Arboricultural Report

Bishops Lodge

Woolton Park

Liverpool

October 2015

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1.0 Terms of Reference

1.1 This Arboricultural Report has been commissioned by Mr David Steel of Savills Smiths Gore of 5 Church Street Clitheroe on behalf of the Church Commissioners for England. The Arboricultural report being commissioned to assess the Health and Safety Status of the tree stock on the boundary perimeter of Bishops Lodge Woolton Park Liverpool L25 6DT.

1.2 The Arboricultural Survey and Report are an assessment of the tree specimens on the date of the survey. The report is to be valid for a period of 12 months from the date of survey. No liability will be held by the surveyor or Cumbria Tree Surveys for events that occur post survey date.

1.3 This Arboricultural Report, site visit, assessment and investigations have been undertaken by Mr Daniel Bold M.Arbor.A, N.C. Arb., H.N.D. Arb., N.E.B.O.S.H. General Certificate, of Cumbria Tree Surveys.

1.4 The site investigations, assessments and Arboricultural report on the trees surveyed and inspected has been established by using Visual Tree Assessment (VTA) methods, BS 5837:2012 Trees in Relation to Design, Demolition and Construction Recommendation and Cumbria Tree Survey protocols, from ground level.

1.5 The site visit and survey being undertaken on the 10th October 2015. Weather conditions at time of survey, dry, overcast with little wind.

2.0 Synopsis

2.1 Bishops Lodge is situated in established formal gardens and grounds. The tree stock consists of a variety of species and a mix of ages. Due to the nature and age of Bishops Lodge the majority of the surveyed tree stock is mature. The tree stock applicable to this Arboricultural Survey and Report is situated on the perimeter of the entire boundary.

2.2 The perimeter boundary of Bishops Lodge forms a boundary with the following. Starting at the entrance drive and working anti clockwise,
Woolton Park (highway).
Woolton Hill Road.
Parkwood Road and associated properties.
Woolton Park Amenity Woodland.
Winhill, garages and properties on Winhill.

2.3 Within the curtilage of the entire boundary survey area are ground cover shrubs, scrub and young trees of no Health and Safety concerns, these being beyond the remit of the Arboricultural survey.

3.0 Tree Constraints Details and Observations

3.1 Each surveyed specimen within the curtilage of the surveyed area, as identified, has been surveyed and given a numbered tree tag to give clear identification.

3.2 Starting at T400, the survey numbering system runs through to and includes T474. To aid identification of the location of the numbered species the survey area has been further broken down into separate identifiable areas. These areas follow the natural topography of the grounds and garden. A description is provided within the survey data table for each.

3.3 Other species of trees are within the curtilage of Bishops Lodge either by means of individual tree specimens or a section of woodland to the rear of the ornamental garden. As these specimens are not associated with the boundary, they are beyond the survey remit for this Arboricultural Survey and Report.

3.4 Each specimen has been surveyed and assessed to establish the following details:

3.4.1 Species:

Common name first, with the botanical name beneath in *italics.*

3.4.2 Age Class, Life Stage:

For completeness, the four age classes as defined In BS 5837:2012 Trees in Relation to Design, Demolition and Construction Recommendation, as "Life Stages" are available for use for the purpose of this Arboricultural Survey and Report. That is Young, Semi-Mature, Mature and Over Mature. This system represents the tree specimen within its life cycle with Young being in the early formative years and still with the potential for future vigorous extension growth. Semi-Mature being in essence middle aged and growth having slowed. Mature is regarded as the stage in the life cycle of the tree specimen when extension growth has virtually ceased and the tree specimen is, in the main, sustaining the life cycle with little or no extension growth. Whilst, Over Mature is that stage in the life cycle of the tree where the specimen is in decline with evidence to suggest this is the case.

3.4.3 Diameter at Breast Height (DBH):

Measure expressed in centimetres of the diameter of the specimen taken at 1.5 metres above ground level and referred to as Diameter at Breast Height, DBH. This has only been necessary for some of the surveyed specimens as required.

3.4.4 Comments:

Observations on the, Health and Safety status and condition of the specimen. The location of the specimen and aspect.

3.4.5 Recommendations

Recommendations required for the benefit of sound Arboricultural practice and to abate any potential Health and Safety issues arising from the condition of the specimen and location of the specimen to the boundary.

4.0 Arboricultural Survey Data Table

4.1 Bishops Lodge Arboricultural Survey Data Table.

Bishops Lodge Arboricultural Survey Data Table October 2015

Survey Area A. To left hand side of drive entrance

Tree No.	Species	Age Class	Comments / Observations	Recommendations	Photo Ref
T400	Beech *Fagus sylvatica*	Mature	Specimen on raised area supported by boundary retaining wall. Slight natural lean over entrance gate and highway. Crown infringing Woolton Park (highway), and neighbouring property. some minor movement in wall. Movement repaired. Extensive Rhododendron to base. Ivy starting to form on main stem.	Monitor wall and specimen.	N/A
T401	Sycamore *Acer pseudoplantanus*	Mature	Ivy starting to form on main stem. Upper crown over garden of neighbouring property. Evidence of previous pruning.	No work required.	N/A
T402	Beech *Fagus sylvatica*	Mature	Ivy starting to form on main stem. Major scaffold branch over neighbouring garden. Evidence of previous pruning.	Prune back from neighbouring property.	T402
T403	Horse Chestnut *Aesculus hippocastanum*	Mature	Ivy starting to form on main stem. Twin stemmed from circa 2.5 metres. Low crown over parking area of neighbouring property. Crossing and rubbing branch in crown.	Sever Ivy at base with hand saw. Prune to crown raise over parking area.	N/A
T404	Cherry *Prunus*	Mature	Twin stemmed from base. Over mature specimen with bracket fungi on stem one at circa 3 metres. Evidence of branch failure at circa 5 metres with cavity and tear.	Specimen in decline, fell.	T404
T405	Sycamore *Acer pseudoplantanus*	Mature	Ivy on main stem with the extent of Ivy cover preventing full and complete analysis.	Sever Ivy at base with hand saw. Allow to die back and reassess	N/A
T406	Holly *Ilex aquifolium cv*	Mature	Suppressed in growth due to T405. Specimen at side of entrance drive.	No work required.	N/A

Bishops Lodge Arboricultural Survey Data Table October 2015

Survey Area B. To right hand side of drive and follows boundary with Woolton Park (highway) and Woolton Park Road

Tree No.	Species	Age Class	Comments / Observations	Recommendations	Photo Ref
T407	Beech *Fagus sylvatica*	Mature	On raised area supported by retaining wall. No discernible movement in wall. Ivy starting to form. Natural bend in main stem. Low crown over highway.	Monitor wall and specimen.	N/A
T408	Sorbus *Sorbus*	Semi-mature	Structural root coming to surface.	No work required.	N/A
T409	Black Pine *Pinus nigra*	Mature	On raised area. Minor dead wood in crown with dead wood hung-up in crown.	Prune to remove hung-up branch.	T409
T410	Black Pine *Pinus nigra*	Mature	Twin stem from base. Stem union would appear sound.	No work required.	N/A
T411	Beech *Fagus sylvatica*	Mature	Open spreading crown. Previously pruned. Evidence of decay at base, buttress root would appear sound.	Monitor due to evidence of decay.	N/A
T412	Black Pine *Pinus nigra*	Mature	On raised area. Minor dead wood in crown with dead wood hung-up in crown over garden area.	Prune to remove hung-up branch.	N/A
T413	Black Pine *Pinus nigra*	Mature	Twin stemmed from circa 2.5 metres. Minor dead wood in crown.	No work required.	N/A
T414	Sycamore *Acer pseudoplantanus*	Mature	Epicormic growth at base. High crown over pavement. Structural fault at crown fork.	Undertake aerial inspection to ascertain degree of fault. Consider removal due to aspect.	T414
T415	Black Pine *Pinus nigra*	Semi-mature	Stem forks to three scaffold branches at circa 2.5 metres. Minor dead wood in crown.	No work required.	N/A

Bishops Lodge Arboricultural Survey Data Table October 2015

Survey Area B. To right hand side of drive and follows boundary with Woolton Park (highway) and Woolton Park Road

Tree No.	Species	Age Class	Comments / Observations	Recommendations	Photo Ref
T416	Black Pine *Pinus nigra*	Mature	One sided crown over drive. Hung-up branch in crown of Holly over drive. Upper crown / stem top would appear to have been damaged in the past.	Monitor.	N/A
T417	Black Pine *Pinus nigra*	Mature	Natural lean towards property. Evidence of previous pruning. Minor dead wood in crown.	Monitor.	N/A
T418	Black Pine *Pinus nigra*	Mature	Structural fault at circa 8 metres in main stem. Suspect area of weakness and failure point.	Fell.	T418
T419	Black Pine *Pinus nigra*	Mature	Large scaffold branch towards highway. Evidence of previous pruning.	Monitor.	N/A
T420	Holly *Ilex aquifolium*	Mature	Evidence of crown previously pruned. Cavity on stem at circa 3.5 metres.	Monitor. Consider felling due to aspect.	N/A
T421	Holly *Ilex aquifolium*	Mature	Crown previously raised with minor cavity on main stem.	Monitor.	N/A
T422	Black Locust *Robinia pseudoacacia*	Mature	Twin stemmed from base. Evidence of previous pruning.	Monitor.	N/A
T423	Cedar *Cedrus*	Mature	Crown infringing BT cables. What is believed to be Bat box attached to stem one. Damage to upper crown has caused unusual growth pattern.	Wire from Bat box has potential to cause occluded bark. Monitor.	N/A

With reference to specimens T417 - T423. It is evident that the tarmac drive has been widened at this location to accommodate the parking of cars. This being evident from the change in tarmac types and a clear boundary join. The installation of this additional car parking would appear to have involved the removal of top soil etc from the root plate of specimens T417 - T423. It is not known if any of the structural or feeding roots sustained damage in the installation of this area. On that basis the specimens in this area will need to be closely monitored to establish any long term detrimental damage.

Bishops Lodge Arboricultural Survey Data Table October 2015

Survey Area B. To right hand side of drive and follows boundary with Woolton Park (highway) and Woolton Park Road

Tree No.	Species	Age Class	Comments / Observations	Recommendations	Photo Ref
T424	Black Pine *Pinus nigra*	Mature	Metal hooks x3 inserted into ,main stem. Crown of specimen over patio area of cottage. Specimen close to boundary brick wall of cottage patio area / garden. Stem distance from wall 1.90 metres, Diameter at breast height of specimen 69cm. Potential root spread, 8.28 metres. Cracks appearing in brick wall.	The upper crown of this specimen is close to the roof area of the adjacent cottage, with the rooting area potentially at or under any foundations. Monitor.	N/A
Specimens in this area would appear to have roots that are lifting, (root heave) and therefore cracking the surface of the old existing tarmac drive. No root heave could be identified on the newer section of parking area. Photo, Tarmac Drive provides evidence of this. This entire area will need to be monitored to establish any root heave on the drive and any adverse and detrimental affects on the Health and Safety status of this specimens in this area.					
Survey Area C. Small section of lawn area adjacent to the exit drive of the property with Beech hedge boundary.					
T425	Laburnum *Laburnum*	Young	Young specimen with very minor lean.	No work required.	N/A
T426	Sycamore *Acer pseudoplantanus*	Semi-mature	Specimen forks to two scaffold branches at circa 2.5 metres. Very minor cavity at base.	No work required.	N/A
T427	Beech *Fagus sylvatica*	Mature	Mature specimen immediately at top of raised area boundary wall with crown over highway. Some structural roots coming to surface. Noticeable outward bow in boundary wall at base of specimen. Boundary wall would appear to built on natural rock with root of specimen finding natural fissure in rock under boundary wall.	The outward bow in the boundary wall is likely to be caused by direct lateral displacement force. This being pressure built up, over time from the stem and rooting system at this location. Monitor this specimen due to aspect.	T427
T428	Beech *Fagus sylvatica*	Mature	Minor dead wood in crown. Grade potentially changed in this area. Minor entrance to cavity on main stem at circa 2 metres. Cavity entrance has "staining". Staining at base of cavity entrance is indicative of Bat Roost.	Consider removal of dead wood due to aspect. Main stem has cavity, the extent to which is not known. The cavity represents a potential area of weakness with a large crown on the specimen above this point. Ecological advice required to verify the presence of Bats in cavity. Monitor.	T428

Bishops Lodge Arboricultural Survey Data Table October 2015

Survey Area C continued

Tree No.	Species	Age Class	Comments / Observations	Recommendations	Photo Ref
T429	Laburnum *Laburnum*	Young	Young specimen on edge of boundary.	No work required.	N/A
			Survey Area D **Trees in rear garden on perimeter boundary with third party properties on Parkwood Road, Woolton Park Amenity woodland and Winhill.**		
T430	Beech *Fagus sylvatica*	Mature	Fine mature specimen with DBH of 130cm. Dead wood hung-up in crown over entrance to shed. Evidence exists of structural roots being severed to facilitate installation of the shed. Minor decay in burr on main stem. Minor dead wood in crown, with crown just infringing adjacent boundary.	Prune to remove hung-up branch.	N/A
T431	Norway Maple *Acer platanoides*	Mature	Structural roots coming to surface. Ivy on main stem. Evidence of previous pruning, upper crown over adjacent bungalow.	Sever Ivy at base with hand saw. Consider crown raise and prune back from bungalow.	N/A
T432	Beech *Fagus sylvatica*	Mature	Suspect roots coming to surface. Branch union would appear sound.	Monitor due to aspect.	N/A
T433	Large Leaf Lime *Tilia platyphyllos*	Mature	Dense epicormic growth at base prevents full and complete analysis. Scrub Elderberry also at base of main stem.	Epicormic growth is natural for species. Prune to remove epicormic growth and fell Elderberry to allow for a full and complete analysis. Reassess.	N/A
			Survey are continues with a natural gap between T433 and T434 due to garden layout. T434 is in rockery area.		N/A
T434	Birch *Betula pubescens*	Mature	Twin stemmed from base.	No work required.	N/A

Bishops Lodge Arboricultural Survey Data Table October 2015
Survey Area D continued

Tree No.	Species	Age Class	Comments / Observations	Recommendations	Photo Ref
T435	Japanese Cherry *Prunus kanzan*	Mature	Short and stout in stature. Adjacent to boundary wooden board fence. Crown over fence and nearly touching building. Evidence of previous pruning.	Prune back from neighbouring property.	N/A
T436	Beech *Fagus sylvatica*	Mature	At this location T436 and T437 form a pair. Upper crown over garden with evidence of previous pruning. Potential structural fault on first major scaffold branch on property side.	Due to nature of species and fault with the scaffold branch containing considerable weight. Prune to remove due to location.	T436
T437	Beech *Fagus sylvatica*	Mature	Tyre swing on scaffold branch on garden side with slight natural lean into garden. Crown over boundary.	Consider prune back to boundary.	N/A
T438	Beech *Fagus sylvatica*	Semi-mature	On raised area. Evidence of previous pruning. Upper crown has acute 45 degree natural lean into garden due to proximity of T436 and T437.	No work required.	N/A
T439	Oak *Quercus robur*	Semi-mature	Slight natural lean at boundary with wooded area. Specimen showing signs of stress and decline.	Monitor.	N/A
T440	Beech *Fagus sylvatica*	Semi-mature	Set back from boundary with very minor dead wood in crown.	No work required.	N/A
T441	Beech *Fagus sylvatica*	Semi-mature	Set back from boundary with very minor dead wood in crown. Organic matter and debris stored at base.	No work required.	N/A
T442	Dead	Over Mature	Adjacent to boundary fence and wooded area. This specimen is likely to shed branches overtime.	Retain and monitor due to location. Specimen is within the Lowland Deciduous Woodland habitat and therefore will be of benefit to wildlife etc.	N/A
T443	Sycamore *Acer pseudoplantanus*	Semi-mature	Stem flush with boundary fence with crown over wooded area.	No work required.	N/A

Bishops Lodge Arboricultural Survey Data Table October 2015

Survey Area D continued

Tree No.	Species	Age Class	Comments / Observations	Recommendations	Photo Ref
T444	Oak *Quercus robur*	Semi-mature	Stem flush with boundary fence with crown over wooded area.	No work required.	N/A
T445	Beech *Fagus sylvatica*	Semi-mature	At boundary with crown over wooded area.	No work required.	N/A
T446	Large Leaf Lime *Tilia platyphyllos*	Young	At boundary with crown over wooded area.	No work required.	N/A
T447	Beech *Fagus sylvatica*	Mature	Very large mature specimen at corner location. Low crown over boundary fence into wooded area. Evidence of basal decay.	No work required due to location.	N/A
Within this aspect other mature trees are set back from the boundary in the garden wooded area. The specimens in this area are part of the Lowland Deciduous Woodland Habitat. Due to the location of these specimens they are beyond the survey remit. The wooded area also contains miscellaneous shrub and scrub growth including Holly and Rhododendron etc.					
T448	Sycamore *Acer pseudoplantanus*	Semi-mature	At woodland boundary.	No work required.	N/A
T449	Horse Chestnut *Aesculus hippocastanum*	Dead. Semi-mature	Dead specimen with debris to base.	Fell.	N/A
T450	Horse Chestnut *Aesculus hippocastanum*	Mature	Large cavity on main stem with the potential to fail and within potential falling distance of property.	Fell.	T450
T451	Sycamore *Acer pseudoplantanus*	Mature	Rubbish and other debris dumped at base.	The rubbish etc at base prevents full and complete analysis and is likely to have detrimental affect. Specimen in falling distance of property. Remove all rubbish and reassess.	T451

Bishops Lodge Arboricultural Survey Data Table October 2015

Survey Area D continued

Tree No.	Species	Age Class	Comments / Observations	Recommendations	Photo Ref
T452	Holly *Ilex aquifolium*	Mature	To rear of compost head. Specimen growing at acute angle over wall at wall junction and boundary into third party property. Main stem damaged due to rubbing on adjacent fence.	Due to the proximity of specimen to wall at this location and the possibility of direct lateral displacement force over time on the wall, the suitability of the specimen in this location should be questioned and on that basis consideration given to removal of the specimen.	T452
T453	Cherry *Prunus*	Mature	To rear of garden shed of Bishops Lodge. Specimen in decline, showing signs of stress with sparse crown.	Monitor with a view to felling due to location.	N/A
T454	Beech *Fagus sylvatica*	Semi-mature	In lawned area adjacent to vegetable patch set back from boundary. Evidence of minor pruning.	No work required.	N/A
T455	Beech *Fagus sylvatica*	Semi-mature	In lawned area adjacent to vegetable patch set back from boundary. Evidence of minor pruning.	No work required.	N/A
T456	Beech *Fagus sylvatica*	Semi-mature	In lawned area adjacent to vegetable patch set back from boundary. Superficial bark splitting to rear of specimen.	Splitting marked with blue line to establish any degree of further splitting. Monitor.	T456
T457	Holly *Ilex aquifolium*	Young	Slight natural lean towards large green house. Extensive basal decay.	Fell.	T457
T458	Holly *Ilex aquifolium*	Mature	Specimen adjacent to CCTV stanchion with infra red capability. Extensive Ivy on main stem and crown. The specimen is on an elevated position over some garages and situated at 1.2 metre from the boundary wall. DBH 44cm, with a dense substantial crown. Specimen has internal basal decay and cavity to rear of specimen reaching into stem by 17cm.	Due to the basal decay and cavity within the specimen and the density of the crown the structural stability of the specimen has been compromised. With being in an elevated position at the boundary wall and within falling distance of a number of third party garages on Winhill, the recommendation for this specimen is to fell.	T458

Bishops Lodge Arboricultural Survey Data Table October 2015

Survey Area D continued

Tree No.	Species	Age Class	Comments / Observations	Recommendations	Photo Ref
T459	Holly *Ilex aquifolium*	Mature	Adjacent to boundary wall and elevated over third party garages on Winhilll. Distance from wall 95cm with a DBH 44cm. Very dense crown over boundary and garages, Minor cavity at circa 3 metres to rear of main stem, with other minor cavities present.	Cavities potentially indicate weakness in main stem at this location. The density of the crown will act as a "sail" in the wind and therefore potentially add increased pressure to the weak area. The crown is extensively over third party properties. Consideration has to be given to pruning this specimen back to the boundary and reduce the density of the crown.	T459
T460	Large Leaf Lime *Tilia platyphyllos*	Mature	Specimen forks to two main stems at circa 3 metres. Extensive epicormic growth to base, indicative of species. Upper crown over boundary.	No work required.	N/A
T461	Cherry *Prunus*	Young	Specimen set back from boundary at side of garden path. Evidence of previous pruning.	No work required.	N/A
T462	Cedar *Cedrus*	Young	Young straight stemmed specimen at wall boundary.	No work required.	N/A
T463	Holly *Ilex aquifolium*	Young	Specimen at wall boundary.	No work required.	N/A
T464	Beech *Fagus sylvatica*	Mature	Large mature specimen at corner location. Roots coming to surface and evidence of pruning. Minor bark cracking on north aspect of stem.	Monitor.	N/A
T465	Holly *Ilex aquifolium*	Young	Young specimen consisting of 10 stems. All of crown over boundary and curtilage of Greengarth.	Fell.	N/A

Bishops Lodge Arboricultural Survey Data Table October 2015

Survey Area D continued

Tree No.	Species	Age Class	Comments / Observations	Recommendations	Photo Ref
T466	Copper Beech *Fagus sylvatica* Atropurpurea	Mature	Mature specimen on raised area at wall boundary. Direct lateral displacement force from stem and roots has caused a substantial outward bow in the boundary wall. Boundary wall circa 75cm in height. Attempts have been made to repair the wall. The main stem of the Beech forks to two stems at circa 3 metres with the stems appearing to fuse at circa 5 metres. The stem base is within 1.4 metres of the property and towers over the building Greengarth, with a substantial crown over the property. Extensive scrub growth to base of specimen prevents full and complete basal analysis. Stem two has potential fault at circa 8 metres, evidenced by bark cracking / splitting.	The tree will no doubt pre date the adjacent property Greengarth. Consideration needs to be given to the long term suitability of the Beech in this aspect and its proximity to the building. Should any aspect of this specimen fail it will have catastrophic consequences for the property and any residents. On that basis the recommendation is to fell this specimen. Remove a section of wall, grind the stump and then reinstate the wall on completion.	T466 / T466A
T467	Holly *Ilex aquifolium*	Mature	Extensive basal sprouts, slight lean into garden, some minor cavities.	Monitor.	N/A
T468	Large Leaf Lime *Tilia platyphyllos*	Mature	Twin stemmed from circa 1 metre with extensive epicormic growth at base. Extent of epicormic growth prevents full and complete analysis.	Clear base of epicormic growth. Reassess. Monitor.	N/A
T469	Holly *Ilex aquifolium*	Semi-mature	Specimen has lean towards garden.	No work required.	N/A
T470	Norway Maple *Acer platanoides*	Young	Poor specimen with suppressed growth and lean towards wooded area.	Specimen will never attain to be a good example due to lean and aspect. Fell.	N/A
T471	Holly *Ilex aquifolium*	Semi-mature	Specimen has two stems growing from old coppice with lean towards Greengarth. Doubtful stem union to coppice.	Fell.	N/A

Bishops Lodge Arboricultural Survey Data Table October 2015
Survey Area D continued

T472	Elm *Ulmus*	Young	Young specimen consisting of two stems that has lean and all of crown over Greengarth.	Fell.	N/A
T473	Holly *Ilex aquifolium*	Mature	Organic matter dumped at base and prevents full and complete analysis. Dense crown.	No work required.	N/A
T474	Poplar *Populus*	Mature	Specimen in decline with sparse crown, with crown over garden and roof of Greengarth.	Fell.	T474 / T474A

5.0 Tree Preservation Order

5.1 Investigations have identified that Tree Preservation Order 148 covers the general curtilage of Bishops Lodge. The order being drawn up in 1974. A copy of the order is available from Liverpool City Council at a cost of £25.

5.2 Tree Preservation Order 148 is an Area Tree Preservation Order. An Area Tree Preservation Order is intended for short term protection in an emergency and may not be capable of providing appropriate long term protection.

5.3 An important consideration is the following. An Area Tree Preservation Order will only protect those trees standing at the time the order was made. As the order was drawn up in 1974, any trees less than 41 years old within the curtilage of Bishops Lodge are therefore not covered by Tree Preservation Order 148.

5.4 A Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity. An Order prohibits the pruning, cutting down, topping, lopping, uprooting, wilful damage, wilful destruction of trees without the local planning authority's written consent.

5.5 Owners of protected trees must not carry out, or cause or permit the carrying out of any of the prohibited activities, detailed in 5.4, without the written consent of the local authority, Liverpool City Council.

5.6 Following a review and revision of Tree Preservation Order legislation, the Town and Country Planning (Tree Preservation) (England) Regulations 2012 came into force on 6 April 2012.

5.7 Consent from the local planning authority to undertake works as detailed in 5.4 (pruning, cutting down, topping, lopping, uprooting), is required unless the pruning, cutting down, topping, lopping, uprooting is required to specimens which present an urgent and serious safety risk. In such cases, written notice by letter or email of the proposed work is required to be forwarded to the local planning authority as soon as practicable after the work becomes necessary.

5.8 The 2012 review also amended the situation regarding trees covered by a Tree Preservation Order that have died. A tree covered by a Tree Preservation Order which has subsequently died requires at least five working days written notice by letter or email to be forwarded to the local planning authority giving notification of the proposed works.

5.9 It has to be noted therefore. Any works required to abate an urgent and serious Health and Safety situation / risk to trees covered by a Tree Preservation Order following say, a storm event, must be notified in writing to the local planning authority.

5.10 It is recommended for the purposes of this Arboricultural Report that any such future work required within the curtilage of Bishops Lodge should be evidenced and recorded by the means of photographs. Whilst the 2012 Regulation does not specifically reference this procedure it would be prudent to record the situation in order to provide evidence to the local planning authority should they require it.

6.0 Deciduous Woodland Habitat Inventory

6.1 Investigations have established that part of the curtilage of Bishops Lodge is included in the Woolton Park Deciduous Woodland Habitat Inventory. This being part of the Priority Habitat Inventory.

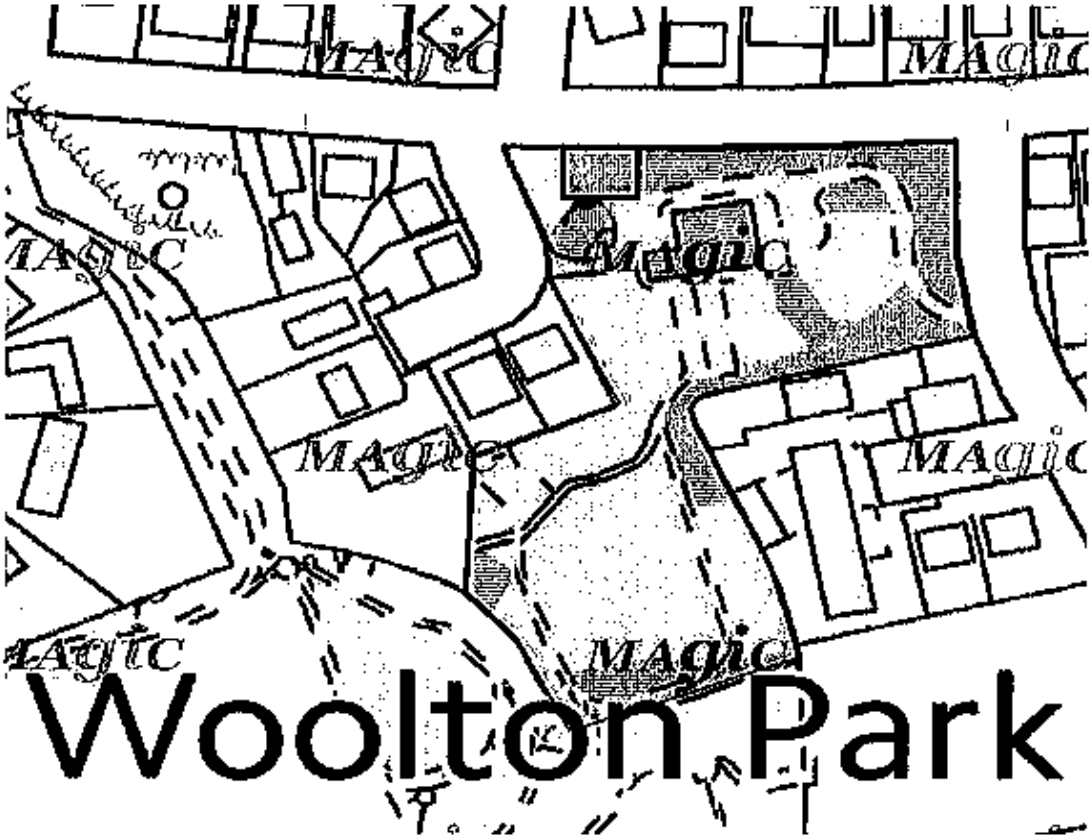
6.2 The species mix within this area of Bishops Lodge indicate it to be Lowland Mixed Deciduous Woodland. Hence the areas inclusion in the Habitat Inventory. This type of woodland is often surrounded by urban and industrial areas etc. Clearly Woolton Park and Bishops Lodge are in an urban environment.

6.3 The attached Plan One identifies the curtilage of Bishops Lodge and the perimeter boundary. See 6.6 below.

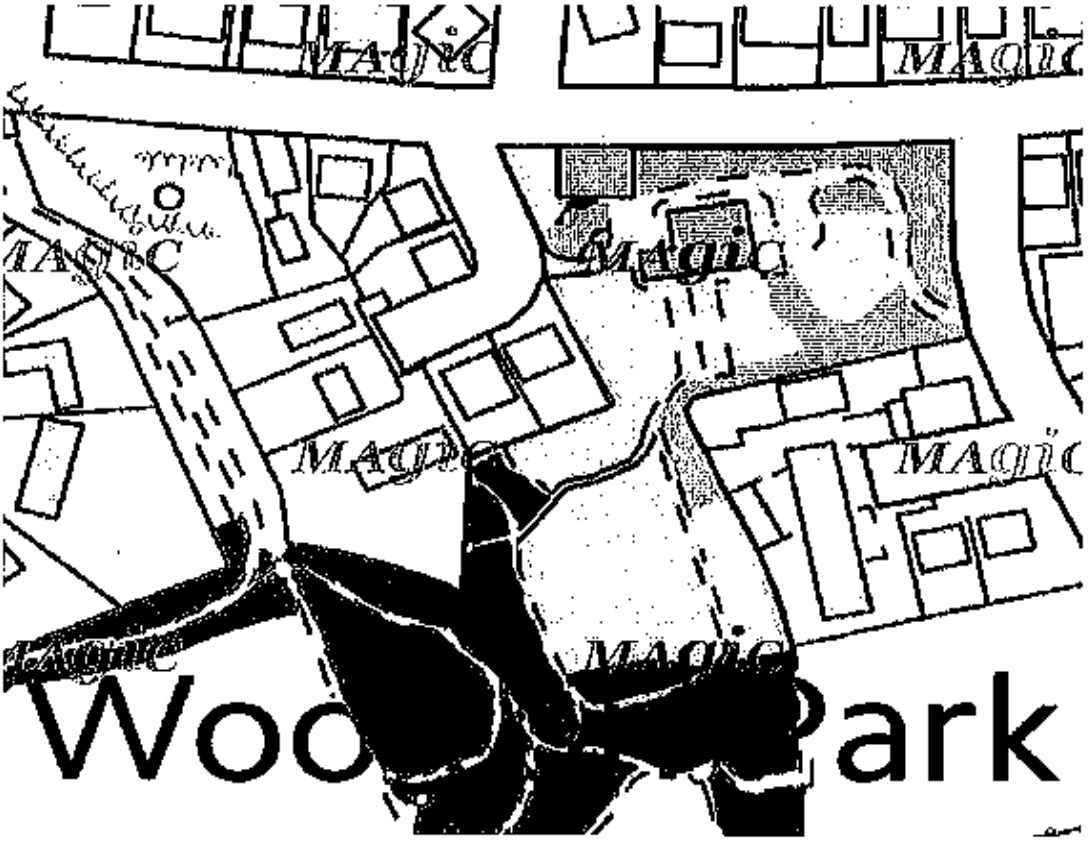
6.4 Plan Two is an overlay of the Deciduous Woodland Habitat Inventory. It is evident from the overlay that a section of the rear garden of Bishops Lodge is included within this inventory.

6.5 The surveyed trees that are potentially within this inventory are those from T436 to T448. Other trees within the wooded area beyond the remit of the Arboricultural Survey are likely to also be included in the Deciduous Woodland Habitat Inventory.

6.6. The curtilage of Bishops Lodge with the periemeter highlighted.



6.7 The curtilage and perimeter with the Lowland Deciduous Woodland over layed.



7.0 Arboricultural Survey Recommendations

7.1 Following the site visit, assessment and investigations the following recommendations and those as listed in the Arboricultural Survey Data Table are proposed.

7.2 An area of concern regarding the management of the tree stock is the extent of Ivy cover some of the specimens are infested with. Ivy may have detrimental effects on the health of the trees. Ivy cover on trees can and does mask structural defects in the trees such as cavities and decay. Ivy can also increase the density of the crown and increase the possibility of the specimen being wind blown. The increased wind loading of the dense crown will increase the loading on the root system. It would be good practice to instigate the cutting of Ivy at the base of the trees with a hand saw. Within the Arboricultural Survey Data Table of the report this is recommended for a number of specimens.

7.3 For those specimens within falling distance of targets such as the properties on Parkwood Road and other neighbouring properties, it is highly recommended the Ivy be cut on these specimens as a matter of urgency. The specific trees are listed in the Arboricultural Survey Date Table.

7.4 Local Planning Authority consent is not required for the severing of Ivy, nor is any form of notification required.

7.5 For those specimens identified in the Arboricultural Survey Data Table that have been listed as needing a reassessment. The recommendations required to allow for a full and complete analysis should be undertaken as early as possible. The Ivy should be cut and allowed to die back and any debris removed as identified.

7.6 As at the date of the Arboricultural Survey, two specimens where identified as causing damage to the boundary wall. T427 and T466. Whilst a third, T452 being of concern and T400 and T427 required to be monitored. There are two types of damage that may be caused by tree roots. Direct and Indirect. Indirect damage occurs when tree roots remove moisture from shrinkable soils, usually clay. Direct damage relates to pressure and loadings exerted by tree roots as they grow.

7.7 Direct damage applied by lateral displacement force as the roots and stem grow is the nature of the damage being caused to certain areas of the boundary wall. Direct damage is a mechanism that is progressive in that the degree of distortion gradually increases overtime as the tree grows. This is particularly evident on T466 on the boundary with Greengarth. Refer to Section 8 for photographic evidence.

7.8 Two mature Holly specimens are of concern due to the elevated position adjacent to the boundary wall. T458 is on an elevated position over a number of garages of Winhill and situated at 1.2 metres from the boundary wall. The specimen has a diameter at breast height of 44cm, with a dense substantial crown. Specimen has cavity and internal decay to rear. Cavity reaching into stem by 17cm. Due to the basal decay and cavity within the specimen and the density of the crown the structural stability of the specimen has been compromised. With being in an elevated position at the boundary wall and within falling distance of a number of third party garages on Winhill, the recommendation for this specimen is to fell.

7.9 T459 is the second Holly. Adjacent to boundary wall and elevated over third party garages on Winhill. Distance from wall 95cm with a diameter at breast height of 44cm. Very dense crown over boundary and garages. Minor cavity at circa 3 metres to rear of main stem, with other minor cavities present. Cavities potentially indicate weakness in main stem at this location. The density of the crown will act as a "sail" in the wind and therefore potentially add increased pressure to the weak area. The crown is extensively over third party properties. Consideration has to be given to pruning this specimen back to the boundary and reduce the density of the crown.

7.10 With reference to the Lowland Mixed Deciduous Woodland and the Deciduous Woodland Inventory as highlighted in Section 6. This type of woodland is important as it offers habitat to a wide range of trees, fungi, plants with many species of insects, birds and other animals depending on this type of woodland. Some of these species are also ancient woodland species.

7.11 The Lowland Mixed Deciduous Woodland designation does not negate the need for management of the trees contained within. Any management should be undertaken sympathetically with a view to maintaining the woodland and species diversity. It is not the intention of this Arboricultural Report and any recommendations contained within or the commissioning agent to adversely affect the deciduous woodland.

7.12 For those specimens subject to this Arboricultural Report likely to be contained within the Lowland Mixed Deciduous Woodland designation the recommendations are for the reasons of Health and Safety and should not therefore be to the detriment of the woodland.

7.13 For a number of the tree specimens that require some form of remedial Arboricultural Work, photos have been included for the benefit of the recipient. Refer to Section 8.

7.14 Where photos are supplied a notation has been referenced in the Arboricultural Survey Data Table, i.e. T400.

7.15 Within the Arboricultural Survey Data Table recommendations the notation "Monitor" has been included. This represents at the time of the next survey particular attention should be given to these specimens to establish any notable rate in decline.

7.16 Prior to the implementation of any Arboricultural work, commonly referred to as "Tree Surgery", the Tree Preservation Order 148 1974 needs to be considered. This shall require an application for Arboricultural works being submitted to, and consent's being obtained from Liverpool City Council, the Local Planning Authority.

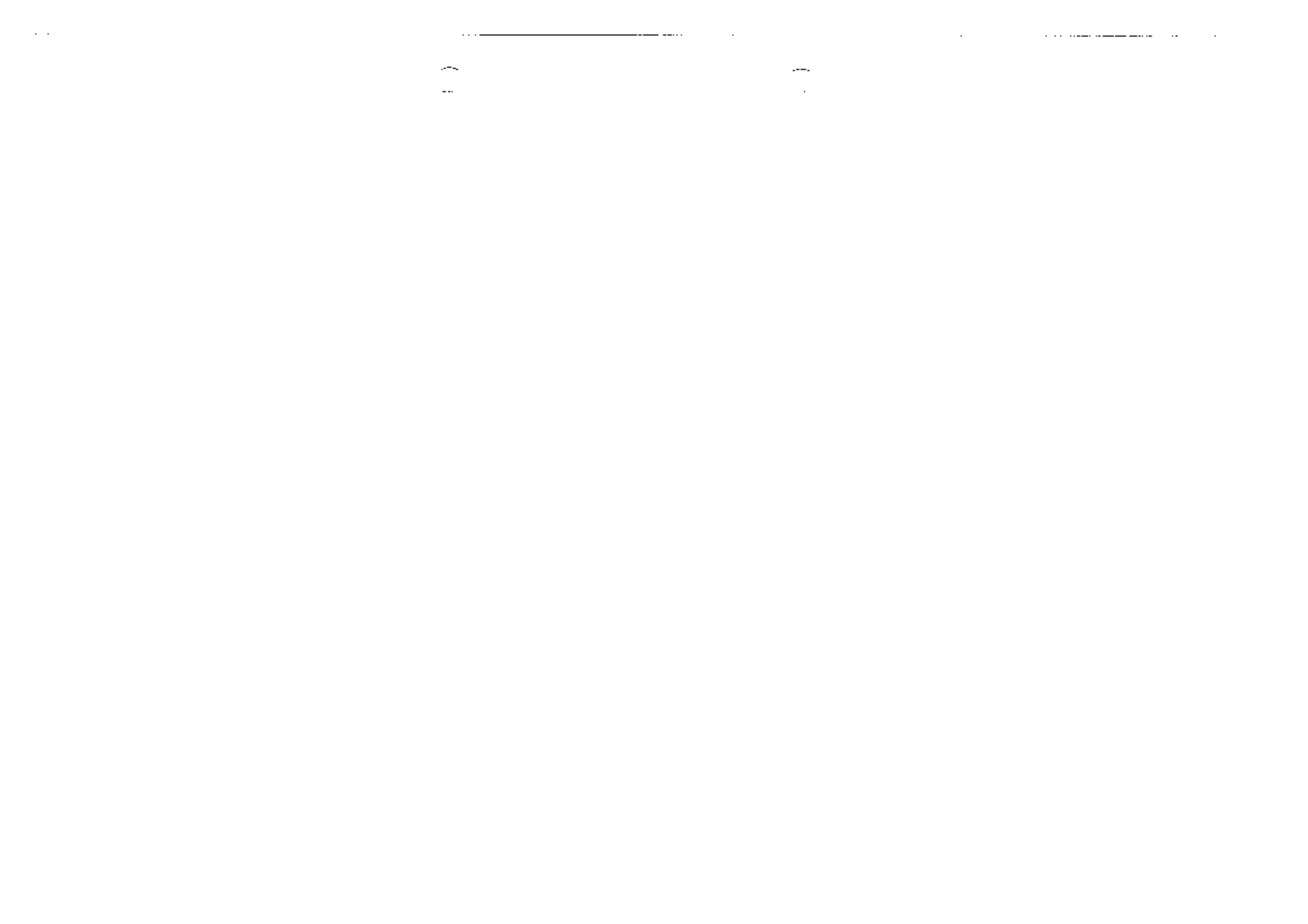
7.17 With reference to Section 5 and the 7.16 above. A number of the trees requiring Arboricultural work will not be covered by Tree Preservation Order 148. From the Arboricultural Survey Data Table the following trees are assessed as being less than 41 years old.
T420, Holly.
T453, Cherry.
T457, Holly.
T465, Holly.
T471, Holly.
T472, Elm.
The following species that require some form of Arboricultural work are at or around 41 years old.
T404, Cherry.
T435, Cherry.
T452, Holly.
T474, Poplar.

7.18 All other trees identified in the Arboricultural Survey Data Table as requiring some form of Arboricultural work and not listed in 7.17 are identified as being in excess of 41 years old.

7.19 As Tree Preservation Order 148 is an Area Order, general clearance of scrub, self seeded specimens and young trees is also allowable without consent being required from Liverpool City Council as such specimens would clearly be younger than 41 years old. Such an undertaking may be of benefit for general maintenance of the garden and woodland area.

7.20 The Arboricultural work should only be undertaken by a trained, competent Arboricultural Contractor, familiar with and implementing BS 3998: 2010, Tree Work Recommendations.

7.21 In accordance with good Arboricultural practice and for reasons of Health and Safety, it is further recommended that the tree stock as listed in this Bishops Lodge Arboricultural Survey Report and the remaining tree stock within the curtilage of Bishops Lodge be surveyed on an annual basis from the anniversary of the Arboricultural Report survey date. The survey and report being undertaken by a professionally trained, experienced and competent Arborist following Cumbria Tree Surveys protocols.



8.0 Photographic Evidence

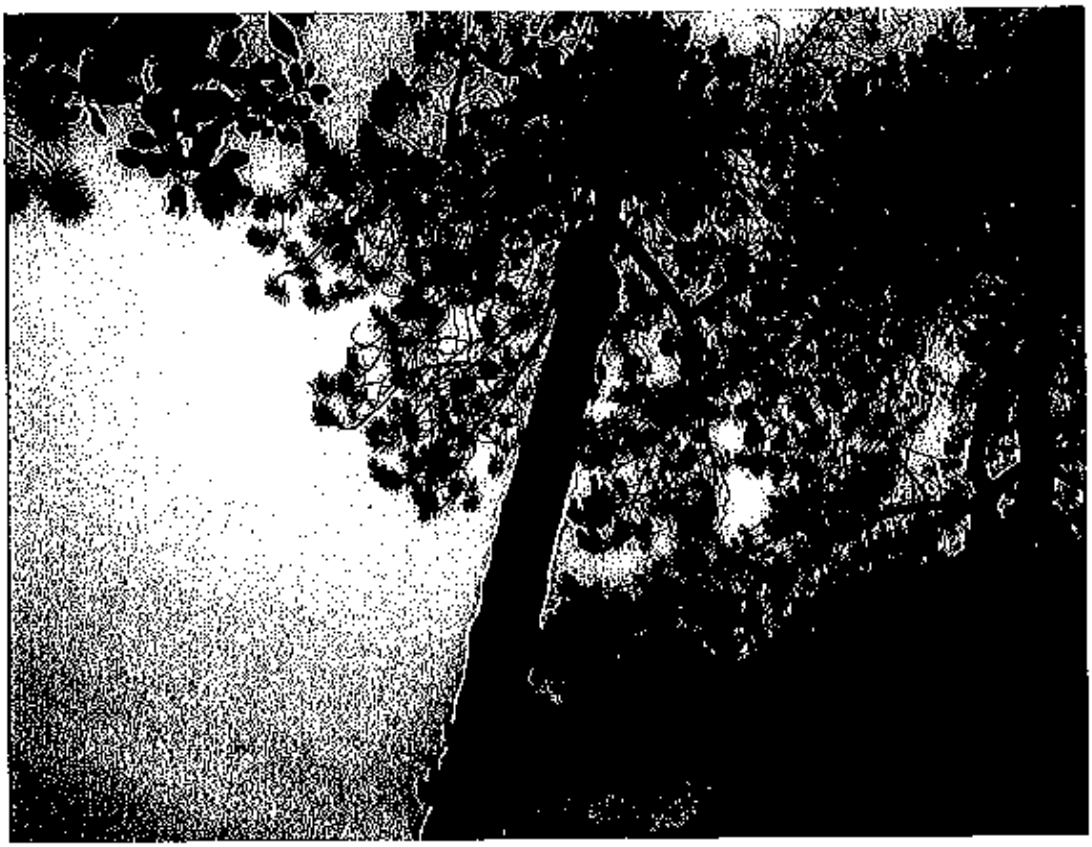
T402. Scaffold branch over neighbouring property.

T404. Cherry in decline with bracket fungi on main stem.

T408. Black Pine with hung-up branch in crown. (Top centre of photo).

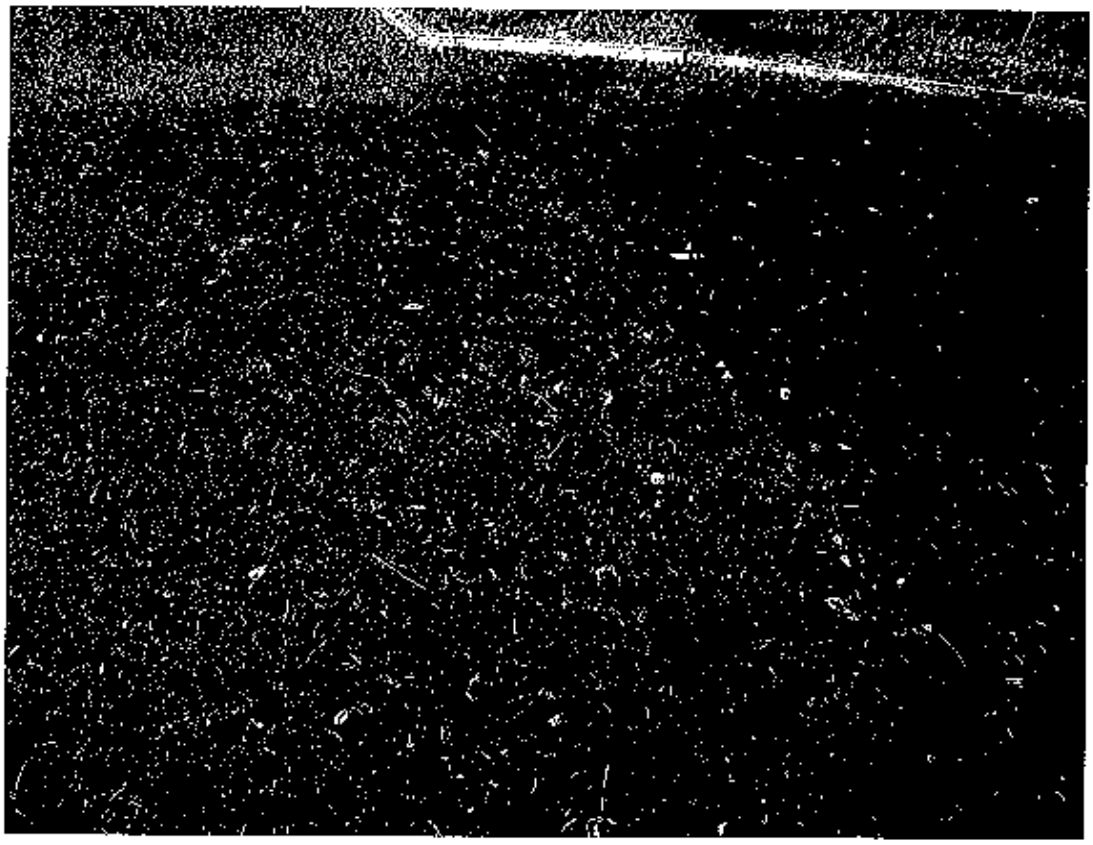
T414. Sycamore with suspect structural fault at crown fork.

T418. Black Pine with structural fault on main stem.



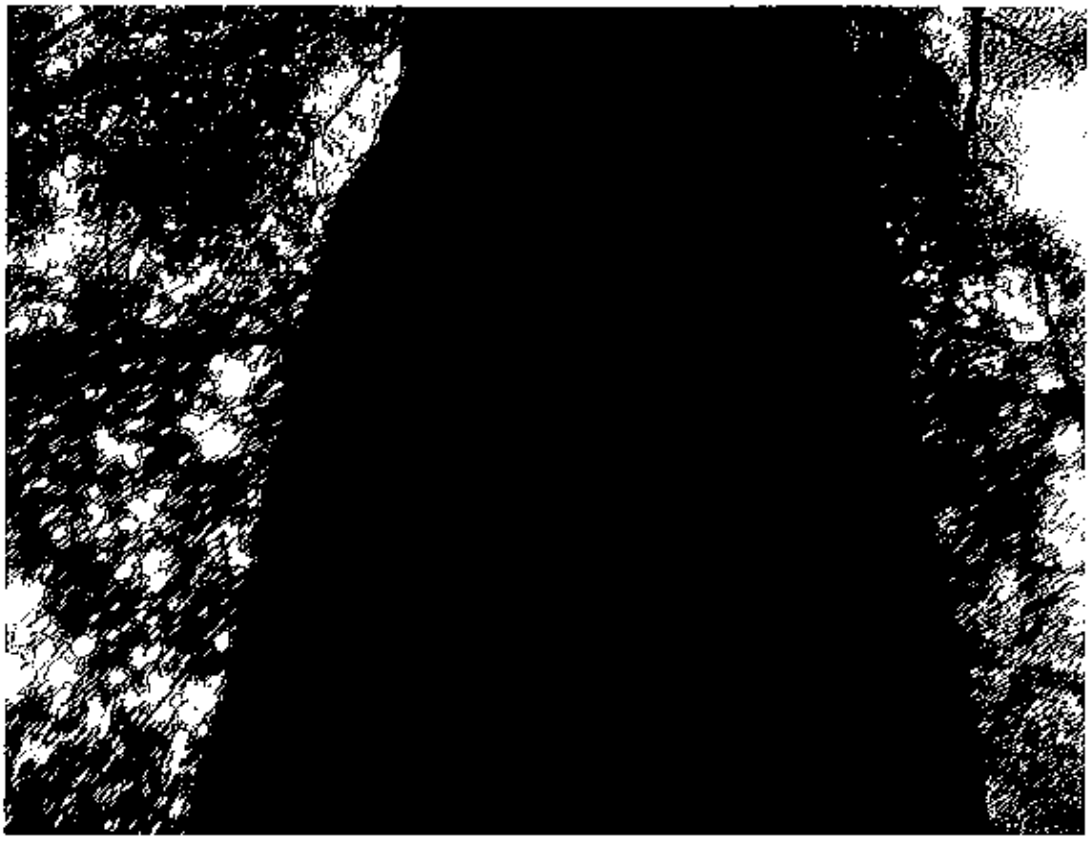
T421. Holly with minor cavity on main stem.

Tarmac lifting on existing drive. Newer parking area and boundary join.

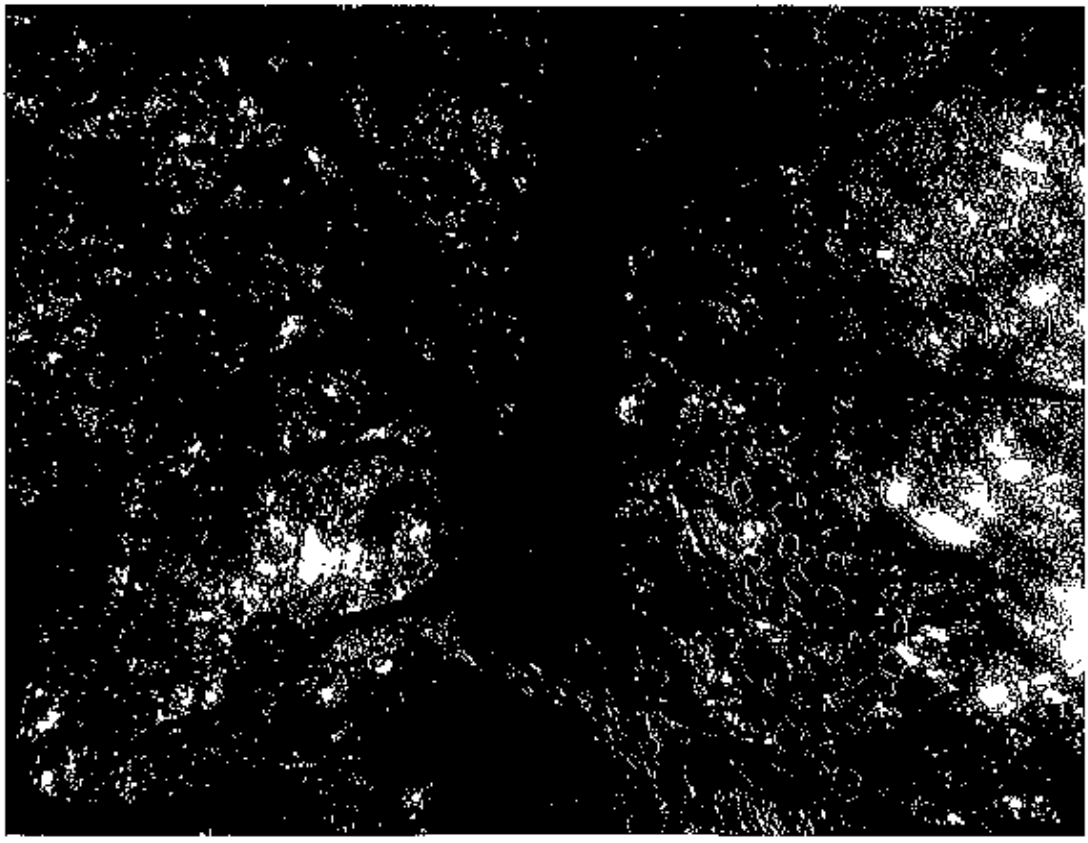


T427. Beech root through natural fissure on rock substrate.

T428. Beech with staining to base of cavity, indicative of potential Bat roost.



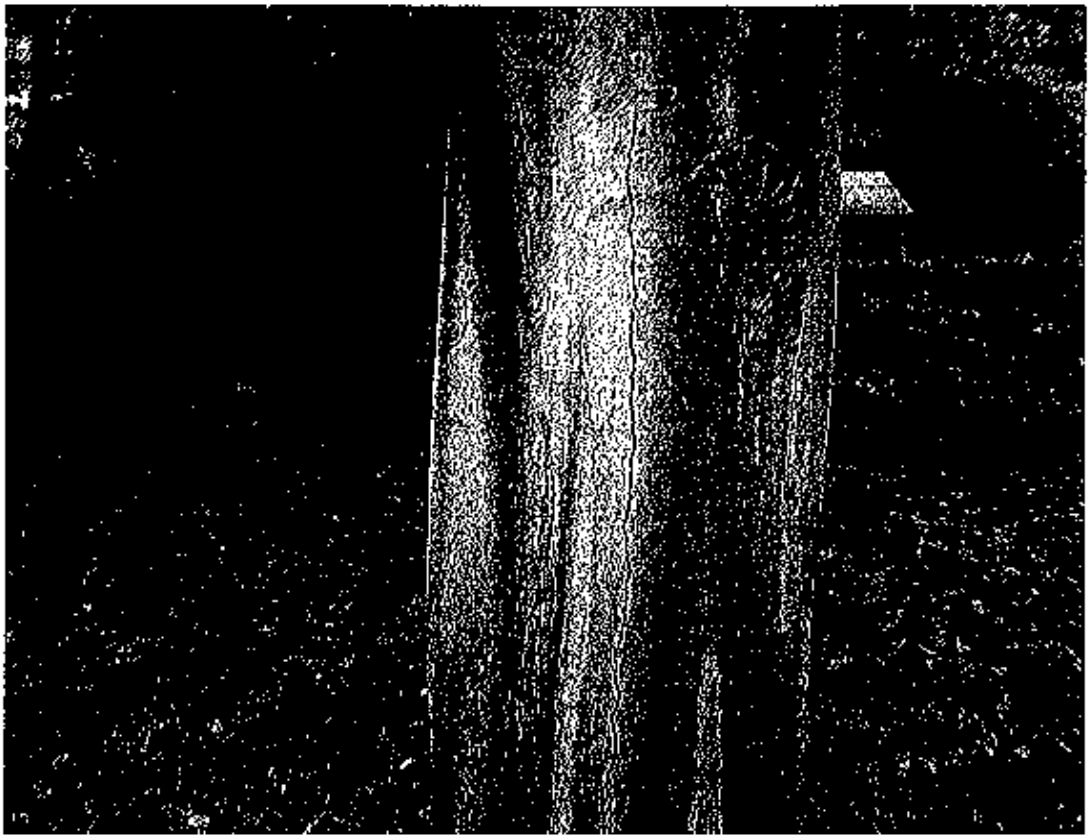
T436. Beech with potential fault in first major scaffold branch towards property.



T450. Horse Chestnut with large cavity on main stem.

T451. Sycamore with rubbish and debris dumped at base.

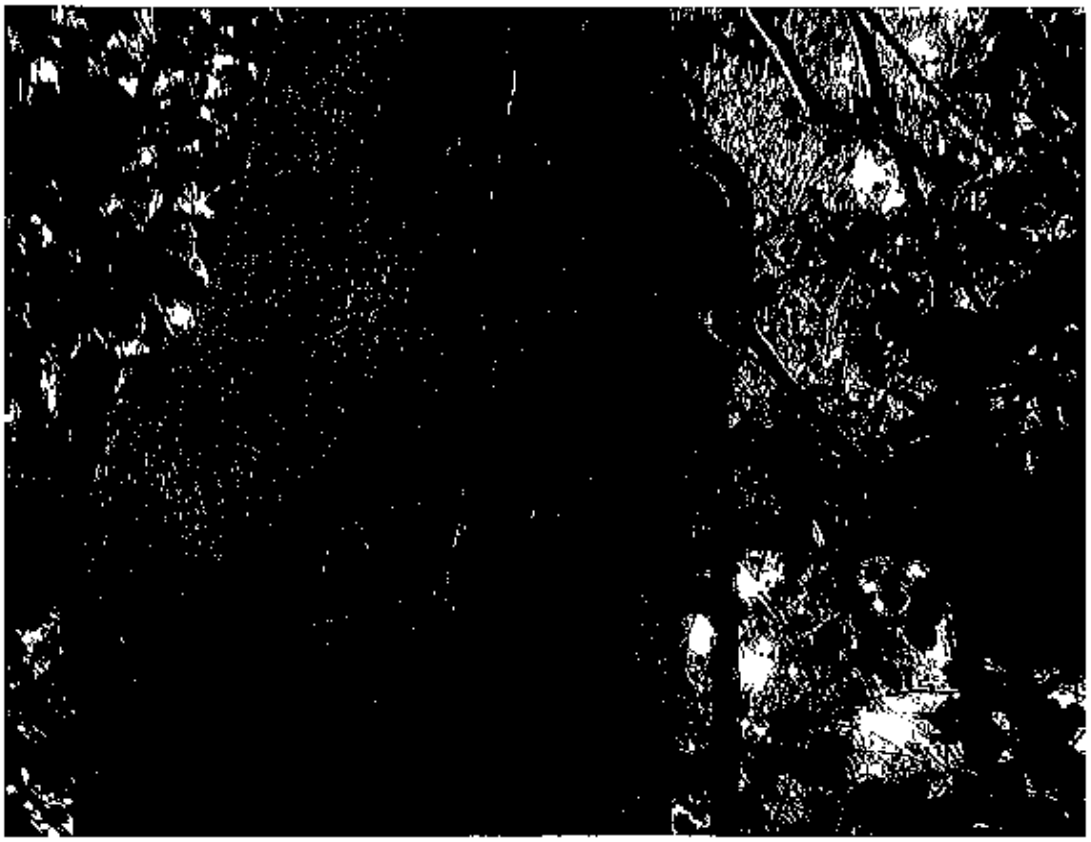
T456. Beech with bark splitting and blue marker to establish any increase.



T457. Holly with acute decay to base.

T458. Holly with basal cavity.

T459. Holly with cavity on main stem.



T467. Direct lateral displacement force on boundary wall by Beech. Note proximity to adjacent building, Greengarth. T467A below.

T474. Poplar in decline over property.

T474A. Photo highlighting the Poplar and Beech etc in proximity to Greengarth.

Signed: Date: 3rd November 2015

Daniel Bold M.Arbor.A
Cumbria Tree Surveys