TREE HAZARD RISK ASSESSMENT

CLIENT	Mr. P. Egan of Llandough Community Council
SITE INSPECTED	4 SITES: VILLAGE GREEN LLANDOUGH VILLAGE GARDEN LLANDOUGH BROOK GREEN LLANDOUGH LEWIS ROAD ALLOTMENT SITE
INSPECTED BY	**P OWENS HND ARB** **T.A.SEYMOUR BA (Hons) Dip Geog ND Arb.** **Cardiff Treescapes Ltd** 21 Earls Court Rd Penylan Cardiff CF23 9DE
DATE OF INSPECTION	3rd September 2025 (Valid for 12months)

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1. INTRODUCTION

1.1 ASSIGNMENT

We have been instructed by Mr. P. Egan of Llandough Community Council to carry out a Tree Hazard Risk Assessment at 4 specified sites in Llandough.

E HAZARD RISK ASSESSMENT

There are four compelling reasons to implement a Tree Hazard Risk Policy and have a structured program for tree inspections.

a) Provide documented evidence that a property owner/occupier is compliant with their legal obligations to provide an adequate 'duty of care' for visitors and users of the property.

b) Reduce the risk of harm to people or property to as low as reasonably possible by managing the trees effectively. This involves a pro-active and systematic approach to identifying potential hazards, ranking them according to their severity and prioritising action to achieve an acceptable level of risk.

c) Provide a prioritised and effective management schedule of works to aid budgeting and allocation of resources.

d) Ameliorate tree defects by prescribing remedial maintenance. This will extend the safe useful life expectancy of the trees and preserve their important visual amenity and any wildlife habitats provided by them.

1.3 DOCUMENTS AND INFORMATION PROVIDED

We were not provided with any documentary information.

1.4 LIMITATIONS AND USE OF COPYRIGHT

Trees are living organisms whose health and condition can change rapidly. The conclusions and recommendations in this report are only valid for one year unless otherwise stated. Any changes to the site as it stands at present, e.g. building of extensions, excavation works, importing of soils, extreme weather events etc. will invalidate this report.

Visual tree assessment has been undertaken from ground level utilising aids such as binoculars, sounding hammer and probes where necessary. If a more detailed investigation was carried out or required in the future this will be highlighted in the text. A more detailed investigation may take the form of a climbing inspection, decay assessment or root collar investigation.

1.5 DISCLAIMER

We have no connection with any of the parties involved in this situation that could influence the opinions expressed in this report.

1.6 QUALIFICATIONS AND EXPERIENCE

We have based this report on our site observations and investigations and we have come to conclusions in the light of our academic and experiential knowledge. We have qualifications and extensive practical experience in arboriculture and list the details in Appendix 2.

2. THE SITE

2.1 SITE VISIT

We carried out the site visit on the 3rd September 2025. All our observations were from ground level and no detailed investigation was carried out. The weather at the time of inspection was overcast with occasional rain and light winds.

2.2 SITE DESCRIPTION

The trees are situated within public open spaces adjacent to highways footpaths and private gardens.

2.3 IDENTIFICATION AND LOCATION OF THE TREES

The trees in question have been numbers which correspond with the survey. All the relevant information on the trees is contained within this report and the provided documents.

3. EXPLANATION OF THE HAZARD RISK ASSESSMENT

3.1 LEGAL FRAMEWORK

There is an obligation of reasonable safety owed by site owners to both visitors and to those adjacent to the site under the Occupier's Liability Act 1957 and revised in 1984. The owner of the land may be held liable for any physical harm to person or property arising from an accident that was both reasonably foreseeable and reasonably preventable in that situation.

In order for an owner to foresee and prevent harm arising from tree failure, it is necessary to subject the trees to 'regular inspection' by someone competent to identify defects and interpret the significance to public safety. This should take the form of a 'Tree Hazard Risk Assessment'.

3.2 DUTY OF CARE

- The law assumes that the owner of a tree is the owner of the land surrounding the base of its trunk

- The person responsible for any tree has a duty, known in law as the **duty of care**, to take reasonable care to avoid acts or omissions which they could foresee would be likely to cause harm.

- In practice it is never possible to completely eliminate all danger. The law therefore simply requires that the owner takes reasonable care to identify possible sources of foreseeable danger and when hazards have been identified they should remove them as far as possible.

- **Negligence** is a breach of legal duty resulting in damage. For example, when a tree owner fails to take necessary action, resulting in harm to people, animals or property.

- The law does not require or expect the impossible. The duty on owners is not to take every possible step to achieve perfect safety, as this would mean almost every tree being felled. The duty of the owner is rather to take all reasonable care to ensure that people are safe. What is "reasonable" must ultimately be a matter of judgement for the tree owner and their professional advisers (tree consultants).

- In order to provide an adequate duty of care, a tree risk assessment is necessary, in which two separate factors of **Hazard** and **Risk** are addressed.

3.3 HAZARD AND RISK

- **Hazard** is the potential for a tree to mechanically fail or impact on something and cause physical harm. (See the following tree hazards below)

- **Risk** is the probability or likelihood that harm will occur during a stated period of time and the consequences of the impact.

3.4 TREE RISK

Tree Risk Assessment is comprised of three separate factors which are considered independently.

a) **Risk** which is the estimated chance or likelihood of a previously identified tree hazard failing in the next coming year. For example a large seasoned piece of deadwood in a tree is less likely to fail than a split and hanging branch which is moving in the wind. Risks range from extremely likely to remote.

b) **The size of the identified hazard part** of the tree is also very relevant. A small piece of dead wood may have the same risk of falling as a whole tree with basal decay but the consequences of that failure are very different; ranging from slight injury or damage to possible fatalities or major structural damage.

c) **Target** rating relates to the location of the tree and the occupancy and intensity of use of the land surrounding it. Any person, animal or property that is in range of a potential tree hazard is known as a target. For example, a mature tree with a large split limb in a remote woodland would be considered a high hazard but a low risk. The same tree on a busy urban street would be considered a high hazard and a high risk. Target ratings range from low, moderate to high.

3.5 TREE HAZARDS

In recent years there has been an average of around six tree related deaths annually, which is a chance of 1 fatality per 10 million of the population. Compared with other daily risks such as industrial or traffic accidents, this figure is broadly acceptable and tolerable. These risks will increase slightly in highly populated urban areas with a high concentration of people close to trees. Nonetheless, tree related accidents can be very traumatic and tragic for those involved. They also tend to get high profile coverage in the media, leading to a disproportionate apprehension of trees. This apprehension can result in unnecessary tree removal and overzealous tree pruning.

A tree's shape and form is governed by the laws of mechanics, the same as any structure, but trees are also dynamic and lay down tension and compression wood to compensate for weight and wind loading and produce reaction wood in response to decay or structural weaknesses. In fact, trees have evolved to have excessive mechanical safety factors in order to cope with extreme weather conditions.

Trees are also naturally shedding organisms and regularly drop twigs, branches and occasionally limbs as part of the natural growing process. A tree's structural integrity can also be compromised by natural faults and biological factors such as fungi, bacteria and viruses which influence wood strength at a cellular level. They can also be impacted by environmental influences such as wind, flooding, pollution, compaction, physical impact etc.

The signs of possible structural weakness are usually evident from external inspection by a trained and experienced person who can evaluate the potential hazard risk and prescribe remedial action.

SUMMARY OF WORK SCHEDULE

TREE No.	AREA	WORK REQUIRED	PRIORITY
Church green	Tree group 5	On- going annual maintenance to keep at current dimensions	**4**
G4 T5	Village Green	On- going annual maintenance to keep at current dimensions	**4**
T1/ 2 /3 G4 T5		Light reduction of vulnerable limbs Maintain at current size fell sycamore Reduce by 4m	**3**
1 Group Ash	Lewis allotments	Cut back ivy where damage to wall possible **NB No access to this site as gates locked**	**3**
G3	**BROOK GARDENS**	Fell dying Ash tree (Check ownership)	**2**

There is a padlock on the gates at the Lewis Road allotment site and inspection was limited

St DOCHOWYS CHURCH GREEN

Tree No	Type	Tag No	Species	Botanical	Age	Height	Condition	Identified Hazard	Risk	Size of hazard	Target	Priority	Action
St DOCHOWYS CHURCH THE VILLAGE GREEN													
1	T	461	Mountain Ash	*Sorbus aucuparia*	EM	5.0 m	A low water demand tree 10m from property with low risk of root related subsidence damage. Open grown tree adjacent to wall supressed by surrounding shrubs.Crown appears sparse	Branches	unlikely	Small	Low		None
1a	S		Mixed		SM	1	Mix of shrubs around tree 1	Branches	unlikely	Small	Low		Recently cut back

2	T	462	Mountain Ash	*Sorbus aucuparia*	EM	6m	Open grown tree near wall , crown appears sparse	Branches	possible	Small	Low		No action	
3	T	463	Ornamental cockspur	*Cretaegus persimilis 'prunifolia'*	EM	4.5	Compact healthy crown.	Branches	unlikely	Small	Low		None	

4	T	464	Ornamental cockspur	*Cretaegus persimilis 'prunifolia'*	EM	4.5	Open grown tree adjacent to wall approximately 6m from outbuilding.	Branches	unlikely	Small	Low		None	
5	group	465	Leyland Cypress and shrubs	*x cupressocyparis leylandii*	EM	7m	Mixed group of shrubs and hedging conifers surrounding sub station well maintained	Branches	unlikely	Small	high	**4**	Maintain at current size by annual clipping	

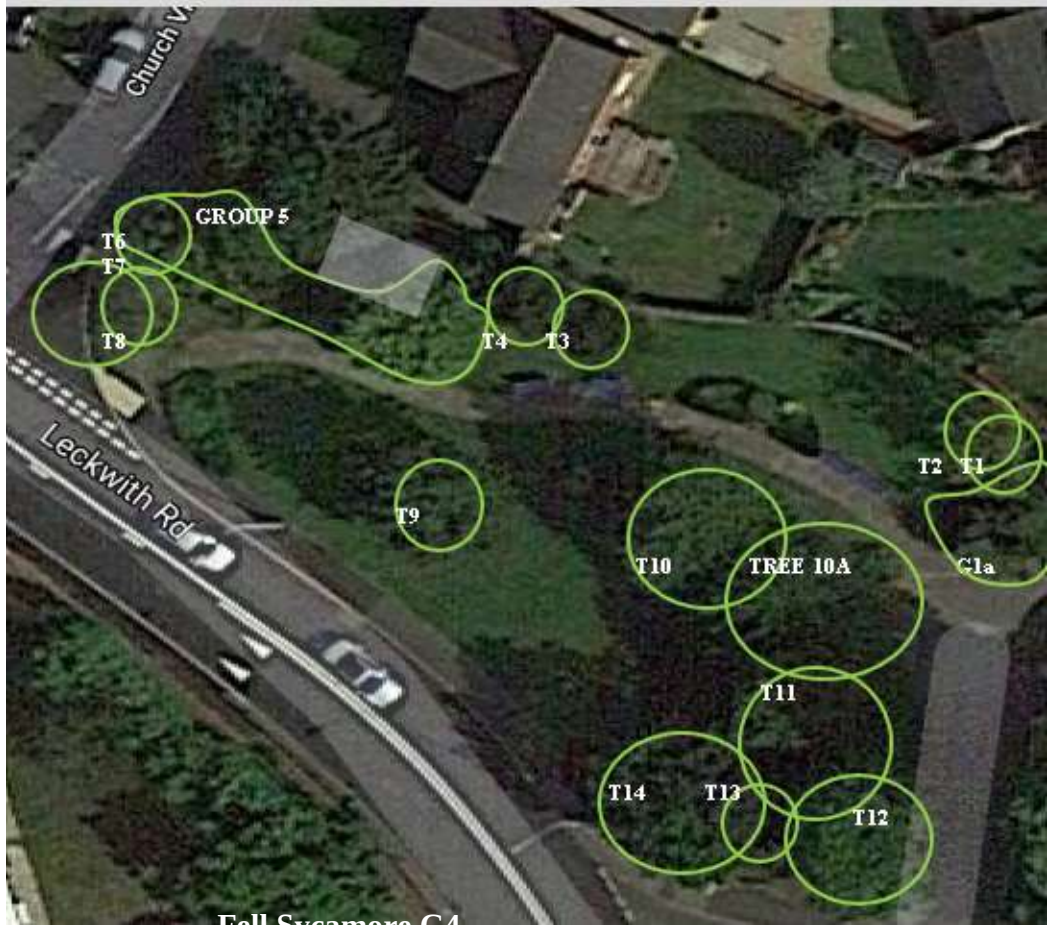
6	T	466	Mountain Ash	*Sorbus aucuparia*	EM	6m	Open grown tree 12m from property Single stem growing in grass verge with sparse crown possibly in decline	Branches	unlikely	Small	Low	Monitor for decline 	
7	T	467	Birch	*Betula pendula*	EM	8	Open grown tree approximately 14m from nearest property. Single stem tree with balanced crown in grass verge.	Branches	unlikely	Small	moderate	No action	
8	T	468	Birch	*Betula pendula*	EM	13	Single stem tree in grass verge adjacent to highway and footpath with generally balanced crown some small dead branches	Branches	possible	Small	moderate	no action required	

9	T	469	Red Oak	*Quercus rubra*	SM	11	Open grown tree approximately 16m from property growing in grass recreational area. Low limbs may inhibit grass cutting. NB Small ceremonial/memorial tree planted adjacent (*Ginkgo biloba*)	Branches	unlikely	Small	Low		no action	
10	T	470	Cherry	*Prunus avium*	SM	10m	Open grown tree witth well balanced crown with lot of small diameter dead limbs in lower crown and low limbs over recreational green space	Branches	unlikely	Small	Low		No action	
10a	T	471	Cherry	*Prunus avium*	SM	10	Open grown tree of well balanced form approximately 14m from property ivy growth extending into lower crown.	Branches	unlikely	Small	Low		No action	

11	T	472	Lime	*Tilia sp.*	EM	9	Multi stemmed coppice regrowth with tightly forked stems 20m from property some contact between stems.	Branches	unlikely	medium	moderate		No action	
12	T	473	Lime	*Tilia sp.*	EM	9.0	Multi stemmed coppice regrowth with tightly forked stems 20m from property	Branches	unlikely	medium	moderate		no action	

13	T	474	Red Oak	*Quercus rubra*	Y	3.5	Single stemmed open grown tree suppressed by neighbouring tree approximately 25m from property	Branches	unlikely	Small	Low		No action
14	T	475	Red Oak	*Quercus rubra*	SM	9	Single stemmed tree growing near road approximately 28m from property with open crown . Some low limbs growing towards road signs over pavement and bench	Branches	possible	Small	Low		No action

St DOCHOWYS CHURCH GREEN TREE PLAN (2024)



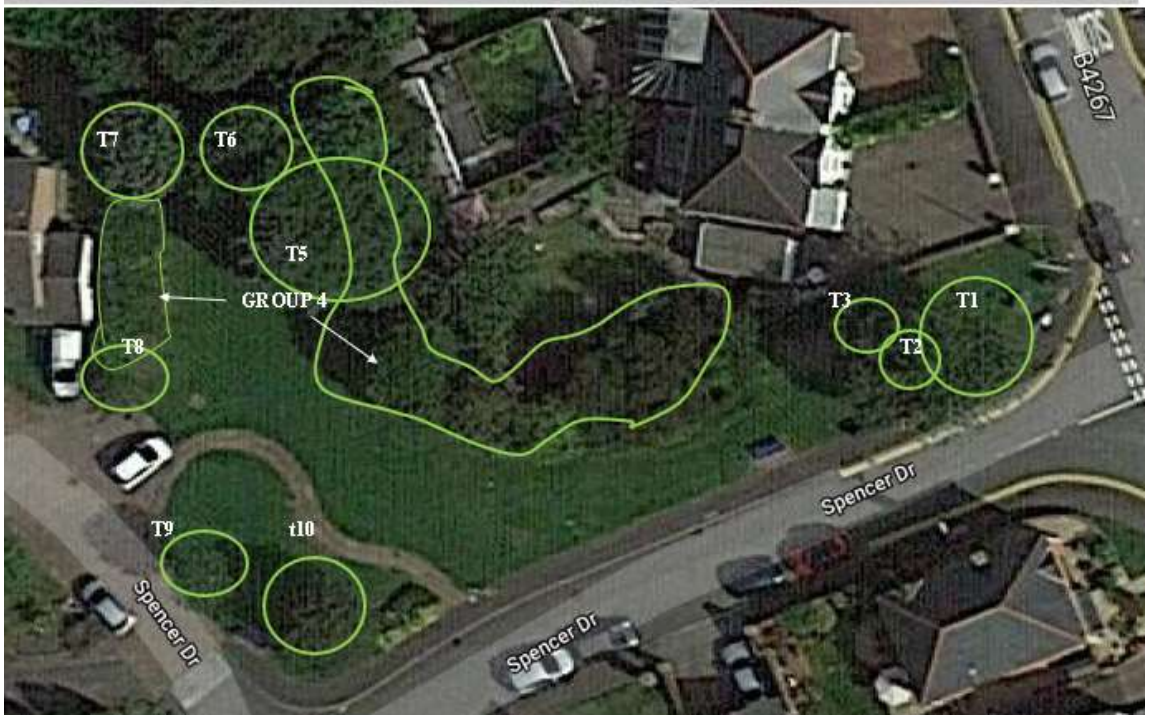
THE VILLAGE GREEN

Tree No	Type	Tag No	Species	Botanical	Age	Height	Condition	Identified Hazard	Risk	Size of hazard	Target	Priority	Action
1	T		Cherry	*Prunus avium*	EM	10	Single stemmed tree that extends 1m and crown breaks into 6/7 main limbs. Situated on grass verge adjacent to road. Approximately15m from property. Small diameter dead limbs present.Surface roots with some mower damage growing close to sub station.	Branches	possible	Small	moderate		None
2	T		Himalayan Brich	*Betula utilis 'Jaquemontii'*	SM	9	Some stem wounds approximately 15m from property nearest the road some heaviy end loaded limbs developing with tight forks and low limbs extending over highway	Branches	possible	Small	moderate		Monitor development of crown
3	T		Himalayan Brich	*Betula utilis 'Jaquemontii'*	SM	8	Single stemmed tree on grass verge adjacent to road. Approximately15m from property	Branches	possible	Small	moderate		Monitor development of crown

4	group		Mixed		EM	8	Group of mixed trees and shrubs growing adjacent to verge and private residence including willow and bird cherry. Some dead stems and branches in far corner .	Branches	possible	medium	moderate	**3**	Maintain at current size by annual clipping of lower shrubs and reduction of larger trees and shrubs within group ensure overhanging limbs over private garden are pruned back	
5	T		Goat Willow	*Salix caprea*	EM	8	Strong re growth with multiple stems in upper crown with tight forks and vulnerable limbs	Branches	possible	medium	Low	**3**	Maintain at current dimensions by pruning every 3-4years thinning and reducing regrowth.	
6	T		Mountain Ash	*Sorbus aucuparia*	EM	6	Well balanced tree with singlestem growing in grass recreation area	Branches	unlikely	Small	Low		No action	

7	T		Ash	*Fraxinus excelsior*	EM	8	Tree growing in corner of recreational green space outside of site and within 5m of property. Dense well foliated crown	Branches	unlikely	Small	Low	No action NB This tree is thought to be outside of the site but is considered a risk to property being of high water demand and has potential for substantial future growth
8	T		Swedish whtebeam	*Sorbus x intermedia*	sm	4,5	Young tree of good form	Branches	Remote	Small	Low	no action required
9	T		Swedish whtebeam	*Sorbus x intermedia*	EM	5	Young tree with very sparse crown	Branches	unlikely	Small	moderate	Monitor for decline
10	T		White beam	*Sorbus aria*	EM	7	Growing 14m away from property and adjacent to roadside, crown is well foliated	Branches	unlikely	Small	Low	No action

TREES ON VILLAGE GARDEN (2024)



BROOK GREEN

Tree No	Type	Tag No	Species	Botanical	Age	Height	Condition	Identified Hazard	Risk	Size of hazard	Target	Priority	Action
1	T		Ash	*Fraxinus excelsior*	em	16	Pollarded tree with strong re-growth	Branches	unlikely	Small	Low		Monitor for die back
2	T		Ash	*Fraxinus excelsior*	EM	16	Pollarded tree with strong re-growth	Branches	unlikely	Small	Low		Monitor for die back
3	TREE		Ash	*Fraxinus excelsior*	EM	15	Large dead tree over car park area possibly in land belonging to church	Whole tree	Probable	Large	Moderate	2	Fell (Check ownership)

Trees 1 and 2 with strong re growth following pollard

Dying Ash in car park area which needs removing (Check ownership)

LEWIS ROAD ALLOTMENTS (Former)

Tree No	Type	Tag No	Species	Botanical	Age	Height	Condition	Identified Hazard	Risk	Size of hazard	Target	Priority	Action
1	Group		Ash	*Fraxinus excelsior*	Y	7	Self sown trees along base of wall WITH STRONG IVY GROWTH ON WALL	Roots	possible	Small	Low	3	Monitor trees near wall		

LEWIS ROAD ALLOTMENT SITE 2024