

Treesure
The Old Chapel
Orchard Lane
Puddington
Wirral
CH64 5SG
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07765195443
info@treesure.co.uk



Date: 20.07.2021

Dear Daniel,

Re: 15 Twyford Close, Didsbury, Greater Manchester. M20 2YR

Further to your instructions dated 16.07.201 to carry out a tree survey and make recommendations in respect of vegetation at the above property; please find enclosed our Preliminary Arboricultural Report.

The trees are within influencing distance of the property, however, the local geography, geology, soil characteristics and climate are all conducive to stable soil conditions and persistent soil moisture deficits are not anticipated. Therefore, the soil does not constitute a risk to the property. The trees were inspected visually for any defects or signs of decay and also checked with a sounding hammer for any audible indication of decay. Recommendations for future tree works have been included within this report.

We see no arboricultural reason to withhold insurance cover or not to grant a mortgage on this property.

We draw to your attention the limitations of this service that are contained within this report.

Yours sincerely

Guy Smallthwaite (BA Hons, FdSc Arb, M Arbor A)

LIMITATION OF SERVICE

Unless specifically instructed in writing this survey undertaken in relation to this survey is a preliminary one in respect of the trees, soils and any other factors. The surveyor has not taken soil or root samples for analysis and all inspections shall be done from ground level, i.e. the tree(s) were not climbed. No reliance shall be placed on any comment(s) the surveyor may have made in respect of the structural integrity of any main structure or drainage system located on the premises to which this survey and report relates. You are advised that where man-made structures are involved you may need to obtain structural engineering and / or geotechnical advice

PRELIMINARY ARBORICULTURAL REPORT

Client details: Daniel Conde

Survey address: 15 Twyford Close, Didsbury, Greater Manchester. M20 2YR

Survey carried out by:	Guy Smallthwaite	Date:	20.07.2021
Treesure has carried out an Arboricultural survey with regard to vegetation growing on or near the risk address. This report has been prepared on an independent basis following instruction from Daniel Conde.			

Summary

In relation to the details provided and the Arboricultural survey, we have as follows:

RECOMMENDATIONS

No work required at present. Future pruning is recommended (see Tree Survey for specific details)

REPORT

We are advised that the property was constructed in approximately 2002 and is a 3-bedroom end mews house. We have no information as to the structural integrity of either the main structure or the drainage system.

Drainage

The majority of the root system of any tree is in the surface 600mm of soil extending radially in any direction. Where sewers are deep the only roots present, if any, are anchor roots and these can co-exist with intact sewer pipes. Inspection of drains with cameras shows that many old clay drains have a variety of defects such as displaced joints, circumferential and longitudinal cracking. These defects can be present on any soil regardless of the proximity of trees. Their existence does not indicate that a tree has caused the defect, even if a root has grown through a crack. If the system is sound, roots have little capacity to enter or damage drainage systems. A drainage expert can provide any further specialist advice.

If you, or your advisors have any information to suggest that the property has or is suffering from any structural defect, you should (a) release the information to us, and (b) seek the advice of a structural engineer, if you have not already done so.

The Soil

The soil on site was assessed to a depth of 1200mm. This revealed a moist clay loam to 300mm, overlying sandy clay to 1200mm. This soil is likely to be free draining, allowing rapid rehydration of the clay component. The local geography, geology, soil characteristics and climate are all conducive to stable soil conditions and persistent soil moisture deficits are not anticipated.

The British Geological Survey website describes this area as: **1:50 000 scale bedrock geology description:** Wilmslow Sandstone Formation - Sandstone. Sedimentary Bedrock formed approximately 247 to 252 million years ago in the Triassic Period. Local environment previously dominated by hot deserts.

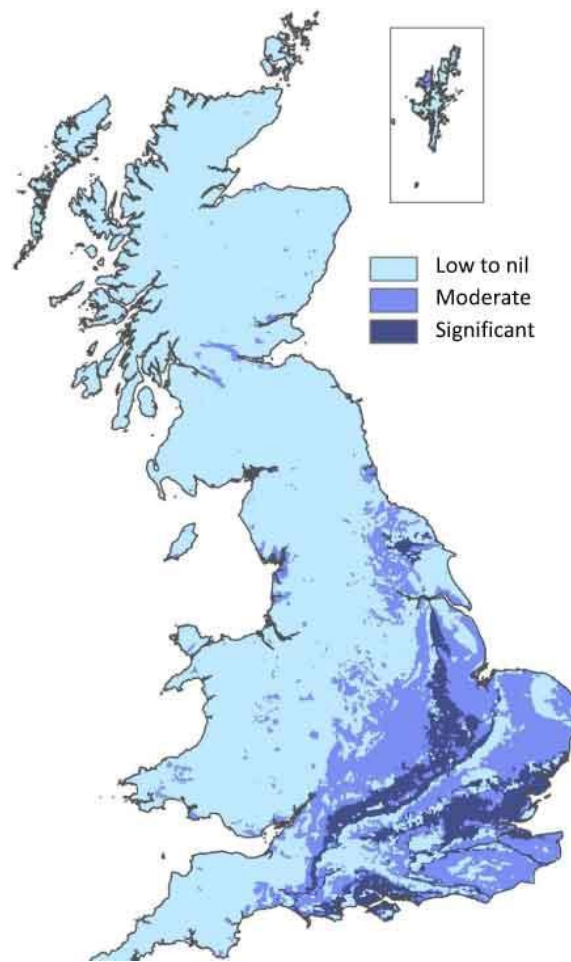


Fig 1. Swell/Shrink potential of soil within the UK. British Geological Survey. (National Environment Research Council

Tree Survey

Age Range	Y-Young / EM -Early Mature / M -Mature / FM -Fully Mature / OM -Over Mature
Condition	B – Form & Health Acceptable/ C – Form & Health Unacceptable/ D – Dead, Dying or Dangerous
Height / Crown Spread / Dimensions	Estimated Measurement
Ownership	(O) Within property boundary / (3) 3rd Party / (LA) Local Authority / (U) Unknown

The tree has been assessed from ground level and the information is as follows:

Tree No.	Species	Age Range	Co nd.	Height (m)	Crown Spread (m)	Diameter (mm)	Dist.to Structure (m)	Ownership
1	Bird Cherry <i>Prunus padus</i>	S/M	B	8m	N 2 S 2 E 2 W 2	285mm	Approx 1m From structure	0
Comments and description: Healthy tree with no apparent defects. It will require pruning to retain size and shape. Branches are starting to extend over conservatory. Tree work: Future pruning will be required due to its location.								
Tree No.	Species	Age Range	Co nd.	Height (m)	Crown Spread (m)	Diameter (mm)	Dist.to Structure (m)	Ownership
2	Cherry <i>Prunus avium</i>	Y	B	7m	N 2.5 S 2.5 E 2.5 W 2.5	120mm x3	Approx 1m From structure	0
Comments and description: A healthy multi-stemmed tree with no apparent defects. Tree work: Future pruning will be required due to its location.								

Tree No.	Species	Age Range	Co nd.	Height (m)	Crown Spread (m)	Diameter (mm)	Dist.to Structure (m)	Ownership
3	Yew <i>Taxus baccata</i>	S/M	B	6.5m	N 4 S 3 E 3 W 7	300mm	Approx 14m to house	0

Comments and description: A healthy tree with no apparent defects. Limbs extend left across the garden.

Tree work: Future pruning is recommended which would help to redress balance.

Tree No.	Species	Age Range	Co nd.	Height (m)	Crown Spread (m)	Diameter (mm)	Dist.to Structure (m)	Ownership
4	Beech <i>Fagus sylvatica</i>	M	B	19m	N 7 S 5 E 7 W 7	765mm	Approx 15m to house	3

Comments and description: A very large healthy, mature tree with no apparent defects. It has a single stem with evidence of a recent canopy raise to allow more natural light into the rear gardens (tree located in neighbouring garden).

Tree work: No work required at present.

Tree No.	Species	Age Range	Co nd.	Height (m)	Crown Spread (m)	Diameter (mm)	Dist.to Structure (m)	Ownership
5	Yew <i>Taxus baccata</i>	E/M	B	6m	N 4 S 3 E 3 W 4	200mm	Approx 17m to house	3

Comments and description: Tree in good health with no apparent defects (tree located on third party land).

Tree work: No work required at present.

Tree No.	Species	Age Range	Co nd.	Height (m)	Crown Spread (m)	Diameter (mm)	Dist.to Structure (m)	Ownership
6	Sycamore <i>Acer pseudoplatanus</i>	M	B	17m	N 3 S 5 E 3 W 4	400mm	Approx 19m to house	3

Comments and description: Tree in good health with no apparent defects. It has a weight bias to the west (tree located on third party land).

Tree work: No work required at present.

Tree No.	Species	Age Range	Co nd.	Height (m)	Crown Spread (m)	Diameter (mm)	Dist.to Structure (m)	Ownership
7	Sycamore <i>Acer pseudoplatanus</i>	M	B	17m	N 6 S 3 E 6 W 2	400mm	Approx 18m to house	3

Comments and description: Tree in good health with a single, vertical stem and no apparent defects. It has a weight bias towards the north west (tree located on third party land).

Tree work: No work required at present.

Tree No.	Species	Age Range	Co nd.	Height (m)	Crown Spread (m)	Diameter (mm)	Dist.to Structure (m)	Ownership
8	Yew <i>Taxus bacatta</i>	M	B	7m	N 2 S 2 E 2 W 2	180mm x2	Approx 17m to house	3

Comments and description: Tree in good health with no apparent defects. It bifurcates at 1 Metre (tree located on third party land).

Tree work: No work required at present.

Tree No.	Species	Age Range	Co nd.	Height (m)	Crown Spread (m)	Diameter (mm)	Dist.to Structure (m)	Ownership
9	Beech <i>Fagus sylvatica</i>	M	B	21m	N 6 S 10 E 10 W 8	1257mm	Approx 30m to house	3

Comments and description: An extremely large example in good health with no apparent defects. There is a cavity at the base which holds water and the tree bifurcates at 6 metres. There is a weight bias to the south and evidence of past limb failures on the south side (tree located on third party land).

Tree work: No work required at present.

Tree No.	Species	Age Range	Co nd.	Height (m)	Crown Spread (m)	Diameter (mm)	Dist.to Structure (m)	Ownership
10	Beech <i>Fagus sylvatica</i>	M	B	19m	N 6 S 10 E 6 W 7	900mm	Approx 19m to house	3

Comments and description: Tree in good health with no apparent defects. It has a single, vertical Trunk and is located on third party land, adjacent to the retaining wall of a neighbouring garden.

Tree work: No work required at present.

Tree No.	Species	Age Range	Co nd.	Height (m)	Crown Spread (m)	Diameter (mm)	Dist.to Structure (m)	Ownership
G1	Cherry <i>Prunus avium</i>	M	B	8m	N 2 S 2 E 2 W 2	100mm	Approx 1m from structure	0

Comments and description: Trees in good health with no apparent defects. They will require pruning back in the future to control size.

Tree work: No work required at present.

Tree No.	Species	Age Range	Co nd.	Height (m)	Crown Spread (m)	Diameter (mm)	Dist.to Structure (m)	Ownership
G2	Mock Orange <i>Philadelphus sp.</i>	M	B	7m	N 2 S 2 E 2 W 2	70mm	Approx 1m From structure	0

Comments and description: Trees in good health with no apparent defects. Future pruning will be required to maintain size and shape.

Tree work: No work required at present.

Title: Location Plan (Fig 2)
Client: Daniel Conde

Scale: NTS

Bore Hole 

Address: 15 Twyford Close, Didsbury. M20 2YR

Date: 20/07/2021





Plan 2. Aerial view of site.

Plates

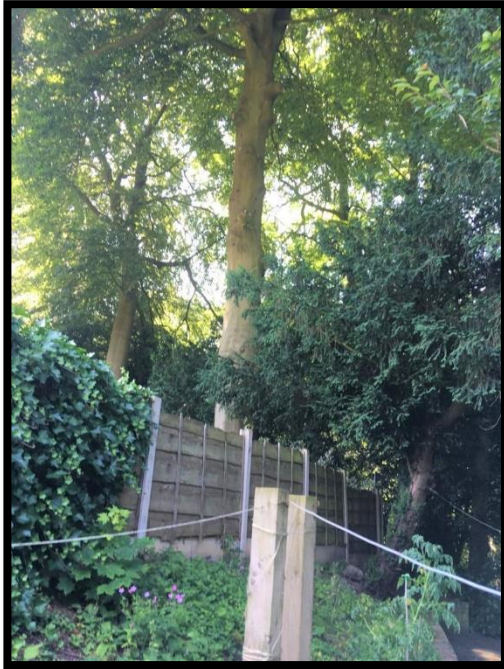


Plate 1. Large beech tree (T4) located in neighbouring garden with T10 to the left.



Plate 2. The beech (T4) located in far corner of neighbouring garden.



Plate 3. T4 to the left, the sycamores T8 and T7 to the right.



Plate 4. Image of the cherries(G1), T1 in the centre and T2 to the right.

References

Biddle PG (1998) Tree root damage to buildings. Willowmead Publishing. Wantage.

Driscoll R and Skinner H (2007) Subsidence damage to domestic buildings – a guide to good technical practice. The BRE Trust.