



QTRA Tree Risk Assessment & Arboricultural Report

Date of Assessment

20th October 2025

Author

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Client

Ms Louise Jones



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1 Instructions

- 1.1 This tree survey and report is commissioned by Ms Louise Jones confirmed by email on 17th October 2025. It concerns a trees growing at 3 Rushford Ave, Levenshulme, Manchester M19 2HG.

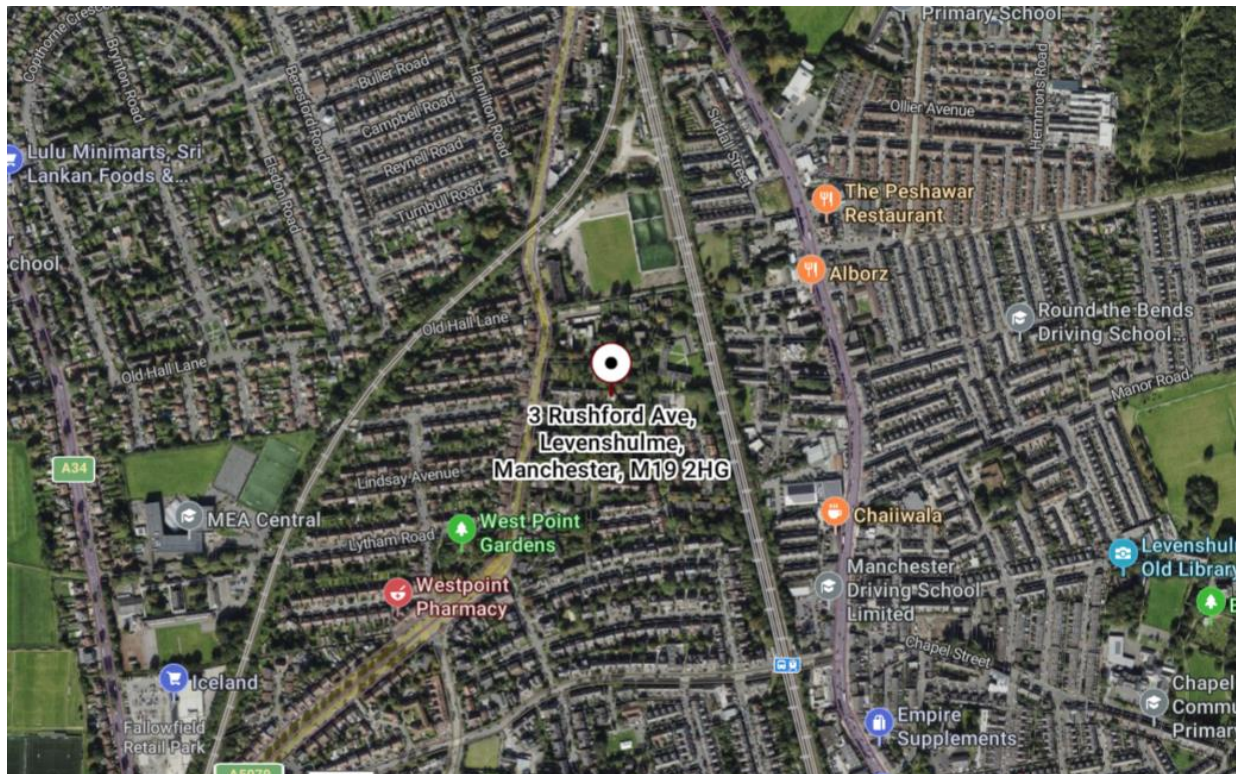


Figure 1: OS Map (Bing Maps) This content is for informative purposes; so, parts of it are reproduced from BSI Global

- 1.2 The scope of the survey is:
- a) The tree owner seeks to ensure it reasonably meets its duty of care by demonstrating a defensible, proactive tree management regime.
 - b) Visually inspect trees growing throughout the site and overhanging the main roads/highways.
 - c) Identify a tree that pose an unacceptable risk and recommend remedial works to reduce risk to acceptable levels.
 - d) Provide a report in order to assist in planning and management of the trees.

2 Limitations

- 2.1 The inspection will identify defects and other failure-prone characteristics of the trees where these features might be reasonably anticipated to cause an unacceptable risk. It must nevertheless be recognised that no tree is entirely safe, given the possibility that an exceptionally strong wind or other unusual circumstances could damage or uproot even a mechanically 'perfect' specimen.
- 2.2 While every attempt has been made to provide a realistic and accurate assessment of the trees' condition at the time of inspection, no responsibility can be accepted for damage or injury sustained as a result of the failure of any tree due to faults not apparent during a visual, ground-level based inspection carried out at this season, or to faults developing subsequent to the survey.
- 2.3 Similarly, no liability can be accepted for the condition of the tree that were obscured in part or in whole (e.g., by structures) nor for any that proved inaccessible at the time of the inspection. Certain features which might provide evidence of on-going decay or decline (such as seasonal fungal fruiting bodies, damage to foliage, insect emergence holes etc.) may not have been in evidence; only those features that are apparent at the time of the inspection can be assessed.
- 2.4 Underground services were not confirmed around the tree surveyed. The potential influences of trees upon building or other structures resulting from the effects of trees upon shrinkable load-bearing soils or the effect of incremental root growth are specifically excluded from this report.
- 2.5 The report reflects the trees as found on the day surveyed. Change of ground levels, soil conditions, surrounding tree cover or land use, or any ground works within the root zone of any tree may invalidate the content of this report. No root zone excavation was undertaken.

3 Introduction

- 3.1 The principal author of this report is Carl Riva Dip Arb L6, RFS Cert Arb, MArborA, Technician member of Arboricultural Association, QTRA Registered User. Qualified and experienced arboriculturist in undertaking and managing hazard evaluation & risk surveys and producing reports for trees in relation to design, demolition, and construction.

This report is based upon data I collected 20/10/2025

- A schedule of the trees was individual recorded and is provided at the end of this report in Appendix 1: Tree Survey
- Where significant defects have been identified some recommendations for action may be provided if the risks are considered to be unacceptable.

3.2 Relevant background information.

- I. This is the 1st survey I have personally carried out at 3 Rushford Ave, a result of which a number of tree management works were actioned to be carried out carried out.
- II. 3 Rushford Ave is located close to residential properties with young to mature trees, within and along the boundaries and parameters of the within close proximity to highway/road, structures and public pathways.
- III. The site is located off (Rushford Ave) road traffic and pedestrian flows at peak times can have high occupancy, which creates a high target zone.
- IV. Soil level is flat around, rooting areas around car park areas, access routes are hard landscaped.
- V. Various targets were identified to be within falling distance of the tree, including, but not restricted to, people using footpaths, parked vehicles, stationery and moving vehicles using the entrances, and adjacent roads.

4 Survey Methodology

- 4.1 This survey was carried out from ground level. No aerial inspection was undertaken. The tree was assessed using visual tree assessment (VTA) is a system which identifies symptoms produced by a tree in reaction to a weak spot, or area of mechanical stress.
- 4.2 VTA is a non-invasive method of examining the health and structural condition of individual trees. The trees have been assessed with the aid of steel probe and nylon mallet for the purpose of detecting changes in resonance which may indicate that further investigation is required. Where appropriate the use of advanced decay detection methods will be recommended, such as: Resistograph, Picus tomograph, Fractometer.
- 4.3 The identification of a 'defect' associated with a tree does not tell us anything about the actual risk that it represents to person or property. The Quantified Tree Risk Assessment (QTRA) methodology will be utilised. In order to make a realistic risk assessment one needs to consider three distinct aspects of the situation, namely:
- a) The likelihood that failure, if it occurred, would actually lead to any injury or damage, i.e., are there vulnerable buildings or other structures within the potential 'target area'? If the tree is near a road, a driveway or a footpath, what is the frequency of use? How often are people, cars, bicycles etc. present in the area immediately around the tree.
 - b) The size of the defective part (i.e., how much damage/harm would it cause were it to fail).
 - c) The likelihood that failure will actually occur (i.e., what is the realistic probability that the dead limb, decayed tree etc. will actually break within one year)
- 4.4 The product of the three component values is the annualised 'Risk of Harm', which is a combined measure of the likelihood, and the consequence of tree failure considered in terms of the loss within the coming year, and is expressed as a probability. In applying the 'Tolerability of Risk Framework' (ToR) the QTRA methodology divides the 'Risk of Harm' into three threshold values, being.
- 1. Unacceptable (i.e., $>1/1,000$), which is unacceptable and will not ordinarily be tolerated.
 - 2. Tolerable (i.e., between $1/1,000,000$ and $1/1,000$, where the Risk of Harm will be tolerable if it is As Low As Reasonably Practicable (ALARP); but a Risk of Harm $1/10,000$ or greater will not ordinarily be Tolerable where it is imposed on

others, such as the public. In the Tolerable range management decisions are informed by consideration of the benefits and costs of risk control, including benefits provided by trees that would be lost to risk control measures; and

3. Broadly Acceptable (<1/1,000,000), which is already ALARP.

4.5 The QTRA advisory thresholds, (see Table 1, below) are proposed as a reasonable approach to balancing safety from falling trees with the costs of risk reduction. This approach takes account of the principles of ALARP and ToR, but does not dictate how these principles should be applied. While the thresholds can be the foundation of a robust policy for tree risk management, tree managers should make decisions based on their own situation, values and resources.

Table 1: QTRA Advisory Risk Thresholds:

Risk of Harm Threshold	Description	Action
$\geq 1/1000$	Unacceptable	Control the risk
1/1000 - 1/10,000	Unacceptable (where imposed on others) OR Tolerable (by agreement)	- Control risk/ review the risk. - Control the risk unless stakeholders agree to tolerate it
1/10,000 – 1/1,000,000	Tolerable (when imposed on others) Risks are tolerable if ALARP	- Assess costs and benefits or risk control. - Control risk only where a significant benefit might be achieved at reasonable cost. - Review the risk.
<1/1M	Broadly acceptable - Risk is already ALARP	- No action required. - Review the risk.

4.6 As detailed in Table 1, a Risk of Harm less than 1/1,000,000 is Broadly Acceptable and already ALARP (i.e., ‘as low as reasonably practicable’). A Risk of Harm 1/1,000 or greater is unacceptable and will not ordinarily be tolerated. Between these two thresholds, the Risk of Harm is in the Tolerable region of the ToR Framework and will be tolerable if it is ALARP, but a Risk of Harm 1/10,000 or greater will not ordinarily be Tolerable where it is imposed on others, such as the public. Here, management decisions are informed by consideration of the benefits and costs of risk control, including benefits provided by trees that would be lost to risk control measures.

5 Findings

- 5.1 Overall, the trees at the sites are in varied condition from fair to good, trees on the site make an important contribution to the landscape and local character of the area. However, there are some still 'unacceptable' risks identified within the site.
 - 5.2 The presence of aerial deadwood varies from minor to major in all the trees on the site. Trees with aerial deadwood in their crowns have been recorded where the size, height, and rate of decay of the deadwood pose a risk of failure. Aerial deadwood should only be removed if it is within the impact distance of targets.
 - 5.3 Trees naturally produce deadwood over time, and managing this on the site incurs costs. Planning must include a budget and timeline for carrying out works according to the tree survey priorities.
 - 5.4 The areas surveyed on the survey on the grounds are predominantly formed of Ash, Apple, Prunus, Willow, Rhododendron, Yew, Horse Chestnut, Lime.
 - 5.5 The tree survey schedule identifies trees that require the removal or severance of epicormic growth. In most cases, Epicormic growth removal is recommended to enable further inspection where it may be concealing serious structural defects that could not otherwise be reported upon. The severance and removal of epicormic growth could conceivably be undertaken at ground level by gardeners or ground maintenance operatives, and it should be carried out by the next inspection so that the trees condition can be better assessed.
-
- 1.1 Ash Dieback disease has been seen on all on all of the ash trees especially (T001) from (Level 1 0 -25%). Due to the current of the of the site it is recommended to manage trees found within survey and monitor ash dieback and reinspect every in 12 to 15 months.
 - 1.2 Ash Dieback is a devastating tree disease caused by the fungus *Hymenoscyphus fraxineus*, which poses a serious threat to ash trees across Europe, especially in the UK. Here's a comprehensive overview:

1.3 What Is Ash Dieback?

- **Scientific name:** *Hymenoscyphus fraxineus* (formerly *Chalara fraxinea*)
- **Common name:** Ash Dieback
- **Affected species:** Primarily *Fraxinus excelsior* (European ash), but other ash species are also vulnerable
- **Origin:** Native to Asia; introduced to Europe via the global plant trade

1.4 Symptoms

- Leaf loss and wilting
- Crown dieback (progressive death of the upper parts of the tree)
- Diamond-shaped lesions on the bark
- Necrotic lesions in the bark and xylem
- Brownish-grey discoloration of inner bark

5.6 Trees not mentioned within are generally healthy, full crown, long life expectancy with no significant defects or trees that are to be felled and removed or managed as described in Tree Survey Schedule in Appendix 1.

6 Analysis

- 6.1 No trees have been found to have an 'unacceptable' level of risk. Firstly, people or property and their location in relation to the tree in determining targets were identified persons using footpaths, stationary and moving vehicles using the property's road.

7 Conclusion

- 7.1 3 Rushford Avenue has a young to mature to mature population within reaching distance of the property and surrounding features. This a high-risk target area, the survey should be read with this in mind.
- 7.2 The survey undertaken using VTA and Quantified Tree Risk Assessment (QTRA) method in order to provide a balanced and reasoned approach to managing risks posed by trees, at a time when road traffic and pedestrian flows were peak times.
- 7.3 Overall, the mostly all of the trees at the sites are in fair to good condition and make an important contribution to the landscape and local character of the area.

8 Recommendations

- 8.1 Undertake all works recommended in Appendix 1: Tree schedule within time scales recommended.
- 8.2 It is recommended to re-inspect tree all trees, in 12-15 months' time, e.g., a different seasonal time of year, this can in-dictate visible issues not seen on initial inspection e.g., dysfunction, fungi, vigour, leaf/bud.
- 8.3 The survey identifies trees that requires the severance removal or severance of Ivy. The severance and removal of Ivy could conceivably be undertaken at ground level by gardeners or ground maintenance operatives.
- 8.4 Prior to works being undertaken, the Local planning department shall be consulted to ensure that the trees are not covered by a Tree Preservation Order (TPO,) or fall within a conservation area.

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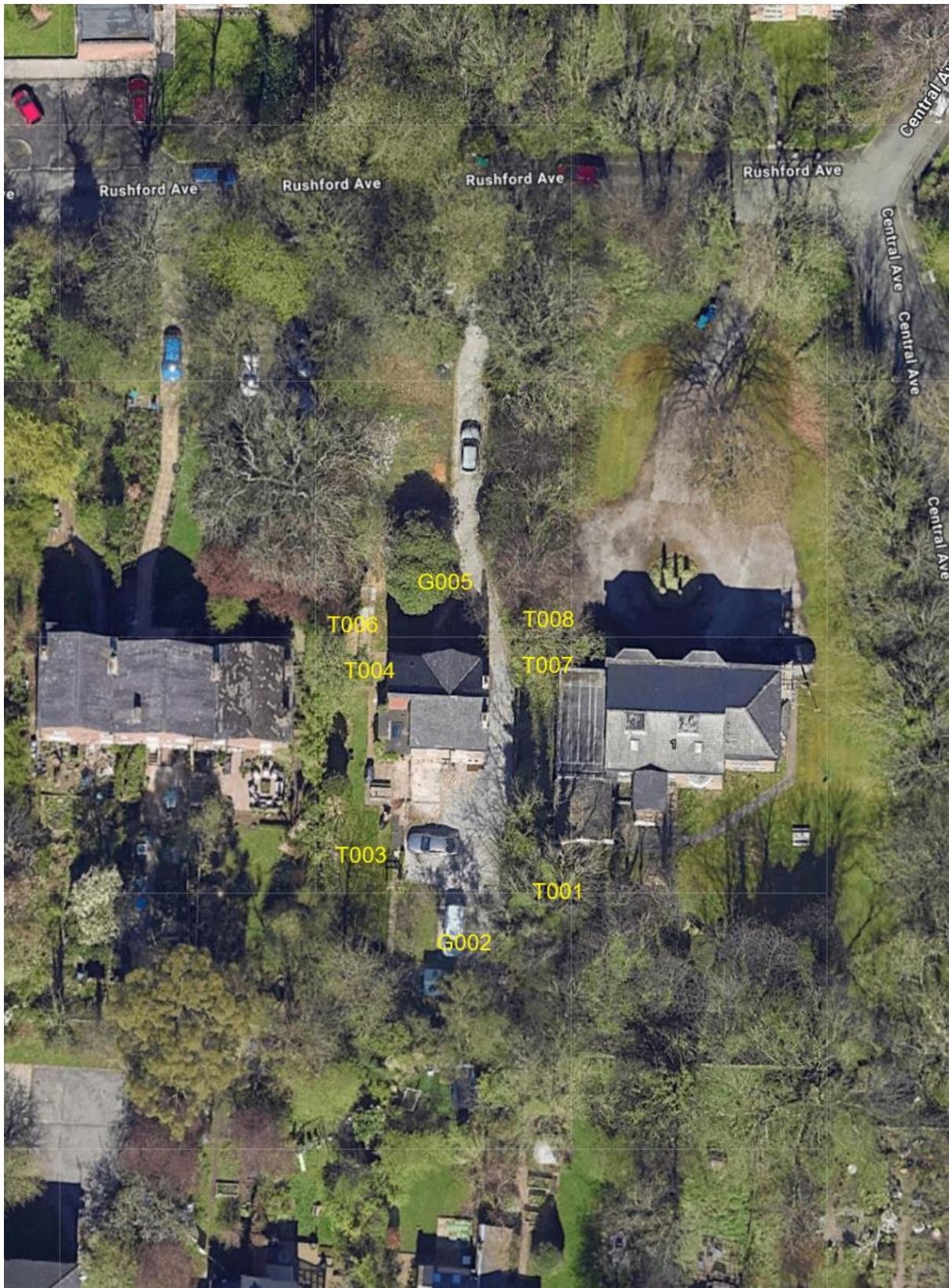
Consultant – Carl Riva Dip Arb L6, RFS Cert Arb, MArborA

If you have any queries or wish to discuss further, please do not hesitate to call. Best Regards
0800 222 9529 - 077658580

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Appendix 2: Tree Location Plan



Appendix 3: Photography

3 Rushford Avenue Manchester England

☀ 110°E (T) ● 53°26'50"N, 2°11'45"W ±6ft ▲ 172ft



Date: 20/10/2025

Consultant – Carl Riva Dip Arb ABC L6, MArborA

QTRA Tree Risk Assessment & Arboricultural Report

3 Rushford Avenue Manchester England

☉ 81°E (T) ☉ 53°26'50"N, 2°11'45"W ±22ft ▲ 186ft



3 Rushford Avenue Manchester England

☀ 20°N (T) ☉ 53°26'50"N, 2°11'45"W ±42ft ▲ 169ft



3 Rushford Avenue Manchester England

☀ 28°NE (T) ● 53°26'50"N, 2°11'45"W ±13ft ▲ 169ft



Ms Louise Jones
3 Rushford Ave
Levenshulme, Manchester M1



Urban Tree Management

Mobile: 0800 222 9529

General Tree Assessment (Detailed)

Tree ID: G002

Apple
Malus Spp.

Tag:
TPO:
Tree Comment:
Survey Comment: Group of 2 apple trees

Assessor: Carl Riva
Date: 20-Oct-25

Details	Height 2.5 m	Spread 6 m	Stems 2	Ø 125 mm	Maturity	Bat	Con Area	Prev Insp N/A	Next Due 20-Jan-27	Condition Good
Observations	Root No visual defects		Stem No visual defect		Branch Low hanging branches		Leaf/Bud Normal			
Work	Category No action		Action No action				Priority		Done No	

Tree ID: G005

Rhododendron
Rhododendron Spp.

Tag:
TPO:
Tree Comment:
Survey Comment: Multiple stems

Assessor: Carl Riva
Date: 20-Oct-25

Details	Height 2.5 m	Spread 8 m	Stems 9	Ø 100 mm	Maturity Young	Bat	Con Area	Prev Insp N/A	Next Due 20-Jan-27	Condition Good
Observations	Root No visual defects		Stem Multi stemmed		Branch No visual defects		Leaf/Bud Normal			
Work	Category No action		Action No action				Priority		Done No	

General Tree Assessment (Detailed)

Tree ID: T003

Prunus
Prunus Spp.

Tag:

TPO:

Assessor: Carl Riva

Date: 20-Oct-25

Tree Comment:

Survey Comment: Multiple stems

Details	Height	Spread	Stems	Ø	Maturity	Bat	Con Area	Prev Insp	Next Due	Condition
	6 m	4 m	3	300 mm	Semi-mature			N/A	20-Jan-27	Good
Observations	Root				Stem				Branch	Leaf/Bud
	No visual defects				Multi stemmed Tight union				Minor dead wood	Normal
Work	Category				Action				Priority	Done
	No action				No action					No

Tree ID: T004

Willow
Salix Spp.

Tag:

TPO:

Assessor: Carl Riva

Date: 20-Oct-25

Tree Comment:

Survey Comment:

Details	Height	Spread	Stems	Ø	Maturity	Bat	Con Area	Prev Insp	Next Due	Condition
	12 m	8 m	1	450 mm	Semi-mature			N/A	20-Jan-27	Fair
Observations	Root				Stem				Branch	Leaf/Bud
	No visual defects				Multi stemmed Tight union				Minor dead wood Epicormic growths Tight union	Normal
Work	Category				Action				Priority	Done
	No action				No action					No

General Tree Assessment (Detailed)

Tree ID: T006

Common Yew
Taxus baccata

Tag:

TPO:

Assessor: Carl Riva

Date: 20-Oct-25

Tree Comment:

Survey Comment:

Details	Height	Spread	Stems	Ø	Maturity	Bat	Con Area	Prev Insp	Next Due	Condition
	6 m	8 m	1	400 mm	Mature			N/A	20-Jan-27	Fair
Observations	Root	Stem				Branch			Leaf/Bud	
	No visual defects	Multi stemmed				Minor dead wood Low hanging branches Epicormic growths			Normal	
Work	Category	Action				Priority			Done	
	No action	No action							No	

Tree ID: T001

Common Ash
Fraxinus excelsior

Tag:

TPO:

Assessor: Carl Riva

Date: 20-Oct-25

Tree Comment:

Survey Comment: On boundary/unknown owner. Ash dieback level 1 , part of crown sparse. Limited inspection due to ivy

Details	Height	Spread	Stems	Ø	Maturity	Bat	Con Area	Prev Insp	Next Due	Condition
	14 m	8 m	2	450 mm				N/A	20-Jan-27	Fair
Observations	Root	Stem				Branch			Leaf/Bud	
	No visual defects	Ivy covered Multi stemmed				Apical die back Minor dead wood Epicormic growths Ivy in crown			Small / sparse Discolouration	
Work	Category	Action				Priority			Done	
	Ivy	Sever only				3 Months			No	

General Tree Assessment (Detailed)

Tree ID: T007

Common Horse Chestnut
Aesculus hippocastanum

Tag:

TPO:

Assessor: Carl Riva

Date: 20-Oct-25

Tree Comment:

Survey Comment: Historically pollarded. Weak branch attachments

Details	Height	Spread	Stems	Ø	Maturity	Bat	Con Area	Prev Insp	Next Due	Condition
	10 m	8 m	1	475 mm	Mature			N/A	20-Jan-27	Fair
Observations	Root	Stem				Branch			Leaf/Bud	
	No visual defects	Old pruning wounds Epicormic growths				Minor dead wood Old pruning wounds Epicormic growths Ivy in crown			Normal	
Work	Category	Action				Priority			Done	
	Pollard	Re-pollard				3 Months			No	

Tree ID: T008

Common Lime
Tilia europaea

Tag:

TPO:

Assessor: Carl Riva

Date: 20-Oct-25

Tree Comment:

Survey Comment: Limited inspection due to epicormic growth. Remove epicormic growth to crown break.

Details	Height	Spread	Stems	Ø	Maturity	Bat	Con Area	Prev Insp	Next Due	Condition
	11.5 m	8 m	1	500 mm	Mature			N/A	20-Jan-27	Fair
Observations	Root	Stem				Branch			Leaf/Bud	
	No visual defects	Epicormic growths				Minor dead wood			Normal	
Work	Category	Action				Priority			Done	
	Remove	Epicormic growths				3 Months			No	

General Tree Assessment (Detailed)

Report selection criteria.

Projects.

3 Rushford Ave

--->

---> 3 Months

Date Range.

Any Date

Work types.

----> Ivy :: Sever only

----> No action :: No action

----> Pollard :: Re-pollard

----> Remove :: Epicormic growths

Latest Survey.

All surveys for the selected trees.

---> Last survey for each selected tree.

Work Completed.

---> Work Completed

---> Work Not Completed

Number of trees in selected Project(s) 8

Number of trees in Report selection 8