

**ARBORICULTURAL
CONDITION REPORT**

at:

**St Peter's Church
Kirkgate
Birstall
Batley
West Yorkshire
WF17 9PB**

Client:

St Peter's Church

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**St Peter's Church
Kirkgate
Birstall
Batley
West Yorkshire
WF17 9PB**

JCA Ref:

23008/AJB

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1. Introduction

1.1 Purpose of the Report

- 1.1.1 This report details the findings of an expert arboricultural condition survey and risk assessment of three trees at **St Peter's Church, Kirkgate, Birstall, Batley, West Yorkshire, WF17 9PB**.
- 1.1.2 This report details the relevant arboricultural information which is required to inform the owners of the condition of the three trees and provides specific management actions that, once undertaken, demonstrate that a duty of care has been taken with regards to tree management.

1.2 Terms of Reference

- 1.2.1 JCA Limited are instructed by **St Peter's Church**, to visit the site, inspect the three trees and prepare our findings and any recommendations in a report. It should be noted that the remaining trees on site have not been included under the remit of this report.
- 1.2.2 For this purpose, have used the site plan which was included within the JCA tree report dated 17th March 2021 (JCA Ref: **17825/EW**).

1.3 Scope of the Report

- 1.3.1 This report, and any recommendations made are compiled in accordance with current industry standards and best arboricultural practice.
- 1.3.2 The trees have been inspected to assess and, if necessary, reduce their potential risk of harm.

1.4 Survey Details

- 1.4.1 The survey was conducted during July 2025 by **Andrew Bussey LANTRA Accredited PTI, TechArborA**.
- 1.4.2 Inspection was made visually from ground level, in order to assess the trees condition and potential to cause harm.
- 1.4.3 Where necessary, management recommendations have been made. This may include tree removal, pruning, future monitoring or the need for a further detailed inspection, such as climbed inspections or decay detection surveys.
- 1.4.4 Measurements were obtained using clinometers, specialist tapes or electronic distometers. Where this was not possible measurements were estimated.

2. Status of the Trees

- 2.1 A check was made with **Kirklees Metropolitan Council** in August 2025 to determine whether any of the trees surveyed as part of this report are subject to any statutory controls.
- 2.2 We are informed that the site is located within the **Birstall Conservation Area**.
- 2.3 Before any work is organised to trees within a Conservation Area with a stem diameter of 75mm or greater, a Section 211 Notification (Notice of Intent) must be submitted to the Local Authority, outlining all the proposed works along with a suitable justification. The Local Authority have a six-week period to determine whether or not to afford the trees with further protective status. If, after this timescale the Local Authority does not wish to allocate a Tree Preservation Order (TPO), the works may commence as notified.
- 2.4 **No work must be done to any tree within the Conservation Area with a stem diameter of 75mm or greater until the above process has been completed and the trees have not been allocated with a TPO.**

3. Discussion & Recommendations

- 3.1 In total, three individual trees were surveyed.
- 3.2 Full details of all individual trees surveyed are recorded in the tables at **Appendix 1**. Please refer to **Appendix 2** for a full explanation of the tables and to the Site Plan at **Appendix 5** for locations.
- 3.3 **T3** has been recommended for removal as a matter of **high priority** due to the defects noted at **Appendix 1**.
- 3.4 **T2** requires pruning as a matter of **low priority**, as detailed at **Appendix 1**.
- 3.5 The wall located adjacent to **T1** should be inspected by a Structural Engineer in order to assess its structural integrity.
- 3.6 **T1** was noted to have minor dieback to the crown. Although this tree was considered to be in an acceptable condition at the time of the inspection, the defect observed may lead to its early demise or render it unsafe in the future. As such, it is recommended that this tree be monitored and re-inspected on an annual basis, to assess if its condition is still acceptable.
- 3.7 A full detailed inspection of **T1** was inhibited by the presence of Ivy. As such, it is advised that this tree is re-inspected for defects once the Ivy has been removed.
- 3.8 Following the completion of the works prescribed in this report, in the interest of risk management, we recommend that the trees are re-surveyed as per the recommended schedule. Ideally, each new inspection should be undertaken during a different season to observe defects, pests and diseases that are only evident at certain times of the year. We further advise the ongoing monitoring and maintenance of the trees to mitigate risks associated with changing environmental factors.
- 3.9 Whilst JCA Limited conducts thorough tree surveys, our assessments and recommendations are based on the conditions observed at the time of the survey. Extreme weather conditions, including severe storms and the impacts of climate change, can lead to unforeseen tree failures. As such, we cannot be held responsible for any tree failures or related incidents that occur as a result of such extreme weather events.
- 3.10 We would be happy to assist should you have any queries regarding the points raised in **Section 3**.

Appendices

Tree Ref.	Age Species <i>Botanical Name</i>	Height (m)	Crown Height (m)	Diameter (cm)	Crown Spread (m)	Observations	Physiological Condition	Structural Condition	Life Expectancy (yrs)	Target Value	Recommendations	Priority	Works Category	Re-Inspection Timing (yrs)
T 1	Mature Common Beech <i>Fagus sylvatica</i>	21	2	102#	17	This tree was detailed as T2 within the JCA tree report dated 17th December 2021 (JCA Ref: 17825/EW). Overhanging the road. Single-stemmed and vertical with a balanced crown which has minor dieback. The Ivy, which has been severed in the past prevented a full and detailed inspection. A decay cavity was noted at approximately 6m high on the main stem. The base of the tree is pushing against the adjacent retaining wall and is causing what is considered to be minor structural damage to this feature at present.	FAIR	GOOD	20-40	HIGH	Remove the Ivy and re-inspect. Monitor the health of the tree on an annual basis. Have the wall inspected by a Structural Engineer in order to assess its structural integrity.	MOD	B	2
T 2	Mature Common Lime <i>Tilia europaea</i>	23	3	93	12	This tree was detailed as T49 within the JCA tree report dated 17th December 2021 (JCA Ref: 17825/EW). Single-stemmed and vertical with a balanced crown. The crown overhangs the boundary. Limb at 6m with decay cavity 2m along - deadwood branch extending from point of cavity. Occasional pruning wounds due to crown lifting, generally healing well. Minor deadwood over the garden, typical of age. Epicormic growth at the base prevented detailed inspection. Growing against a collapsed boundary wall which can be reinstated as opposed to the removal of this valuable tree.	GOOD	GOOD	40+	MOD	Remove epicormic growth and re-inspect for defects. Crown clean to remove the deadwood.	LOW	B	2
T 3	Mature Sycamore <i>Acer pseudoplatanus</i>	22	4	110	12	This tree was detailed as T51 within the JCA tree report dated 17th December 2021 (JCA Ref: 17825/EW). Overhanging adjacent gardens. Twin-stemmed at 5m with a balanced crown. Severe bark necrosis present on the main stem. One of the co-dominant stems above this point is completely dead. This tree is structurally unsound.	POOR	POOR	<10	MOD	Remove.	HIGH	R	N/A

Appendix 2: Arboricultural Terms of Reference

A2.1 Measurements

HEIGHT of the tree is measured from the stem base to the top of the canopy.

CROWN HEIGHT is an indication of the height at which the main crown begins above ground level.

STEM DIAMETER is measured at 1.5 metres above (higher) ground level. Where the tree is multi-stemmed at this point; the diameter is measured close to ground level, just above the root buttress.

CROWN SPREAD is a measurement of the overall width of the crown, at its widest point.

A2.2 Evaluations

AGE CLASS of the tree is described as Young, Semi-Mature, Early-Mature, Mature, Over-Mature or Veteran.

PHYSIOLOGICAL CONDITION is classed as good, fair, poor, or dead. This is an indication of the health of the tree and takes into account vigour, presence of disease and dieback.

STRUCTURAL CONDITION is classed as good, fair or poor. This is an indication of the structural integrity of the tree and takes into account significant wounds, decay and quality of branch junctions.

LIFE EXPECTANCY is classed as; less than 10 years (<10), 10-20 years, 20-40 years, or more than 40 years (40+). This is an indication of the number of years before removal of the tree is likely to be required.

TARGET VALUE is classed as high, moderate or low. This is an indication of the likelihood of persons or objects, the latter having variable significance, being within falling distance of a tree or its branches.

PRIORITY. A priority rating is given concerning the time periods in which the recommended works should be undertaken. HIGH priority works should be completed as soon as practically possible (within 3 months or as otherwise specified), MOD (moderate) priority works should be undertaken within 6 months and LOW priority works should be undertaken within 12 months of the survey. If no works are recommended, N/A (not applicable) will be used.

RE-INSPECTION TIMING is classed as; 6 months (0.5), 1 year (1), 2 years (2), or within 5 years (5). This is an indication of the timescale in which a tree should be re-inspected; a specific time of year for the inspection may also be detailed in the recommendations.

A2.3 Works Categories

WORK CATEGORIES for the trees are as follows:

A (marked in green on the plan) = posing no immediate risk: no action required at this time.

These trees are considered to be in an acceptable condition at present and require no action at this time. However, these trees may require future management.

B (marked in light blue on the plan) = posing a potential risk: action required.

These trees pose a potential risk and therefore require active management.

Such trees may also require a further, more detailed, investigation (such as a climbing inspection or a decay detection analysis) or may require future monitoring (re-surveying and re-assessing) at a timescale specified within this report.

R (marked in red on the plan) = trees to be removed.

These trees require removal usually because they are dead, dying or dangerous and are therefore potentially hazardous. Such trees shall usually require removal as a matter of high priority.

Trees may also require removal in order to prevent damage occurring to existing structures or buildings (where trees are growing within close proximity or are in actual contact) or in order to benefit adjacent trees (where trees are growing in direct competition, the poorer of the two trees may be removed). Such work is usually of a lower priority.

A2.4 Recommended Clearances from Tree Canopies

JCA recommend the following distances are maintained from tree canopies:

Height for pedestrian access:	No less than 2.5m
Height for vehicular access:	No less than 4m for a minor road No less than 6m for major roads (or where double-decker buses or HGV's will pass).
Distance from overhead cables:	No less than 2m
Distance from a building/structure:	No less than 2m
Distance from lamppost/sign:	Sufficient to not impede visibility for 2 years.

Appendix 3: Author Qualifications

Principal Consultant and Managing Director

Jonathan Cocking *F.R.E.S., Tech. Cert. (Arbor.A), PDipArb (RFS) FArborA CBiol MSB. MICFor.* Jonathan is a Registered Consultant and Fellow of the Arboricultural Association and sits on its Professional Committee. He has 31 years' experience in the Arboricultural profession and served for eight years as Senior Arboriculturist with a large local authority before establishing JCA in 1997. Jonathan has since developed JCA's portfolio of services and its extensive client base. He is a Chartered Biologist, a Chartered Arboriculturalist and an Expert Witness with much experience of litigation work.

Technical Director

Toby Thwaites *BSc (Hons), HND (Arboriculture), LANTRA Accredited PTI, MArborA.* Toby joined JCA in 1998 after graduating in Ecology at the University of Huddersfield and has since graduated in Arboriculture at the University of Central Lancashire. A former JCA team leader and Consulting Arboriculturist, Toby is now Technical Director and oversees all office and on-site activities at JCA and is on hand to offer technical support and advice.

Operations Director

Charles Cocking *FdSc (Arboriculture), LANTRA Accredited PTI, MArborA.* Charles joined JCA in January 2014 having previously worked for the company on a part time basis during 2013. Charles obtained his Foundation Degree in Arboriculture at Askham Bryan College, York, and is a Professional Member of the Arboricultural Association. Charles now oversees all internal operations for the company.

Arboricultural Projects Director

Luke Wickham *FdSc (Arboriculture and Urban Forestry), LANTRA Accredited PTI, MArborA.* Luke joined JCA in 2021 after obtaining his Foundation Degree in Arboriculture and Urban Forestry at Askham Bryan College. Having previously worked within the industry for the past 4 years, running his own small business and sub-contracting for local firms, Luke brings a sound knowledge and understanding of the practical and academic sides of the industry.

Consulting Staff: Arboriculture

Andrew Bussey *LANTRA Accredited PTI, TechArborA.* Andrew started working in consultancy at JCA in 2006 having spent 12 years working as an arborist for various private companies before joining a Local Authority forestry team. He has various NPTC qualifications and is QTRA qualified.

Emily Wilde *FdSc (Arboriculture), LANTRA Accredited PTI, TechArborA.* Emily joined JCA having previously worked for various private tree surgery and consultancy companies over the past 8 years. She initially obtained a ND in Forestry & Arboriculture, followed by a FdSc in Arboriculture at Askham Bryan College, York. Emily has various NPTC certificates and is QTRA qualified.

Mick Eltringham *ND (Forestry), LANTRA Accredited PTI, TechArborA.* Mick joined JCA after spending 12 years working in the industry for various private companies in the north and south of England. He has also spent the last five years working as a consultant for two canopy research projects in the Amazon Rainforest, working with Oxford University and the University of Arizona. He has various NPTC Qualifications.

Dan Kemp *FdSc (Arboriculture), BTEC Dip (Arb), LANTRA Accredited PTI, MArborA.* Dan joined JCA in February 2019 with nearly 30 years' experience in arboriculture with extensive Botanical and Mycological expertise. He worked as a London Tree Officer for 12 years and in several arboricultural and horticultural management posts, specialising particularly in tree risk assessments and tree related subsidence.

David de Peña *BSc (Hons) Ecology and Conservation, TechArborA.* After earning his degree from Manchester Metropolitan University, David worked as an ecologist at various consultancies, contributing to a wide range of projects, including major infrastructure projects across the UK. More recently, David transitioned to arboriculture and served as a surveyor for Manchester City of Trees, where he participated in a project to quantify the value of Greater Manchester's woodlands and trees.

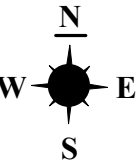
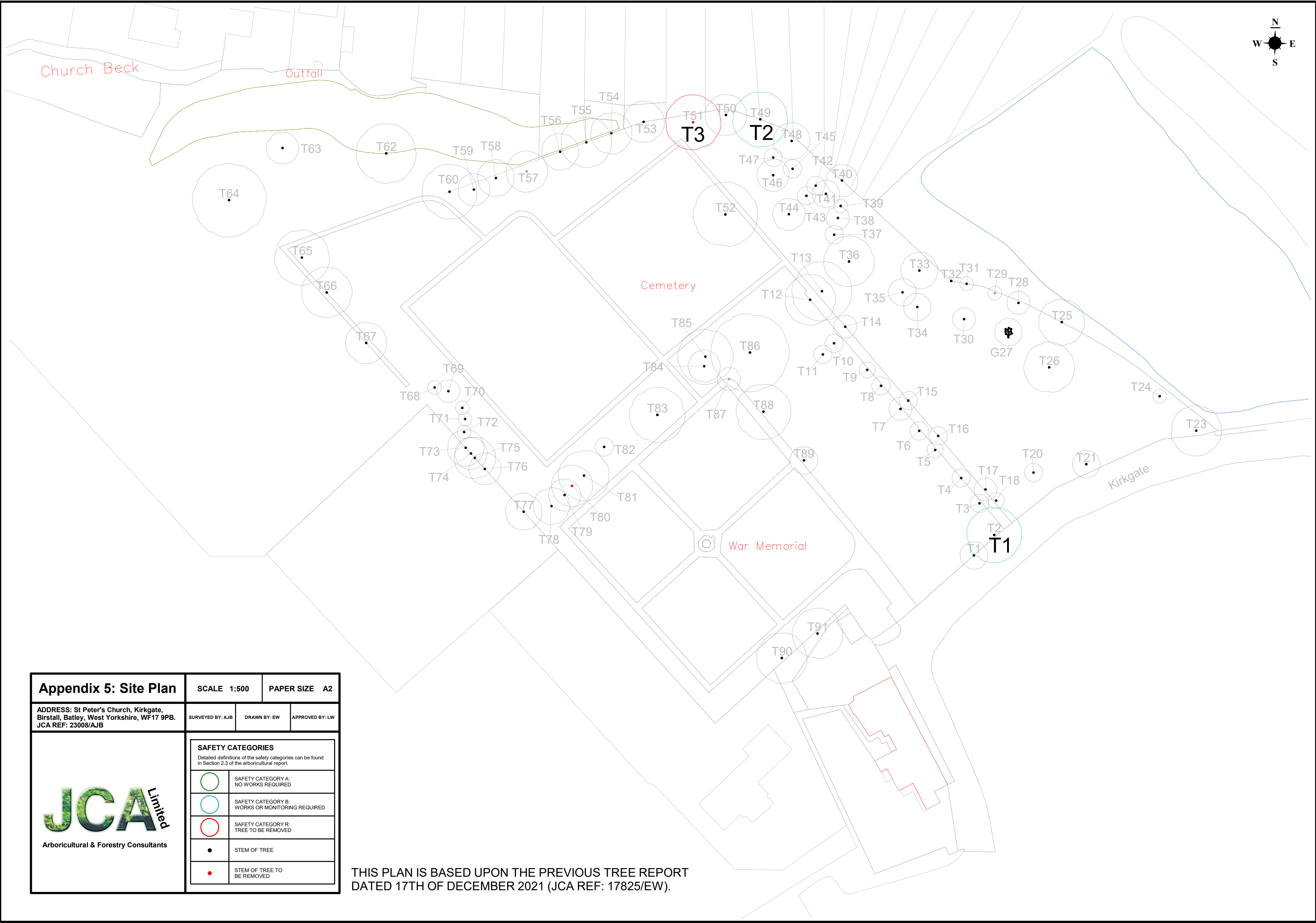
Administrative Staff

Catherine Cocking Accounts Manager.
Kelly Saunders Credit Control Manager.
Adie Gray I.T. Officer.

Lorraine Spink Administrative Assistant.
Alannah Chapman Administrative Assistant.

Appendix 4: General Guidelines

- A4.1 All tree work should be undertaken to BS 3998: 2010 'Recommendations for tree work' or other recognised industry practice.
- A4.2 Staff carrying out the work must be qualified, experienced and ideally be Arboricultural Association approved contractors. They should be covered by adequate public liability insurance.
- A4.3 This report is based upon a visual inspection. The consultant shall not be responsible for events which happen after this time due to factors which were not apparent at the time, and the acceptance of this report constitutes an agreement with the guidelines and the terms listed in this report.
- A4.4 Any defects seen by a contractor or the employer that were not apparent to the consultant must be brought to the consultant's attention immediately.
- A4.5 No liability can be accepted by JCA in respect of the trees unless the recommendations of this report are carried out under the supervision of JCA and within JCA's timescale.
- A4.6 It is advisable to have trees inspected by an arboricultural consultant on a regular basis. In this instance it is recommended that these inspections are made as per the recommended re-inspection timings at **Appendix 1**.



Appendix 5: Site Plan

ADDRESS: St Peter's Church, Kirkgate,
Birstall, Batley, West Yorkshire, WF17 9PB.
JCA REF: 23008/AJB



Arboricultural & Forestry Consultants

SCALE 1:500		PAPER SIZE A2	
SURVEYED BY: AJB	DRAWN BY: EW	APPROVED BY: LW	

SAFETY CATEGORIES
Detailed definitions of the safety categories can be found in Section 2.3 of the arboricultural report.

	SAFETY CATEGORY A: NO WORKS REQUIRED
	SAFETY CATEGORY B: WORKS OR MONITORING REQUIRED
	SAFETY CATEGORY R: TREE TO BE REMOVED
	STEM OF TREE
	STEM OF TREE TO BE REMOVED

THIS PLAN IS BASED UPON THE PREVIOUS TREE REPORT DATED 17TH OF DECEMBER 2021 (JCA REF: 17825/EW).

I hope that this report provides all the necessary information, but should any further advice be needed please do not hesitate to contact the author.

Signed

.....

Andrew Bussey *LANTRA Accredited PTI, TechArborA.*

12th August 2025

For and on behalf of **JCA Ltd**

Registered Office

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- Heave Assessment
- Tree Root Identification

Advice for Local Authorities and Social Housing

- Tree Condition Surveys
- Specialist Decay Detection
- Landscape and Orchard Design

Tree Advice for the Legal Profession

- Subsidence Litigation
- Personal Injury and Accident Investigation
- Expert Witness, Planning Inquiries and Appeals

Veteran Tree Management

- Ancient Woodland Management
- Veteran Tree Management

Tree Health and Pest and Disease Management

- Pest and Disease Surveys
- Tree Health Checks
- Disease Mitigation and Control

ECOLOGICAL SERVICES

Ecological Pre-Planning Services

- Phase 1 Habitat Surveys
- Great Crested Newt eDNA Sampling
- Protected Species: Bat, Wintering and Nesting Bird, Badger, Amphibian, Otter, Water Vole, White-Clawed Crayfish, Dormice and Reptile Surveys.
- Preparation for Environmental Impact Assessment (EIA)
- Invasive Species Surveys
- Code for Sustainable Homes

Ecological Post-Planning Services

- Biodiversity Enhancement Plans
- Protected Species Mitigation
- Ecological Management (Bat and Bird box installation and inspection)

HEAD QUARTERS:

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