

# *Tree* *Maintenance Ltd*

**FIRST CHOICE HOUSING ASSOCIATION**

**TREE HAZARD SURVEY REPORT**

**Ty Coeden Coch, Glyn Neath**

Date: 23<sup>rd</sup> June 2023



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## **1.0 Summary**

- 1.1 In accordance with our quotation 15842/70083 trees at Ty Coeden Coch, Glyn Neath were subject to a ground level survey on the 23<sup>rd</sup> June 2023 by a qualified and experienced arboriculturalist. All trees were surveyed in accordance with your instruction. The survey methodology is detailed in appendix 1, a schedule of survey findings is included at Appendix 2 and a Tree Location Plan 15842/70335 at Appendix 3.
- 1.2 There are three trees present; two Purple Beech require reduction work due to the presence of structural defects and developing basal decay. Tree 3, a mature Birch, does not require work at present.
- 1.3 We have not been instructed to investigate if trees are protected by a Tree Preservation Order and this should be checked with Neath Port Talbot Council.

## **2.0 Introduction**

- 2.1 I am Ken Sheppard a senior Arboricultural Consultant with Tree Maintenance Limited. I have 37 years' experience in arboriculture and urban tree management, I am a Fellow of the Arboricultural Association and a Chartered Arboriculturalist through the Institute of Chartered Foresters. I am also a qualified Professional Tree Inspector as assessed by the industry lead body Lantra.
- 2.2 In accordance with our quotation 15842/70083 dated 30th May 2023, I have been instructed by Mr Marshall-Gamston of First Choice Housing Association to carry out a survey of established trees within the grounds of Ty Coeden Coch, Glyn Neath.
- 2.3 I have been instructed to survey all trees within the garden of the site and provide a condition assessment and safety report on of all trees present. The individual tree was recorded within the Survey Schedule at Appendix 2 and shown on the Tree Location Plan 15842/70335 at Appendix 3. Tree positions have been indicatively plotted on the site plan provided and created at the time of the survey.
- 2.4 A description of the survey methods and abbreviations are included at Appendix 1.

## **3.0 Site Description**

- 3.1 The detached assisted living facility is located on the northern edge of the village on rising ground with associated parking access and gardens. The site rises from south to north and surrounded by wooden fences with gated access to rear garden from the drive and parking.
- 3.2 The trees within the site are located on the top of a steep plateaued rear garden. The trees appear to have been present prior to the construction of the property and as such are likely to have suffered at least some degree of root damage when plot remodelling works were carried out.

## **4.0 Discussion**

- 4.1 It should be noted that no tree can ever be regarded as 100% safe or completely free from risk. The law requires an owner to do what is prudent to assess and mitigate significant risks in a proportionate and timely manner. The overall risk posed by trees within the UK is considered to be very low. Risk is assessed by considering the following factors:

Site: Ty Coeden Coch, Glyn Neath

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15842/70335/KS

- The target (what or who could be harmed should the tree or tree part fail), their ability to react to a failure, protection which may be present and its resistance to impact.
- Occupancy rate – how long the target is within the likely area of impact.
- The most likely part of the tree to fail including its size and weight.
- The likelihood of the tree or tree part failing within the agreed inspection period.
- The cost and risk associated with implementing proposed control measures
- The loss of value by implementing control measures in terms of landscape, amenity, biodiversity or habitat
- The client's tolerability of risk

The degree of risk is reflected by the suggested time in which works should be completed.

- 4.2 Given the size of the site, consideration should be given to new planting as this will take a decade or more to become established. New planting would provide long term succession to tree cover within the area, providing an asset and long-term benefits to existing and future residents.

## **5.0 Statutory Protection and Covenants**

- 5.1 I was not instructed to investigate if the site is located within a Conservation Area or if trees are protected by a Tree Preservation Order (TPO). A notification/ application will need to be made, and written consent obtained before non-exempt works can be completed. I recommend that this is investigated with Neath Port Talbot Council before starting works.
- 5.2 If trees are within a Conservation Area or protected by a Tree Preservation Order, failure to obtain written consent/give notification is a criminal offence and could result in a fine of up to £20,000 on summary conviction, unlimited fine if indicted to crown court and/or 6 months in prison.
- 5.3 If trees are protected by a Tree Preservation Order, all work should be the subject of a formal application to the Local Planning Authority and there could be a consequent delay of up to 6 – 8 weeks before a written decision is provided.
- 5.4 Any pruning or felling of trees within a Conservation Area requires a 6-week notification to the Local Planning Authority. The Local Planning Authority may then allow this or impose some tree protection as part of the planning process, either as a 'condition of planning' or by the placement of a TPO.
- 5.5 Consents to carry out works to protected trees are valid for a period of 2-years from date of LPA approval.
- 5.6 Restrictive Covenants may be applied to trees to prevent or felling or other works taking place. These are normally attached to property purchase documents. Tree Maintenance has not been made aware of any covenants applied to the site or the extent of any such covenants. It is for the site owners to investigate and confirm if such covenants exist and gain approval from all interested parties before instructing works to take place. Any breach of the covenant could result in a civil claim for damages and/or the replacement cost of the trees in question.
- 5.7 Further information on controls to tree felling and tree works can be found at [Tree Felling - Getting Permission - web version.pdf \(publishing.service.gov.uk\)](#).

## **6.0 Wildlife Issues**

### **6.1 Bats**

- 6.1.1 Under current legislation it is an offence to 'intentionally or recklessly disturb a bat' or 'damage, destroy or block access to the resting place of any bat' (Countryside and Rights of Way Act 2001 and further strengthened by other legislation).
- 6.1.2 Where work is being carried out and bats are present, or if the tree is a known roost, consultation must be made with the Statutory Nature Conservation Organisation, Natural Resources Wales.
- 6.1.3 A European Protected Species Habitat Regulations Licence is likely to be required. Work to trees with the potential for roosting bats is best done from late August to early October. March through to April is also suitable although this may conflict with nesting birds (see below).

### **6.2 Birds.**

- 6.2.1 It is an offence under section 1 of The Wildlife and Countryside Act 1981 (as amended) to kill, injure or take any wild bird; intentionally or recklessly disturb any wild bird or take, damage or destroy the nest of any wild bird while it is in use or being built. So, work likely to disturb nesting birds should be avoided from late March to August.
- 6.3 Dead trees, cavities and deadwood often provide important habitat and often do not constitute a significant danger where they are positioned away from targets. Therefore, they normally only warrant action when the assessed risk is considered high; where risks remain acceptable, all efforts should be made to retain deadwood.
- 6.4 All trees requiring work should be evaluated prior to work starting as part of a normal on-site risk assessment. If a bird or bat issue is suspected then the tree works will be suspended and further advice from our office should be sought.

## **7.0 Arboricultural Methods**

- 7.1 All future tree works should be carried out to the highest standards, based on British Standard 3998:2010 '*Recommendations for Tree Work*' and current best practice.

## **8.0 Limitations**

- 8.1 Due to the changing nature of trees – and possibly other site circumstances – this report and recommendations are limited to a two-year period. Similarly, this report could be invalidated if any alterations are made to the property that could change the conditions as seen at time of inspection.
- 8.2 Under certain circumstances, roots can affect foundations, drains and other underground services. These issues are beyond the scope and instruction of this report and have not been considered.
- 8.3 Trees are dynamic structures that can never be guaranteed 100% safe; even those in good condition can suffer occasional damage under only average weather conditions. A lack of recommended work does not imply that a tree will never suffer damage.

## **9.0 Re-inspections**

- 9.1 For a site like this, where tree safety is of paramount importance and unless otherwise specified, I recommend a professional inspection once every 2 years, however, 18-month intervals can be useful, to allow the inspection to alternate between seasons whereby different information can be evaluated.
- 9.2 As set out in section 8.0 even healthy trees can be subject to damage because of moderate weather conditions. I would therefore recommend that in addition to the regular professional a competent employee carryout a quick visual inspection of all trees following any heavy snow fall or storms which exceed Beaufort Scale 7, near gale force winds. This should quickly identify any hazards to users of the site which require immediate attention.

Signed:



**Ken Sheppard, MICFor, FArborA, Dip Arb (RFS), Tech Cert (ArborA), CUEW.**

Senior Arboricultural Consultant

27 June 2023

## Appendix 1. Methods and Abbreviations

### A1. Methods

- A1.1 Trees have been visually inspected from ground level using binoculars where necessary. A system of Visual Tree Assessment (VTA) has been used to assess both the physiological and structural condition of the trees. No detailed inspection of suspected defects has been carried out and where this is considered necessary it will be detailed in the recommendations.
- A1.2 All individual trees have been numbered on the Tree Location Plan 15842/70335
- A1.3 Common and *botanical (in italics)* names are given for individual trees. For groups, woodlands and hedges only the five most common species are shown although others may be present. The approximate number of each species is shown in brackets. Total of number of trees within the group is also given.
- A1.4 For individual trees the number of vertical trunks is given along with the average mean trunk diameter in millimetres. For groups the average mean trunk diameter of the main species is given as a single measurement.
- A1.5 For individual trees, the approximate average crown radius is also given for the broadest part of the crown in metres.

### A2. Abbreviations & Codes

#### A2.1 Size Class:

|           |                   |                                 |
|-----------|-------------------|---------------------------------|
| <b>VL</b> | <b>Very Large</b> | Trees more than 20 metres tall. |
| <b>L</b>  | <b>Large</b>      | Trees 15-20 metres tall.        |
| <b>M</b>  | <b>Medium</b>     | Trees 10-15 metres tall.        |
| <b>S</b>  | <b>Small</b>      | Trees less than 10 metres tall. |

#### A2.2 Age Class:

Age classification is a best predicted assessment considering the tree species together with its current environment:

|           |                     |                                                                                                     |
|-----------|---------------------|-----------------------------------------------------------------------------------------------------|
| <b>NP</b> | <b>New Planting</b> | Recently planted.                                                                                   |
| <b>Y</b>  | <b>Young</b>        | Recently planted but established trees at less than a quarter of life expectancy.                   |
| <b>SM</b> | <b>Semi Mature</b>  | Established trees at less than a third of their predicted life expectancy.                          |
| <b>MA</b> | <b>Early Mature</b> | Trees between a third and two thirds of their predicted life expectancy.                            |
| <b>M</b>  | <b>Mature</b>       | Trees at over two thirds of their predicted life expectancy.                                        |
| <b>OM</b> | <b>Over mature</b>  | Trees which are older than predicted life expectancy and showing signs of decline or re-trenchment. |

|          |                |                                                                                                                                          |
|----------|----------------|------------------------------------------------------------------------------------------------------------------------------------------|
| <b>V</b> | <b>Veteran</b> | Trees which are older than predicted life expectancy and of increased importance due to their historic, cultural or biological interest. |
| <b>D</b> | <b>Dead</b>    | Trees which have little or no functioning networks of living cells.                                                                      |

#### A2.3 Structural Condition:

This relates to the physical condition of a tree including its roots, trunk, branch unions and limbs. It is an overall assessment of bio mechanical strength based on visible defects or defect indicators identified at the time of the survey:

|          |                  |                                                                                                                           |
|----------|------------------|---------------------------------------------------------------------------------------------------------------------------|
| <b>G</b> | <b>Good</b>      | No significant structural defects.                                                                                        |
| <b>F</b> | <b>Fair</b>      | Structural defects which can be improved or removed through moderate remedial tree surgery or other management practices. |
| <b>P</b> | <b>Poor</b>      | Significant structural defects which cannot be alleviated through moderate tree surgery or other management practices.    |
| <b>D</b> | <b>Dangerous</b> | Trees with serious irremediable defect likely to result in imminent failure. (Client notified at time of survey.)         |

#### A2.4 Physiological Condition:

Physiological Condition is an assessment of the tree's overall health (ability to resist strain) which affects its ability to tolerate changes such as climate, local environment and colonisation by pests and diseases. The assessment is based on bud density and distribution, leaf size and colour, crown density, annual extension and wound closure compared with similar species within the locality:

|          |                 |                                                                                                                                                                                                         |
|----------|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>G</b> | <b>Good</b>     | A tree with a fully functioning biological system showing evidence of normal sustained growth.                                                                                                          |
| <b>F</b> | <b>Fair</b>     | A tree with fully functioning biological system showing some evidence of continuing growth which has the potential to improve or decline depending upon environmental conditions and future management. |
| <b>P</b> | <b>Poor</b>     | A tree with a biological system of limited functionality and declining health, unlikely to recover but which may remain in a moribund state for a significant period of time.                           |
| <b>M</b> | <b>Moribund</b> | A tree which is alive but unable to produce any significant growth within a normal growing season.                                                                                                      |
| <b>D</b> | <b>Dead</b>     | A tree which lacks any significant live tissue or functioning biological systems.                                                                                                                       |

A2.5 Recommendations are based on an assessment of risk (the likelihood of harm occurring), It should be noted that no tree can ever be regarded as 100% safe or completely free from risk. Risk is assessed by considering the following factors:

- The target (what or who could be harmed should the tree or tree part fail) their ability to react to a failure, protection which may be present and its resistance to impact.
- Occupancy rate – how long the target is within the likely area of impact.
- The most likely part of the tree to fail including its size and weight.
- The likelihood of the tree or tree part failing within the agreed inspection period.
- The cost and risk associated with implementing proposed control measures.
- The loss of value by implementing control measures in terms of landscape, amenity, biodiversity or habitat
- The client's tolerability of risk

The targets to be considered here are:

- Residents and visitors to the site/property
- Employees and visitors to the site/ property
- Buildings and infrastructure within the site
- Neighbouring residential properties and gardens

A2.6 Reasons for works are given within the table below

| Abbreviation | Explanation                                                                                                                                               |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| S            | Safety – due to posing an identifiable risk.                                                                                                              |
| ASN          | Abate a source of nuisance – restricting access, striking, or rubbing on a building, obstructing essential signage, potential to damage overhead service. |
| GAM          | Good arboricultural management – works to improve the growth and form of trees, works to minimise future management costs.                                |

A2.7 Trees that require work are listed in the schedule (Appendix 2). Works have been prioritised based on the level of risk they pose (See 4.1), as follows:

**IAR** Immediate action required (Client notified)

**1 Month** Works required immediately

**3 Months** Works recommended within 3 months

**6 Months** Works recommended within 6 months

**1 Year** Works recommended with 1 year

**ABA** Works recommended as budgets allow

## **Appendix 2. Tree Survey Schedules**

|                                                                                   |                                          |                                  |
|-----------------------------------------------------------------------------------|------------------------------------------|----------------------------------|
|  | TREE CONDITION SURVEY SCHEDULES          |                                  |
|                                                                                   | Client: First Choice Housing Association | Site: Ty Coeden Coch, Glyn Neath |
|                                                                                   | Date: 23 <sup>rd</sup> June 2023         | Consultant: Ken Sheppard         |
|                                                                                   | Tagged: NO                               | Weather: Overcast with showers.  |

| Tree No. | Species                                                 | Age Class | No. of Stems | Size Cat. | Stem Dia. (mm) | Crown radius (m) | Condi<br>on |               | Comments, Observations, and defects                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Recommendations                                                                                                                                                                    | Priority                         |
|----------|---------------------------------------------------------|-----------|--------------|-----------|----------------|------------------|-------------|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
|          |                                                         |           |              |           |                |                  | Structural  | Physiological |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                    |                                  |
| 1        | Copper Beech<br>( <i>Fagus sylvatica</i><br>'Purpurea') | M         | 1            | L         | 600750         | 10               | F           | G             | Co-dominant tree. Growing in garden. Growing on bank. Part of group. Principal / Dominant tree. Large surface roots. Soil compaction around base. Bark wounds on trunk with minor decay. Wounds occluding. Cavities in old pruning wounds on trunk. Forks into three with weak forks and included bark present, no evidence of primary failure. Fungal fruiting bodies on trunk <i>Common Ganoderma</i> . Small areas of dead bark on trunk. Old pruning wounds on trunk occluded. Old pruning wounds on trunk occluding. Old pruning wounds decayed into cavities on trunk. Asymmetric crown form. | Reduce crown height to leave tree not less than 16 metres in height on completion.<br><br>Reduce lateral limbs to leave branches not less than 4 metres long from centre of trunk. | 6 Months (S)<br><br>6 Months (S) |
| 2        | Copper Beech<br>( <i>Fagus sylvatica</i><br>'Purpurea') | M         | 4            |           | 600750         | 8                | F           | G             | Co-dominant tree. Close to building. Growing in amenity lawn area. Growing in garden. Growing on bank. Part of linear group. Large surface roots. Cavities in old pruning wounds on trunk. Multi-stemmed with weak forks and included bark present, no evidence of primary failure. Asymmetric crown form. Epicormic growth on branches. Tight branch unions. Vulnerable to wind damage if exposed by loss of adjacent trees.                                                                                                                                                                       | Reduce crown height to leave tree not less than 16 metres in height on completion.<br><br>Reduce lateral limbs to leave branches not less than 5 metres long from centre of trunk. | 6 Months (S)<br><br>6 Months (S) |

| Tree No. | Species                                   | Age Class | No. of Stems | Size Cat. | Stem Dia. (mm) | Crown radius (m) | Condi<br>on |               | Comments, Observations, and defects                                                                                                                                                                                                                                                                                    | Recommendations                       | Priority |
|----------|-------------------------------------------|-----------|--------------|-----------|----------------|------------------|-------------|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|----------|
|          |                                           |           |              |           |                |                  | Structural  | Physiological |                                                                                                                                                                                                                                                                                                                        |                                       |          |
| 3        | Silver Birch<br>( <i>Betula pendula</i> ) | M         | 1            | M         | 300 - 450      | 1.3              | G           | F             | Boundary tree. Growing in amenity lawn area. Growing on bank. Part of linear group. Suppressed and misshapen tree. Large buttress roots. Asymmetric crown form. Minor dead wood within crown. Old pruning wounds on limbs occluding. Old pruning wounds on limbs occluded. Minor decay in old pruning and bark wounds. | No action required at time of survey. | N/A      |

### **Appendix 3. Tree Location Plan 15842/70335**

**FCHA Ty Coeden Coch Glyn Neath  
Tree Condition Survey**

SCALE :  
1 : 500

@ A4

DATE :  
26/06/2023

N



MAP FILENAME 15842/ 70335

Based on plan provided by client.  
Tree positions approximately plotted from site features

