Arboricultural Report

Tree Survey,

Arboricultural Impact Assessment &

Arboricultural Method Statement

In relation to the proposed development at:

Social Housing Bundle 5

Basin Street Flats

Basin View

Dublin 8

On behalf of:

Dublin City Council

September 2024

SHB5-BVF-RP-CMC-L-P3-0031

CHARLES MCCORKELL
ARBORICULTURAL CONSULTANCY

Contents

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 171 residential units at Basin Street Flats, Basin View, Dublin 8 (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 7 trees of moderate quality and value (B Category), 6 trees, 1 shrub and 1 group of shrubs of low quality and value (C Category), and 4 trees of poor quality (U Category). In addition, 2 poor quality (U Category) trees are required to be removed for arboricultural reasons.

1.5 The proposed removal of trees will have a visual impact on the character and appearance of the immediate surrounding landscape. Several trees to be removed are of moderate quality and prominently located. Their loss has been taken into consideration and new areas of public and communal open space, that include tree planting, have been provided.

1.6 In conclusion, the proposed development is achievable in arboricultural terms. 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 development at Basin Street Flats, Basin View, Dublin 8.

Development proposal

2.2 The proposal is for the construction of 171 apartments at a site of c.1.64 ha at Basin Street Flats, Basin View, Dublin 8. The site is bounded by Basin Grove and St. James Primary School to the south; Luas light rail line and St. James' Hospital campus to the west, Basin Street Lower/Ewington Lane and Mary Aikenhead House Flats to the north and Basin View Street / Brandon Terrace to the east; which will consist of the following:

- The demolition of four existing Basin Street Flats residential blocks; Building 1 (nos. 20-43), Building 2 (nos. 44-67), Building 3 (nos. 68-91) and Building 4 (nos. 92-115), ancillary structures, boundary walls and railings and site clearance works and renovation of one existing Basin Street Flats block (Building 5 nos. 116-151);
- Construction of 171 no. apartment units in three apartment blocks (Block A, Block B and Block C) comprising 171 residential units (83 no. 1-bed, 71 no. 2-bed, 13 no. 3-bed and 4 no. 4 beds);
    - Block A ranges from 4- 8 storeys with 48 units (17 no. 1-bed, 28 no. 2-bed, 3 no. 3-bed)
    - Block B ranges from 4 -8 storeys with 81 units (28 no. 1-bed, 39 no. 2-bed, 10 no. 3-bed, 4 no. 4 bed)
    - Block C is 5 storeys (renovation block) with extension to western gable with 42 units (38 no. 1-bed, 4 no. 2-bed)
- 382 bicycle parking spaces;
- 55 car parking spaces, which includes provision of 51 residential and 4 non-residential car parking spaces (2 creche and 2 community, arts and cultural car parking spaces);
- Provision of a childcare facility of 294 sq.m. at ground floor of Block A;
- Provision of 1114 sq.m. community, cultural and arts space comprising 516 sq.m. internal space at ground floor of Block B and 598 sq.m. external space, which

includes a 468 sq.m. amphitheatre and 130 sq.m. space located externally at Block B;

- Relocation of public open space to a new central area of 3767 sq.m. (in place of Oisin Kelly Park) and 2748 sq.m. of communal open space;
- Two vehicular access/ egress points are proposed from Brandon Terrace/ Basin View Street and from Basin Street Lower/ Ewington Lane;
- Existing bollards and line marking fronting Wee Tots Creche Pre-School and Fountain Youth Project at building 2A Basin Lane along Basin View/ Brandon Terrace to be removed and replaced with paving, extension of kerb and flexible bollards;
- Boundary treatments, landscaping and public realm works, public lighting, site drainage works, new internal road layout, traffic calming raised table and pedestrian crossing points, footpaths, ESB substation and meter rooms, stores, bin and cycle storage, plant rooms; 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.

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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.

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	-	Section 2
Tree Schedule	230427-PD-30	Appendix A
Tree Work Schedule	230427-PD-32	Appendix A
Tree Survey & Constraints Plan	SHB5-BVF-DR-CMC-L-P3-0030	Appendix B
Tree Removals Plan	SHB5-BVF-DR-CMC-L-P3-0031	Appendix B
Tree Protection Plan	SHB5-BVF-DR-CMC-L-P3-0032	Appendix B

Definitions

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

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

3 Observations & Context

Site visit

3.1 The site was visited by Charles McCorkell on 26 June 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 an existing residential complex containing five blocks of flats and a public park. The site is bounded by Basin Grove and St. James Primary School to the south; Luas light rail line and St. James' Hospital Campus to the west, Basin Street Lower/Ewington Lane and Mary Aikenhead House Flats to the north and Basin View Street / Brandon Terrace to the east.

3.3 The site comprises mainly of early-mature trees that are located along the southern and western boundaries and within Oisin Kelly Park to the north. The main tree species is ash, lime, Norway maple and sycamore. The trees are prominent landscape feature on the site and within the immediate local area given their size and visual amenity value.

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 lime trees T527 to T533 within Oisin Kelly Park.*

Photo 2: *View of the lime tree T537 within Oisin Kelly Park.*

Photo 3: *View of the sycamore T534 within Oisin Kelly Park.*

Photo 4: *View of ash and Norway maple trees T539 to T549 located along the southern boundary of the site.*

Photo 5: *View of the sycamore trees T550 to T552.*

Photo 6: *View of the sycamore trees T553 to T556 along the western boundary.*

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

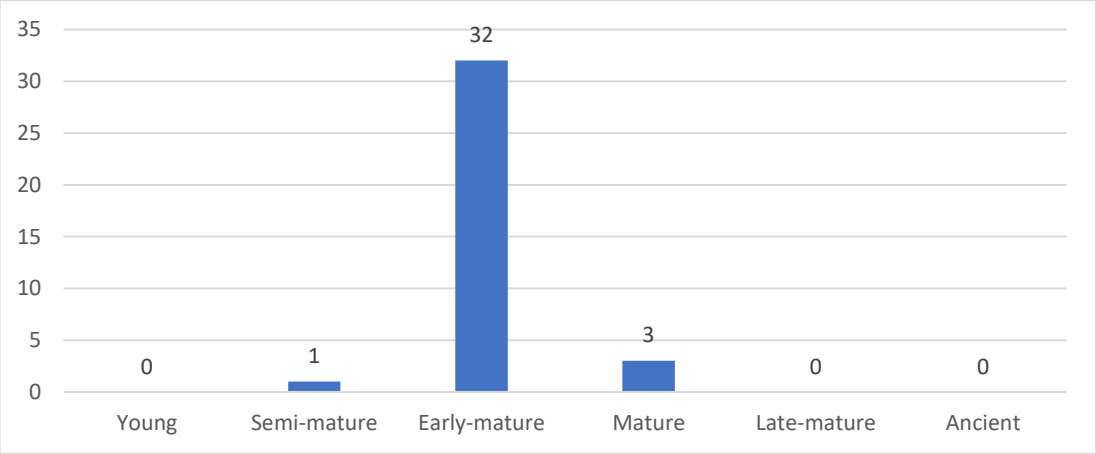

Figure 1: *Life stage analysis of the 36 survey entries recorded.*

BS5837 (2012) category breakdown

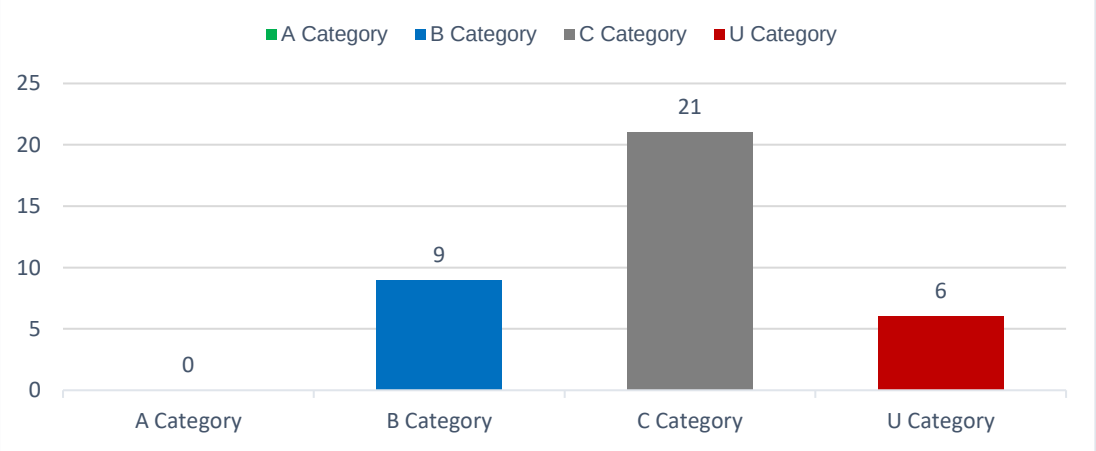

Figure 2: *Breakdown of BS5837:2012 categories of the 36 survey entries recorded.*

6 Analysis of the Proposal in Respect of Trees

Arboricultural Impacts

6.1 ***Loss of trees and shrubs –*** The proposed development will require the removal of 7 trees of moderate quality and value (B Category), 6 trees, 1 shrub and 1 group of shrubs of low quality and value (C Category), and 4 trees of poor quality (U Category). In addition, 2 poor quality (U Category) trees are required to be removed for arboricultural reasons. 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 proposed loss of moderate quality trees within Oisin Kelly Park will have a moderate to high impact on the landscape character of the immediate local area. These trees are prominently located adjacent to Basin View and enhance the landscape character of the local area.

6.3 The removal of trees along the western boundary will not have an impact as significant to that of the northern boundary, as they are not as prominently located. These trees do add to the existing landscape of the site but their public amenity value within the wider local area is limited due to their location.

6.4 The proposed tree removals are specified within the Tree Work Schedule at Appendix A and are highlighted in the Tree Removals Plan at Appendix B.

6.5 ***Pruning works –*** No pruning works are required to facilitate the development. If works are necessary during construction, these must be approved in advance by the arboricultural consultant and carried out by a reputable arboricultural contractor in accordance with the recommendations given in BS 3998:2010 – Tree Work Recommendations.

6.6 ***Tree management –*** Prior to completing the development, a full tree condition assessment, with tree work recommendations, is required to be undertaken for health and safety purposes.

6.7 ***Demolition operations –*** The existing buildings are required to be demolished adjacent to retained trees. To minimise the impact that these works may have on the trees, all demolition works must be carried out using the *'top-down, pull-back'* method of works, whereby all material is pulled away from the Root Protection Areas and canopies of trees to be retained.

6.8 ***Construction operations*** – The construction of the development will not require excavation works within the RPAs of retained trees. The proposal can be constructed using conventional methods outside the designated Tree Protection Zone as specified in the Protection Plan at Appendix B.

6.9 ***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.

6.10 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.

6.11 ***Tree protection measures –*** Retained 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

6.12 A detailed landscape proposal has been designed and will form part of the planning application for the development proposal. This design includes the replacement of Oisin Kelly Park and the planting of 145 new high-quality trees.

6.13 The proposed new planting will help to mitigate the loss of trees required to facilitate the development and in the medium to long term, can have a positive impact on the character and appearance of the site and the surrounding local landscape.

7 Discussion & Conclusion

General Change

7.1 In visual terms, the loss of trees required to facilitate the development will have a visual impact on the character and appearance of the immediate local area. Several of the trees to be removed are of moderate quality and prominently located. The loss of these trees has been taken into consideration as part of the development design and new areas of public and communal open space, that include tree planting, have been provided.

New Landscaping

7.2 The new landscaping and tree planting that are proposed have the opportunity to 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 in the medium to long term have a positive net gain in terms of tree canopy cover on the site, refer to Table 1.

Total Trees Removed	Total Trees Retained	Total New Trees Planted
19	**13**	**145**

Table 1: *Outlining the total number of trees to be removed, retained and planted on the site.*

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.

Proposal in relation to local planning policy

7.4 The proposed development complies, in-part, with local planning policy as it relates to trees. A tree survey and arboricultural assessment have been carried out in accordance with BS 5837:2012 and tree protection measures have been specified to safeguard the retained trees.

7.5 The County Development Plan includes a policy to retain and protect trees of visual, biodiversity or amenity quality. Although the proposal will be retaining some trees, there are several required to be removed that are of visual amenity value. The loss of these trees has been taken into consideration and new tree planting has been proposed to mitigate their loss.

Arboricultural impacts and mitigation

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

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

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 on 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.

8.5 Site supervision should be carried out by an arboricultural consultant at key stages of the project to ensure that retained trees can be successfully protected during the development. Details of supervision are included within the Arboricultural Method Statement at Section 2 of this report.

Tree Works

8.6 All tree works are required to be carried out in accordance with best working practice BS3998:2010 – *Tree Work Recommendations* and by a reputable arboricultural contractor.

8.7 Prior to completing the development, a full tree condition assessment, with tree work recommendations, is required to be undertaken for health and safety purposes.

Arboricultural mitigation

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

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

8.10 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.
- 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 any other works that may affect retained trees; and
- Tree inspection upon completion.

Arboricultural Method Statement	
Scope	**Methodology**
Pre-commencement meeting	Prior to the commencement of works, a meeting between the arboricultural consultant and site manager will be held in order to discuss the tree protection measures and proposed works required in close proximity to trees. Contact details of all parties will be circulated to ensure all team members are able to communicate correctly. The site manager will be responsible for the protection of all retained trees for the duration of the project. Whenever necessary, the site manager will engage the arboricultural consultant to ensure trees are adequately protected. The appointed arboricultural consultant will be available for verbal advice throughout 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. 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 on 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 no part of the cabin meets overhanging tree crowns.
Demolition of buildings adjacent to trees	The existing buildings adjacent to retained trees are required to be demolished from outside the Tree Protection Zones using the '*top down, pull back'* method of works. The machine must operate in a careful manner whereby all rubble is pulled away from the retained trees. A banksman is required to guide the machine operator so that it does not come into contact with any overhanging branches.

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. Any approved works within the TPZ will be carried out using either hand tools such as an air lance and vacuum excavator or trenchless techniques as outlined within Table 3 of BS5837:2012. Prior to drainage or service installation works commencing within RPAs, the arboricultural consultant will be contacted, and a date agreed for a site meeting to run through the proposed methods of work on site with the site manager and relevant site operatives.
General Principals to Avoid Damage to Trees	No fires will be permitted within 20m of the crown of any tree. No changes in soil levels will take place within the tree protection zones without the prior written consent of the local authority. No materials, vehicles, plant or personnel will be permitted into the tree protection zones at any time without the prior consent of the arboricultural consultant. Any liquid materials spilt on site will be immediately cleared up and removed from the site. If liquid fuel or cement products are spilt within 2m of the tree protection zone, the contractor will report the incident to the arboricultural consultant immediately. The contractor will report any damage to trees or shrubs, whether caused by construction activities or from any other cause to the arboricultural consultant immediately.
Landscape Operations	All landscape operations within the protected area will be carried out by hand, using hand tools only, unless otherwise agreed with by the arboricultural consultant. No dumping of spoil or rubbish, parking of vehicles or plant, storage of materials or temporary accommodation will be undertaken within the TPZs. Soil levels will not be increased or reduced within the RPAs of trees without prior agreement from the arboricultural consultant.

Appendix A - Schedule

Document	Reference	Revision
Tree Schedule	230427-PD-30	-
Tree Work Schedule	230427-PD-32	-

230427-30-PD-Tree schedule

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230427-30 - Basin View Flats

Tree ID	No.	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Shrub S1	1	Buddleja davidii (Buddleja)	3.0	8	1									0.0		Early Mature	Structural condition Fair. Physiological condition Fair. Height and stem diameter are average for group. Group of self-seeded buddlejia. Quantities not recorded.	26/06/2023	2.9	1.0	10-20	C2
Tree T527	1	Tilia x vulgaris (Common Lime)	8.0	30	1	0.5	2.5	3.0	2.5					2.0		Early Mature	Structural condition Poor. Physiological condition Poor. Die-back - Mid crown. Decline - Evident / observed. Deadwood - Minor. Decay / structural defect - Extensive. Decay / structural defect - Principal stems. Unbalanced crown - Minor.	26/06/2023	40.7	3.6	0-10	U
Tree T528	1	Tilia x vulgaris (Common Lime)	14.0	36	1	3.5	5.0	4.5	5.0					2.0		Early Mature	Structural condition Fair. Physiological condition Good. Access to inspect base - Restricted / obscured. Ivy or climbing plant.	26/06/2023	58.6	4.3	20-40	B2
Tree T529	1	Tilia x vulgaris (Common Lime)	16.0	40	1	4.0	7.0	3.0	5.0					3.0		Early Mature	Structural condition Fair. Physiological condition Fair. Competition - Adjacent trees. Deadwood - Minor. Fire damage - Base / bole / principal stems.	26/06/2023	72.4	4.8	10-20	C2
Tree T530	1	Tilia x vulgaris (Common Lime)	16.0	37	1	3.0	7.0	3.0	6.0					2.0		Early Mature	Structural condition Fair. Physiological condition Fair. Deadwood - Minor. Decay / structural defect - Base. Epicormic growth - Base.	26/06/2023	61.9	4.4	20-40	C2
Tree T531	1	Tilia x vulgaris (Common Lime)	16.0	40	1	4.0	7.0	3.5	5.0					3.0		Early Mature	Structural condition Fair. Physiological condition Good. Branch - Broken. Branch - Suspended. Competition - Adjacent trees. Decay / structural defect - Localised.	26/06/2023	72.4	4.8	20-40	B2
Tree T532	1	Tilia x vulgaris (Common Lime)	16.0	37	1	5.5	5.5	4.0	5.5					2.5		Early Mature	Structural condition Good. Physiological condition Good. Arboricultural work - Historic. Competition - Adjacent trees.	26/06/2023	61.9	4.4	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.

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230427-30 - Basin View Flats

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 T533	1	Tilia x vulgaris (Common Lime)	17.0	52	1	7.0		7.0		6.0		7.0		2.5		Early Mature	Structural condition Good. Physiological condition Good. Arboricultural work - Historic. Competition - Adjacent trees.	26/06/2023	122.3	6.2	40+	B2
Tree T534	1	Acer pseudoplatanus (Sycamore)	16.5	58	1	7.0		6.0		7.0		7.5		1.5		Mature	Structural condition Good. Physiological condition Fair. Arboricultural work - Historic.	26/06/2023	152.2	7.0	20-40	B1/B2
Tree T535	1	Acer pseudoplatanus (Sycamore)	14.5	39	1	5.0		5.5		4.0		4.5		1.5		Early Mature	Structural condition Fair. Physiological condition Poor. Bark wound - Major. Die-back - Lower crown. Fire damage - Base / bole / principal stems.	26/06/2023	68.8	4.7	0-10	U
Tree T536	1	Acer pseudoplatanus (Sycamore)	14.5	45	1	3.5		5.5		4.5		5.5		2.0		Early Mature	Structural condition Fair. Physiological condition Poor. Bark wound - Major. Deadwood - Minor. Decay / structural defect - Principal stems. Fire damage - Base / bole / principal stems. Fungal fruiting body - structural decay suspected.	26/06/2023	91.6	5.4	0-10	U
Tree T537	1	Tilia x vulgaris (Common Lime)	15.0	49	1	5.5		6.5		4.0		4.0		0.0		Early Mature	Structural condition Fair. Physiological condition Good. Decay / structural defect - Base. Decay / structural defect - Localised.	26/06/2023	108.6	5.9	20-40	B2
Tree T538	1	Cerasus avium (Wild Cherry)	14.0	61	1	4.0		6.0		6.0		4.0		0.0		Mature	Structural condition Fair. Physiological condition Fair. Decay / structural defect - Principal stems.	26/06/2023	168.3	7.3	10-20	C2
Tree T539	1	Fraxinus excelsior (Ash)	16.0	51	1	7.5		7.5		7.5		4.0		1.5		Early Mature	Structural condition Fair. Physiological condition Fair. Bark wound - Major. Competition - Adjacent trees. Deadwood - Minor. Decay / structural defect - Bole. Unbalanced crown - Minor.	26/06/2023	117.7	6.1	10-20	C2
Tree T540	1	Fraxinus excelsior (Ash)	16.0	41	1	6.5		4.5		4.5		7.5		2.5		Early Mature	Structural condition Fair. Physiological condition Fair. Bark wound - Major. Competition - Adjacent trees. Deadwood - Minor. Decay / structural defect - Bole. Suppressed crown - Minor. Unbalanced crown - Minor.	26/06/2023	76.0	4.9	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

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230427-30 - Basin View Flats

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 T541		Acer platanoides (Norway Maple)	15.0	52 COM	3	4.0		5.0		6.0		3.5		1.5		Early Mature	Structural condition Fair. Physiological condition Fair. Bark wound - Minor. Competition - Adjacent trees. Deadwood - Minor. Fork - Weak with included bark.	26/06/2023	126.0	6.3	10-20	C2
Tree T542	1	Acer platanoides (Norway Maple)	15.0	37	1	4.5		3.5		5.5		4.0		2.0		Early Mature	Structural condition Fair. Physiological condition Fair. Competition - Adjacent trees. Deadwood - Minor.	26/06/2023	61.9	4.4	20-40	C2
Tree T543	1	Acer platanoides (Norway Maple)	15.0	42	1	5.5		4.0		5.5		4.0		2.0		Early Mature	Structural condition Fair. Physiological condition Fair. Competition - Adjacent trees. Deadwood - Minor.	26/06/2023	79.8	5.0	20-40	C2
Tree T544	1	Acer platanoides (Norway Maple)	15.0	45	1	8.0		5.0		7.0		5.5		2.0		Early Mature	Structural condition Fair. Physiological condition Fair. Branch - Broken. Competition - Adjacent trees. Deadwood - Minor. Decay / structural defect - Bole.	26/06/2023	91.6	5.4	10-20	C2
Tree T545	1	Acer platanoides (Norway Maple)	15.0	36	1	4.0		3.5		3.5		3.5		6.0		Early Mature	Structural condition Poor. Physiological condition Fair. Deadwood - Minor. Shedding limb / limbs - Historic. Shedding limb / limbs - Major. Unbalanced crown - Minor. Major crown failure has occurred and the existing canopy is considered structurally weak.	26/06/2023	58.6	4.3	0-10	U
Tree T546	1	Fraxinus excelsior (Ash)	16.0	37	1	8.0		6.5		3.5		5.0		2.0		Early Mature	Structural condition Fair. Physiological condition Fair. Bark wound - Minor. Competition - Adjacent trees. Deadwood - Minor. Decay / structural defect - Bole. Suppressed crown - Minor. Unbalanced crown - Minor.	26/06/2023	61.9	4.4	10-20	C2
Tree T547	1	Acer platanoides (Norway Maple)	15.0	39	1	3.5		6.0		6.0		2.0		2.0		Early Mature	Structural condition Fair. Physiological condition Fair. Bark wound - Minor. Coalesced decay seam - Suspected. Competition - Adjacent trees. Deadwood - Minor. Suppressed crown - Minor. Unbalanced crown - Minor.	26/06/2023	68.8	4.7	20-40	C2
Tree T548	1	Acer platanoides (Norway Maple)	16.0	48	1	5.5		4.5		6.0		4.0		2.0		Early Mature	Structural condition Fair. Physiological condition Good. Competition - Adjacent trees. Decay / structural defect in crown limb / limbs - Minor. Deadwood - Minor.	26/06/2023	104.2	5.8	20-40	C2

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

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230427-30 - Basin View Flats

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 T549	1	Acer platanoides (Norway Maple)	16.5	49	1	5.5		5.0		5.0		6.5		2.5		Early Mature	Structural condition Poor. Physiological condition Fair. Bark wound - Major. Competition - Adjacent trees. Deadwood - Minor. Decay / structural defect - Base. Fork - Cracked. Fork - Weak with included bark. Shedding limb / limbs - Historic. Shedding limb / limbs - Major. Major crown failure has occurred and the existing canopy is considered structurally weak.	26/06/2023	108.6	5.9	0-10	U
Tree T550	1	Acer pseudoplatanus (Sycamore)	17.0	61	1	6.0		6.0		7.0		6.5		1.5		Mature	Structural condition Fair. Physiological condition Good. Bark wound - Major. Deadwood - Minor. Decay / structural defect - Principal stems.	26/06/2023	168.3	7.3	20-40	C2
Tree T551	1	Acer pseudoplatanus (Sycamore)	16.0	44	1	5.0		5.0		4.5		4.0		2.5		Early Mature	Structural condition Good. Physiological condition Good. Arboricultural work - Historic.	26/06/2023	87.6	5.3	40+	B1/B2
Tree T552	1	Acer pseudoplatanus (Sycamore)	16.0	46	1	6.0		4.0		4.0		4.5		3.5		Early Mature	Structural condition Fair. Physiological condition Fair. Arboricultural work - Historic. Decay / structural defect - Minor.	26/06/2023	95.7	5.5	20-40	C2
Tree T553	1	Acer pseudoplatanus (Sycamore)	16.0	55	1	3.0		6.0		5.0		6.5		3.5		Early Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Restricted / obscured. Deadwood - Minor. Fire damage - Crown. Ivy or climbing plant. Unable to inspect tree closely due to ivy cover.	26/06/2023	136.8	6.6	10-20	C2
Tree T554	1	Acer pseudoplatanus (Sycamore)	16.0	40	1	3.5		5.5		3.0		5.0		4.0		Early Mature	Structural condition Fair. Physiological condition Good. Access to inspect base - Restricted / obscured. Arboricultural work - Historic. Bark wound - Minor.	26/06/2023	72.4	4.8	20-40	B2
Tree T555	1	Acer pseudoplatanus (Sycamore)	16.0	44	1	5.5		5.5		4.0		5.5		4.0		Early Mature	Structural condition Good. Physiological condition Good. Access to inspect base - Restricted / obscured. Arboricultural work - Historic.	26/06/2023	87.6	5.3	40+	B2
Tree T556	1	Acer pseudoplatanus (Sycamore)	16.0	40	1	4.0		4.5		4.0		5.5		5.5		Early Mature	Structural condition Fair. Physiological condition Fair. Arboricultural work - Historic. Unbalanced crown - Minor.	26/06/2023	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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230427-30 - Basin View Flats

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 T557	1	Acer pseudoplatanus (Sycamore)	15.0	48	1	6.5		4.5		4.0		7.5		4.0		Early Mature	Structural condition Fair. Physiological condition Good. Access to inspect base - Restricted / obscured. Arboricultural work - Historic. Bark wound - Major. Unbalanced crown - Minor.	26/06/2023	104.2	5.8	20-40	C2
Tree T558	1	Sorbus sp. (Sorbus sp.)	5.5	28	1	1.5		1.5		1.5		1.5		0.0		Early Mature	Structural condition Poor. Physiological condition Dead. Dead tree / trees.	26/06/2023	35.5	3.4	0-10	U
Tree T559	1	Betula pendula (Silver Birch)	10.0	30	1	3.5		3.5		3.5		3.5		1.0		Early Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Unable to inspect tree closely as located in neighbouring property.	26/06/2023	40.7	3.6	20-40	C2
Tree T560	1	Betula pendula (Silver Birch)	9.0	30	1	3.5		3.0		3.5		3.5		1.0		Early Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Unable to inspect tree closely as located in neighbouring property.	26/06/2023	40.7	3.6	20-40	C2
Shrub S561	1	Ligustrum ovalifolium (Privet/Garden Privet)	3.0	13 COM	5	2.0		2.0		2.0		2.0		0.0		Semi Mature	Structural condition Fair. Physiological condition Good. Branch - Broken. Multi-stemmed.	26/06/2023	8.1	1.6	20-40	C1

Stem **green** Estimated value
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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**

230427-PD-32 - Planning Tree Works Schedule

230427-30 - Basin View Flats

CHARLES MCCORKELL
ARBORICULTURAL CONSULTANCY

ID	No.	Species	BS5837 Category	Purpose of works Recommended works	Status
S1	1	*Buddleja davidii* Buddleja	C2	To facilitate development Fell - Ground level.	Proposed
T527	1	*Tilia x vulgaris* Common Lime	U	To facilitate development Fell - Ground level.	Proposed
T528	1	*Tilia x vulgaris* Common Lime	B2	To facilitate development Fell - Ground level.	Proposed
T529	1	*Tilia x vulgaris* Common Lime	C2	To facilitate development Fell - Ground level.	Proposed
T530	1	*Tilia x vulgaris* Common Lime	C2	To facilitate development Fell - Ground level.	Proposed
T531	1	*Tilia x vulgaris* Common Lime	B2	To facilitate development Fell - Ground level.	Proposed
T532	1	*Tilia x vulgaris* Common Lime	B2	To facilitate development Fell - Ground level.	Proposed
T533	1	*Tilia x vulgaris* Common Lime	B2	To facilitate development Fell - Ground level.	Proposed
T534	1	*Acer pseudoplatanus* Sycamore	B1/B2	To facilitate development Fell - Ground level.	Proposed
T535	1	*Acer pseudoplatanus* Sycamore	U	To facilitate development Fell - Ground level.	Proposed
T536	1	*Acer pseudoplatanus* Sycamore	U	To facilitate development Fell - Ground level.	Proposed
T537	1	*Tilia x vulgaris* Common Lime	B2	To facilitate development Fell - Ground level.	Proposed
T538	1	*Cerasus avium* Wild Cherry	C2	To facilitate development Fell - Ground level.	Proposed
T545	1	*Acer platanoides* Norway Maple	U	Good arboricultural practice Fell - Ground level.	Proposed
T549	1	*Acer platanoides* Norway Maple	U	Good arboricultural practice Fell - Ground level.	Proposed
T551	1	*Acer pseudoplatanus* Sycamore	B1/B2	To facilitate development Fell - Ground level.	Proposed
T552	1	*Acer pseudoplatanus* Sycamore	C2	To facilitate development Fell - Ground level.	Proposed
T553	1	*Acer pseudoplatanus* Sycamore	C2	To facilitate development Fell - Ground level.	Proposed
T557	1	*Acer pseudoplatanus* Sycamore	C2	To facilitate development Fell - Ground level.	Proposed

ID	No. / Species	BS5837 Category	Purpose of works Recommended works	Status
T558	1 *Sorbus sp.* Sorbus sp.	U	To facilitate development Fell - Ground level.	Proposed
S561	1 *Ligustrum ovalifolium* Privet/Garden Privet	C1	To facilitate development Fell - Ground level.	Proposed

Appendix B - Plans

Document	Reference	Revision
Tree Survey & Constraints Plan	SHB5-BVF-DR-CMC-L-P3-0030	-
Tree Removals Plan	SHB5-BVF-DR-CMC-L-P3-0031	-
Tree Protection Plan	SHB5-BVF-DR-CMC-L-P3-0032	-

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