



Poplar Cottage · Vicarage Lane · Gresford · Wrexham · LL12 8US

Arboricultural Survey of Sunnybank, Mold



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Treehogs
1/12/2023

Scope

The scope of this survey and report is to provide an inspection of 2 mature Corsican pine trees at Sunnybank, King Street in Mold. The main objective is to focus on risk assessment of the trees and mitigation with the adjacent property and public highway in mind. The onsite inspection was undertaken by Gareth Buckley on 10th January 2023, using the Visual Tree Assessment (VTA) method of inspection. Gareth is a qualified and experienced arboricultural surveyor and consultant with a BSc in Arboriculture gained from the University of Central Lancashire.

Survey Observations & Recommendations

There are 2 mature Corsican pine trees in close proximity to the Grade 2 listed property of Sunnybank. While both trees are in reasonable condition as trees, they are causing significant structural damage to the building due to subsidence affecting the building foundations. This is evident from the structural cracks forming in the exterior brickwork and interior fittings of the turret section of the house, which is closest to the trees (damage shown in images 1 to 4 below). One window which used to open has had to be sealed shut due to the movement.



Image 1: Cracking in exterior wall



Image 2: Cracking in interior of turret room



Image 3: Cracking in interior of turret room



Image 4: Cracking in interior of turret room

The tree closest to the house (T1) is leaning towards the house, and has a codominant stem union at approximately 8m, which is likely to be structurally weak due to a substantial amount of included bark within the union (shown in Image 5 overleaf). The weakness of this union means the tree is susceptible to major limb failure during potential storm events. In this case there would be substantial damage to the building due to the proximity between the building edge and the large stems that would be most likely to fail from the point of the branch union.

It has been suggested by the tree officer of Flintshire Council that the trees could be reduced in height to mitigate the risk of further structural damage to the building from continued subsidence. This option is short-sighted as the percentage of canopy reduction that would be required to sufficiently reduce the subsidence of the adjacent soil volume would leave the trees with very little live growth for long term survival. This would also remove the majority of the amenity value currently provided by the trees to the local area.



Image 5: Main stems of T1 and T2 showing codominant branch union of T1

The only option that sufficiently reduces the risk of both limb failure and further subsidence related damage is to fell both trees to ground level. This option will enable the owner of Sunnybank to commit to reparative structural building works, secure in the knowledge that further subsidence related damage would have been prevented.

While it is unfortunate that felling to ground level is the only option to preserve the long-term integrity of the house, this Grade 2 listed property has substantial amenity and historical value that should be taken into account when considering this application for tree work inside a conservation area.

Tree ID	Species	DBH @1.5m (mm)	Height (m)	Condition	Works
T1	Corsican Pine	780	18	Codominant branch union at 8m, stem lean towards house. Structural cracking in building very likely to be caused by subsidence from root growth.	Fell to ground level
T2	Corsican Pine	670	19	No defects in the tree itself; structural cracking in building due to subsidence	Fell to ground level