



www.cmtreecare.com

City & Guilds
NPTC
Qualified

39 Kingsway
Craigweil
PO21 4DH

25th July 2026

Tree Survey:

Arboricultural Report in Support of Proposed Tree Works

Tree Details

Species: Magnolia (*Magnolia* spp.)

Location: Front garden adjacent to residential dwelling and driveway

Inspection Type: Visual Tree Assessment (VTA)

Tree Condition: Healthy

Reason for Inspection: Assessment of the suitability of the tree in relation to its proximity to the dwelling and driveway, with consideration for removal.

Tree Description

The Magnolia is in good physiological and structural condition, displaying a healthy crown with normal foliage density and no significant signs of disease, decay or structural defects at the time of inspection. The tree appears highly vigorous and is expected to carry on that way.

The tree has been subject to regular pruning over a number of years in an attempt to contain its size and reduce its impact on the surrounding property. Despite this ongoing management, the tree continues to exhibit higher than normal growth characteristics for the species, and routine pruning has not addressed the underlying issue of its unsuitable location.

Site Assessment

The Magnolia has been planted in close proximity to both the residential dwelling and the adjacent driveway. Its position provides insufficient space for the species to achieve its mature dimensions without conflict with surrounding structures.

Magnolia species typically develop broad, shallow root systems which extend beyond the canopy spread. While Magnolia roots are not generally regarded as highly invasive, they will exploit available soil volume where growing space is restricted and are capable of causing displacement to adjacent hard surfaces.

The root system has already caused lifting and distortion of the driveway surface, requiring remedial repair works to reinstate the affected area. This demonstrates that the roots are actively impacting the surrounding infrastructure and confirms that the conflict between the tree and the built environment is already occurring rather than being a future possibility. Given the tree's continued healthy growth, further root expansion can reasonably be expected, increasing the likelihood of additional displacement of the driveway and potential impacts on nearby structures.

Risk Assessment

The tree currently presents a low risk of structural failure and is in good health. However, the principal concern is the ongoing and foreseeable damage caused by the expanding root system. The previous lifting of the driveway, together with the requirement for remedial works, provides evidence that the existing location is unsuitable for the long-term retention of the tree. Although regular pruning has successfully limited canopy size to some extent, pruning does not restrict root development or eliminate the potential for continued damage to hard surfaces and adjacent structures. Consequently, continued maintenance pruning is unlikely to resolve the underlying issue.

Recommendation

Based upon:

- The tree's close proximity to the dwelling and driveway;
- Documented root-related lifting of the driveway requiring repair;
- The ongoing need for regular pruning to contain the tree's size; and
- The likelihood of continued root expansion causing further structural conflict, it is recommended that the Magnolia be removed.

Removal at this stage will prevent further damage to the driveway and reduce the potential for future impacts on nearby structures. Consideration should be given to replacing the tree with a more appropriately sized ornamental species planted at a suitable distance from buildings, driveways and underground services.

Conclusion

The Magnolia is a healthy specimen but has been planted in an inappropriate location where there is insufficient space for its long-term development. The tree has already caused lifting of the driveway, necessitating remedial repair works, and has required regular pruning to contain its size. These management measures have not resolved the fundamental conflict between the tree and the surrounding built environment.

In view of the documented damage already sustained and the high likelihood of continued root-related disruption as the tree matures, removal is considered to be the most appropriate and proportionate long-term management solution.

Yours sincerely

Chris Matthews

All works are carried out in accordance with BS3998:2010 recommendations for tree work. We maintain public liability insurance up to £5 million. Please note that Conservation Area Planning rules or Tree Preservation Orders (TPOs) may be applicable to some trees, requiring local authority consent. We always verify the absence of restrictions prior to commencing any work. If planning permission is necessary, please allow up to eight weeks for a decision.