct-21

Tree Comment:
Survey Comment: Advanced kretschmaria adusta fungal infection observed at tree's base. Decay has degraded major buttresses. Tree's rootplate is expected to be heavily decayed and comprised. Tree should be regarded as unstable. Tree is recommended to be felled as a matter of urgency.

Details	Height	Spread	Stems	Ø	Maturity	Bat	Con Area	Prev Insp	Next Due	QTRA Score	Condition
	16 m	6 m	1	790 mm	Mature			N/A		N/A	Dangerous
Observations	Root			Stem		Branch			Leaf/Bud		
Work											

General Tree Assessment (Detailed)

Tree ID: T6	Common Oak <i>Quercus robur</i>	Tag: TPO: Tree Comment: Survey Comment: Tree's canopy is coming into contact with adjacent residential property. Recommended to prune (within 6 months) to give 1.5m clearance from property to avoid potential damage to roofing, guttering, fascias etc. from whipping branches in strong winds.	Assessor: Alan Thompson Date: 14-Oct-21
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Details	Height	Spread	Stems	Ø	Maturity	Bat	Con Area	Prev Insp	Next Due	QTRA Score	Condition
	6.5 m	5 m	1	230 mm	Young			N/A		N/A	Good
Observations	Root			Stem		Branch			Leaf/Bud		
Work											

Tree ID: T7	Whitebeam <i>Sorbus aria</i>	Tag: TPO: Tree Comment: Survey Comment: Standing dead tree. Recommend tree to be felled within three months.	Assessor: Alan Thompson Date: 14-Oct-21
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Details	Height	Spread	Stems	Ø	Maturity	Bat	Con Area	Prev Insp	Next Due	QTRA Score	Condition
	6 m	2 m	1	230 mm	Semi-mature			N/A		N/A	Poor
Observations	Root			Stem		Branch			Leaf/Bud		
Work											

Tree ID: T8	Sugar Maple <i>Acer saccharum</i>	Tag: TPO: Tree Comment: Survey Comment: Bacterial infection was observed throughout tree's stem. Recommend to reinspect tree within 24 months.	Assessor: Alan Thompson Date: 14-Oct-21
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Details	Height	Spread	Stems	Ø	Maturity	Bat	Con Area	Prev Insp	Next Due	QTRA Score	Condition
	6 m	2 m	1	300 mm	Young			N/A		N/A	Varied
Observations	Root			Stem		Branch			Leaf/Bud		
Work											

General Tree Assessment (Detailed)

Tree ID: T9	Common Beech <i>Fagus sylvatica</i>	Tag:	Assessor: Alan Thompson								
		TPO:	Date: 14-Oct-21								
		Tree Comment:									
		Survey Comment: Twin stem tree, stem diameters: 720 and 790mm. Early symptoms of bacterial infection observed in tree's lower stem. Minor amount of associated cambium necrosis. Recommend to reinspect tree within 24 months.									
Details	Height	Spread	Stems	Ø	Maturity	Bat	Con Area	Prev Insp	Next Due	QTRA Score	Condition
	18 m	10 m	2		Mature			N/A		N/A	Varied
Observations	Root			Stem		Branch			Leaf/Bud		
Work											

Tree ID: T10	Sycamore <i>Acer pseudoplatanus</i>	Tag:	Assessor: Alan Thompson								
		TPO:	Date: 14-Oct-21								
		Tree Comment:									
		Survey Comment: Slight dieback was observed in tree's crown. Recommend to reinspect tree within 24 months.									
Details	Height	Spread	Stems	Ø	Maturity	Bat	Con Area	Prev Insp	Next Due	QTRA Score	Condition
	19 m	8 m	1	790 mm	Mature			N/A		N/A	Good
Observations	Root			Stem		Branch			Leaf/Bud		
Work											

Tree ID: T11	Wild Cherry <i>Prunus avium</i>	Tag:	Assessor: Alan Thompson								
		TPO:	Date: 14-Oct-21								
		Tree Comment:									
		Survey Comment: Tree's surface root has displaced adjacent gatepost. Rebuilding the gatepost would require to removal of significant surface root of 90mm diameter.									
Details	Height	Spread	Stems	Ø	Maturity	Bat	Con Area	Prev Insp	Next Due	QTRA Score	Condition
	7.5 m	6 m	1	310 mm	Semi-mature			N/A		N/A	Good
Observations	Root			Stem		Branch			Leaf/Bud		
Work											

General Tree Assessment (Detailed)

Tree ID: T12	Sycamore <i>Acer pseudoplatanus</i>	Tag: TPO: Tree Comment: Survey Comment: Thick ivy is spreading throughout tree's stem precluding a full stem inspection, recommend to sever ivy within 12 months to aid future tree inspections.	Assessor: Alan Thompson Date: 14-Oct-21
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Details	Height	Spread	Stems	Ø	Maturity	Bat	Con Area	Prev Insp	Next Due	QTRA Score	Condition
	19.5 m	9 m	1	740 mm	Mature			N/A		N/A	Good
Observations	Root			Stem			Branch		Leaf/Bud		
Work											

Tree ID: T13	Common Beech <i>Fagus sylvatica</i>	Tag: TPO: Tree Comment: Survey Comment: Thick ivy precluding 12 months. Squirrel damage was observed in tree's lower limbs.	Assessor: Alan Thompson Date: 14-Oct-21
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Details	Height	Spread	Stems	Ø	Maturity	Bat	Con Area	Prev Insp	Next Due	QTRA Score	Condition
	19.5 m	10 m	1	1110 mm	Mature			N/A		N/A	Good
Observations	Root			Stem			Branch		Leaf/Bud		
Work											

Tree ID: T14	Sycamore <i>Acer pseudoplatanus</i>	Tag: TPO: Tree Comment: Survey Comment: Tree's canopy is coming into contact with the roof of the adjacent building, recommend to prune tree's crown (within 6 months) to give 1.5m clearance from roof to avoid damage being caused to roofing, guttering, fascias etc from whipping branches in strong winds. Thick ivy is spreading throughout tree's stem precluding a full stem inspection, recommend to sever ivy within 12 months to aid future tree inspections.	Assessor: Alan Thompson Date: 14-Oct-21
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Details	Height	Spread	Stems	Ø	Maturity	Bat	Con Area	Prev Insp	Next Due	QTRA Score	Condition
	19 m	10 m	1	920 mm	Mature			N/A		N/A	Good
Observations	Root			Stem			Branch		Leaf/Bud		
Work											

[illegible]

Appendix 2: Tree Location Plan



Document Production Record

Document number	Editor	Signature	Position	Issue number	Date
Arbtech TCS 01	Alan Thompson		Arboricultural consultant	1	01/11/2021

Limitations

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