



Tree Safety and Tree Condition Report for:

Ms Pam King
Holme Valley Court
163 Huddersfield Road
Thongsbridge
Holmfirth
HD9 3TQ.

On 2nd June 2019

By Flora Harding
Ref: OWA0115

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1.0. Introduction

1.1. Report brief

I have been instructed by Ms King to undertake a safety and condition survey of the large trees within the grounds of Holme Valley Court, 163 Huddersfield Road, Thongsbridge, Holmfirth, HD9 3TQ.

The wish of the Directors is to address the concerns of some of the residents to ascertain if the trees are safe or whether any of them should be removed.

The aims of this report are to:

- Assess the trees for their condition
- Make an assessment for the suitability of the retention of the trees given the findings
- Provide evidence for submission to the Council for any works necessary, as the trees are protected by a Tree Preservation Order.

1.2. Scope of the report

The survey is to assess the 12 mature trees along the boundary of the complex. Including initial aerial investigations which were made by Charlie Batten from Down To Earth Tree Management, where deemed relevant.

1.3. Relevant background information

The trees within the survey are protected in Area A1 of TPO “ Holme valley Memorial Hospital, Huddersfield Road, Holmfirth” 12/94.

In order to undertake any works to trees with a Tree Preservation Order, an application must be made (with the exception of the removal of dead wood).

Where trees are covered by a Tree Preservation Order, planning permission for tree works must be sought via a formal application to the Local Planning Authority. The Council has 8 weeks to determine the application and issue its decision. Only works to remove dead wood can be made without permission. I recommend that photographic records are kept periodically and in order to provide a defensible position should the need arise.

When searching the website of Kirklees Council, I found that the site is not within a Conservation Area.

I undertook the survey on 26th March 2019 and liaised with Ms King prior to my visit. The aerial inspections were made by Down To Earth Tree Management prior to my appointment.

1.4. Introduction to the Surveyor

Prior to becoming a consultant in 2012, I worked for 7 years as an Assistant Environment Officer (Trees and Landscape) for the Local Authority in North Lincolnshire.

● Qualifications

I am qualified with an honours degree in Rural Resource Development, specialising in Wildlife and Landscape Conservation as well as a foundation degree in Arboriculture and Tree Care. I have a Professional Tree Inspection qualification and also my continuing professional development is up to date (a copy of my CV and training is available upon request). I am an Associate member of the Institute of Chartered Foresters and a Professional member of the Arboricultural Association, and I adhere to their codes of conduct. I am also a member of the Consulting Arborist Society.

1.5. Copyright

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2.0. Rights and responsibilities of owning and managing protected trees

Owning and managing protected trees does not affect the responsibility of the owner to ensure the trees are not causing harm to people or property.

What it does do, is ensure that trees are not readily removed or pruned; it acts to uphold the landscape character/amenity of the area by maintaining valuable tree cover within an historic setting; and the many benefits that trees bring to both society and an area.

Breaching the law regarding trees can carry a heavy fine in court, should the Council wish to pursue the matter.

In my experience most local authorities will give permission for works which are deemed reasonable for the co-existence of both people and the trees.

3.0. Site visit

The survey was undertaken on 26th March and during the ground level inspection the weather was quite sunny, and with an occasional light breeze.

3.1. Site description

The site is a large sheltered accommodation block of self-contained apartments with an open grassed lawn to the north-west and south-west sides. The approach to the apartments is from the north/ north-east and there is also car parking there. The boundaries to the property are lined with fencing.

There is a hospital to the east, a line of domestic properties to the west and south-west, and some open overgrown land to the south of the property. The property is bounded to the north-east by another similar property and the access road.

The topography is steeply sloping across the site with some pathways and retaining walls.

Appendix 1 contains the **Site Plan**.

3.2. Method of data collection

An in-depth visual assessment was carried out on the tree using specialist equipment: a distometer, measuring tape, nylon mallet, metal probe, camera and compass to obtain data on the height, spread, diameter and condition of the trees. All taken from ground level.

3.3. Summary of the data

Please refer to **Appendix 2** for the **Tree Data Schedule**. This provides a useful reference when reading the main body of the report.

4.0. Appraisal

4.1. Tree Condition

There are 12 trees in this survey, and they are in a fair to good condition overall with the exception of **T11** which has major defects.

Tree **T1** is a Sycamore and appears to be situated across the corner boundary of the site straddling adjacent land. Upon closer inspection there is a stone wall on one side and low wall on other side; which if in the correct positions, include the

tree within the curtilage of Holme Valley Court. Both were behind the newer wooden fence.

It is situated on lower ground than the rest of the garden area and the property. There is a trellis up the side of the tree which is nailed on. Access was not possible to much of the tree due to the boundary fencing.

The tree has twin stems with a good 'U' shape union at 2.8m. The limb over the garden forks again at 4.1m.

There is slight Ivy growth starting at base. Epicormic growths are growing at the base of the tree, but on the adjacent land. The tree has been crown lifted over the site, and watershoots have grown in the areas where it has been crown lifted, as the pruning was excessive.

Tree **T2**, is a Lime tree and is situated close to the western boundary fence. There are epicormic growths at the base, and these are natural for the species.

There is a fence post at the base of one of buttress roots, and I couldn't see whether there is any root decay present in that area; there were no signs of decay in the parts that were accessible.

Some debris on other side of fence prevented a detailed inspection.

Watershoots were noted throughout the tree indicating excessive pruning throughout the tree in the past.

Whilst we were on site one of the residents reported a fallen branch to us along with her concerns about the tree: it casts a big shade, drops lots of leaves which blow everywhere, and she would like to know if it is safe. The tree is situated to the west of the property and so the tree casts a shadow over the property in the late afternoon/evening.

The tree has twin stems at 6.3m with a significant crown reduction and crown lift in the past of all major branches up to the fork (apart from one on southern side). The crown reduction in the past has left large stubs around 3.7m long over the garden. We noted a bat box on the side of the tree. The crown grows 9.1 metres in the direction of the property.

Tree **T3**, is a Sycamore which is situated along the boundary line. Previously it had multiple stems at 2.8m, now with a single stem growing over to the west.

There is a cavity on north side of the tree at 3.75m as a result of flush cut pruning in the past. I could not see how deep this was.

All major branches were taken off over the garden side to 7.3m; this is excessive in my view. There are epicormic growths at base (but these are regularly pruned back). Watershoots were noted at the wound sites and are indicative of reactionary response to severe pruning.

Tree **T4** is a Lime which is situated along the boundary and has been severely pruned with regrowth, as T2 has been.

There are epicormic growths around base, and I noted 3 large nails up to 2 metres on west side of the tree.

There are 2 metal fenceposts within a metre on either side of back of tree. If there has been root damage when the posts were sited, then there could be decay within this portion of the tree, and it is something to watch for.

There is a nest box on the north side of the tree. This really should only ever be east facing, otherwise it is too cold/hot for the chicks when located in other directions.

There is a branch stub over the garden at 4.2 metres from the past pruning.

Tree **T5** is a Sycamore situated along the western boundary. There is a metal fencepost just over a metre away on either side of the tree at back of it which like T4, has the potential to have damaged the roots and for decay to have entered.

There is a large wound on the buttress root at the south-west side with soil up against it. The wound measures approximately 25cm tall. It has woodworm in the heartwood and the tree has been unable to successfully occlude (seal over) the wound.

There are raised soil levels on the north-western side, and a wound on east side in the region of the buttress; this is not as big as the other one.

I noted that the tree has been crown lifted in the past to 7.7 metres (using flush cut pruning as well as the more recently acceptable pruning techniques).

Tree **T6** is a Lime tree situated along the line of the northern boundary. It has a fork at 7 metres, at the point where the crown has been lifted to.

There is an enormous pile of woodchip behind the tree, which will affect the oxygen and water uptake of the roots in this region.

I also noted a metal post 1.3m away from the back of the tree. The ground work associated with its installation could have damaged tree roots, and enabled decay fungi to enter, but it may be many years until adverse signs are evident.

T7 is a Sycamore situated on the northern boundary line. There is evidence of previous epicormic growths around the base which had grown big but have since been pruned to remove them.

The tree has been crown lifted to 8.5m above the ground level, and flush cut pruning (old method) and modern/now more acceptable pruning techniques are evident from the wounds that remain.

There is a portion of stone against the tree which I presume has come from the back wall at some point in the past, and which a portion of the tree is now growing over; this is just an observation at present, but it is worthy of note that the tree is situated fairly close to the wall.

Tree **T8** is a Sycamore; there is debris at back of tree which prevented a detailed inspection of the portion of the tree that it covers.

The tree is approximately 25cm from the wall and has been crown lifted to 7.5m. I noted 1 or 2 cavities from flush cut pruning in the past at around 6.5 metres above ground level, but I was unable to see inside them to determine how deep they are.

T9 is a Sycamore, also located along the northern boundary of the site. The tree has multiple stems at 7 metres and is 15.5 metres from the property.

There is a large pile of conifer debris at base.

Historically, there were mature epicormic growths at the base, which are now stumps.

It is evident that a large limb was removed at 2 metres on the northern side.

Tree **T10** is a Sycamore along the northern boundary. It has multiple stems at 5 metres and is situated close to a Hawthorn.

The Sycamore has been crown lifted to 5 metres using both types of pruning over the years, resulting in some cavities from flush cut pruning. A crown reduction of the tree on the northern side is evident back to the boundary leaving long branch stubs.

Young epicormic growths were noted at the base and there was also debris at back of the tree. The debris prevented a detailed inspection of this part of the tree.

T11 is a Sycamore situated along the northern boundary and has a tag identifier with number 925.

There is debris at back of tree which prevented a detailed inspection.

The tree has been crown lifted to approximately 5.8 metres using both types of pruning. There are at least 4 large cavities along the main stem from 2.5 metres to 4.5 metres.

Charlie Batten from Down to Earth Tree Management had undertaken an aerial inspection prior to this survey and says that the cavities are probably linked through columns of decay. He reported that one cavity extended more than two thirds of that portion of the tree, which means the risk of tree failure is higher than usual due to the pressures on the structure and it's remaining woody material. The depth of some of the cavities was not determined due to the presence of a squirrel drey. Many of the cavities were dry, and it is unlikely that Owls and Bats use the them due to the occupation by squirrels.

Tree **T12** is a Sycamore tree and is situated close to a well and a seated/recreation area. It is the last in the row along the northern boundary that have been surveyed.

There is an identifying tag numbered 926. The tree has multiple stems (3 stems) at 5 metres. The crown has been lifted to 6.2 metres over the garden to give clearance. The tree has a wide spreading crown, and there is debris at the back of tree, but it was accessible to view.

5.0. Recommendations

5.1. Tree Condition

Firstly, I would like to mention that I have researched how the protected trees could have been so severely pruned. I can see from a previous planning application in 2016, known as 2016/93312 that an undisclosed amount, and seemingly contradictory series of works were proposed to the trees **T1** to **T4**. This date and loose detail fits with what I have observed.

The details of this application are included in **Appendix 3**. It is usual to specify the upper limit of the works within an application, but this does not appear to have occurred. I would strongly recommend that any future applications are submitted with an upper limit of pruning works, of no more than 20-25% of the crown being removed at any given time. It is essential in my view, that to avoid any ambiguity, the proposed pruning cuts are identified on a photo, so that the Tree Officer and owners can then see whether the works have been carried out as specified. I would say that if the Tree Officer knew what works were going to take place in reality that this application would have been refused.

Given the condition of the surveyed trees. I recommend the following:

Tree Removal

I recommend that tree **T11** is removed as it is at the safe limit for structural integrity. This should be carried out as a **High** Priority (within a year). An application will be required to be submitted to the Local Authority at Kirklees Council along with supporting evidence.

As the tree is protected with a Tree Preservation Order, there is a requirement to plant a replacement tree, which is usually the same species and in a similar location to the existing tree. The Tree Officer may be amenable to the selection of a different species which will provide the same aesthetic value as a mature Sycamore.

Monitoring of trees

There has been potential root damage to trees: **T2**, **T4**, **T5** and **T6** with the installation of wooden/metal posts for new fencing. **T2** has a new wooden post right at the base of the tree, whilst trees **T4**, **T5** and **T6** are approximately 1-1.3 metres from the metal posts. All these distances have the potential to cause root damage where decay can enter, leading to the demise of the trees through destabilisation in the future. Signs of this may not be evident for many years (5+)

but it recommended that the trees are annually monitored for any signs of decay. This is a **High Priority**.

Tree **T5** also has a large wound at the south-western side with soil up against it which extends around to the north-western side; the wound is approximately 25cm tall. There is also a wound on the east side on the buttress root, but it is not as big.

These will require annual monitoring to see how they progress.

Access to the trees is required

It was not possible to see the rear of trees **T1** and **T2**. Ideally, I would like to be able to inspect this portion of the trees to check for defects. I have requested this as a **High Priority** (within 1 year). Please let me know if this is possible to arrange or not.

Debris prevented a detailed inspection of the trees

Trees **T2**, **T8**, **T9** and **T10** were all identified as having debris at the base of the tree, or around a portion of it. I recommend that the debris is removed so as to enable the reinspection of the trees in this area, and also to keep the base of the trees free for the full absorption of rain water and nutrients. This is a **High Priority** (within 1 year).

Trees **T5** and **T6** were observed to have altered soil levels: **T5** has raised soil levels. It is advisable to carefully reinstate the soil levels at the base of the tree, if the level changes are unlikely to now have roots growing into them (I estimate that if the soil has been there for only a couple of years, then this should be okay to do). **T6** level changes are due to a huge woodchip pile at the base. I recommend that the woodchip is re-sited away from the rooting area of the tree (**High priority**) unless it is applied properly, as follows:

Mulching and the benefits of it

The initial specification is to provide disease free chippings a depth of 5cm, leaving a clear space of 15cm from the base of the tree to prevent increasing the moisture content around the tree stem which can lead to the rotting of the basal area. The minimum spread of the mulch is 1 metre around the tree, and ideally should be taken out to the drip line (outer canopy edge) if this is greater.

Good quality wood chip resulting from chipping brash (twiggy material) will provide nutrients which will rot down slowly, and essentially act as a natural slow release fertiliser. This will help to aerate/decompact the soil over time, (via

the action of worms transporting the material down) as well as help retain moisture in the upper soil layers during drier seasons. This recycling of plant material occurs in nature and is vital for plant health.

If there are concerns about the mulch spreading or being kicked around, simply construct a shallow edged wooden border around the area to be contained and in fill with mulch.

It is important that the source is disease free, and like for like i.e. Place deciduous mulch around deciduous trees and so on.

Tree Pruning works

It is evident that trees **T2**, **T3** and **T4** have been excessively pruned in the past: **T2** and **T4** both have lots of new re-growth as a result from this stress trigger. It is not recommended to perform this sort of pruning due to the implications it then has on the future management of each of the trees. Now the trees will require careful management to control the flush of prolific new growth. I will re-visit the site and make an assessment of the trees in full leaf to determine how much and where is appropriate.

Aerial Inspection of cavities

Trees **T3** and **T8** have cavities formed from flush cut pruning. This old method of pruning is sometimes still undertaken today, but it can commonly cause cavities formed by decay which then spread into the main body of the tree. They are great habitat for wildlife such as Owls and sometimes Bats. It is important to ensure that the extent of the decay does not reach a level whereby the structural integrity of the tree is compromised locally, as with T11.

I recommend an aerial inspection of the cavities of these trees: **T3** at 3.7 metres and **T8** at 6.5 metres to determine the extent of them. The findings will help determine the best way to manage the trees in the future. I recommend the aerial inspections as a **High** Priority (within 1 year).

T2 - Potentially dangerous tree

There are concerns by the nearby resident this Lime tree is dangerous as it has dropped a branch. I could not discern where this came from.

Following my assessment, I am concerned that the tree has had major pruning works carried out; resulting in all major branches being removed up to a height of 6.3 metres apart from on the southern side. There are large, long branch stubs

remaining about 3.7 metres long. Also, the tree has had potential root damage from the installation of the new wooden fence which is very close to the rear of the tree. When considering all these factors, I conclude that the tree is suffering stress from the works that have taken place.

A tree is a self optimising structure and will use chemical messages and carbohydrate reserves to try to get to a state where it can structurally and physiologically support itself. This could be: branch loss in order to rebalance the stresses in the crown, the production of new leaves/twiggy growth in response to severe pruning, or trying to defend a damaged rooting system from the invasion of decay organisms such as fungi.

At present the tree does not show signs of it being dangerous, however given the information presented it is prudent to monitor the tree to see how it recovers and what the effect of these stressors may be.

As mentioned in a previous section, I will return to assess the tree when in full leaf to determine if, and how much selective pruning of the new re-growth is possible to try to redress what appears to be an over compensation to the loss of major branches.

For all tree works, please be aware of the legislation pertaining to nesting birds. The nesting bird season is primarily between March and September, but birds and their nests are protected at any time that they are nesting. I recommend a visual check of the tree a week before tree works are to commence and again on the morning of the works. Work should cease if a nest is present (containing eggs or young birds). Young birds usually fledge at around 3 weeks old and work can be postponed until then.

All works must be carried out by a fully insured and qualified tree surgeon to a standard of at least the level of BS3998:2010 Tree Works - Recommendations.

6.0. Conclusion

The survey has methodically assessed the trees to describe their current condition viewed from ground level, with the input of findings from an aerial inspection undertaken prior to this survey.

The trees are a similar age class (mature) throughout the site, and mainly Sycamore with some Lime. Generally, they are in a good to fair condition, although poor management in the past has had a detrimental effect on some of the trees by way of flush cut pruning causing cavity formation (this type of pruning was thought to be acceptable in those days), and also from works around the base of the trees, such as siting fence posts too close, and therefore potentially damaging the roots.

There is one tree (**T11**) that has been recommended for removal due to the extensive hollowing within the main stem of the tree at between 2.5 and 4.5 metres.

Two trees (**T3** and **T8**) have been recommended for an aerial inspection of the cavities at 3.7 metres and 6.5 metres respectively.

Three trees (**T2**, **T3** and **T4**) have been excessively pruned in the recent past resulting in a significant reduction to the crown size which has prompted a 'knee jerk' reaction of an abundance of new growth throughout the trees.

Two trees (**T1** and **T2**) could not be entirely assessed due to lack of access to all of the tree, and four trees (**T2**, **T8**, **T9** and **T10**) also had debris around a portion of the main stem which prevented a detailed inspection.

Three trees (**T2**, **T4** and **T5**) have potential root damage due to the siting of fence posts within a metre, and up to 1.3 metres of the tree.

There is basal wounding to **T5** in 2 areas and raised soil levels at the base of this tree, and also a large pile of woodchip around the base of **T6**.

This report has:

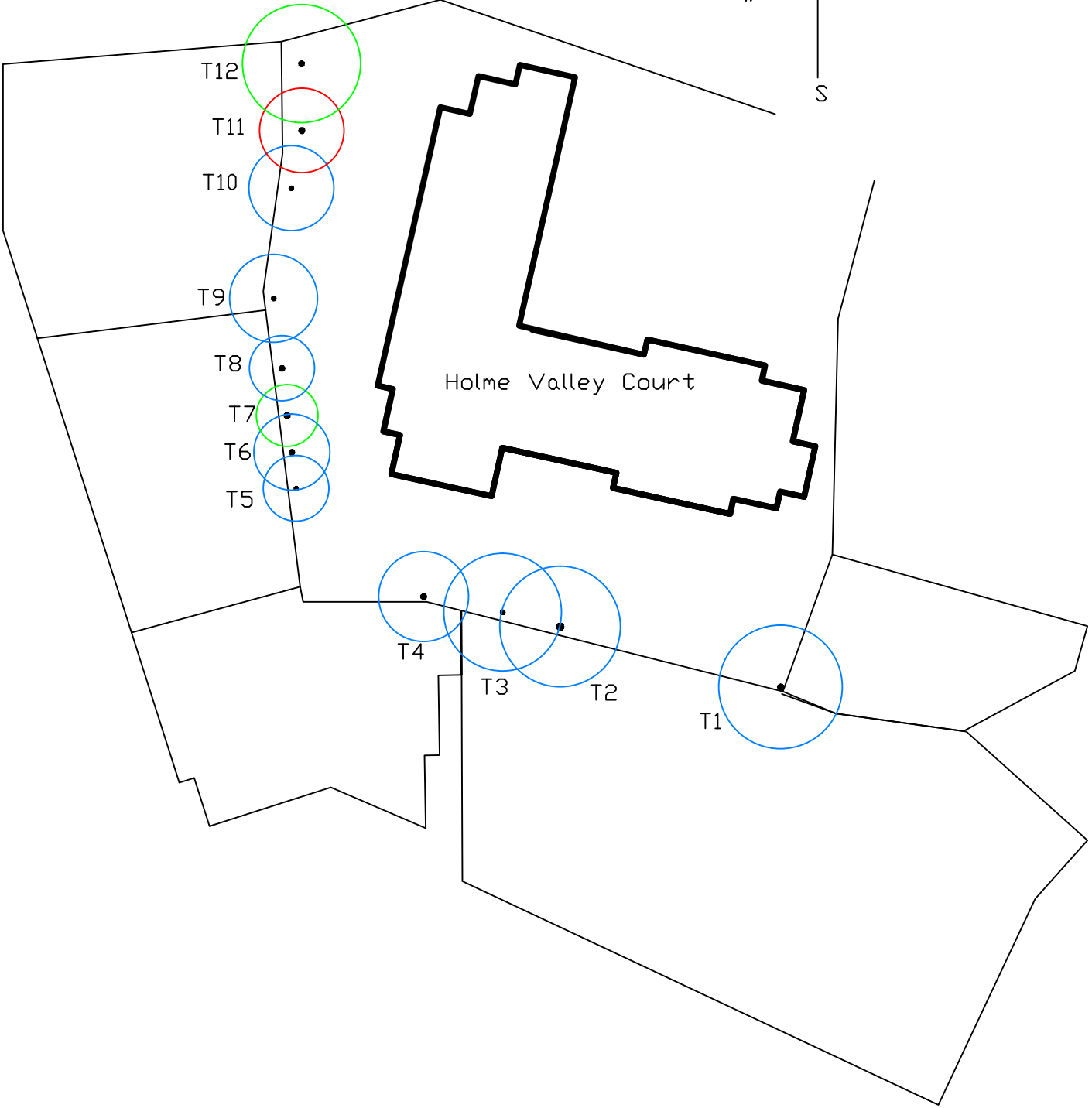
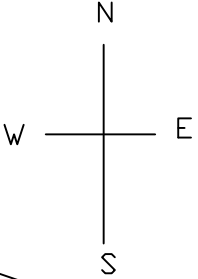
- Provided information regarding the condition of the trees
- Made professional recommendations for tree works
- Stated the rights and responsibilities as a tree owner of protected trees

Appendix 1 – Site Plan

SITE PLAN: Holme Valley Court, 163 Huddersfield Road, Thongsbridge,
Holmfirth, HD9 3TG.
Appendix 1 - Site plan
Date 2nd June 2019
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Not To Scale
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- Key
- Category A tree (No action required)
 - Category B tree (Action required)
 - Category R tree (Tree removal required)



Appendix 2 – Tree Data Schedule

Tree	Age, Species & Latin name	Height (m)	Crown Height (m)	Stem diameter (DBH)	Crown Spread (m)	Notes	General Physiology	General Structure	Life expectancy (years)	Target value	Recommendations	Priority for works	Safety Category	Re-inspection
T1	Mature	19.4	5.3	85#	6.2 NNW 9.9 NNE	The tree is situated in the corner of the grounds and is situated on lower ground than the rest of the garden area and the property. There is a trellis up the side of the tree which is nailed on. Access was not possible to much of the tree due to the boundary fencing. There is slight Ivy growth starting at base. Epicormic growths are growing at the base of the tree but on the adjacent land. A stone wall was seen on one side and low wall on other side; if this is the original boundary wall then the tree situated on the land within the survey area. The tree has been crown lifted over the site, and watershoots have grown in the areas where it has been crown lifted, as the pruning was excessive. The tree has twin stems with a good 'U' shape union at 2.8m. The one over the garden forks again at 4.1m.	Good	Good	40+	Mod	Arrange access to the rest of the tree and reinspect it. This is a High Priority (within 1 year).	High	B	1
	Sycamore													
	<i>Acer pseudoplatanus</i>													
T2	Mature	30.3	7.85	100	W 7.3 E 7.4	Situating close to the western boundary fence there are epicormic growths at base which are natural for the species. There is a fence post at base of one of buttress roots, and I couldn't see whether there is any root decay present in that area; there were no signs of decay in the parts that were accessible. Debris on other side of fence prevented a detailed inspection. Watershoots were noted throughout the tree indicating excessive pruning throughout the tree in the past. One of the residents reported a fallen branch whilst we were on site. The tree has twin stems at 6.3m with a significant crown reduction and crown lift in past of all major branches up to the fork (apart from one on southern side). The crown reduction in the past has left large stubs around 3.7m long over the garden. We noted a bat box on the side of the tree. The crown grows 9.1 metres towards the property.	Good/ Fair	Fair	40+	High	I would like to inspect the tree from the other side, to see if there is any decay at the base. I am not sure if this is possible. This is ideally a High Priority (within 1 year). Selectively prune some of the new growth out. I would like to return to view the tree in full leaf to determine how much and where is appropriate.	High	B	1
	Lime													
	<i>Tilia sp.</i>													
T3	Mature	16.9	6.7	63	9.38 E-W N 5.8	The tree is situated along the boundary line. Previously it had multiple stems at 2.8m, now with a single stem growing over to the south. Cavity on north side of the tree at 3.75m as a result of flush cut pruning in the past. All major branches were taken off over garden side to 7.3m; this is excessive. There are epicormic growths at base (but these are regularly pruned back). Watershoots were noted at the wound sites.	Fair	Fair	40+	Mod	I would like to be able to inspect the tree from the other side and so access would need to be arranged, and to check how deep cavities are. This is a High Priority (within 1 year). Selectively prune some of the new growth out. I would like to return to view the tree in full leaf to determine how much and where is appropriate.	High	B	1
	Sycamore													
	<i>Acer pseudoplatanus</i>													
T4	Mature	30.7	6.6	79	N 7.5 E 5.6 W 6.0	The tree is situated along the boundary and has been severely pruned with regrowth, as T2 has been. There are epicormic growths around base, and I noted 3 large nails up to 2m on west side of the tree. There are 2 metal fenceposts within a metre on either side of back of tree. If there was root damage when the posts were sited, then there could be decay entered into the tree, and it is something to watch for. There is a nest box on the north side of the tree. There is a branch stub over the garden at 4.2m from the past pruning.	Fair	Fair	40+	High	I would like to inspect the tree from the other side, to see if there is any decay at the base. I am not sure if this is possible. This is ideally a High Priority (within 1 year). Selectively prune some of the new growth out. I would like to return to view the tree in full leaf to determine how much and where is appropriate.	High	B	1
	Lime													
	<i>Tilia sp.</i>													

Tree	Age, Species & Latin name	Height (m)	Crown Height (m)	Stem diameter (DBH)	Crown Spread (m)	Notes	General Physiology	General Structure	Life expectancy (years)	Target value	Recommendations	Priority for works	Safety Category	Re-inspection
T5	Early Mature	22.6	7.7	58	8.5	There is a metal fencepost just over a metre away on either side of the tree at back of it. There is a large wound on the buttress root at the south-west side with soil up against it. The wound measures approximately 25cm tall. There are raised soil levels on the north-western side, and a wound on east side in the region of the buttress; this is not as big as the other one. I noted that the tree has been crown lifted in the past to 7.7m (using flush cut pruning as well as the more recently acceptable pruning techniques).	Good	Fair	40+	High	Reinstate soil levels where possible (if raised levels haven't been there so long that the tree roots have grown in to it. The wounds around the base should be assessed annually to to see if/how they are progressing, and also the base of the tree should be reinspected after the soil level has been reinstated (see main body of report for more information of this).	High	B	1
	Sycamore													
	Acer													
	pseudoplatanus													
T6	Mature	30.3	6.4	76	9.85	The tree is situated along the line of the boundary. The tree has a fork at 7m, at the point where the crown has been lifted to. There is an enormous pile of woodchip behind the tree, which will effect the water uptake of the roots in this region. I noted a metal post 1.3m away from the back of the tree. This ground work to install these could have damaged tree roots and enabled decay fungi to enter.	Good	Good	40+	High	Remove woodchip pile and reinspect the tree. This is a High priority (within 1 year).	High	B	1
	Lime													
	Tilia sp.													
T7	Mature	22.6	8.5	83	8	There is evidence of previous epicormic growths around the base which had grown big but have since been pruned to remove them. The tree has been crown lifted to 8.5m above the ground level, and flush cut pruning (old method) and modern and now more acceptable pruning techniques are evident from the wounds that remain. There is a portion of stone against the tree which I presume has come from the back wall at some point in the past, and which a portion of the tree is now growing over; this is just an observation at present, but the tree is situated fairly close to the wall.	Fair	Fair	20-40	High	No action is required.	n/a	A	5
	Sycamore													
	Acer													
	pseudoplatanus													
T8	Mature	20	7.5	75	8.4	There is debris at back of tree which prevented a detailed inspection of the portion of the tree that it covers. The tree is approximately 25cm from the wall and has been crown lifted to 7.5m. I noted 1 or 2 cavities from flush cut pruning in the past at around 6.5 metres above ground level.	Good	Fair	20-40	High	Aerially inspect the cavity/cavities at 6.5m to determine the extent of them. This is a High Priority (within 1 year). Remove the debris from the back of the tree and reinspect this area. This is a High Priority (within 1 year).	High	B	1
	Sycamore													
	Acer													
	pseudoplatanus													
T9	Mature	16.8	7	62	11.35	The tree has multiple stems at 7 metres and is 15.5 metres from the property. There is a large pile of conifer debris at base. Historically, there were mature epics at the base, which are now stumps. It is evident that a large limb removed at 2 metres on the northern side.	Good	Good	40+	Mod	Remove conifer debris and reinspect. This is a High Priority (within 1 year).	High		1
	Sycamore													
	Acer													
	pseudoplatanus													
T10	Mature	15.7	4	60	11	The tree has multiple stems at 5 metres and is situated close to a Hawthorn. The Sycamore has been crown lifted to 5 metres using both types of pruning over the years resulting in some cavities from flush cut pruning. Young epicormic growths were noted at the base and there was also debris at back of the tree. The debris prevented a detailed inspection of this part of the tree. A crown reduction of the tree on the northernt side is evident back to the boundary leaving long branch stubs.	Good	Good	40+	Low	Remove the debris from the back of the tree and reinspect this area of the tree.	High	B	1
	Sycamore													
	Acer													
	pseudoplatanus													

Tree	Age, Species & Latin name	Height (m)	Crown Height (m)	Stem diameter (DBH)	Crown Spread (m)	Notes	General Physiology	General Structure	Life expectancy (years)	Target value	Recommendations	Priority for works	Safety Category	Re-inspection
T11	Mature	20.4	5.77	80	10.9	The tree has a tag identifier with number 925. There is debris at back of tree which prevented a detailed inspection. The tree has been crown lifted to approximately 5.8 metres using both types of pruning. There are at least 4 large cavities along the main stem from 2.5 metres to 4.5 metres. Charlie Batten from Down to Earth Tree Management had undertaken an aerial inspection prior to this survey and says that the cavities are probably linked through columns of decay. He reported that one cavity extended more than two thirds of that portion of the tree, which means the risk of tree failure is higher than usual, due to the pressures of the structure and it's remaining woody material. The depth of some of the cavities was not determined due to the presence of a squirrel drey. Many of the cavities were dry, and it is unlikely that Owls and Bats use the the due to the occupation by squirrels.	Fair	Poor	<10	High	I recommend the removal of the tree due to the structural integrity reaching a critical point at between 2.5 and 4.5 metres along the main stem of the tree. A replacement can be planted to offset this loss.	High	R	n/a
	Sycamore													
	Acer													
	pseudoplatanus													
T12	Mature	20	4.85	75	15.25#	The tree has an identifying tag numbered 926. The tree is situated close to a well and a seated/recreation area. The tree has 3 stems at 5 metres. There is debris at the back of tree, but it was accessible to view. The crown has been lifted to 6.2 metres over the garden to give clearance. The tree has a widespreading crown.	Good	Good	40+	High	No action is required.	n/a	A	5
	Sycamore													
	Acer													
	pseudoplatanus													

Appendix 3 – 2016/TWA/93312/W - 2016 application for tree works

PLAN NO.		
DATE LODGED		
RECEIPT NO.		FEE RECEIVED
CASH	CHEQUE	OTHER
KIRKLEES COUNCIL - RESPONDING TO THE RECESSION VALIDATION CHECKLIST: SUPPLY ONLY THE ORIGINAL		

Application for tree works: works to trees subject to a tree preservation order (TPO)
and/or notification of proposed works to trees in a conservation area.

Town and Country Planning Act 1990

Publication of planning applications on planning authority websites

Please note that with the exception of applicant contact details, the information provided on this application form and in supporting documents may be published on the authority's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the authority's website, please contact the authority's planning department.

Please complete using block capitals and black ink.

You must use this form if you are applying for work to trees protected by a tree preservation order (TPO). (You may also use it to give notice of works to trees in a conservation area).

It is important that you read the accompanying guidance notes before filling in the form. Without the correct information, your application / notice cannot proceed.

1. Applicant Name and Address

Title:	Mr	First name:	Alan	
Last name:	Moore			
Company (optional):				
Unit:	2	House number:		House suffix:
House name:				
Address 1:	Holme Valley Court			
Address 2:	163 Huddersfield Rd			
Address 3:				
Town:	Holmfirth			
County:				
Country:				
Postcode:	HD9 3TQ			

2. Agent Name and Address

Title:		First name:	JAMES	
Last name:	DALTON			
Company (optional):	ABLE TREE SURGEONS			
Unit:		House number:		House suffix:
House name:	LEATHER HALL BARN			
Address 1:	BRADSHAW ROAD			
Address 2:	HONLEY			
Address 3:				
Town:	HOLMFIRTH			
County:				
Country:				
Postcode:	HD96RJ			

3. Trees Location

If all trees stand at the address shown in Question 1, go to Question 4. Otherwise, please provide the full address/location of the site where the tree(s) stand (including full postcode where available)

Unit:		House number:		House suffix:	
House name:					
Address 1:					
Address 2:					
Address 3:					
Town:					
County:					
Postcode (if known):					

If the location is unclear or there is not a full postal address, either describe as clearly as possible where it is (for example, 'Land to the rear of 12 to 18 High Street' or 'Woodland adjoining Elm Road') or provide an Ordnance Survey grid reference:

Description:

4. Trees Ownership

Is the applicant the owner of the tree(s): ☐ Yes ☒ No
If 'No' please provide the address of the owner (if known and if different from the trees location)

Title:	Mr	First name:	Alan		
Last name:	Moore				
Company (optional):	Holme Valley Court Management Company Ltd				
Unit:	2	House number:		House suffix:	
House name:					
Address 1:	Holme Valley Court				
Address 2:	163 Huddersfield Rd				
Address 3:					
Town:	Holmfirth				
County:					
Country:					
Postcode:					
Telephone numbers					
Country code:	National number:		Extension number:		
01484	683022				
Country code:	Mobile number (optional):				
Country code:	Fax number (optional):				
Email address (optional):					

5. What Are You Applying For?

Are you seeking consent for works to tree(s) subject to a TPO? ☒ Yes ☐ No

Are you wishing to carry out works to tree(s) in a conservation area? ☐ Yes ☐ No

6. Tree Preservation Order Details

If you know which TPO protects the tree(s), enter its title or number below.

7. Identification Of Tree(s) And Description Of Works

necessary. You might find it useful to contact an arborist (tree surgeon) for help with defining appropriate work. Where trees are protected by a TPO, please number them as shown in the First Schedule to the TPO where this is available. Use the same numbers on your sketch plan (see guidance notes).

Please provide the following information below : tree species (and the number used on the sketch plan) and description of works. Where trees are protected by a TPO you must also provide reasons for the work and, where trees are being felled, please give your proposals for planting replacement trees (including quantity, species, position and size) or reasons for not wanting to replant.

E.g. Oak (T3) - fell because of excessive shading and low amenity value. Replant with 1 standard ash in the same place.

SEE FURTHER PAGE FOR DETAILS

SEE EXTRA ATTACHMENT FOR DIAGRAM AND DETAILS

8. Trees - Additional Information

Additional information may be attached to electronic communications or provided separately in paper format.

For all trees

A sketch plan clearly showing the position of trees listed in Question 7 must be provided when applying for works to trees covered by a TPO. A sketch plan is also advised when notifying the LPA of works to trees in a conservation area (see guidance notes). It would also be helpful if you provided details of any advice given on site by an LPA officer.

For works to trees covered by a TPO

Please indicate whether the reasons for carrying out the proposed works include any of the following. If so, your application must be accompanied by the necessary evidence to support your proposals. (See guidance notes for further details)

1. Condition of the tree(s) - e.g. it is diseased or you have fears that it might break or fall:

If YES, you are required to provide written arboricultural advice or other diagnostic information from an appropriate expert.

☐ Yes

☐ No

2. Alleged damage to property - e.g. subsidence or damage to drains or drives.

If YES, you are required to provide for:

☐ Yes

☐ No

Subsidence

A report by an engineer or surveyor, to include a description of damage, vegetation, monitoring data, soil, roots and repair proposals. Also a report from an arboriculturist to support the tree work proposals.

Other structural damage (e.g. drains, walls and hard surfaces)

Written technical evidence from an appropriate expert, including description of damage and possible solutions.

Documents and plans (for any tree)

Are you providing separate information (e.g. an additional schedule of work for Question 7)?

☐ Yes

☐ No

If YES, please provide the reference numbers of plans, documents, professional reports, photographs etc in support of your application. If they are being provided separately from this form, please detail how they are being submitted.

9. Application For Tree Works - Checklist

Only one copy of the application form and additional information (Question 8) is required. Please use the guidance and this checklist to make sure that this form has been completed correctly and that all relevant information is submitted. Please note that failure to supply precise and detailed information may result in your application being rejected or delayed. You do not need to fill out this section, but it may help you to submit a valid form.

Sketch Plan

A sketch plan showing the location of all trees (see Question 8) ☐

For all trees

(see Question 7)

Clear identification of the trees concerned ☐
A full and clear specification of the works to be carried out ☐

For works to trees protected by a TPO

(see Question 8)

Have you:

stated reasons for the proposed works? ☐

provided evidence in support of the stated reasons? in particular:

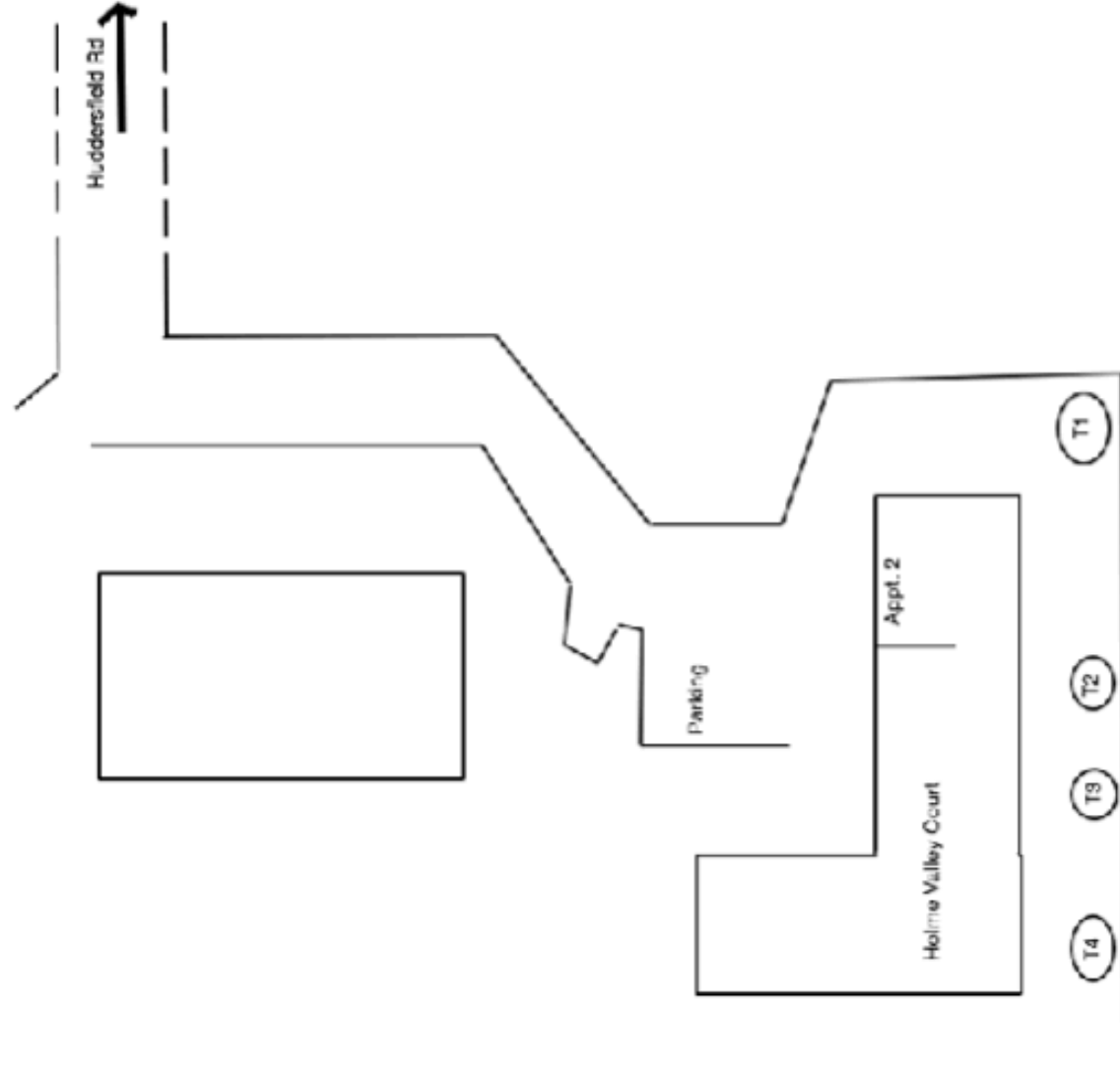
if your reasons relate to the condition of the tree(s) - written evidence from an appropriate expert ☐

if you are alleging subsidence damage - a report by an appropriate engineer or surveyor and one from an arboriculturist. ☐

in respect of other structural damage - written technical evidence ☐

included all other information listed in Question 8? ☐

Electronic communication - If you submit this form by fax or e-mail the LPA may communicate with you in the same manner. (Please see guidance notes)



T1 - Sycamore

- Crown thin

T2 and T4 - Lime

- Crown thin/remove epicormic growth

T3 - Sycamore

- Remove epicormic growth

Reasons

To allow more light through to the apartments.



Tree Work Application Decision Notices

James Dalton,
Able Tree Surgeons
Leather Hall Barn
Bradshaw Road
Honley
Holmfirth
HD9 6RJ

For: Alan Moore

TOWN AND COUNTRY PLANNING ACT 1990 Town & Country Planning (Tree Preservation)(England) Regulations 2012

NOTICE OF CONSENT TO FELL AND/OR PRUNE

Application Number: 2016/93312

In pursuance of its powers under the above mentioned Act and Regulations and the Tree Preservation Order made by the Kirklees Metropolitan Council (hereinafter called 'the Council') as Local Planning Authority and pursuant to the application submitted to the Council on 26-Sep-2016:-

THE COUNCIL HEREBY **CONSENTS** TO THE CARRYING OUT OF THE FOLLOWING OPERATIONS TO THE PROTECTED TREE(S) TPO 94/12.

At: Apartment 2, Holme Valley Court, 163, Huddersfield Road, Thongsbridge, Holmfirth, HD9 3TQ

Area A1:

Following numbers taken from application

T1, T2, T4 - Crown lift removing small diameter branches only (less than 10 cm) to give 5 metres ground clearance.

T1 – T4 - Cleanout crown removing any dead, diseased, dying wood, weak, crossing/rubbing branches and stubs.

SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) That ALL tree operations outlined in this notice be carried out within ONE year of the date of this notice. If for any reason such works are not completed within this period a new application must be made to the Council.
- 2) That all tree work shall be carried out in accordance with British Standard 3998: 2010 *Tree Work- Recommendations*
- 3) That branchwood shall not be burned on site.

Notes to Applicant in Relation to Decision

1.

Any conditions you will find detailed therein are mandatory and enforceable under the Town and Country Planning Act 1990. You are deemed to have accepted them as stated if you either:

- i) Carry out works, or
- ii) Fail to appeal within 28 days of receipt of the notice

2.

Should you wish to initiate an appeal, you should do so within 28 days of receipt of the notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://www.gov.uk/planning-inspectorate>. Further information on the Planning Appeal process can be found online at the Planning Inspectorates website <https://www.gov.uk/government/organisations/planning-inspectorate>.

3.

Road & Street Works Act 1991: It is possible that part or all of the consented works may present a safety risk to the public. IT IS IMPERATIVE that before any works commence advice on sign requirements and /or traffic control is sought from our NRASWA Officers (Sean Fisher : 01484 225 426)

4.

Under section 1 and 9 of the Wildlife & Countryside Act 1981 (as amended): it is an offence to intentionally disturb or destroy any bird nest whilst it is in use or being built; or, to recklessly or intentionally damage or destroy a bat roost or, to cause disturbance or harm to bats.

5.

In no way does the Council accept any liability for damage to property or persons caused as a result of the work here authorised. Tree surgery can be very dangerous and the Council recommends strongly that a competent tree surgeon using appropriate safety equipment and with appropriate public liability insurance is employed.

6.

Consent for the tree work specified in this Notice relates only to the Town and Country Planning Act 1990 and is in principle only. If the work to be undertaken relates to trees growing on land owned by a third party, permission must be obtained from that third party before undertaking any work which requires access onto or over their land.

7.

Subject to the provision of the Tree Preservation Order, any person who has suffered loss or damage in consequence of any refusal (including revocation or modification) of consent under the Order or of any grant of any such consent subject to conditions shall, if he/she makes a claim within the time and in the manner prescribed by the Order, be entitled to recover from the Council compensation in respect of such loss or damage, provided that no compensation shall be payable in respect of loss or damage suffered by reason of such refusal or grant of consent in the case of any tree the subject of a certificate in accordance with Article 5 of the Order

In assessing compensation so payable, account shall be taken of:

- a) Any compensation or contribution which has been paid whether to the claimant or any other person in respect of the same trees under the terms of the said or any other Tree Preservation Order under section 29 of the Town and Country Planning Act 1962, or under section 203 of the Town and Country Planning Act 1990, or under the terms of any Interim Preservation Order made under section 8 of the Town and Country Planning (Interim Department) Act 1943, or any compensation which has been paid or could have been claimed under any provision relating to the preservation of trees or protection of woodlands contained in an operative scheme under the Town and Country Planning Act 1932; and
- b) Any injurious affection to any land of the owner which would result from the felling of trees subject of the claim.

A claim for compensation under the Order shall be in writing and shall be made by serving it on the Council, such service to be effected by delivering the claim at the offices of the Council addressed to the proper Officer thereof or by sending it by prepaid post so addressed, within 12 months from the date of the decision of the Council, or of the Secretary of State against the decision of the Council from the date of the decision of the Secretary of State on the appeal.

Any questions or disputed compensation will be determined in accordance with the provisions of section 179 of the Act (or as amended).

THE REASONS FOR THE COUNCIL'S DECISION TO **GRANT** CONSENT SUBJECT TO THE **CONDITIONS** SPECIFIED ABOVE ARE:

- i. To ensure future tree cover and amenity.
- ii. To ensure the continued health of the tree(s).
- iii. To prevent or abate a nuisance.

Dated: 22-Nov-2016

Signed:



Jacqui Gedman
Director of Place

If you have any questions about the above decision then please contact the application's Case Officer Joe Robertson quoting application number 2016/93312 via one of the following methods:

Call: 01484 414909

E-mail: trees.planning@kirklees.gov.uk

Write to: Trees Section
Investment and Regeneration
PO Box B93
Civic Centre III
Off Market Street
Huddersfield
HD1 2JR

Guidance Notes Choosing a Tree Work Contractor (Tree Surgeon)

The Council does not approve or promote any private contractors, nor does it affiliate itself with any specific companies. If any company says they are Council approved or trained you should seek clarification as to which Council it is referring to and if you are not satisfied check with the authority concerned.

There are schemes running which produce a directory of approved contractors and companies. The Arboriculture Association (www.trees.org.uk) and Trust Mark (www.trustmark.org.uk) are examples of such schemes.

If you are looking for a company or contractor to carry out tree work, tree pruning, felling etc. you should consider the following:

- City and Guilds/NPTC Qualifications (National Proficiency Test Council). The company should be able to produce certificates and a photo ID card (See example ID card below) to show that they have the relevant qualifications for the operations they are intending to carry out. There are separate qualifications for using a chain saw, felling different sized trees, climbing trees, operating a chain saw in a tree etc. It is the individuals who hold the qualification, so unless they are undertaking training, employees need to be qualified for the tasks they do.

Example City and Guilds/ NPTC Photo ID card:



(Sample ID card provided by City and Guilds September 2015, the appearance of cards issued before this date may vary slightly but are still valid)

- The company should be able to show you certificates of insurance for public liability and where the company has employees, employee liability as well.
- The company must work to the British Standard for Tree Work, BS 3998 and should be able to quote this if you ask them what the British Standard is. If you propose to carry out work to a protected tree with consent from the Council, this will be a condition of the approval.
- Ask for a written quotation, a reputable firm will be willing to do this. It would be advisable to get quotes from several different companies.

- Membership of an arboricultural organisation does not necessarily guarantee a contractor's level of competency, which will depend on the organisations terms of membership. However it does indicate that they are keeping up to date with industry changes. Examples would be the Arboricultural Association or the International Society of Arboriculture.
- The company should be able to show you copies of Health and Safety documents for their work type, risk assessments, inspection records for their climbing and rigging equipment (where applicable) etc. This will indicate that they are compliant with national Health and Safety requirements.

If you are seeking advice on a tree's health or safety, you are advised to look for:

- A company which holds professional indemnity insurance. This gives a degree of security should there be an adverse incident as a result of their comments.
- A formal qualification in arboriculture, forestry, horticulture etc would give an indication that they have the required technical knowledge about tree biology and mechanics to be able to advise you correctly. There are many different formal qualifications available examples of a few would be: National Vocational Qualifications (NVQ), Diploma or a Degree.
- A person who holds LANTRA Professional Tree Inspector. This shows that the individual has passed an assessment to show that their tree inspection skills are in line with the national standard. Holders of this award will be able to show a photo ID card.

If you are engaging an arboricultural consultant to produce a tree report for example, as a minimum they should hold the above mentioned insurance and a formal qualification.

Useful contacts:

www.kirklees.gov.uk/trees www.trees.org.uk www.trustmark.org.uk www.isa-arboriculture.org.uk

Please note that the information contained in this guidance note is for general information purposes only. The Council endeavours to keep the information accurate and up to date but makes no representations or warranties of any kind to this effect. You should note that the websites referred to in this guidance note are not under the control of the Council and their inclusion within it does not necessarily imply a recommendation or endorsement of any views expressed within them.

Appendix 5 - References

Kirklees Council – On-line Mapping for Tree Preservation Order and Conservation Area status. Available at: <http://maps.kirklees.gov.uk/treepreservationorders/Map.aspx?zoom=8&lon=414281&lat=409099&dropMarker=true&searchText=Apartment%2012a%20Holme%20Valley%20Court,%20163%20Huddersfield%20Road,%20Thongsbridge,%20Holmfirth,%20HD9%203TQ>. Accessed on: 26th May 2019.

Watson, B (2006) *Trees, their use, management, cultivation and biology*. The Crowood Press:Wiltshire.

Produced by:



Date 2nd June 2019



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2-4 Southgate, Elland, West Yorkshire, HX5 0BW.

E: flora@oneworldarboriculture.co.uk

M: 0781 551 6648

W: www.oneworldarboriculture.co.uk

Services we offer:

Reports

- ✓ **Development** – Tree Constraints Plans, Arboricultural Impact Assessments, Method Statements and Site Supervision
- ✓ **Tree Condition** – Risk Assessments, Tree Hazard analysis, Tree Health Care
- ✓ **Tree Planting Schemes**
- ✓ **Mortgage**
- ✓ **Insurance**
- ✓ **Subsidence**

Talks and Tours

- ✓ **Tree Safety - Your duty as a Tree Owner / Manager**
- ✓ **Tree Identification**
- ✓ **Environmental Education**