



Tree Health Report

Date: 10/9/2023

Client: Robert Jackson, 9 Orchard Street, West Didsbury, Manchester, M20 2LP

Date of visit: 5/9/2023

Inspected by: James Walsh. Level 3 Dip Arb. PTI.

Report completed by: James Walsh





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1. Scope of Report

- 1.1. The scope of the inspection was to carry out a visual tree assessment at the property of 9 Orchard Street, West Didsbury, Manchester, M20 2LP on 1 small Cherry tree (*Prunus Avium*) and its surroundings, to identify the likelihood of it causing damage to the adjacent wall and write a report based on the findings.

2. Limitations

- 2.1. This report is restricted to the trees listed within the survey; it does not consider any factors that may have changed the condition of the trees after the date of the survey, for example: extreme weather incidences, poor tree works, vandalism, changes to the environment surrounding the trees including soil level changes, root disturbance, building works etc.
- 2.2. T4T does not accept responsibility for any of the factors listed above, nor will there be any acceptance of liability for any tree work recommendation not carried out by professional arboriculturalists to the British standard relating to tree work (BS3998) within the specified time scale.
- 2.3. A detailed tree health inspection was carried out using visual tree assessment techniques on the tree, as well as the surrounding site; this involved examination from the ground (including soil, roots, and the surrounding area) to the tips of the canopy for any signs of ill health. Crown inspections were carried out visually as well as with binoculars. Inspections were carried out from ground level, if further investigation within the canopy the tree is required this will be highlighted in the recommendation section of the report.
- 2.4. It must be understood that trees are dynamic biological organisms and are therefore subject to change with age, biotic stress factors such as fungi, bacteria and viruses and abiotic factors such as extreme weather conditions, mechanical and human interference. These factors reinforce the need for regular tree health inspections.



3. Legal Constraints

- 3.1. This report is not a mandate to undertake any recommended tree works. Under the town and country planning regulation 2012, no tree works may be carried out on protected trees without first obtaining formal written permission from the local planning authority. A Tree Preservation Order (TPO) application to seek approval for the proposed works must be submitted to the local council, no works may be carried out until full formal permission from local planning authority is given.
- 3.2. Some exceptions to this rule do apply to trees posing an imminent danger to persons or property, for example: dead or dangerous trees, in these cases the local authority must be issued with a 'five-day notice' on the specific works needed to be carried out to make the trees safe.
- 3.3. The tree owner is liable for damage/injury caused by their trees to other persons or property provided the potential for damage is reasonably foreseeable. Landowners have Duty of Care to have their trees inspected on a regular basis and to seek advice from a suitably experienced/qualified arboriculturalist at suitable intervals. Trees should still be monitored during the interim period.



4. Tree Data

4.1. Key

Tree ID

- **T** – Tree
- **G** – Group of trees
- **W** - Woodland

ID # - Identification number to uniquely identify an individual tree, group of trees or woodland.

Tree Species – Common name and scientific name of tree species.

Age

- **Young** – First 10% of growth completed.
- **Semi mature** – 10% - 25% of growth completed.
- **Mature** – 25% - 75% of growth completed.
- **Over Mature** - 75% - 100% of growth completed and in decline.
- **Veteran** – Considered to have significant biological, aesthetic, or ecological value.

Size – A general indication of the tree's overall size for its species.

- **Small**
- **Medium**
- **Large**
- **Very large**

Overall physiological and structural condition.

- **Good** – Signs of no or very minor defects.
- **Fair** – Signs of moderate defects.
- **Poor** – Showing major defects.
- **Very poor** - Showing excessive defects.

Observations - Findings of the tree assessment.

Work recommendations – Works required to mitigate risks posed by the tree.

Priority – Priority of the recommended works (taking into consideration target areas).

- **Low** – Recommended but not essential; to be carried out at landowner discretion.
- **Medium** – Work to be carried out within 12 months.
- **High** – Work to be carried out within 3 months.
- **Urgent** – Work to be carried out as soon as practicable (i.e., within 7 days)

Reinspection frequency – The frequency at which the trees should be reinspected.

Photos

Figure 1: T1 Prunus Avium, view from front garden facing northeast.



Figure 2: Damaged wall, view facing northwest.



Figure 3: Damaged wall, view facing southeast.



Figure 4: Damaged wall, view facing southwest towards T1 and property.





Tree ID	Tree Species	Height	Spread	Age Class	Observations	Condition	Work Priority	Inspection Frequency
T1	Wild Cherry (<i>Prunus Avium</i>)	6m	9m	Young	The tree has been planted very close to the property's front boundary wall, it is leaning heavily towards the wall/adjacent pavement and is overshadowed by two large, mature lime trees. There is a moderate amount of deadwood in the crown but no signs of major ill health.	Overall tree condition: Fair. Roots: Fair, some exposed roots. Artificial grass covering a large area of the root plate. Stem: Good, Trifurcation at 1m from ground level. Crown: Fair, Moderate amount of deadwood within crown. Rubbing branches at 2.5m from ground level on south side. Stumps left from previous poor pruning.	Medium	2 years



5. Map



9 Orchard Street, West Didsbury, Manchester, M20 2LP

What3Words: ///replay.resist.action

6. Summary

- 6.1. T4T was asked to carry out a Visual Tree Inspection on 1 Cheery tree at the property of 9 Orchard Street, West Didsbury, Manchester. The inspection was carried on 5th, September 2023 at 18:20. The weather condition at the time of the inspection was warm and fair.
- 6.2. 9 Orchard Street is a terraced property with a small front garden facing a northeasterly direction. The two adjacent properties both have large, mature lime trees in their front gardens.
- 6.3. The client's Cherry tree is situated on the northeastern boundary of the property adjacent to the perimeter wall and public pavement the other side, it is also leaning heavily in this direction due to overshadowing and phototropism.
- 6.4. The tree was planted in this location by a previous owner of the property probably unaware of the damage it could cause to the adjacent wall.
- 6.5. The overall condition of the tree is fair showing only minor defects from previous poor pruning. It has one rubbing branch at approximately 2.5m from ground level on the south side of the tree. It is heavily leaning in a northerly direction towards the wall/pavement and is obviously causing damage to the wall. Most of the root plate is covered by artificial grass and the tree is being overshadowed/suppressed by the two large lime trees either side.

7. Recommendations

- 7.1 Considering the unsuitable location of the tree and the damage it is causing to the client's property, it is recommended that the tree is removed and the stump ground out to prevent any regrowth and further damage to the wall.
- 7.2 It is also recommended that the artificial grass is removed and a small replacement (Japanese Maple) tree is replanted in a more suitable location where it will have the space needed to grow to maturity without impacting adjacent infrastructure i.e., in the centre of the lawn.
- 7.3 These recommendations should be carried out within the next 12 months by a suitably experience and qualified arboriculturalist.

Note

It is important to understand that as with all things in nature, trees are subject to unpredictable environmental factors such as extreme weather, pathogen infection, and human influence upon them. To reach a conclusion of the level of risk a tree poses, T4T investigates all available evidence on a trees structure and its surroundings. Where applicable, these conclusions and recommendations aim to reduce the risk level as low as reasonably practicable given the location of the tree, the use of the site, the level of risk and the perception of its aesthetic value.