O'Connor Arb
Tree Surveys & Consultancy

Tree Preservation Order Application Report for Willow T1

Chevin House, Queens Drive, Belper. DE56 2TJ

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1 Introduction

1.1 Brief

We were asked by Mr. Shaw to carry out a tree survey of a Golden Weeping Willow tree at the above site to assess the condition and circumstances of the tree for the purpose of informing an application under a Tree Preservation Order (TPO).
The investigation was carried out by C. O'Connor[1][1]

1.2 Caveats

1.2.1

The findings and recommendations within this report are only valid for one year from the date of this survey. Also, any findings and recommendations will be made invalid should any of the trees be subject to the effects of any development or other works which impact upon them. In the event of this occurring, it is recommended that a re-inspection is carried out.

1.2.2

This report does not constitute an ecological survey or report. No details are recorded regarding protected species or habitat and it is recommended that an Ecological Expert is consulted for this purpose.

1.2.3

This report does not constitute a mortgage report.

1.2.4

The condition and apparent defects of the trees within this report have been recorded as accurately as possible. Where good condition and/or no significant defects have been recorded this does not constitute a guarantee of safety. It is possible for even apparently safe and healthy trees to fail as a result of climatic conditions or other unforeseen circumstances and events.

[1] C. O'Connor: Tech cert (Arb), LANTRA pti

2 Site Information

2.1 Site Visit

The site was visited on in 2025. The weather conditions were cloudy. Visibility was suitable for visual inspection to take place.

2.2 Site Details

The tree, identified for the purpose of this report as T1, is located in rear garden of the address, which is a residential property with the main rear garden to the West. The property is bordered by residential roads and other dwellings and gardens. T1 is located adjacent to the boundary with a residential road called Shireoaks. This road is several metres lower than the property and as such, the garden is bounded by a significant retaining wall. Tree T1 overhangs this structure.
The site itself is generally level and it was possible to access all areas of the tree.

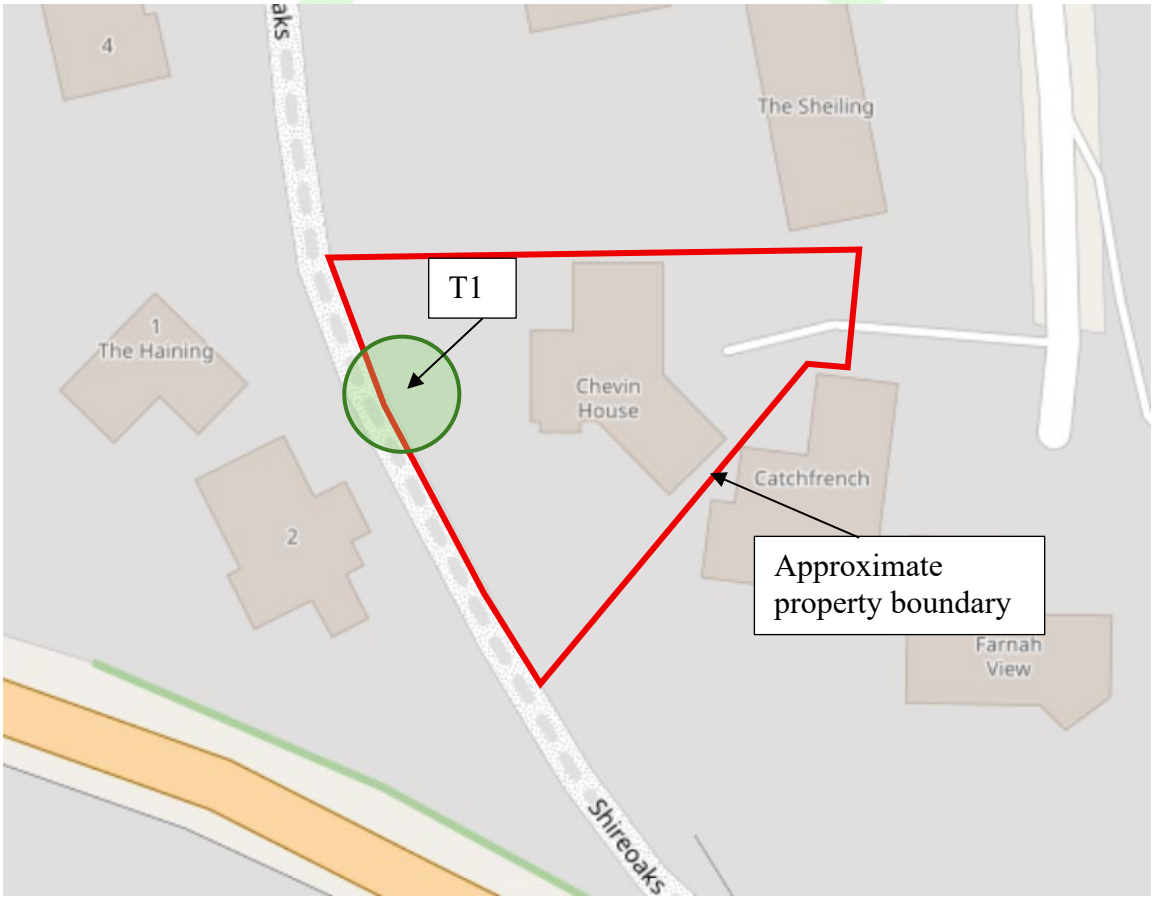

Figure 1 Location of Tree T1

3 Survey Information

3.1 Tree Survey Methodology

All surveys are carried out from ground level using Visual Tree Assessment methods. Visual Tree Assessment techniques (VTA) are generally non-invasive (unless open cavities are present which can be probed from ground level).

3.2 Tree Survey Findings

There is 1 tree covered for the purposes of this report. This is shown on the site plan (above) and is numbered T1.

- T1- Weeping Willow (Salix Babylonica). Approx. 9-11m tall with a canopy spread of 9m approx.
    - The tree has undergone significant crown reduction work in the past.
        - The regrowth appears healthy and typical for the species.
    - The foliar health and wound occlusion are indicative of reasonable physiological health.
    - The branch structure appears typical for this species having undergone previous pollarding/reduction works.
    - There is a small volume of minor deadwood in the crown. Again, this is considered typical for the species. This deadwood is unlikely to affect any significant targets such as buildings.
    - The canopy of the tree overhangs the adjacent lane, with branches growing very low over this, having extended down several metres.
        - It is apparent that significant detritus from the tree accumulates in this area.
    - The boundary wall adjacent to the tree is showing signs of lateral, outward movement below the position of tree T1. It is possible that this is due to tree root activity.
        - The visible signs of this are some outward lateral displacement of approx. 100mm as described in a structural engineer's report (see accompanying document)

4. Further Investigation/discussion

Discussions with Mr. shaw indicate that there is significant pressure from neighbouring properties on Shireoaks to have significant work and preferably removal undertaken as a result of shading and leaf litter/detritus from tree T1.
Having had a brief discussion with a member of the local planning authority (LPA) tree team, this has been communicated to them by the resident of a property on Shireoaks. The outcome of this conversation was that the LPA would be amenable to n application under the TPO for tree T1 to be pollarded.
Further to this, the accompanying engineers report suggests that the tree/tree roots may be contributing to some structural movement in the retaining wall. While there is no substantive evidence of this at this time, my own observations of several other sections of this wall show that in places where significant trees are adjacent to the top of the wall, there is evidence of movement. This does suggest that T1 is likely to be a contributory factor in this issue.
Further to this, tree T1 is implicated as being a secondary factor in structural damage to a wall within the garden of the property. It is stated that this structure was not built to a standard which would be appropriate for the surroundings and vegetation present. Also, the proposals for repairing this structure, and the retaining wall appear to be significantly more robust due to the presence of tree T1.

5. Conclusions

- While it is considered that there are no significant hazards at this time, there are some issues that could develop over time.
- Previous pruning has enabled the size of the crown to be managed. This does not appear to have been detrimental to the health or condition of the tree.
- The physiological health of the tree is as expected for the age, species and situation of the tree.
- Adjacent walls look to have been affected by tree root activity.
- There is no indication that significant remedial works are required for tree T1.
- There is pressure from a number of sources to have works undertaken to T1.

6. Recommendations

- With the above information in mind, including the accompanying engineers report, I believe that pollarding will resolve some of the issues relating to tree T1.
- Pollarding will still leave Mr. Shaw with a requirement to undertake significant structural repairs to a standard designed to avoid future issues resulting from tree root activity etc.
- Removal of T1 will resolve the issues of pressure from neighbours, overhanging branches and detritus on the adjacent lane as well as a requirement to undertake structural works in accordance with NHBC chapter 4.2.

7. Appendices

Site Photographs.



Figure 2. View of T1 from South.



Figure 4. Large pruning wound with good occlusion.



Figure 5. Cavity 1m above crown break.



Figure 6. Adjacent boundary wall.