

Tree Survey Report
BS 5837:2012 *Trees in Relation to Design,
Demolition and Construction-Recommendations*

Land at Carbeth

8th January 2021



Prepared for
Andrew Napier

Prepared by
C. A. Calvey, P.T.I., Tech.Cert (Arbor.A), Cert.Arb (RFS), BA Hons.
THE TREE INSPECTOR (SCOTLAND)

CONTENTS

<u>Introduction</u>	<u>Page 1</u>
<u>Survey Findings Summary</u>	<u>Page 1</u>
<u>Map: Site Location Plan</u>	<u>Page 2</u>
<u>Map: Tree Positions Plan (Scale 1:700)</u>	<u>Page 3</u>
<u>Photographs</u>	<u>Page 4</u>
<u>Tree Schedule</u>	<u>Pages 5 - 13</u>
<u>Tree Survey Assessment criteria</u>	<u>Pages 14 - 15</u>
<u>Report Limitations</u>	<u>Pages 16 - 17</u>
<u>Appendix 1: Project Contact Details</u>	<u>Page 18</u>
<u>Appendix 2: References</u>	<u>Page 19</u>

Introduction

This Arboricultural report instructed by Andrew Napier was conducted on 7th & 8th January 2021 and trees were assessed in accordance with BS 5837:2012 *Trees in Relation to Design, Demolition and Construction-Recommendations*. Christopher Calvey is an independent arboriculturist and the report presents an impartial assessment of the tree stock.

Survey Findings

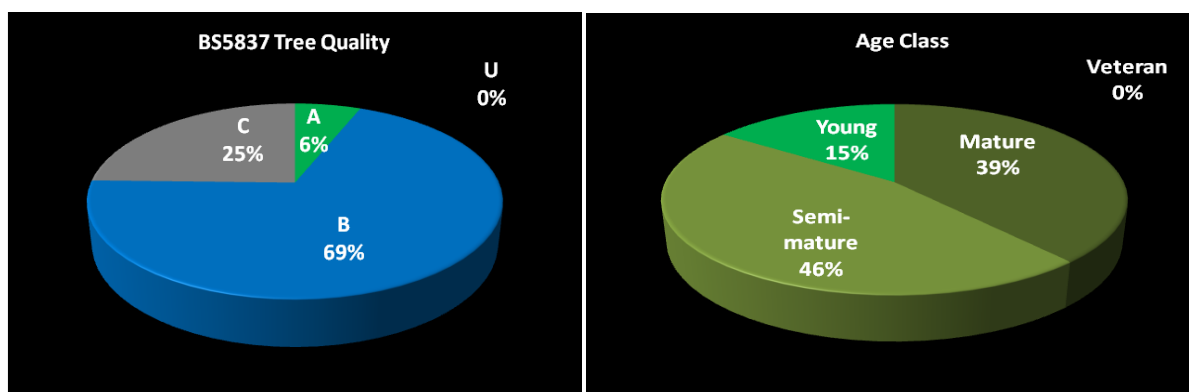
The site extending to approximately 0.9 Hectares is bounded to the north by the B821 Cuilt Road (OS Map Ref: E252796 N 679592 / Google maps ref: Stirling 55.986873-4.361532). The majority of trees form a shelterbelt on the north and west boundary within a site largely of open ground rising to a steep embankment at the south. All of the mature trees are within this shelterbelt with 6 semi-mature planted trees in the central area of the site.

Tree quality and age class

Trees are identified by a numbered metal tree tag attached to the tree which corresponds to the site plan and tree schedule. The Tree Positions Plan (page 3) show the location of trees, crown spread and maximum rooting zone illustrated by grey dodecagons. The crown spread of a tree is identified by a coloured circle and illustrates:

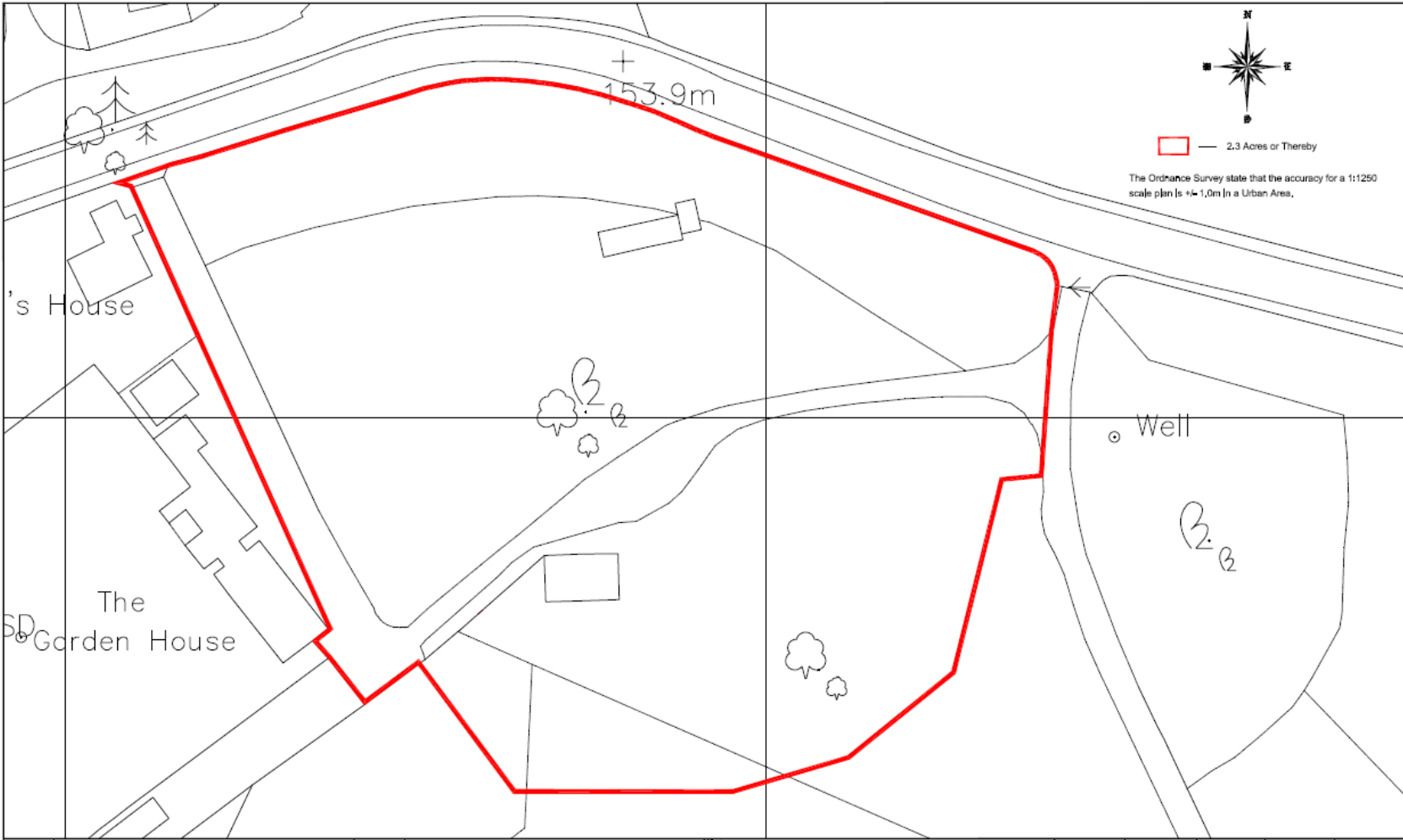
1. Green for 'A' (High quality trees)
2. Mid blue for 'B' (Moderate quality trees)
3. Grey for 'C' (Low quality trees)
4. Dark Red for 'U' (trees 'Unsuitable' for retention on the basis of condition). – *not applicable*

Survey results show that 69% of trees are reasonable condition and of moderate quality with 39% of mature age class. From a landscape amenity perspective the significant trees within the plot are 2510, 2512, 2516, 2528, 2546, 2548 and 2559.



Recommendations

1. Highly invasive non-native *Rhododendron ponticum* has colonised the tree shelterbelt which is recommended for removal.
2. Trees were surveyed during a period where snowfall had covered the buttress roots and basal areas of most trees such that some pathogens and or basal defects would not be visible. The tree survey results should therefore be regarded as the best case scenario in tree classification and condition. Retained trees should be inspected on a regular basis to ensure their condition meets a duty of care. Please refer to report limitations pages 16-17.



Redden
Contract Title

Carbeth Guthrie
Carbeth, Blanefield
Quarry Site

Redden
Plan Title


Title Deed
Plan
Rev A

**T C YOUNG
SOLICITORS**
7 West George Street
Glasgow
G2 1BA
0141 221 5562

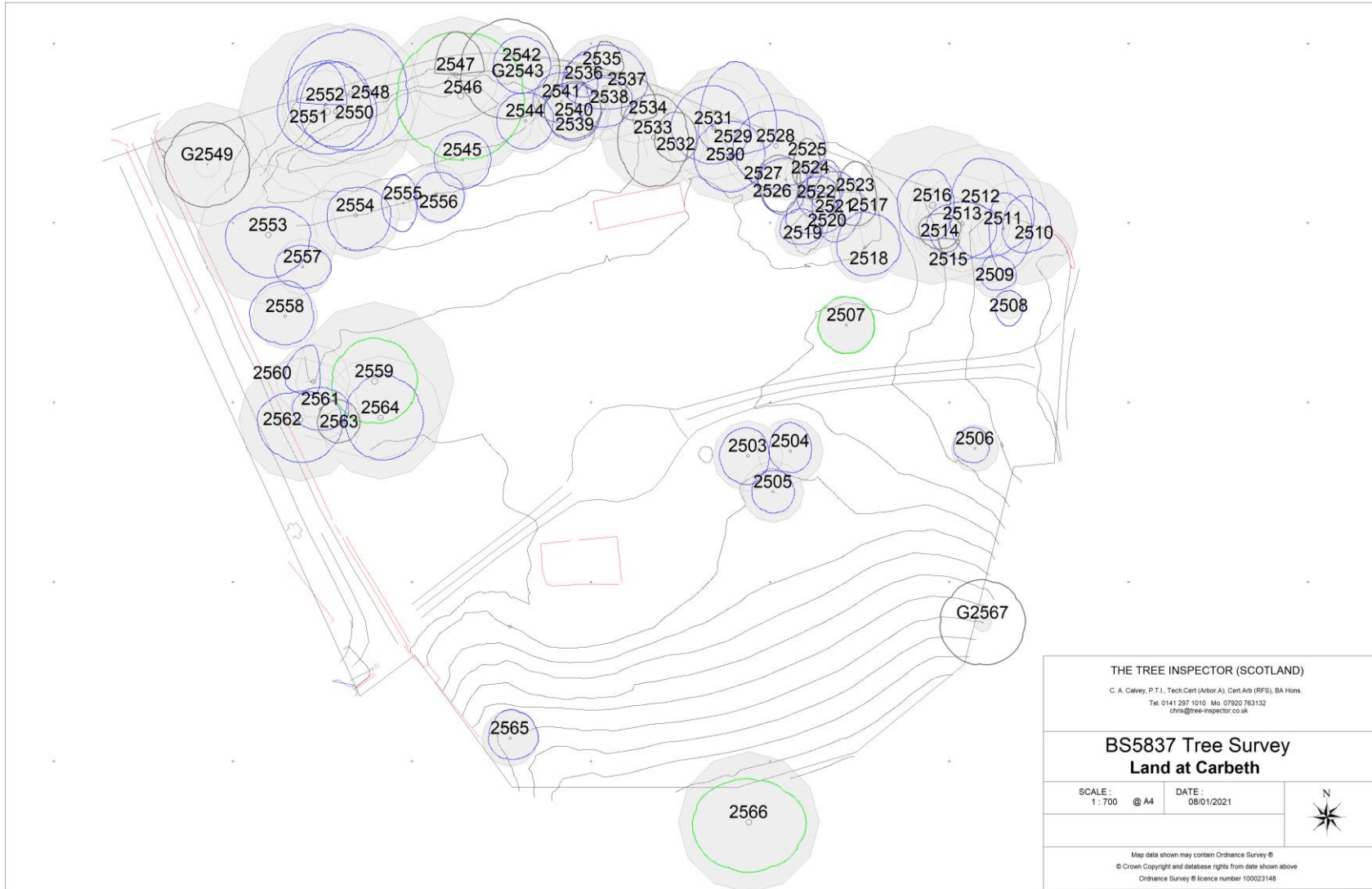
Surveyor N. Cross	Created by S. Macleod	Contract No. 90380	Scale 1:500@A3	Date August 2012
----------------------	--------------------------	-----------------------	-------------------	---------------------

Loy Surveys
Chartered Land Surveyors

1 Paisley Road Renfrew PA4 8JH
(T)0800 833 312
(F)0800 838 214 (E)survey@loy.co.uk (W)www.loy.co.uk



Tree Positions Plan (Scale 1: 700)





View north of west boundary left from hill



View north of shelterbelt and east boundary



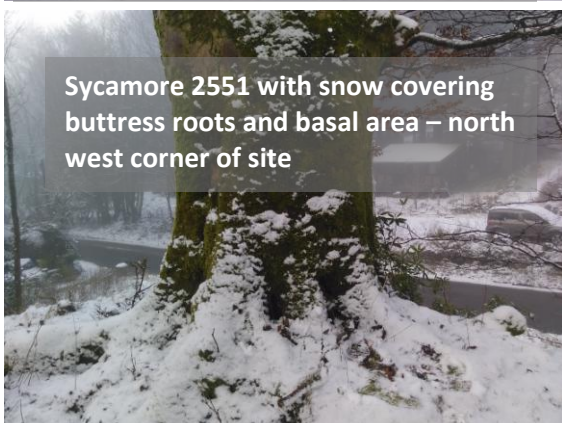
Tree 2506 - one of a small group of scattered planted trees centre site



spruce 2510 - east at entrance view west to shelterbelt



roadside Ash 2529 requires tree surgery to remove damaged scaffold branch and dead branches over road



Sycamore 2551 with snow covering buttress roots and basal area - north west corner of site



Ash 2557 west boundary - rhododendron preventing tree growth

Easting Northing	Tree ID	Common Name <i>Scientific Name</i>	Maturity	Height (m)	Crown Height (m)	Nos. of Stems	Stem Diam. (mm)	Stem 2 (mm)	Stem 3 (mm)	Crown Spread - N (m)	Spread - E (m)	Spread - S (m)	Spread - W (m)	Condition	Life Expectancy	Photo Ref:	BS5837 Sub. Cat.	BS5837 QUALITY
252796.9 679592.5	2503	Common Beech <i>Fagus sylvatica</i>	Semi-mature	10	1	1	400			4	3	4	4	Good	20 to 40 yrs		1	B
252802.8 679593.2	2504	Common Beech <i>Fagus sylvatica</i>	Semi-mature	9	1	1	375			4	3	3	3	Good	20 to 40 yrs		1	B
252800.4 679587.6	2505	Common Beech <i>Fagus sylvatica</i>	Semi-mature	8	1	1	350			3	3	3	3	Good	20 to 40 yrs		1	B
252828.6 679593.6	2506	Common Lime <i>Tilia europaea</i> <i>Photo - View east to access road.</i>	Semi-mature	8	1	1	270			3	2	2	3	Good	20 to 40 yrs	0	1	B
252810.6 679610.8	2507	Common Oak <i>Quercus robur</i>	Semi-mature	10	1	1	325			4	4	4	4	Good	>40 yrs		1	A
252833.3 679613.6	2508	Common Lime <i>Tilia europaea</i> <i>Wind torn branches west crown.</i>	Young	7	1	1	160			2	2	3	2	Fair	20 to 40 yrs		1	B
252831.4 679617.6	2509	Common Lime <i>Tilia europaea</i>	Young	8	1	1	250			3	3	2	2	Good	20 to 40 yrs		1	B

Eastings Northing	Tree ID	Common Name <i>Scientific Name</i>	Maturity	Height (m)	Crown Height (m)	Nos. of Stems	Stem Diam. (mm)	Stem 2 (mm)	Stem 3 (mm)	Crown Spread - N (m)	Spread E (m)	Spread S (m)	Spread - W (m)	Condition	Life Expectancy	Photo	BS5837 Sub. Cat.	BS5837 QUALITY
252835.3 679623.9	2510	Norway Spruce <i>Picea abies</i>	Mature	22	3	1	610			5	4	3	3	Good	20 to 40 yrs	1	1	B
252832.5 679624.2	2511	Common Beech <i>Fagus sylvatica</i> <i>Co-dominant stems arising from near ground level.</i>	Semi-mature	14	4	2	300	275		5	4	6	2	Fair	20 to 40 yrs		1	B
252829 679626.1	2512	Common Ash <i>Fraxinus excelsior</i> <i>Leaning slightly north. Large dead branches overhanging road recommended for removal for safety.</i> <i>Basal Epicormic growth obscuring inspection of south basal area.</i>	Mature	23	8	1	800			8	8	6	4	Fair	20 to 40 yrs	2	1	B
252826.8 679624.9	2513	Common Lime <i>Tilia europaea</i>	Mature	21	4	1	550			3	5	5	5	Fair	20 to 40 yrs		1	B
252823.6 679624.3	2514	Sycamore <i>Acer pseudoplatanus</i> <i>Co-dominant stems with compression forks.</i>	Semi-mature	17	8	2	270	200		2	3	3	3	Fair	10 to 20 yrs		1	C
252824.5 679622.9	2515	Common Ash <i>Fraxinus excelsior</i> <i>Leaning south with co-dominant primary scaffolds at 2.5m.</i>	Young	11	2	1	170			0	2	2	1	Fair	10 to 20 yrs		1	C
252822.6 679627.5	2516	Common Lime <i>Tilia europaea</i>	Mature	23	8	2	900	500		5	3	5	5	Fair	20 to 40 yrs		1	B

Easting Northing	Tree ID	Common Name <i>Scientific Name</i>	Maturity	Height (m)	Crown Height (m)	Nos. of Stems	Stem Diam. (mm)	Stem 2 (mm)	Stem 3 (mm)	Crown Spread - N (m)	Spread E (m)	Spread S (m)	Spread - W (m)	Condition	Life Expectancy	Photo	BS5837 Sub. Cat.	BS5837 QUALITY
252811.9 679627.6	2517	Sycamore <i>Acer pseudoplatanus</i> <i>Trifurcated near ground level. Partially uprooted.</i>	Semi-mature	16	3	3	280	280	200	6	3	3	3	Fair	10 to 20 yrs	3	1	C
252813.2 679621.6	2518	Sycamore <i>Acer pseudoplatanus</i>	Semi-mature	13	3	1	400			5	5	4	4	Good	20 to 40 yrs		1	B
252804.3 679624	2519	Mountain Ash <i>Sorbus aucuparia</i>	Mature	12	3	1	300			3	3	2	3	Good	20 to 40 yrs	4	1	B
252806.1 679625.5	2520	Silver Birch <i>Betula pendula</i>	Mature	17	5	1	340			4	4	2	4	Good	20 to 40 yrs		1	B
252808.8 679627.3	2521	Common Beech <i>Fagus sylvatica</i>	Semi-mature	21	3	1	350			5	4	5	3	Good	20 to 40 yrs		1	B
252806.7 679628.6	2522	Common Beech <i>Fagus sylvatica</i>	Young	17	2	1	260			3	3	3	3	Good	20 to 40 yrs		1	B
252808.1 679629.8	2523	Sycamore <i>Acer pseudoplatanus</i>	Young	20	9	1	270			4	2	3	3	Fair	20 to 40 yrs		1	B

Eastings Northing	Tree ID	Common Name <i>Scientific Name</i>	Maturity	Height (m)	Crown Height (m)	Nos. of Stems	Stem Diam. (mm)	Stem 2 (mm)	Stem 3 (mm)	Crown Spread - N (m)	Spread E (m)	Spread S (m)	Spread - W (m)	Condition	Life Expectancy	Photo	BS5837 Sub. Cat.	BS5837 QUALITY
252805.6 679631.3	2524	Common Ash <i>Fraxinus excelsior</i>	Semi-mature	18	5	3	200	110	150	2	4	3	2		10 to 20 yrs		1	C
252805.1 679631.8	2525	Common Ash <i>Fraxinus excelsior</i> <i>Co-dominant stems arising from near ground level.</i>	Semi-mature	19	12	2	250	220		5	2	2	2	Fair	10 to 20 yrs		1	C
252802.2 679631	2526	Common Ash <i>Fraxinus excelsior</i>	Semi-mature	17	7	1	230			3	3	5	4	Fair	20 to 40 yrs		1	B
252801.3 679631.5	2527	Common Ash <i>Fraxinus excelsior</i>	Semi-mature	17	9	1	210			3	3	5	3	Fair	10 to 20 yrs		1	C
252800.8 679635.8	2528	Sycamore <i>Acer pseudoplatanus</i> <i>Compression forks north at 3m.</i>	Mature	24	5	2	600	600		5	7	6	6	Fair	20 to 40 yrs		1	B
252794.9 679637.5	2529	Common Ash <i>Fraxinus excelsior</i> <i>Large Primary scaffold overhanging road with cavity at base. Recommended for annual safety inspection.</i>	Mature	18	5	1	800			10	6	3	5	Fair	20 to 40 yrs	5	1	B
252794.3 679634.3	2530	Common Yew <i>Taxus baccata</i>	Mature	10	1	3	400	270	400	5	5	5	5	Good	20 to 40 yrs		1	B

Eastings Northing	Tree ID	Common Name <i>Scientific Name</i>	Maturity	Height (m)	Crown Height (m)	Nos. of Stems	Stem Diam. (mm)	Stem 2 (mm)	Stem 3 (mm)	Crown Spread - N (m)	Spread E (m)	Spread S (m)	Spread - W (m)	Condition	Life Expectancy	Photo	BS5837 Sub. Cat.	BS5837 QUALITY
252792.1 679638.2	2531	Sycamore <i>Acer pseudoplatanus</i> <i>Just beyond boundary edge.</i>	Mature	22	3	1	580			6	5	5	6	Good	20 to 40 yrs	6	1	B
252786.8 679636.5	2532	Common Yew <i>Taxus baccata</i> <i>Leaning at 35 degrees north with vascular dysfunction.</i>	Semi-mature	10	1	1	370			4	3	3	3	Poor	10 to 20 yrs	7	1	C
252783.7 679636.9	2533	Sycamore <i>Acer pseudoplatanus</i> <i>Decayed north stem recommended for removal. Acute compression forks with included bark. To be monitored for safety on a regular basis if retained.</i>	Mature	20	6	2	600	500		6	5	7	5	Poor	10 to 20 yrs	8	1	C
252781.2 679640.3	2534	Sycamore <i>Acer pseudoplatanus</i> <i>Leaning north with split stem. South stem decayed and collapsed.</i>	Semi-mature	15	5	1	340			5	3	1	2	Poor	10 to 20 yrs		1	C
252776.6 679646.5	2535	Sycamore <i>Acer pseudoplatanus</i>	Young	14	5	1	200			4	3	1	1	Fair	10 to 20 yrs		1	C
252774 679644.5	2536	Silver Birch <i>Betula pendula</i>	Mature	18	9	1	300			4	2	2	3	Fair	20 to 40 yrs		1	B
252776.9 679643.9	2537	Sycamore <i>Acer pseudoplatanus</i>	Mature	20	5	1	600			6	6	3	6	Good	20 to 40 yrs		1	B

Eastings Northing	Tree ID	Common Name <i>Scientific Name</i>	Maturity	Height (m)	Crown Height (m)	Nos. of Stems	Stem Diam. (mm)	Stem 2 (mm)	Stem 3 (mm)	Crown Spread - N (m)	Spread E (m)	Spread S (m)	Spread - W (m)	Condition	Life Expectancy	Photo	BS5837 Sub. Cat.	BS5837 QUALITY
252776.8 679642.3	2538	Sycamore <i>Acer pseudoplatanus</i>	Semi-mature	18	9	2	350	230		3	4	4	4	Fair	20 to 40 yrs		1	B
252772.5 679640.5	2539	Common Yew <i>Taxus baccata</i>	Mature	12	1	2	420	390		4	4	4	4		20 to 40 yrs		1	B
252772.4 679640.7	2540	Sycamore <i>Acer pseudoplatanus</i> <i>Growing near base of yew leaning north.</i>	Semi-mature	17	9	1	260			4	4	4	4	Fair	10 to 20 yrs		1	C
252770.9 679642	2541	Common Beech <i>Fagus sylvatica</i>	Semi-mature	19	3	1	300			4	4	3	4	Good	20 to 40 yrs		1	B
252765.3 679647	2542	Silver Birch <i>Betula pendula</i>	Mature	20	3	1	400			4	4	4	4	Fair	20 to 40 yrs		1	B
252763.6 679646.4	G2543	A Group <i>Small group of young beech and birch in amongst rhododendron.</i>	Young				150			7	7	7	7	Fair	10 to 20 yrs	9	1	C
252765.8 679639.2	2544	Common Beech <i>Fagus sylvatica</i>	Semi-mature	14	1	1	375			4	4	4	4	Good	20 to 40 yrs	10	1	B

Easting Northing	Tree ID	Common Name <i>Scientific Name</i>	Maturity	Height (m)	Crown Height (m)	Nos. of Stems	Stem Diam. (mm)	Stem 2 (mm)	Stem 3 (mm)	Crown Spread - N (m)	Spread E (m)	Spread S (m)	Spread - W (m)	Condition	Life Expectancy	Photo	BS5837 Sub. Cat.	BS5837 QUALITY
252757.1 679633.8	2545	Sycamore <i>Acer pseudoplatanus</i>	Semi-mature	16	1	1	295			4	4	4	4	Good	20 to 40 yrs		1	B
252756.5 679643.3	2546	Common Beech <i>Fagus sylvatica</i> <i>More significant specimen within the site.</i>	Mature	24	4	1	900			9	9	9	9	Fair	>40 yrs		2	A
252756.1 679645.7	2547	Common Beech <i>Fagus sylvatica</i> <i>Leaning north with suppressed crown</i>	Semi-mature	15	6	1	500			6	4	0	3	Fair	10 to 20 yrs		1	C
252741.5 679643	2548	Common Beech <i>Fagus sylvatica</i> <i>Co-dominant stems arising from near ground level. North stem overhanging road. Recommended for safety inspection on a regular basis.</i>	Mature	23	6	2	800	750		9	8	8	9	Fair	20 to 40 yrs	11	1	B
252725.3 679633.9	G2549	A Group <i>Small group of young ash and sycamore regeneration among rhododendron below rock outcrop of low value.</i>	Young	12			150			6	6	6	6	Fair	10 to 20 yrs	12	1	C
252739.3 679640.5	2550	Sycamore <i>Acer pseudoplatanus</i>	Mature	20	9	1	610			7	5	5	5	Fair	20 to 40 yrs		1	B
252738.1 679640.5	2551	Sycamore <i>Acer pseudoplatanus</i> <i>Snow covering the buttresses and lower boles of most trees obscuring inspection.</i>	Mature	18	6	1	1000			7	7	6	7	Fair	20 to 40 yrs	13	2	B

Easting Northing	Tree ID	Common Name <i>Scientific Name</i>	Maturity	Height (m)	Crown Height (m)	Nos. of Stems	Stem Diam. (mm)	Stem 2 (mm)	Stem 3 (mm)	Crown Spread - N (m)	Spread E (m)	Spread S (m)	Spread - W (m)	Condition	Life Expectancy	Photo	BS5837 Sub. Cat.	BS5837 QUALITY
252737.9 679641.5	2552	Common Beech <i>Fagus sylvatica</i>	Semi-mature	17	3	1	400			6	3	0	4	Fair	20 to 40 yrs		1	B
252729.9 679623.3	2553	Sycamore <i>Acer pseudoplatanus</i> <i>On edge of dense rhododendron.</i>	Mature	16	6	1	800			4	6	6	6	Good	20 to 40 yrs	14	1	B
252742.1 679626.1	2554	Common Beech <i>Fagus sylvatica</i>	Semi-mature	15	2	1	500			4	5	5	4	Good	20 to 40 yrs		1	B
252748.8 679627.8	2555	Common Ash <i>Fraxinus excelsior</i>	Semi-mature	18	9	1	200			4	2	4	3	Good	20 to 40 yrs		1	B
252753.4 679629.1	2556	Sycamore <i>Acer pseudoplatanus</i>	Semi-mature	13	2	1	340			3	4	4	3	Good	20 to 40 yrs		1	B
252734.8 679618.9	2557	Common Ash <i>Fraxinus excelsior</i> <i>In dense rhododendron.</i>	Semi-mature	14	3	1	320			3	4	3	4	Good	20 to 40 yrs	15	1	B
252732.3 679612	2558	Sycamore <i>Acer pseudoplatanus</i> <i>In dense rhododendron.</i>	Semi-mature	16	5	1	375			5	4	4	5	Fair	20 to 40 yrs		1	B
252744.8 679603	2559	Common Lime <i>Tilia europaea</i> <i>Dense Epicormic growth obscuring inspection of lower bole. Significant specimen within site.</i>	Mature	24	2	1	900			6	6	6	6	Fair	>40 yrs	16	1	A

Eastings Northing	Tree ID	Common Name <i>Scientific Name</i>	Maturity	Height (m)	Crown Height (m)	Nos. of Stems	Stem Diam. (mm)	Stem 2 (mm)	Stem 3 (mm)	Crown Spread - N (m)	Spread E (m)	Spread S (m)	Spread - W (m)	Condition	Life Expectancy	Photo	BS5837 Sub. Cat.	BS5837 QUALITY
252732.5 679602.3	2560	Sycamore <i>Acer pseudoplatanus</i>	Mature	16	9	1	420			4	1	3	4	Fair	20 to 40 yrs		1	B
252737.3 679599.1	2561	Sycamore <i>Acer pseudoplatanus</i>	Semi-mature	18	6	1	350			3	4	3	4	Good	20 to 40 yrs		1	B
252734.4 679597.6	2562	Sycamore <i>Acer pseudoplatanus</i> <i>In dense rhododendron.</i>	Mature	18	3	1	700			4	6	6	6	Good	20 to 40 yrs		1	B
252739.7 679597.3	2563	Wych Elm <i>Ulmus glabra</i>	Young	7	1	5	140	160	100	3	3	3	3	Fair	10 to 20 yrs		1	C
252745.6 679597.9	2564	Sycamore <i>Acer pseudoplatanus</i> <i>Compression forks with included bark at 1.5m. Monitor annually.</i>	Mature	21	2	1	700			6	6	6	5	Fair	20 to 40 yrs	17	1	B
252763.7 679553.2	2565	Common Beech <i>Fagus sylvatica</i>	Semi-mature	11	1	1	320			4	4	3	3	Good	20 to 40 yrs		1	B
252797 679541.5	2566	Common Lime <i>Tilia europaea</i> <i>Outside boundary.</i>	Mature	24	1	1	800			6	8	7	8	Good	>40 yrs		1	A
252829.6 679569.3	G2567	A Group <i>Group of young birch regeneration among rhododendron.</i>	Young	7			100			6	6	6	6	Fair	10 to 20 yrs	18	1	C

Tree Survey Assessment Criteria

The tree survey is undertaken in accordance with a range of criteria listed in BS 5837:2012 *Trees in Relation to Design, Demolition and Construction-Recommendations*.

Quality Category

Category A: (HIGH quality, trees with particular merit with an estimated remaining life expectancy of at least 40 years).

Category B: (MODERATE quality with an estimated remaining life expectancy of at least 20 years).

Category C: (LOW quality with an estimated remaining life expectancy of at least 10 years).

Category U: (UNSUITABLE quality, in such condition that they cannot realistically be retained as living trees in the context of the current land use. Life expectancy less than 10 years).

Sub Categories: The BS 5837 subcategories: 1 - mainly Arboricultural Qualities, 2 - mainly landscape qualities, 3 - Cultural qualities.

Tree Condition

Defects or diseases and relevant observations have been recorded under condition of Crown, Stem, Basal area and Physiological condition. It is important to appreciate that in BS5837 criteria only basic condition categories are recorded and the inspection process does not constitute a tree safety survey.

The overall condition of a tree has been referred to as one of the following:

- Good: A sound tree needing little if any attention at the time of survey.
- Fair: A tree with minor but rectifiable defects or in the early stages of stress, from which it may recover. The tree may have structural weaknesses which might result in failure.
- Poor: A tree with clear and obvious major structural and or physiological defects or stressed such that it would be expensive to retain and necessarily requires to be inspected on a regular basis for safety purposes.
- Decline: Irreversible with death inevitable in the short term.
- Dead. To be removed unless stated to the contrary.

Age Class

Age Class and Life Expectancy are clearly related but the distinction is necessary due to the variation among tree species. Knowledge of the longevity of individual species has been applied to determine the relative age and life expectancy categories in which trees are placed.

Age class is classified as:

- Y: Young trees up to 15 years of age.
- SM: Semi-mature trees less than $\frac{1}{3}$ rd life expectancy.
- EM: Early Mature trees between $\frac{1}{3}$ rd and $\frac{1}{2}$ of life expectancy.
- M: Mature trees between $\frac{1}{2}$ and $\frac{2}{3}$ rd of life expectancy.
- LM: Late mature - A senescent or moribund specimen with a limited safe useful life expectancy.
- V: Veteran status – a tree of significant age and character such that even in poor condition the tree has a value for retention for arboricultural or ecological reasons.

Safe Useful Life Expectancy (SULE)

The survey schedule identifies a Safe Useful Life Expectancy (SULE) for each tree. This is a subjective assessment of the number of years that the tree can be expected to survive without deteriorating to the extent that safety is compromised. The estimated remaining contribution is given in ranges of years (<10, 10 to 20, 20 to 40, >40).

It is important to note that SULE does not in any way suggest that regular inspection and remedial work can be ignored. SULE does not take into account routine management that will be required to deal with minor structural or cultural problems, or damage that may arise from climatic or other physical intervention. The SULE value given for each tree reflects the following opinion based on current tree condition and environmental considerations:

<10 years. The tree has very limited prospects, due to terminal decline or major structural problems. Its removal should be planned within the next 10 years, unless immediate removal is recommended for safety reasons.

10-20 years. The tree has obvious structural or physiological problems that cannot be rectified, and decline is likely to continue. Removal or major tree surgery work may be necessary, or the species is approaching its normal life expectancy and decline due to senescence can be expected within this timeframe.

20-40 years. Relatively minor defects may exist that are likely to increase safety risks or general tree health over a longer period of time. At this stage it is not possible to fully predict the impact of such defects. Or the species is approaching its normal life expectancy and due to senescence decline can be expected within this timeframe.

>40. There is currently no health or structural problems evident and the tree can be expected to survive safely for 40 or more years.

Report limitations

1. The survey is only concerned with the arboriculture aspects of the site.
2. The report is based on visual inspections conducted from ground level with the purpose of categorising trees in relation to design, demolition and construction and does not provide reliable data on tree safety. This report is not, nor should it be taken to be, a full or thorough assessment of the health and safety of trees on or adjacent to the site, and therefore it is recommended that detailed tree inspections of retained trees are undertaken on a regular basis with the express purpose of complying with the land owner's duty of care and satisfying health and safety requirements.
3. The statements made in this report do not take account of the effects of extremes of climate, vandalism or accident, whether physical, chemical or fire.
4. The authority of this report ceases within one year from the date of the survey or when any site conditions change, soil levels are altered near trees, tree work undertaken, or following severe weather occurrences which supersede the current validity of the report.
5. The validity, accuracy and findings of this report will be directly related to the accuracy of the information made available prior to and during the inspection process. No checking of independent third party data will be undertaken.
6. Any observations that are made in regard to the condition of built structures and hydrology are from a laypersons view. The legal property on which the trees stand is not assessed.
7. The report contains Visual Tree Inspections undertaken from ground level. Visual inspections relate only to those parts of the tree which are visible. Roots are not inspected and during summer when trees are in leaf parts of the canopy may not be visible. Where a tree or parts of a tree could not be inspected due to epicormic growth, ivy or restricted access, liability is not accepted. Only the visible pathogens are recorded; this does not confirm the absence of other pathogens but that no fungal fruiting bodies, or other signs, were visible at the time of the survey.

The Tree Inspector (Scotland) cannot accept any liability in connection with the following:

- I. A tree which has not been subject to a full and thorough inspection.
- II. For any part of a tree that is not visible from the ground near the tree.
- III. Where excavations have taken place within the rooting area of a tree.
- IV. Branch or limb failure resulting from conditions associated with Summer Branch Drop.
- V. The effect of extreme weather events, climate, vandalism or accident, whether physical, chemical or fire.

- VI. Where tree surgery work is not carried out in accordance with current good practice
 - VII. Trees failing due to high winds; sometimes referred to as wind blow or wind throw.
8. Felling licenses are the responsibility of the tree owner. The Forestry Commission controls tree felling by issuing felling licences. In any calendar quarter, you may fell up to 5 cubic metres without a licence as long as no more than two cubic metres are sold. Timber volumes are not assessed.
 9. Planning restrictions applying to tree works remain the responsibility of the tree owners.
 10. No failsafe guarantees can be given regarding tree safety because the lightweight construction principles of nature dictate a natural failure rate of intact trees. Trees are living organisms and can decline in health rapidly due to biotic and abiotic influences. Therefore failure of intact trees can never be ruled out due to the laws and forces of nature.
 11. This report has been prepared exclusively by the Tree Inspector (Scotland) for the 'Client' and no responsibility can be accepted for actions taken by any third party arising from their interpretation of the information contained in this document. No other party may rely on the report and if they do, then they rely upon it at their own risk.



Christopher Calvey - THE TREE INSPECTOR (SCOTLAND)

Appendix 1: Project Contact Details

Site Owner

Andrew Napier
Flat 0/1
10 Clairmont Gardens
Glasgow
G3 7LW

E-mail: andrewnapier@me.com

Project Arboriculturalist

Christopher Calvey,
The Tree Inspector (Scotland)
North Hourat Farm,
Kilbirnie, Ayrshire
KA25 7LJ

Tel. 0141 297 1010
Mobile: Mo. 07920 763132
E-mail: chris@tree-inspector.co.uk

Design and Build

Scandia-Hus Limited
Scandia-Hus Business Park
Felcourt Road
Felcourt East
Grinstead
West Sussex
RH19 2LP

Telephone : 01342 838060
Email : sales@scandia-hus.co.uk
Web : www.scandia-hus.co.uk

Appendix 2: References

British Standards Institute. (2012). *Trees in Relation to Design, Demolition and Construction – Recommendations BS5837:2012BSI*, London.

British Standards Institute. (2010). *Recommendations for Tree Work BS 3998:2010 BSI*, London.

Tree Preservation Orders, A Guide to the Law and Good Practice (2005). Department for Communities and Local Government

Lonsdale D. (1999). Research for Amenity Trees No 7: Principles of Tree Hazard Assessment and Management, HMSO, London.

Mattheck & Breloer H. (1994). Research for Amenity Trees No.4: The Body Language of Trees, HMSO, London.

NHBC Standards (2007) Chapter 4.2 'Building Near Trees'. National House-Building Council.

NJUG 4 Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees. Issued 16 November 2007.

STROUTS R.G. & WINTER T.G. (1984), Diagnosis of ill health in trees, HMSO Publications, London

SHIGO A.L. (1991), Modern Arboriculture, Shigo and Trees Associates

Hazards from Trees – A General Guide ISBN 0-85538-514-6

Tree Felling – Getting Permission. Forestry Commission and free to download from their website www.forestry.gov.uk

Trees and the Law ISBN 0-900978-15-5 Published by the Arboricultural Association Tel: 01794 68717

Institute of Chartered Foresters Tel: 0121 225 2705