Arboricultural Impact Assessment/Method Statement

Proposed Data Centre. Site at Mossmoran, Fife

23.07.2025

Callum McCutcheon BSc (Hons), M.Arbor.A
Principal Arboriculturist Urban-Arb LLP

All key site personnel should be issued copies of this report and the Tree Protection Plan prior to works commencing.

Contents

1. Key contact details

Project Arboriculturist:
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2. Survey method

An initial desktop assessment was performed in order to identify the generalised tree population characteristics across the site. National Tree Map data was obtained which shows the canopy cover, and estimated tree positions (based on satellite information).

A ground based tree survey was performed in June 2025. Every significant tree within the vicinity of the proposed site infrastructure was plotted and surveyed in accordance with BS5837:2012.

Each tree (>150mm DBH) included in the survey was given a unique identity number. A visual tree assessment was then undertaken, and the following data was recorded in accordance with BS5837:2012:

- Tree position
- Individual number
- Height
- Stem diameter at 1.5m (DBH)
- Crown spread at 4 cardinal points
- Crown clearance
- Height and direction of the lowest branch
- Condition
- Structural condition
- Quality grading
- Recommendations for arboricultural work and comments regarding the trees' physiological or structural condition.
- Root protection area (RPA)

3. Site description

The main development area encompasses an area of approximately 30Ha. However, there is proposed infrastructure (SUDS, Paths and re-routed electrical lines) which are outside of this core area. The site is predominantly made up of open farm land. However, there are also extensive

shrub (Hawthorn & Elder) covered areas, as well as areas of mature broadleaved woodland along the sides of a former railway line.

As well as the trees on the site, there are a number of coniferous plantation areas of woodland directly adjacent to the site boundaries.

The tree survey identified 51 significant individual trees in the vicinity of the proposed works.

Species present includes: Acer pseudoplatanus (Sycamore), Fraxinus excelsior (Ash), Salix caprea (Goat Willow), Ulmus glabra (Wych Elm), Betula pendula (Silver Birch) and Prunus avium (Cherry). The shrub covered areas are made up of Crataegus monogyna (Hawthorn) and Sambucus nigra (Elder).

The condition of the trees is variable, with many of the Ash trees in poor condition and infected with Hymenoscyphus fraxineus (Ash Dieback Disease).

4. Description of the proposed development

The proposed development includes a data centre with access and associated infrastructure. There is also a new core path proposed which follows the line of the dismantled railway track before being routed along the edges of the field boundaries across the site. It is also proposed to install a sewer and heat network distribution pipes along a section of the path.

5. Designations relating to trees

The woodland along the sides of the dismantled railway line is included in the Native Woodland Survey of Scotland. To the west of Camilla Road this is classified as 'Lowland mixed deciduous woodland). To the east of Camilla Road this is classified as 'Hawthorn scrub'.

6. Implications of the proposed development

6.1 Direct loss of trees

1 'B' grade tree and 3 'C' grade trees will need to be removed in the vicinity of the 'Camilla formerly Hallyards' area of the site as these are within the footprint of the proposed development. There are also 2 'U' grade trees obstructing the line of the proposed path along the railway line (See Table 1 for details of trees confirmed for removal).

Table 1: Trees confirmed for removal to facilitate the development

Survey Ref	Number	Grade (BS5837:2012)
N/A	0	A (High quality)
T340	1	B (Moderate quality)
T337, T338, T339	3	C (Low quality)
T328, T331	2	U (Not suitable for retention)

In addition, there is potential conflict between the proposed path, sewer and heat distribution pipes, and the trees along the section of new path which is routed along the dismantled railway line, where it passes through mature woodland.

There are 30 trees in close proximity to the proposed path and proposed services. However, site observations indicate that the base of the dismantled railway line is made up of compacted stone, with a very thin layer of topsoil/humus which has established since the railway line was decommissioned. It is unlikely that root growth from adjacent trees would extend significantly into the compacted base of the railway line. This is therefore likely to mean that significant roots are unlikely to be encountered during the installation of the services (sewer and heat network pipes) or the formation of the new path (as long as excavations are restricted to the base of the railway line).

Taking into account the assumed restricted root distribution along the line of the railway, it is recommended that rather than pre-designating trees for removal based on the encroachment into the standard circular Root Protection Areas (as shown on the tree survey drawings), an alternative and precautionary method of root damage assessment should be used. The diameter and density of roots being encountered should be monitored by an Arboriculturist as the excavation works progress, and in the event that significant roots are encountered, a decision to remove any trees can be made on an individual tree by tree basis.

It is thought that the requirement to remove trees along the railway line section of the proposed path due to the proposed works is likely to be very limited.

Note: Roots >25mm diameter are generally considered to be significant, and roots >50mm are considered to be structurally important for the stability of the tree. Therefore, depending on individual tree characteristics, damage to roots >50mm, or damage to numerous roots >25mm may trigger the decision to remove an individual tree.
Three dimensional cellular confinement systems (e.g. Cellweb) can be used to construct paths over tree roots. However, the proposed sewer and heat distribution pipes along the line of the path would negate the advantage of this type of no-dig construction method.

Areas of small shrubs (Hawthorn and Elder) are shown on the Tree Constraints Plan but have not been included in the tree removal figures.

6.2 Indirect impacts

6.2.1 Changes in ground level

No changes in level are proposed within the RPAs of the retained trees.

6.2.2 Changes to ground surface/installation of structures within exclusion zones

No changes to ground surface or new structures are proposed within RPAs.

6.2.3 Services

Services are not proposed within RPAs.

6.2.4 Special engineering works

Other than the specialist tree root damage monitoring along sections of the footpath/service route, no special engineering is proposed.

7. Changes in site use and tree management implications

7.1 General

Any proposed development which involves the introduction of new infrastructure to areas close to trees will increase the need to consider the ongoing management of those trees. It is recommended that the trees should be monitored by the users of the site and if any defects become apparent then an Arboriculturist should be consulted. Regular tree inspections should also be included in any site maintenance programme.

7.2 Roads, footpaths and parking bays

It is not thought that retained trees would present any significant constraints to access or parking areas.

7.3 Potential root damage to infrastructure

No soil testing or analysis was carried out for the purpose of assessing soil plasticity.
In terms of direct damage, the distances between the proposed development and the trees which are recommended for retention are sufficient to allow root growth without causing damage to the building structures.

7.4 Potential nuisance

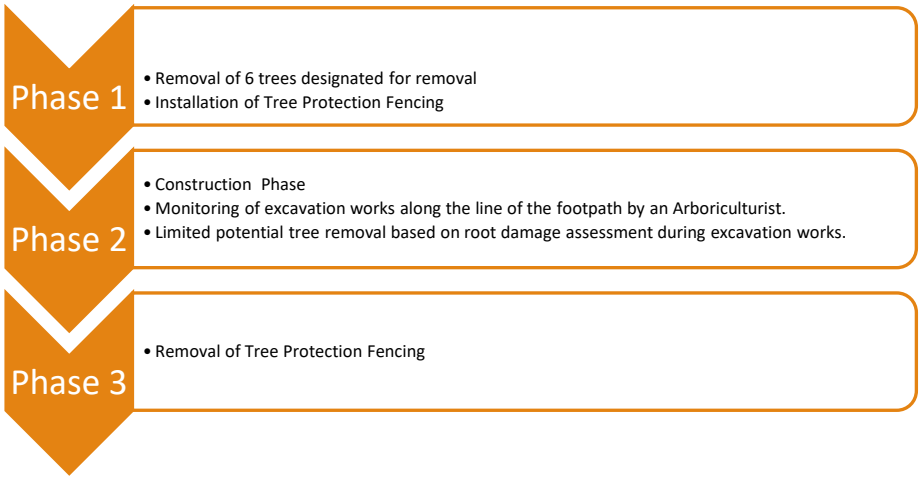
It is not thought that the retained trees would present a significant nuisance to the users of the site.

8. Recommended arboricultural works

See Tree Survey Schedule.

9. Arboricultural method statement

9.1 Order of works



9.2 Tree removal

- Trees which are to be removed in order for the construction works to take place are marked on the Tree Protection Plan.
- All tree felling should be undertaken by qualified personnel under the supervision of an arborist in accordance with BS3998: 2010 prior to protective fencing being installed and any construction operations commencing.
- All relevant safety and environmental protection guidelines should be followed (bats, birds, squirrels etc).
- Any stumps which are within the root protection area (RPA) of a retained tree should be removed using a stump grinder or left in place. Stumps may be dug out if they are out-with the RPA of any retained tree.
- Vehicle access within any RPA of a retained tree is prohibited.
- No retained tree should be used as a winch anchor.
- Appropriate techniques should be employed to avoid damage to retained trees or RPAs during felling operations.
- If standard felling techniques will result in significant damage to any retained tree, sectional dismantling methods should be used.
- Construction operations should not commence until all protective fencing is installed as per the approved drawings/specification.
- Refuelling and fuel storage areas should not be sighted within ten metres of any RPA.

9.3 Tree protection fencing

- A tree protection barrier should be installed as per the Tree Protection Plan (a separate document) to prevent access to the exclusion zone by either personnel or machinery.
- Protective fencing should be erected after the arboricultural works are completed and prior to any development works.

- The tree protection barrier should comply with BS5837:2012. It should be erected using welded mesh panels secured to the ground in a way that ensures that it will not be removed or altered during the development works (see Figure 1).

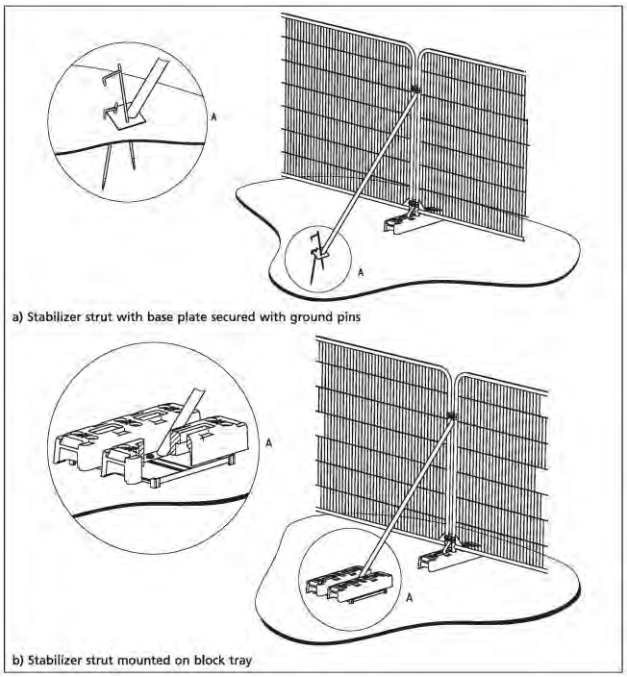


Figure 1: Tree protection fencing specification

9.4 Pruning

- There may be areas where tree crowns encroach on the working area, or trees overhanging paths need to be pruned back to facilitate access.
- All pruning must be done by a suitably qualified person in accordance with BS3998:2010.

9.5 On-site storage and use of building materials

- Special provisions should be made to avoid storing or mixing construction materials within 10 metres of any RPA or uphill where it is likely that liquids may run towards a tree and contaminate the soil.
- Any fuel, oils, or chemicals should be stored in sealed lockers, and any refuelling/ mixing etc. should be undertaken on an impervious area designated for such use. All waste materials and containers should be removed from the site for disposal.
- Fires should not be lit within 25m of any tree as radiant heat is likely to cause damage to trees.

9.6 Construction of path and installation of sewer/heat distribution pipe in root damage monitoring zones (see Tree Protection Plan)

- Works must be supervised by and Arboriculturists so that potential root damage can be monitored.
- The excavation works should be restricted to the footprint of the former railway line.

- In the event that significant root damage is occurring, the Arboriculturist shall assess the extent of the damage and the significance for individual trees. If necessary the Arboriculturist shall designate individual trees for removal.

Tree survey Data

Survey Ref	Species	Common Name	Grade	Life-Stage	Height (M)	1st Branch Height (M)	1st Branch Direction	Canopy Height. (M)	Canopy N	Canopy E	Canopy S	Canopy W	No of Stems	Stem 1	Stem 2	Stem 3	Stem 4	Stem 5	Combined Stem Diameter (>5)	Structural Condition	Physiological Condition	Estimated Remaining Contribution (Years)	Comments	Recommendations
T301	Fraxinus excelsior	Ash	A1	Mature	15	5	E	1	9	11	5	5	1	1050						Good	Poor	>40	Large old tree with veteran characteristics. Dieback in upper crown possibly due to Ash Dieback Disease.	Monitor
T302	Salix caprea	Goat Willow	C1	Early-Mature	8.5	1	E	1	3	4	4	2	3	130	200	320				Good	Good	20 to 40	None	None
T303	Salix caprea	Goat Willow	C1	Early-Mature	9	1	E	1	4	5	3	3	3	220	290	440				Good	Good	20 to 40	None	None
T304	Acer pseudoplatanus	Sycamore	C1	Middle-aged	8	1	S	1	1	3	2	1	4	140	170	120	100			Good	Good	20 to 40	None	None
T305	Acer pseudoplatanus	Sycamore	C1	Middle-aged	8	1	E	1	1.5	2.5	2	1	2	150	120					Good	Good	20 to 40	None	None
T306	Acer pseudoplatanus	Sycamore	B1	Early-Mature	16	1	E	1	6	4	5	5	6						637	Good	Good	20 to 40	None	None
T307	Acer pseudoplatanus	Sycamore	C1	Middle-aged	8	1	W	1	2	4	5	3	2	190	300					Fair	Good	20 to 40	Growing out of side of existing narrow bridge	None
T308	Fraxinus excelsior	Ash	C1	Early-Mature	9	2	W	2	5	3	5	6	3	340	440	250				Good	Poor	10 to 20	Crown dieback indicates Ash Dieback Disease	Monitor
T309	Ulmus glabra	Wych Elm	B1	Early-Mature	11	1	S	1	7	7	5	7	3	450	380	500				Good	Good	>40	Healthy mature Elm tree are now fairly rare.	None
T310	Ulmus glabra	Wych Elm	C1	Middle-aged	10	2	S	1.5	3	4	6	2	2	260	220					Good	Good	20 to 40	None signs of Dutch Elm Disease	None
T311	Fraxinus excelsior	Ash	C1	Early-Mature	9	3	E	6	9	4	0	2	2	280	170					Fair	Poor	10 to 20	Crown dieback. Probable Ash Dieback Disease	None
T312	Fraxinus excelsior	Ash	C1	Early-Mature	14	4	S	5	5	6	4	2	1	350						Good	Poor	10 to 20	Crown dieback. Probably Ash Dieback Disease	None
T313	Fraxinus excelsior	Ash	C1	Early-Mature	13	5	S	7	4	4	3	3	1	260						Good	Fair	20 to 40	None	None
T314	Fraxinus excelsior	Ash	C1	Middle-aged	10	3	N	6	4	1	1	1	1	190						Fair	Poor	10 to 20	Crown dieback. Probably Ash Dieback Disease	None
T315	Fraxinus excelsior	Ash	C1	Young	7	3	N	3	4	1	0	4	1	170						Fair	Fair	10 to 20	Biased to north	None
T316	Fraxinus excelsior	Ash	B2	Early-Mature	15	8	W	9	4	3	1	3	1	340						Good	Good	20 to 40	None	None
T317	Fraxinus excelsior	Ash	B1	Mature	15	2.5	W	2	12	6	7	8	3	420	350	460				Good	Good	20 to 40	None	None
T318	Salix caprea	Goat Willow	C1	Mature	11	3	N	3	6	4	5	6	3	400	220	180				Fair	Good	10 to 20	None	None
T319	Fraxinus excelsior	Ash	B1	Early-Mature	13	5	N	6	6	6	2	2	4	280	240	320	160			Good	Good	20 to 40	None	None
T320	Ulmus glabra	Wych Elm	B1	Early-Mature	13	3	E	1	5	5	8	3	1	350						Good	Good	20 to 40	None	None
T321	Ulmus glabra	Wych Elm	B1	Early-Mature	12	1.5	W	1	7	3	4	7	2	340	290					Good	Good	20 to 40	None	None
T322	Salix caprea	Goat Willow	C1	Over-mature	9	1	W	1	4	4	3	4	3	340	160	290	310			Poor	Poor	10 to 20	Old tree with wide stool.	Coppice and retain if path and pipes run close to tree
T323	Acer pseudoplatanus	Sycamore	B1	Early-Mature	15	2	S	3	8	7	8	7	7						820	Good	Good	20 to 40	Growing on steep bank	None
T324	Fraxinus excelsior	Ash	B1	Early-Mature	16	3	E	1	6	9	3	3	1	410						Good	Good	20 to 40	Growing out of stee rock. Roots appear to be growing along line of bank	None
T325	Fraxinus excelsior	Ash	B1	Early-Mature	14	8	N	8	3	3	2	2	2	260	290					Fair	Good	20 to 40	Growing out of steep rock bank	None
T326	Acer pseudoplatanus	Sycamore	B1	Early-Mature	15	4	N	6	10	4	5	7	3	240	300	240				Good	Good	20 to 40	Growing out of steep rick bank	None
T327	Fraxinus excelsior	Ash	C1	Middle-aged	11	7	N	7	1	1	2	1	2	190	140					Fair	Fair	10 to 20	Small crown	None
T328	Fraxinus excelsior	Ash	U	Middle-aged	9	4	S	5	0	3	9	1	3	200	170	160				Poor	Fair	<10	Partially collapsed. Rootplate lifted	Remove tree
T329	Fraxinus excelsior	Ash	C1	Middle-aged	11	6	N	9	2	1	0	4	1	230						Good	Fair	10 to 20	Early crown dieback. Growing out of steep rock bank	None
T330	Fraxinus excelsior	Ash	C1	Middle-aged	10	4	W	6	3	1	2	5	1	210						Good	Good	20 to 40	Growing out of steep rock bank	None
T331	Fraxinus excelsior	Ash	U	Early-Mature	9	2	S	2	0	1	7	2	1	200						Poor	Dead	<10	Dead collapsed tree suspended across route	Remove tree
T332	Fraxinus excelsior	Ash	C1	Middle-aged	9	3	S	3	1	1	1	2	1	200						Good	Fair	10 to 20	None	None
T333	Fraxinus excelsior	Ash	C1	Middle-aged	12	4	E	5	1	1	1	1	1	220						Good	Poor	10 to 20	Small crown. Epicormic growth on stem	None
T334	Fraxinus excelsior	Ash	C1	Middle-aged	9	6	N	6	4	1.5	1	1	1	180						Good	Fair	10 to 20	Early crown dieback	None
T335	Fraxinus excelsior	Ash	C1	Middle-aged	9	4	W	5	4	1.5	1	3	2	130	200					Good	Good	20 to 40	None	None
T336	Fraxinus excelsior	Ash	C1	Middle-aged	9	4	W	5	2	0	1.5	4	2	170	60					Good	Fair	10 to 20	None	None
T337	Acer pseudoplatanus	Sycamore	B1	Early-Mature	9	1	N	1	3	6	5	2	7						794	Fair	Good	20 to 40	Growing on top of collapsed stone wall	None
T338	Betula pendula	Silver Birch	C1	Middle-aged	6	1	N	1	2	2	3	2	1	300						Good	Good	20 to 40	None	None
T339	Betula pendula	Silver Birch	C1	Middle-aged	7	1	N	1	3	3	2	1	1	200						Good	Good	20 to 40	None	None
T340	Fraxinus excelsior	Ash	B1	Mature	13	1	N	1	6	3	2	5	1	650						Good	Good	20 to 40	Previous storm damage. Potential bat roost features	None
T341	Prunus avium	Cherry	C1	Early-Mature	6	3	S	1	2	1.5	4	2	2	220	200					Fair	Good	10 to 20	Close to existing electricity line. Previously pruned	None
T342	Acer pseudoplatanus	Sycamore	B1	Mature	15	1	S	1	3	6	8	7	1	700						Good	Good	>40	None	None
T343	Acer pseudoplatanus	Sycamore	B1	Early-Mature	14	1	S	1.5	2	2	6	7	2	500	250					Good	Good	>40	None	None
T344	Acer pseudoplatanus	Sycamore	B1	Mature	13	1	S	2	7	6	6	2	5	440	440	430	350	310		Good	Good	>40	None	None
T345	Acer pseudoplatanus	Sycamore	B1	Mature	14	2	S	2	3	5	7	5	4	380	350	270	260			Good	Good	>40	None	None
T346	Acer pseudoplatanus	Sycamore	C1	Early-Mature	14	1	S	1	0	9	7	1	1	570						Poor	Good	<10	Heavily biased to south. Rootplate lifted	Remove tree if targets are introduced
T347	Fraxinus excelsior	Ash	C1	Early-Mature	8.5	1	E	1.5	6	7	4	5	7						529	Good	Poor	10 to 20	Early crown dieback. Probably Ash Dieback Disease	None
T348	Fraxinus excelsior	Ash	C1	Middle-aged	9	1	N	1.5	4	1	1	3	1	200						Good	Good	20 to 40	None	None
T349	Fraxinus excelsior	Ash	B1	Mature	14	1	N	1	8	8	7	5	3	270	260	340				Good	Good	20 to 40	None	None
T350	Fraxinus excelsior	Ash	B1	Early-Mature	13	2	N	1	6	5	6	3	5	280	300	190	220	170		Good	Good	20 to 40	None	None
T351	Acer pseudoplatanus	Sycamore	B1	Early-Mature	12	2	S	1	4	6	3	4	350							Good	Good	20 to 40	Outside of site boundary. Data estimated	None

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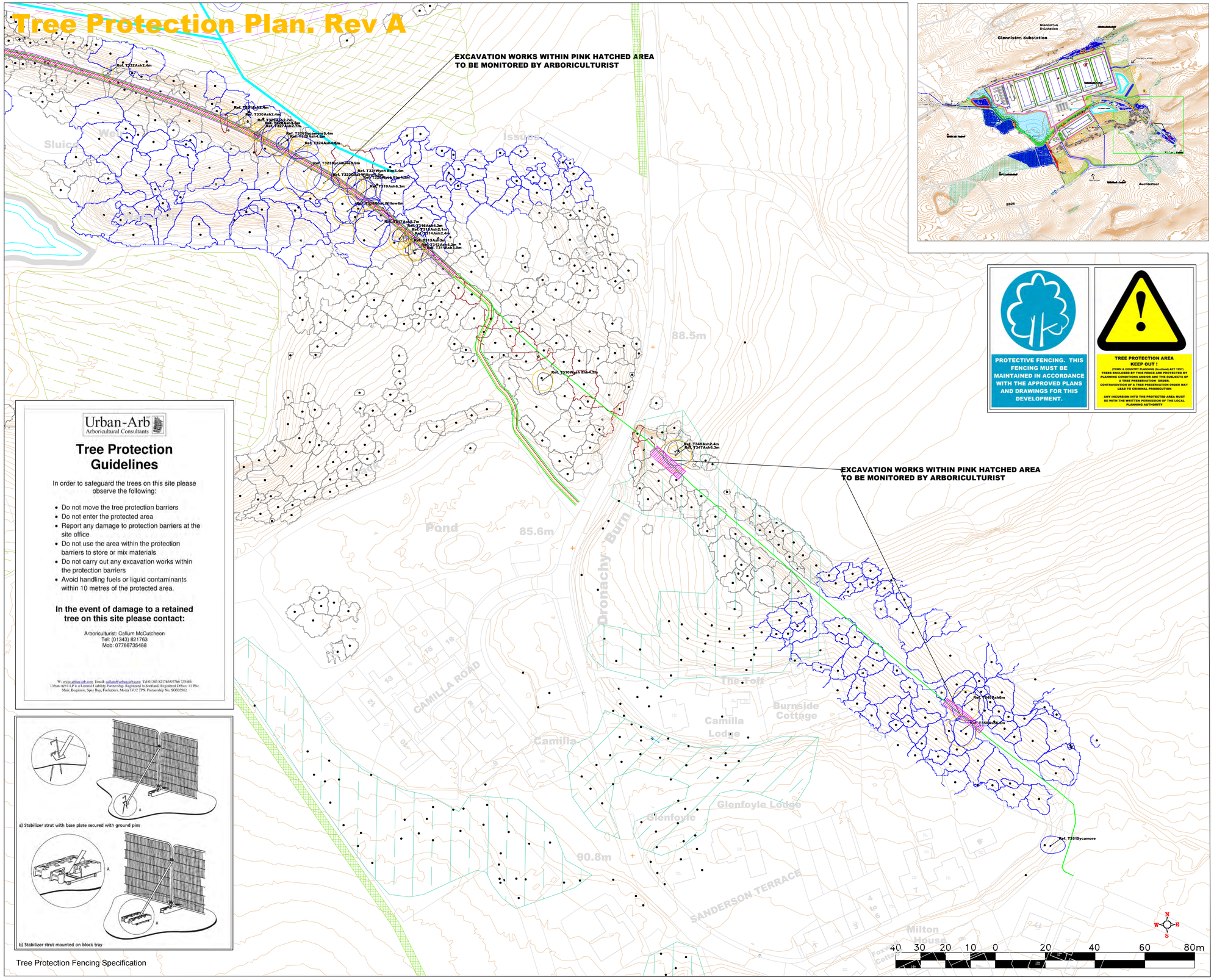
Tree Protection Plan. Rev A



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Arboricultural Consultants

Tree Protection Guidelines

In order to safeguard the trees on this site please observe the following:

- Do not move the tree protection barriers
- Do not enter the protected area
- Report any damage to protection barriers at the site office
- Do not use the area within the protection barriers to store or mix materials
- Do not carry out any excavation works within the protection barriers
- Avoid handling fuels or liquid contaminants within 10 metres of the protected area.

In the event of damage to a retained tree on this site please contact:

Arboriculturist: Callum McCutcheon
Tel: (01343) 821763
Mob: 07766735488

W: www.urban-arb.com Email: callum@urban-arb.com Tel:01343 821763/07766 725466
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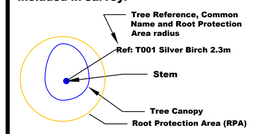
Tree Protection Fencing Specification

General Notes

KEY

Individual tree included in survey:



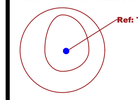
Colours are in accordance with BS5837:2012 quality grading:

Red: Unsuitable for retention
Grey: Low quality
Blue: Moderate quality
Green: High quality

Root Protection Area (RPA): The minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority (BS5937:2012)

National Tree Map indicating shrub/tree cover

Trees to be removed



Area of shrubs to be removed

Root damage monitoring zone (See Aboricultural Method Statement)

Tree Protection Fencing

Tree survey performed by Callum McCutcheon BSc (Hons) M.Arbor.A on 17-20.06.2025

Urban-Arb LLP
Arboricultural Consultants

No.	Revision/Issue	Date

Firm Name and Address
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Project Name and Address

Proposed Data Centre Fife

Project	Sheet
TREE PROTECTION PLAN	**002.1a**
Date: **25.02.2026**	
Scale: **1:750@A1**	

Tree Protection Plan. Rev A

Tree Protection Guidelines

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Arboricultural Consultants

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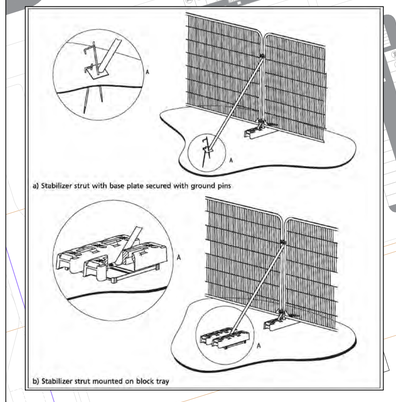
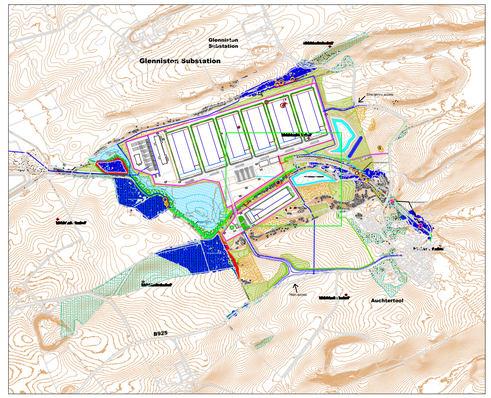


Tree Protection Fencing Specification



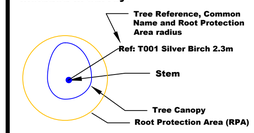
PROTECTIVE FENCING. THIS FENCING MUST BE MAINTAINED IN ACCORDANCE WITH THE APPROVED PLANS AND DRAWINGS FOR THIS DEVELOPMENT.

TREE PROTECTION AREA
KEEP OUT !
(TOWN & COUNTRY PLANNING (Scotland) ACT 1997)
TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND/OR ARE THE SUBJECTS OF A TREE PRESERVATION ORDER.
CONTRAVENTION OF A TREE PRESERVATION ORDER MAY LEAD TO CRIMINAL PROSECUTION
ANY INCURSION INTO THE PROTECTED AREA MUST BE WITH THE WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY

General Notes

KEY

Individual tree included in survey:



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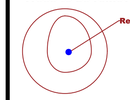
National Tree Map indicating shrub/tree cover

Trees to be removed



Area of shrubs to be removed

Root damage monitoring zone (See Aboricultural Method Statement)

Tree Protection Fencing

Tree survey performed by Callum McCutcheon BSc (Hons) M.Arbor.A on 17-20.06.2025

Urban-Arb LLP
Arboricultural Consultants

No.	Revision/Issue	Date

Firm Name and Address
Urban-Arb LLP
Dolphin Cottage
11 The Muir
Bogmoor
Spey Bay
Fochabers
Moray IV32 7PN
www.urban-arb.com

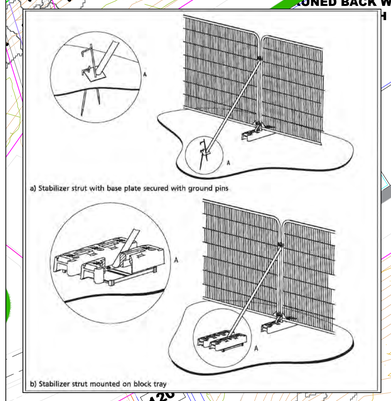
Project Name and Address

Proposed Data Centre Fife

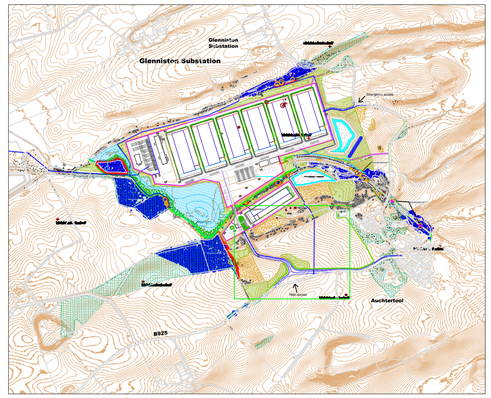
Project	Sheet
TREE PROTECTION PLAN	002.2a
Date: 25.02.2026	
Scale: 1:750@A1	

Tree Protection Plan. Rev A

CROWNS OF SMALL SHRUBS TO BE PRUNED BACK WHERE NECESSARY



Tree Protection Fencing Specification



Urban-Arb
Arboricultural Consultants

Tree Protection Guidelines

In order to safeguard the trees on this site please observe the following:

- Do not move the tree protection barriers
- Do not enter the protected area
- Report any damage to protection barriers at the site office
- Do not use the area within the protection barriers to store or mix materials
- Do not carry out any excavation works within the protection barriers
- Avoid handling fuels or liquid contaminants within 10 metres of the protected area.

In the event of damage to a retained tree on this site please contact:

Arboriculturist: Callum McCutcheon
Tel: (01343) 821763
Mob: 07766735488

W: www.urban-arb.com Email: callum@urban-arb.com Tel:01343 821763/07766 735488
Urban-Arb LLP is a Limited Liability Partnership. Registered in Scotland. Registered Office: 11 The Muir, Bogmoor, Spey Bay, Fochabers, Moray IV32 7PN. Partnership No. SO305582

Main access

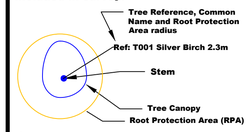
40 30 20 10 0 20 40 60 80m

N W E S

General Notes

KEY

Individual tree included in survey:



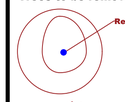
Colours are in accordance with BS5837:2012 quality grading:

Red: Unsuitable for retention
Grey: Low quality
Blue: Moderate quality
Green: High quality

Root Protection Area (RPA): The minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority (BS5937:2012)

National Tree Map indicating shrub/tree cover

Trees to be removed



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