



Annual Tree Health & Woodland Inspection.

Site:

Cubrieshaw Hall, Cubrieshaw Hall,
West Kilbride, KA23 9PN.

Site Number:

1255.

Date of inspection:

26th September 2023.

Inspector:

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CONTENTS

1.0	INTRODUCTION
2.0	LIMITATIONS
3.0	METHODOLOGY
4.0	WORKS PRIORITATIONS
4.1	AGE CLASIFICATION
5.0	ASH DIEBACK
6.0	SITE DISCRIPTION
7.0	SITE SURVEY
8.0	RECOMMENDATIONS
9.0	SITE PLAN

The findings of this report are valid for 12 months from the date of site inspection.

Trees are self-optimising organism, their condition can suddenly and quickly change.

This can occur after following adverse weather conditions or due to the effect of pests, disease and/or other biotic or abiotic factors and therefore may warrant re-inspection at shorter timescales than recommended in this report.

1.0 INTRODUCTION:

In endeavour to sustain and maintain sound management of the tree and woodland asset associated with the title site a general condition survey has been carried out. The primary aims of the task are:

- To assess the current condition of the existing woodland and individual trees to meet the audit requirements for the site.
- Identify any, and all arboricultural and tree management related matters that need address.
- Predominately inspect mature trees on the site, young trees may not be inspected to such regimes.

2.0 LIMITATIONS:

The details and conditions of the trees and general condition of other assets/aspects around the site are recorded as found during the time of the survey, where the weather conditions were showers, 14°, wet underfoot.

Changes to existing site conditions may influence the condition of individual tree specimens or groups of trees that, where as a result of common crown establishment, have a common interaction.

While every effort has been made to detect defects no guarantee can be given as to the absolute safety or otherwise of any individual tree or groups of trees where their crowns have an influencing factor.

The trees have been inspected from ground level employing Visual Tree Assessment (VTA) techniques, (not including soil conditions or soil type) soil type may be a guesstimate at the time of the inspection.

Trees and Woodland areas inspected/assessed by pedestrian traverses around the specific site, to observe any tree health related issues or damage caused by climatic extremes, that could produce an unacceptable risk to any users of the site or neighbouring properties including roads, footpaths etc.

Should any issues be observed during the inspection works will be programmed accordingly to alleviate any potential risks.

Where access is restricted due to gradients/physical obstructions to allow 360 degree, examination of trees these are viewed from as safe proximity as can be achieved and visual aids such as binoculars are used.

No decay detection equipment was used, unless stated.

It is recommended that trees continue to be inspected regularly.

The information contained within this report is for the sole use of Greenbelt Group Ltd, its officers and any agents approved by them, relative to the site in question. Any reference to the details of the survey by any third party is done so at their own risk.

3.0 METHODOLOGY:

All mature trees have been inspected from ground level employing Visual Tree Assessment (VTA) techniques.

Some young and newly planted may have been omitted from this report as they pose no significant harm, neither infected by insects or diseases, but they may be included as part of a general description.

Trees and Woodland areas inspected/assessed by pedestrian traverses around the specific site, to observe any tree health related issues or damage caused by climatic extremes that could produce an unacceptable risk to any users of the site or neighbouring properties including roads, footpaths etc.

Should any issues be observed during the inspection works will be programmed accordingly to alleviate any potential risks.

Where access is restricted due to gradients/physical obstructions to allow 360 degree, examination of trees these are viewed from as safe proximity as can be achieved and visual aids such as binoculars are used.

While every effort has been made to detect defects no guarantee can be given as to the absolute safety or otherwise of any individual tree or groups of trees where their crowns have an influencing factor. Trees are living organisms and are subject to influence by sudden changes in climatic conditions.

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Some trees will not be mentioned in the report, this is due to normal health, age classification surrounding environment and species characteristics. If the trees do not pose a risk to people/building, a low risk, these are taken for normal environments characteristics.

No decay detection equipment was used, unless stated.

4.0 TREE WORKS PRIORITY:

Priority levels for identified works or works proposals.

High – Works should be completed at the earliest opportunity.

Moderate – Works to be completed within a six month timescale.

Low – Less time critical, works should be undertaken within a twelve to twenty four month timescale or part of a long-term management plan.

On some occasions a specific timescale will be used that will differ to the above if described in the report.

4.1 AGE CLASSIFICATION:

Age class of trees is recorded as follows:

Semi-mature: established tree but less than 1/3 of its potential life expectancy.

Early Mature: Well-developed trees but not yet fully matured, typically of 1/3rd to 2/3rd life expectancy.

Mature: typically of over 2/3rd life expectancy.

Over-Mature: tree coming to the end of their natural lifespan and typically containing significant structural defects and or decay.

5.0 ASH DIEBACK

Chalara, known commonly as Ash Die Back caused by the fungus (*Hymenoscyphus fraxineus*) is now considered to be endemic and widespread throughout much of the UK. Symptoms/symptomology are not always obvious on mature trees, especially when leaves have already fallen.

The rate of decline of infected trees and the long-term prognosis for the health of Ash trees generally is currently uncertain.

Some research suggest that the UK may experience losses of up to 95% of its Ash trees and that, once infected, trees decline rapidly causing premature failure of the canopy of the infected trees .

Premature removal of healthy trees is, however, not recommended at this stage.

Once trees are infected and reach less than 50% of their normal foliar density, then it may be prudent to consider the removal of such trees where they pose a threat to persons or property (50 to 70% dead) or earlier if required.

6.0 SITE DESCRIPTION:

The main woodland areas at Cubrieshaw Hall are located to the West and East of the site. The East shelterbelt that runs between the houses and the main Ardrossan High Road, with an estimated age c 80 years, species composition: Beech, Sycamore, ash, elm, elder, rowan, scots pine.

Ground cover is a blend of coarse grasses, nettle and briar in places.

To the west side the shelterbelt is dominated by Sycamore with occasional pine, ash, hawthorn, rowan.

At the North end of the property (in front of the Hall) there is a small area of woodland edge mix, predominantly Elder and Hawthorn with some established Ash standards.

7.0 SITE SURVEY:

Advisory: The two previous years have had elongated dry periods, this can have a long-term effect on the trees, they can exhibit, foliar necrosis, premature defoliation, small foliage, and they can become stressed and vulnerable to pathogen attack. They will be monitored.

The overall condition of the trees are observed ranging from fair to good, some trees have small diameter deadwood in the canopies, not an issue.

No major decay fungi or significant mechanical defects being noted albeit there is evidence of occasional small diameter branches having been dislodged in high winds/storms

The dead stems at the northeast remain intact and can continue to be retained as standing deadwood for biodiversity benefits.

In the northern sector of the west belt there remains one dead stem and this continues to present minimum hazard and can continue to be retained as standing deadwood for biodiversity benefits.

Ash Dieback was observed and this will be monitored, should any recommendations occur these will be dealt with accordingly.

This site is on a steep bank with a stream running through it, some areas are very muddy and very slippery.

Thin and remove trees along residents fence lines.

Under Common Law affected land owners can prune any overhanging growth providing the cuts are made on their side of the boundary. If the works undertaken weaken or subject the tree to stress and ill health, the perpetrator/s can be held to account of their actions in a court of law.

If tree failure occurs after unauthorised works, Greenbelt will not be held responsible.

8.0 RECOMMENDATIONS OF WORKS:

- **Prescribed work, remove young trees along residents fence lines.**
- Continue to inspect of the trees / woodland by a suitably qualified/experienced person to ensure their safe existence for the long term amenity and environmental benefits and to meet the requirements of the WSOS.
- Any recommended pruning should be undertaken by a suitably qualified and experienced contractor operating in accordance with British Standard BS3998:2010 Tree work - Recommendations.
- Where crown reduction is specified, it is imperative that this work is undertaken sensitively, reducing the tree's height and spread by shortening or removing peripheral branches in a uniform and systematic manner. The final pruning cuts should be made back to a secondary branch, to maintain as far as is practicable a flowing outline to the crown and retain sufficient foliage-bearing growth to sustain the retained section of the branch.
- Should the contractor observe any additional issues whilst undertaking works, he/she should report their findings to the Arboricultural Manager as soon as possible.

9.0 Location plan of Cubrieshaw Hall, site No 1255.

Cubrieshaw Hall

1255

01 February 2020



Care has been taken to ensure the accuracy of all of the information in this brochure at the time of going to press. The contents are not, however, intended to form any part, or constitute any representation of any warranty or contract. Please note that architectural details, specifications and plot and amenity layouts shown are for guidance only and may be subject to variations. © Greenbelt Group Ltd 2021.

Property Factor
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