

**ARBORICULTURAL
CONDITION REPORT
at
97a Penistone Road
Huddersfield
West Yorkshire
HD8 0LF**

Client:
Candy Kaiser

Client Address:
97a Penistone Road
Huddersfield
West Yorkshire
HD8 0LF

JCA Ref:
24078/DK

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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 the trees at:

97a Penistone Road, Huddersfield, West Yorkshire, HD8 0LF.

- 1.1.2 This report details the relevant arboricultural information which is required to inform the owners of the condition of their 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 **Candy Kaiser** to visit the site, inspect the trees and prepare our findings and any recommendations in a report.
- 1.2.2 For this purpose, we have amended the plan used for the previous survey of the site showing the trees in relation to their surroundings (see **Appendix 2**). The tree locations are indicative however and this plan should not be scaled from.

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 August 2026 by **Dan Kemp** *FdSc (Arboriculture), BTEC Dip (Arb), Lantra accredited PTI, MArborA*.
- 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

- 2.1.1 A check was made with **Kirklees Metropolitan Council** in August 2026 to determine whether any of the trees surveyed as part of this report are subject to any statutory controls.
- 2.1.2 We are informed that all the trees surveyed are subject to a **Group Tree Preservation Order (TPO Ref: 55/80/g5)**.
- 2.1.3 **No work must be undertaken to trees subject to a Tree Preservation Order until an approved Works to Protected Trees application has been granted.**
- 2.1.4 Prior to any works being undertaken to trees, those instructing and proposing to carry out the work should satisfy themselves that all appropriate consents are in place to prevent a potential breach of legislation.
- 2.1.5 Please note that where trees are protected with a Tree Preservation Order and require removal, there is usually a mandatory obligation to replace them and to provide appropriate aftercare. The Local Authority usually require the new trees to be planted either in the same position (or as reasonably close to) those being removed. Planting more than one tree for each tree being removed may be appropriate as may a planting scheme to help coordinate any new planting.

3. Discussion & Recommendations

3.1.1 In total **5** individual trees were surveyed.

3.1.2 Full details of all individual trees surveyed are recorded in the tables at **Appendix 1**. Please refer to **Appendix 3** for a full explanation of the tables and the Site Plan at **Appendix 2** for tree locations.

3.1.3 **Three** trees (**T1**, **T2** and **T5**) require pruning to reduce their potential risk of harm.

- The recommended works to **T2** should be undertaken as a matter of **high priority**.
- The recommended works to **T1** and **T5** are of **moderate** and **low priority** respectively.

T3 and **T4** have also been recommended for some more minor remedial tree works. Both of which are of **low priority**.

3.1.4 Where trees are situated close to services, road signs, streetlights, or where they overhang roads, paths or boundaries, they will require monitoring and occasional maintenance. This should maintain visibility and safe public access. Such work is ongoing and should be conducted on a regular basis.

3.1.4 Further investigation in the form of a decay detection analysis, using an ultrasound or similar technology, is recommended for **T1** to assess its internal condition.

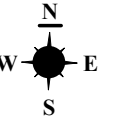
3.1.5 Following the completion of the works prescribed in this report, in the interest of risk management, we recommend that the trees are re-surveyed as per the recommended schedule. Ideally, each new inspection should be undertaken during a different season to observe defects, pests and diseases that 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.

3.1.6 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.

3.1.7 We would be happy to assist should you have any queries regarding the points raised in **Section 3**.

Appendices

Tree Ref.	Age Common Name <i>Botanical Name</i>	Height (m)	Crown Height (m)	Crown Spread (m)	Diameter (cm)	Observations	Physiological Condition	Structural Condition	Life Expectancy (yrs)	Target Value	Recommendations	Priority	Safety Category	Re-Inspection Timing	Estimated Tree Age (yrs)
T 1	Mature Copper Beech <i>Fagus sylvatica</i> f.atropurpurea	20+ #	6+ #	15+ #	81	Vertical main stem, high spreading crown. A fairly thin crown, poor crown symmetry. Historically lost crown growth/extensively pruned. Main stem divides into 2 at 4m #. A branch cavity (hole into main stem) to the east side at 3 to 4 metres with good surrounding wound wood, indicates the main stem may be hollowing. Epicormic growth at base, one with green leaves disassociated with the tree's main stem but possibly a reverted root sucker or growth from the type. Epicormic growth, from the base of a wound, slightly over the drive. At least two dead branches noted in the crown, ~2 metres and 4 metres long and up to ~ 10cm diameter at points of attachment. Matted Vinca and Cotoneaster growth around south side at base of tree limited a detailed inspection of this area.	Fair	Fair	40+	High	Remove deadwood. Remove epicormic growth and root suckers to 3 metres. Internal decay detection to ascertain radial/longitudinal decay present, residual wall thickness. Requires a ladder where tests are to be carried out above 2 metres. Hollowing may be anywhere from ground level up to the crown break at 3 to 4 metres.	MOD	B	4 months.	80 to 90 #
T 2	Mature Lime <i>Tilia species</i>	20+ #	5+ #	15+ #	86	Vertical main stem, high spreading crown. Deadwood, to 6 metres long, to 15cm diameter at points of attachment, at least one large branch over drive and one smaller branch on west (road) side. Epicormic growth at base and on main stem.	Fair	Fair	40+	High	Remove deadwood.	HIGH	B	2 years.	80 to 90 #
T 3	Semi-mature Hawthorn <i>Crataegus monogyna</i>	6 #	2 #	6 #	16	Vertical main stem. Crown biased to the west. Little if any crown to the east side. Some small pockets of brown rot in old branch wounds/main stem lesion/s. Minor branch end dieback. Tree felt well rooted with weight put against it.	Fair	Fair	40+	High	Formative prune to rebalance - cut back from west side by up to 2.5 metres. Remove minor deadwood.	LOW	B	2 years.	20 to 30 #
T 4	Mature Sycamore <i>Acer pseudoplatanus</i>	15+ #	5+ #	15+ #	70	Vertical main stem. High spreading crown. Multiple branch wounds, notably two on east side on main stem occluding well. Cavity on stem to the southwest at about 2m with decay and occluding around wound. Epicormic growth at base and on main stem.	Fair	Fair	40+	High	Remove epicormic growth to 2 metres. Maintain basal area clear for future inspections.	LOW	B	2 years.	80 to 90 #
T 5	Mature Pedunculate Oak <i>Quercus robur</i>	15+ #	5+ #	15+ #	83	Vertical main stem and high spreading crown. Branch end dieback on the east side of the crown, two minor dead branches to west (road) side, deadwood ~ to 2 to 3 metres long, to 5cm diameter at points of attachment. Retaining wall to the west is bowing due to root and basal growth.	Fair	Fair	40+	High	Remove deadwood. Maintain access to main stem, minimal pruning of woody plants. Monitor biennially.	LOW	B	2 years.	80 to 90 #



97

97a

● T5

● Stump

● T4

● T3

● T2

● T1

A629 Penistone Road

Appendix 5: Site Plan

SCALE 1:200

PAPER SIZE A2

ADDRESS: 97A Penistone Road, Huddersfield,
West Yorkshire, HD8 0LF.
JCA REF: 24078/DK

SURVEYED BY: DK DRAWN BY: SH APPROVED BY: DK

JCA Limited
Arboricultural & Forestry Consultants

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 C:
TREE TO BE REMOVED



STEM OF TREE



STEM OF TREE TO
BE REMOVED

Appendix 3: Arboricultural Terms of Reference

A3.1 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.

A3.2 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.

A3.3 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.

A3.4 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 5.2m 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 4: Author Qualifications

Managing Directors

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, has achieved LANTRA accredited PTI status and is a Professional Member of the Arboricultural Association. Charles is now Managing Director and oversees all internal and on-site operations for the company.

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. He has also achieved LANTRA accredited PTI status. A former JCA team leader and Consulting Arboriculturist, Toby is now Managing Director and oversees all office activities at JCA and is on hand to offer technical support and advice.

Director of Arboriculture

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 and has since achieved LANTRA accredited PTI status. Having worked within the arboricultural sector since 2016, running his own small business and sub-contracting for local firms, Luke is now the Director of Arboriculture who 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, has achieved LANTRA accredited PTI status 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. Mick has various NPTC Qualifications and has achieved LANTRA accredited PTI status.

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. Dan has achieved LANTRA accredited PTI status.

David de Peña *BSc (Hons) Ecology and Conservation, LANTRA Accredited PTI, 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, he has 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. David has achieved LANTRA accredited PTI status.

Ricky Brian *FdSc (Arboriculture & Tree Management), LANTRA Accredited PTI, MArborA*. Ricky has worked in the arboricultural industry for 10 years and has developed strong practical experience across all aspects of forestry and arboriculture. He obtained a FdSc in Arboriculture and Tree Management at Myerscough College, Preston and spent 3 years leading a forestry team, overseeing operations and project delivery. Ricky has also achieved LANTRA accredited PTI status.

Abbie Graham Cruz *BA (Hons) Outdoor Leadership and Management*. Abbie gained her degree from the University of Derby and worked as an outdoor activity instructor for nearly 5 years. More recently, Abbie decided to enter the world of arboriculture and joined JCA in 2026, gaining her LANTRA accredited BTI, and her Arboriculture Association training in subsidence and BS537. With a longstanding enthusiasm for the outdoors and the natural world, Abbie is excited to begin building her career in the industry.

Administrative Staff

Lorraine Spink Business Support Coordinator.
Kelly Saunders Credit Control Officer.

Adie Gray I.T. Officer.
Alannah Chapman Accounts Assistant.

Appendix 5: General Guidelines

- A5.1 All tree work should be undertaken to BS 3998: 2010 'Recommendations for tree work' or other recognised industry practice.
- A5.2 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.
- A5.3 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.
- A5.4 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.
- A5.5 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.
- A5.6 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 6: Photographs



Photo 1: T1 Beech. Epicormic growth and a potential root sucker. Various plants growth up to the tree's main stem. We advise these are all removed to prevent growth over the drive and to allow for clear tree inspections in future.

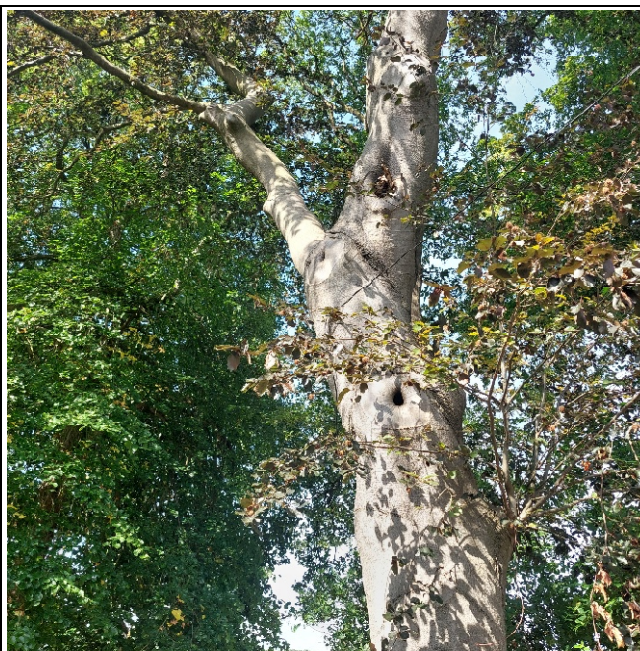


Photo 2: T1 Beech. Some additional epicormic growth, which has been recommended for removal, extends from 2 to 3 metres slightly into the driveway. Hollow into main stem, possible stem hollowing.

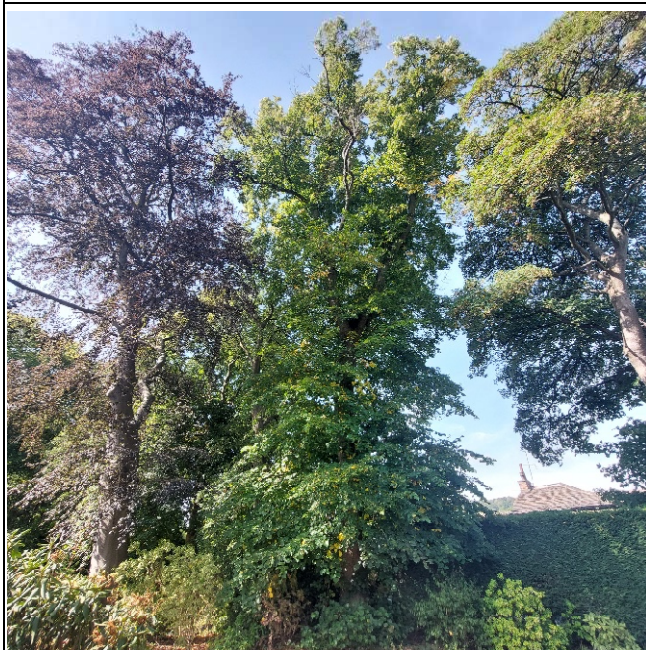


Photo 3: T2 Lime. Some fairly large deadwood was noted in the tree's crown over the driveway.



Photo 4: T4 Sycamore. Two branch wounds with cavities forming looked acceptable at present.



Photo 5 and 6: T5 Pedunculate Oak. The left image shows part of the tree's crown with dieback, minor dead branch ends were also noted over the highway, all recommended for removal. It is not clear what has caused the dieback. A sound barrier/screen type of fence has been erected in the neighbouring property up to the main stem of the tree.



Photo 7 and 8: T5 Pedunculate Oak. The west side of the tree's buttress is against the boundary wall and when viewed outside the wall was seen to bowing slightly.

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

Dan Kemp *FdSc (Arboriculture), BTEC Dip (Arb), Lantra accredited PTI, MA ArborA*

19th August 2026

For and on behalf of **JCA Ltd**

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- Arboricultural Implication Assessments (AIA)
- Arboricultural Method Statements (AMS)

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- Tree Surveys for Subsidence
- 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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