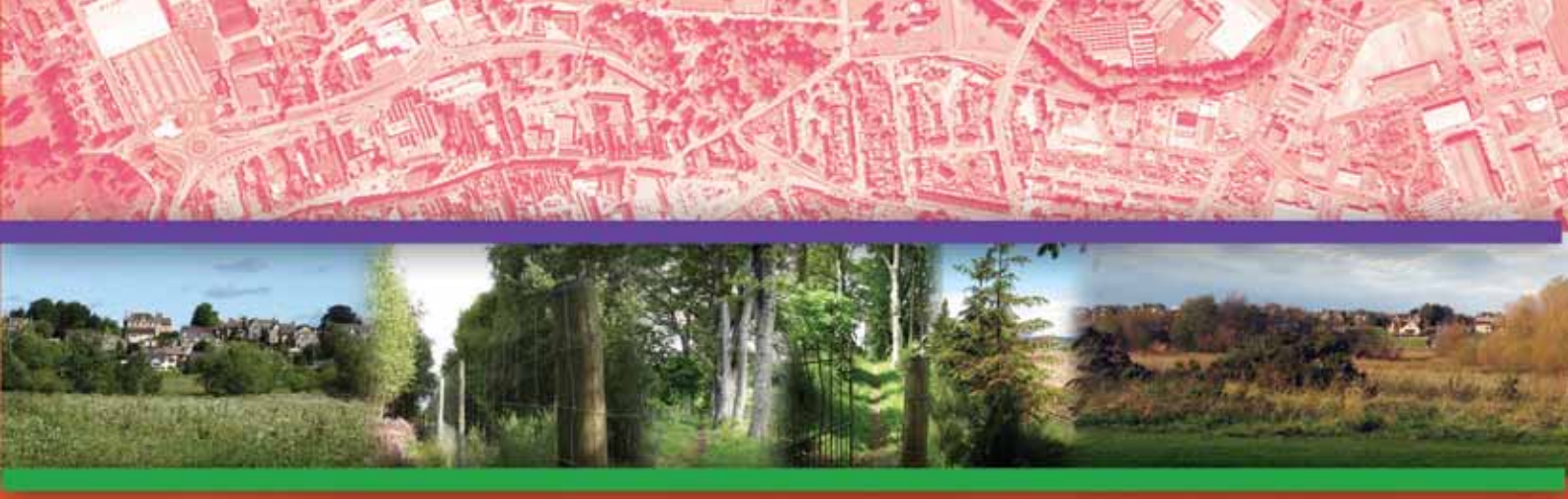


Moray Development Plan Review

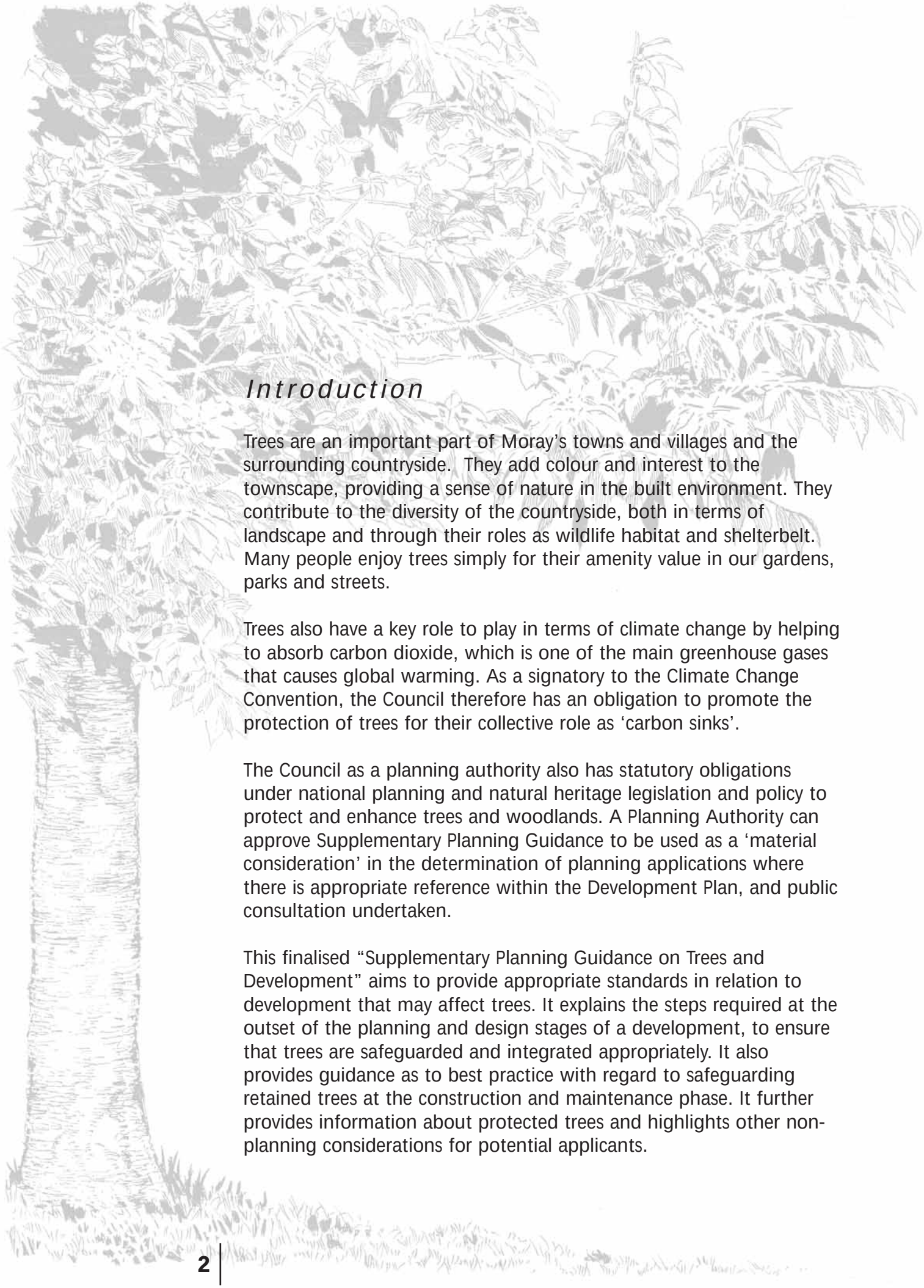
TREES AND DEVELOPMENT

Finalised Supplementary Planning Guidance
April 2008

CONSULTATION

the moray council

Contents



Introduction

Trees are an important part of Moray's towns and villages and the surrounding countryside. They add colour and interest to the townscape, providing a sense of nature in the built environment. They contribute to the diversity of the countryside, both in terms of landscape and through their roles as wildlife habitat and shelterbelt. Many people enjoy trees simply for their amenity value in our gardens, parks and streets.

Trees also have a key role to play in terms of climate change by helping to absorb carbon dioxide, which is one of the main greenhouse gases that causes global warming. As a signatory to the Climate Change Convention, the Council therefore has an obligation to promote the protection of trees for their collective role as 'carbon sinks'.

The Council as a planning authority also has statutory obligations under national planning and natural heritage legislation and policy to protect and enhance trees and woodlands. A Planning Authority can approve Supplementary Planning Guidance to be used as a 'material consideration' in the determination of planning applications where there is appropriate reference within the Development Plan, and public consultation undertaken.

This finalised "Supplementary Planning Guidance on Trees and Development" aims to provide appropriate standards in relation to development that may affect trees. It explains the steps required at the outset of the planning and design stages of a development, to ensure that trees are safeguarded and integrated appropriately. It also provides guidance as to best practice with regard to safeguarding retained trees at the construction and maintenance phase. It further provides information about protected trees and highlights other non-planning considerations for potential applicants.

Trees and the Planning and Design Phase

In new developments, the integration of established trees into the overall design can enhance the value of the development. Retained trees add aesthetic value by giving the site a sense of instant maturity and softening the harsh lines of buildings. On a functional level they can also be used to define space within a development, direct views and movement through the development, provide a shelterbelt for new plantings and future protection for residents from both noise and the weather.

However, the planning and design of a development must also ensure that the preservation of existing trees, and the planting of new trees, enhances the aesthetic and environmental value of the development, without compromising the structure of the buildings or the liveability of the site (See Box 1).

Best practice involves preparing a Tree Survey prior to commencing any design work and developing a Tree Protection Plan in tandem with the design phase. Consulting an expert at the planning and design stage to undertake this work will help to avoid any potential problems and save time and expense over the longer-term life of the development.

Tree Information Requirements for Applicants

The Council requires a Tree Survey and Tree Protection Plan (TPP) to be submitted, by the applicant, with any planning application for detailed permission on designated sites in the Local Plan that have trees (See Box 2 for definitions).

For all other applications, a Tree Survey and Tree Protection Plan may be required at the discretion of the Case Officer, where they identify that tree protection is a potential issue. When potential applicants approach the Council for pre-application discussions, the Case Officer can advise as to whether a Tree Survey and Tree Protection Plan will be required to properly assess their application.

Stage 1: Assessing the Site

A tree survey should be done as part of the initial site assessment, using the BS 5837 Trees in relation to construction – recommendations. A copy of the standard may be obtained from the British Standards Institution (See Useful Contacts). The survey will help to identify which trees should be retained, and should be undertaken by a person qualified and experienced in tree assessment.

Box 1: Planning & Design Considerations

1. **Construction of buildings or infrastructure too close to trees**
   Some trees have particularly invasive roots (e.g. willows) and others grow so large that their root systems take up a massive area (e.g. poplar). If buildings, pathways or other service infrastructure are constructed too close to such specimens, this can result in problems (e.g. cracking and heave of sealed surfaces, such as paths and roads, and instability of building foundations). Leaves blocking gutters is another side-effect of trees being too close to buildings.

2. **Planting or retention of trees of an inappropriate size or species for their location**
   Other than planting or retaining an inappropriate tree in relation to structures (or vice versa), the characteristics of trees also need to be taken into account in terms of their positioning overall within the development. For example some trees grow very large and may cause an inappropriate level of shading if planted or retained to the south of residential sites, and yet others produce fruit or drop branches that may create maintenance and safety problems if their canopy is above an access.

3. **Exposure to the elements**
   Trees in forests/woods grow as a community, protecting each other from the elements. Therefore, block removals will expose the remaining trees to the risk of breaking, during high winds or heavy snow. Designers need to consider this risk when choosing which trees to retain.

Box 2: Definitions

A tree is defined as having a trunk diameter of more than 7.5cm at 1.5m above adjacent ground level for single stem trees or immediately above the root flare for multi-stemmed trees.

'Designated sites' include those identified for housing, industrial, commercial, opportunity and environmental designations.

Box 3: Tree Quality Assessment

The BS5837 provides a 'cascading' quality assessment process for categorisation of trees. The broad 'Category' descriptions are outlined below.

Trees for removal

Category R

Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound aboricultural management (e.g. the presence of defects, decline, disease, competition)

Trees to be considered for retention

Category A

Those of high quality and high arboricultural, landscape and/or cultural values (including conservation) and in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested).

Category B

Those of moderate quality and moderate arboricultural, landscape and/or cultural values (including conservation) and in such a condition as to make a significant contribution (a minimum of 20 years is suggested).

Category C

Those of low quality and low arboricultural, landscape and/or cultural values (including conservation) and currently in adequate condition to remain until new planting could be established.

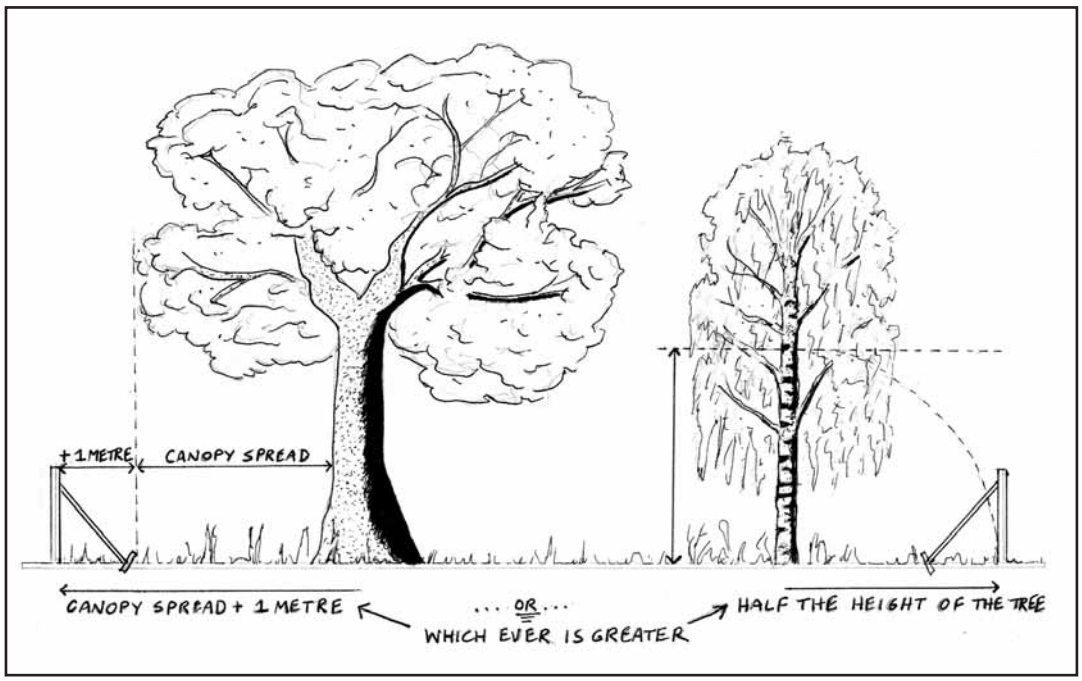
The survey should include a schedule of trees and/or 'groups' of trees and a plan showing their location, along with other details as listed below (See worked example in Appendix 1). Note that assessing 'groups of trees' rather than individual specimens may be more practical and appropriate on some sites.

The Tree Survey Schedule

The tree survey schedule needs to provide the following information for the existing trees or groups of trees:

(a) A reference number for each tree or group of trees
(b) Scientific and common names, as applicable
(c) Height and canopy spread in metres
(d) Root Protection Area – RPA (See Figure 1)
(e) Crown clearance in metres
(f) Trunk diameter in metres (at 1.5m above adjacent ground level for single stem trees or immediately above the root flare for multi-stemmed trees).
(g) Age and life expectancy
(h) Condition (physiological and structural).
(i) Management works required – remedial works (with reference to BS3998:1989 Recommendations for Tree Work)
(j) Identification of whether the tree(s) have protected status (TPO, Conservation Area, Planning Condition, Natural Heritage designation) or potential as wildlife habitat
(k) Category 'rating' for all trees within the site (R, A, B or C). This arboricultural assessment will be used to identify which trees are suitable for retention within the proposed development. A brief summary of the rating system in the BS5837 is given in Box 3.

Fig 1: *Calculating the Root protection Area (RPA) - 'Rule of thumb'.*



The Tree Survey Plan

An appropriately scaled (e.g. 1:200 or 1:500) tree survey plan needs to accompany the schedule. It should use land survey information as its baseline showing all site features relevant to an integrated approach to design, such as spot heights, existing structures, waterways/drainage, services and boundaries. This base map should be annotated with the details of the tree survey, showing the location, both within and adjacent to the site, of existing trees, shrubs and hedgerows (identified by schedule reference number, as appropriate).

Each numbered tree, or group of trees should be shown, as follows:

(a) to scale, in terms of their current canopy spread;

(b) with the RPA marked; and

(c) with its 'category rating' indicated.

Stage 2: Integrating Trees into the Design

The tree survey is the essential first step in the process of integrating trees into development, as it provides the baseline information for input into the design phase. The second stage of the process is using this information to decide which trees should be retained and how these can be integrated in the new development.

Based on the guidance given in BS5837, only category R trees are discounted from the development assessment process. Preference should be given to retaining trees in categories A and B, but C category trees should also be retained as far as practicable and appropriate.

Trees proposed for removal should be replaced with appropriate planting in a landscape scheme. Trees to be retained will likely be stipulated in planning conditions, if not already covered by a Tree Preservation Order (TPO) or other agreement. If a tree with habitat value is removed, then consideration should be given to habitat reinstatement (e.g. an R category tree used as a bat roost may require the installation of bat box in nearby tree).

The Tree Protection Plan

A Tree Protection Plan (TPP) should accompany the application on submission.

The TPP should comprise a plan (e.g. 1:200 or 1:500) and schedule, based on the original tree survey documents, showing the following additional features:

- Proposed design/layout of final development (including accesses and services);
- Trees to be retained– with those requiring remedial work indicated;
- Trees to be removed;
- Location (and specification) of protective fencing around those trees to be retained based on the Root Protection Area (refer Fig1)

The TPP should show how the Tree Survey information has informed the design/layout, both in plan form and in accompanying text, which explains the reasoning behind the removal/retention of trees on site – this 'accompanying text' may be incorporated into the tree survey schedule (See worked example in Appendix 1).

General guidance for integrating trees into design

The Council considers that the following guidance applies to the process of integrating retained trees in a positive way into a development design:

(a) **Species Selection:** Retained trees should not interfere with incoming or existing occupiers' prospects of reasonably enjoying their property. Large plots are required if including large trees, such as oak, in gardens. Such trees may be better integrated within public areas. Designers should consult the BS5837 for guidance as to the appropriate distance to site structures in relation to trees and vice versa.

(b) **Roads and parking areas:** Roads and parking areas (permanent and temporary) should be planned outwith the canopy spread, unless they are specially designed to take account of tree roots (e.g. use of geotextiles) and provision is made to avoid affecting roots during any excavation work. Paths may pass underneath the canopy but should be made of permeable material, with no reduction in ground levels.

(c) **Services/Utilities:** Services should not be installed within the Root Protection Area of trees (refer Figure 1). However, where this is unavoidable, best practice involves minimising disruption to tree roots by tunnelling the utilities under the tree(s) (refer Figure 2) or excavating the utilities route by hand (refer Figure 3). All services

should be kept together to avoid surrounding a tree with trenches. Service locations and their distance from trees must be shown on submitted plans. Planting of species such as willows in close proximity to housing and drainage is not advised, as they have invasive root systems.

Fig 2: *Disruption to root systems minimised by tunnelling utilities under the tree.*

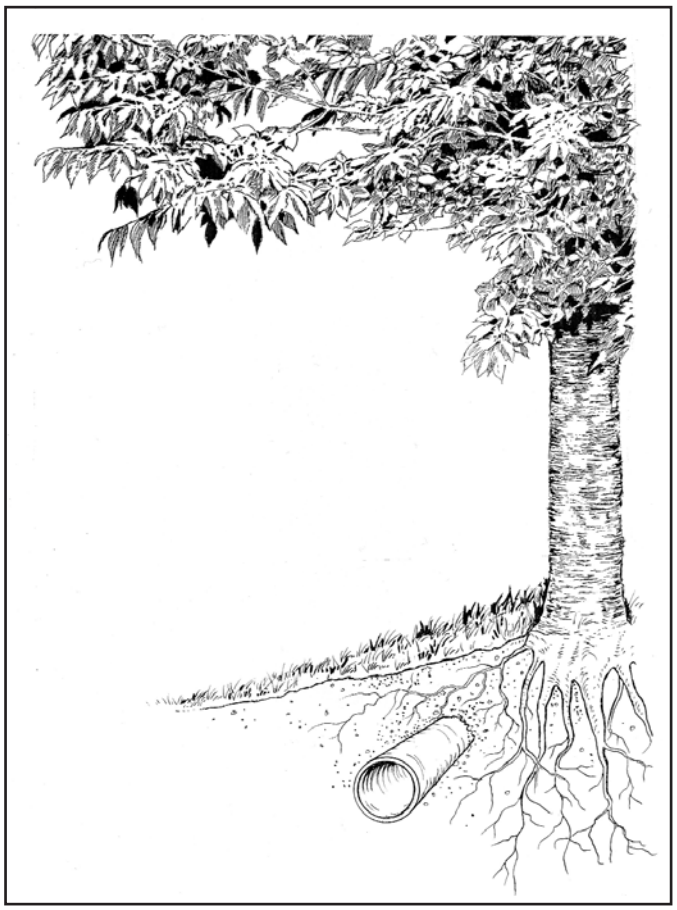
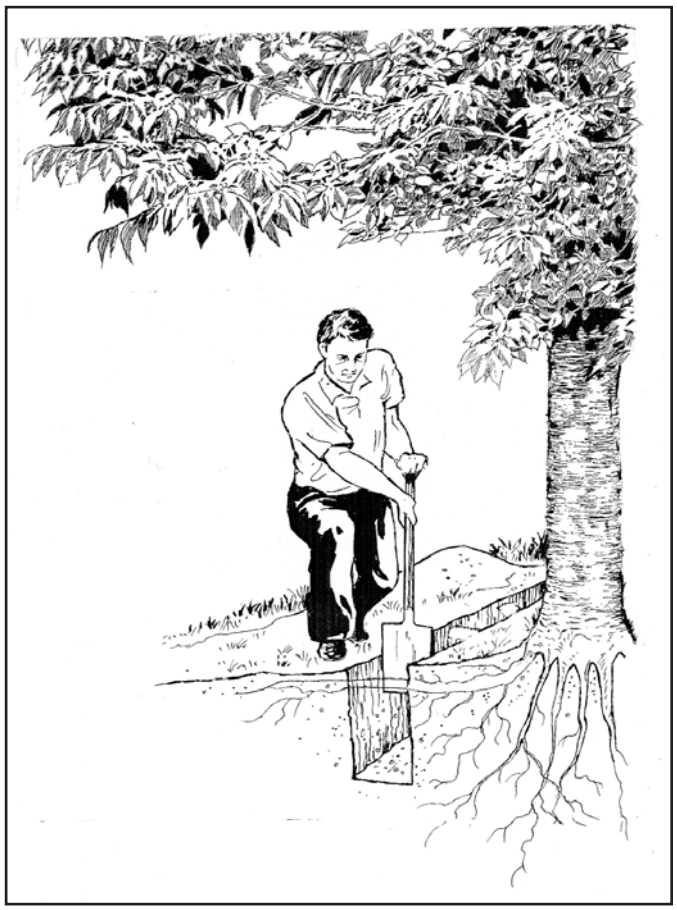


Fig 3: *Disruption to roots is minimised by hand digging the roots of the utilities.*



(d) **Landscape Scheme:** A landscape scheme should be submitted to, and approved in writing by, the Council before development begins on the site. Landscape Schemes should include a planting plan and schedule (as per BS4428: Code of practice for general landscape operations – excluding hard surfaces) and clearly reflect the approved Tree Protection Plan. Final ground works for landscaping should not result in excavation, ploughing or ground level changes within the Root Protection Area (RPA) of retained trees, unless addressed in the Tree Protection Plan.

(e) **Open Space Maintenance Scheme:** A scheme for the maintenance of open space within the development should be submitted to and approved in writing by the Council before development begins on the site. This scheme should address the short to long term maintenance needs of trees and landscaping within the site. Note that the applicant/developer will be required to replace any trees, shrubs or hedges on the site which die or are dying, severely

damaged or diseased within one year of development completion.

Recommended Tree Species for New and Replacement Planting

Tree species native to Scotland are recommended for planting in new development. For example, the following tree species (by common name) are recommended for planting in new developments and to replace trees felled in Conservation Areas or in sites covered by a Tree Preservation Order (TPO): Common Ash, Alder, Aspen, Birch, Bird Cherry, Blackthorn, Crab Apple, Elm, Gean, Willow, Hawthorn, Hazel, Holly, Juniper, Sessile Oak, Rowan, Scots Pine (See Figure 4). Designers should take individual species characteristics into account when deciding which species are appropriate for replacement planting in different parts of a site.

Trees and the Construction & Maintenance Phase

Although trees can live for a long time they can be easily damaged. For example, poor site management practices (e.g. not providing exclusion zones around retained trees) at the construction stage can damage trees and result in longer-term management and maintenance problems for residents.

Construction damage can be direct and obvious such as through equipment injuring the above ground part of the tree. For example, broken branches, torn bark or wounded trunks are permanent injuries, which, if extensive, can be fatal to the tree. Construction damage can also be less immediately conspicuous, but can cause the death of the tree through instigating its decline in health (See Box 4).

General guidance for the construction & maintenance phase

All of these potential problems can be avoided if best practice is used during the construction and maintenance phases. The following guidance should be followed, as appropriate, in order to ensure trees

Box 4: Hidden damage at the construction stage

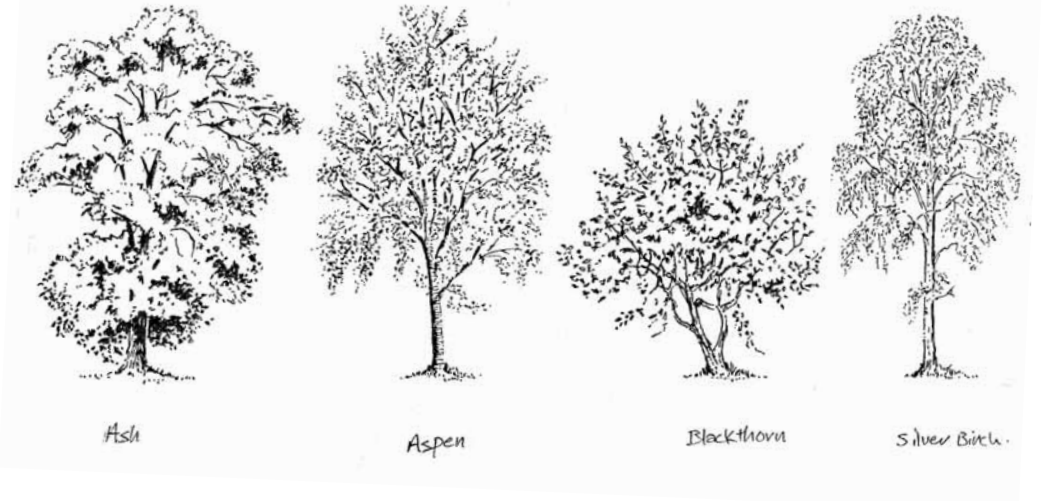
Cutting of roots during digging and trenching works: The roots of a mature tree will typically be found growing a distance of 1-3 times the height of the tree, with the roots mainly located in the upper 6 to 10 inches of the soil. Severing just one major root can cause the loss of 5-20% of the root system. Also, because roots act as anchors, if a major support root is cut on one side of the tree, the tree may fall or blow over.

Soil compaction around roots by heavy equipment: This inhibits root growth and penetration and decreases the available oxygen in the soil, essential to growth and function of roots.

Smothering of roots by adding soil: Roots usually grow best very near the soil surface where space, air and water are readily available, with 90% of the fine roots that absorb water and minerals located in the upper 6-12 inches of soil. It only takes a few inches of added soil to kill a mature tree.

Soil contamination by spillage or storage of toxic materials near tree roots: Storing materials such as cement or oil proximate to trees places the trees at risk in the event of spillage or leeching of toxins into the soil and groundwater. If trees absorb these toxins through their root system this may result in death or deterioration in their health.

Fig 4: *A selection of Native tree species*



are protected:

(a) Protective fencing should be erected to create a safeguarding area prior to any groundworks starting or machinery being brought onto the site. The Tree Protection Plan will specify the location and design of the fencing. In most situations the fencing should be at least 1.2m high, comprising a vertical and horizontal framework , to ensure stability and durability.

(b) Existing trees and shrubs identified for retention on the site should not be lopped, topped, felled, removed or disturbed in any way, with the exception of remedial works identified in the approved Tree Protection Plan, without the prior written consent of the Council.

(c) Development on the site should not commence until suitable protective fencing (as identified in the Tree Protection Plan) has been erected around those trees to be retained.

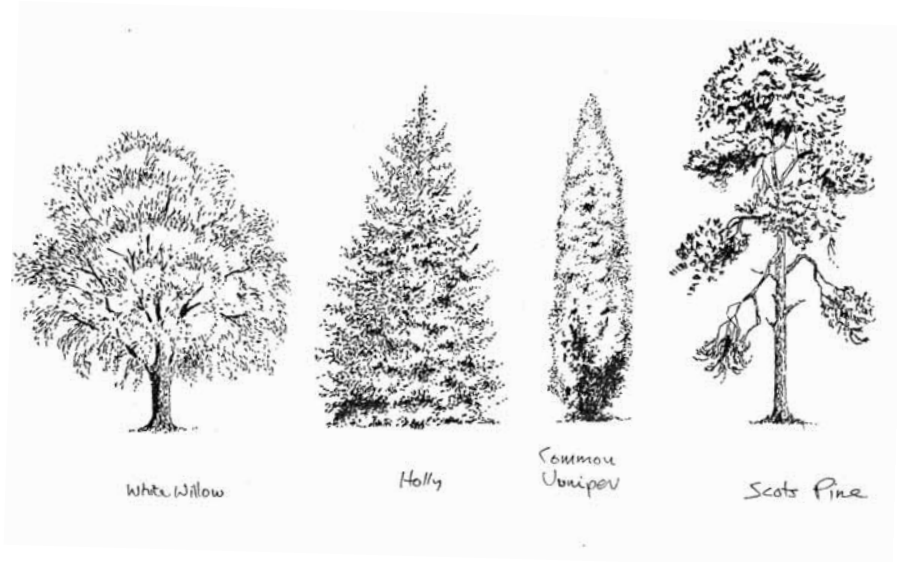
(d) During construction work on the site, including the laying of services, no excavation should be undertaken within the Root Protection Area (RPA) of retained trees, unless such works are addressed in the approved Tree Protection Plan.

(e) Materials should not be stored or dumped within the RPA or on/against the RPA fencing.

(f) Cables, scaffolding or other materials should not be fixed to retained trees.

(g) Excavation or changes in ground levels should not take place within the RPA (unless already highlighted in the Tree Protection Plan), without the prior written consent of the Council.

(h) A scheme for the maintenance of open space within the development should be submitted to and approved in writing by the Council before development begins on the site. This scheme should address the short to long term maintenance needs of trees and landscaping within the site. Note that the applicant/developer will be required to replace any trees, shrubs or hedges on the site which, in the opinion of the Council, are dying, severely damaged

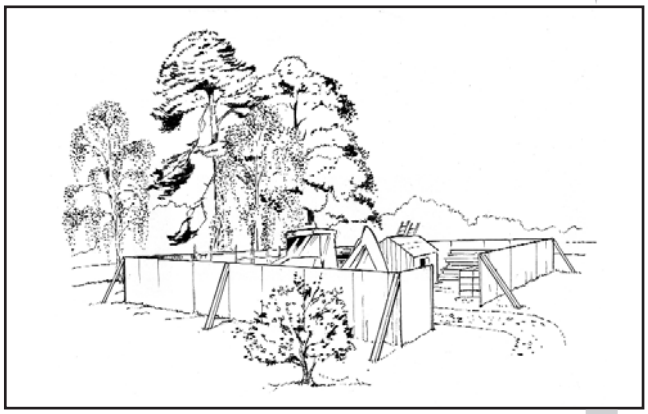


An example of best practice vs bad practice - incorporating trees into development

GOOD

BAD

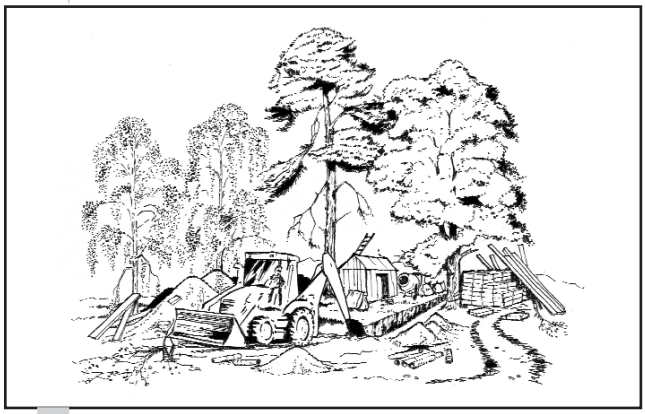
Tree RPAs protected/site works 'contained'
✓tree roots and canopies are intact and healthy
✓trees are structurally sound and balanced (no root/branch severage)
✓trees' appearance remains aesthetically pleasing
Protective fencing of appropriate specification
✓ fencing is impact resistant (machinery cannot knock it over)
✓ fencing is durable enough to withstand adverse weather conditions
✓ fencing discourages movement of workers and materials



House and utilities sited appropriately (outwith RPA)
✓ solar gain (light/heat) for house is maximised
✓ tree roots and canopies are intact and healthy
✓ trees' appearance remains aesthetically pleasing
✓ trees are structurally sound and balanced (no root/branch severage)

Overall Outcomes
= trees are an aesthetic and environmental asset to the development both now and in the future
= the liveability of the site is maximised

RPA not protected
✖ Roots smothered by materials storage
✖ Roots compacted by materials storage and machinery movement/parking
✖ Roots cut by trenching works for utilities
✖ Soil around trees contaminated by materials storage
✖ Branches broken by machinery movement
✖ Trees structurally damaged by machinery movement and equipment storage



House and utilities sited within tree RPAs
✖ House shaded by existing trees (solar gain not maximised)
✖ Leaves from trees overhanging the house are blocking the gutter
✖ Trees are dying off due to root compaction and smothering (through construction and siting)
✖ Conflict between tree roots and the utilities/building

Overall Outcomes
= potential for longer term structural damage to house and utilities
= future maintenance problems for residents (damaged & dying trees)
= aesthetic damage overall to site appearance by damaging the trees
= the liveability of the site is compromised

or diseased within one year of development completion.

Additional Guidance Regarding Trees

Protected Trees

If you are thinking of carrying out any work on or near to a tree you should check with the Council to find out whether the tree is protected under the Town and Country Planning Act (Scotland) 1997. Contravention of this legislation can result in a fine of up to £20,000.

Trees can be protected in the following ways:

- ***Tree Preservation Orders (TPO's)***
  The Local Planning Authority makes TPO's, under Section 160 of the Act. These are used to protect specific trees and woodlands of significant amenity or biodiversity value from damage and destruction. TPO's prevent the felling, topping or lopping or uprooting of trees without permission from the Council. Owners and developers should check with the Moray Council's Planning and Development Section (See Useful Contacts) to see if a TPO designation exists.

  If your property has trees protected by a TPO and you wish to have works carried out on these trees, you need to submit your request in writing, accompanied by a report from a suitably qualified professional (e.g. aboriculturist or tree surgeon), to the Council, not less than six weeks prior to the intended works (See Useful Contacts).

- ***Conservation Areas***
  The Council must be given six weeks written notice of intended works on any trees with a trunk diameter of more than 7.5cm, when measured at 1.5 metres above the ground, which are within a Conservation Area.

  Conservation Areas are shown in the Moray Local Plan for Archiestown, Berryhillock, Buckie, Cullen, Elgin, Findhorn, Findochty, Fochabers, Forres, Garmouth, Keith, Kingston, Portknockie and Whitemire.

- ***Planning Conditions***
  Conditions may be applied to planning consents as a means of retaining or planting trees. Owners/developers should check property title deeds and with the Moray Council's Development Management Section (See Useful Contacts) to see if planning conditions affect trees within their property. The Council also provides a Property Certificate service, which will provide potential developers with details of any protected trees on a specific site

(See Useful Contacts).

The Council will normally require replacement planting where consent is granted to fell protected trees. Under the Act, the owner of the land on which the protected tree is felled must plant another tree of an appropriate size and species at the same place, as soon as they reasonably can. Generally, in the case of replacement planting, the Council will require planting of the same species as the tree(s) felled, however where this is not appropriate for safety or environmental reasons, planting of species native to Scotland will be sought.

The Council will not authorise works to protected trees that are blocking satellite signals if such works will adversely affect the growth or balance of the tree.

Felling Licence

A felling license may be required from the Forestry Commission Scotland for felling of trees. A number of exemptions apply, for example a felling licence is not required for felling trees in a garden, orchard, churchyard or designated open space.

A quick guide to felling licences, which includes the full list of exemptions, is available at: http://www.forestry.gov.uk/forestry/infd-5zgksj . If in any doubt as to your legal obligation, contact the Forestry Commission Grampian Conservancy for advice (See Useful Contacts)

Trees Growing Over From Next Door

Trees growing on or near boundaries may have branches that overhang onto neighbouring property. As long as a tree is not a 'Protected Tree' under the Council's jurisdiction, as outlined in this Guideline, then the Council has no role in neighbour disputes over trees.

However, as a general guide, common law and case law have conferred the following rights and obligations regarding trees:

- The owner of a tree is said to be the owner of the ground on which the tree grows. If a tree grows on a boundary line then the tree is in joint ownership.

- A neighbour has common law rights to cut back branches to the boundary in co-operation with the owner of the tree. This action should be undertaken so as to maintain the health and balance of the tree. After pruning/lopping has occurred, the branches should be returned to the owner unless otherwise agreed.

- Where a tree(s) is obstructing an access servitude or right of way, the owner of the tree is obliged to cut back the branches so as remove the obstruction. This action should be undertaken so as to

maintain the health and balance of the tree.

APPENDIX 1:

Sample of an acceptable Tree Survey (schedule & plan) & Tree Protection Plan (with accompanying text in schedule format – 'Design rationale behind proposed

Tree Survey and Design Rationale Report
Site Beside Manse – Timbuktu
Applicant: Joe Gray

Tree Survey Report

Client Name:	Joe Gray
Site Name:	Site beside Manse, Timbuktu
Date of Survey:	04/05/2007
Tagged: (reference numbers)	1,2,3,4,5,6,7,8, G1
Weather:	Changeable – overcast

Aboricultural Consultant: Green's Aboricultural Services

Name: John Green

Appropriate Qualification: Certificate in Arboriculture, College of Science, Timbuktu

Notes for interpretation of the survey results:
Age class – Table: young (Y),
middle-aged (MA),
mature (M),
over-mature veteran (OM),
coppice regrowth (C).

Category Rating – Table: R= Tree for removal;
A = Tree whose retention is most desirable ;
B = Tree whose retention is desirable ;
C= Tree which could be retained if practical and appropriate.

Tree Survey Plan: See accompanying tree survey plan for details of individual tree location, with canopy and Root Protection Area shown. Trees proposed for removal as a result of this survey's findings (in terms of health and condition), are shown with a broken line on the Plan.

Ref	Common name (Species name) ** = native to Scotland	Height (m)	Canopy Radius (m)	Minimum RPA (m)	Crown Clearance (m)	Trunk diameter (cm)	Age Class	Life Expectancy (yrs)	Condition Structural & Physiological	Management works required and Other Comments	Legal Status	Category rating
1	Birch (Betula pendula)**	23.0	8.0	11.5	1.5	30	OM	5-10	**Fair.** Physical defects – unbalanced/broken crown	**Recommend: Pruning** Removal of some branches to improve clearance, balance and structural condition	N/A	C
2	Common Beech (Fagus Sylvatica)	21.0	7.0	10.5	4.0	100	M	10-20	**Fair**. Cavity on east side at about 1.5 m. Probing indicates potentially widespread decay.	**Recommend: Further investigation** – test bore stem to determine extent of decay.	N/A	C
3	Common Beech (Fagus Sylvatica)	22.0	7.5	11.0	1.5	110	M	< 10	**Poor.** Shows dieback at the canopy.Probing of deep cavity at ground level indicates decay extends through the tree.	**Recommend: Fell** Leave some dead wood in log form for habitat within the site where practical; chip the rest and spread on site.	N/A	R
4	Birch (Betula pendula)**	11.5	2.5	5.75	1.0	15	MA	30-50	**Fair.** Physical defects – several branches at about 1.5-2.0m have been broken off. Otherwise appears healthy and sound.	**Recommend:** Trim the stubs of broken branches back to a clean cut.	N/A	C
5	Rowan (Sorbus aucuparia)**	15.0	5.5	7.5	1.5	17	MA	30-50	**Good**. Appears healthy and sound		N/A	B
6	Common Ash (Fraxinus excelsior)**	19.0	8.0	9.5	7.0	40	M	> 40	**Good.** Appears healthy and sound		N/A	A
7	Common Ash (Fraxinus excelsior)**	18.0	9.0	10.0	6.0	37	M	> 40	**Good.** Appears healthy and sound		N/A	B
8	Common Ash (Fraxinus excelsior)**	18.0	N/A	N/A	5.0	38	N/A	N/A	**Dead.** Crown competely broken. Several limbs at risk of falling.	**Recommend:** Either fell or minimize hazard of broken limbs and leave standing for habitat value.	N/A	R
G 1	Birch (Betula pendula)**	10.0-13.0	4.0-5.5	5.0-6.5	0.5-1.0	20-25	MA	30-50	**Good.** Some lower limbs broken and hanging.	All appear healthy and sound. **Recommend:** removal of broken lower branches and some pruning/tidying work to create a neater appearance befitting this formal planting arrangement. (With consent of Local Authority - TPO)	TPO	A

Tree Protection Plan (TPP) and Accompanying Text (Design rationale behind proposed removal/retention of trees)

Designer Name: John Mann
Consultancy: Mann & Co
Date of completion: 12 July 2007

Notes for interpretation of this schedule and attached Tree Protection Plan: The reference numbers in the table below correspond with the Tree Survey Schedule/Plan prepared by Green's Arboricultural Services. The information provided in the table supports the reasoning behind the removal/retention of trees on the site from a design perspective. The attached Tree Protection Plan shows the proposed site layout and those trees proposed for removal/retention as a result of the design process.

Ref Rationale behind removal/retention of trees

1 **Remove.** The removal of this tree facilitates the optimum site design in terms of yield, solar gain and in terms of overall retention of trees on site. i.e. Its retention would permit a yield of 4 rather than 5 plots and would also block sun from reaching two other plots.

2 **Remove.** Test bore indicates decay is widespread. Wood to be chipped for use in landscaping.

3 **Remove** as per Tree Survey recommendation. Wood to be chipped for use in landscaping.

4 **Retain.** Management works as prescribed. Tree incorporated into development – to north of buildings; no potential infrastructure/ building conflicts. Contributes aesthetically to development

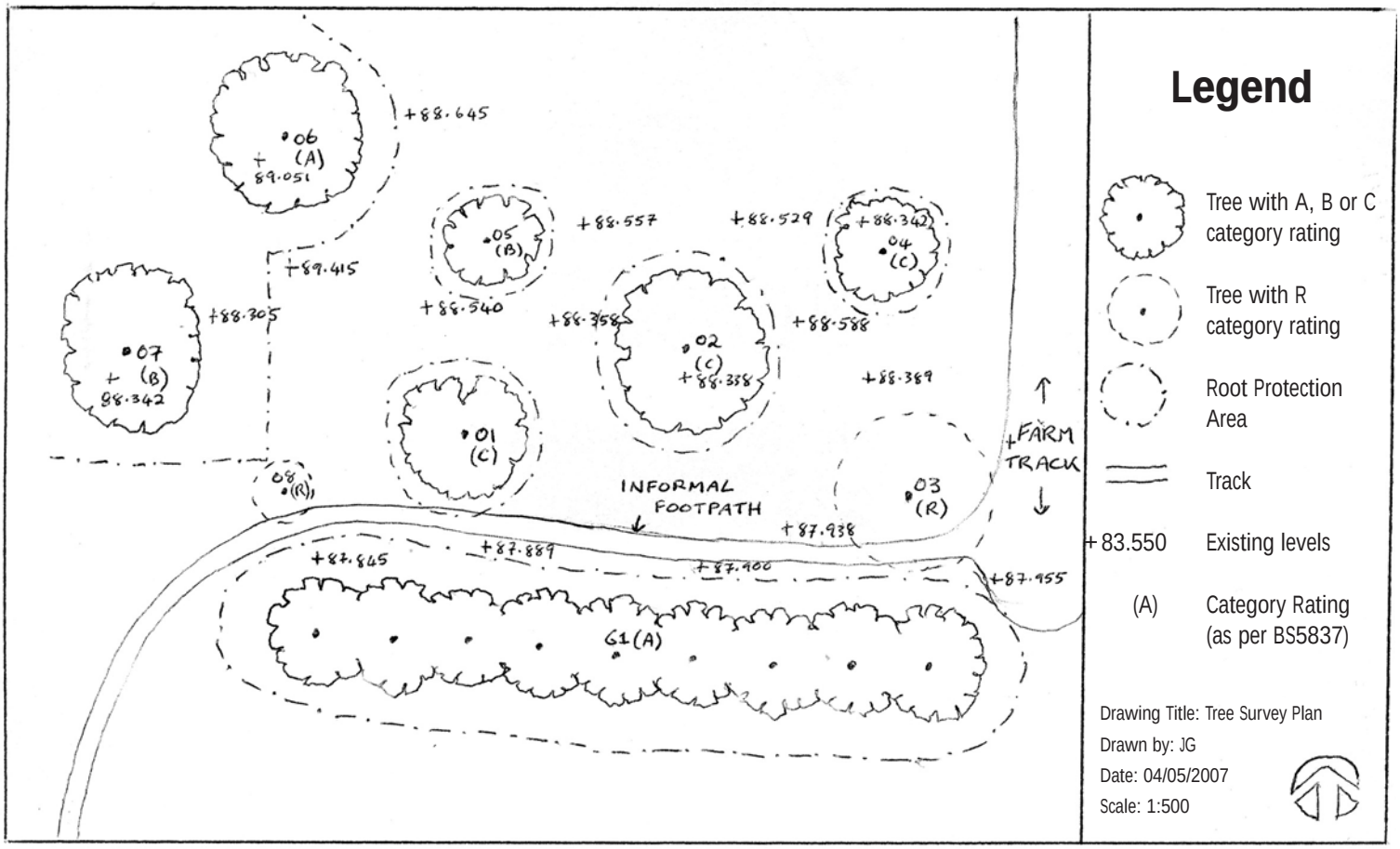
5 **Retain.** Tree incorporated in to development – buildings sited to south of tree so as to maximise solar gain and avoid impact on tree; no potential infrastructure/ building conflicts – building sited well outside RPA. Tree contributes aesthetically to development.

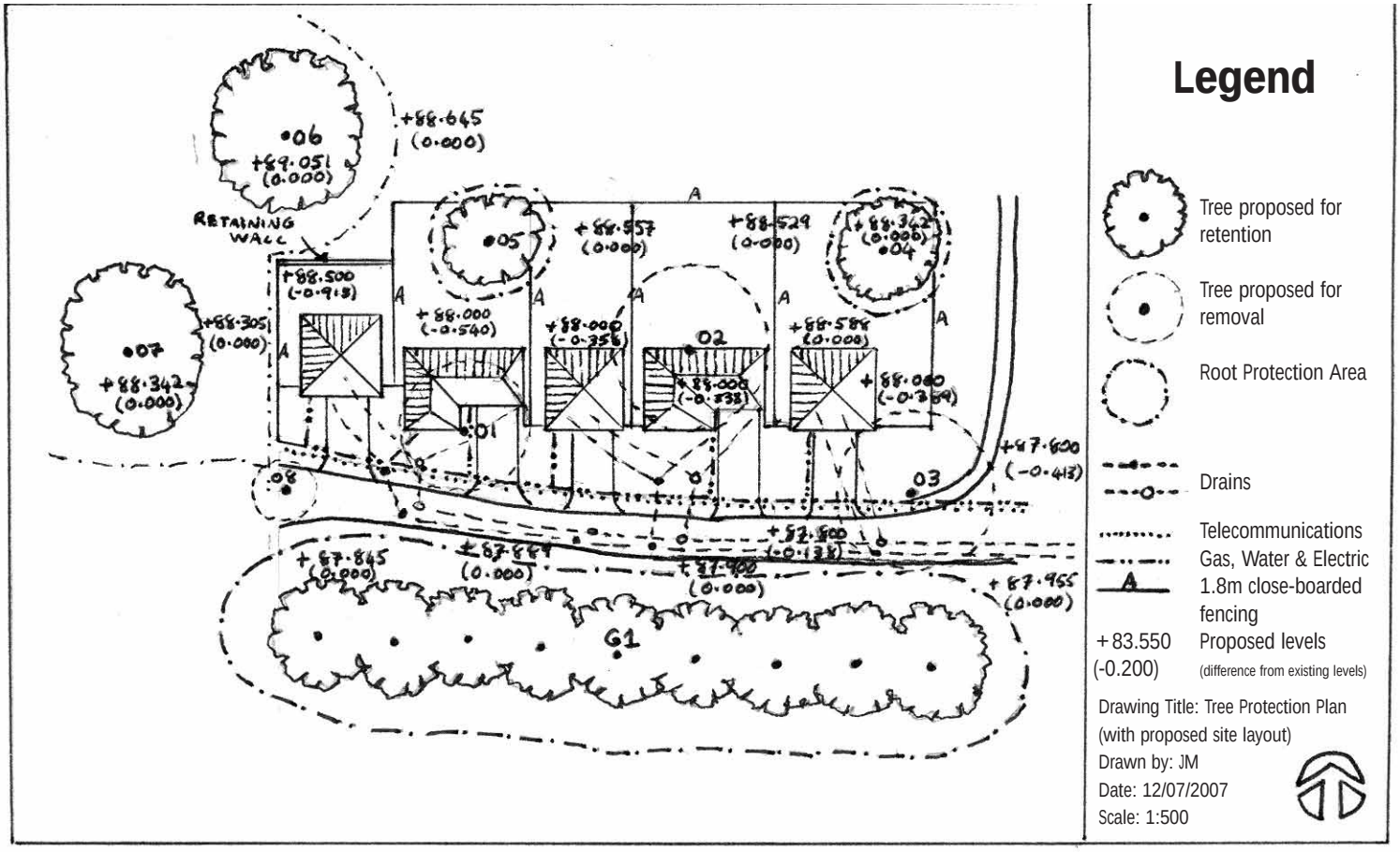
6 **Retain.** Tree outwith plots, does not conflict with liveability of site and adds aesthetically to the setting of the development.

7 **Retain.** Tree outwith plots, does not conflict with livability of site and adds aesthetically to the setting of the development.

8 **Remove.** The best design solution for accessing the site requires the removal of this tree, which is already dead. Wood to be chipped and used in landscaping.

G1 **Retain.** Management works as prescribed. Formal row of birch used to screen development and to provide instant maturity and structure to the development.


+88.645
06 (A) 89.051
+89.415
05 (B)
+88.557
+88.529
04 (C)
+88.342
+88.540
+88.305
07 (B) 88.342
02 (C) +88.358
+88.588
+88.389
01 (C)
08 (R)
INFORMAL FOOTPATH
03 (R)
FARM TRACK
+87.938
+87.845
+87.889
+87.900
+87.955
G1(A)
Legend
Tree with A, B or C category rating
Tree with R category rating
Root Protection Area
Track
+83.550 Existing levels
(A) Category Rating (as per BS5837)
Drawing Title: Tree Survey Plan
Drawn by: JG
Date: 04/05/2007
Scale: 1:500


06 +89.051 (0.000)
+88.645 (0.000)
RETAINING WALL
05
+88.557 (0.000)
+88.529 (0.000)
04 +88.342 (0.000)
07 +88.342 (0.000)
+88.305 (0.000)
+88.500 (-0.918)
+88.000 (-0.540)
+88.000 (-0.358)
02
+88.588 (0.000)
+88.000 (-0.538)
+88.000 (-0.359)
01
08
03
+87.600 (-0.413)
+87.500 (-0.338)
+87.845 (0.000)
+87.889 (0.000)
+87.900 (0.000)
+87.955 (0.000)
G1
Legend
Tree proposed for retention
Tree proposed for removal
Root Protection Area
Drains
Telecommunications
Gas, Water & Electric
A 1.8m close-boarded fencing
+83.550 Proposed levels
(-0.200) (difference from existing levels)
Drawing Title: Tree Protection Plan (with proposed site layout)
Drawn by: JM
Date: 12/07/2007
Scale: 1:500

Useful Contacts

Suggested sources of information about local arboriculturists/tree specialists

The Yellow Pages – Search under 'Tree Work'
www.yell.com

International Society of Arboriculture
148 Hydes Road
Wednesbury
West Midlands
WS10 0DR
Tel/Fax: 0121 556 8302
http://www.isa-uki.org/pages/scotland.htm

Institute of Chartered Foresters
7A St Colme Street, Edinburgh, EH3 6AA
Telephone: 0131 225 2705
Facsimile: 0131 220 6128
e-mail: icf@charteredforesters.org
http://www.charteredforesters.org/intro.html

For copies of British Standards:
BSI British Standards
Customer Services
389 Chiswick High Road
London, W4 4AL
Tel: 02089969001
Fax: 02089967001
orders@bsi-global.com

For enquiries about felling licence requirements:
Forestry Commission:
Grampian Conservancy
Ordiquhill, Portsoy Road
Huntly, AB54 4SJ
Tel: 01466 794542
Fax: 01466 794986
Email: grampian.cons@forestry.gsi.gov.uk

For development enquiries, applications and enforcement:
Development Control Manager
The Moray Council
Environmental Services
High Street
Elgin, IV30 1BX
Tel: 01343 563501

For enquiries about protected trees in Moray:
Planning & Development Manager
The Moray Council
Environmental Services
High Street
Elgin, IV30 1BX
Tel: (01343) 563300

For property enquiries:
The Moray Council
Legal Services
High Street
Elgin, IV30 1BX
Tel: 01343 563011

For trees causing a hazard on local roads:
The Moray Council
Roads Maintenance Section
Ashgrove Road
Elgin, IV30 1UU.
Tel: 01343 557300
Out of Hours (Emergency) Tel: 08457 565656
To report non-urgent faults complete an online form:
http://www.moray.gov.uk/selfservice

For trees causing a hazard on trunk roads:
BEAR (Scotland) Ltd
Tel: 0800 587 1107

For trees causing a hazard or problem in Council Park-Woodlands or Open Spaces-Cemeteries
The Moray Council
Lands and Parks
Ashgrove Depot
Ashgrove Road
Elgin, IV30 1UU
Tel: 01343 557051
To report problems with trees complete an online form: http://www.moray.gov.uk/selfservice