

Arboricultural Report

Tree Survey,
Arboricultural Impact Assessment &
Arboricultural Method Statement

In relation to the proposed development at:

Social Housing Bundle 4

Croke Villas

Sackville Avenue

Dublin 3

On behalf of:

National Development Finance Agency and Dublin City Council

April 2024

SHB4-CVD-RP-CMC-L-P3-0081

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Contents

Section 1: Arboricultural Impact Assessment	3
1 Summary	3
2 Introduction	4
3 Observations & Context	7
4 Local Planning Policy	10
5 Technical Information	11
6 Analysis of the Proposal in Respect of Trees	12
7 Discussion & Conclusion	15
Section 2: Arboricultural Method Statement	16
Appendices	21
Appendix A – Schedules	21
Appendix B – Plans	22
Appendix C – Cellular Confinement System	23

Section 1: Arboricultural Impact Assessment

1 Summary

- 1.1 This arboricultural report has been instructed by the National Development Finance Agency and Dublin City Council (the 'Applicant').
- 1.2 The proposal is for the construction of 52 no. residential dwellings at a site c.0.88 ha at Croke Villas, Sackville Avenue, Dublin 3 (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 on 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 3 young Himalayan birch trees of low quality and value (C Category) and all scrub and shrubs located within the site boundary. The loss of trees and shrubs required to facilitate the development will have an insignificant impact on the character and appearance of the surrounding local area due to their small size and low quality and value.
- 1.5 The loss of trees has been taken into consideration and new high-quality tree planting has been proposed. The proposed new planting will increase the tree cover across the site. This will have a positive impact on the appearance and amenities of the development and the local surrounding area in the future.
- 1.6 My conclusions are that 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 the National Development Finance Agency and Dublin City Council 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 Croke Villas, Sackville Avenue, Dublin 3.

Development proposal

- 2.2 The proposal is for the construction of 52 no. residential dwellings which will consist of the following:

- Clearance works at the site will comprise the removal of walls and perimeter fencing and an allotment garden at the Croke Villas site bounded by Ballybough Road, Sackville Gardens, Sackville Avenue, Ardilaun Square, Ardilaun Road and GAA National Handball Centre. A wall along the boundary of the site and Irish Rail lands and railway line (to the south) will also be removed and replaced with a new boundary wall.
- Demolition of 1 no. remaining Croke Villas flat block will be demolished in accordance with PA. Reg. Ref. 2946/16.
- Construction of two apartment blocks between 4 to 5 storeys, consisting of a total of 52 no. residential units:
 - Block A consists of 35 no. residential units (1 no. 1 bed and 34 no. 2 bed apartments); and
 - Block B consists of 17 no. residential units (4 no. 1 bed and 13 no. 2 bed apartments) and 152 sqm of internal community, arts and cultural space at ground floor
- 4 no. car parking spaces and 129 no. cycle spaces.
- Sackville Gardens street will be extended to join with Ardilaun Square to form a new perimeter street to the southern edge of Block A, which will function as a new pedestrian and cycle link and also serve as an emergency vehicle access.
- Removal of undesignated car parking spaces along Sackville Avenue and construction of a new Boulevard on Sackville Avenue from the Ballybough Road junction to Ardilaun Road, which will also facilitate vehicular access.

- Provision of c. 961 sqm public open space, c.500 sqm communal open space, c.367 sqm private open space and 68 sqm of outdoor community, arts and cultural space (55 sqm facing Sackville Avenue and 13 sqm in internal courtyard).
- Boundary treatments, public lighting, site drainage works, road surfacing and footpaths, ESB substation, ESB meter rooms, plant rooms, stores, bin and bicycle storage, landscaping; and
- All ancillary site services and development works above and below ground.

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 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 to achieve a harmonious relationship between existing and new trees and structures that can be sustained for the long term.
- 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 m² 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	-	Section 2
Tree Schedule	-	Appendix A
Tree Work Schedule	-	Appendix A
Tree Survey & Constraints Plan	SHB4-CVD-DR-CMC-L-P3-080	Appendix B
Tree Removals & Protection Plan	SHB4-CVD-DR-CMC-L-P3-081	Appendix B
Cellular confinement system	-	Appendix C

3 Observations & Context

Site visit

- 3.1 The site was visited by Charles McCorkell on 15 August 2023. 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 a derelict flat complex with a rear green area located on the southern side of Sackville Avenue (Map 1). The area surrounding the site is mainly residential. Croke Park handball alley is located immediately adjacent to the western and northern boundaries of the site.
- 3.3 There is no notable tree cover on the site. There are overgrown shrubs and areas of scrub to the rear of the existing building. There are three young Himalayan birch trees planted adjacent to Sackville Avenue and two neighbouring mature sycamore trees located adjacent to the southern boundary.



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

View of the site and trees



Photo 1: View of the existing building to be demolished along Sackville Avenue.



Photo 2: View of the green space to the rear of Croke Park handball alley. Note the existing scrub and shrub cover.



Photo 3: View of the two neighbouring sycamore trees T2 & T3.



Photo 4: View of the three Himalayan birch trees T4 to T6.

4 Local Planning Policy

Dublin City Council Development Plan 2022-2028

- 4.1 The Dublin City Council Development Plan 2022-2028 was adopted on 2 November 2022 and contains the following policies that relate to trees:

Section 10.5.7 Trees

- **GI41 – Protect Existing Trees as Part of New Development:** To protect existing trees as part of new development, particularly those that are of visual, biodiversity or amenity quality and significance. There will be a presumption in favour of retaining and safeguarding trees that make a valuable contribution to the environment.

Dublin Tree Strategy 2016-2020

- 4.2 The Dublin City Tree Strategy 2016-2020 is referenced several times within the council's Development Plan and contains a number of policies within Section 3.3 that relate to trees and development. These include:

- **3.31 Protection of Existing Trees** - Dublin City Council will consider the protection of existing trees when granting planning permission for developments and will seek to ensure maximum retention, preservation and management of important trees, groups of trees and hedges.
- **3.3.2 Information to accompany planning applications** - Where there are trees within an application site, or on land adjacent to it that could influence or be affected by the proposed development (including street trees), the planning application must include a detailed submission prepared by a suitably qualified Arboriculturist in accordance with BS5837: 2012 'Trees in relation to design, demolition and construction – Recommendations'.
- **3.3.5 Tree Planting integral to Development** - Dublin City Council will encourage and promote tree planting in the planning and design of private and public developments.

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

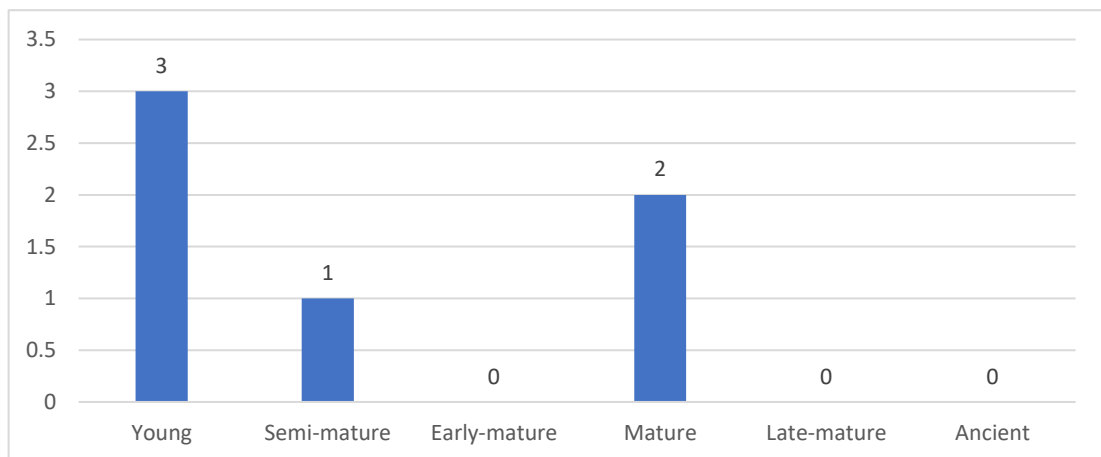


Figure 1: Life stage analysis of the 6 survey entries recorded.

BS5837 (2012) category breakdown

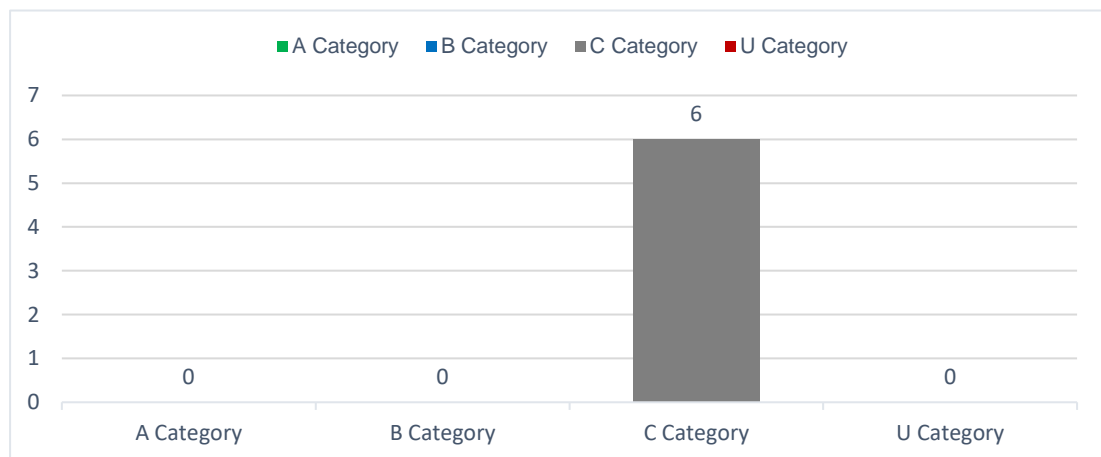


Figure 2: Breakdown of BS5837:2012 categories of the 6 survey entries recorded.

6 Analysis of the Proposal in Respect of Trees

Arboricultural Impacts

- 6.1 **Loss of trees and shrubs** – The proposed development will require the removal of 3 young Himalayan birch trees of low quality and value (C Category) and all scrub and shrubs located within the site boundary. A breakdown of trees to be removed according to their BS5837:2012 category is outlined in Figure 3.



Figure 3: Breakdown of tree removal required as part of the development.

- 6.2 The loss of trees and shrubs required to facilitate the development will not have a negative impact on the character and appearance of the surrounding local area due to their small size and low quality. The proposed removals are specified within the Tree Work Schedule at Appendix A and are highlighted in the Tree Removals & Protection Plan at Appendix B.
- 6.3 **Pruning works** – The two neighbouring sycamore trees (T2 & T3) require pruning works to raise their low canopies within the site boundary. The extent of pruning work required is not considered to be significant and will not have a detrimental impact on the long-term health of the trees concerned. 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. Details of the proposed pruning works are specified within the Tree Work Schedule at Appendix A.
- 6.4 **Construction of hard standing within the RPA of T2 & T3** – The proposal requires the refurbishment of existing hard standing and the construction of new hard standing

within the RPAs of neighbouring trees T2 and T3. Please refer to the Tree Protection Plan at Appendix B for the working operations required.

- 6.5 The area of existing hard standing to be refurbished is highlighted in pink on the Tree Protection Plan. To minimise the impact on the retained trees, no excavation works are permitted to exceed the depth or footprint of the existing sub-base layer within this area. Where possible, the existing sub-base layer should be reused and made good to minimise any potential disturbance to tree roots. All working operations within this area must be carried out under the guidance and supervision of the arboricultural consultant.
- 6.6 A new footpath within the RPA of these two trees is proposed as part of the central area of public open space. This footpath is highlighted in purple on the Tree Protection Plan and is required to be constructed above ground level using a cellular confinement system, please refer to Appendix C. The finishing surface material of the footpath is required to be permeable to maintain water infiltration and gaseous exchange.
- 6.7 **Boundary treatments** – Any refurbishment works to the existing boundary wall adjacent to neighbouring trees T2 and T3 must be carried out under the guidance and supervision of the arboricultural consultant.
- 6.8 **Drainage and services** – The drainage layout has been reviewed and does not require excavation works within the RPAs of retained trees, conventional installation methods can therefore be carried out.
- 6.9 Where additional underground services are required, these should also avoid the RPAs of retained trees. If this is not possible, they must be installed in accordance with 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.
- 6.10 **Tree protection measures** – Neighbouring trees can be successfully protected during the proposed development works by using robust fencing measures which comply with the recommendations outlined within BS5837:2012. For details of all tree protection measures required during construction operations, please refer to the Tree Protection Plan located at Appendix B.

Arboricultural mitigation

- 6.11 A detailed 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.
- 6.12 The proposed new planting will mitigate the loss of trees and in the medium to long term, have a positive impact on the character and appearance of the new development and surrounding local area.
- 6.13 New tree planting should take into consideration the location of the site and the character of the local landscape. It is important that a diverse selection of species is chosen to increase the resilience of the tree population due to the risks posed by pests and diseases and climate change.
- 6.14 All new tree planting should take into consideration the mature growing size of the trees proposed to ensure that a harmonious relationship between proposed structures (buildings and hard landscaping) can be sustained for the long-term without the need for unnecessary removal or pruning works.

7 Discussion & Conclusion

General Change

- 7.1 In visual terms, the removal of trees will not have significant impact on the character and appearance of the surrounding local area and landscape. The trees to be removed are all of low quality and of a small size whereby they can be easily replaced with new tree planting.
- 7.2 The development presents an opportunity to carry out appropriate landscape enhancements which include significant new tree planting. Such planting will mitigate the proposed removals and over time, can enhance the local tree cover and diversity of species, which can have a positive impact on the surrounding landscape character.

Proposal in relation to local planning policy

- 7.3 The proposed development has taken into consideration the local planning policies as they relate to trees. There are no trees of high quality or high public amenity value required to be removed. Proposed removals have been confined to those of low quality only.
- 7.4 The design has taken into consideration the proposed removals and has included new high-quality tree planting that can enhance the overall tree cover within the local area.
- 7.5 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.

Conclusion

- 7.6 The proposal has been assessed in accordance with BS5837:2012. 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 recommendations and methods of work as outlined within this report are followed, the proposed development can be successfully carried out without having a significant 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

- 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 and local planning authority 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 removal of hard standing within tree RPAs;
- Supervision during the installation of no-dig surfaces 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	<p>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.</p> <p>Contact details of all parties will be circulated to ensure all team members are able to communicate correctly.</p> <p>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.</p> <p>The appointed arboricultural consultant will be available for verbal advice throughout the site works.</p>
Tree Works	<p>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 & Protection Plan at Appendix B.</p> <p>It is the responsibility of the Site Manager to ensure all tree works have been approved by the local planning authority.</p> <p>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.</p> <p>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.</p> <p>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.</p>
Tree Protection	<p>The position of protective fencing for construction is shown in the Tree Removals & Protection Plan at Appendix B.</p> <p>Protective fencing must be constructed and installed using the BS5837:2012 fencing specification as detailed on the Tree Protection Plan at Appendix B. Alternatives to those shown must</p>

	<p>be agreed upon in advance by the client-approved, arboricultural consultant.</p> <p>No materials or equipment other than those required to erect protective fencing will be delivered to the site before the fencing is installed.</p> <p>Signs will be fixed to every third panel stating, <i>'Tree Protection Area Keep Out – Any incursion into the protected area must be with the agreement of the local authority or arboricultural consultant'</i>.</p> <p>The main contractor will inform the local authority and the arboricultural consultant that tree protection is in place before site clearance works commence.</p> <p>No alteration, removal or repositioning of the tree protection will take place during construction without the prior consent of the arboricultural consultant.</p>
<p>Compound Area</p>	<p>The site compound must be located outside the designated TPZs as highlighted in the Tree Removals & Protection Plan at Appendix B.</p> <p>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.</p> <p>No operating generators or toxic liquids will be stored within the RPAs of retained trees during construction.</p> <p>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.</p>
<p>Areas of No-Dig</p>	<p>Proposed areas of hard standing within tree RPAs must be constructed using a cellular confinement system, or similar approved, and will be carried out under arboricultural supervision using the following methodology;</p> <p>The existing vegetation within the proposed footprint will be sprayed using a suitable herbicide that is not detrimental to trees and the area left for the prescribed timescale.</p>

	<p>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.</p> <p>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.</p> <p>The finishing surface layer will consist of a permeable hard surface material.</p> <p>The system must be installed in accordance with the manufactures specification.</p>
<p>Removal of existing hard standing within RPAs</p>	<p>The upper surface of existing hard standing located within the RPAs of retained trees will be fractured with a machine or using hand tools, and all loose material will be removed.</p> <p>The removal of the sub-base material must only 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.</p> <p>Where it is deemed necessary, temporary ground protection/tree protection barriers will be installed to protect newly exposed roots until practical completion.</p>
<p>Drainage and Service Installation</p>	<p>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) <i>Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees</i>. Volume 4, issue 2, London NJUG 2007.</p> <p>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.</p> <p>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.</p>

	<p>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.</p> <p>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.</p> <p>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.</p>
<p>General Principals to Avoid Damage to Trees</p>	<p>No fires will be permitted within 20m of the crown of any tree.</p> <p>No changes in soil levels will take place within the tree protection zones without the prior written consent of the local authority.</p> <p>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.</p> <p>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.</p> <p>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.</p>
<p>Landscape Operations</p>	<p>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.</p> <p>No dumping of spoil or rubbish, parking of vehicles or plant, storage of materials or temporary accommodation will be undertaken within the TPZs.</p> <p>Soil levels will not be increased or reduced within the RPAs of trees without prior agreement from the arboricultural consultant.</p>

Appendix A - Schedule

Document	Reference	Revision
Tree Schedule	-	-
Tree Work Schedule	-	-

230427-80 - Croke Villas

Tree ID	No. Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Tree T1	1 Abies sp. (Fir sp.)	7.0	15	1	2.0	2.0	2.0	2.0	2.0	2.0	3.0		Semi Mature	Structural condition Good. Physiological condition Good. Access to inspect base - Not possible. Tree is located on neighbouring site.	15/08/2023	10.2	1.8	40+	C1		
Tree T2	1 Acer pseudoplatanus (Sycamore)	16.0	61 COM	6		5.5	5.5	5.5	4.0	1.0			Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Coppice stool - Coppice origin / Mature stems. Fork - Weak with included bark. Multi-stemmed. Structural impact - Potential. Tree causing damage to boundary wall. Tree is located on neighbouring site.	15/08/2023	169.6	7.3	20-40	C2		
Tree T3	1 Acer pseudoplatanus (Sycamore)	16.0	55	1		5.5	2.0	5.5	5.5	2.0			Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Branch - Broken. Competition - Adjacent trees. Decay / structural defect in crown limb / limbs - Minor. Fork - Weak with included bark. Tree causing damage to boundary wall. Tree is located on neighbouring site.	15/08/2023	136.8	6.6	20-40	C2		
Tree T4	1 Betula jacquemontii (Himalayan Birch)	4.0	7	1	1.0	1.0	1.0	1.0	1.0	1.0			Young	Structural condition Fair. Physiological condition Fair. Staked tree / trees. Young planted tree / trees.	28/03/2024	2.2	0.8	10-20	C1		
Tree T5	1 Betula jacquemontii (Himalayan Birch)	4.0	7	1	1.0	1.0	1.0	1.0	1.0	1.0			Young	Structural condition Fair. Physiological condition Fair. Staked tree / trees. Young planted tree / trees.	28/03/2024	2.2	0.8	10-20	C1		
Tree T6	1 Betula jacquemontii (Himalayan Birch)	4.0	7	1	1.0	1.0	1.0	1.0	1.0	1.0			Young	Structural condition Fair. Physiological condition Fair. Staked tree / trees. Young planted tree / trees.	28/03/2024	2.2	0.8	10-20	C1		

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.

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	<ul style="list-style-type: none"> * 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 <p style="text-align: center;">NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7</p>			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 arboricultural 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

230427-PD-82 - Planning Tree Works Schedule

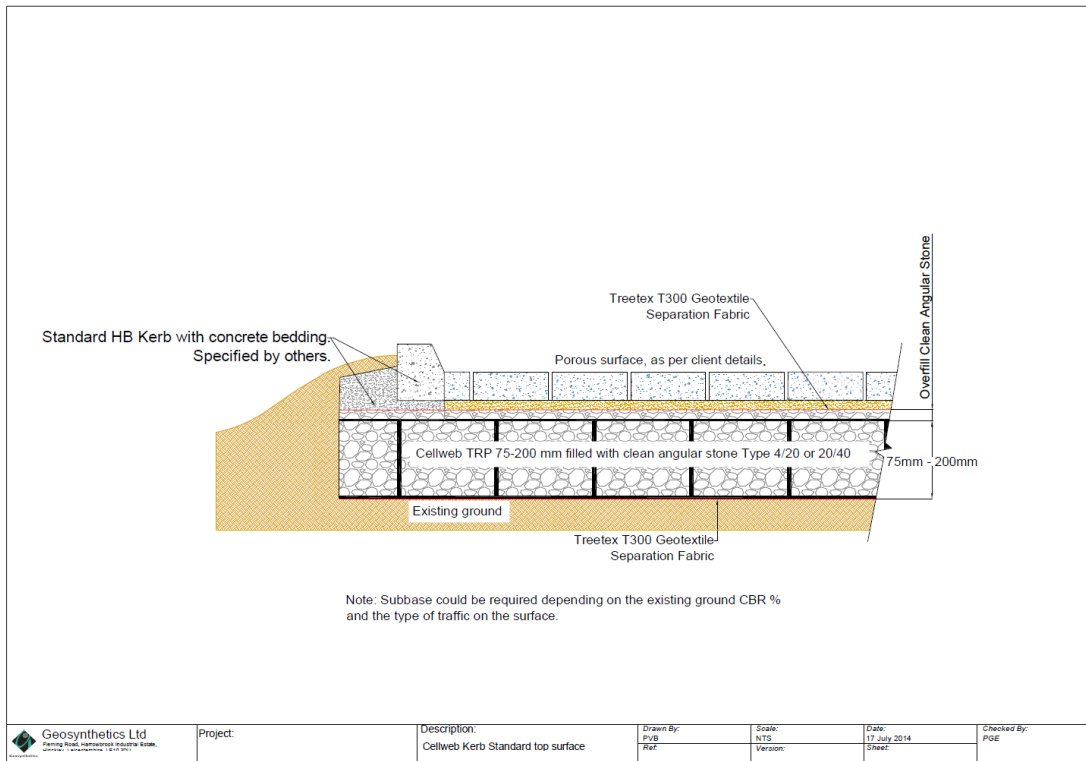
230427-80 - Croke Villas

ID	No. / Species	BS5837 Category	Purpose of works Recommended works	Status
T2	1 <i>Acer pseudoplatanus</i> Sycamore	C2	To facilitate development Lift low canopy - Specified extent. Crown lift to 3-4m above ground level over the existing access.	Proposed
T3	1 <i>Acer pseudoplatanus</i> Sycamore	C2	To facilitate development Lift low canopy - Specified extent. Crown lift to 3-4m above ground level over the existing access.	Proposed
T4	1 <i>Betula jacquemontii</i> Himalayan Birch	C1	To facilitate development Fell - Ground level.	Proposed
T5	1 <i>Betula jacquemontii</i> Himalayan Birch	C1	To facilitate development Fell - Ground level.	Proposed
T6	1 <i>Betula jacquemontii</i> Himalayan Birch	C1	To facilitate development Fell - Ground level.	Proposed

Appendix B - Plans

Document	Reference	Revision
Tree Survey Plan	SHB4-CVD-DR-CMC-L-P3-080	-
Tree Removals & Protection Plan	SHB4-CVD-DR-CMC-L-P3-081	-

Appendix C – Cellular Confinement System



Castle Gardens



Ambleside Lake District



Harcourt Aboretum

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