Arboricultural Report

Tree Survey,

Arboricultural Impact Assessment &

Arboricultural Method Statement

In relation to the Large-Scale Residential Development at:

Parkmore Industrial Estate

Long Mile Road

Dublin

On behalf of:

Watfore Ltd.

February 2025

240706-PD-11-A

CHARLES MCCORKELL
ARBORICULTURAL CONSULTANCY

Contents

Section 1: Arboricultural Impact Assessment

1 Summary

1.1 This arboricultural report has been instructed by Watfore Ltd. (the 'Applicant').

1.2 The development proposal is for a 'Large-Scale Residential Development' (LRD) at Parkmore Industrial Estate, Long Mile Road, Dublin 18 (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 The proposed development will require the removal of 8 trees and 2 shrub groups, all of low quality and value (C Category). The proposed removals have been assessed and their loss will not have a significant impact on the landscape character of the local surrounding area.

1.5 The proposal includes substantial new high-quality tree planting that will mitigate the proposed removals and have a positive impact on the amenities and visual appearance of the development and local surrounding landscape in the future.

1.6 In conclusion, the proposed development is achievable in both arboricultural terms and in relation to local planning policy as it relates to trees. Tree impacts have been assessed and tree protection measures have been specified in accordance with best practice and are sufficient to safeguard retained trees during the proposed works.

2 Introduction

Instructions

2.1 This arboricultural report has been instructed by Watfore Ltd. 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 Parkmore Industrial Estate, Long Mile Road, Dublin 18.

Development proposal

2.2 The proposed development will comprise the demolition of existing industrial units, and construction of a mixed use, residential-led development within 4 no. blocks ranging in height from 06 to 10 storeys over semi-basement. The development will comprise the following: 436 no. apartments (studios; 1 beds; 2 beds and 3 beds) with commercial/employment units, creche, café and library. Provision of car, cycle and motorbike parking. Vehicular accesses from Parkmore estate road and additional pedestrian/cyclist accesses from the Long Mile Road and Robinhood Road. Upgrade works to the estate road and surrounding road network. All associated site development works and services provision, open spaces, ESB substations, plant areas, waste management areas, landscaping and boundary treatments.

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 The contents of this report are the copyright of Charles McCorkell Arboricultural Consultancy and may not be distributed or copied without the author's permission.

Methodology and guidance

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

2.7 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.

Supporting information

2.8 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	240706-PD-10	Appendix A
Tree Work Schedule	240706-PD-12	Appendix A
Tree Survey Plan	240706-P-10	Appendix B
Tree Removals Plan	240706-P-11	Appendix B
Tree Protection Plan	240706-P-12	Appendix B

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.

3 Observations & Context

Site visit

3.1 The site was visited by Charles McCorkell on 14 August 2024. The purpose of the visit was to survey trees located on and adjacent to the site. 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 an existing industrial site located on the southern side of the Long Mile Road and the eastern side of Robinhood Road (Map 1). The tree cover within the industrial site is located along the northern boundary and contains a row of semi-mature mountain ash and low-growing shrubs.

Map 1 (Google 2024): *Dashed yellow line highlighting the location of the site.*

View of the site and trees

Photo 1: *View of the mountain ash T4 located along the northern boundary of the site.*

Photo 2: *View of the low-quality Norway maple T11. The tree has a restricted rooting environment and is showing signs of physiological stress in the canopy.*

4 Local Planning Policy

South Dublin County Development Plan 2022-2028

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

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

4.2 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

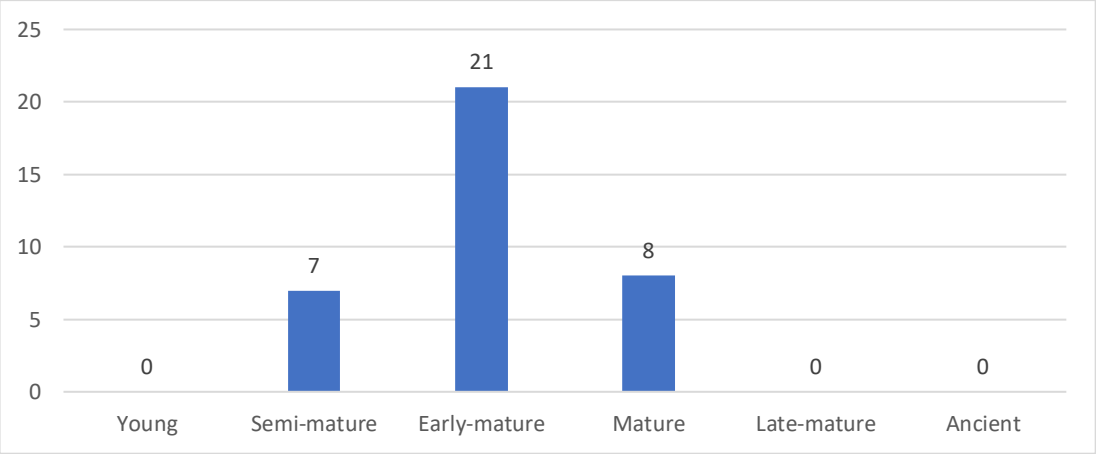

Figure 1: *Life stage analysis of the 36 survey entries recorded.*

BS5837 (2012) category breakdown

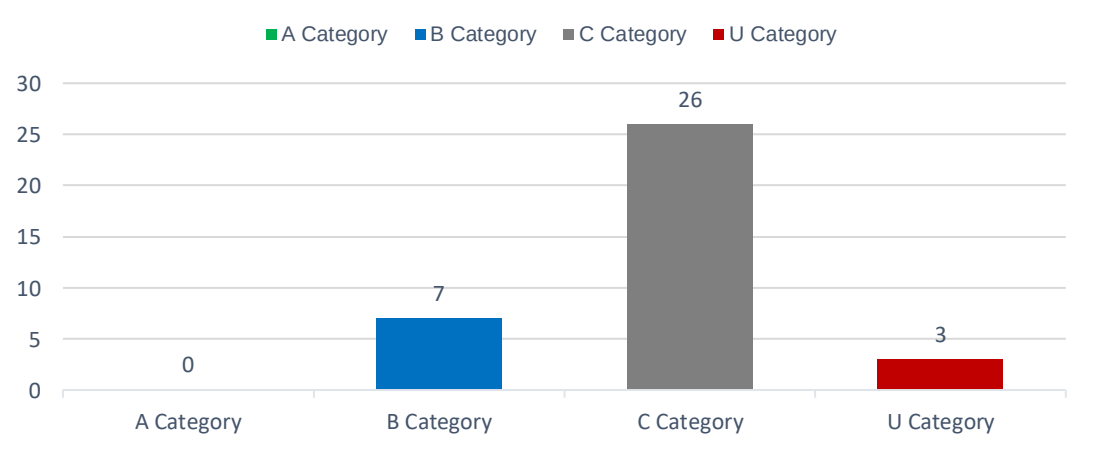

Figure 2: *Breakdown of BS5837:2012 categories of the 36 survey entries recorded.*

6 Analysis of the Proposal in Respect of Trees

Arboricultural Impacts

6.1 ***Loss of trees –*** The proposed development will require the removal of 8 trees and 2 shrub groups, all of low quality and value (C Category). 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 to be removed according to their BS5837:2012 category is outlined in Figure 3.

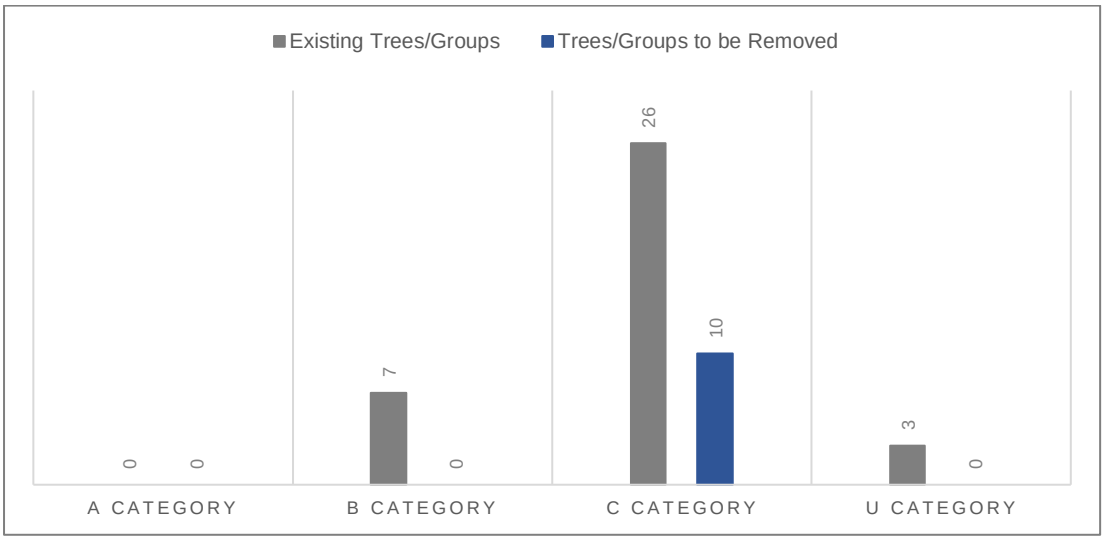

Figure 3: *Breakdown of the tree and shrub removals required as part of the development.*

6.2 The loss of trees required to facilitate the proposed development has been assessed and will not have a significant impact on the character and appearance of the surrounding local landscape. The trees to be removed are of low quality only and can be adequately replaced with new high-quality tree planting.

6.3 ***Future management of existing trees –*** The Local Planning Authority has requested that a Tree Management Plan be prepared as part of the planning application. This has been considered; however, as there are no existing trees to be retained within the ownership boundary of the Applicant, a Tree Management Plan is not required. The Landscape Architects will be preparing a management strategy for all new tree planting. Please refer to their information for further details.

6.4 ***Construction operations*** – The construction of the development does not require excavation or other working operations within the RPAs of retained trees, therefore, special methods of work are not considered necessary.

6.5 ***Drainage and services*** – Where proposed underground services are required, these will need to avoid the RPAs of retained trees. To ensure that trees are correctly considered, it will be necessary that arboricultural input is required during the detailed design phase of the proposal.

6.6 If avoiding RPAs is not possible, the installation of underground services 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.

6.7 ***Tree protection measures –*** Trees can be successfully protected during the proposed development works by using robust fencing measures 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.

Arboricultural mitigation

6.8 A landscape plan has been designed and will form part of the planning application for the development proposal. This design includes the planting of a large number of new high-quality trees.

6.9 The proposed new planting will mitigate the loss of trees required to facilitate the development and will significantly enhance the tree cover throughout the site and within the local area. This will have a positive impact on the local canopy cover and the character and appearance of the development and the surrounding landscape.

7 Discussion & Conclusion

General Change

7.1 In visual terms, the loss of trees required to facilitate the proposed development will have a negligible impact on the character and appearance of the surrounding local landscape. The trees to be removed are of low quality only and significant new tree planting has been proposed to mitigate their loss.

New Landscaping

7.2 The proposed design has taken the loss of trees into consideration and includes 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. The proposed new tree planting will mitigate the loss of trees and increase the canopy cover within the local 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 trees to be removed are of low quality and value only.

7.5 The landscape opportunities on the site for new trees can mitigate the loss of trees and improve canopy cover; bringing a positive benefit to the site and the local area generally.

Proposal in relation to local planning policy

7.6 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.

7.7 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 can be successfully protected for the duration of construction.

Arboricultural impacts and mitigation

7.8 Constraints posed by trees have been assessed and where impacts occur, these have been identified specifically in this report.

7.9 The protection of retained trees on and adjacent to 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.

8 Recommendations

8.1 The proposal should be carried out in accordance with the recommendations outlined within this report.

Tree Protection

8.2 The positioning of tree protective barriers should be installed as detailed in the Tree Protection Plan at Appendix B.

8.3 The protective fencing measures to be installed must comply with the recommendations outlined within BS5837:2012.

8.4 No materials or equipment other than those required to install tree protection will be delivered to the site until all fencing is in place.

Arboricultural mitigation

8.5 Tree planting is proposed to mitigate the loss of trees and must be carried out and maintained as specified by the Landscape Architect.

8.6 All new tree planting must be carried out in accordance with BS 8545:2014 *Trees: from nursery to independence in the landscape. Recommendations.*

8.7 New tree planting should take into consideration the mature growing size of the trees proposed, to ensure that a harmonious relationship between trees and buildings and hard surfaces can be sustained for the long term, without the need for unnecessary pruning works or removals.

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.
- Demolition.
- 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;
- 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 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 the site works.
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 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 or EAS Tree Pruning Standards 2021. 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.

	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 that 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. Prior to drainage or service installation works commencing within RPAs, the arboricultural consultant will be contacted, and a date agreed upon 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.

Appendix A - Schedule

Document	Reference	Revision
Tree Schedule	240706-PD-10	-
Tree Work Schedule	240706-PD-12	A

240706-PD-10-Tree schedule

CHARLES MCCORKELL
ARBORICULTURAL CONSULTANCY

240706 - Parkmore

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 T1	1	Platanus x hispanica (London Plane)	10.0	40	1	3.5		5.0		3.5		4.0		2.5		Early Mature	Structural condition Fair. Physiological condition Fair. Crown reduction - Recent.	14/08/2024	72.4	4.8	20-40	B1
Tree T2	1	Sorbus aucuparia (Rowan/Mountain Ash)	3.5	15	1	1.5		1.5		1.5		1.0		1.0		Semi Mature	Structural condition Fair. Physiological condition Good.	14/08/2024	10.2	1.8	20-40	C2
Tree T3	1	Sorbus aucuparia (Rowan/Mountain Ash)	5.0	18	1	2.5		2.5		2.0		2.0		1.0		Semi Mature	Structural condition Fair. Physiological condition Good. Fork - Weak with included bark.	14/08/2024	14.7	2.2	10-20	C2
Tree T4	1	Sorbus aucuparia (Rowan/Mountain Ash)	5.0	18	1	2.5		3.0		2.5		2.0		1.5		Semi Mature	Structural condition Fair. Physiological condition Good. No significant faults observed.	14/08/2024	14.7	2.2	20-40	C2
Shrub S5	1 1 1	Buddleja davidii (Buddleja) Laurocerasus officinalis (Cherry Laurel) Photinia x fraseri (Fraser's Photinia)	1.0	8 AVE	1									0.0		Early Mature	Structural condition Fair. Physiological condition Fair. Mixed shrub group. Height and stem diameter are average for group. Quantities not recorded, only species mix.	14/08/2024	2.9	1.0	10-20	C1
Tree T6	1	Sorbus aucuparia (Rowan/Mountain Ash)	4.0	12	1	2.0		2.0		2.0		2.0		1.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Arboricultural work - Historic.	14/08/2024	6.5	1.4	10-20	C2
Tree T7	1	Sorbus aucuparia (Rowan/Mountain Ash)	3.5	11	1	1.5		1.5		1.5		1.5		1.5		Semi Mature	Structural condition Fair. Physiological condition Fair. Arboricultural work - Historic. Pruning wounds - Decayed.	14/08/2024	5.5	1.3	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.

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240706 - Parkmore

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 T8	1	Sorbus aucuparia (Rowan/Mountain Ash)	5.5	18	1	2.5		2.5		2.5		2.0		1.0		Semi Mature	Structural condition Fair. Physiological condition Good. No significant faults observed.	14/08/2024	14.7	2.2	20-40	C2
Tree T9	1	Sorbus aucuparia (Rowan/Mountain Ash)	5.0	12	1	1.5		1.5		1.5		1.5		1.5		Semi Mature	Structural condition Fair. Physiological condition Good. Arboricultural work - Historic.	14/08/2024	6.5	1.4	20-40	C2
Shrub S10	1 1 1	Buddleja davidii (Buddleja) Laurocerasus officinalis (Cherry Laurel) Photinia x fraseri (Fraser's Photinia)	1.0	8 AVE	1									0.0		Early Mature	Structural condition Fair. Physiological condition Fair. Mixed shrub group. Height and stem diameter are average for group. Quantities not recorded, only species mix.	14/08/2024	2.9	1.0	10-20	C1
Tree T11	1	Acer platanoides (Norway Maple)	12.0	40	1	5.0		4.5		5.0		5.0		2.5		Early Mature	Structural condition Fair. Physiological condition Fair. Decay / structural defect in crown limb / limbs - Major. Deadwood - Major. Decay / structural defect - Bole. Root environment - Restricted. Root damage - Mechanical.	14/08/2024	72.4	4.8	10-20	C2
Tree T12	1	Betula pendula (Silver Birch)	9.0	28 COM	4		3.5		3.5		3.0		4.0	1.0		Early Mature	Structural condition Fair. Physiological condition Fair. Die-back - Upper crown. Deadwood - Minor. Physiological stress. Raised surface roots.	14/08/2024	35.5	3.4	10-20	C2
Tree T13	1	Acer platanoides (Norway Maple)	13.0	33	1		6.5		7.0		2.0		5.0	3.0		Early Mature	Structural condition Fair. Physiological condition Good. Bark wound - Minor. Suppressed crown - Major. Unbalanced crown - Minor.	14/08/2024	49.3	4.0	20-40	C2
Tree T14	1	Acer platanoides (Norway Maple)	13.0	29	1		5.5		5.5		3.0		5.5	3.5		Early Mature	Structural condition Good. Physiological condition Good. Bark wound - Minor. Competition - Adjacent trees.	14/08/2024	38.0	3.5	20-40	B2

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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240706 - Parkmore

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 T15	1	Ulmus procera (English Elm)	19.0	75	1		9.0		9.0		9.0		9.0	5.0		Mature	Structural condition Poor. Physiological condition Poor. Die-back - Throughout crown. Decline - Evident / observed. Deadwood - Major.	14/08/2024	254.5	9.0	0-10	U
Tree T16	1	Acer platanoides (Norway Maple)	14.0	30	1		6.5		5.0		5.0		3.0	3.5		Early Mature	Structural condition Fair. Physiological condition Good. Competition - Adjacent trees. Decay / structural defect - Bole.	14/08/2024	40.7	3.6	20-40	C2
Tree T17	1	Acer platanoides (Norway Maple)	15.0	41	1		6.5		5.5		4.0		5.0	3.5		Early Mature	Structural condition Fair. Physiological condition Good. Competition - Adjacent trees. Fork - Weak with included bark.	14/08/2024	76.0	4.9	20-40	C2
Tree T18	1	Acer pseudoplatanus (Sycamore)	10.0	34 COM	3		5.5		5.5		5.5		5.5	2.0		Early Mature	Structural condition Fair. Physiological condition Good. Access to inspect base - Not possible. Unable to inspect tree closely due to dense undergrowth.	14/08/2024	54.3	4.2	20-40	C2
Tree T19	1	Acer pseudoplatanus (Sycamore)	12.0	51 COM	3		3.5		3.5		4.5		5.0	1.0		Early Mature	Structural condition Fair. Physiological condition Fair. Competition - Adjacent trees. Deadwood - Minor. Fork - Weak with included bark. Multi-stemmed.	14/08/2024	122.1	6.2	10-20	C2
Tree T20	1	Acer pseudoplatanus 'Atropurpureum' (Sycamore cv.)	12.0	41 COM	3		4.5		5.5		4.5		2.5	1.5		Early Mature	Structural condition Fair. Physiological condition Good. Bark wound - Minor. Competition - Adjacent trees. Deadwood - Minor. Multi-stemmed.	14/08/2024	79.2	5.0	10-20	C2
Tree T21	1	Acer platanoides (Norway Maple)	14.0	50	1		4.0		6.5		6.5		6.5	2.5		Mature	Structural condition Poor. Physiological condition Fair. Bark exudation. Bark wound - Major. Deadwood - Minor. Fork - Weak with included bark. Shedding limb / limbs - Historic. Shedding limb / limbs - Major.	14/08/2024	113.1	6.0	0-10	U
Tree T22	1	Alnus cordata (Italian Alder)	15.0	40	1		4.0		3.0		6.0		3.0	2.5		Mature	Structural condition Fair. Physiological condition Good. Access to inspect base - Not possible. Competition - Adjacent trees. Ivy or climbing plant.	14/08/2024	72.4	4.8	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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240706 - Parkmore

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 T23	1	Alnus cordata (Italian Alder)	14.0	40	1		3.0		3.0		5.0		4.0	3.0		Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Competition - Adjacent trees. Deadwood - Minor. Ivy or climbing plant.	14/08/2024	72.4	4.8	20-40	C2
Tree T24	1	Acer pseudoplatanus (Sycamore)	13.0	40	1		4.0		6.0		6.0		6.0	2.5		Early Mature	Structural condition Good. Physiological condition Good. Deadwood - Minor.	14/08/2024	72.4	4.8	20-40	B2
Tree T25	1	Alnus cordata (Italian Alder)	15.0	45	1		5.5		5.5		5.5		5.5	3.0		Early Mature	Structural condition Good. Physiological condition Fair. Deadwood - Minor.	14/08/2024	91.6	5.4	20-40	B2
Tree T26	1	Alnus cordata (Italian Alder)	13.0	40	1		4.0		4.0		4.5		5.0	2.5		Early Mature	Structural condition Good. Physiological condition Good. Ivy or climbing plant.	14/08/2024	72.4	4.8	20-40	B2
Tree T27	1	Alnus cordata (Italian Alder)	13.0	30	1		4.0		3.0		4.0		2.0	2.5		Early Mature	Structural condition Fair. Physiological condition Good. Competition - Adjacent trees.	14/08/2024	40.7	3.6	20-40	C2
Tree T28	1	Acer pseudoplatanus (Sycamore)	14.0	47	1		6.0		5.5		6.0		4.0	2.0		Early Mature	Structural condition Fair. Physiological condition Good. Competition - Adjacent trees.	14/08/2024	99.9	5.6	20-40	B2
Tree T29	1	Acer pseudoplatanus (Sycamore)	17.0	60	1		5.0		3.5		5.5		5.0	1.5		Early Mature	Structural condition Good. Physiological condition Good. Bark wound - Minor. Competition - Adjacent trees.	14/08/2024	162.9	7.2	20-40	B2
Tree T30	1	Populus x canadensis (Hybrid Black Poplars)	27.0	80	1		6.0		5.0		6.0		4.0	3.0		Mature	Structural condition Fair. Physiological condition Fair. Competition - Adjacent trees. Deadwood - Minor. Fire damage - Base / bole / principal stems.	14/08/2024	289.5	9.6	10-20	C2
Tree T31	1	Populus x canadensis (Hybrid Black Poplars)	28.0	60	1		5.0		3.0		4.5		3.0	4.0		Mature	Structural condition Fair. Physiological condition Fair. Bark wound - Major. Competition - Adjacent trees. Deadwood - Minor. Fire damage - Base / bole / principal stems.	14/08/2024	162.9	7.2	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.

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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 T32	1	Populus x canadensis (Hybrid Black Poplars)	22.0	65	1		7.0		4.0		3.0		6.0	2.0		Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Restricted / obscured. Ivy or climbing plant. Unbalanced crown - Minor.	14/08/2024	191.1	7.8	10-20	C2
Tree T33	1	Populus x canadensis (Hybrid Black Poplars)	22.0	70	1		3.5		4.5		4.0		3.5	3.0		Mature	Structural condition Fair. Physiological condition Poor. Access to inspect base - Not possible. Die-back - Throughout crown. Decline - Evident / observed. Ivy or climbing plant. Unbalanced crown - Minor. Unable to inspect tree closely due to dense undergrowth.	14/08/2024	221.7	8.4	0-10	U
Tree T34	1	Populus x canadensis (Hybrid Black Poplars)	13.0	40	1		2.0		3.0		5.0		2.5	1.0		Early Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Deadwood - Minor. Unbalanced crown - Minor. Unable to inspect tree closely due to dense undergrowth.	14/08/2024	72.4	4.8	10-20	C2
Tree T35	1	Populus x canadensis (Hybrid Black Poplars)	14.0	45	1		2.0		3.0		5.0		5.0	1.0		Early Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Deadwood - Minor. Unbalanced crown - Minor. Unable to inspect tree closely due to dense undergrowth.	14/08/2024	91.6	5.4	10-20	C2
Tree T36	1	Populus x canadensis (Hybrid Black Poplars)	13.0	45	1		4.0		4.0		2.0		2.0	0.0		Early Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Unable to inspect tree closely due to dense undergrowth.	14/08/2024	91.6	5.4	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.

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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**

240706-PD-12-A - Planning Tree Works Schedule

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ID	No. / Species	BS5837 Category	Purpose of works Recommended works	Status
T2	1 *Sorbus aucuparia* Rowan/Mountain Ash	C2	To facilitate development Fell - Ground level.	Proposed
T3	1 *Sorbus aucuparia* Rowan/Mountain Ash	C2	To facilitate development Fell - Ground level.	Proposed
T4	1 *Sorbus aucuparia* Rowan/Mountain Ash	C2	To facilitate development Fell - Ground level.	Proposed
S5	1 *Buddleja davidii* Buddleja	C1	To facilitate development Fell - Ground level.	Proposed
	1 *Laurocerasus officinalis* Cherry Laurel			
	1 *Photinia x fraseri* Fraser's Photinia			
T6	1 *Sorbus aucuparia* Rowan/Mountain Ash	C2	To facilitate development Fell - Ground level.	Proposed
T7	1 *Sorbus aucuparia* Rowan/Mountain Ash	C2	To facilitate development Fell - Ground level.	Proposed
T8	1 *Sorbus aucuparia* Rowan/Mountain Ash	C2	To facilitate development Fell - Ground level.	Proposed
T9	1 *Sorbus aucuparia* Rowan/Mountain Ash	C2	To facilitate development Fell - Ground level.	Proposed
S10	1 *Buddleja davidii* Buddleja	C1	To facilitate development Fell - Ground level.	Proposed
	1 *Laurocerasus officinalis* Cherry Laurel			
	1 *Photinia x fraseri* Fraser's Photinia			
T11	1 *Acer platanoides* Norway Maple	C2	To facilitate development Fell - Ground level.	Proposed

Appendix B - Plans

Document	Reference	Revision
Tree Survey Plan	240706-P-10	-
Tree Removals Plan	240706-P-11	A
Tree Protection Plan	240706-P-12	A

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