2.8 The BS 5837 (2012) recommends the National Joint Utilities Group (NJUG) document *Guidelines for the planning, installation and maintenance of utility apparatus in the proximity to trees*. Volume 4, issue 2. London: NJUG, 2007, as a normative reference for guidance on the installation of utilities within proximity to trees.

Definitions

2.9 **Root Protection Area (RPA)** – a layout design tool indicating the area surrounding a tree that contains sufficient rooting volume to ensure the survival of the tree.

2.10 **Tree Protection Zone (TPZ)** – an area based on the RPA in m^2 identified by an arboriculturist, to be protected during development, including demolition and construction work, by the use of barriers and/or ground protection fit for purpose to ensure the successful long-term retention of a tree.

Supporting information

2.11 This report should be read in conjunction with the following supporting documents attached to this report.

Document	Reference	Location
Arboricultural Method Statement	N/A	Section 2
Tree Schedule	190215-PD-20	Appendix A
Tree Work Schedule	190215-PD-22	Appendix A
Tree Survey Plan	190215-P-20	Appendix B
Tree Removals Plan	190215-P-21	Appendix B
Tree Protection Plan	190215-P-22	Appendix B
Cellular Confinement System	N/A	Appendix C
Ground Protection	N/A	Appendix D

3 Observations & Context

Site visit

3.1 The site was visited by Charles McCorkell on 27 April 2022. The purpose of the visit was to survey trees located on and adjacent to the site which may be of significance to the proposed development. The survey was carried out in accordance with BS 5837:2012 and from ground level only.

Site location and description

3.2 The Application Site is located on the eastern side of Stocking Lane, just north of the M50. The surrounding area is typical of a residential suburb of Dublin and consists mainly of detached and semi-detached two-storey properties (Map 1).

Map 1 (Google 2022): *Dashed yellow line highlighting the proposed development area within the local area.*

3.3 The tree cover along the main driveway leading up to Prospect House consists of mature horse chestnut and sycamore trees with ornamental shrubs and trees. There is an apple orchard within the walled garden to the west of the existing house. This area of the site also contains a mixture of shrubs and trees along the southern boundary. Several of the mature trees on the site are of low quality due to the structural defects and diseases that were observed during the survey.

View of the site and trees

Photo 1: *View of the four mature horse chestnut trees (T80-T83) located at the main site entrance.*

Photo 2: *View of the mature sycamore trees (T69-T73) located along the main driveway.*

Photo 3: *View of the apple trees within the walled garden.*

Photo 4: *View of the mature sycamore trees (T69-T72) from within the walled garden.*

4 Local Planning Policy

Development Plan 2016-2022

4.1 The current South Dublin County Council Development Plan 2016-2022 contains several policies that relate to trees. These include:

G2 Objective 5

To integrate Green Infrastructure as an essential component of all new developments;

G2 Objective 9

To preserve, protect and augment trees, groups of trees, woodlands and hedgerows within the County by increasing tree canopy coverage using locally native species and by incorporating them within design proposal and supporting their integration into the Green Infrastructure network;

HCL15 Objective 3

To protect existing trees, hedgerows, and woodlands which are of amenity or biodiversity value and/or contribute to landscape character and ensure that proper provision is made for their protection and management in accordance with Living with Trees: South Dublin County Council's Tree Management Policy 2015-2020.

Development Plan 2022-2028

4.2 The Draft County Development Plan 2022-2028 contains the following policies that relate to trees and are to be considered:

GI1 Objective 1

To establish a coherent, integrated and evolving GI Network across South Dublin County with parks, open spaces, hedgerows, trees including public street trees and native mini woodlands (Miyawaki-Style), grasslands, protected areas and rivers and streams and other green and blue assets forming strategic links and to integrate and incorporate the objectives of the GI Strategy throughout all relevant land use plans and development in the County.

GI5 Objective 3

To ensure compliance with the South Dublin Climate Change Action Plan and the provisions of the Council's Tree Management Strategy.

- Increase the County's tree canopy cover by promoting annual planting, maintenance preservation and enhancement of trees, woodlands and hedgerows within the County using locally native species and supporting their integration into new development.

GI5 Objective 6

To provide more tree cover across the county, in particular to areas that are lacking trees.

NCBH11 Objective 3

To protect and retain existing trees, hedgerows, and woodlands which are of amenity and/or biodiversity and/or carbon sequestration value and/or contribute to landscape character and ensure that proper provision is made for their protection and management taking into account Living with Trees: South Dublin County Council's Tree Management Policy (2015-2020) or any superseding document and to ensure that where retention is not possible that a high value biodiversity provision is secured as part of the phasing of any development to protect the amenity of the area.

Tree Management Policy 2015-2020

4.3 The South Dublin County Council Tree Management Policy 'Living with Trees' 2015-2020 contains information within Chapter 7 Trees and Development that relates to the retention, protection and planting of trees on development sites. Relevant points within this section include:

- The Council will use its powers to ensure that where it is conductive with the objectives of the County Development Plan, and other planning objectives there is maximum retention of trees on new development sites.
- In the processing of planning applications, the Council will seek the retention of trees of high amenity / environmental value taking consideration of both their individual merit and their interaction as part of a group or broader landscape feature.
- On construction sites all work must be in accordance with British Standard 5837 (2012): Trees in Relation to Design, Demolition and Construction – Recommendations.
- The Council will promote the replacement of trees removed to facilitate approved planning and development of urban spaces, buildings, streets, roads, infrastructural projects and private development sites.

5 Technical Information

Tree data

5.1 The Tree Survey Plan at Appendix B illustrates the location of trees, the extent of the spread of their crowns, and their root protection areas. Dimensions, comments and information for each tree are given in the Tree Schedule at Appendix A.

Life stage analysis

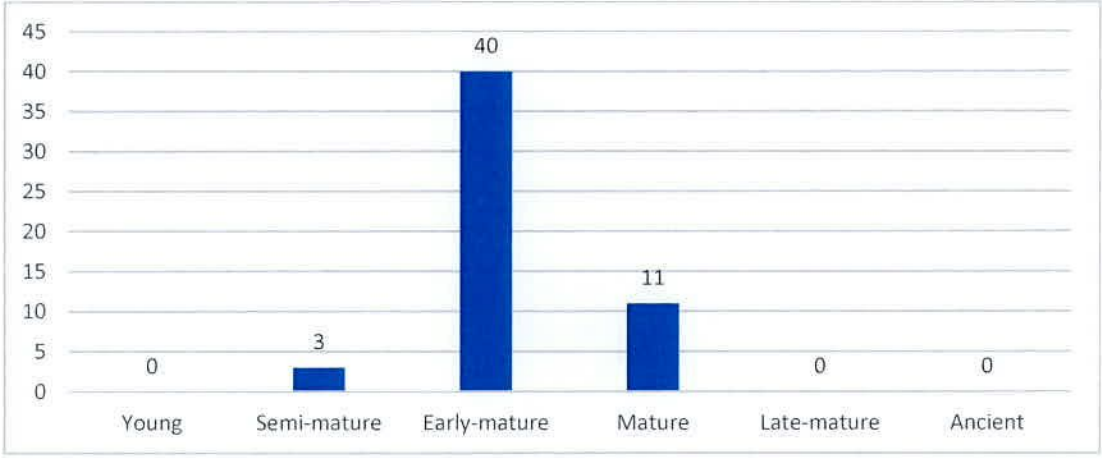

Figure 1: *Life stage analysis of the 54 survey entries recorded.*

BS5837 (2012) category breakdown

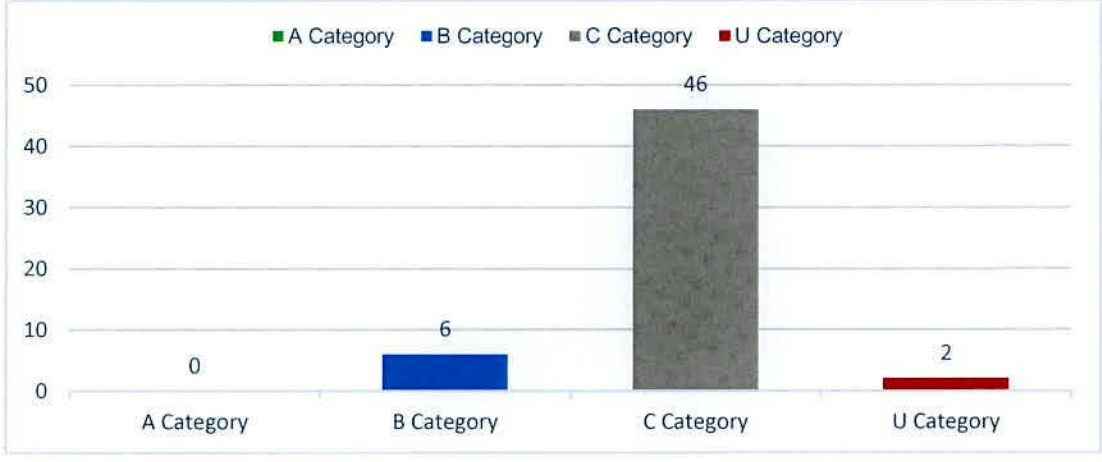

Figure 2: *Breakdown of BS5837:2012 categories of the 54 survey entries recorded.*

6 Analysis of the Proposal in Respect of Trees

Arboricultural Impacts

6.1 ***Loss of trees*** – The proposed development will require the removal of one tree of moderate quality (B Category); 20 trees and four groups of low quality (C Category); and one tree of poor quality (U Category).

6.2 The proposed removals are specified within the Tree Work Schedule at Appendix A and are highlighted in the Tree Removals Plan at Appendix B. A breakdown of trees and groups to be removed according to their BS5837:2012 category is outlined in Figure 3.

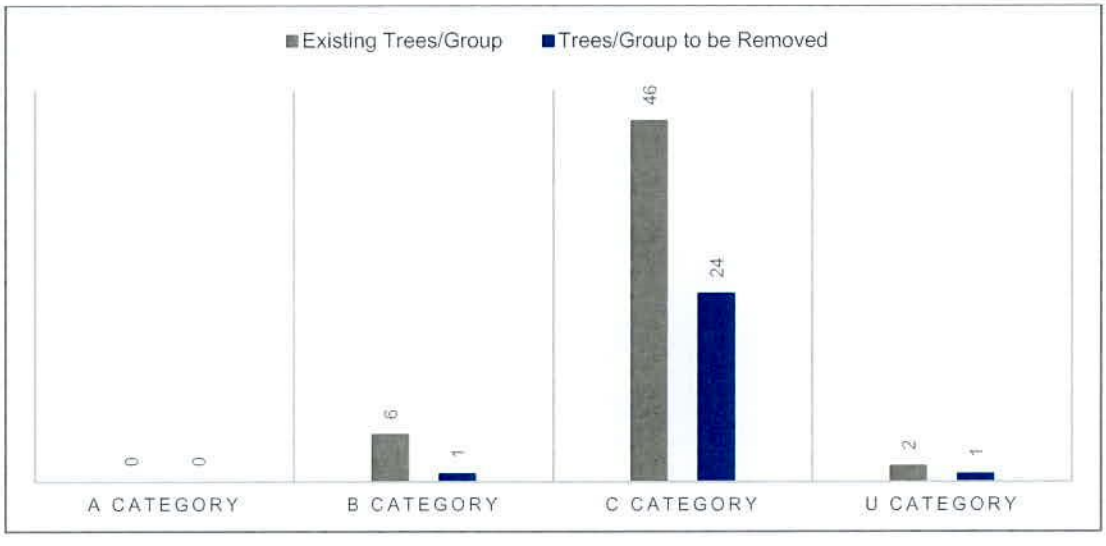

Figure 3: *Breakdown of the tree and group removals required as part of the development.*

6.3 The proposed removal of trees required to facilitate the development will not have a significant visual impact on the character and appearance of the site or the local surrounding area. The majority of the trees to be removed are of low quality and value and are located internally within the site. These trees have limited public amenity value due to their restricted visibility.

6.4 The one moderate quality (B Category) tree to be removed is a purple beech and although in good condition, the tree is of small size and can be adequately replaced within a relatively short space of time with new high-quality tree planting. The tree is set back from the boundary and has limited visual public amenity value.

6.5 The proposal has been designed to retain the more mature and larger growing specimens on the site. Even though a number of these trees are of low quality, they

will add an element of maturity to the new landscape, which will have a positive impact on the visual appearance of the new development.

6.6 ***Pruning works*** – Pruning works have been recommended to facilitate the development and for arboricultural reasons. All tree works required are detailed within the Tree Work Schedule at Appendix A.

6.7 To facilitate the development, the lower canopies of the trees located along the existing driveway are required to be pruned. These works will include crown lifting the laterals overhanging the driveway to 4m above ground level to provide sufficient clearance for construction vehicles accessing the site.

6.8 For arboricultural reasons, the mature sycamore and horse chestnut trees are required to be crown reduced. These works are to reduce the level of risk associated with the mature regrowth that has been produced following the historical topping and pollarding works that were carried out on these trees. The mature regrown branches are considered to be weakly attached. Reducing their length will alleviate the amount of loading on the point of attachment.

6.9 Given the condition of the mature trees assessed and the change of use of the site, a tree condition assessment should be carried out on all retained trees for health and safety purposes following the completion of the development. If any removals are required, these must be agreed upon in advance by the Local Planning Authority and the appropriate new tree planting carried out.

6.10 All tree works must be carried out by a reputable arboricultural contractor in accordance with best working practice BS 3998:2010 –*Tree Work Recommendations*.

6.11 ***Construction operations*** – The proposal will require excavation works within the RPAs of retained trees as highlighted in Yellow on the Tree Protection Plan. These works are necessary to construct the proposed basement and gatehouse, install drainage runs, and construct the public footpath.

6.12 All excavation works within tree RPAs are required to be carried out under arboricultural supervision. Exposed roots will be cleanly pruned under the guidance of the arboricultural consultant using a sharp sterile hand saw or secateurs. Prior to pruning, exposed roots will be assessed by the arboricultural consultant and if required, additional crown pruning works will be carried out to ensure the tree can be safely retained.

6.13 Although the loss of roots may have some impact on the trees, it is unlikely to be detrimental, as each of the trees has been pruned heavily in the past and is proposed

to be reduced as part of these works. The previous and proposed pruning works will influence the rooting requirements of the trees.

6.14 ***Site access*** – A new site access point off Stocking Lane is proposed and can be used to facilitate the main development works without impacting the retained trees, provided the tree protection measures, as detailed within this report, are carried out. The existing site access route can be used for lightweight vehicles only. If heavy construction vehicles are required to use the existing driveway at any stage during the development, ground protection mats will be required to reinforce the existing hard standing. All ground protection must be approved by the arboricultural consultant prior to works commencing on site.

6.15 ***Compound area*** – The proposed site compound area has not yet been designed; however, there is space available throughout the site to avoid any unnecessary impacts to retained trees and hedgerows, provided the tree protection measures, as detailed within the Tree Protection Plan at Appendix B, are adhered.

6.16 ***Refurbishment of hard surfacing within tree RPAs*** – The refurbishment of hard surfacing within the RPAs of retained trees, as highlighted in the Tree Protection Plan, must be carried out using special methods of construction and under arboricultural supervision.

6.17 The excavation works required to refurbish the existing driveway are not permitted to exceed beyond the depth of the existing sub-base layer or beyond the existing footprint. The new surface layer should, where possible, include the installation of a cellular confinement system to improve the growing conditions for retained trees. Given the existing levels on site, this may not be achievable in all areas. If this cannot be achieved, the refurbishment works can be carried out without having a significant impact on the long term health and condition of the retained trees, provided excavation works do not exceed beyond the sub-base layer of the existing hard standing.

6.18 Where there are proposed areas of hard standing located within tree RPAs and on unsurfaced areas of the site, these must be constructed using a no-dig design in order to avoid unnecessary damage or loss to significant tree roots. This will ensure that damage does not occur to the roots of the trees concerned or the structure and function of the soil in which they are growing.

6.19 A no-dig design involves constructing the hard surface above the existing ground level using a cellular confinement system. The proposed kerb line will consist of a pegged timber/steel edge and the finishing surface material must be permeable in order to

maintain water infiltration and gaseous exchange within the trees' rooting area. For additional information on the system, please refer to Appendix C.

6.20 ***Boundary treatments*** – The existing boundary walls will be retained during the proposed development and will therefore have no impact on the retained trees.

6.21 ***Tree protection measures*** – All retained trees can be successfully protected during the proposed development works by using robust fencing measures and ground protection which comply with the recommendations outlined within BS 5837:2012. The location and specification of tree protection measures are highlighted in the Tree Protection Plan at Appendix B and examples of ground protection are shown at Appendix D.

6.22 ***Landscape operations*** - Landscaping operations will typically take place at the end of the construction period. These works will normally require the removal of protective fencing to facilitate access for works. There is a risk that plant and machinery may damage the soil structure where tree roots are growing. These risks can be managed by maintaining good professional standards of work and working to a method statement. The principle of avoiding soil disturbance or changes in levels within the RPAs of retained trees should be followed unless arboricultural advice has been sought.

Arboricultural mitigation

6.23 A landscape masterplan which includes new high-quality tree and shrub planting has been designed as part of the proposal. The proposed new planting will help to mitigate the loss of trees and, in the medium to long term, have a positive impact on the character and appearance of the site.

7 Discussion & Conclusion

General Change

7.1 Taking into account the above impacts and mitigation measures, my assessment is that the loss of trees will not have a significant impact on the character and appearance of the surrounding landscape and local area.

New Landscaping

7.2 The proposed design has taken the loss of trees into consideration and included new high-quality tree planting that will enhance the amenities and visual appearance of the development and contribute to the character of the local surrounding area.

7.3 A diverse selection of tree species should be planted to increase the resilience of the tree population on the site and within the local area due to the current risks posed by pests, diseases and climate change.

Sustainability

7.4 The approach to trees and landscape on the site is sustainable; best practice guidance has been followed to identify the key trees for arboricultural and landscape value and the majority of trees to be removed are of low quality and value.

Proposal in relation to local planning policy

7.5 The proposal complies with local planning policy as it relates to trees. Although the removal of trees is required, these are not considered to be of high public amenity value and new high-quality planting has been proposed to mitigate their loss.

7.6 The proposal has been assessed in accordance with best practice BS5837:2012 and provided the recommendations as detailed within this report are followed, all retained trees and hedgerows can be successfully protected for the duration of construction.

Arboricultural impacts and mitigation

7.7 Constraints posed by trees have been assessed and where impacts occur, these have been identified specifically in this report and can be addressed using sensitive design and construction measures.

7.8 The protection of retained trees on this site during the proposed development works can be achieved by continuing to follow the recommendations in BS5837:2012 and by compliance with suitably drafted planning conditions.

Section 2: Arboricultural Method Statement

Introduction

This report has been prepared in accordance with British Standard 5837: Trees in relation to design, demolition and construction – Recommendations (2012) which provides a methodology for the assessment and protection of trees and other significant vegetation on development sites.

Sequence of Operations

- Proposed tree works.
- Installation of tree protection measures.
- Enabling works, including the installation of a site compound.
- Construction, including the installation of drainage and services.
- Landscaping.

Alternative sequences can be discussed and agreed upon with the local authority and project manager if required.

Supervision

All key / critical activities that will affect trees during construction will be inspected and monitored by the approved arboricultural consultant.

- Pre-commencement meeting with the site manager to discuss tree protection measures;
- Inspection of tree works and protection measures prior to the commencement of works;
- Monthly site visits to inspect tree protection measures;
- Supervision during the installation of drainage and services within tree RPAs;
- Supervision during the installation of hard surfaces within tree RPAs
- Supervision during the refurbishment of hard standing within tree RPAs;
- Supervision during any other works that may affect retained trees; and
- Tree inspection upon completion.

Arboricultural Method Statement	
Scope	**Methodology**
Pre-commencement meeting	Prior to the commencement of works, a meeting between the arboricultural consultant and site manager will be held in order to discuss the tree protection measures and proposed works required in close proximity to trees. Contact details of all parties will be circulated to ensure all team members are able to communicate correctly. The site manager will be responsible for the protection of all retained trees for the duration of the project. Whenever necessary, the site manager will engage the arboricultural consultant to ensure trees are adequately protected. The appointed arboricultural consultant will be available for verbal advice throughout site works.
Tree Works	Please refer to the Tree Schedule at Appendix A for a list of all proposed tree works. The location of trees to be removed is highlighted in the Tree Removals Plan at Appendix B. It is the responsibility of the Site Manager to ensure all tree works have been approved by the local planning authority. All tree works will be carried out by a reputable arboricultural contractor in accordance with the recommendations given in BS 3998:2010 – Tree Work Recommendations. All tree works should be carried out in accordance with Section 40 of the Wildlife Act 1976 and Section 46 of the Wildlife (Amendment) Act 2000. It is the responsibility of the arboricultural contractor to ensure that no protected species are harmed whilst carrying out site clearance or tree surgery works.
Tree Protection	The position of protective fencing for construction is shown on the Tree Protection Plan at Appendix B. Protective fencing must be constructed and installed using the BS5837:2012 fencing specification as detailed in the Tree Protection Plan at Appendix B. Alternatives to those shown must be agreed upon in advance by the client approved, arboricultural consultant.

	Ground protection measures must be installed in accordance with industry best practice guidance as stated within Section 6.2.3.3 of BS 5837:2012, refer to Appendix D. They must be fit for purpose and capable of supporting any traffic entering or using the site without being distorted or causing compaction of the underlying soil. No materials or equipment other than those required to erect protective fencing will be delivered to the site before the fencing is installed. Signs will be fixed to every third panel stating, *'Tree Protection Area Keep Out – Any incursion into the protected area must be with the agreement of the local authority or arboricultural consultant'*. The main contractor will inform the local authority and the arboricultural consultant that tree protection is in place before site clearance works commence. No alteration, removal or repositioning of the tree protection will take place during construction without the prior consent of the arboricultural consultant.
Compound Area	The site compound must be located outside the designated TPZs as highlighted in the Tree Protection Plan at Appendix B. No excavation works within tree RPAs are permitted to install temporary services for site cabins and facilities. Any temporary services within tree RPAs must be above ground and protected accordingly. No operating generators or toxic liquids will be stored within the RPAs of retained trees during construction. Overhanging tree canopies must be taken into consideration when transporting, installing and removing site cabins near tree crowns. A banksman will be present during this process to ensure that all operations are carried out in a controlled manner and no part of the cabin meets overhanging tree crowns.
Removal of existing hard standing with tree RPAs	The existing hard standing located within the RPAs of retained trees will be removed using the following methodology: The upper surface of the existing hard standing will be fractured with a machine and all loose material will be removed. The removal of the sub-base material must be carried out under the supervision of the arboricultural consultant and works will not exceed beyond the depth of the sub-base layer into virgin soil.

	Where it is deemed necessary, temporary ground protection/tree protection barriers will be installed to protect any exposed roots until practical completion.
Installation of cellular confinement system	The installation of the cellular confinement system will be carried out under arboricultural supervision using the following methodology; The existing vegetation within the footprint will be sprayed using a suitable herbicide that is not detrimental to trees and the area left for the prescribed timescale. Once vegetation has died off, the area will be raked and, if levelling is required, this will be carried out through the spreading of lawn sand or a good quality topsoil. Once levelled the area will be covered by a permeable membrane onto which the cellular system will be laid. This will then be infilled with 20-40mm angular non-fine aggregate and edged with pressure treated, pegged timber board or similar. The finishing surface layer will consist of a permeable hard surface material. The system must be installed in accordance with the manufacturer's specifications. Additional information is attached to Appendix C.
Drainage and Service Installation	All methods of work for the installation of drainage runs or services within the RPAs of retained trees will follow the guidance within the National Joint Utilities Group (NJUG) *Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees*. Volume 4, issue 2, London NJUG 2007. For excavation works, roots greater than 25mm in diameter will be retained, where possible, and will be immediately wrapped in dry hessian to prevent desiccation and temperature fluctuations. Roots will be pushed aside to allow for runs to be installed. In some cases, individual roots may be pruned, making a clean cut with a suitable sharp sterile tool (e.g. secateurs or hand saw). Prior to root pruning taking place, the contractor will consult the arboricultural consultant. Trenches should not remain open for more than one day. If this is unavoidable, any exposed roots should be watered and covered with hessian until the area is backfilled with soil.

	No machinery will be permitted within the TPZ at any time unless ground protection is installed and agreed upon with the arboricultural consultant beforehand. The requirement for temporary ground protection must be installed in accordance with Section 6.2.3.3 of BS 5837:2012, refer to Appendix D. Prior to drainage or service installation works commencing within RPAs, the arboricultural consultant will be contacted, and a date agreed for a site meeting to run through the proposed methods of work on-site with the site manager and relevant site operatives.
General Principals to Avoid Damage to Trees	All tree works will be carried out in accordance with the recommendations given in BS 3998 (2010). No fires will be permitted within 20m of the crown of any tree. No changes in soil levels will take place within the tree protection zones without the prior written consent of the local authority. No materials, vehicles, plant or personnel will be permitted into the tree protection zones at any time without the prior consent of the arboricultural consultant. Any liquid materials spilt on site will be immediately cleared up and removed from the site. If liquid fuel or cement products are spilt within 2m of the tree protection zone, the contractor will report the incident to the arboricultural consultant immediately. The contractor will report any damage to trees or shrubs, whether caused by construction activities or from any other cause, to the arboricultural consultant immediately.
Landscape Operations	All landscape operations within the protected area will be carried out by hand, using hand tools only. No dumping of spoil or rubbish, parking of vehicles or plant, storage of materials or temporary accommodation will be undertaken within the TPZs. Soil levels will not be increased or reduced within the RPAs of trees without prior agreement from the arboricultural consultant.

Appendix A - Schedule

Document	Reference	Revision
Tree Schedule	190215-PD-20	-
Tree Work Schedule	190215-PD-22	-

CHARLES MCCORKELL
ARBORICULTURAL CONSULTANCY

190215 - Prospect House

Tree ID	No.	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T68	1	Aesculus hippocastanum (Horse Chestnut)	15.5	108	1		7.5		6.0		7.5		7.5	1.0		Mature	Structural condition Fair. Physiological condition Good. Pollard - Lapsed / Mature stems. Root environment - Compacted. Root environment - Restricted. Weak live growth.	27/04/2022	527.7	13.0	20-40	B2
Tree T69	1	Acer pseudoplatanus (Sycamore)	22.0	105	1		8.0		8.0		7.5		7.5	2.5		Mature	Structural condition Fair. Physiological condition Fair. Competition - Adjacent trees. Deadwood - Minor. Decay / structural defect - Principal stems. Poor past pruning. Pruning wounds - Decayed. Root environment - Compacted. Tree has been historically topped and main pruning wounds decaying. Large decaying wound on northern side of stem at 2.5m. Decay likely to progress into main stem. Heavy regrown branches in upper canopy will require future pruning works.	27/04/2022	498.8	12.6	20-40	B2
Tree T70	1	Prunus sp. (Cherry sp.)	5.0	19 COM	2		4.0		3.0		3.0		4.5	1.0		Early Mature	Structural condition Fair. Physiological condition Fair. Competition - Adjacent trees. Pruning wounds - Historic.	27/04/2022	17.7	2.4	20-40	C2
Tree T71	1	Acer pseudoplatanus (Sycamore)	16.0	73	1		6.5		5.0		6.0		4.5	5.0		Mature	Structural condition Poor. Physiological condition Fair. Competition - Adjacent trees. Deadwood - Minor. Decay / structural defect - Localised. Poor past pruning. Pruning wounds - Decayed. Root environment - Compacted. Weak live growth. Tree has been historically topped and pruning wounds decaying.	27/04/2022	241.1	8.8	10-20	C2

Stem **green** Estimated value
Stem **AVE** Average stem diameter for tree groups
Stem **COM** Combined stem diameter in accordance with BS5837
L.B. Height of lowest branch attachment (m) - where relevant

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

Generated By MyTREES tree management software

Tree ID	No.	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T72	1	Acer pseudoplatanus (Sycamore)	15.0	56	1		7.0		2.0		6.5		7.0	6.0		Mature	Structural condition Poor. Physiological condition Fair. Branch weight - Heavy. Bark wound - Minor. Competition - Adjacent trees. Deadwood - Minor. Poor past pruning. Pruning wounds - Decayed. Root environment - Compacted. Unbalanced crown - Minor. Weak live growth. Tree has been historically topped and pruning wounds decaying. Tree form and structure is poor.	27/04/2022	141.9	6.7	10-20	C2
Tree T73	1	Laburnum anagyroides (Common Laburnum (Golden Chain))	5.5	34 COM	12		4.5		4.0		3.5		4.5	1.5		Mature	Structural condition Fair. Physiological condition Fair. Branch - Broken. Competition - Adjacent trees. Deadwood - Minor. Multi-stemmed. Suppressed crown - Minor.	18/05/2022	54.3	4.2	10-20	C2
Tree T74	1	Chamaecyparis sp. (False Cypress)	2.5	15	1		1.5		1.5		1.5		1.5	0.0		Early Mature	Structural condition Fair. Physiological condition Fair. Competition - Adjacent trees. Multi-stemmed. Ornamental upright conifer.	27/04/2022	10.2	1.8	10-20	C1
Tree T75	1	Eucalyptus sp. (Eucalyptus Tree)	11.0	20	1		3.0		2.5		2.5		2.5	2.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Deadwood - Minor.	27/04/2022	18.1	2.4	20-40	C2
Tree T76	1	Acer pseudoplatanus (Sycamore)	20.0	84	1		7.0		7.0		6.5		7.0	1.0		Mature	Structural condition Fair. Physiological condition Fair. Decay / structural defect in crown limb / limbs - Open cavity / cavities. Deadwood - Minor. Decay / structural defect - Open cavity / cavities. Hollow trunk - Suspected. Poor past pruning. Pruning wounds - Decayed. Weak live growth. Tree has been historically topped and pruning wounds decaying. Open cavity on northern side of main stem at 2m and southern side at 4.5m. Hollow stem suspected but sufficient remaining wall still present and tree with moderate vitality. Pruning works will be required in the future to manage crown.	27/04/2022	319.2	10.1	10-20	C2

Stem **green** Estimated value
Stem **AVE** Average stem diameter for tree groups
Stem **COM** Combined stem diameter in accordance with BS5837
L.B. Height of lowest branch attachment (m) - where relevant

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

Generated By MyTREES tree management software

Tree ID	No.	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Group G77	2	Euonymus sp. (Spindle)	3.5	15 AVE	1									0.0		Early Mature	Structural condition Fair. Physiological condition Fair. No significant faults observed. Height and stem diameter are average for group. Mixed group of shrubs and trees.	18/05/2022	10.2	1.8	20-40	C1
	1	Fagus sylvatica (Common Beech)																				
	1	Cornus sp. (Dogwood sp.)																				
Tree T78	1	Fagus sylvatica f. purpurea (Purple Beech)	6.5	40	1		4.5		3.5		3.5		4.5	1.5		Early Mature	Structural condition Good. Physiological condition Good. No significant faults observed. Congested crown break at 1m.	18/05/2022	72.4	4.8	20-40	B1/B2
Group G79	1	Rhus typhina (Stag's Horn Sumach)	3.5	15 AVE	1									0.0		Early Mature	Structural condition Fair. Physiological condition Fair. Ivy or climbing plant. No significant faults observed. Height and stem diameter are average for group. Mixed group of shrubs and trees.	18/05/2022	10.2	1.8	20-40	C1
	1	Malus sp. (Apple sp.)																				
	1	Griselinia sp.																				
	1	Mixed shrubs																				
Tree T80	1	Aesculus hippocastanum (Horse Chestnut)	13.0	60	1	4.0		5.0		5.0		2.0		2.0		Mature	Structural condition Fair. Physiological condition Fair. Competition - Adjacent trees. Pollard - Lapsed / Mature stems. Pruning wounds - Decayed. Root environment - Compacted. Root environment - Restricted. Root damage - Suspected. Suppressed crown - Minor. Unbalanced crown - Minor. Weak live growth.	27/04/2022	162.9	7.2	20-40	C2

Stem **green** Estimated value
Stem **AVE** Average stem diameter for tree groups
Stem **COM** Combined stem diameter in accordance with BS5837
L.B. Height of lowest branch attachment (m) - where relevant

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Tree ID	No.	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T81	1	Aesculus hippocastanum (Horse Chestnut)	13.0	77	1	4.0		3.0		5.0		5.0		2.5		Mature	Structural condition Fair. Physiological condition Fair. Bark exudation. Competition - Adjacent trees. Crown conflict - Structure / boundary / wire / tree. Decay / structural defect - Localised. Pollard - Lapsed / Mature stems. Pruning wounds - Decayed. Root environment - Compacted. Root environment - Restricted. Root damage - Suspected. Structural impact - Evident / observed. Weak live growth. Bark exudations - Bleeding canker of horse chestnut present. Stem base in direct contact with boundary wall.	27/04/2022	268.2	9.2	10-20	C2
Tree T82	1	Aesculus hippocastanum (Horse Chestnut)	13.0	50	1	5.0		7.0		4.0		4.0		2.0		Mature	Structural condition Fair. Physiological condition Fair. Bark wound - Minor. Competition - Adjacent trees. Decay / structural defect in crown limb / limbs - Localised. Pollard - Lapsed / Mature stems. Pruning wounds - Decayed. Root environment - Compacted. Root environment - Restricted. Root damage - Suspected. Weak live growth.	27/04/2022	113.1	6.0	20-40	C2
Tree T83	1	Aesculus hippocastanum (Horse Chestnut)	13.0	57	1	5.5		3.0		3.0		6.5		2.0		Mature	Structural condition Fair. Physiological condition Fair. Bark exudation. Bark wound - Minor. Competition - Adjacent trees. Crown conflict - Structure / boundary / wire / tree. Pollard - Lapsed / Mature stems. Pruning wounds - Decayed. Root environment - Compacted. Root environment - Restricted. Root damage - Suspected. Structural impact - Potential. Weak live growth. Bark exudations - Bleeding canker of horse chestnut present. Main stem adjacent to wall.	27/04/2022	147.0	6.8	10-20	C2
Tree T84	1	Cordyline australis	4.0	15	1	1.0		1.0		1.0		1.0		2.5		Early Mature	Structural condition Fair. Physiological condition Fair. No significant faults observed.	27/04/2022	10.2	1.8	10-20	C1
Tree T85	1	Malus sp. (Apple sp.)	3.0	21 COM	2	2.0		3.0		2.5		3.0		1.5		Early Mature	Structural condition Poor. Physiological condition Fair. Decay / structural defect - Principal stems. Fungal fruiting body - structural decay suspected. Pruning wounds - Historic.	27/04/2022	20.4	2.5	10-20	C1

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Tree ID	No.	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T86	1	Malus sp. (Apple sp.)	3.0	19	1	3.0		3.0		2.0		2.0		1.5		Early Mature	Structural condition Fair. Physiological condition Good. Pruning wounds - Historic.	27/04/2022	16.3	2.3	20-40	C1
Tree T87	1	Malus sp. (Apple sp.)	3.0	22	1	3.0		2.5		3.0		3.0		1.0		Early Mature	Structural condition Good. Physiological condition Good. Pruning wounds - Historic.	27/04/2022	21.9	2.6	40+	C1
Tree T88	1	Malus sp. (Apple sp.)	3.5	19 COM	2	3.5		2.5		3.0		3.0		1.5		Early Mature	Structural condition Good. Physiological condition Good. Pruning wounds - Historic.	27/04/2022	17.7	2.4	40+	C1
Tree T89	1	Malus sp. (Apple sp.)	3.0	18 COM	2	2.0		2.0		2.0		2.0		1.0		Early Mature	Structural condition Good. Physiological condition Good. Pruning wounds - Historic.	27/04/2022	15.3	2.2	40+	C1
Tree T90	1	Malus sp. (Apple sp.)	3.0	13	1	1.5		1.5		2.0		1.5		1.5		Early Mature	Structural condition Fair. Physiological condition Fair. Pruning wounds - Decayed. Pruning wounds - Historic.	27/04/2022	7.6	1.6	10-20	C1
Tree T91	1	Malus sp. (Apple sp.)	3.5	24 COM	3	2.5		2.5		2.5		2.5		1.5		Early Mature	Structural condition Good. Physiological condition Good. Pruning wounds - Historic.	27/04/2022	26.1	2.9	40+	C1
Tree T92	1	Malus sp. (Apple sp.)	3.0	15 COM	2	2.0		2.0		1.5		2.0		1.5		Early Mature	Structural condition Fair. Physiological condition Poor. Die-back - Throughout crown. Decline - Evident / observed. Deadwood - Minor. Pruning wounds - Historic.	27/04/2022	10.9	1.9	0-10	U
Tree T93	1	Crataegus monogyna (Common Hawthorn/Quick/May)	4.5	12 COM	2	2.5		2.5		1.5		2.0		1.5		Early Mature	Structural condition Fair. Physiological condition Good. Competition - Adjacent vegetation. Rubbing limbs.	27/04/2022	7.4	1.5	20-40	C2
Tree T94	1	Ilex sp. (Holly sp.)	65.0	16 COM	2	2.0		2.0		2.0		2.0		0.0		Early Mature	Structural condition Good. Physiological condition Good. Competition - Adjacent vegetation. Crown conflict - Structure / boundary / wire / tree.	27/04/2022	13.0	2.0	40+	C2
Tree T95	1	Chamaecyparis sp. (False Cypress)	5.0	20	1	1.5		1.5		1.5		1.5		0.0		Early Mature	Structural condition Fair. Physiological condition Fair. Competition - Adjacent trees. Multi-stemmed.	27/04/2022	18.1	2.4	20-40	C2

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Tree ID	No.	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Group G96	1	Berberis sp. (Barberry sp.)	3.5	15 AVE	1									0.0		Early Mature	Structural condition Fair. Physiological condition Fair. No significant faults observed. Height and stem diameter are average for group. Mixed group of shrubs.	27/04/2022	10.2	1.8	10-20	C1
	1	Euonymus sp. (Spindle)																				
	4	Rhododendron sp. (Rhododendron sp.)																				
	1	Rosa sp. (Rose sp.)																				
Tree T97	1	Cordyline australis	7.0	46	1	1.5		1.5		1.5		1.5		2.5		Mature	Structural condition Fair. Physiological condition Fair. No significant faults observed.	27/04/2022	95.7	5.5	10-20	C2
Tree T98	1	Malus sp. (Apple sp.)	3.0	16 COM	2	2.0		2.5		3.0		2.5		1.0		Early Mature	Structural condition Poor. Physiological condition Fair. Decay / structural defect - Open cavity / cavities. Decay / structural defect - Principal stems. Pruning wounds - Historic.	27/04/2022	13.0	2.0	10-20	C1
Tree T99	1	Malus sp. (Apple sp.)	3.0	20 COM	4	2.5		3.0		3.0		2.5		1.0		Early Mature	Structural condition Fair. Physiological condition Fair. Pruning wounds - Historic.	27/04/2022	18.1	2.4	20-40	C1
Tree T100	1	Malus sp. (Apple sp.)	3.0	19	1	2.5		3.0		2.0		1.0		1.0		Early Mature	Structural condition Fair. Physiological condition Fair. Pruning wounds - Historic.	27/04/2022	16.3	2.3	20-40	C1
Tree T101	1	Malus sp. (Apple sp.)	5.0	14	1	1.5		2.0		2.0		2.0		1.0		Early Mature	Structural condition Fair. Physiological condition Fair. Bark wound - Minor. Competition - Adjacent trees. Pruning wounds - Historic.	27/04/2022	8.9	1.7	20-40	C1

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