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Tree Survey

Taylors Lane
Rathfarnham
Dublin

Client:

Luxcare Ltd

Document Number TS11.21.003

(Also see survey Plan 11.21.003)

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1.0 Introduction

Lawlor Landscapes and qualified Arborist Kevin Lawlor have been engaged by Luxcare Ltd. to survey the trees existing on site at their site on Taylors Lane, Rathfarnham, Dublin in November 2021.

Tree Survey Carried out on 12th November 2021

2.0 Limitations of Report

2.1 This report was caried out on a visual basis with supporting photographs, where deemed appropriate. Any reference to condition of trees is accurate at the time of survey and is based on a visual non-invasive inspection from the ground up.

2.2 Tree conditions may change due to weather events such a snowfall or high winds causing damage. Tree Welfare may not be noted due to some diseases or rot in a tree may not be visible, and therefore may not be reported.

2.3 Regular inspections are advised in the case where land use is changing or during development works to ensure that trees valuable to the property are being properly protected.

2.4 Kevin Lawlor and Lawlor Landscapes do not accept any responsibility for damage to property or injury to persons by trees surveyed in this report. Any tree works are to be carried out to BS3998:2012 by a qualified and adequately insured professional tree worker / company. The appointment of a tree professional and the onus to obtain proof of insurance and qualification is solely the responsibility of the tree owner or developer with permission of the tree owner.

3.0 Methodology

3.1 The inspection for this Tree Survey was carried out visually and, in the context, of future development on the entire site. This report may be supported by pictures taken to outline particular areas for consideration.

3.2 The trees have been assessed using the current recommendations, as detailed in British Standard 5837 : *2012 'Trees in relation to Design, Demolition & Construction – Recommendations'*, in order to arrive at a Retention Category for each individual tree or group of trees.

3.3 For full details of the relevant assessment criteria and retention categories see Table 1 of BS5837:2014 *(attached as appendix 1)*.

3.4 A **Tree Survey Plan 11.21.003** has been prepared for this site also.

4.0 Site Context

4.1 This site is split into a yard to the east and what appears to be a former garden of an old house on the west that has become overgrown and wild.

4.2 The south and west of the site is bordered by residential houses, the north is bordered by Taylors Lane road and the east is bordered by a Circle K filling station.

4.3 A mixed residential development is proposed for the site.

5.0 Summary of Survey and Findings

5.1 General breakdown of trees surveyed below

Retention Category (BS 5837: 2012)	Number of Individual Trees	Number of Groups of Trees	Number of Hedgerows
Category A High Quality	**none**	**none**	**none**
Category B Moderate Quality	**4 no.**	**none**	**none**
Category C Low Quality	**5 no.**	**none**	**none**
Category U REMOVE	**none**	**none**	**none**
Totals	**9 no.**	**none**	**none**

5.2 All Category U trees should be removed, irrespective of any development proposals, for sound arboricultural practice

5.3 Category C trees are not normally retained in the context of a development unless located in an area of the development where they do not represent a significant restraint on the proposal.

5.4 All Category A and Category B trees are retained under normal circumstances. These should inform and influence the design, site layout and in some cases the specific construction methods to be used. The root protection areas of these trees will generally form a construction exclusion zone although in some circumstance's construction may be possible with appropriate specifications to minimise compression of the root area. These specifications would need to be agreed with the Arborist, Client, Engineers/Architects and the local authority.

6.0 Tree Survey Table 1

Tree Tag Number	Species	DBH (mm)	Height (M)	Cardinal spread (M)	Retention Category (BS 5837: 2012)	Structural or Physiological Observations	General Tree Condition	Recommendation in the context of the Development	RPA – Root Protection Area (Radius M)
0591	*Multi-stemmed Acer pseudoplantanus*	600mm (ground level MS)	6	N = 3 E = 2 S = 2 W = 3	C	Roots exposed and interacting with boundary wall foundations	moderate	**Remove**	6m
0592	*Ulmus glabara*	280mm	6	N = 4 E = 5 S = 0 W = 3	C	No clear leader. Below bank / line of Lawson trees	Poor Specimen	**Remove**	3.3m
0593	*Salix alba*	380mm	5	N = 2 E = 2 S = 2 W = 2	C	Damage at the base. Possibly a split MS Tree	moderate	**Remove**	4.5m
0594	*Salix alba*	180mm	5	N = 3 E = 0 S = 0 W =0	C	Leaning & growing to the north	Moderate	**Remove**	2.1m
0595	*Salix alba*	570mm	8	N = 6 E = 8 S = 2 W = 2	B	Growing / Leaning to the North East	Moderate	**Retain**	6.8m
0596	*Fraxinus excelsior*	460mm	c.13m	N = 3 E = 3 S = 3 W = 3	B	Large tree growing on top of the stream bank. Heavy Ivy Cover on main stem	Moderate	**Retain**	5.5m

Tree Tag Number	Species	DBH (mm)	Height (M)	Crown Spread (M)	Retention Category (BS 5837: 2012)	Structural or Physiological Observations	General Tree Condition	Recommendation in the context of the Development	RPA – Root Protection Area (Radius M)
0597	*Fraxinus excelsior*	240mm	8	N = 4 E =1 S = 3 W =2	C	Poorly formed tree in the corner of the site	poor	**Remove**	2.9m
0598	*Fraxinus excelsior*	620mm	8	N = 5 E = 3 S = 5 W =5	**B**	Large tree growing on top of the stream bank. Heavy Ivy Cover on main stem	Moderate	**Retain**	7.4m
0599	*Salix caprea*	MS; 320 / 270 / 180	9	N = 3 E = 3 S = 3 W =3	B	Against Fence	Moderate	**Remove**	7.7m

Untagged Trees on Next Page

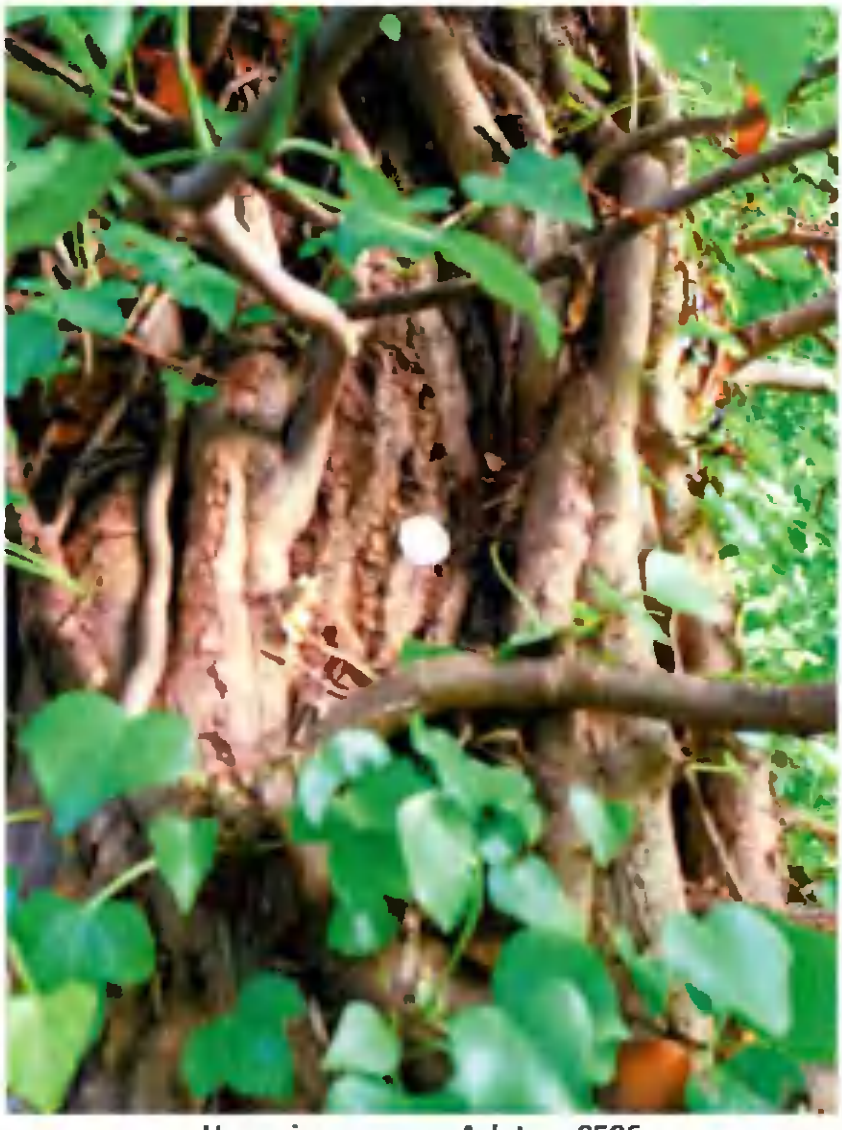
Trees in the following table not accessible due to hazardous dumping or heavy scrub growth at the time of surveying

Tree Number (not tagged)	**Species**	**DBH (mm)**	Height (M)	Crown Spread (M)	Retention Category (BS 5837: 2012)	Structural or Physiological Observations	General Tree Condition	Recommendation in the context of the Development	RPA – Root Protection Area (Radius M)
T1 – T7	*Chamaecyparis lawsoniana*	n/a	c. 7m	n/a	n/a	Very close to boundary wall	Good	n/a	n/a
T8	*Salix spp.*	n/a	n/a	n/a	n/a	Heavily leaning / possibly fallen tree	Moderate / poor	n/a	n/a
T9	*Fraxinus excelsior*	n/a	c. 5m	n/a	n/a	2 trees growing very close together. Could only see the top 2m of trees.	n/a	n/a	n/a
T10	*Acer pseudoplantanus*	n/a	c. 5m	n/a	n/a	2 trees growing very close together. Could only see the top 2m of trees.	n/a	n/a	n/a

7.0 Conclusions and Recommendations

7.1 The trees surveyed on this site are generally unmanaged. Where there are trees within the former yards these are seedlings that have taken and matured naturally. These are not well placed or well-formed for the majority. The trees in the South west area of the site are wild and overgrown at the base making assessment f root plate & buttress difficult. Generally the South west area was difficult to survey due to the excess of undergrowth and the presence of fallen limbs obscuring the trees that were standing, particularly the *Salix alba* species.

7.2 *Fraxinus excelsior* species recommended for retention **(0596 & 0598)** were very hard to assess due to the high and dense coverage at the base and the excessive mature Ivy on the main stem. These would need further inspection when the ground is cleared. They would also need to be assessed for *Hymenoscyphus fraxineus* or ash dieback if they are to be retained in the context of the proposed development with a full inspection of the trees in summer months and again for signs of fungus and associated fungus *Armillaria mellea* in autumn months.



Heavy ivy cover on Ash tree 0596

7.3 The untagged *Chamaecyparis lawsoniana* at the top of the bank T1 – T7 are candidates for retention within the context of the proposed development. On the day of the survey these trees were inaccessible due to hazardous ground conditions and dumping. These trees should be surveyed when the areas is cleared and assessed for health and condition if they are to be retained.

***Chamaecyparis lawsoniana* at the top of the bank T1 – T7**

8.0 Tree Protection in accordance with BS 5837:2012

8.1 As set out in BS5837:2012 the RPA will be calculated by creating a circumference around the main stem of the tree 12 x the DBH (Diameter at Breast Height).

8.2 In order to protect this area the line of the proposed Tree Protection Fence will be kept outside the calculated RPA.

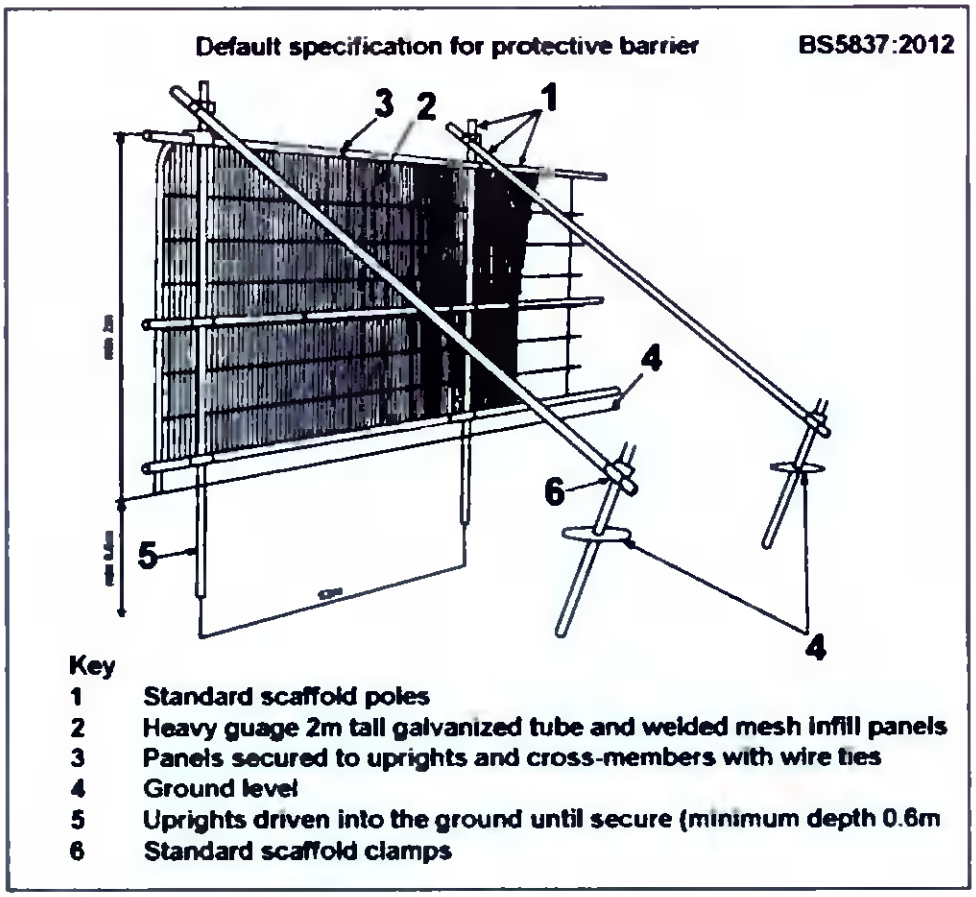
8.3 Where the tree is standing as an individual the Tree Protection Fence will be erected continuously around the tree. Where the trees are in a line, group or hedgerow the fence will be continuous where possible and return at the ends so as to prevent access to the RPA or Trees by any construction work or storage.

8.4 Suitable Signage is to be erected at regular intervals on the Tree Protection Fencing to clearly annotate its purpose. Examples below

8.5 Any access to the RPA or inside the Tree Protection Fence is to be gained under the supervision of the site-specific Arborist and a minimum of 5 days' notice must be given to allow time to arrange site presence.

8.6 Under no circumstances should the fencing be removed, opened or dismantled during construction works. Damaged fencing to be repaired within 2 hours. Fencing will be inspected upon monthly inspections by the Site Appointed Arborist.

8.7 Tree Protection Fencing Detail from **BS5837:2012**



8.8 Similar Acceptable for Small Sites

Appendix 1 – BS5837:2012 Chart for Tree Quality Assessment

BS5837:2012 Table 1 – Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality *NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see [BS5837:2012] 4.5.7*			
	1 Mainly arboricultural qualities	**2 Mainly landscape qualities**	**3 Mainly cultural values, including conservation**	
Trees to be considered for retention				
Category A **Trees of high quality** with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual, or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	
Category B **Trees of moderate quality** with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	
Category C **Trees of low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	

Appendix 2 – Glossary of Terms

AGL	Above ground level Usually used to describe the height at which a tree is crown lifted to AGL.
Arisings	Debris created resulting from tree work. e.g. twigs / branches / woodchips / logs / foliage.
BS3998:2010	British Standard Recommendations for Tree Work.
BS5837:2012	British Standard Recommendations for Trees in Relation to Construction
Cable Bracing	Installation of hardware or synthetic rope in a tree to provide supplemental support to weak branches or branch unions.
Cavity	Hole in a tree resulting from decay or damage.
Conservation Area	A protection order that means the LPA (Local Planning Authority) must be informed of any works to trees with a diameter over 75mm – there are some exemptions from this. The LPA then has 6 weeks in which to place a TPO should they object to the proposals. Heavy fines can be incurred if this procedure is not followed.
Coppice	The entire removal of the growth of a tree to a stump in order that the tree will re-generate. A traditional practice used to produce straight stems of wood in a regular cycle. Also used to create vigorous re-growth or reform certain growth forms. Only appropriate for certain species and ages of tree.
Crown / Canopy	The part of a tree that is composed of the branches and the foliage.
Crown Clean	Removal of dead, dying, diseased, crossing, epicormic and obviously hazardous branches.
Crown Lift	Removal of the lowest branches on a tree to raise the height of the lower canopy. This practice can greatly increase light as well as improving sightlines and views. Lifting may also be effective in helping create a feature of the bark or stem of a tree from what may have been an undefined form
Crown Thin	Selected branches are removed in a busy canopy to allow more light through.
Deadwood	This wood is often removed due to safety concerns or in order to create/maintain a feature tree. However it is important for the sustainability of wildlife. Where suitable it may be left on site in eco-piles.
Dieback	Condition in which the ends of the branches are dying.
CODIT	Compartmentalization Of Decay In Trees A concept created by Dr. Alex Shigo after years of studying tree decay patterns. Though disputed upon its introduction in the late 1970s, the concept is now widely accepted by modern arboriculture.
Epicormic Growth	Small re-growth or shoots

Felling	A method used to remove a tree by cutting at the base and directing the whole tree to fall in a specific area.
Formative Prune	Pruning young trees to create a desired form or shape. The aim is most often to produce a tree that in maturity will be free from major physical weaknesses.
Hazard Beam	A large branch that shows signs of potential and probable failure.
Height Reduction	The top of the tree is reduced down to lower branches, usually specified in meters, so the height of the tree is reduced.
Included bark	Bark that is pushed inside a developing fork, causing a weakened structure.
Leader	The main upright stem or shoot at the centre of a tree.
Lion Tailing	A poor example of thinning where shoots along the entire length of a branch are removed leaving all the foliage at the end of the branch.
LPA	Local Planning Authority.
MEWP	Mobile Elevated Work Platform A machine used to access the tree when climbing is not suitable or safe to do so.
Overall Crown Reduction	The shortening of branches by a given amount, usually specified in meters, to reduce the size of the whole crown.
Pollarding	A pruning technique that begins on young trees, in which the tree crown is regularly cut back to bare branches. Used to maintain trees at a certain height and shape but must be begun when the tree is young. Only suitable for certain species.
Pruning	Cutting away unwanted or damaged parts of a plant
Reaction Wood	Wood formed, often as strengthening material, on a weakened part of the tree.
Reduction	A method of reducing the height and most often also the spread of a tree by cutting branches to laterals that are large enough to support the growth of the limb. The aim is to leave a natural shape. A good reduction should not look like it has been worked upon by an untrained eye.
Retrenchment Pruning	A technique that can be used to reduce the risk for a fully mature, late-mature or ancient tree to collapse or 'fall apart' under its own weight due to excessive end-loading on long or weakly attached limbs. It is also applicable to trees in decline.
Ringwood/ Rounds	If this wood is to be left on site it is usually done so in lengths that are able to be split with an axe.

Sail Area	The area of the tree that is affected by the wind.
Scaffold Branches	The main structural branches within the crown of a tree.
Section Felled Free Fall	A method for removing trees when there is not enough space to fell the whole tree. The tree is cut down in sections which free fall down to the ground when it is not important to protect features beneath the tree.
Section Felled Rigged	A method for removing trees when there is not enough space to fell the whole tree. The tree is cut down in sections which is rigged to control the cut sections so not to damage features beneath the tree.
Selective Reduction	This is used where an overall reduction is unnecessary or inappropriate. The overall effect is usually to bring in branches that are outside the uniformity of the crown or those that are causing particular problems or concern.
Stem	The trunk of the tree.
Stump	The root flare of the stem which is left once a tree is removed.
Stump Grinding	The removal of a tree stump using a machine which grinds the stump away to allow re-turfing or replanting.
Sucker	Shoot arising from the roots.
Thinning	The removal of small branch growth from throughout the crown of a tree. This technique is used to provide air/light/wind penetration through the crown of a tree and to lighten the weight of the branches whilst maintaining the essential shape of the tree.
TPO	Tree Preservation Order. Proposed works to a tree with a TPO on it must be submitted to the LPA. They will then usually take up to 8 weeks in which to reach a decision. There are some exemptions from this. Heavy fines can be incurred if this procedure is not followed.
Tree Surgeon	Someone who carries out tree work but may not necessarily be an arborist
Veteran Tree	A veteran tree or legacy tree is a tree, which, because of its great age, size or condition, is of exceptional cultural, landscape or nature conservation value.
Whorl	A group of branches arising from the same level on a stem.
Windthrow/ Windblown	The failure of an entire tree due to the action of the wind.
Woodchip	Branchwood is processed through a machine called a Wood Chipper, which creates woodchip. This can be used in suppressing weeds, covering pathways or biomass.