

# **Tree Condition Survey – Woodland at Dunglass Road**

Maryburgh, IV7 8EQ

Site Visit – 18<sup>th</sup> of February 2026

Revised: 6<sup>th</sup> April 2026

Prepared for Maryburgh Amenities Company



Prepared by

A Jackman & R Fraser (MARborA) BSc

A & R Woodland Consultants Ltd

Kinneskie House

Munlochy

IV8 8PF

07549 352792/07446 08046



## Contents

|                                                    |   |
|----------------------------------------------------|---|
| 1. Introduction .....                              | 3 |
| 1.1 Client Brief.....                              | 3 |
| 1.2 Authors & Surveying Team .....                 | 3 |
| 1.3 Scope of Works .....                           | 3 |
| 1.4 Survey Methodology .....                       | 4 |
| 1.5 Limitations.....                               | 4 |
| 1.6 Communication.....                             | 4 |
| 2. Site Overview .....                             | 5 |
| 3. Management Recommendations .....                | 5 |
| 3.1 Tree Work – Maryburgh Community Woodland ..... | 5 |
| 3.2 Ivy Management .....                           | 6 |
| 4. Statutory Obligations .....                     | 7 |
| 4.1 Tree Preservation Orders.....                  | 7 |
| 4.2 Conservation Areas .....                       | 7 |
| 4.3 Felling Permission .....                       | 7 |
| 4.4 Environmental Regulations .....                | 7 |
| Appendices.....                                    | 8 |
| Appendix 1 – Tree Survey Schedule Key .....        | 8 |
| Appendix 2 – Tree Preservation Order Area .....    | 9 |

## 1. Introduction

### 1.1 Client Brief

A & R Woodland Consultants Ltd have been instructed by Elsbeth Neil, Secretary at Maryburgh Amenities Company, to undertake a tree safety survey on the grounds of the Maryburgh Community Woodland.

### 1.2 Authors & Surveying Team

This survey and report have been completed by Andrew Jackman and Rebekah Fraser, who both hold the LANTRA award in Professional Tree Inspection. Rebekah Fraser also holds a BSc in Arboriculture and Urban Forestry and is also a professional member of the Arboricultural Association.

A & R Woodland Consultants Ltd are a team of independent arboricultural consultants, and this report presents an impartial and objective assessment of the tree stock on site.

Andrew Jackman and Rebekah Fraser were on site to survey on the 18<sup>th</sup> of February 2026.

### 1.3 Scope of Works

The objective of this survey was to record tree data to assess tree condition and provide management recommendations to mitigate the risk of tree failure where appropriate.

This survey focussed on trees within the boundaries specified during the initial instruction of this work – the survey area is illustrated on the tree location plan as the survey area, supplied alongside this report.

All individual trees within the specified survey area have been inspected on site – only trees and tree groups with considerable tree risk features and those requiring remedial tree works have been included in the report. Relevant information is given on the condition, maturity, size and accurate positioning of all the trees in the survey area.

Where a tree had no identifiable work requirements or defects that required monitoring, the surveyor moved on to the next tree requiring a Visual Tree Assessment (VTA). Following a VTA, if a tree had identifiable work requirements or defects that required monitoring, then this tree was tagged with a unique number, the GPS position of the tree was recorded, and the surveyor then proceeded to record all relevant tree data as to the tree's condition and remedial action prescribed, if required.

### 1.4 Survey Methodology

This survey was conducted using the Stage 1 Visual Tree Assessment (VTA) methodology by C. Mattheck (1994) to perform a non-invasive preliminary assessment of the above-ground portion of the tree.

Tree dimensions were taken with a Trupulse 200 handheld laser and DBH tape. All measurements were recorded to the nearest half metre for dimensions up to 10m and the nearest whole metre for dimensions above 10m. The stem diameter has been recorded in millimetres and rounded to the nearest 10mm. Crown spreads were paced out with one extended footstep being roughly one meter.

Trees within the survey area were plotted using a Trimble TDC600 device. GPS locations are accurate to approximately  $\pm 2$  metres; however, positional accuracy may be reduced beneath dense canopy cover.

The tree survey schedule and accompanying maps showing tree locations are provided alongside this document to facilitate more detailed viewing.

### 1.5 Limitations

- No soil assessments were carried out on site.
- No examinations of trees below soil level were carried out.
- Trees are dynamic living organisms whose health and condition can be subject to rapid change, depending on several external and internal factors. Defect features on trees have been compared against 'healthy' trees – intact trees can fail in the normal course of events, without anyone or anything to blame. The conclusions and recommendations contained in this report relate to the trees at the time of inspection.
- No destructive or decay testing was carried out on any trees on-site during the survey.
- All trees have been inspected from ground level only. Should further detailed inspection be deemed appropriate, this will be covered under Management Recommendations.

### 1.6 Communication

It would be beneficial for the Landowner if changes on site were reported to the tree inspector at the earliest opportunity, including:

- Completion of any tree works so that the tree survey and maps can be updated.
- The presence of fungal fruiting bodies growing on/near tree roots, which have appeared between visits by the inspector.
- Damage to trees or loss of trees.
- The occurrence of extreme winds or floods, whether the damage to trees is obvious or not.

## 2. Site Overview

The woodland is an irregularly shaped area of amenity land located between two residential streets (Birch Drive and Dunglass Road) in the small village of Maryburgh, located 13 miles northwest of Inverness. The 3.71ha site has full woodland cover, mainly broadleaves, with a mix of native and non-native species. The site was recently acquired by the community in Maryburgh and is a popular woodland frequently used by dog walkers and residents.

The woodland is mainly comprised of common beech (*Fagus sylvatica*) (60%) and silver/downy birch (*Betula pendula/pubescens*) (30%), with a wide range of other species forming the remainder (10%). The trees on the site range in maturity from saplings to over-mature specimens.

## 3. Management Recommendations

### 3.1 Tree Work – Maryburgh Community Woodland

After inspection of all trees within the survey area, five trees and three tree groups were identified as requiring remedial tree work.

Details of the recommended tree work can be found in Table 1 – Tree Work Recommendations – Maryburgh Community Woodland.

Works are only to be carried out by appropriately qualified and insured contractors. All work is to be carried out per, but not limited to, British Standards 3998:2010 – Tree Work Recommendations (where these standards are applicable), Industry Codes of Practice for Arboriculture – Arboriculture Association and HSE Work at Height Regulations 2005 as a minimum standard.

| Tag No. | Species                                                         | Management Recommendations                                                                                                                             | Works Urgency | Date Inspected |
|---------|-----------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|----------------|
| 532     | <b>Goat Willow</b><br><i>Salix caprea</i>                       | Fell tree group (4 trees).                                                                                                                             | 3 Months      | 18/02/2026     |
| 536     | <b>Silver Birch</b><br><i>Betula pendula</i>                    | Fell tree group, trees numbered 532, 536, 537 and 538.                                                                                                 | 3 Months      | 18/02/2026     |
| 503     | <b>Common Beech</b><br><i>Fagus sylvatica</i>                   | Remove large diameter hanging branches in the upper central crown - 2-3 branches are obvious from ground level but may be more concealed in the crown. | 1 Year        | 18/02/2026     |
| 539     | <b>Silver Birch</b><br><i>Betula pendula</i>                    | Remove the failed hanging stem.                                                                                                                        | 1 Year        | 18/02/2026     |
| 540     | <b>Rowan</b><br><i>Sorbus aucuparia</i>                         | Fell.                                                                                                                                                  | 1 Year        | 18/02/2026     |
| 541     | <b>Rowan</b><br><i>Sorbus aucuparia</i>                         | Fell rowan and birch failed and resting in this tree.                                                                                                  | 1 Year        | 18/02/2026     |
| 542     | <b>Rowan - Sorbus aucuparia / Silver Birch - Betula pendula</b> | Fell tree group (4 trees). Rowans are codominant/multistemmed from ground level.                                                                       | 1 Year        | 18/02/2026     |
| 636     | <b>Sessile Oak</b><br><i>Quercus patraea</i>                    | Overall crown reduction to a monolith of approximately 4m.                                                                                             | 1 Year        | 18/02/2026     |

**Table 1 – Tree Work Recommendations – Maryburgh Community Woodland**

### 3.2 Ivy Management

The group of trees surrounding silver birch T536 were noted to have dense ivy growth on the main stems and extending into the lower crown. Several trees within this woodland block exhibit a tall, slender growth form, having been drawn upwards in competition for light due to stand density. As a consequence, they are structurally less robust, with rowan in particular appearing more susceptible to stem failure or windthrow.

The additional loading created by heavy ivy growth increases sail effect and overall canopy weight, thereby elevating the likelihood of stem snap or whole-tree failure during periods of strong winds. While ivy itself is not parasitic and can provide ecological benefits, excessive coverage on already suppressed or structurally weak trees can contribute to mechanical instability.

It is recommended to implement selective ivy management within the woodland. Cutting a section of ivy away from the stem base and allowing upper growth to die back naturally (rather than stripping it from the stem) would reduce additional loading while minimising damage to bark tissues. This approach would help improve visibility for future inspections and reduce wind-loading risk, particularly on the more slender-stemmed trees.



## 4. Statutory Obligations

### 4.1 Tree Preservation Orders

Individual trees and woodland can be placed under protection by the Local Planning Authority (LPA) if they are deemed to have significant amenity merit. In general, it is an offence to cut down, top, lop, uproot, wilfully damage or wilfully destroy a protected tree without the LPA's authority, and such action may invoke a heavy fine. An application will need to be made to the LPA for permission to carry out any work on protected trees.

**Recommended tree works highlighted in this report are subject to approval by the Highland Council due to the tree locations being within the area TPO, 'HRC28 Dunglass Road'.**

*See Appendix 2.*

### 4.2 Conservation Areas

Trees are automatically protected if they are within a conservation area, and they exceed 75mm in stem diameter at 1.5m above ground level. The level of protection is less than that afforded to Tree Preservation Orders; however, it is a requirement to notify the LPA of any planned works to trees within the conservation area, at least 6 weeks before work takes place. The LPA may then decide to place the trees under protection by imposing a Tree Preservation Order. If the LPA does not respond within 6 weeks, then the tree work can proceed.

**It is our understanding that no Conservation Areas cover the trees present in the area of woodland at Dunglass Road, Maryburgh.**

### 4.3 Felling Permission

The Forestry Act (1967), as amended, requires landowners to apply for permission for the felling of growing trees, unless they qualify for an exemption. Examples of exemptions are 'for the prevention of immediate danger', trees that total less than 5 cubic metres per calendar quarter (with some exceptions), or trees whose removal has been agreed with the LPA to enable planning consent. This is just an outline; exceptions do apply – visit the Scottish Forestry website for the most up-to-date advice to determine if permission is required before any felling works commence.

### 4.4 Environmental Regulations

Birds, bats and some mammals are protected under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2010. This extends to cover all wild nesting birds and their nests, so work must be conducted in a manner to not disturb or endanger any protected species. If protected species are suspected to be present, then consultation with the relevant Statutory Nature Conservation Organisation will be required.

## Appendices

### Appendix 1 – Tree Survey Schedule Key

|                             |                                                                                                                                                                                                  |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Tag No.                     | Number relating to identification tag found on the tree.                                                                                                                                         |
| Species                     | Common name including scientific name, where specifically known.                                                                                                                                 |
| Age Class                   | Planted – Recently planted trees and saplings – not fully established yet. Of limited significance in the landscape.                                                                             |
|                             | Young – Establishing, usually with good vigour, but as yet of limited significance in the landscape.                                                                                             |
|                             | Semi Mature – Established, normally vigorous and increasing in height. Of increasing landscape significance.                                                                                     |
|                             | Mature – Fully established trees around the middle half of their usual life expectancy, generally retaining good vigour and achieving full height but their crowns still spreading.              |
|                             | Over Mature – Fully mature trees in the last quarter of their usual life expectancy. Vigour may be declining.                                                                                    |
|                             | Veteran – Very old, liable to decline. May include trees of great age, size, and condition/with exceptional landscape, cultural or nature conservation characteristics.                          |
| Height                      | Height of tree - measured in meters (m).                                                                                                                                                         |
| Diameter at 1.5m            | Diameter of the main stem in millimetres (mm) at 1.5 metres from ground level.                                                                                                                   |
| Condition                   | Basal area, stem and crown condition evaluated based on the health and structure of the area of the tree. Brief description of the health and structural condition of the tree. Pathogens noted. |
| Life Expectancy             | Predicted safe useful life expectancy of tree.                                                                                                                                                   |
|                             | <10 Less than 10 years                                                                                                                                                                           |
|                             | 10+ Between 10 to 20 years                                                                                                                                                                       |
|                             | 20+ Between 20 to 40 years                                                                                                                                                                       |
|                             | 40+ Over 40 years                                                                                                                                                                                |
| Management Recommendations  | Description of recommended tree work. Photograph annotation referenced where needed.                                                                                                             |
| Works Urgency               | Timescale recommended tree works should be carried out. Measured: 1 Month, 3 Months, 6 Months, 12 Months, No Limit (When budgets allow).                                                         |
| Significant Nearby Features | Features such as buildings, roads etc that are within proximity to the tree.                                                                                                                     |
| Re-inspection Frequency     | How often the tree survey is recommended to be carried out.                                                                                                                                      |



## Appendix 2 – Tree Preservation Order Area

Tree Preservation Order (TPO) 'HRC28' Dunglass Road.

