

Tree Survey Report

Yetts Lodge
2 Yetts Avenue
Kilmacolm
Renfrewshire
PA13 4QW

11th April 2024

Prepared for
Allan Campbell-Smith

Prepared by
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Introduction

This Arboricultural report relates to a residential tree stock at Yetts Lodge, 2 Yetts Avenue, Kilmacolm, PA13 4QW. Ayrshire Tree Surgeons Ltd are independent arboriculturalists and the report presents an impartial assessment of the trees. Tree safety inspections were conducted on 5th April 2024 using the negative survey method to identify trees requiring remedial work. Tree reports are subject to limitations; please refer to 'Limitations Visual Tree Inspections (VTA Type 1)' on page 8. The authority of this report ceases within one year from the date of the survey or following severe weather occurrences which supersede the current validity of the report.

Inspected trees are identified by a uniquely numbered metal tree tag attached to the tree which corresponds to the property plan (page 3) and tree schedule (pages 4 - 5). Trees recommended for remedial works or removal are highlighted in bold red numerals. Photographs are on page 6.

The tree works prescribed are in accordance with BS 3998:2010 "Tree work Recommendations".

Tree Preservation Order

Trees are within Kilmacolm, Tree Preservation Order No. IC 32. Please refer to Appendix 2 for further information. A Tree Preservation Order (TPO) gives the Council an opportunity to assess the impact of any proposed work to trees. The order is not intended to prevent the sound management of trees but to allow the Council to control works which affect them. No tree works should be conducted until a Decision Notice is received by Inverclyde Council.

Tree Work Recommendations

9 trees are recommended for remedial work or removal.

Trees proposed for removal:

1. Ash tree 666 at Chalara disease Stage 3.
2. Horse Chestnut 672 with a history of Bleeding Canker (*Pseudomonas syringae* pv. *aesculi*) and extensively colonised by honey fungus (*Armillaria* ssp. *Gallica*).
3. Dead Cherry 673.

Trees requiring minor pruning:

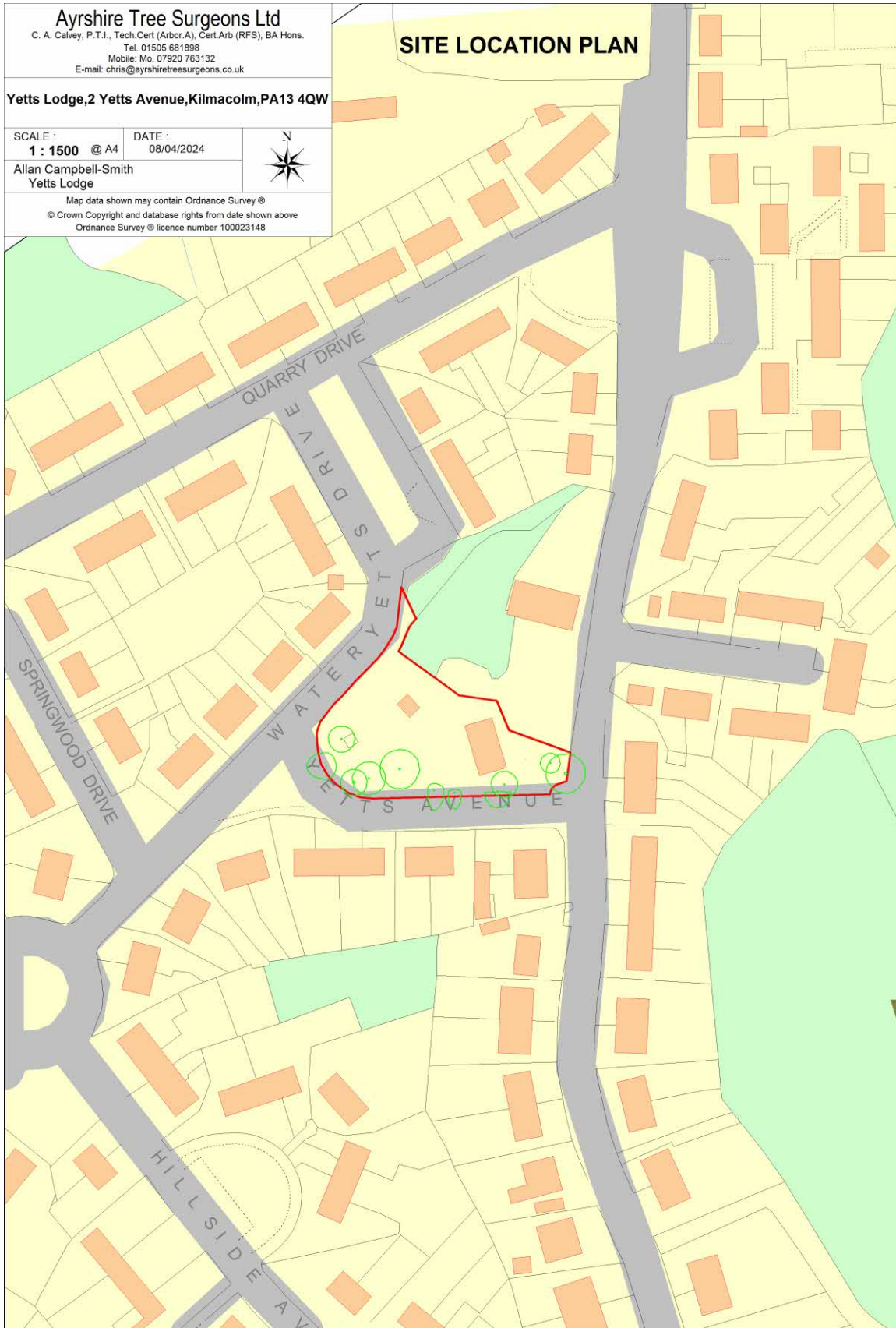
Branches from trees 664, 668, 669 hanging low over the public road are recommended for raising the lower crown to 5m to allow passage for high sided vehicles.

Trees recommended for Crown Reduction by 25%:

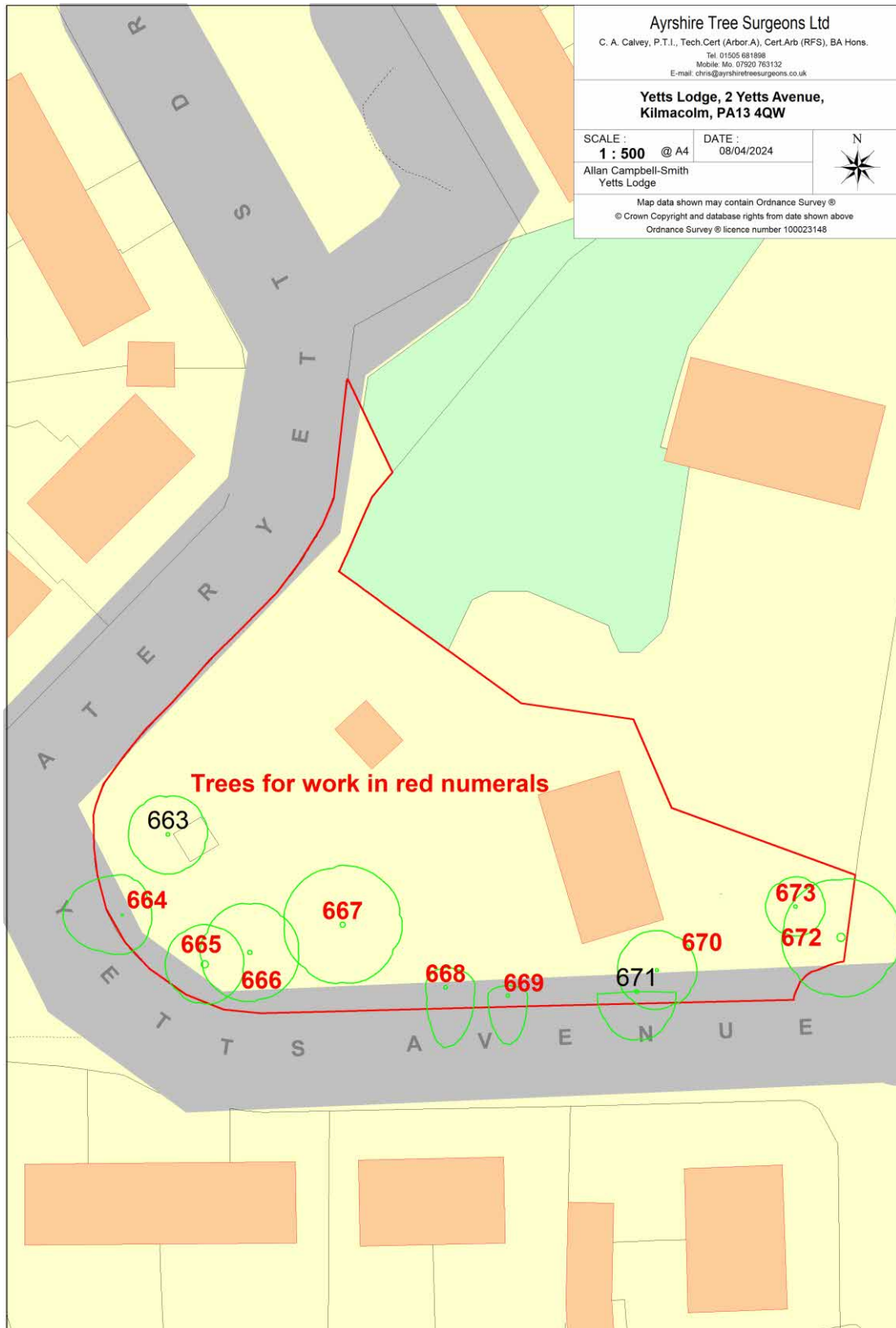
1. Sycamore 667 with a deep basal cavity north and leaning south compounding the risk of failure.
2. Sycamore 670 in poor structural condition with acute compression forks and included bark.

Other

Lime 665 is a decaying Stump with tall weakly attached regrowth recommended for removal.



Tree Positions Plan



Schedule of trees for remedial works

| Easting Northing | Tree ID | Common Name <i>Latin Name</i> | Age Class | Height (m) | Crown height (m) | N.o of Stems | Stem diam (mm) | Stem 2 (mm) | Stem 3 (mm) | C.Spr - N (m) | C.Spr - E (m) | C.Spr - S (m) | C.Spr - W (m) | Quality | Life Expectancy | Cond. Class |
|---|---------|---|-------------|------------|------------------|--------------|----------------|-------------|-------------|---------------|---------------|---------------|---------------|---------|-----------------|-------------|
| 235744.3 670499.9 | 663 | Common Ash <i>Fraxinus excelsior</i> | Mature | 13 | | 1 | 410 | | | 4 | 4 | 4 | 4 | Poor | <10 yrs | Poor |
| Chalara disease stage 2. Canopy heavily weighted west. Not overhanging transformer. Crown raised specimen. No remedial works currently required. Monitor development of the disease annually. | | | | | | | | | | | | | | | | |
| 235739.7 670491.8 | 664 | Wych Elm <i>Ulmus glabra</i> | Young | 9 | 3 | 5 | 220 | 200 | 170 | 4 | 3 | 4 | 6 | Low | 10 to 20 yrs | Fair |
| Low overhanging branches at 4m obstructing high sided vehicles. Raise canopy by removing lowest branches only to clear 5m from road level. | | | | | | | | | | | | | | | | |
| 235748 670486.8 | 665 | Common Lime <i>Tilia europaea</i> | Mature | 18 | | 1 | 750 | | | 4 | 4 | 4 | 4 | Low | 10 to 20 yrs | Poor |
| The original tree historically failed at 1m leaving a low stump which has subsequently generated new branch growth connected at the base to rotting tissue. Remove growth above 1.5m. | | | | | | | | | | | | | | | | |
| 235752.6 670488 | 666 | Common Ash <i>Fraxinus excelsior</i> | Mature | 22 | | 1 | 450 | | | 5 | 5 | 5 | 5 | Poor | <10 yrs | Poor |
| Chalara disease stage 3. Recommended for removal within 8 months. | | | | | | | | | | | | | | | | |
| 235761.9 670490.8 | 667 | Sycamore <i>Acer pseudoplatanus</i> | Mature | 22 | | 1 | 525 | | | 6 | 6 | 6 | 6 | Low | 10 to 20 yrs | Poor |
| Deep basal cavity north. Tree leaning south compounding the risk of failure. Recommended for 25% crown reduction in September 2024 after bird nesting period. Currently active Corvid nest upper canopy. | | | | | | | | | | | | | | | | |
| 235772.2 670484.5 | 668 | Common Beech <i>Fagus sylvatica</i> | Semi-mature | 17 | 2.5 | 1 | 360 | | | 2 | 3 | 6 | 2 | High | >40 yrs | Good |
| South canopy hanging low over road. Raise lower crown roadside to 5m | | | | | | | | | | | | | | | | |
| 235778.5 670483.7 | 669 | Wild Cherry <i>Prunus avium</i> | Mature | 10 | 3 | 1 | 365 | | | 1 | 2 | 5 | 2 | Low | 10 to 20 yrs | Fair |
| Lower branches overhang road. Raise roadside canopy to 5m | | | | | | | | | | | | | | | | |

Schedule of trees for remedial works

| Easting Northing | Tree ID | Common Name <i>Latin Name</i> | Age Class | Height (m) | Crown height (m) | N.o of Stems | Stem diam (mm) | Stem 2 (mm) | Stem 3 (mm) | C.Spr - N (m) | C.Spr - E (m) | C.Spr - S (m) | C.Spr - W (m) | Quality | Life Expectancy | Cond. Class |
|---|------------|---|-------------|------------|------------------|--------------|----------------|-------------|-------------|---------------|---------------|---------------|---------------|----------|-----------------|-------------|
| 235793.5 670486.2 | 670 | Sycamore <i>Acer pseudoplatanus</i> | Semi-mature | 15 | | 2 | 320 | 330 | | 4 | 4 | 4 | 4 | Low | 10 to 20 yrs | Poor |
| Poor structural condition with acute compression forks and included bark. Reduce crown by 25 % within 8 months. | | | | | | | | | | | | | | | | |
| 235791.4 670484.1 | 671 | Sycamore <i>Acer pseudoplatanus</i> | Mature | 16 | | 2 | 400 | 400 | | 0 | 4 | 5 | 4 | Moderate | 20 to 40 yrs | Poor |
| Poor structural condition. Compression forks with included bark at 1m. Crown entirely weighted south over road. Monitor damage to roadside wall. | | | | | | | | | | | | | | | | |
| 235812.6 670489.7 | 672 | Horse Chestnut <i>Aesculus hippocastanum</i> | Mature | 18 | | 1 | 850 | | | 6 | 6 | 6 | 6 | Poor | <10 yrs | Poor |
| A history of bacterial canker has impacted the tree up to 10m from base. Extensively colonised by honey fungus. Decaying sapwood throughout. History of branch failure. Remove tree to ground level within 3 months. | | | | | | | | | | | | | | | | |
| 235807.4 670492.6 | 673 | Wild Cherry <i>Prunus avium</i> | Mature | 9 | | 1 | 375 | | | 3 | 3 | 3 | 3 | Poor | n/a | Dead |
| Dead tree for removal. (Stem could be retained to 5m height for biodiversity but all above to be removed). | | | | | | | | | | | | | | | | |



Elm 664 remove low hanging branches over road



Lime stump 665 remove all regrowth connected at the base to rotting tissue



Horse Chestnut 672 - high risk – remove within 3 months



Sycamore 670 Poor structural condition with acute compression forks and included bark. Reduce crown by 25 % within 8 months.



Cherry 669 remove low hanging branches over road



Sycamore 671 Monitor damage to roadside wall – no works currently required



Sycamore 667 Recommended for 25% crown reduction



Beech 668 remove low hanging branches over road

Abbreviations and classifications used in the Tree Schedule

Age composition

Age Class relates to relative longevity which can vary significantly between tree species and the influence of current condition. Variation can exist to the degree such that a Prunus tree of 'Late Mature' class may be 80 years old with a life expectancy of 10 to 20 years. 80 years would be considered 'Semi-Mature' for an Oak which in normal circumstances may live for 250 years or longer.

Young trees.

Semi-mature - trees less than one third of life expectancy.

Early-mature - trees between one third and half of life expectancy.

Mature - between half and two thirds of life expectancy.

Late-mature - In the later stage of maturity and may be in good health and condition.

Over-mature - Senescent specimen with a limited safe useful life expectancy.

Veteran - where a tree possesses certain attributes relating to great age.

Condition

Trees are categorised as either Dead, Dying; or in Poor, Varied, Fair and Good condition and relates to the health and structure of the tree.

1. Good: Healthy, full crown, long life expectancy, no significant defects.
2. Fair: Generally healthy, some thinning of crown, some defects of Low significance, and limited life expectancy.
3. Varied. Defects are confined to one aspect of the tree but may be significant to reduce life expectancy while the remainder of the tree is good condition.
4. Poor: Lacking vigour, short life expectancy, sparse leaf cover, significant defects.
5. Dangerous: Works are to be conducted within urgent timescales.
6. Dying/Dead: Removal required where the tree poses a risk but may be of high ecological value and be retained in woodland.

Survey & Report Limitations – Negative tree survey method

The negative tree survey method allows for a large number of trees to be assessed but does not allow for the recording of every tree. The survey is only concerned with the arboriculture aspects of the site. Any observations that are made regarding the condition of built structures and hydrology are from a laypersons view. The legal property on which the trees stand is not assessed.

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 close to trees, tree work undertaken, or during and following severe weather occurrences which supersede the current validity of the report.

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 such visual obstructions such as, but not limited to, snow, epicormic growth, ivy, restricted access or unsafe terrain; 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 surveyor cannot accept any liability in connection with the following:

1. A tree which has not been subject to a full and thorough inspection.
2. Ivy covered trees.
3. Trees which are unreasonably challenging to access.
4. For any part of a tree that is not visible from the ground near the tree.
5. The structural stability of steep banks on which trees grow.
6. Where excavations have taken place within the rooting area of a tree at any time.
7. Branch or limb failure resulting from conditions associated with Summer Branch Drop.
8. The effect of extreme weather events, and branches failing during high winds.
9. Trees failing due to high winds; sometimes referred to as wind blow or wind throw.
10. Tree failure caused by loss of adhesion in waterlogged soil and root decay. Underground roots are not inspected.
11. Tree failure caused by spate water.
12. The report relates to trees on the client's land only. Trees on neighbouring land are excluded from surveyors' liability.

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.

Planning restrictions applying to tree works remain the responsibility of the tree owners.

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.



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Appendix 1 – Project Contact Details

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www.inverclyde.gov.uk/planning-and-the-environment/planning-applications

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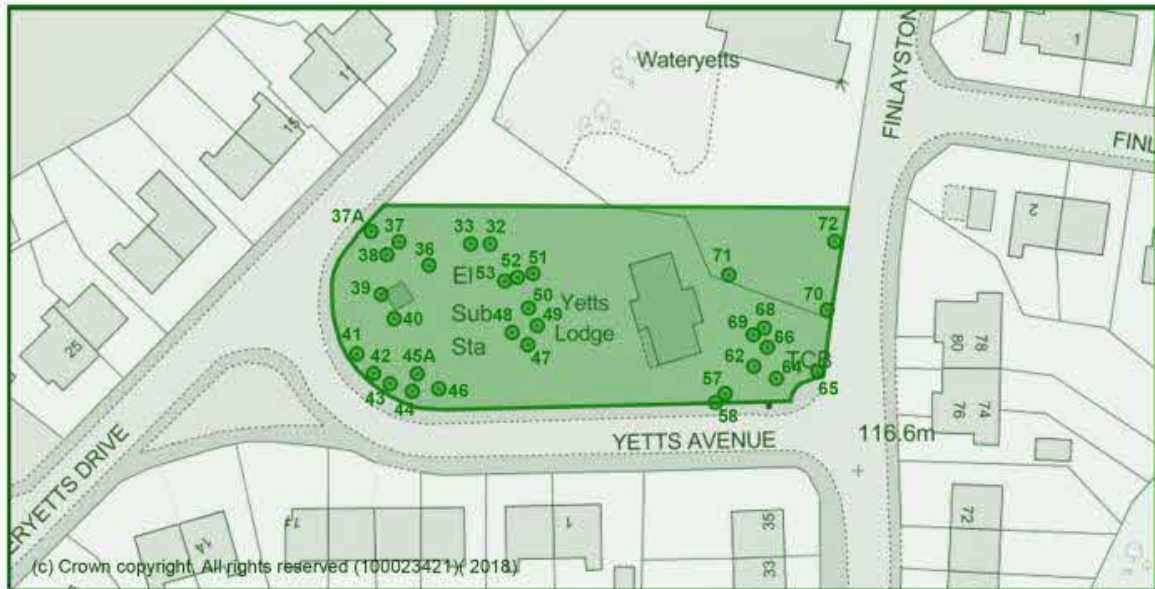
Appendix 2 – Tree Preservation Order

Site Name: Wateryetts & Yetts Lodge

Area: 0.22 hectares or thereby

Address: Finlaystone Road/Yetts Avenue

Date of Confirmation: October 2017



| No. on Map | Description | No. on Map | Description |
|------------|--------------|------------|----------------|
| 32 | Sycamore | 49 | Sycamore |
| 33 | Sycamore | 50 | Sycamore |
| 36 | Sycamore | 51 | Sycamore |
| 37 | Noble Fir | 52 | Sycamore |
| 37a | Sycamore | 53 | Sycamore |
| 38 | Sitka Spruce | 57 | Sycamore |
| 39 | Ash | 58 | Sycamore |
| 40 | Sycamore | 62 | Sycamore |
| 41 | Elm | 64 | Cherry-Gean |
| 42 | Lime | 65 | Horse Chestnut |
| 43 | Lime | 66 | Cherry-Gean |
| 44 | Sycamore | 68 | Scots Pine |
| 45A | Sycamore | 69 | Larch |
| 46 | Ash | 70 | Ash |
| 47 | Sycamore | 71 | Yew |
| 48 | Lime | 72 | Sycamore |

Appendix 3 - Wildlife Legislation

The Wildlife and Countryside Act 1981 consolidates and amends existing national legislation to implement the Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) and Council Directive 79/409/EEC on the Conservation of Wild Birds (Birds Directive) in Great Britain. It is complimented by the Wildlife and Countryside (Service of Notices) Act 1985, which relates to notices served under the 1981 Act, and the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended), which implement Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (EC Habitats Directive).

The Act received royal assent on 30 October 1981 and was brought into force in incremental steps. Amendments to the Act have occurred, the most recent being the Countryside and Rights of Way (CRoW) Act 2000 (in England and Wales) and the Nature Conservation (Scotland) Act 2004 (in Scotland). There is also a statutory five-yearly review of Schedules 5 and 8 (protected wild animals and plant respectively), undertaken by the country agencies and co-ordinated by the Joint Nature Conservation Committee. Containing four Parts and 17 Schedules, the Act covers protection of wildlife (birds, and some animals and plants), the countryside, National Parks, and the designation of protected areas, and public rights of way.

The Act makes it an offence (with specific exception to some species listed in Schedule 2) to intentionally kill, injure, or take any wild bird or their eggs or nests. Special penalties are available for offences related to birds listed on Schedule 1, for which there are additional offences of disturbing these birds at their nests, or their dependent young. The removal of shrubs and ivy occupied by nesting birds constitutes an offence.

The Act makes it an offence (subject to exceptions) to intentionally kill, injure, or take, possess, or trade in any wild animal listed in Schedule 5, and prohibits interference with places used for shelter or protection, or intentionally disturbing animals occupying such places.

Appendix 4 - References

British Standards Institute (1989)
BS 3998 "Tree Work"
BSI, 2 Park Street, London

British Standard 5837: 2012
Guide for Trees in Relation to Design, Demolition
and Construction: Recommendations.
BSI, 2 Park Street, London

Dr D Lonsdale, DETR London,
Forestry Commission (1999)
Research for Amenity Trees No 7.

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

MATTHECK C. (1994)
The Body Language of Trees
HMSO Publications, London

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

MATTHECK C. & WEBER K. (2003)
Manual of Wood Decay in Trees
Arboriculture Association

Sources of Information

The Consulting Arborist Society
<https://tree-expert-finder.co.uk/contact.php>

The Arboricultural Association
<http://www.trees.org.uk>

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