Arboricultural Report

Tree Survey,

Arboricultural Impact Assessment &

Arboricultural Method Statement

In relation to the development proposal at:

No. 1 Adamstown Boulevard

Adamstown Castle

Lucan

Co. Dublin

On behalf of:

Quintain Developments Ireland Limited

August 2022

220722-PD-11

CHARLES MCCORKELL
ARBORICULTURAL CONSULTANCY

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Section 1: Arboricultural Impact Assessment

1 Summary

1.1 This arboricultural report has been commissioned by Quintain Developments Ireland Limited (the 'Applicant')

1.2 The proposed development works are located at No. 1 Adamstown Boulevard, Adamstown Castle, Lucan, Co. Dublin (the 'Application Site').

1.3 This report includes:

- an assessment of the trees, their quality and value in accordance with BS 5837:2012 - Trees in relation to design, demolition and construction;
- the site context and observations on the trees;
- local planning policies relevant to the consideration of trees on the site;
- the impact of the proposed development upon the tree population in and around the site;
- methods of reducing impacts on trees; and
- measures to be taken to protect trees during the proposed works.

1.4 In conclusion, the proposed development has been assessed and tree protection measures have been specified in accordance with best practice BS5837:2012.

1.5 The proposal requires the removal of four moderate quality lime trees. The removal of these trees will have an initial visual impact on the immediate local area due to their location and quality. These losses have been taken into consideration and a landscape plan that includes new tree planting has been proposed.

1.6 The landscape plan is proposing to plant two trees for every one tree being removed. In the long term, this new planting will mitigate the loss of trees and canopy cover within the site.

2 Introduction

Instructions

2.1 This arboricultural report has been commissioned by Quintain Developments Ireland Limited to provide information to assist all parties involved in the planning process to make balanced judgements with regard to arboricultural features in relation to the proposed development at No. 1 Adamstown Boulevard, Adamstown Castle, Lucan, Co. Dublin.

Development proposal

2.2 The proposed development comprises:

- Change of use of existing 4 storey office building to health centre, including associated minor internal layout revisions.
- Alterations to the façade of the existing building.
- Bin store.
- Bicycle parking.
- Alterations to existing Adamstown Boulevard Road consisting of relocation of cycle lane and footpath to allow for the creation of emergency vehicle set down area and layby area, and all associated ancillary site development and landscape work.

Qualification and experience

2.3 This report has been prepared by Charles McCorkell. Charles is a Chartered Arboricultural Consultant dealing with trees in relation to all forms of human activity, including the built environment. He is a Professional Member of the Institute of Chartered Foresters, a Professional Member of the Arboricultural Association, a qualified professional tree inspector (LANTRA), and has a BSc Honours Degree in Arboriculture from the University of Central Lancashire.

Scope and limitations

2.4 The survey undertaken is not a health and safety assessment of trees; however, trees identified as imminently dangerous will have been highlighted and recommendations made, where appropriate.

2.5

Methodology and guidance

2.6 I have referred to *British Standard 5837: Trees in relation to design, demolition and construction (2012) (*BS 5837:2012) which provides a methodology for the assessment of trees and other significant vegetation on development sites.

2.7 BS 5837:2012 is intended to assist decision making with regard to existing and proposed trees and sets out the principles and procedures to be applied in order to achieve a harmonious relationship between existing and new trees and structures that can be sustained for the long term.

2.8 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.

Supporting information

2.9 This report should be read in conjunction with the following supporting documents attached to the appendices.

Document	Reference	Location
Arboricultural Method Statement	N/A	Section 2
Tree Schedule	220722-PD-10	Appendix A
Tree Work Schedule	220722-PD-12	Appendix A
Tree Survey & Constraints Plan	220722-P-10	Appendix B
Tree Removals & Protection Plan	220722-P-11	Appendix B

Definitions

2.10 **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.

2.11 **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.

3 Observations & Context

Site Visit

3.1 The site was visited by Charles McCorkell on 28 July 2022. The purpose of the visit was to survey trees 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 corner of Adamstown Boulevard and Adamstown Avenue (Map 1). It is an existing, currently unoccupied, three-storey building. The immediate surrounding area is residential.

3.3 The Application Site contains mixed shrubs with multi-stemmed silver birch and hornbeam trees along the northern, western, and southern perimeter of the building, and five lime trees located within the public highway along Adamstown Boulevard to the west of the building.

Map 1 (Google 2022): *Dashed yellow line highlighting the location of the site within the local area.*

Views of the site and trees

Photo 1: *View of the semi-mature lime trees T553 to T556 located adjacent to No. 1 Adamstown Boulevard.*

Photo 2: *View of the multi-stemmed silver birch trees (T557 to T560) located around the perimeter of the building adjacent to the corner of Adamstown Boulevard and Adamstown Avenue.*

Photo 3: *Second view of the semi-mature lime trees T552 to T556 looking down Adamstown Boulevard.*

Photo 4: *View of the shrubs (S566) located along the northern side of the building.*

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

Life stage analysis

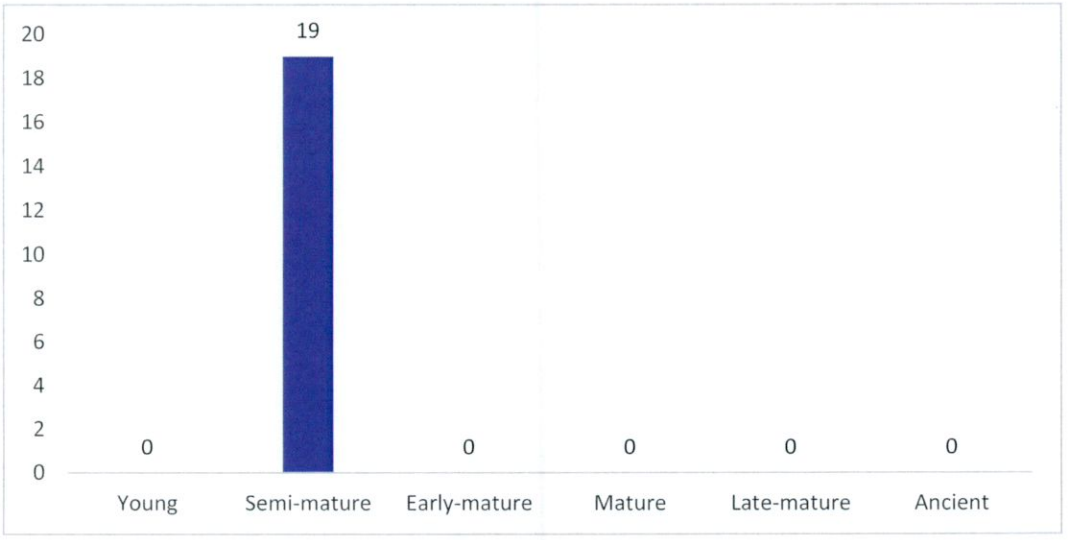

Figure 1: *All trees and shrubs recorded (19 survey entries) are of a semi-mature age.*

BS5837 (2012) category breakdown

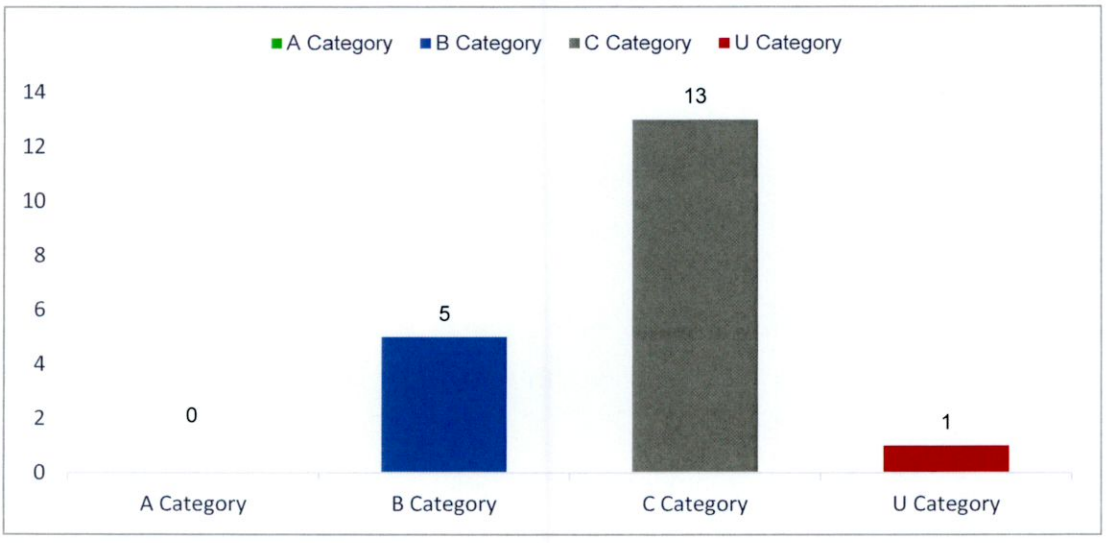

Figure 2: *Breakdown of BS5837:2012 categories of the 19 survey entries recorded.*

6 Analysis of the Proposal in Respect of Trees

Arboricultural Impacts

6.1 ***Loss of trees*** – The proposed development will require the removal of four B Category lime trees (T552 to T555) and one C Category mountain ash tree (T567). In addition, one U Category silver birch tree (T558) is required to be removed for arboricultural reasons due to its poor structural condition. The tree contains a longitudinal crack at the base of the main stem and poses a significant risk to public highway users.

6.2 Details of proposed tree removals are specified within the Tree Work Schedule at Appendix A and their location within the site is highlighted on the Tree Removals & Protection Plan at Appendix B. A breakdown of tree removals according to their BS5837:2012 category is outlined in Figure 3.

Figure 3: *Breakdown of tree removals proposed as part of the development.*

6.3 The removal of the four B Category lime trees will have an initial visual impact on the immediate surrounding landscape due to their prominent location and moderate quality. Although these trees are being removed, the retention of the existing trees along the western side of the building will ensure that some tree cover is maintained along the public highway. The loss of the mountain ash and silver birch will not have the same degree of impact as the removal of the lime trees due to their smaller size and lower quality.

6.4 ***Construction Operations*** – The proposed construction operations will not require excavation or other works within the RPAs of retained trees. No special measures are therefore required to prevent root damage; however, it will be necessary to ensure that

site operations do not cause damage to trees or the soil environment upon which they rely.

6.5 ***Tree protection measures*** – Retained trees around the existing building can be successfully protected during the proposed development works by using robust fencing measures which comply with the recommendations outlined within BS 5837:2012. Please refer to the Tree Removals and Protection Plan at Appendix B for a fencing specification.

6.6 A stem protection system is required to be installed to safeguard the outer trunk of the lime tree T556 during the proposed alteration works along Adamstown Boulevard. To achieve this, a Trunk Protecta system can be installed (Photo 5).

Photo 4: *Trunk Protecta system as shown by Green Grid Systems.*
https://greengridsystems.com/products/trunk-protecta.

6.7 ***Drainage and services*** – The location of proposed drainage and service runs is currently unknown. Where proposed underground services are required, these will need to avoid the root protection areas of retained trees. To ensure that trees are correctly considered, it will be necessary that arboricultural input is required during the final design of the proposed underground service and drainage runs.

6.8 If avoiding root protection areas is not possible, the installation of underground services and drainage runs must adhere to industry best practice. The BS 5837:2012 recommends the National Joint Utilities Group Guidelines for the planning, installation

and maintenance of utility apparatus in proximity to trees Volume 4, issue 2: NJUG, 2007 as a normative reference in these instances.

Arboricultural mitigation

6.9 A landscape plan has been designed and will form part of the planning application for the development proposal. The design includes the planting of new trees, as well as shrubs and hedgerows.

6.10 In total, 12 new trees are proposed to be planted to mitigate for the six existing trees that are proposed to be removed. These trees will be of high quality and will be located along the eastern and northern sides of the building.

6.11 Considering the replacement planting being proposed is two new trees for every one tree being removed, there is the potential, depending on species selection, that the canopy cover around the building could be marginally increased in the longer term.

7 Discussion & Conclusion

General Change

7.1 The proposed loss of the four lime trees will have an initial visual impact on the immediate local surrounding area due to their moderate quality and prominent location.

7.2 The proposal has taken the loss of trees into consideration and included new tree planting along the eastern and northern sides of the building. This new tree planting will help to replace the loss of canopy cover and the impact the removal of the lime trees will have on the immediate local area.

How do the changes relate to local planning policy?

7.3 The proposal requires trees to be removed that are of amenity value. These removals have been taken into consideration and 12 new trees are proposed to be planted to mitigate their loss. The new tree planting will, in the future, mitigate the loss of canopy cover.

7.4 Existing trees to be retained can be successfully protected for the duration of construction as detailed within this report. The protection of these trees in accordance with best practice BS 5837:2012 complies with local planning policy.

Conclusion

7.5 The proposal has been assessed in accordance with BS5837:2012.

7.6 Retained trees can be successfully protected during the development by following the information provided within this report and adhering to industry best practice.

7.7 Provided the protection and mitigation measures, as recommended within this report, are adhered to, the proposed development can be successfully carried out without having a significant negative impact on the character or appearance of the surrounding landscape.

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
• 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. • Inspection of tree works & protection measures prior to the commencement of works; and • Supervision during any other works that may affect retained trees.
Arboricultural Method Statement

Scope	**Methodology**
Tree Works	Please refer to the Tree Work Schedule at Appendix A for a list of all proposed tree works. The location of trees to be removed is highlighted on the Tree Removals & Protection 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 and stem protection for construction is shown on the Tree Removals & Protection Plan at Appendix B. Protective fencing must be constructed and installed using the BS5837:2012 fencing specification as detailed on the Tree Removals & Protection Plan at Appendix B. Alternatives to those shown must be agreed upon in advance by the client-approved, arboricultural consultant. A stem protection system is required to be installed to safeguard the outer trunk of the lime tree T556. To achieve using a Trunk Protecta system https://greengridsystems.com/products/trunk-protecta. Alternatives to those shown must be agreed upon in advance by the client-approved, arboricultural consultant. 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 on the Tree Removals & 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.
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 Table 3 of BS 5837 (2012), or 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. All roots greater than 25mm in diameter and all large clumps of fibrous roots will be retained 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 less than 25mm in diameter 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 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. 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 prior consent of the arboricultural consultant and if necessary 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 spilled on site will be immediately cleared up and removed from the site. If liquid fuel or cement products are spilled 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, unless otherwise agreed with by the arboricultural consultant. No dumping of spoil or rubbish, parking of vehicles or plant, storage of materials or temporary accommodation will be undertaken within the TPZs. All roots within tree RPAs greater than 25mm in diameter and large clumps of fibrous roots will be retained and worked around. Soil levels will not be increased or reduced within the RPAs of trees without prior agreement from the arboricultural consultant.

Appendix A - Schedules

Document	Reference	Revision
Tree Schedule	220722-PD-10	-
Tree Work Schedule	220722-PD-12	-

220722-PD-10-Tree schedule

CHARLES MCCORKELL
ARBORICULTURAL CONSULTANCY

220722 - No. 1 Adamstown Boulevard

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 T552	1	Tilia sp. (Lime sp.)	9.0	22	1	4.5		4.0		3.5		4.0		2.0		Semi Mature	Structural condition Good. Physiological condition Good. Structural impact - Footpath / highway / drive disturbance.	28/07/2022	21.9	2.6	40+	B2
Tree T553	1	Tilia sp. (Lime sp.)	9.0	22	1	4.0		3.5		4.0		4.0		2.0		Semi Mature	Structural condition Good. Physiological condition Good. No significant faults observed.	28/07/2022	21.9	2.6	40+	B2
Tree T554	1	Tilia sp. (Lime sp.)	9.0	23	1	4.5		4.0		4.0		3.5		2.0		Semi Mature	Structural condition Good. Physiological condition Good. No significant faults observed.	28/07/2022	23.9	2.8	40+	B2
Tree T555	1	Tilia sp. (Lime sp.)	9.0	25	1	4.5		4.0		4.0		3.5		2.0		Semi Mature	Structural condition Good. Physiological condition Good. No significant faults observed.	28/07/2022	28.3	3.0	40+	B2
Tree T556	1	Tilia sp. (Lime sp.)	9.0	22	1	4.0		4.0		3.5		4.0		2.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Branch - Broken. Branch - Suspended. Girdling roots - Major.	28/07/2022	21.9	2.6	20-40	B2
Tree T557	1	Betula pendula (Silver Birch)	7.5	22 COM	5	1.5		3.0		3.5		3.5		2.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Arboricultural work - Recent. Crown conflict - Structure / boundary / wire / tree. Multi-stemmed. Tree has been topped.	28/07/2022	22.1	2.7	20-40	C2
Tree T558	1	Betula pendula (Silver Birch)	7.5	12 COM	2	1.5		1.5		1.5		1.5		2.5		Semi Mature	Structural condition Poor. Physiological condition Fair. Crack - Longitudinal / shear crack. Crown conflict - Structure / boundary / wire / tree. Multi-stemmed. Longitudinal crack at base of western stem.	28/07/2022	6.6	1.4	0-10	U
Tree T559	1	Betula pendula (Silver Birch)	7.5	15 COM	3	3.0		1.5		2.0		2.5		2.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Branch - Broken. Branch - Suspended. Crown conflict - Structure / boundary / wire / tree. Multi-stemmed.	28/07/2022	11.3	1.9	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

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.

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220722 - No. 1 Adamstown Boulevard

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 T560	1	Betula pendula (Silver Birch)	7.5	17 COM	3	3.5		1.5		3.0		3.0		2.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Arboricultural work - Recent. Crown conflict - Structure / boundary / wire / tree. Multi-stemmed. Tree has been topped.	28/07/2022	14.2	2.1	20-40	C2
Tree T561	1	Carpinus betulus 'Frans Fontaine' (Hornbeam cv.)	6.5	14	1	2.0		1.5		2.0		2.0		0.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Arboricultural work - Historic. Crown conflict - Structure / boundary / wire / tree. Inappropriate species / location.	28/07/2022	8.9	1.7	20-40	C2
Tree T562	1	Carpinus betulus 'Frans Fontaine' (Hornbeam cv.)	7.0	14	1	1.5		1.5		1.5		2.0		0.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Arboricultural work - Historic. Crown conflict - Structure / boundary / wire / tree. Inappropriate species / location. Ivy or climbing plant.	28/07/2022	8.9	1.7	20-40	C2
Tree T563	1	Betula pendula (Silver Birch)	9.0	19 COM	3	5.0		1.0		2.5		2.5		2.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Competition - Adjacent trees. Crown conflict - Structure / boundary / wire / tree. Multi-stemmed. Tree has been topped.	28/07/2022	16.5	2.3	20-40	C2
Tree T564	1	Betula pendula (Silver Birch)	9.0	19 COM	4	3.5		1.0		2.5		2.5		2.5		Semi Mature	Structural condition Fair. Physiological condition Fair. Competition - Adjacent trees. Crown conflict - Structure / boundary / wire / tree. Multi-stemmed. Tree has been topped.	28/07/2022	16.7	2.3	20-40	C2
Tree T565	1	Betula pendula (Silver Birch)	9.0	17 COM	2	4.0		1.0		2.5		3.5		2.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Competition - Adjacent trees. Crown conflict - Structure / boundary / wire / tree. Multi-stemmed. Tree has been topped.	28/07/2022	13.1	2.0	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

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

220722 - No. 1 Adamstown Boulevard

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
Shrub S566	1	Viburnum sp. (Viburnum sp.)	2.0	8 AVE	1									0.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Height and stem diameter are average for group.	28/07/2022	2.9	1.0	10-20	C2
	1	Photinia x fraseri (Fraser's Photinia)																				
	1	Laurocerasus officinalis (Cherry Laurel)																				
Tree T567	1	Sorbus aucuparia (Rowan/Mountain Ash)	6.0	7	1	1.5		1.5		1.5		1.5		2.0		Semi Mature	Structural condition Good. Physiological condition Good. Staked tree / trees. Young planted tree / trees.	28/07/2022	2.2	0.8	20-40	C2
Shrub S568	1	Viburnum sp. (Viburnum sp.)	1.5	5 AVE	1									0.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Mixed shrub bed. Quantities not recorded. Height and stem diameter are average for group.	28/07/2022	1.1	0.6	10-20	C2
	1	Laurocerasus officinalis (Cherry Laurel)																				
	1	Cupressus sp. (Cypress sp.)																				
Hedge H569	1	Laurocerasus officinalis (Cherry Laurel)	1.5	8	1									0.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Quantities not recorded. Height and stem diameter are average for group.	28/07/2022	2.9	1.0	10-20	C2
Shrub S570	1	Viburnum sp. (Viburnum sp.)	1.5	8	1									0.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Height and stem diameter are average for group.	28/07/2022	2.9	1.0	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

Table 1 of BS5837 (2012) **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 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 4.5.7			**RED**
	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	Tree 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 arboricutural and/or landscape features.	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture).	**GREEN**
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.	**BLUE**
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.	**GREY**

220722-PD-12 - Planning Tree Works Schedule

220722 - No. 1 Adamstown Boulevard

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ID	No. / Species	BS5837 Category	Purpose of works Recommended works	Status
T552	1 *Tilia sp.* Lime sp.	B2	To facilitate development Fell - Ground level.	Proposed
T553	1 *Tilia sp.* Lime sp.	B2	To facilitate development Fell - Ground level.	Proposed
T554	1 *Tilia sp.* Lime sp.	B2	To facilitate development Fell - Ground level.	Proposed
T555	1 *Tilia sp.* Lime sp.	B2	To facilitate development Fell - Ground level.	Proposed
T558	1 *Betula pendula* Silver Birch	U	Good arboricultural practice Fell - Ground level.	Proposed
T567	1 *Sorbus aucuparia* Rowan/Mountain Ash	C2	To facilitate development Fell - Ground level.	Proposed

Appendix B - Plans

Document	Reference	Revision
Tree Survey & Constraints Plan	220722-P-10	-
Tree Removals & Protection Plan	220722-P-11	-

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