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## **TREE SURVEY REPORT**

**Customer – Mr G. Bryce**

**Site –**Proposed erection of dwelling house, woodland south east of Benvoullin Lodge, Benvoullin Road, Oban

**Surveyor – Liam Griffin**

**Surveyor's Qualifications –** Qualified arborist since 2008, qualified utility arboriculture surveyor since 2010. Proprietor of Tree Works Oban since 2011.

**Date of Survey –** 20<sup>th</sup> April 2017

**Summary –** The site in question is an area of mixed woodland with hard and softwood trees. I estimate there to be 330-350 trees within the wooded area, with ages estimated to be from young saplings to 70-80 year old mature trees. There is a steep slope running down from the crash barrier at Benvoullin Road towards Longsdale Road. The woods appear to have had minimal management in recent times resulting in a large number of tall, slender, tightly packed trees which may benefit from thinning work. There are a number of windblown trees throughout the site which again suggest the need for maintenance. The southern edge of the site (at Benvoullin Road crash barrier) has been used as a fly tipping site with garden waste, rubble and general rubbish accumulating at the base of many trees, having a negative impact on the health of these trees. There is an informal public footpath and a low voltage overhead power line running through the woods at the North eastern side.

**Proposed tree cutting work for erection of dwelling house –** Fell 16 mixed species trees (see schedule A and enclosed photographs)

**Proposed Tree cutting work of remaining trees for protection of dwelling house –** Prune/fell 3 mixed species trees (see schedule B and enclosed photographs)

<b>Schedule A, felling of trees for construction of dwelling house</b>			
<b>Tree Number</b>	<b>Species</b>	<b>Diameter @ 1m above ground (cm)</b>	<b>Comments</b>
1	Beech	75	Appears healthy
2	Beech	25	Tall and slender with very high crown
3	Oak	45	Mainly healthy but with some dead branches due to some poor pruning cuts. Three large branches in close proximity to power line
4	Beech	15	Young beech tree with heavy lean towards road
5	Beech	30	Tall slender tree with pronounced deviation approx. 8m above ground
6	Beech	70	Large, double stemmed beech with included bark union and two co-dominant stems. Number of dead branches
7	Beech	65	Tall beech with included bark union and large wound at base of stem due to butt rot or possible mechanical damage
8	Ash	35	Tall ash overgrown with ivy and very top heavy
9	Ash	65	Large ash with broken lower limb. Overgrown with ivy and very top heavy
10	Beech	45	Tall beech with pronounced deviation in main stem approx 7m above ground level. Rylock fence nailed into main stem at base

<b>Schedule A, felling of trees for construction of dwelling house</b>			
<b>Tree Number</b>	<b>Species</b>	<b>Diameter @ 1m above ground (cm)</b>	<b>Comments</b>
11	Ash	40	Tall ash thick with ivy and very top heavy
12	Ash	40	Multi stemmed ash thick with ivy and suppressed by larch. Approx 50cm of rubble around base
13	Larch	100	Very large larch overgrown by ivy. Multiple broken and dead branches. Approx 1m of rubble around base
14	Ash	35	Tall, top heavy ash with heavy lean towards road. Approx 50cm of rubble around base and light ivy on main stem
15	Ash	35	Triple stemmed ash with dead/dying back stem. Flaking bark and signs of rotting timber at base possibly due to approx 30cm of rubble around base
16	Ash	25	Overgrown with ivy

<b>Schedule B, work required on remaining trees</b>				
<b>Tree</b>	<b>Species</b>	<b>Diameter @ 1m above ground (cm)</b>	<b>Comments</b>	<b>Work required</b>
<b>A</b>	Beech	75	Included bark union with one stem leaning towards site of dwelling house	Prune one of two co-dominant stems
<b>B</b>	Larch	55	Tall larch, previously windblown and regrown with exposed root system	Fell
<b>C</b>	Beech	55	Number of branches growing out over road	Crown raise to improve visibility at entrance to site

**Further Comments –**

The site benefits from having easy access to the main road. There is unrestricted visibility to the pedestrian right of way from Benvoullin Gardens. There will be clear visibility to the main road after tree pruning work. In my opinion the remaining trees are a sufficient distance away from the proposed house that the roots would pose no significant impact on the development. If approval is given to remove the aforementioned sixteen trees then I feel that there would be sufficient sun lighting and day lighting standards on the proposed house with minimal overshadowing effects.

