

TREE SURVEY REPORT

7 KENILWORTH ROAD
BRIDGE OF ALLAN

For and on behalf of:

Mr & Mrs Taylor
7 Kenilworth Road
Bridge of Allan
Stirlingshire
FK9 4DU

July 2022

SURVEY OVERMARKED TO UPDATE REMOVED TREES 12/4/24,
BY ALLY CROLL ARCHITECT LTD FOR PLANNING PURPOSES.

Prepared by:

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EAMONN WALL & CO.



WOODLAND DESIGN AND MANAGEMENT
FORESTRY AND ARBORICULTURE

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Appendix: Map - Tree Protection Plan

1. Introduction

The purpose of this Tree Survey Report is to ascertain the condition of five trees, and to consider the arboricultural implication assessment of plans to erect two gateways on the driveway into the property.

2. Tree Resource Description

Five trees were inspected on 8th July 2022.

The trees are as follows:

- Hawthorn - at eastern end;
- Dawn Redwood - next to eastern driveway entrance;
- Deodar Cedar - middle front lawn;
- Katsura - middle front lawn; and
- Silver birch - next to western driveway entrance.

Full details of the trees are contained in the Tree Schedule.

3. Tree Survey

3.1 The objectives of the survey are:

- To undertake a detailed assessment with regard to the nature, extent and condition of the trees.
- To provide a comprehensive inventory of the surveyed trees, in line with the British Standard 5837:2012 – ‘Trees in relation to design, demolition and construction – Recommendations’.
- To provide recommendations for works required in the interests of safety, sound arboricultural management, and to facilitate future development planning.

3.2 Limitations

- The findings and recommendations contained within this report are valid for a period of twelve months from the date of survey, ie until 8th July 2023.
- As trees are living organisms and subject to change it is strongly recommended that they are inspected on a regular basis for reasons of safety.
- The report relates only to the trees surveyed.
- The trees have been visually inspected from ground level and whilst every effort has been made to detect defects, no absolute guarantee can be given as to the structural stability or otherwise of any individual tree. Extreme weather conditions can cause damage to even apparently healthy trees.
- A detailed assessment of the internal condition of the trees was not undertaken.
- This report has been prepared for the sole use of the owners of the property and their appointed agents. Any third party referring to this report or relying on the information contained herein does so entirely at their own risk.

3.3 Tree Survey Methodology

The survey was carried out from the ground on 8th July 2022, by Eamonn Wall BSc MSc TechCertArb DipGD FICFor from within the confines of the site. Weather conditions at the time were warm and sunny.

The Visual Tree Assessment method (stage 1) was used to determine the condition of the trees. (*The Body Language of Trees: A Handbook for Failure Analysis*, Claus Mattheck and Helge Breloer, 2006).

The trees were tagged with numbered aluminium discs (twice nailed) - Tree Nos. 0665, 0666, 0667, 0668 and 0670. Information on the tree is provided in the Tree Schedule. This records pertinent details as follows:

Tree number	-	Number of tree as shown on the tree survey map.
Common name	-	Common name of species.
Botanical name	-	Botanical name of species.
Stem diameter	-	Diameter at breast height. Measured in millimetres at 1.5m.
Height	-	Height of tree assessed in metres.
Crown spread	-	Maximum spread of branches from centre of trunk to drip line.
Crown clearance	-	Average crown clearance above adjacent ground level assessed in meters.
Age class	-	Young (Y), middle-aged (MA), mature (M), over mature (OM), veteran (V).
Comments	-	General comments on tree health, structural condition and form, highlighting any defects or areas of concern.
Useful remaining life expectancy	-	Estimated remaining contribution, in years 0-10, 10-20, 20-40, 40+.
Physiological condition	-	Good, fair, poor, dead.
Crown density	-	Reduction in crown density (%).
Reduction in crown canopy	-	% reduction.
Preliminary management recommendations	-	Recommended remedial action/arboricultural work.
Root protection area (RPA)	-	Radius in metres.
Timescale for recommendations	-	Time within which recommendations should be undertaken.
No work required	-	NWR

Additional information obtained post-survey included in the Tree Schedule, comprising:

- Tree protection radius. The radius, in metres, of individual tree root protection zones, calculated as 12 times the stem diameter (as per BS 5837:2012 – ‘Trees in relation to design, demolition and construction – Recommendations’). This can be off-set in one direction by 20% for open grown trees.

Trees are graded with a tree category (as per BS 5837:2012). There are four main categories as noted below, A, B and C for trees good enough to be retained and R for trees to be removed. This is fully expanded below. Within these categories, trees can be assessed for their specimen value, their landscape value or their conservation value.

Category and definition	Criteria – Subcategories		
<p>Category A</p> <p>High quality and value: considered to make a substantial contribution for 40+ years.</p> <p>Category B</p> <p>Moderate quality and value: considered to make a significant contribution for a minimum of 20 years.</p> <p>Category C</p> <p>Low quality and value: currently in adequate condition to remain for a minimum of 10 years, or young trees with a diameter <150mm.</p>	<p>1 Mainly arboricultural values</p> <p>Particularly good example of species. Rare, unusual or essential components of groups. Formal or semi-formal arboricultural feature (e.g. principle trees in avenues)</p> <p>Trees that might be in the high category but are downgraded due to impaired condition (e.g. remediable defects, unsympathetic past management or storm damage).</p> <p>Those not qualifying in higher categories.</p>	<p>2 Mainly landscape values</p> <p>Trees, groups or woodlands providing definite screening, or softening effect on the landscape, in relation to views into, or out of the site. (e.g. arboricultural features assessed as groups)</p> <p>Trees usually present as groups or woodlands forming a distinct landscape feature, thereby attracting a higher collective rating than as individuals.</p> <p>Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit.</p>	<p>3 Mainly cultural values, including conservation</p> <p>Trees, groups or woodlands of significant conservation, historical, commemorative or other value.</p> <p>Trees with clearly identifiable conservation or other cultural benefits.</p> <p>Trees with very limited conservation value or other cultural benefits.</p>
<p>Whilst category C trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation.</p>			

Trees for removal

Category and definition	Criteria – Subcategories
<p>Category R</p> <p>Any existing value would be lost within 10 years and which should, in the context of the proposed development be removed for reasons of sound arboricultural management.</p>	<ul style="list-style-type: none"> • Trees with serious, irremediable, structural defects, such that their loss is expected due to collapse, including those that will become unviable after removal of other R category trees. • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline. <ul style="list-style-type: none"> • Trees infected with pathogens of significance to health and/or safety of other trees nearby (eg Dutch Elm Disease), or very low-quality trees suppressing adjacent trees of better quality.

4. Arboricultural Recommendations

4.1 Tree Works - Cut Ivy

Tree No. 0668 - Silver Birch Remove ivy by cutting a 100mm gap in the ivy stem.

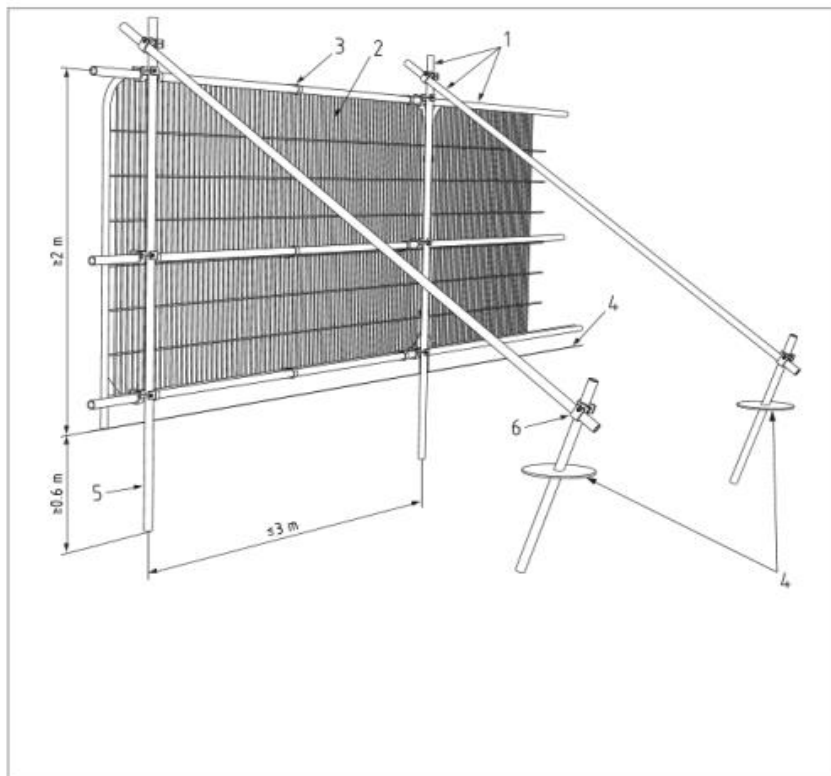
4.2 Trees and Construction

In order to safeguard trees during any construction activity phase we recommend the establishment of a tree protection zone from which all construction activity, including material storage, is excluded. This ensures the tree roots (which are in the top 60cm of the soil profile) are not damaged by compaction and tree boles/branches are not damaged by construction traffic.

BS 5837:2012 recommends the erection of a scaffold fence at approximately a distance of 12 times the diameter of the tree. Heras fencing with movable blocks is not acceptable. Tree roots often grow out twice the crown distance from the stem. A 20% off-set is allowed for open grown trees.

4.3 Protective Fencing

Specification to create construction free zone around tree root protection areas.



Key

- 1 Standard scaffold poles
- 2 Heavy gauge 2m tall galvanized tube and welded mesh infill panels
- 3 Panels secured to uprights and cross-members with wire ties
- 4 Ground level
- 5 Uprights driven into the ground until secure (minimum depth 0.6m)
- 6 Standard scaffold clamps

5. Arboricultural Implication Assessment

New Entrance Gates

Tree No. 0665 (hawthorn) will not be impacted by the revised entrance layout.

Trees Nos. 0666 and 0668 will only be slightly compromised by the revised entrance layout.

Tree Nos. 0670 and 0667 are both contained in the front lawn and will not be impacted by the revised layout.

It is very important that construction activity is minimised, and storage of materials restricted to the driveway and not onto the grass and shrub areas.

TREE SCHEDULE


Tree Schedule
7 Kenilworth Road, Bridge of Allan

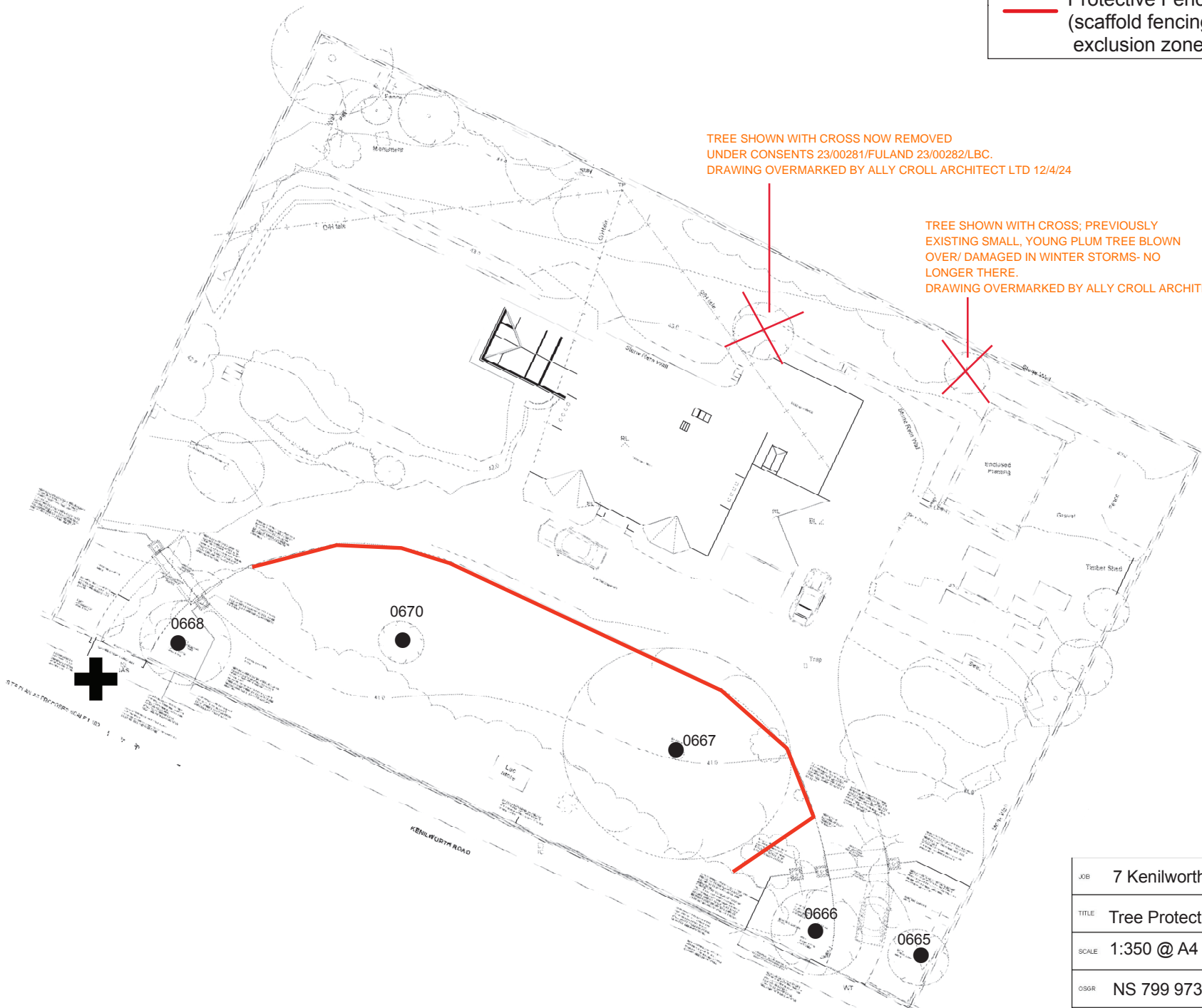
Tree No.	Common Name	Botanical Name	Dia. at 1.5m Above Ground Level (mm)	Height (m)	Crown Spread (m)				Crown Clearance (m)	Age Class	Phys. Condition	Useful Life Expectancy (years)	Reduction in Crown Density (%)	BS Retention Grade	RPA Radius (m)	Comments	Outline Recommendations
					North	South	East	West									
0665	Hawthorn	<i>Crataegus monogyna</i>	290	14	7	2	4	4	1	M	Good	20-40	0	B	3.48	Single bole leaning north with rounded and deep crown.	NWR
0666	Dawn Redwood	<i>Metasequoia glyptostroboides</i>	1,090	28	5	6	10	6	3	M	Fair	20-40	20%	B	13.08	Single bole with deep open crown. Some small minor deadwood in lower canopy.	NWR
0667	Deodar Cedar	<i>Cedrus deodara</i>	1,430	30	15	15	13	15	3	M	Good	40+	10%	A	17.16	Large tree. Bole forks at 5m into 11 uprights. Large crown.	NWR
0668	Silver Birch	<i>Betula pendula</i>	600	27	8	8	8	8	2	M	Fair	10-20	30%	B	7.20	Large tree. Single bole into large rounded crown. Reduction in crown density in top 20% of crown. Ivy clad.	Remove ivy within two months by cutting out 100mm section of its bole.
0670	Katsura	<i>Cercidiphyllum japonicum</i>	130 (x4)	17	4	4	4	4	2	M	Good	20-40	10%	A	3.12	Four boles from base. Open grown tree with deep rounded crown.	NWR

APPENDIX
TREE PROTECTION PLAN





Legend

 Protective Fence to BS 5837:2012
(scaffold fencing to create construction exclusion zone)



TREE SHOWN WITH CROSS NOW REMOVED
UNDER CONSENTS 23/00281/FULAND 23/00282/LBC.
DRAWING OVERMARKED BY ALLY CROLL ARCHITECT LTD 12/4/24

TREE SHOWN WITH CROSS; PREVIOUSLY
EXISTING SMALL, YOUNG PLUM TREE BLOWN
OVER/ DAMAGED IN WINTER STORMS- NO
LONGER THERE.
DRAWING OVERMARKED BY ALLY CROLL ARCHITECT LTD 12/4/24

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TITLE	Tree Protection Plan	
SCALE	1:350 @ A4	
OSGR	NS 799 973 	
DATE	July 2022	