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ARBORICULTURAL REPORT

Health and Condition Survey

**140 Caerleon Road
Newport
NP19 7GS**

Grid reference: ST32079 89078

W3W: artist.dame.worm

Date: July 2024

Client: Kiveo Properties Ltd.

Consultant: Nick Thomas Dip.Arb, Cert.Arb RFS

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1.0 INTRODUCTION

On the instructions of Dominika Majer of Bowes Financial Services Limited a tree inspection was undertaken on one Western Red Cedar conifer on the 18th July 2024.

The purpose of the survey was to evaluate the biological health and structural condition of the tree, its impact on the property and provide recommendations on its future management.

For the duration of the survey the weather was calm with sunny periods which did not cause any restrictions.

This conifer is the only tree on this site and the tree is near the site's southern boundary. There are also two Buddleia bushes on the eastern side of the tree.

Please note that this is a health and condition survey and is not intended as a substitute for a structural engineers report. Unless stated, no information was received and no evaluation of the tree's roots in relation to their effect on underground services, utilities or structures has been considered in this report.

This report is a basic tree survey with its conclusions and recommendations drawn from the visual evaluation as seen at the time of the inspection / survey.

Unless stated otherwise, all inspections were undertaken from ground level using the Visual Tree Assessment (VTA) system. A steel probe and an acoustic sounding hammer was used for identifying possible areas of decay. Due to the crown's foliage some parts of the tree were not fully visible from ground level.

Ivy (*Hedera helix*) is an important plant for a wide range of birds, mammals and insects. Its benefits include providing shelter for birds and bats, nectar for bees and pollinating insects and nutritious berries for feeding birds. Its severance and removal will only be recommended if dense Ivy growth on a tree's main stem and branches has become excessive. Excessive Ivy growth can reduce the trees ability to photosynthesis, increase the tree's sail area and wind resistance and may hide structural defects such as open cavities and fungal fruiting bodies.

All Ash trees infected with Ash dieback disease (*Hymenoscyphus fraxineus*) are evaluated for the level of infection and crown dieback. There is a possibility that some Ash trees have varying degrees of natural resistance to the disease. For ecological and amenity reasons these trees should be retained. Except in high risk areas or if the tree has other safety issues only trees with crown dieback which is in excess of 50% are recommended for removal.

Due to unpredictable weather conditions, unforeseen events and pest and disease attack it is not possible to guarantee the safety of any tree and no such guarantee is given or implied in any part of this report. The information in this report is as seen during the time of the inspection and is valid for a period of one year from the date of the inspection. Due to their form and structure the health and condition of any tree can change suddenly and dramatically therefore any observations and recommendations may require modification or a complete reappraisal.

It is advisable that recorded tree inspections are undertaken by a suitably qualified and experienced arborist. Any tree(s) in high risk locations should be regularly inspected especially after a storm and high winds.

The frequency of the inspections will depend on a number of factors such as the size, location and general health of the tree. It is the landowners responsibility to decide on the time period between inspections but in areas of low pedestrian and traffic volume or where there are low value targets the time periods between inspections can be extended. The time periods are usually between one and three years and for maximum accuracy and benefit, consecutive surveys should be completed during different seasons / times of year.

If there are any legal constraints such as tree preservation orders and planning conditions or the trees are in a conservation area prior to the start of any work, permission must be obtained from the local planning authority. Felling licence requirements can be checked via the relevant statutory body which in Wales is Natural Resources Wales and the Forestry Commission in England and Scotland.

2.0 SITE DESCRIPTION

This property is currently disused and can be accessed from the Caerleon or Morden roads. The single tree that is on the site is shown in IMAGE 1. The tree is located on the southern side of the main building and at its nearest point the main stem is 1.88 metres from the building.

There is a brick boundary wall on the southern boundary which has a vertical misalignment with a lean to the south and failed joints at numerous locations.

The static targets include the main building, a garage, the neighbouring property at 138 Caerleon Road and parked vehicles on the adjacent highway. Mobile targets include pedestrians and vehicles on the adjacent highway.

3.0 TREE DESCRIPTION

This tree has a single stem and due to its height and location it is clearly visible from the public highway and the neighbouring properties. The southern side of the crown overhangs the neighbouring property by approximately three metres and a number of its branches are in contact with the walls and roof of the adjacent buildings.

Rooting area.

Due to the debris and decomposing leaf litter around the rooting area of the tree only the base of the main stem is visible. The base of the stem is directly adjacent to the brick boundary wall that divides 138 and 140 Caerleon Road - IMAGE 2. The tree may not be the main cause of the damage to the wall but it is a significant contributing factor. As the main stem and roots continue to grow the pressure and structural damage to the wall will increase in severity.

Soil assessment.

The site's soil was assessed by desktop analysis using the Cranfield University Soilscales website www.landis.org.uk/soilscales/, which identified a freely draining slightly acid loamy soil. This soil assessment should only be used as a general guide.

Main stems.

The main stem has a slight lean to the north and appears sound with no evidence of any disease, decay or fungal fruiting bodies.

Branch structure

The tree's branches are in good health and condition with no visible areas of decay, disease or structural weaknesses. There are a number of branches which are in contact with the buildings at 138 and 140 Caerleon Road.

Growth and foliage.

The tree's annual extension growth is normal for the age of the tree and the species.

Biodiversity value.

Due to the lack of cavities, natural cover, Ivy or climbing plant growth the biodiversity value of this tree is categorised as low.

Amenity value.

Due to its location, size and prominence in the local landscape this tree has a medium amenity value.

Risk factor.

After taking into consideration all the relevant factors such as the tree's form, its exposure, condition and the surrounding targets, in my professional opinion the risk of the tree's roots, stem or branches failing is in the medium category.

TABLE 1 : TREE SCHEDULE

| Tree stem ID | Species | Age | Ht | Crown spread | DBH | Pc | Sc | Observations / Recommended works | Cat | Risk |
|---------------------|--|------------|-----------|-----------------------------|------------|-----------|-----------|--|------------|-------------|
| T1 | Western Red Cedar (<i>Thuja plicata</i>) | EM | 14.0 | N - S 7.3 E -W 7.8 | 50 | F | G | Due to its increasing size and growth this tree is not suitable for this location and should be removed. | 2 | M |

KEY TO TREE SCHEDULE

Tree / Group # Numerical order

Species Table 1 – Common English name and botanical title

Age Y – Young SM – Semi mature EM - Early mature M – Mature
OM - Over mature V - Veteran

| | |
|---------------------|---|
| Height | As stated in metres |
| Crown spread | As stated in metres and measured across the diameter of the crown in a north to south and east to west direction. |
| DBH | Diameter of stem at 1.3 metres above ground level in centimetres |
| PC | The general physiological condition of the tree :- G – Good F – Fair P – Poor D – Dead, dying or / and dangerous |
| SC | The general structural condition of the tree :- G – Good F – Fair P – Poor D – Dead, dying or / and dangerous |

Observations / Recommended works – As and when stated.

Cat. Recommended time periods for works :-

Category 1 (Red) – If combined with a high risk (**H**) due to the possibility of imminent failure or danger, all recommended works should be completed as soon as possible / practicable.

Category 2 (Blue) – Trees with various structural weaknesses or problems which require remedial works. Works should be completed within one year of the date of this report or sooner if possible.

Category 3 (Green) – Trees with minor defects and problems which require remedial works. These works should be completed within two years of this report.

Category 0 – No works specified or recommended.

Risk This is the best predicted assessment for the level of evaluated risk taking into consideration the likelihood and consequences of any tree failure. The following factors are considered as part of the risk assessment process.

- All static and mobile targets
- The occupancy rate i.e the length of time the target is within the probable area of impact.
- Any natural protection that may be present and its resistance to an impact.
- The physiological and structural condition of the tree.
- The most likely part of the tree to fail and its size and weight.

L – Low M – Medium H - High

4.0 RECOMMENDATIONS

1. To prevent further structural damage this tree should be removed to within 50cms of the existing ground level.
2. All recommended tree work should be completed within the recommended time period in Table 1 and in accordance with BS3998:2010 Tree Work - Recommendations and current good practice.
3. Prior to any tree pruning or removal the structure of the tree should be checked for roosting, nesting or hibernating species such as bats and birds. (Refer to the biodiversity section below).

5.0 BIODIVERSITY

Trees have the potential for bat roosts and nesting birds. Various legislation such as the Wildlife & Countryside Act 1981(as amended), Countryside and Rights of Way Act (CRoW) 2000 and the Conservation of Habitats and Species Regulations 2017 make it a criminal offence to interfere with protected species such as bats, birds or their roosts and nests.

Prior to any tree work all trees and the land around them must be checked for protected species by a suitably qualified and competent person. If protected species are identified all work must stop and the appropriate authority contacted e.g. Natural Resources Wales for further advice. Where bats or their roosts are present, no works shall take place unless a licence has been granted in accordance with the relevant legislation.

Where work has commenced and bats or any evidence that bats are using the site as a roost are found, work must cease and Natural Resources Wales (NRW) contacted immediately. NRW can be contacted at Ty Cambria, 29 Newport Road, Cardiff CF24 0TP. Tel. 0300 065 3000. Further advice can also be obtained from the Bat Conservation Trust, 5th Floor, Quadrant House, 250 Kennington Lane, London. SE11 5DR. Tel. 0345 130 0228.

6.0 BIBLIOGRAPHY

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<https://treeterms.co.uk>

TREE AND SITE LOCATION PLAN



IMAGE 1: Tree T1



IMAGE 2: Main stem and boundary wall



TERMS & CONDITIONS

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