

Magdala Crescent

Site visit of 19th August 2022

Brief variation report

A survey of all trees has been undertaken following the method undertaken for the previous survey (of March '21) i.e., visual inspection from ground level. Emphasis has again been placed on observing and reporting any deterioration of known defects and in observing new defects which could be of significance from a health and safety perspective. This update should be read in conjunction with the previous reports of November '18, December '19, March '21, and the updated Tree survey schedules of August 2022.

Several trees exhibit small leaf size and early discolouration, probably due to this seasons dry summer conditions. Most notable among these is T104 Lime, which should be monitored.

None of the trees is recommended for removal.

The main issues noted are as follows:-

Tree number	Description	Recommended tree work
113 Lime	30mm dead branch at 5m (N) over grass	Remove dead branch at 5m (S) over grass (priority 3)
117 Lime	30mm dead branch at 10m (SE) near cars	Remove dead branch at 10m (SE) near cars (priority 2)
118 Lime	Dead branch stubs at 9-10m (East) by road	Remove branch stubs at 9-10m (East) near cars (priority 2)

As previously reported, the crowns of several trees extend over the road. Potential low priority crown reduction or crown thin pruning has been suggested for the following trees (which could be carried out in future years):-

T112; 113; 114; 117 (3); 118 (M); 120; and 126

This work could prove detrimental to tree condition if carried out following this seasons dry weather conditions and should therefore be delayed until after the coming winter.

Other trees noted:-

Lime T110: remove slender lowest primary branch, which extends east over road from 5m height (priority 3), as previously reported.

Tree pruning work undertaken since previous survey:-

Some of the lower priority work was also carried out at this time. This included removal of dead and damaged branches to Lime T130, hanging branch T132, dead and damaged branches T134, and dead branch T138.

The remaining work recommended, 2021 was of low priority.

Tree removals undertaken since previous survey:-

Lime T114 has been removed, as recommended, following the last survey.

Horse Chestnut T142

There is evidence that the south east stem has further decay. Given the size, condition, and age of the tree, and previous concerns, further investigation of decay is now prioritised 3, and should be carried out within the next 12 months.

Line of young Lime trees

The line of young trees was planted in order to replace the mature Limes as and when these need to be removed. The young trees appear to exhibit generally healthy crown condition this year and good leaf size, which may be an indication that root systems are becoming better established.

The following general recommendations are made for future maintenance: -

- Mulch around tree bases to encourage water retention and improved condition. Use well-rotted broadleaved wood chip or composted bark mulch. (100mm depth, with radius up to 1m)
- Prune branches of mature trees where these restrict development – as indicated in the tree survey schedule
- Prune any damaged branches, as required, pruning back to the nearest off shoot.

RECOMMENDATIONS

- a. I recommend that remedial work prioritised under timing 2 should be carried out within three months.
- b. Works recommended in timing 3 should be carried out within the next 2 years or combined with more urgent works to aid efficiency.
- c. All tree works should be carried out in line with BS 3998: 2010 'Tree Works-Recommendations', by suitably qualified and skilled operators.
- d. Trees and Bats: The Wildlife and Countryside Act 1981 as amended by the Countryside and Rights of Way Act 2000 provides statutory protection to species which inhabit trees, including bats and birds. It is an offence to kill or disturb bats and to destroy their roosts. It is recommended that a bat survey is carried out by a person experienced in this field. This should be carried out prior to any tree works being carried out.
- e. I strongly recommend that the mature trees continue to be inspected regularly for health and safety reasons.
- f. Statutory protection: The trees are in the New Town Conservation Area and therefore subject to Statutory protection. The Local Authority must be consulted, and consent give, prior to carrying out any of the remedial work recommended in this report.

Martin Langton
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6th September 2022


Registered Consultant