

Sylvestrus Ltd

Woodland & Land Management in the Highlands & Islands

Erection of Two Houses at Site at Craigrory, Artafallie, North Kessock

TREE SURVEY, PROTECTION PLAN, ARBORICULTURAL METHOD STATEMENT AND LANDSCAPE PLAN AS PER BS 5837:2012



View from Public Road (North) onto Project Area - Showing Extend of Mature Non Native Hedging "Out of Control"

Compiled by:
Dietrich Pannwitz FICFor
Sylvestrus Ltd.
Inverness
December 2023

Nordmann Croft, Artafallie, North Kessock, Inverness IV1 3ZD

Mobile: 07843 621701

Email: info@sylvestrus.co.uk

www.sylvestrus.co.uk



The mark of
responsible forestry

Contents

<u>1.</u>	<u>Disclaimer</u>	3
<u>2.</u>	<u>Purpose of Report</u>	3
<u>3.</u>	<u>Survey Method</u>	3
<u>4.</u>	<u>Tree Survey</u>	4
4.1.	General	4
4.2.	Statutory Designations of Area	5
4.3.	Tree Species and Age	6
4.4.	Summary of Health	6
<u>5.</u>	<u>Arboricultural Impact Assessment</u>	8
5.1	Development Proposals	8
5.2.	Arboricultural Impact Assessment	8
5.3.	Recommendations	8
<u>6.</u>	<u>Arboricultural Method Statement/Landscape Plan</u>	9
6.1.	Precommencement	9
6.2.	Access Facilitation Pruning/Felling	9
6.3.	Protective Barrier/Fencing	9
6.4.	Construction within Root Protection Area (RPA)	9
6.5.	Site Completion	10
6.6.	Reporting	10
6.7.	Landscape Plan	10
<u>7.</u>	<u>Appendices</u>	
7.1.	Boundary of TPO Area	
7.2.	Table of Tree Survey Details	
7.3.	Site Plan of Existing Trees, RPA and Landscape Planting	

1. Disclaimer

This report is based on information gathered during site visits in December 2023 and the authors knowledge of the soils and trees in the near vicinity of the survey area.

The views in the report are based on the latest management practices and recognised standards, in particular BS5837:2012.

The report is limited in that no ultrasound stem surveys or core drilling of stems were carried out.

This report does not form a legal document and all findings are subject to changing site conditions, environmental impacts and other natural factors affecting the surveyed trees.

Sylvestrus Ltd. cannot be held liable for any damages which may or may not occur due to the findings of this report.

2. Purpose of Report

The purpose of the report is to provide the owners of the trees with management recommendations for a development proposal and Health and Safety advice relating to future management of the trees on the site.

The report will describe the current condition of the trees and provide management recommendations if necessary in relation to a future planning application for the erection of two houses and two garages.

Planning will require an approved BS5837:2012 Tree Survey, Arboricultural Impact Assessment and Tree Protection Plan prior carry out any development.

The boundary of the report is defined as per the map supplied by the owner.

3. Survey Method

The tree survey was carried out in accordance with BS5837:2012 "Trees in Relation to Design, Demolition and Construction - Recommendations", This report sets out the findings of the survey and appropriate recommendations for any development of the site.

4. Tree Survey

4.1 General

The site is located to the West of the A9 in the small hamlet of Craigrory, North of Inverness and is surrounded by housing and farmland.

Access is via the public road leading from the A9 to Craigrory.

Soils within the garden plot appear free draining and fertile, but may be compacted when the original dwelling (a substandard building with dampness problems) was erected.

The majority of the trees surveyed consist of planted Leylandii hedging which in parts was maintained, some topped and some led grow "wild", i.e. developed into mature trees.

Leylandii were fashionable some 20-40years ago for providing quick shelter, but are a non native species of low amenity value.

4.2. Statutory Designations of Area

The Highland Council Webpage shows the area is within the Coulmore Tree Preservation Order (RCCC12), which would have been originally a native oak woodland on raised beach.

Legislation for Health and Safety as per the UK Legislation (Health and Safety)/UK Parliament Statutes/Health and Safety at Work etc Act 1974 (1974 c 37)) and subsequent legislation overrules any planning acts.

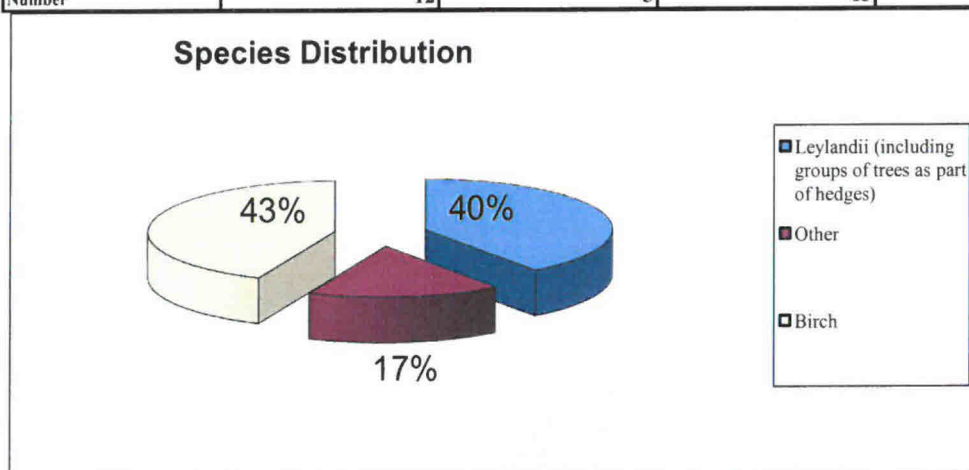
The requirements for duty of care of owners of land relating to this Act of Parliament need to be considered when assessing tree health, in particular roadside trees or trees near to existing and still used farm buildings and private dwellings/powerlines.

See appendix 7.1. for the boundaries of the TPO area.

4.3. Tree Species and Age

The survey area is covered by some 30 trees. All surveyed trees are to the North, East and South of the proposed building project.

Species	Leylandii (including groups of trees as part of hedges)	Other	Birch	Total
Number	12		5	13
				30



4.4. Summary of Health

The surveyed trees surround the existing dwelling to the North, East and South. They consist mainly of Leylandii and birch.

The Leylandii are an introduced species, popular in the past for quick hedging, but provide little amenity value and are not in character of the Tree Preservation Area, which would have been dominated by native oak, elm and birch in the past.

No fungal fruit bodies were noted on the trees. But there are some broken tops in the Leylandii, some have been "topped" before, one is dead, a dead elm is present and the group of Birch to the East is leaning very heavily towards the East over a stock fence (exposure?). T15 (Beech) shows damage to the trunk possibly by machine impact.

For further details of all trees, please see attached survey data in appendix 7.2.



Broken Top of Tree No. 6

5. Arboricultural Impact Assessment

5.1 Development Proposals

The proposals are for the erection of two dwellings and garage to replace an older substandard dwelling.

5.2. Arboricultural Impact Assessment

As part of the assessment for the site, the Root Protection Area (RPA) was calculated for each of the tree which should be retained, following BS 5837:2012.

The RPA radii range from 2.04m (T15) to 3.96m (T18).

Construction including the storage of heavy or polluting materials (cement, fuel etc) and in particular excavations can have potentially a negative impact on adjacent trees.

The BS5837:2012 makes recommendations for working within and outwith the RPA as well as pre and post construction arboricultural enabling works.

None of the proposed access or construction works will impact on the RPA of the trees.

Please see attached survey map (appendix 7.3.) and survey data (7.2.) for details of the RPA.

5.3. Recommendations

All the Leylandii (including a hedge to the East of the existing building) and some other minor trees can be removed as they have low or no amenity of landscape value.

An opportunity exists to improve the TPO, by replacing these non native trees with something more suitable and in character with the area.

The group of Birch to the East should be monitored as they are likely to fall shortly onto a neighbours fence, due to the lean.

Chapter 6 will cover the relevant protection measures.

Please see attached appendix 7.2. and 7.3. for further details of trees to be maintained/removed.

6. Arboricultural Method Statement

6.1 Precommencement

The most important and effective process of protecting the retained trees is the erection of protective fencing prior to the start of any construction works.

The sitting of the fence shall be marked out by an arboriculturalist (Sylvestrus Ltd.) and erected in accordance to BS5837:2012 by the contractor.

A copy of the tree survey and arboricultural statement and plan shall be kept on site at all times and the main contractor shall be briefed by the arboriculturalist about this prior to works commencing.

6.2. Access Facilitation Pruning/Felling

No access pruning is required.

Felling of trees T1-14a and the hedging should be carried out prior to construction.

If any additional pruning will be required at a later stage this has to be approved by an arboriculturalist prior to any work commencing.

6.3. Protective Barrier/Fencing

The alignment of the protective barrier is based on the calculated extent of the RPA in accordance to BS5837:2012.

Herras Panelling, secured safely to the ground with wooden fence posts is the preferred method on this site.

All weather notices "Construction Exclusion Zone - No Access" or similar should be displayed on the fence to prevent construction machinery/staff from entering the RPA.

The details are shown in appendix 72 and 7.3.

6.4. Construction within RPA

No construction, including the creation of the access track, dwelling, septic tank or new services is planned within the RPA. No materials, machinery or tools shall be stored inside the RPA. No machinery access is permitted within the RPA Protective Fencing.

6.5. Site Completion

At completion of all ground works, the contractor shall contact the arboriculturalist.

An assessment of the conditions of the retained trees shall be made and recommendations for any remedial action (if required) agreed and implemented.

All tree work shall be carried out in line with BS3998:2010 (Recommendations for Tree Work). Thereafter and once approved by the arboriculturalist, the protective fencing shall be removed.

6.6. Reporting

The following reporting procedure is recommended:

- The arboriculturalist shall confirm to the Highland Council that the Protective Fencing is set out properly at the outset of construction.
- The arboriculturalist shall visit the site during the construction phase at least once to ensure protective measures are adhered to.
- At completion of all ground works the arboriculturalist shall inform the Highland Council that all work is completed to BS5837:2012. and the protective fencing is removed.


6.7. Landscape Plan

As part of a sustainable development tree planting can assist with screening of new developments, cleaning of air and locking up carbon.

With this project an opportunity exists to improve the TPO by planting native trees of suitable choice to restore the original native woodland character of the area.

Sylvestrus Ltd. recommends the following after completion of works:

- Planting of No. 12 Sessile Oak, No. 12 Silver Birch and No. 5 Hazel, half standards if available, into prepared ground and within a 1m radius weed free soil pit, secured by tree stakes if necessary.
- Maintenance of planted trees, for 5 years or until established, whichever is longer, by carrying out protection from grazing, loss replacement and weeding to ensure said trees are able to grow to their full potential.



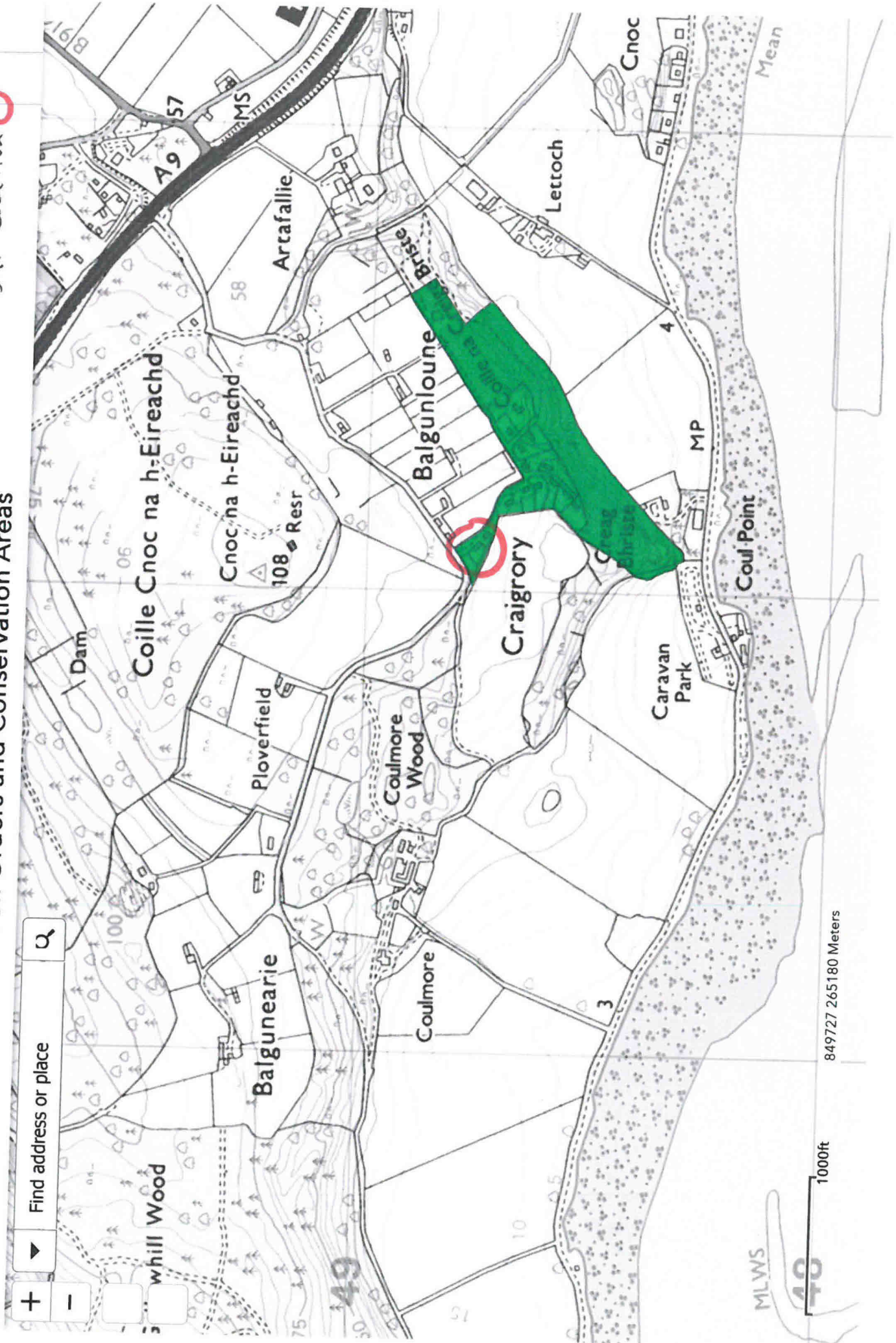
Dietrich Pamwitz
FIC Forester
For Sylvestrus Ltd.
December 2023

www.sylvestrus.co.uk

LIVE check 21/12/2023

Site Location 

Highland Tree Preservation Orders and Conservation Areas



Tree No.	Species	Height (in m)	Diameter (@1.5m Height) in m	Canopy Spread (in m)				Age Class	Overall Condition	Comments	BS 5837 Category	Recommendations	RPA Radius (in m)	RPA Area (in m ²)
				N	E	S	W							
T1	Leylandii	8	44	4	3	4	3	40	Poor	Planted Unsuitable Species for TPO Area; Previously Topped at 7m Height	U	Should be Removed	N/A	N/A
T2	Leylandii	N/A	N/A						Dead		U	Should be Removed	N/A	N/A
T3	Leylandii	14	63	4	3	3	1	40	Poor	Planted Unsuitable Species for TPO Area; Tight Fork at 2m Height	U	Should be Removed	N/A	N/A
T4	Leylandii	N/A	N/A						Dead		U	Should be Removed	N/A	N/A
T5	Leylandii	18	70	6	4	6	4	40	Poor	Planted Unsuitable Non Native Species for TPO Area; Multi Stem at 3m Height	U	Should be Removed	N/A	N/A
T6	Leylandii	16	64	6	2	6	2	40	Poor	Planted Unsuitable Non Native Species for TPO Area; Part Broken Top (Picture)	U	Should be Removed	N/A	N/A
T7	Elm	N/A	N/A						Dead		U	Should be Removed	N/A	N/A
T8	Scots Pine	15	40.00	2	1	2	1	40	Poor	Small Crown, Suppressed by Leylandii etc., Covered in Ivy	U	Should be Removed	N/A	N/A

Updated:

Tree No.	Species	Height (in m)	Diameter (@1.5m Height) in m	Canopy Spread (in m)				Age Class	Overall Condition	Comments	BS 5837 Category	Recommendations	RPA Radius (in m)	RPA Area (in m ²)
				N	E	S	W							
T9	Leylandii	5	15.00	1	1	1	1	40	Poor	Hedging Plant, Suppressed by Shed and other Trees, Cut top in past, non native	U	Should be Removed	N/A	N/A
T10	Cypress	9	44.00	2	1.5	2	2	40	Poor	Unsuitable Species for TPO Character	U	Should be Removed	N/A	N/A
T11	Hawthorn	6	22.00	2	1	1	1	40	Poor	Unbalanced Crown beside Septic Tank and Neighbours Oil Tank; End of Lifespan should have been Pruned Previously	U	Should be Removed	N/A	N/A
T12	Leylandii	6	24.00	0	1	1	0	40	Poor	Suppressed Crown; Unsuitable Species for TPO Character	U	Should be Removed	N/A	N/A
T13	Leylandii	8	28.00	3	1	4	2	40	Poor	Unsuitable Species for TPO Character	U	Should be Removed	N/A	N/A
T14	Leylandii	12	44.00	3	3	3	3	40	Poor	Unsuitable Species for TPO Character	U	Should be Removed	N/A	N/A
T14a	Leylandii	11	30.00	4	1	0.5	1	40	Poor	Unbalanced Crown and Non Native Species of Low Amenity Value	U	Should be Removed	N/A	N/A
T15	Beech	8	17.00	2	2	2	2	25-30	Medium	Non Native Tree of Low Amenity Value and Damage to Trunk by Machine?	C3	Retain	2.04	13
T16	Birch	14	30.00	2	1	2	3	60	Medium	Part of Group of 3 Birch, Slight Lean to East, Near end of Life Expectancy	B2	Retain	3.60	41

Tree No.	Species	Height (in m)	Diameter (@1.5m Height) in m	Canopy Spread (in m)				Age Class	Overall Condition	Comments	BS 5837 Category	Recommendations	RPA Radius (in m)	RPA Area (in m2)
				N	E	S	W							
T17	Birch	14	30.00	2	4	3	2	60	Medium	Part of Group of 3 Birch, Slight Lean to East, Near end of Life Expectancy	Retain	3.60	41	
T18	Birch	13	33.00	4	5	1	2	60	Medium	Part of Group of 3 Birch, Slight Lean to East and Unbalanced Crown, Near end of Life Expectancy	Retain	3.96	49	
Hedging	Leylandii	"2-5"	<15	0.5	0.5	0.5	0.5	40	Poor	Unsuitable Species for TPO Character	Should be Removed	N/A	N/A	
Group of 10 Trees	Birch	14	Maximum 30cm	Various				60	Medium	Part of Group of Birch, Slight Lean to East and Unbalanced Crown, Near end of Life Expectancy, 2 Trees Dead Already	Retain	3.60	41	