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Document Title	Confirmation of Tree Preservation Order on Land to the East of Coalgate Avenue, Tranent [T.P.O. no. 152 (2026)]

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Authorised By	Keith Dingwall
Designation	Head of Developments
Date	13/04/26

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Library Reference	41/26
Date Received	13/04/26
Bulletin	Apr26

COMMITTEE:	Member's Library Service
MEETING DATE:	N/A
BY:	Depute Chief Executive - Resources & Economy
REPORT TITLE:	Confirmation of Tree Preservation Order at Land to the East of Coalgate Avenue, Tranent [TPO no. 152 (2026)]
REPORT STATUS:	public

1 PURPOSE OF REPORT

- 1.1 East Lothian Council placed a Tree Preservation Order (TPO) on woodland to the east of Coalgate Avenue, Tranent on 19 February 2026. This report advises members that TPO 152 (2026) has now been confirmed.

2 RECOMMENDATIONS

- 2.1 Members are asked to note that, under delegated powers, the decision has been made to confirm this Order.

3 BACKGROUND

Reason for promotion of the order

- 3.1 East Lothian Council were informed by the agent acting for the owner of land to the east and north of Tranent that they intended to carry out selective felling of trees within the area that fall under Scottish Forestry felling permission exemptions.
- 3.2 One of the areas identified included a regenerating native woodland. On assessment of the site it was identified that as the trees within the woodland are young and of generally small stem diameter, many of the trees could fall within the exemption category and the works could therefore lead to significant loss of trees within the woodland.

- 3.3 Confirmation of this order has safeguarded the amenity value of this woodland.
- 3.4 The trees forming this woodland are now protected under planning law and cannot be legally pruned or removed without the prior agreement of the Council.

Visibility

- 3.5 The woodland makes a significant contribution to the visual amenity and overall character of this part of East Lothian and is publicly visible. It plays an important role in the landscape setting of Tranent, being highly visible in views from the east and from the A1 to the northeast. The woodland helps soften the edge of the urban settlement and reinforces the town's landscape character in these views.

Community Value

- 3.6 The site provides a valuable community woodland resource. The woodland provides significant health and wellbeing benefits, offering nearby residents an easily accessible natural greenspace for informal recreation, relaxation, and connection with nature.
- 3.7 At 5.68 hectares, it lies within 500 metres of a substantial number of Tranent residents, including some of our most deprived communities immediately adjacent to the woodland. Increasing access to woodland for communities in areas of deprivation is a key target of the Tree and Woodland Strategy (TWS), and this particular woodland is specifically identified within the TWS as an important asset.

Biodiversity Value

- 3.8 The woodland contributes significantly to the limited woodland cover in this part of East Lothian, helping to address a recognised deficit in local tree and woodland provision.
- 3.9 The site supports a mosaic of young regenerating broadleaf woodland, scrub and ground flora, creating structurally diverse habitat that supports a wide range of species. Protecting this woodland helps maintain habitat continuity within the wider local ecological network, supporting species movement and resilience.
- 3.10 The woodland also contributes to wider climate and nature recovery objectives by sequestering carbon, supporting soil health, and offering long-term potential to develop into a more mature and species-rich woodland community under appropriate management

Threat

- 3.11 If this woodland was lost it would impact significantly on the amenity value and setting of Tranent, leading to a loss of important habitat and recreational resource. Unmanaged felling could fragment habitats and harm the woodland ecosystem

Future tree felling or tree work

- 3.12 The confirmation of this TPO does not prevent the owners of the woodland from applying to the Council for permission to undertake necessary tree management work in the future. However, the TPO would give the Council control over such proposals, ensuring that tree cover is retained in this area.

Objections to the Order

- 3.13 The Council was required to consider any objections and representations received, before the Order was confirmed. The land owner and the public had six weeks from the time of making the order in which to object.
- 3.14 No objections or representations to this order were received within the notification period.

4 POLICY IMPLICATIONS

- 4.1 None

5 RESOURCE AND OTHER IMPLICATIONS

- 5.1 Finance: None
- 5.2 Human Resources: None
- 5.3 Other (e.g. Legal/IT): None
- 5.4 Risk: None

6 INTEGRATED IMPACT ASSESSMENT

- 6.1 ***Select the statement that is appropriate to your report by placing an 'X' in the relevant box.***

An Integrated Impact Assessment screening process has been undertaken and the subject of this report does not affect the wellbeing of the community or have a significant impact on: equality and human rights; tackling socio-economic disadvantages and poverty; climate change, the environment and sustainability; the Council's role as a corporate parent; or the storage/collection of personal data.



or

The subject of this report has been through the Integrated Impact Assessment process and impacts have been identified as follows:



Subject	Impacts identified (Yes, No or N/A)
Equality and human rights	
Socio-economic disadvantage/poverty	
Climate change, the environment and sustainability	
Corporate parenting and care-experienced young people	
Storage/collection of personal data	
Other	

[Enter information on impacts that have been identified]

The Integrated Impact Assessment relating to this report has been published and can be accessed via the Council's website:

https://www.eastlothian.gov.uk/info/210602/equality_and_diversity/12014/integrated_impact_assessments

7 APPENDICES

7.1 TPO

8 BACKGROUND PAPERS

8.1 None

9 AUTHOR AND APPROVAL DETAILS

Report Author(s)

Name	Sarah Cheyne
Designation	Senior Projects Officer - Landscape
Tel/Email	scheyne@eastlothian.gov.uk
Date	13-04-26

Head of Service Approval

Name	Keith Dingwall
Designation	Head of Development
Confirmation that IIA and other relevant checks (e.g. finance/legal) have been completed	Confirmed.
Approval Date	13 April 2026

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
THE EAST LOTHIAN COUNCIL (LAND TO THE EAST OF COALGATE AVENUE, TRANENT)
TREE PRESERVATION ORDER No. 152 (2026)

East Lothian Council constituted under the Local Government etc. (Scotland) Act 1994 and having their principal office at John Muir House, Haddington and in this Tree Preservation Order ("Order") referred to as the "Planning Authority", in exercise of the powers conferred on them by Section 160 of the Town and Country Planning (Scotland) Act 1997 and of all other powers enabling them in that behalf hereby make the following Order:-

1. Citation, commencement and interpretation

- (1) This Order may be cited as The East Lothian Council (land to the East of Coalgate Avenue, Tranent) Tree Preservation Order No. 152 (2026) and takes effect on 19 February 2026.
- (2) In this Order-
"the 1992 Order" means the Town and Country Planning (General Permitted Development) (Scotland) Order 1992;
"The Act" means the Town and country Planning (Scotland) Act 1997;
"Map" means the map annexed and executed as relative to this Order; and
"Protected Tree" has the meaning given in Article 2.

2. Protected Trees

- (1) A Protected Tree is a tree specified in Schedule 1 annexed and executed as relative to this Order.
- (2) The position of a Protected Tree is identified in the manner indicated in Schedule 1 and on the Map.
- (3) Where any ambiguity as to the identification of a Protected Tree arises between the Map and the specification in Schedule 1 to this Order, the Map is to prevail.

3. Prohibited acts

Subject to the provisions of the Act and the exemptions specified in Article 4, no person is, except with, and in accordance with, the consent of the Planning Authority:-

- (a) to cut down, top, lop, uproot, wilfully damage or wilfully destroy; or
- (b) to cause or permit the cutting down, topping, lopping, uprooting, or wilful destruction of,

a Protected Tree.

4. Exemptions

Nothing in article 3 is to prevent:-

- (1) the cutting down, uprooting, topping or lopping of a tree on land in the occupation of the Planning Authority when this is done by or with the prior written consent of the Planning Authority;
- (2) the cutting down, uprooting, topping or lopping of a tree by, or on behalf of Scottish Forestry on land placed at their disposal in pursuance of the Forest and Land Management (Scotland) Act 2018 or otherwise under their management or supervision;

5. Directions as to replanting

- (1) Where consent is granted under this Order for the felling of any tree, in the event that the provisions of Section 167(i)(a) and (b) of the Act apply the planning authority may give to the owner of the land on which the tree(s) are situated a direction in writing specifying the manner in which and the time within which the owner must replant trees on that land.
- (2) Where a direction is given under paragraph (1) and trees on the relevant land are felled (pursuant to the consent), the owner of that land must replant trees on the land in accordance with the direction.
- (3) Any direction given under paragraph (1) may include requirements as to -
 - (a) species;
 - (b) quantities;
 - (c) the erection and maintenance of fencing necessary for the protection of the replanting;
 - (d) the preparations of ground, draining, removal of brushwood, weed control, and beating up; and/or
 - (e) protective measures against fire.

6. Adaption and Modification of the Act

- (1) The provisions of the Act mentioned in column 1 of Part 1 of Schedule 2 annexed and executed as relative to this Order are to have effect, in relation to consents under this Order and applications for such consent, subject to the adaptations and modifications specified in column 2 of Part 1 of that Schedule 2.

- (2) The provisions referred to in paragraph (1), as so adapted and modified, are set out in Part 2 of Schedule 2 to this Order.

7. Compensation

- (1) Subject to paragraphs (2) to (5), any person who has suffered loss or damage caused or incurred in consequence of-
- (a) any refusal of consent required under this Order; or
 - (b) any grant of any such consent subject to conditions, is entitled to recover from the Planning Authority compensation in respect of such loss or damage.
- (2) A claim for compensation under this Order shall be made by serving on the Planning Authority a notice in writing stating the grounds of the claim and the amount claimed.
- (3) The time within which any such notice shall be given is a period of six months -
- (a) from the date of the decision of the Planning Authority; or
 - (b) where an appeal has been made to Scottish Ministers against the decision of the Planning Authority, from the date of the decision of Scottish Ministers on the appeal.
- (4) No claim may be made under this Article if the amount in respect of which the claim would otherwise have been made is less than £1,000.
- (5) No compensation shall be made payable to a person-
- (a) for loss or development value or other diminution in the value of the land;
 - (b) for loss or damage which was not reasonably foreseeable when consent was refused or was granted subject to conditions;
 - (c) for loss or damage reasonably foreseeable by that person and attributable to failure to take reasonable steps to avert the loss or damage or to mitigate its extent; or
 - (d) for costs incurred in appealing to the Scottish Ministers against the refusal of any consent required under this Order or the grant of any such consent subject to conditions.
- (6) In this Article-
- "development value" means an increase in value attributable to the prospect of development; and in relation to any land, the development of it shall include the clearing of it.

8. Applications for consent

- (1) Any application for consent of the Planning Authority for all non-exempt tree management works must be submitted in advance in writing ("Application"). The Application must provide the following
 - (a) specify the tree management work for which consent is sought;
 - (b) give reasons for carrying out such operations;
 - (c) identify the Protected Tree which would be affected by such operations; and
 - (d) the Protected Tree must be identified by means of a map or plan of a size and scale sufficient for the purpose.

The Application may be sent by electronic communications.

All Applications must include the applicant's contact details, including but not limited to a current email and telephone number.

9. Application of Tree Preservation order to future planting

This Order applies to any tree specified in Schedule 1 of this Order which is to be planted in pursuance of a condition imposed by virtue of section 159(a) of the Act as from the time when those trees are planted.

10. Offences and Penalties

- (1) Section 171 of the Act shall apply, if any person, in contravention of a tree preservation order—
 - (a) cuts down, uproots or wilfully destroys a tree; or
 - (b) wilfully damages, tops or lops a tree in such a manner as to be likely to destroy it,he shall be guilty of an offence.
- (2) A person guilty of an offence under subsection (1) shall be liable-
 - (a) on summary conviction to a fine not exceeding £20,000; and
 - (b) on conviction on indictment, to a fine.
- (3) In determining the amount of any fine to be imposed on a person convicted of an offence under subsection (1), the court shall in particular have regard to any financial benefit which has accrued or appears likely to accrue to him in consequence of the offence.
- (4) If any person contravenes the provisions of the tree preservation order otherwise than as mentioned in subsection (1), he shall be guilty of an offence and liable on summary conviction to a fine not exceeding level 4 on the standard scale.

IN WITNESS WHEREOF these presents consisting of this and the preceding 4 pages together with Schedule 1 and Schedule 2 (containing 2 parts) and the Map annexed are subscribed as follows:-

This Order is sealed with the Common Seal of East Lothian Council and signed for and on its behalf by Tanya Jane Murray, Principal Solicitor at Haddington on 19 February 2026.



Proper Officer
East Lothian Council
John Muir House
Haddington

East Lothian Council in Exercise of The Powers Conferred on them by Section 160 of The Town and Country Planning (Scotland) Act 1997 Confirmed the foregoing Order and attached Map signed for and on its behalf on 9 APRIL 2026 by KEREN CONWAY, PRINCIPAL SOLICITOR



Proper Officer
East Lothian Council
John Muir House
Haddington

SCHEDULE 1

This is the Schedule 1 of The East Lothian Council (land to the East of Coalgate Avenue, Tranent) Tree Preservation Order No. 152 (2026)

Trees Specified Individually (coloured green on the map)		
No. on Map	Description	Situation
NONE		
Trees Specified by Reference to an Area (within a continuous black line on the map)		
No. on Map	Description	Situation
NONE		
Groups of Trees (within a broken black line on the map)		
No. on Map	Description	Situation
NONE		
Woodlands (within a continuous red line on the map)		
No. on Map	Description	Situation
W1	Mixed age woodland	Land to the East of Coalgate Avenue, Tranent, being part and portion of the subjects described in the Disposition by the British Coal Corporation in favour of Strawson Holdings Limited, recorded in the Division of the General Register of Sasines (GRS) in the County of East Lothian on 9 August 1996 and Disposition in favour of Omnivale Limited, recorded in the Division of the General Register of Sasines (GRS) in the County of East Lothian on 24 November 1997.

Reason for promotion of order:

This Tree Preservation Order is being promoted to secure the retention of an area of young woodland to the east of the settlement of Tranent adjacent to Coalgate Avenue.

The woodland plays a key role in softening views of Tranent from the east and the A1 to the northeast and provides an important landscape setting for the settlement. It also provides an important woodland resource close to the settlement in one of the lowest wooded areas of East Lothian.



Tanya Jane Murray
Principal Solicitor
Proper Officer
East Lothian Council
John Muir House
Haddington

SCHEDULE 2 PART I

This is the Schedule 2 of The East Lothian Council (land to the East of Coalgate Avenue, Tranent) Tree Preservation Order No. 152 (2026)

PROVISIONS OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 APPLIED WITH ADAPTATIONS OR MODIFICATIONS

Provision of the Town and Country Planning (Scotland) Act 1997	Adaptation or Modification
Section 36 (Registers of applications etc.)	<p>For subsections (1) to (3) substitute –</p> <p>"(1) The planning authority shall in relation to this Order keep a register of all applications for consent under this Order, containing –</p> <ul style="list-style-type: none"> (a) information as to the nature of such applications, the decisions of the planning authority thereon; (b) information as to any appeal to Scottish Ministers and the decisions of Scottish Ministers thereon, any compensation awarded in consequence of the decisions of the planning authority or Scottish Ministers; and (c) any directions as to the replanting of woodlands."
Section 37 (determination of applications: general considerations)	<p>1. In subsection (1) -</p> <ul style="list-style-type: none"> (a) for "planning permission" where those words first appear, substitute "consent under a tree preservation order", (b) for "sections 278(2) and 59(1) (b) substitute "subsections (1A) and (1B)", (c) for "planning permission" in both of the other places (section 37(1)(a) and (b)) where those words appear substitute "consent under the order", (d) after "think fit", insert, "(including conditions limiting the duration of the consent or requiring the replacement of trees)",

	<p>2. After subsection (1) insert -</p> <p>"(1A) Where an application relates to an area of woodland, the authority shall grant consent so far as accords with the practise of good forestry, unless they are satisfied that the granting of consent would fail to secure the maintenance of the special character of the woodland or the woodland character of the area.</p> <p>(1B) Where the planning authority grant consent for the felling of trees in a woodland area, they shall not impose conditions requiring replacement where such felling is carried out in the course of forestry operations (but may give directions for securing replanting)."</p> <p>3. Omit subsections (2) and (3); and</p> <p>4. In subsection (4) for paragraphs (a) to (c) substitute;</p> <p>(a) consent under a tree preservation order; or</p> <p>(b) any consent, agreement, or approval required by a condition imposed on the grant of such consent</p>
<p>Section 44 (effect of planning permission)</p>	<p>1. for "planning permission" where those words first appear, substitute "consent under a tree preservation order"</p> <p>2. for "the permission" substitute "the consent"</p> <p>3. for "to develop land" substitute "to carry out works</p> <p>4. "after "land" insert "on which the tree or trees to which the consent relates are situated"; and</p> <p>5. Omit subsections (2) and (3)</p>
<p>Section 47 (right to appeal against planning decisions and failure to take such decisions)</p>	<p>1. For subsection (1) substitute-</p> <p>"(1) Where a planning authority -</p> <p>(a) refuse an application for consent under a tree preservation order or grant it subject to conditions;</p>

- (b) refuse an application for any consent, agreement or approval of that authority required by a condition imposed on a grant of consent under such an order;
- (c) give a direction under a tree preservation order, or refuse an application for any consent, agreement or approval of that authority required by such a direction; or
- (d) have not given notice or their decision on such an application within the period 2 months beginning with the date on which the application was received by the authority [or within such extended period as may at any time be agreed upon in writing between the applicant and the authority].

The applicant may by notice appeal to the Scottish Ministers".

3. Omit subsections (1A), (2) and (4).

4. For subsection (3) substitute –

"(3) Any appeal under this section shall be made in writing, specifying the grounds on which the appeal is made and such notice shall be served on the Scottish Ministers within a period of three months beginning with, in the case of an appeal made under -

(a) an appeal under paragraphs (a) to (c) of subsection (1), the date of the decision notice or the direction, as the case may be; and (b) paragraph (d) of that subsection, the date of expiry of the period mentioned in that paragraph,"

(d) For subsection (5) substitute

"(5) For the purposes of the application of section 48(1), in relation to an appeal made under subsection (1)(d), it shall be assumed that the authority decided to refuse the application in question."

Section 47A	To apply to the Order.
Section 48 (determination of appeals)	<p>(a) In subsection (5)(a) –</p> <p>(i) for "sections 33, 37(1) to (3), 38(1) to (3),41(1) and (2) and 42 Part I of Schedule 3" substitute "section 37(1), (1A) and (1B)"; and</p> <p>(ii) for "planning permission" substitute "consent under a tree preservation order".</p> <p>(b) Omit subsections (5)(b) and (6) to (8).</p>



Tanya Jane Murray
Principal Solicitor
Proper Officer
East Lothian Council
John Muir House
Haddington

SCHEDULE 2 PART II

This is Schedule 2, Part II of The East Lothian Council (land to the East of Coalgate Avenue, Tranent) Tree Preservation Order No. 152 (2026)

PROVISIONS OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997, AS ADAPTED AND MODIFIED BY PART I

The following provisions of the Town and Country Planning Act 1997, as adapted and modified by Part I of this Schedule, apply in relation to consents, and applications for consent, under this Order.

Section 36

36 - (1) The planning authority shall in relation to this Order keep a register of all applications for consent under this Order, containing –

- (a) information as to the nature of such applications, the decisions of the planning authority thereon,
- (b) information as to any appeal to Scottish Ministers and the decisions of Scottish Ministers thereon, any compensations awarded in consequence of the decisions of the planning authority or Scottish Ministers: and
- (c) any directions as to the replanting of woodlands."

(4) Every register kept under this section shall be available for inspection by the public at all reasonable hours.

Section 37

37 - (1) Where an application is made to a planning authority for consent under a tree preservation order –

- (a) subject to subsections (1A) and (1B) they may grant consent under the order, either unconditionally or subject to such conditions as they think fit (including conditions limiting the duration of the consent or requiring the replacement of trees); or
- (b) they may refuse consent under the order.

(1A) Where an application relates to an area of woodland, the authority shall grant consent so far as accords with the practice of good forestry, unless they are satisfied that the granting of consent would fail to secure the maintenance of the special character of the woodland or the woodland character of the area.

(1B) Where the authority grant consent for the felling of trees in a woodland area they shall not impose conditions requiring replacement where such felling is carried out in the course of forestry operations (but may give directions for securing replanting).

(4) The date of the grant or refusal of-

- (a) consent under a tree preservation order; or
- (b) any consent, agreement or approval required by a condition imposed on the grant of such consent, shall be the date on which the notice of the planning authority's decision bears to have been signed on behalf of the authority.

Section 44(1) Effect of planning permission

44 - (1) Without prejudice to the provision of this Part as to the duration, revocation or modification of consent required by a tree preservation order, any grant of consent required by a tree preservation order shall (except in so far as the consent otherwise provides) ensure for the benefit of the land on which the tree or trees to which the consent relates are situated and all persons for the time being interested in it.

Section 47 Right to appeal against planning decisions and failure to take such decisions

47 - (1) Where a planning authority -

- (a) refuse an application for consent under a tree preservation order or grant it subject to conditions;
- (b) refuse an application for any consent, agreement or approval of that authority required by a condition imposed on a grant of consent under such an order;
- (c) give a direction under a tree preservation order, or refuse an application for any consent, agreement or approval of or by that authority required by such a direction; or
- (d) have not given notice or their decision on such an application within the period of 2 months beginning with the date on which the application was received by the authority [or within such extended period as may at any time be agreed upon in writing between the applicant and the authority],

the applicant may by notice appeal to the Scottish Ministers".

"(3) Any appeal under this section shall be made in writing, specifying the grounds on which the appeal is made; and such notice shall be served on the Scottish Ministers within a period of three months beginning with, in the case of an appeal made under –

- (a) an appeal under paragraphs (a) to (c) of subsection (1), the date of the decision notice or the direction, as the case may be; and;
- (b) paragraph (d) of that subsection, the date of expiry of the period mentioned in that paragraph,"

(5) For the purposes of the application of section 48(1), in relation to an appeal made under subsection (1) (d), it shall be assumed that the authority decided to refuse the application in question.

Section 47A

47A - (1) In an appeal under section 47(1), a party to the proceedings is not to raise any matter which was not before the planning authority at the time the decision appealed against was made unless that party can demonstrate –

- (a) that the matter could not have been raised before that time, or
- (b) that it's not being raised before that time was a consequence of exceptional circumstances.

(2) Nothing in subsection (1) affects any requirement or entitlement to have regard to -

- (a) the provisions of the development plan, or
- (b) any other material consideration.

Section 48 Determination of appeals

48 - (1) On an appeal under section 47 of the Scottish Ministers may –

- (a) allow or dismiss the appeal, or
- (b) reverse or vary any part of the decision of the authority (whether the appeal relates to that part of it or not),

and may deal with the application as if it had been made to them in the first instance.

(3) If the Scottish Ministers propose to reverse or vary any part of the decision of the planning authority to which the appeal does not relate, they shall give notice of their intention to the planning authority and to the appellant and shall give each of them an opportunity of making representations about their proposals.

(5) In relation to an appeal to the Scottish Ministers under section 47 –

(a) sections 37(1), (1A) and (18) shall apply, with any necessary modifications, in relation to an appeal to the Scottish Ministers under section 47 as they apply in relation to an application for consent under a tree preservation order which falls to be determined by the authority.

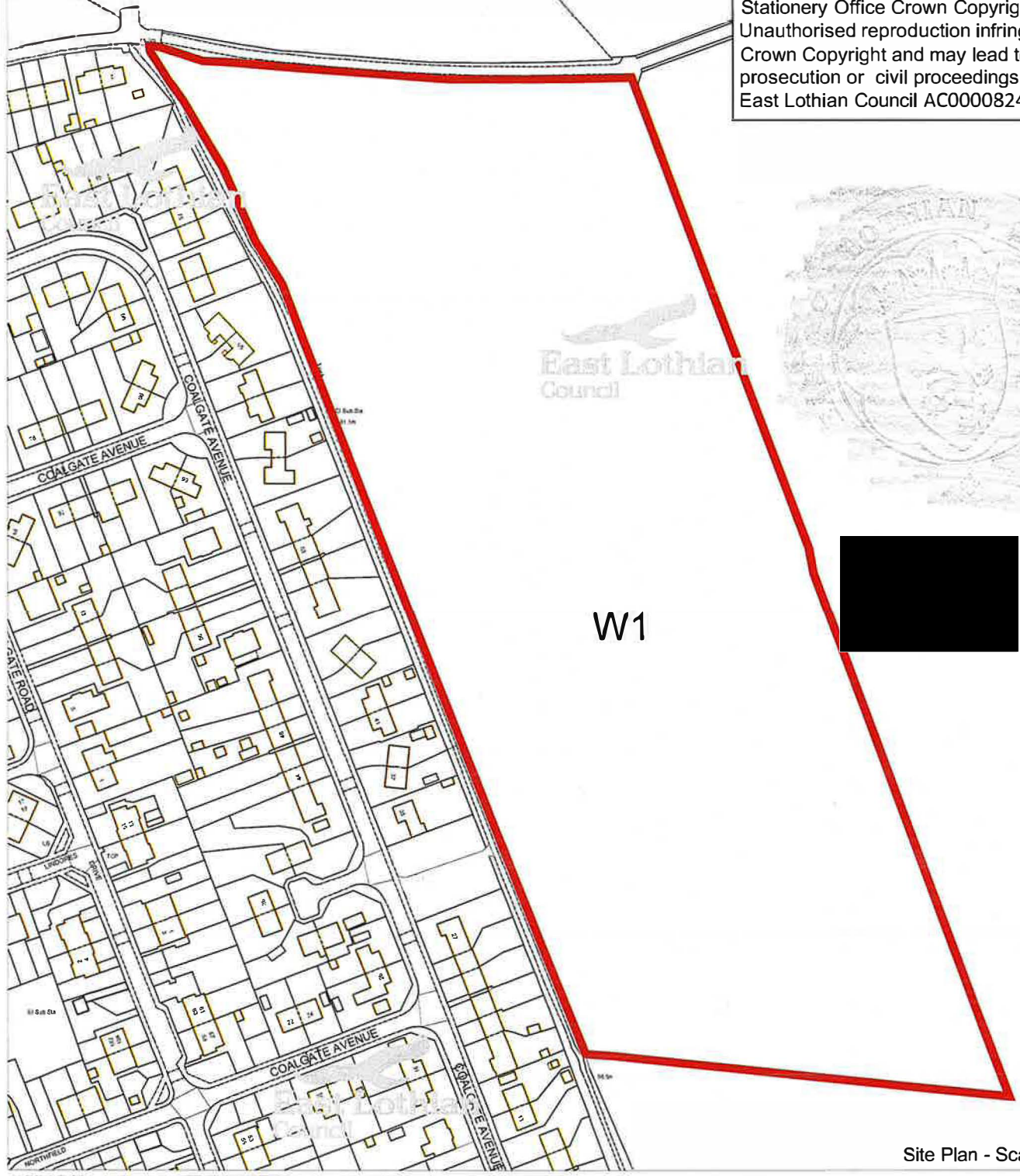
(9) Schedule 4 applies to appeals under section 47, including appeals under that section as applied by or under any other provision of this Act.



Tanya Jane Murray
Principal Solicitor
Proper Officer
East Lothian Council
John Muir House
Haddington

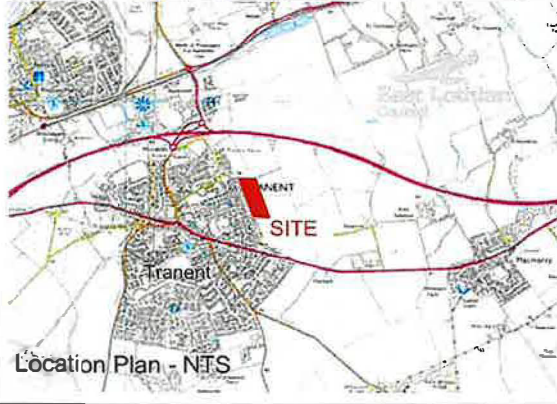
This is the plan referred to in the foregoing Tree Preservation Order, land to the east of Coalgate Avenue, Tranent, No. 152 (2026) by East Lothian Council

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Site Plan - Scale 1:2000

OS Grid Reference:
E 341228, N 673076



Location Plan - NTS



North

TPO LEGEND

W1 Woodland



Land to the east of Coalgate Avenue, Tranent
TPO 152 (2026)

TOWN AND COUNTRY PLANNING
(SCOTLAND) ACT 1997

THE EAST LOTHIAN COUNCIL
(land to the East of Coalgate Avenue,
Tranent) Tree Preservation Order No.
152 (2026)

EAST LOTHIAN COUNCIL
JOHN MUIR HOUSE
HADDINGTON