



AGL Architect Ltd
32 Carseview Road
Bannockburn
Stirling
FK7 8LQ

11th March 2023

FAO Sandy Lees

Dear Sirs

SUR140 Breadalbane Street Tobermory - Invasive Weeds Survey

The above site and neighbouring boundaries have been inspected and we are pleased to provide the following survey report on our findings together with our general recommendations.

Site Description

The survey is an area of land set aside for planning permission for a residential building to the east of Breadalbane Street, Tobermory, Mull.

Accessed from street level, the land steeply falls eastward, comprising of recently cleared vegetation allowing access into otherwise generally, densely overgrown site.

Survey Details

A non-intrusive visual walkover survey was carried out on 9th March 2023. At this time of year invasive species are easily identified by any vegetation visible at the time of our inspection along with any plant residue such as leaf litter and dead stalks which remained from the previous growing season.

Japanese knotweed is known to be located approximately 50m from site, a distance that should not affect survey area. As a result, closer inspection, especially of the southern site boundary and neighbouring properties were part of the survey brief.

Survey Findings Summary

There was **no evidence of any invasive plants detected during the survey**. We would confirm that the survey area and boundaries should therefore be regarded as free of any risk of invasive plants for any future development work.

Recommendations









Given the survey area is free of any invasive plants, there is no need for any further input from an invasive weeds specialist other than that mentioned already in our summary. All future works undertaken should therefore ensure compliance with SEPA recommendations, current legislation and achieve Best Practice.

Scotweed Ltd specialise in the identification of invasive plants and in a variety of treatment options available including herbicide management and removal and disposal services.

Yours faithfully

Paul Burns MSc CSJK
ScotWeed Ltd

Survey Photographs

<p>View from access gate</p>	<p>View south across survey from street</p>	<p>View across survey area towards access gate</p>	<p>Within site looking east</p>
			
<p>View north from southern boundary</p>	<p>View north from within site</p>	<p>View north up towards access gate</p>	<p>Pipeline amongst dense undergrowth at lower eastern section</p>
			

Invasive Weeds Survey Location Plan

