

Tree Survey Report For:

Montpelier Square Rev 1
Westminster
London
SW7 1JY



Client : Neil Carthy
Date : 24/08/2016
Ref : 16 1151
Surveyor : KM/JB
Rev no : 1
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1 INTRODUCTION

I was asked by Mr Neil Carthy to inspect the trees located within Montpelier Square, Westminster SW7 1JY.

The inspections were carried out as a matter of routine maintenance, and to enable the client to fulfil their duty of care under the Occupiers' Liability Acts of 1957 & 1984.

The trees were inspected on Friday 12th August 2016 at which time weather conditions were sunny with some cloud and a mild breeze.

2 SITE APPRAISAL

The subject trees are located within a garden in Montpelier Square, Westminster. The garden covers approximately 0.2 ha, is predominately flat and is roughly rectangular in shape.

The garden is surrounded on all four sides by residential properties, public footways and public roads. Access to the garden is restricted and is predominately limited to local residents. The main purpose of the garden is to provide recreational space for local residents and as a distinct feature within the local landscape.

3 INDIVIDUAL TREE INSPECTION

Where considered necessary invasive investigation may include but not be limited to:

The use of hand-excitation of ground around the base of trees

Test-boring with twist-drill or micro-drill

Extraction of increment cores

Removal of loose dead bark

Removal of shoots, branches and foliage

Removal and identification of fungi

When considered necessary, laboratory analysis of samples will be commissioned, subject to approval from the client.

4 CLIMBING INSPECTION

A Climbing Inspection is the close inspection of those parts of the tree that cannot be inspected while standing on the ground. A Climbing Inspection will usually be carried out by ascending the tree using rope and harness or by Mobile Elevated Work Platform (MEWP). For reasons of safety both of these methods require a second competent climber the cost of which is reflected in the unit rate. A lone inspector using a ladder might, taking appropriate precautions, carry out inspections within 4 metres of ground level.

5 DEFINITIONS

In the context of tree management services, the following meanings apply:

Survey

A general assessment of trees at the level specified by the instructing party and plotting of trees individually or in groups on a 'Tree Survey Plan' if necessary and recording of relevant observations on a tabulated schedule. Trees are surveyed and assessed only from land in the client's ownership or public land; access from neighbouring private land is not sought other than by special arrangement with the 'Instructing Party'

Inspection

A detailed examination of a tree or trees to determine the state of their health or mechanical integrity or both as might be specified by the 'Instructing Party', or to determine the cause of an effect such as damage to a structure in relation to a tree or trees. Trees will be surveyed, assessed and inspected only from land in the client's ownership or public land; access from neighbouring private land will not be sought other than by special arrangement with the 'Instructing Party'. An inspection may be a recommendation of the survey.

Target

A target is anything of value (persons or property), which could be harmed in the event of tree failure.

6 PRESCRIPTION OF WORKS

The prescription of works has been assessed according to the requirements of each tree within its context.

The recommended time scales/priority for the works are as follows:

IMMEDIATE: N/A

Within 3 weeks, notify asap

Within 3 months

Within 1 year

7 RE-INSPECTION PERIOD

All trees should be re-inspected on an annual basis by a suitably qualified and experienced arboriculturist. All Plane trees should be subject to aerial inspection every year at least and preferably every six months to examine for signs of Massaria disease.

All trees should be subject to routine monitoring by owners. Should any changes in the apparent health or appearance of trees be identified then these should be referred on to a qualified arboriculturist.

8 PROTECTION STATUS

All the trees are protected either by Conservation Area status or Tree Preservation Orders (TPO's). It is an offence to damage or fell any tree protected by a TPO, though exemptions may be granted for trees that are deemed dead or dangerous.

The Forestry Act 1967, Section 9, requires that a felling license must be obtained from the Forestry Commission to fell any substantial quantity of growing trees. There are again a number of exemptions to this rule (including proven dead or dangerous trees), either contained in the Act itself or outlined in the Forestry (Exceptions from Restriction of Felling) (Amendment) Regulations 1998.

Prior to the commencement of any tree works, an ecological assessment of specific trees may be required to ascertain whether protected species (e.g. bats, badgers and invertebrates etc) may be affected.

9 CAVEATS

Inherent in tree inspection is assessment of the risk associated with trees close to people and their property. Most human activities involve a degree of risk; such risks being commonly accepted if the associated benefits are perceived to be commensurate. Risks associated with trees tend to increase with the age of the trees concerned, but so do many of the benefits. It will be appreciated, and deemed to be accepted by the client, that the formulation of recommendations for all management of trees will be guided by a cost/benefit balance.

A risk index of 10 or 1/10,000 is generally considered as acceptable in most industries. Ultimately, the landowner / site manager will determine his own thresholds and exposure.

10 CONCLUSION

A total of 49 trees were re-inspected within the garden. The trees appeared in average health, and with normal vigour levels at the time of inspection.

There were no trees identified as requiring immediate works. No significant new defects were observed and the majority of previously recommended works were found to have been undertaken.

One of the smaller trees T32 - Laburnum had been removed prior to our site visit.

The following recommendations take into account both the owners' duty of care and the target area surrounding each tree.

All the works are for precautionary safety reasons and are the minimum required to take reasonable care of those persons who may come within the vicinity of inspected trees.

A summary of the recommended works, to be completed within the next 12 months, is provided below:

Tree Number	Species	Recommended Works	Priority	Reason
1, 18, 22, 25, 33, 41 & 42	London Plane	Inspect for Massaria disease; treat as prescribed - see recommendations	6 mths	Massaria Disease - See Appendix 1
16	Lime	Remove deadwood over road; climbing inspection to examine area of abnormal growth	3 mths	To prevent injury/damage
34	Laburnum	Remove support & re-stake	12 mths	To prevent further cambial damage
40	Purple Leaved Plum	Reduce back to previous pruning points; Monitor included bark seams on next annual inspection	12 mths	To maintain size and minimise risk of branch/stem failure

49	Princeton Elm	Remove support, contractor to assess stability and advise	12 mths	To prevent further cambial damage
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It is recommended that the London Plane trees should be subject to continual climbing inspection, these inspections should be undertaken at least annually and preferably biannually, again to identify potential signs of Massaria Disease.

These inspections should only be carried out by a suitably qualified climber/arboriculturist, trained in identifying Massaria Disease. If Massaria is confirmed, then tree works will be required along with a review of inspection frequency, both ground and aerial will be considered.

Lime tree T11 appears to have been pruned in response to past recommendations the observed regrowth suggests further pruning is again required. This is necessary to prevent the new re-growth from breaking away from the tree and will also maintain it at an appropriate size.

Our observations of Norway Maple T12 suggest that decay has not spread and that the wound is occluding well.

The Lime tree T16 should be subjected to a climbing inspection within the next three months in order that the area of abnormal stem growth can be examined in more detail and the findings forwarded to us. If the recommended climbing inspection has already been undertaken evidence of such should be supplied.

The Purple Plum T40 was found to have included stem unions at crown break a reduction of the overall canopy area back to previous points will lessen any likelihood of stem failure with the unions being further monitored for any signs of splaying.

Remaining recommendations include the monitoring of less significant defects this will be carried out at the recommended frequencies as routine maintenance.

All trees within the garden should be subject to re-inspection on an annual basis. Trees are complex living organisms that are exposed to, and can be come damaged by the weather, pests and diseases.

Regular annual inspections are necessary in order to identify any potential hazards and to make informed decisions on their management. All inspections should be carried out by a suitably qualified and experienced person and all recommendations should be acted upon within the specified period of time.

11 REFERENCES

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12 TREE SCHEDULE

Tree no.	Common Name	Ht.	Struct. Cond.	Roots and Rooting Area	Stem Base and Stem	Primary Branches	Secondary Branches, Foliage and Crown	Works Prescription	Size	Probability	Target	Risk Rating	Priority	Notes/ Reasons for works
1	London Plane	21	Good	Within bed between pavement and gravel path; near entrance on north side of garden	Above average buttress flaring; typical stem basal swelling; old pollard points between 7-10m	Typical form and habit	Minor branch removal over road; light reduction to low west facing bough	Inspect for Massaria disease; treat as prescribed - see recommendations	2	2.5	2	6.5	6 mths	Massaria Disease - See Appendix 1
2	Amelanchier	4	Good	Within bed between pavement and gravel path; near entrance on north side of garden	No apparent significant defects	No apparent significant defects	No apparent significant defects	None	1	1	1.5	3.5	-	-
3	Oak	6	Good	Within bed between pavement and gravel path; near entrance on north side of garden	No apparent significant defects	No apparent significant defects	No apparent significant defects	None	1	1	1.5	3.5	-	-
4	Magnolia	5	Good	Within bed between pavement and gravel path; near entrance on north side of garden	No apparent significant defects	No apparent significant defects	No apparent significant defects	None	1	1	1.5	3.5	-	-

Tree no.	Common Name	Ht.	Struct. Cond.	Roots and Rooting Area	Stem Base and Stem	Primary Branches	Secondary Branches, Foliage and Crown	Works Prescription	Size	Probability	Target	Risk Rating	Priority	Notes/ Reasons for works
5	Himalayan Birch	3	Fair	Within bed between pavement and gravel path; near entrance on north side of garden	Staked	No apparent significant defects	No apparent significant defects	None	1	1	1.5	3.5	-	-
6	Himalayan Birch	7	Good	Within bed between pavement and gravel path; near entrance on north side of garden	No apparent significant defects	No apparent significant defects	No apparent significant defects	None	1	1	1.5	3.5	-	-
7	Kansan Cherry	4	Good	Within bed between pavement and gravel path; near entrance on north side of garden	No apparent significant defects	No apparent significant defects	No apparent significant defects	None	1	1	1.5	3.5	-	-
8	Himalayan Birch	3	Fair	Within bed between pavement and gravel path; near entrance on north side of garden	Staked	No apparent significant defects	No apparent significant defects	None	1	1	1.5	3.5	-	-
9	Himalayan Birch	3	Fair	Within bed between pavement and gravel path; near entrance on north side of garden	Staked	No apparent significant defects	No apparent significant defects	None	1	1	1.5	3.5	-	-

Tree no.	Common Name	Ht.	Struct. Cond.	Roots and Rooting Area	Stem Base and Stem	Primary Branches	Secondary Branches, Foliage and Crown	Works Prescription	Size	Probability	Target	Risk Rating	Priority	Notes/ Reasons for works
10	Himalayan Birch	3	Fair	Within bed between pavement and gravel path; near entrance on north side of garden	Staked	No apparent significant defects	No apparent significant defects	None	1	1	1.5	3.5	-	-
11	Lime	18	Fair	Within bed between pavement and gravel path; near entrance on north side of garden	Numerous medium sized pruning wounds to north & west of stem between 3 - 5m, helical rib formation up to 3m	Typical form and habit	Previously lightly reduced	None	2	2	2	6	-	-
12	Norway Maple	18	Poor	In raised bed adjacent to western boundary	Kink in stem at 4m where previous primary stem has been removed – minor decay present	Minor pruning wounds throughout	Previously lightly reduced	None	1.5	1.5	2	5	12 mths	Monitor pruning wound/decay on next annual inspection
13	Magnolia grandiflora	8	Good	Within bed	No apparent significant defects	No apparent significant defects	No apparent significant defects	None	1	1	1.5	3.5	-	-
14	Cherry	7	Fair	Within bed	Pruning wounds around stem graft at 3m; some bacterial canker with exudations	No apparent significant defects	Previously lightly reduced; minor deadwood	None	1	1	1.5	3.5	12 mths	Monitor canker and exudations on next annual inspection
15	Portuguese Laurel	9	Fair	Within bed	Moderate kink to lower stem	No apparent significant defects	No apparent significant defects	None	1	1	1.5	3.5	-	-

Tree no.	Common Name	Ht.	Struct. Cond.	Roots and Rooting Area	Stem Base and Stem	Primary Branches	Secondary Branches, Foliage and Crown	Works Prescription	Size	Probability	Target	Risk Rating	Priority	Notes/ Reasons for works
16	Lime	19	Poor	Within cultivated bed approximately 3m from footway	Slight lean to east; previously pollarded at approx. 9m; bifurcates to 3 stems at pollard point where it exhibits an abnormal pattern of growth; minor pruning wounds to stem, partially occluded but showing evidence of degraded wood within	No apparent significant defects; minor infestation of Horse Chestnut Scale (<i>Pulvinaria regalis</i>) on underside of some branches	Previously lopped; minor deadwood < 5cm diameter to east; vigour appears to be fair	Remove deadwood over road; climbing inspection to examine area of abnormal growth	1.5	2	2	5.5	3 mths	To prevent injury/damage
17	Cherry	7	Poor	Within bed	Significant lean to southwest; canker at stem base with minor exudations	Typical form and habit	Typical form and habit; minor dieback	None	2	2	1.5	5.5	12 mths	Monitor canker and exudations on next annual inspection
18	London Plane	18	Fair	Within cultivated bed; footway present approx. 2m distant to both east and south	Basal flaring to southern portion of stem base; stem leans to north; occluded pruning wound to west at 2m; bifurcates to 3 stems at 6m; both southern and eastern stems pollarded at approx. 9m	Previously lopped; minor decay present at branch ends	Previously lopped; asymmetric crown possibly due to competition with adjacent tree; vigour appears to be fair	Inspect for Massaria disease; treat as prescribed - see recommendations	2	2.5	2	6.5	6 mths	Massaria Disease - See Appendix 1
19	Hawthorn	5	Good	Within bed	No apparent significant defects	No apparent significant defects	No apparent significant defects	None	1	1	1.5	3.5	-	-

Tree no.	Common Name	Ht.	Struct. Cond.	Roots and Rooting Area	Stem Base and Stem	Primary Branches	Secondary Branches, Foliage and Crown	Works Prescription	Size	Probability	Target	Risk Rating	Priority	Notes/ Reasons for works
20	Laburnum	3	Good	Within bed	No apparent significant defects	No apparent significant defects	No apparent significant defects	None	1	1	1.5	3.5	-	-
21	Apple	4	Good	Within bed adjacent to lawn	No apparent significant defects	No apparent significant defects	Previously reduced	None	1	1	1.5	3.5	-	-
22	London Plane	16	Fair	Within cultivated bed; footway to south and path 2m distant to north	Flared at base; bifurcates to 2 co-dominant stems at 4m; occluded pruning wounds to southern side of stem over road	Recently lopped	Recently lopped; limited re-growth to 0.6m in length	Inspect for Massaria disease; treat as prescribed - see recommendations	2	2.5	2	6.5	6 mths	Massaria Disease - See Appendix 1
23	Laburnum	4	Good	Within bed	No apparent significant defects	No apparent significant defects	No apparent significant defects	None	1	1	1.5	3.5	-	-
24	Bird Cherry	9	Fair	Within bed	Moderate lean to north; minor pruning wounds, minor exudation between buttress roots	Typical form and habit	Slightly suppressed upper crown	None	2.5	1.5	1.5	5.5	-	-
25	London Plane	23	Fair	Within cultivated bed; footway to south and gravel path to north	Flared stem base with pronounced buttressing to west; stem leans slightly to south; occluded pruning wounds to stem; previously pollarded at around 13m	First significant branch at 9m to east; branches have been previously pollarded	Recently lopped to south; vigour appears to be fair	Inspect for Massaria disease; treat as prescribed - see recommendations	2	2.5	2	6.5	6 mths	Massaria Disease - See Appendix 1

Tree no.	Common Name	Ht.	Struct. Cond.	Roots and Rooting Area	Stem Base and Stem	Primary Branches	Secondary Branches, Foliage and Crown	Works Prescription	Size	Probability	Target	Risk Rating	Priority	Notes/ Reasons for works
26	Hazel	4	Good	Within bed	Multi-stem; no apparent significant defects	No apparent significant defects	No apparent significant defects	None	1	1	1.5	3.5	-	-
27	Horse Chestnut	19	Fair	Within cultivated bed; footway approx. 6m to south; path 1m to south. No apparent disturbance to rooting area	Noticeable fluting to stem from ground level to approx. 5m; some epicormic growth	Crown break at approx. 4m; minor pruning wounds present; bough over path has minor exudation from small occluded wound; some epicormic growth	No apparent significant defects; vigour appears to be fair	None	2.5	1.5	2	6	12 mths	Monitor exudation on next annual inspection
28	Ailanthus	16	Fair	Within cultivated bed, footway immediately to south, gravel path approximately 3m to north	Slight lean to south, occluded pruning wounds, small areas of canker present on lower stem with minor exudations	First significant branch to south at approximately 7m, branches lopped	Heavily crown reduced in past, some re-growth	None	1.5	1.5	2	5	12 mths	Monitor canker and exudations on next annual inspection
29	Crab Apple	7	Fair	Within bed	Moderate lean to east	Typical form and habit	Typical form and habit	None	2	1.5	1.5	5	-	-
30	Apple	4	Fair	Between compost bins and railings	Moderate lean over road	No apparent significant defects	No apparent significant defects	None	1	1	1.5	3.5	-	-
31	Cherry	7	Fair	In garden storage area next to railings	Minor pruning wounds; stem wound with minor decay on road side below crown break	Minor pruning wounds	No apparent significant defects	None	1	1	1.5	3.5	12 mths	Monitor pruning wound/decay on next annual inspection

Tree no.	Common Name	Ht.	Struct. Cond.	Roots and Rooting Area	Stem Base and Stem	Primary Branches	Secondary Branches, Foliage and Crown	Works Prescription	Size	Probability	Target	Risk Rating	Priority	Notes/ Reasons for works
32	Laburnum	-	-	-	-	-	-	-	-	-	-	-	-	Removed
33	London Plane	11	Fair	Within bed between shed and railings in southwest corner	Moderate lean to southwest ivy to stem	No apparent significant defects	Previously lightly reduced	Inspect for Massaria disease; treat as prescribed - see recommendations	2	2.5	2	6.5	6 mths	Massaria Disease - See Appendix 1
34	Laburnum	4	Good	Within bed between shed and railings in southwest corner	Minor bark damage caused by support	No apparent significant defects	No apparent significant defects	Remove support & re-stake	1	1	1.5	3.5	12 mths	To prevent further cambial damage
35	Bay Tree	8	Fair	Within bed adjacent to gravel path	Slight lean to southwest; minor pruning wounds	Typical form and habit	Previously lightly reduced; crown weighted to southwest	None	1.5	1.5	1.5	4.5	-	-
36	Variagated Holly	4	Fair	Within bed	Moderate kink to lower stem	No apparent significant defects	No apparent significant defects	None	1	1	1.5	3.5	-	-
37	Variagated Holly	4	Fair	Within bed	No apparent significant defects	No apparent significant defects	No apparent significant defects	None	1	1	1.5	3.5	-	-
38	Chinese Tree Privet	3	Fair	Within bed	Multi-stem; minor pruning wounds	No apparent significant defects	Previously lightly reduced	None	1	1	1.5	3.5	-	-
39	Cherry	5	Fair	Within bed	Slight lean to west	No apparent significant defects	No apparent significant defects	None	1.5	1.5	2	5	-	-

Tree no.	Common Name	Ht.	Struct. Cond.	Roots and Rooting Area	Stem Base and Stem	Primary Branches	Secondary Branches, Foliage and Crown	Works Prescription	Size	Probability	Target	Risk Rating	Priority	Notes/ Reasons for works
40	Purple leaved plum	7	Fair	Within bed adjacent to gravel path	Leans to west; bifurcates at approx. 1.7m with included bark seams at division	Typical form and habit	Previously lightly reduced	Reduce back to previous pruning points, then every 3-5 years	1.5	1.5	1.5	4.5	12 mths	To maintain size and minimise risk of branch/stem failure
41	London Plane	18	Fair	Within cultivated bed, gravel path approx. 2m to east, brick path 2m to south	Bifurcates to 3 stems at approx. 2m. Eastern stem bifurcates again to 2 stems at approx. 4m. No apparent significant defects.	Evidence of historic branch lopping.	Specific branches previously lopped; physiological condition is fair.	Inspect for Massaria disease; treat as prescribed - see recommendations	2	2.5	2	6.5	6 mths	Massaria Disease - See Appendix 1
42	London Plane	18	Fair	Within cultivated bed; footway immediately to west, gravel path 0.5m to east	Flaring to stem base; bifurcates to 2 co-dominant stems at approx. 3m; eastern stem exhibits a slight lean; historic pruning wounds now fully occluded	Specific branches have been lopped in the past; no apparent significant defects	Branches lopped in past; vigour appears to be fair	Inspect for Massaria disease; treat as prescribed - see recommendations	2	2.5	2	6.5	6 mths	Massaria Disease - See Appendix 1
43	Magnolia	3	Fair	Within bed	Slight lean to north	No apparent significant defects	Fungal leaf infection	None	1	1	1.5	3.5	-	-
44	Bay tree	-	Fair	Within bed adjacent to railings	Twin stem at 2m	No apparent significant defects	No apparent significant defects	None	2	1.5	2	5.5	-	-
45	Sweet Gum	12	Good	Within bed adjacent to railings	No apparent significant defects	No apparent significant defects	No apparent significant defects	None	1	1.5	2	4.5	-	-

Tree no.	Common Name	Ht.	Struct. Cond.	Roots and Rooting Area	Stem Base and Stem	Primary Branches	Secondary Branches, Foliage and Crown	Works Prescription	Size	Probability	Target	Risk Rating	Priority	Notes/ Reasons for works
46	Apple	7	Fair	Within bed	Wound at 2m to north of stem	No apparent significant defects	Crown suppressed; weighted to north and west	None	1.5	1.5	1.5	4.5	-	-
47	Cherry	7	Fair	Within bed adjacent to railings; surface roots and prolific root nodules	Leaning to north over road, canker present on major buttress – no exudations presently visible	No apparent significant defects	Crown suppressed; weighted to north and west	None	1	1.5	1.5	4	-	Monitor canker on next annual inspection
48	Cherry	4	Fair	Within lawn	Twin stem at 1.5m with included bark seam at division, canker present on major buttress – no exudations presently visible	No apparent significant defects	No apparent significant defects	None	1	1.5	1.5	4	-	Monitor canker on next annual inspection
49	Princeton Elm	5	Fair	Within bed adjacent to railings	Minor bark damage caused by support	No apparent significant defects	No apparent significant defects	Remove support, contractor to assess stability and advise	1	1.5	1.5	4	12mths	To prevent further cambial damage

13 TREE LOCATION PLAN



14 APPENDIX 1 – Massaria Disease

The London Plane (*Platanus x hispanica*) is commonly planted in London and is prized for both its amenity value and its tolerance to urban conditions including soil compaction, restricted rooting, drought, intensive pruning and air pollution.

This species of tree is however subject to infection by a species of fungus called *Splanchnonema platani*, more commonly referred to as Massaria Disease of Plane [MDP]. Historically this fungus was viewed as being common only in the ‘warmer Mediterranean climates and southern United States’ where it acted as a ‘weak parasite ... only capable of causing minor damage.’ First discovered in England in 2003 it caused no significant problems until 2009 when it was associated with branch failures on Plane trees within the Royal Parks in London.

MDP is a fungus that occurs naturally in Plane trees which, capable of lying dormant until conditions are suitable, has the capacity to kill both the bark and cambium on twigs and branches. On smaller branches, up to 150mm diameter, the infected branch may be killed within a year whilst on larger branches infection may result in a strip of dead bark on its upper surface, something that is difficult to identify from the ground.

In some instances, MDP has been associated with the failure of infected branches. Branches can decay rapidly and failure may occur within as little as four months. Infected branches may therefore pose a risk to persons and property unless identified and dealt with accordingly.

Research into MDP is on going although it is known that it generally affects Plane trees over 40 years of age, occurs most frequently on shaded lower branches and is typically not seen on pollarded specimens. Incidence of the disease is thought to be influenced by factors such as drought, soil rooting volume and tree health.

Should MDP be found on a Plane tree then expert professional advice should be sought. The disease will not kill the tree but may result in it shedding twigs or branches with obvious implications for health and safety. Infected trees should be assessed in relation to the risk that they pose, and appropriate steps taken to ensure that this is reduced to acceptable levels.

Where possible Plane trees should be managed in a manner that promotes health and vitality. Particular attention should be paid to reducing moisture stress through irrigation, environmental improvement and moisture retention.

It is, as yet, too early to determine the long-term implications of this disease for the London Plane. Trees should however be inspected frequently and, where branches are found that pose a risk to people or property then they should be dealt with in a manner that gives appropriate weight to both public safety and tree health.

Any pruning of infected trees should be carried out with due regard to bio-security. All tools and equipment should be disinfected on completion of the job and all arisings must be dealt with in a manner that avoids spreading any spores that may be present.