

Arboricultural Report

Tree Survey,
Arboricultural Impact Assessment &
Arboricultural Method Statement

In relation to the development proposal at:

Social Housing Bundle 4

Stanley Street Depot

Dublin 7

On behalf of:

Dublin City Council

April 2024

SHB4-SSD-RP-CMC-L-P3-0022

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Section 1: Arboricultural Impact Assessment

1 Summary

- 1.1 This arboricultural report has been instructed by Dublin City Council (the 'Applicant').
- 1.2 The proposal is for the construction of a residential development at the Stanley Street Depot, Dublin 7 (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 requires the removal of three trees (T524, T525, T526). The loss of these trees will have an insignificant impact on the character and appearance of the surrounding local area due to their low quality and limited public amenity value.
- 1.5 The loss of trees has been taken into consideration and new high-quality tree planting has been proposed. This new planting will increase the tree cover across the site and 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 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 residential development at the Stanley Street Depot, Dublin 7.

Development proposal

- 2.2 Development at the site will consist of the following:
- The demolition and site clearance of the existing buildings, sheds, warehouses and garages.
 - Retention and modification of the south and east elevation of an existing structure (facing onto Grangegorman Lower) to form part of apartment Block G at the southeast corner of the site.
 - Construction of 167 no. apartment and duplex units across Blocks A-K (including frontage onto Grangegorman Lower).
 - Blocks A – C consist of 71 no. apartment units (43 no. 1 bed and 28 no. 2 bed units) and ranges from 5 to 6 storeys.
 - Blocks D-G consist of 84 no. apartment units (43 no. 1 bed units, 29 no. 2 bed units and 12 no. 3 bed units) and ranges from 4 to 5 storeys.
 - Blocks H-K consist of 12 no. duplex units (6 no. 1 bed and 6 no. 3 bed units) and are 3 storeys.
 - Provision of 270 long-stay and 101 short-stay bicycle parking spaces, 19 no. car parking spaces and 1 no. motorcycle parking space.
 - Construction of a 277.54 sqm creche.
 - Provision of 552 sqm of community, cultural and arts space located at ground floor level across Blocks B, E, F and G.
 - 0.113 ha of public open space and 1350 sqm of communal open space
 - Vehicular access is proposed from Grangegorman Lower and vehicular egress is proposed onto Stanley Street

- Boundary treatments, public lighting, site drainage works, internal road surfacing and footpaths, ESB meter rooms, ESB substations, stores, bin and cycle storage, plant rooms, 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 is not a health and safety inspection of trees; however, trees identified as imminently dangerous have been highlighted and recommendations have been made.
- 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 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 in order 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 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 this report.

Document	Reference	Location
Arboricultural Method Statement	N/A	Section 2
Tree Schedule	230427-PD-10	Appendix A
Tree Work Schedule	230427-PD-12	Appendix A
Tree Survey & Constraints Plan	SHB4-SSD-DR-CMC-L-P3-0020	Appendix B
Tree Removals & Protection Plan	SHB4-SSD-DR-CMC-L-P3-0021	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 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.

3 Observations & Context

Site visit

- 3.1 The site was visited by Charles McCorkell on 19 June 2023. The purpose of the visit was to survey on and off-site 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 an existing depot for the Dublin Fire Brigade that is located on the northern side of Stanley Street (Map 1). The surrounding area contains a mixture of residential and commercial properties.
- 3.3 The site only contains three trees. These are small in size and located within an internal courtyard which is surrounded by buildings. Adjacent to the northern boundary of the site there is a row of mature trees, the majority of which are common lime. These trees are located within the grounds of properties on Stanhope Green.



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

Views of the site and trees



Photo 1: View of the neighbouring trees T1 to T5 located adjacent to the northern boundary.



Photo 2: View of the neighbouring trees T6 to T12 located adjacent to the northern boundary.



Photo 3: View of trees T525 and T526 located within the internal courtyard.



Photo 4: View of tree T524 located within the internal courtyard.

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 & Constraints 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 and group are given in the Tree Schedule at Appendix A.

Life stage analysis

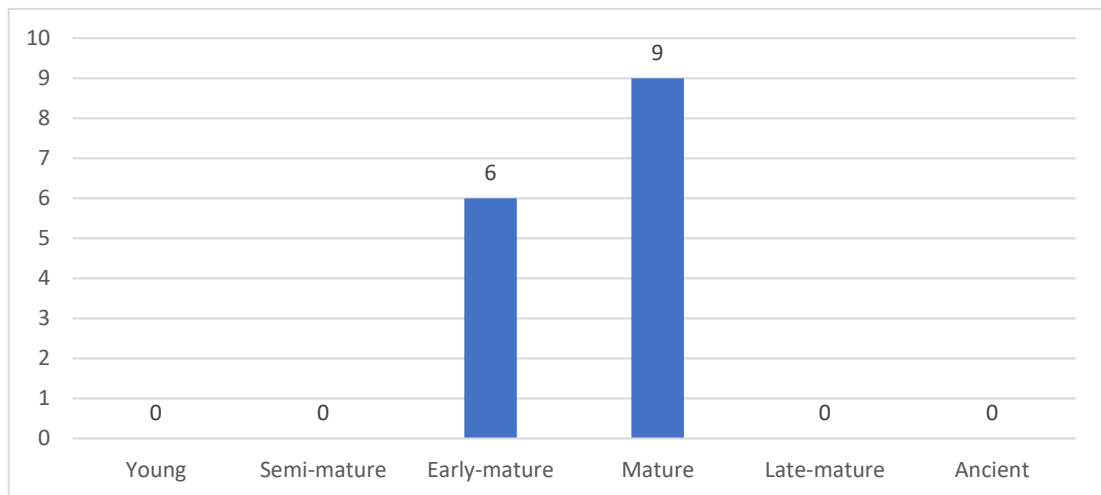


Figure 1: Life stage analysis of the 15 survey entries recorded.

BS5837 (2012) category breakdown

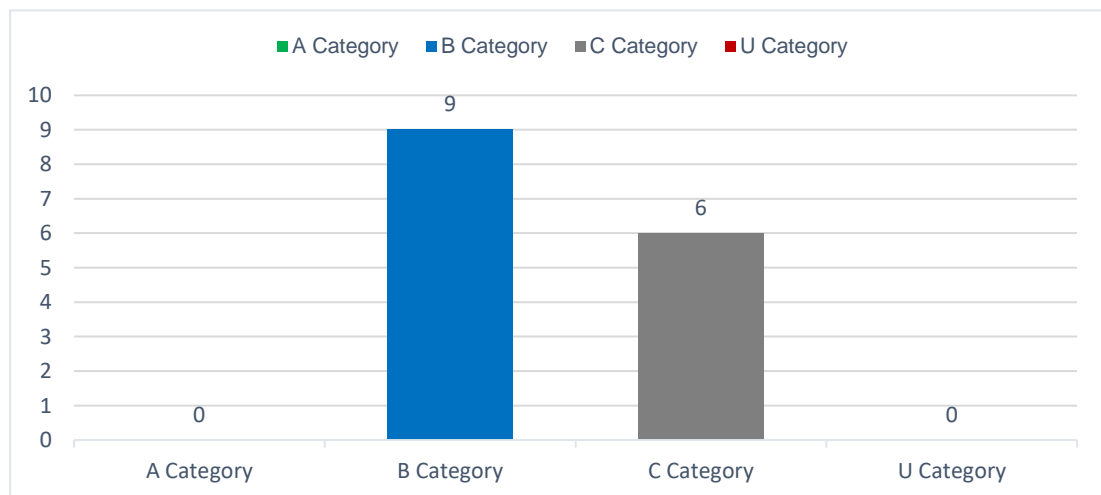


Figure 2: Breakdown of BS5837:2012 categories of the 15 survey entries recorded.

6 Analysis of the Proposal in Respect of Trees

Arboricultural Impacts

- 6.1 **Loss of trees** – The proposed development requires the removal of three trees (T524, T525, T526) that are of low quality and value (C Category). The loss of these trees will have an insignificant impact on the character and appearance of the surrounding local area due to their internal location within the site and their low quality. The proposed removals are specified within the Tree Work Schedule at Appendix A and are highlighted in the Tree Removals Plan at Appendix B.
- 6.2 **Pruning works** – The lateral branches of trees T8 to T12 are overhanging the site boundary and are in direct contact with the existing buildings. These branches are required to be pruned to provide sufficient clearance to facilitate the demolition works. All pruning works must be carried out by a reputable arboricultural contractor in accordance with the recommendations given in BS 3998:2010 – Tree Work Recommendations.
- 6.3 The extent of pruning works required is minimal and will not adversely impact the health or visual appearance of the trees concerned. Details of the proposed works are specified within the Tree Work Schedule at Appendix A.
- 6.4 **Demolition operations** - The proposed demolition of the existing buildings along the northern boundary, adjacent to the neighbouring trees T1 to T12, is required to be undertaken from within the Application Site using the ‘*top-down, pull-back*’ method of works. This will ensure that all loose material is pulled away from the neighbouring tree canopies.
- 6.5 **Construction operations** – The theoretical circular RPAs from the northern boundary trees extend into the main Application Site, as shown on the Tree Protection Plan. In reality, this is highly unlikely to be the case. These trees (T1 to T12) are located at a higher level than the Application Site and the existing boundary wall will be acting as a retaining feature, therefore, deflecting tree roots away from the site. Any root growth that does extend beneath the wall and into the Application Site is likely to be insignificant, considering the rooting environment within the site is impermeable hard standing, which is unfavourable for root growth.
- 6.6 Although root incursion into the site from these trees (T1 to T12) is unlikely, it is still recommended that the removal of the existing hard standing and any excavation works

within the theoretical root protection areas is carried out under the guidance and supervision of the arboricultural consultant.

- 6.7 ***Drainage and services*** – The proposed underground services are required to avoid the root protection areas of retained trees. To ensure that trees and hedgerows 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.
- 6.9 ***Tree protection measures*** – The existing boundary wall located adjacent to the northern boundary trees will be retained as part of the development works. This wall will act as sufficient protection and prevent construction operations from impacting the retained trees.

Arboricultural mitigation

- 6.10 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 new high-quality trees.
- 6.11 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.
- 6.12 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.
- 6.13 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 the three trees will not have an 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 limited public amenity value considering their small size and internal location within the site.
- 7.2 The development presents an opportunity to carry out appropriate landscape enhancements which include 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	
<p>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.</p>	
Sequence of Operations	
<p>All key/critical activities that will affect trees during construction will be inspected and monitored by the approved arboricultural consultant.</p> <ul style="list-style-type: none"> • Inspection of tree works prior to the commencement of works; • Supervision during the demolition of buildings adjacent to trees; • Supervision during the removal of hard standing/excavation works within tree RPAs; • Monthly site visits to inspect tree protection measures; • Supervision during the installation of drainage and services within tree RPAs; and • Supervision during any other works that may affect retained trees. <p><i>Alternative sequences can be discussed and agreed upon with the local authority and project manager if required.</i></p>	
Arboricultural Method Statement	
Scope	Methodology
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 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>
Compound Area	<p>The proposed site compound area has not yet been designed; however, the considerations below must be followed:</p> <p>The site compound must be located outside the designated TPZs as highlighted in the Tree 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>
Demolition of existing buildings adjacent to trees	<p>The existing building along the boundary is to be demolished from the existing hard standing using the '<i>top down, pull back</i>' method of works.</p> <p>The machine must operate in a careful manner whereby all rubble is pulled into the site and away from the retained trees.</p> <p>A banksman is required to guide the machine operator so that it does not come into contact with any overhanging branches.</p>
Excavation within tree RPAs	<p>Excavation works within the RPAs of retained trees, as highlighted in the Tree Protection Plan, will be carried out under arboricultural supervision.</p> <p>Root pruning will only be carried out under the guidance of the arboricultural consultant, using sharp, sterile tools suitable to the size of the root to be cut. Where possible roots will be pruned cleanly back to a side branch.</p> <p>Once excavated, the edge of the trench will be lined using 1000-gauge polythene to prevent any liquid cement from leaching into the surrounding soil.</p>
Drainage and Service Installation	<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</p>

	<p>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 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 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>

Landscape Operations	<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>All tree roots within the RPAs greater than 25mm diameter will be retained and worked around.</p> <p>Soil levels will not be increased or reduced within the RPAs of trees without prior agreement from the arboricultural consultant.</p>
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Appendix A - Schedule

Document	Reference	Revision
Tree Schedule	230427-PD-10	-
Tree Work Schedule	230427-PD-12	-

230427-10 - Stanley Street

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 Tilia x vulgaris (Common Lime)	15.0	60	1	5.0	5.0	4.0	4.0				0.0		Mature	Structural condition Fair. Physiological condition Good. Access to inspect base - Not possible. Crown reduction - Historic. Epicormic growth - Base / bole / principal stems. Unable to inspect tree closely as located in neighbouring property. All dimensions are estimated only.	19/06/2023	162.9	7.2	40+	B2	
Tree T2	1 Tilia x vulgaris (Common Lime)	15.0	60	1	4.0	4.0	4.0	4.0				0.0		Mature	Structural condition Fair. Physiological condition Good. Access to inspect base - Not possible. Crown reduction - Historic. Epicormic growth - Base / bole / principal stems. Unable to inspect tree closely as located in neighbouring property. All dimensions are estimated only.	19/06/2023	162.9	7.2	40+	B2	
Tree T3	1 Tilia x vulgaris (Common Lime)	15.0	60	1	4.0	4.0	4.0	3.5				0.0		Mature	Structural condition Fair. Physiological condition Good. Access to inspect base - Not possible. Crown reduction - Historic. Epicormic growth - Base / bole / principal stems. Unable to inspect tree closely as located in neighbouring property. All dimensions are estimated only.	19/06/2023	162.9	7.2	40+	B2	
Tree T4	1 Fagus sylvatica f. purpurea (Purple Beech)	15.0	30	1	3.5	3.5	3.0	2.5				0.0		Early Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Poor past pruning. Unable to inspect tree closely as located in neighbouring property. All dimensions are estimated only.	19/06/2023	40.7	3.6	20-40	C2	
Tree T5	1 Tilia x vulgaris (Common Lime)	15.0	60	1	3.5	3.5	3.5	3.5				0.0		Mature	Structural condition Fair. Physiological condition Good. Access to inspect base - Not possible. Crown reduction - Historic. Epicormic growth - Base / bole / principal stems. Unable to inspect tree closely as located in neighbouring property. All dimensions are estimated only.	19/06/2023	162.9	7.2	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

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.

230427-10 - Stanley Street

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 T6	Cerasus avium (Wild Cherry)	10.0	25	1	3.5		3.5		3.0		3.5		0.0		Early Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Unable to inspect tree closely as located in neighbouring property. All dimensions are estimated only.	19/06/2023	28.3	3.0	20-40	C2
Tree T7	1 Tilia x vulgaris (Common Lime)	8.0	25	1	3.0		3.0		3.0		3.0		0.0		Early Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Unable to inspect tree closely as located in neighbouring property. All dimensions are estimated only.	19/06/2023	28.3	3.0	20-40	C2
Tree T8	1 Tilia x vulgaris (Common Lime)	19.0	70	1	6.0		7.0		6.0		5.0		0.0		Mature	Structural condition Fair. Physiological condition Good. Access to inspect base - Not possible. Competition - Adjacent trees. Crown conflict - Structure / boundary / wire / tree. Unable to inspect tree closely as located in neighbouring property. All dimensions are estimated only.	19/06/2023	221.7	8.4	40+	B2
Tree T9	1 Acer pseudoplatanus (Sycamore)	17.0	60	1	6.0		4.0		6.0		4.0		0.0		Mature	Structural condition Fair. Physiological condition Good. Access to inspect base - Not possible. Competition - Adjacent trees. Crown conflict - Structure / boundary / wire / tree. Unable to inspect tree closely as located in neighbouring property. All dimensions are estimated only.	19/06/2023	162.9	7.2	40+	B2
Tree T10	1 Tilia x vulgaris (Common Lime)	20.0	75	1	6.0		5.0		6.0		5.0		0.0		Mature	Structural condition Fair. Physiological condition Good. Access to inspect base - Not possible. Competition - Adjacent trees. Crown conflict - Structure / boundary / wire / tree. Unable to inspect tree closely as located in neighbouring property. All dimensions are estimated only.	19/06/2023	254.5	9.0	40+	B2
Tree T11	1 Acer pseudoplatanus (Sycamore)	18.0	60	1	6.0		4.0		6.0		4.0		0.0		Mature	Structural condition Fair. Physiological condition Good. Access to inspect base - Not possible. Competition - Adjacent trees. Crown conflict - Structure / boundary / wire / tree. Unable to inspect tree closely as located in neighbouring property. All dimensions are estimated only.	19/06/2023	162.9	7.2	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

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.

230427-10 - Stanley Street

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 T12	1 Tilia x vulgaris (Common Lime)	18.0	60	1	6.0		4.0		6.0		6.0		0.0		Mature	Structural condition Fair. Physiological condition Good. Access to inspect base - Not possible. Competition - Adjacent trees. Crown conflict - Structure / boundary / wire / tree. Unable to inspect tree closely as located in neighbouring property. All dimensions are estimated only.	19/06/2023	162.9	7.2	40+	B2
Tree T524	1 Magnolia grandiflora (Bull Bay)	5.0	11	1	3.0		2.0		2.5		2.5		0.0		Early Mature	Structural condition Fair. Physiological condition Good. Arboricultural work - Historic. Crown conflict - Structure / boundary / wire / tree.	19/06/2023	5.5	1.3	20-40	C1
Tree T525	1 Amelanchier lamarckii (Snowy Mespilus)	5.5	18 COM	4	2.5		3.5		2.5		2.0		1.5		Early Mature	Structural condition Fair. Physiological condition Fair. Arboricultural work - Historic. Ivy or climbing plant. Multi-stemmed.	19/06/2023	14.7	2.2	20-40	C1
Tree T526	1 Magnolia x soulangeana (Saucer Magnolia)	6.0	20 COM	3	2.5		4.0		3.0		2.5		0.0		Early Mature	Structural condition Fair. Physiological condition Good. Arboricultural work - Historic. Crown conflict - Structure / boundary / wire / tree. Epicormic growth - Base.	19/06/2023	19.5	2.5	20-40	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>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-12 - Planning Tree Works Schedule

230427-10 - Stanley Street

ID	No. / Species	BS5837 Category	Purpose of works Recommended works	Status
T8	1 <i>Tilia x vulgaris</i> Common Lime	B2	To facilitate development Prune from adjacent structure. Prune lateral growth in contact with the existing building to achieve 1.5m clearance to facilitate demolition works.	Proposed
T9	1 <i>Acer pseudoplatanus</i> Sycamore	B2	To facilitate development Prune from adjacent structure. Prune lateral growth in contact with the existing building to achieve 1.5m clearance to facilitate demolition works.	Proposed
T10	1 <i>Tilia x vulgaris</i> Common Lime	B2	To facilitate development Prune from adjacent structure. Prune lateral growth in contact with the existing building to achieve 1.5m clearance to facilitate demolition works.	Proposed
T11	1 <i>Acer pseudoplatanus</i> Sycamore	B2	To facilitate development Prune from adjacent structure. Prune lateral growth in contact with the existing building to achieve 1.5m clearance to facilitate demolition works.	Proposed
T12	1 <i>Tilia x vulgaris</i> Common Lime	B2	To facilitate development Prune from adjacent structure. Prune lateral growth in contact with the existing building to achieve 1.5m clearance to facilitate demolition works.	Proposed
T524	1 <i>Magnolia grandiflora</i> Bull Bay	C1	To facilitate development Fell - Ground level.	Proposed
T525	1 <i>Amelanchier lamarckii</i> Snowy Mespilus	C1	To facilitate development Fell - Ground level.	Proposed
T526	1 <i>Magnolia x soulangeana</i> Saucer Magnolia	C1	To facilitate development Fell - Ground level.	Proposed

Appendix B - Plans

Document		Reference	Revision
Tree Survey & Constraints Plan		SHB4-SSD-DR-CMC-L-P3-0020	-
Tree Removals & Protection Plan		SHB4-SSD-DR-CMC-L-P3-0021	-

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