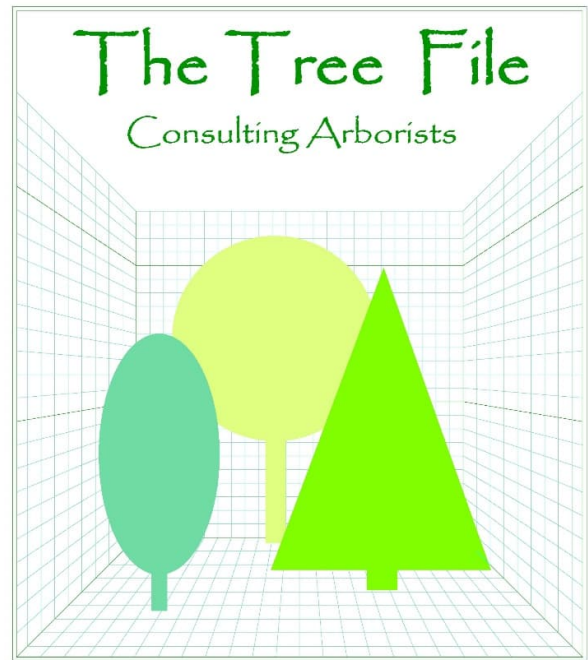




Arboricultural Report
Trees at Proposed Residential Development
Castlethorn Old Connaught Phase A1 LRD
Old Connaught
Bray
Co Dublin
September 2026

The Tree File Ltd
Consulting Arborists
4 Mulberry Court
Castleknock
Dublin 15
D15 F2V4
086-3819011

Contents

<u>Section</u>	<u>Subject</u>
1	Report Summary
2	Introduction
3	Site Description
4	Pre-Development Arboricultural Scenario
5	Planning Scenario in Respect of Tree
6	Other Legislative and Legal Constraints
7	Construction Activities and Their Effect on Trees
8	Nature of Project Works
29	Identification of Arboricultural Impacts on Trees
10	Design Iteration and Arboricultural Considerations
11	Construction-Related Impacts and Concerns
12	Tree Retention and Loss
13	Tree Protection Within the Scope of a Development
14	Preliminary Management Recommendations
15	Bibliography
A1	<u>Appendix A1 – Preliminary Arboricultural Method Statement</u> (To be read with “Old Connaught Phase 1 Tree Protection Plan
A2	<u>Appendix A2 - Tree Survey</u> Table 1 – Tree Survey Data

Associated Drawings

This report is for reading in conjunction with the drawings noted below.

<u>Drawing Title</u>	<u>Development-Related</u>
1) Old Connaught Phase 1 Tree Constraints Plan (North, SouthEast and SouthWest)	Tree Constraints Plan This plan depicts the pre-development location, size, calculated constraints, and simplified tree quality category system within the context of the existing site.
2) Old Connaught Phase 1 Tree Impacts Plan (North, SouthEast and SouthWest)	Tree Impacts Plan This plan represents the effects of the proposed development works on the above tree population and depicts trees to be retained and removed.
3) Old Connaught Phase 1 Tree Protection Plan (North, SouthEast and SouthWest)	Tree Protection Plan This plan depicts the nature, location and extent of tree protection measures required for sustainable tree retention.

1 Report Summary

- 1.1 This report evaluates and describes the proposed development's effects on the site's tree population. The assessment is based on the drawn architectural and engineering details provided by the design team.
- 1.2 Protecting and maintaining soil is key to sustained tree retention. Excavation can directly injure tree roots, while site activities and vehicular and plant passage denature soil to a point where tree roots cannot survive. The tree survey table specifies a minimum area around a retained tree that must be excluded from such activities.
- 1.3 The site area is located to the north of Old Connaught Avenue, east of the Festina Lente centre and to the west of the M11 motorway.
- 1.4 Overall, the lands are broadly open, comprising agricultural pasture (used and derelict), but are compartmentalised by various hedges and tree lines. To the west and southwest, hedges and tree lines form the boundaries (1 to 4) between the site and the adjoining residential and commercial sites. To the north and northeast, there are agricultural thorn hedges (boundaries 6, 7, and 8). To the south, there are significant tree lines (trees 365-415 and 643-666) that support sometimes large and aged trees, together with variable understory thickets. Some of these tree lines appear to correspond to those denoted on historic mapping.
- 1.5 The condition of the reviewed tree population is highly variable. While many trees appear to offer significant sustainability, the tree survey has identified many in poor or deteriorating condition that may offer minimal, if any, sustainability and may pose a hazard in a developed context.
- 1.6 The proposed development will see the creation of a new residential complex, together with all necessary infrastructure, as detailed in section 8.1 of this report. The site disturbance associated with the development proposals will often be substantially larger than the principal structures shown. This issue is exacerbated by changes in site finished levels and necessary excavations for services and foundations, which generally require excavations larger than the drawn footprints of the various development elements. Additionally, there will be a need for temporary access and workspace for vehicles and machinery required to complete the project.
- 1.7 The likely development impacts on trees (retention or loss) are illustrated in the drawing “Old Connaught Phase 1 Tree Impacts Plan (North, SouthEast and SouthWest)” associated with this report. This drawing includes the architectural layouts and drainage information for underground services, intended to provide guidance on the likely impacts on the existing site required to achieve the proposed development outcome. While the design graphics are helpful, they do not necessarily include workspace or excavations larger than the structure that will come to occupy them.
- 1.8 Tree retention expectations are based on an ability to provide the tree protection extents illustrated in the drawing “**Old Connaught Phase 1 Tree Protection Plan (North, SouthEast and SouthWest)**”, and as defined in the “**Arboricultural Method Statement**”. If these cannot be achieved, then sustainable tree retention expectations may need to be amended.

- 1.7 Tree protection will comprise construction exclusion fencing in line with the extents denoted in the drawings “**Old Connaught Phase 1 Tree Protection Plan (North, SouthEast and SouthWest)**” and under the guidance of the project Arborist. The fencing will be erected prior to the commencement of works. Such fencing will be erected prior to the commencement of site works and will be maintained until the material completion of construction works, or until the commencement of post-construction landscape works. Additionally, tree retention will also rely on the use of “low impact” methodologies, including the use of “directional drilling” that will enable the creation of the proposed foul services route beneath the N11 roadway, the adjoining motorway embankments and the open space associated with the entrance areas to Fernbrook and Cois Cairn.
- 1.8 The proposed development requires the unavoidable loss of trees. Those that will remain will exist in a substantially changed context in respect of site use, site occupation, as well as shelter loss. In line with the Arboricultural Method Statement, all such trees must be reviewed at the time of site clearance to inform the development of a tree-pruning and tree-management plan.

2 Introduction

- 2.1 This report was commissioned by
Castlethorn Old Connaught ULC

This report was prepared by.
Andy Worsnop B.Sc. Env Mngt, Tech Arbor A, NCH Arb, (PTI LANTRA)
The Tree File Ltd
4 Mulberry Court
Castleknock
Dublin 15
D15 F2V4

Report Brief

- 2.2 An Arboricultural report has been requested in respect of this proposed development. As “BS5837: 2012 Trees in Relation to Design, Demolition and Construction – Recommendations” is the accepted framework for such reports, this report follows the typical composition, inclusions and recommendations made in the standard.

Report Context

- 2.3 This arboricultural report examines and discusses how development and construction may affect the trees on the site. The report evaluates the site’s tree population and estimates sustainable tree retention in light of the proposed development. This report reviews the proposed project specifications provided by the design team in light of the tree survey information in “Appendix 2”. A preliminary “Arboricultural Method Statement” is provided in “Appendix 1”. The drawing “Old Connaught Phase 1 Tree Protection Plan (North, SouthEast and SouthWest)” details the necessary tree protection to achieve the outcomes suggested in the report.

Report Limitations

- 2.4 This report covers the Arborist’s interpretation of development details provided and tree survey data. “Inspection and Evaluation Limitations and Disclaimers” in “Appendix 2” limits site review data. The Arborist’s expertise informed this report’s findings and suggestions.
- 2.5 The report’s “Implication Assessment” relies on assumptions and projections regarding likely construction practice and recognises the project’s “design” stage rather than “detail design” or “construction” information. The method statement is intentionally broad and general, reflecting the “design” stage. Review is required before construction begins to accommodate changes at the “detail design” or “construction detail” stages or due to planning conditions.

- 2.6 All its aspects and suggestions underpin this assessment's results. Any design change, especially tree protection methods, might drastically affect sustainable tree retention.

3 Site Description

- 3.1 The site is substantially agricultural in context, comprising multiple field-like compartments.
- 3.2 Much of the vegetation dealt with in this report relates to field boundaries, including hedges and tree lines.

4 Pre-Development Arboricultural Scenario

- 4.1 Overall, the site area exhibits little evidence of ongoing management, but at the same time supports extensive natural regeneration, particularly in respect of Sycamore, Ash and Wych Elm.
- 4.2 The site also supports a large number of mature trees that appear to have been deliberately planted as part of the prior agricultural context. The proportion of these trees is in a state of deterioration and offers limited sustainability.
- 4.3 To the south west and west of the site, much of the vegetation is associated with lapsed and sometimes overgrown hedges and tree lines. While many of the Thorn-based hedges may offer some degree of sustainability, note is made of substantial Cyprus-based tree lines that tend to offer less sustainability over the long term. Should these be retained, then management issues may arise in the future.

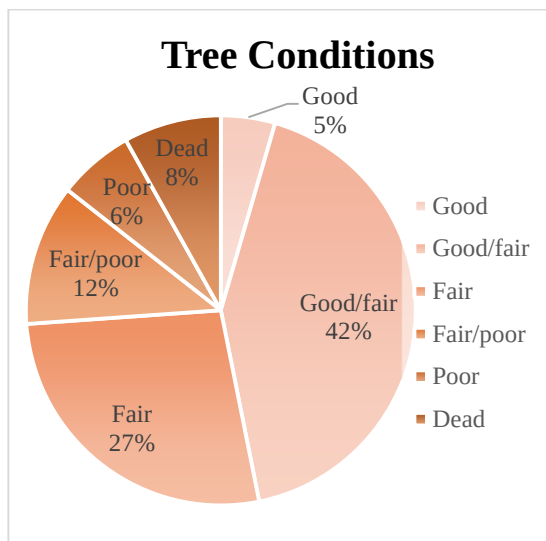


Fig 1

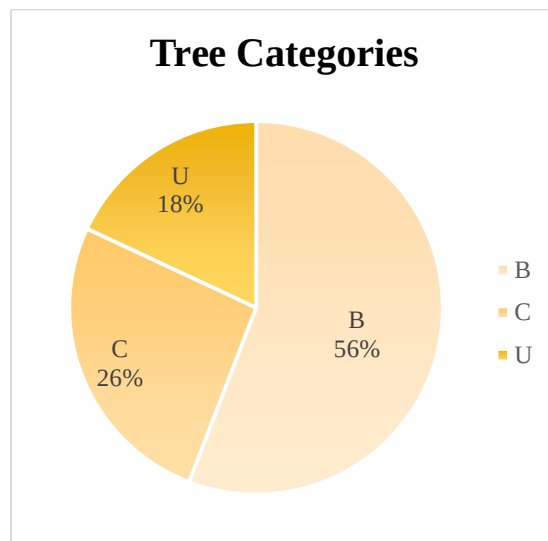


Fig 2

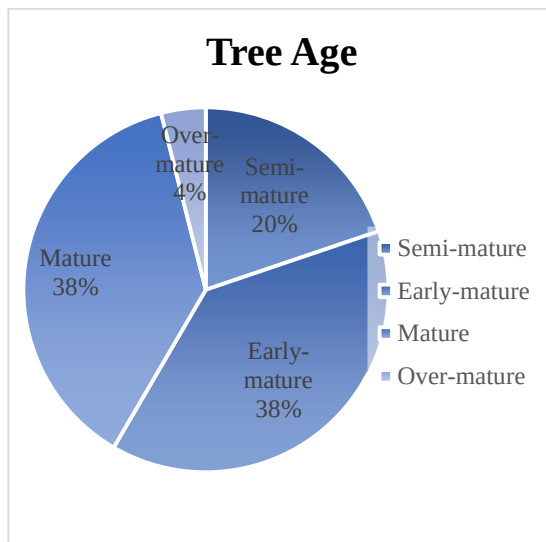


Fig 3

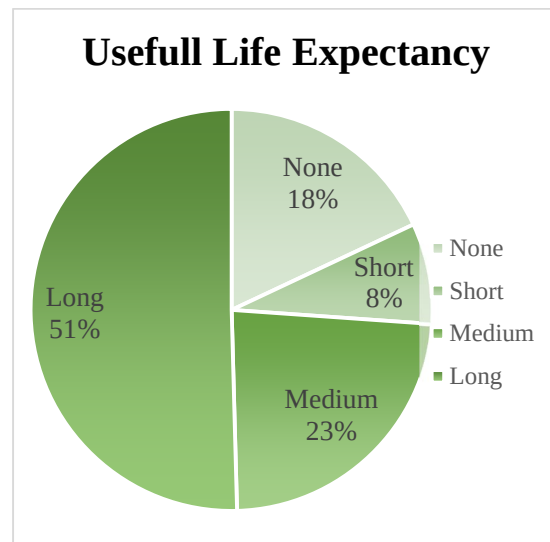


Fig 4

- 4.8 Overall, the review of trees on site illustrates great diversity in respect of condition, age and sustainability. Species composition suggests that while dominated by naturally arising species (Sycamore, Wych Elm and Ash), a large proportion of the population has been deliberately planted.

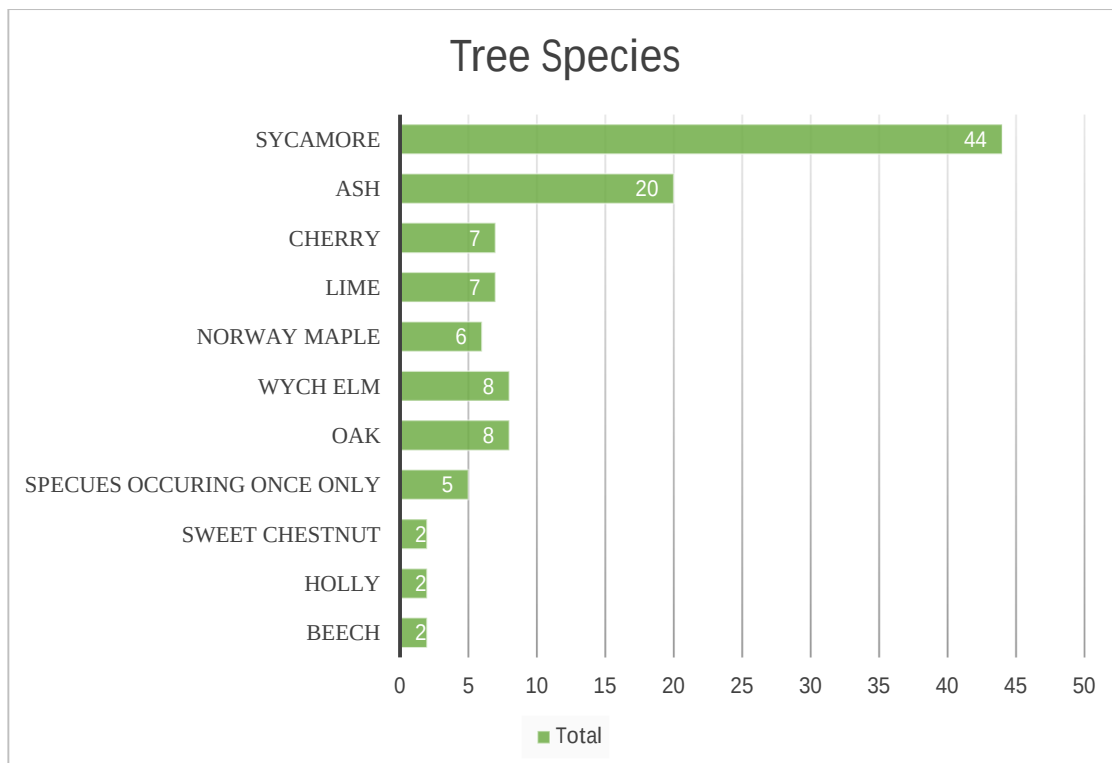


Fig 5

5 Planning Scenario in Respect of Trees

- 5.1 The Dun Laoghaire Rathdown County Development Plan 2022-28, makes multiple references to trees, woodlands and hedges. Such references occur under multiple headings and serve to highlight the importance of trees, woodlands and hedges to the environment by way of environmental moderation for example regarding carbon sequestration, their ecological importance in respect of the provision of habitats and biodiversity as well as importance with regard to the visual landscape and heritage. Such references include-
- 5.2 Chapter 3 of the development plan, “Climate Action”, notes, in table 3.1, the important role played by open space, parks and recreation and in reference to this, and under section 3.4.4, “Urban Greening”, policy objective CA17 promotes the planting of trees and hedges as a crucial part of urban greening. Section 4.3.1.4 highlights the need to retain trees and hedges where possible and within the minimum 25% open space quota. Additionally, section 4.4.1.3 notes that good public realm design must incorporate tree planting as a critical element.
- 5.3 Chapter 11, “Heritage and Conservation” that acknowledges the particularly important part that might be played by trees within landscapes attendant to protected structures. Accordingly, particular consideration is required regarding their protection and retention.
- 5.4 Chapter 9 of the development plan, “Open Space and Recreation”, makes specific note of trees woodlands and forestry under section 9.3.1.3. In respect of this, objective OSR7, “Trees Woodland and Forestry”, acknowledges the importance of trees and notes the ongoing update to the 2011-15 tree strategy. It also affirms that the map-based symbols relating to specific objectives for tree and woodland protection and retention have been reviewed and updated within the 2022-28 development plan mapping.
- 5.5 Understandably, Chapter 8, “Green Infrastructure and Biodiversity” makes multiple references to trees, woodlands, and hedgerows. Several specific objectives are also listed including GIB15 recreational access routes to advocate the restoration of native woodlands. It also provides an acknowledgement of tree and woodland value in respect of biodiversity. GIB18, acknowledges the protection of Natural Heritage and the environment must include the protection of existing trees, woodlands, and hedges. GIB21 reasserts the protection provided by existing statutory protection such as pHNAs, SACs and SPA's. GIB22 recognises that many areas of trees woodland and hedgerow do not gain protection from the above statutory protections but should nonetheless, be considered as important and be provided protection through consideration within the planning scheme. GIB23 advocates for countywide ecological networks. This expands on the ecological value of trees woodlands and hedges under article 10 of the habitats directive. GIB29 expands on the importance of trees woodlands and hedges and expands on the value of including the restoration of trees woodlands and hedges to the environment by way of carbon sequestration.

- 5.6 In section 12, “Development Management” that provides the most direct and poignant information regarding trees affected by development works. Section 12.8.11 “Existing Trees and Hedgerows” states that a new development will be designed, as far as practically possible, to retain trees and woodlands, particularly those represented on the development plan by way of the objective tree symbol. It also outlines the requirement for Arboricultural reporting and advice as part of any application. It goes on to state that commensurate planting or replacement planting will be required where development results in tree loss. Section 12.3.11.2 elaborates on the importance of design and retention of hedges within developments. Section 12.7.3 elaborates on the retention where possible of existing site features. Such features could readily include trees and hedges.
- 5.7 In respect of this particular development, we note that the 2022-28 Development Plan map No.14 indicates to tree symbols representing a specific objectives to protect and preserve trees and woodlands within the vicinity of the development site. These are located on the northern side of Old Connaught Avenue, in the vicinity of the proposed site entrance road.

6 Other Legislative and Legal Constraints

- 6.1 Under the Forestry Act 2014, the felling of a tree standing in a county area requires a felling license unless exempted under Section 19. An exemption applies where trees are to be felled in line with a specific detail of a grant of planning permission.
- 6.2 Some “Section 19” exemptions do not apply to the development scenario, for example, those applying to fire control, forest survey or gene pool protection relating to horticultural use or Christmas tree production.
- 6.3 Some exemptions are pertinent to the development scenario, particularly Section 19(1)(M)(ii), where “the removal of which is specified in a grant of planning permission”.
- 6.4 Other non-specific exemptions may also be applicable, including-
- Trees standing in an urban area.
 - Trees within 30 metres of a building (other than a wall or temporary structure), excluding any building built after the trees were planted.
 - A public authority removes trees in the performance of its statutory functions.
 - A tree that is, in the opinion of the planning authority, dangerous on account of its age, condition or location.
 - A tree within 10 metres of a public road which, in the opinion of the owner (being an opinion formed on reasonable grounds), is dangerous to persons using the public road on account of its age or condition.
- 6.5 The above derogations do not apply where-
- The tree is within the curtilage or attendant grounds of a protected structure under Chapter 1 of Part IV of the Act of 2000.

- The tree is within an area subject to a special amenity area order
 - The tree is within a landscape conservation area under section 204 of the Act of 2000.
 - The tree is within a monument or place recorded under section 12 of the National Monuments (Amendment) Act 1994, a historic monument or archaeological area entered in the Register of Historic Monuments under section 5 of the National Monuments (Amendment) Act 1987, or a national monument in the ownership or guardianship of the Minister for the Arts, Heritage and the Gaeltacht under the National Monuments Acts 1930 to 1994 or is within a European Site or a natural heritage area within the meaning of Regulation 2(1) of the European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. No. 477 of 2011)
- 6.6 For further clarification, contact should be made with the Forest Service (Department of Agriculture, Fisheries and Food). The Felling Section of the Forest Service is based in Johnstown Castle, Co. Wexford
- 6.7 Other legislation may affect tree cutting and felling. Particular note should be made of the “Wildlife Act 1976 (as amended) and the E.U. Habitats Directive. These offer protection to animals, including Bats that often roost or even breed in trees. The protection afforded by the above legislation means that particular care must be taken in the pruning or felling of trees that may contain Bats. For this reason, specific specialist advice should be sought.

7 Construction Activities and Their Effect on Trees

- 7.1 Retaining trees requires space. There is a big difference between physically retaining a tree in situ and ensuring its future survival. Sustainable tree retention often depends on the extent and nature of protection during construction. Like all living things, trees are highly dependent on the environment in which they exist, particularly on continuity in water supplies and nutrients from the soil environment. Any long-term change in ground conditions can easily affect a tree’s metabolism, health, and sustainability.
- 7.2 Development and construction activities can easily damage the soil environment. Removing, disturbing or denaturing soil can damage tree roots and render the soil incapable of supporting plant root function. Most modern construction requires large plants, equipment, and vehicles. Such machinery causes soil profile destruction and compaction that denatures the soil.
- 7.3 The sustainability of a tree’s health and safety can be compromised where the above issues occur within the minimum “root protection area” defined by “BS5837-2012”, then the affected tree is likely to be regarded as unsustainable and unsuitable for retention.

- 7.4 Sustainable tree retention must accept changing contexts and increased management in the future. Where rates of occupation and use increase, any retained trees can cause harm or damage, and the issue may increase where shelter loss and exposure occur regarding the retention of individual trees.
- 7.5 Shadow-cast, light admission, and view-blocking must be considered where retaining trees. Wind patterns can affect leaf shedding, causing drifts and accumulations, creating management issues around drains and gullies, or creating slippery surfaces.

8 Nature of Project Works

- 8.1 The proposed development is described as:
- 8.1.1 The proposed development comprises 271no. dwellings in a mix of houses and duplex/apartment units, including 103no. 2 to 3-storey houses (22no. 4-bedroom, 68no. 3-bedroom and 13no. 2-bedroom), 162no. apartments (113no. 2-bedroom and 49no. 1-bedroom) across 4no. blocks ranging from 1-5 storeys in building height and 6no. 3-bedroom duplex units; 1no. creche (c. 574 sqm) at ground floor of Apartment Block 3; and all associated and ancillary site development and infrastructural works including on site attenuation, hard and soft landscaping and boundary treatment works, including: public open space; communal open space; components of the regional attenuation pond; public lighting; surface car parking spaces; bicycle parking spaces/stores for houses and duplex/apartment units; 5no. ESB substations; bin stores; vehicular access via existing Old Connaught Avenue and a proposed new primary north-south street into the eastern portion of the Central Character Area. The proposed development also includes the construction of a new pumping station, associated single storey building, twin rising mains extending circa 400m along Old Connaught Avenue under the M11 connecting to the existing gravity foul network on Old Connaught Avenue 125m east of the M11 bridge and associated storage, together with all ancillary site development and reinstatement works required to facilitate these elements.
- 8.2 When considering the nature of the proposed development, many of the issues dealt with at “Construction Works and Trees” may apply, including-
- a) Direct conflict with proposed structures, thus requiring tree removal.
 - b) A partial conflict where the “Root Protection Area” is encroached upon by works or ground amendments and cannot be preserved/protected in full.
 - c) Environmental damage, e.g. compaction, capping, sealing – changing the existing ground environment to one that can no longer support tree root function.
 - d) Construction activity and the use of large plant and machinery that can denature the ground.
 - e) A change in site context or a change in occupation or use that can make a tree unsuitable for retention.

9 Identification of Development Impacts on Trees

- 9.1 The expected tree impacts have been represented graphically on the tree impacts drawing “Old Connaught Phase 1 Tree Impacts Plan (North, SouthEast and SouthWest)” and within the narrative of this report. This drawing combines the tree constraints plan information with the current stage development details, including the architectural and services layouts, allowing for simple direct comparisons between the existing site context and the development proposals regarding new structures.
- 9.2 In the drawing “Old Connaught Phase 1 Tree Impacts Plan (North, SouthEast and SouthWest)”, a colour-coding system is used to identify tree retention. The plan identifies trees being removed using “Broken Pink” crown outlines, while those denoted with “Continuous Green” crown outlines will be retained.
- 9.3 This review gained details of the proposed development from drawings provided by O’Mahony Pike Architects, Brady Shipman Martin Landscape Architects and AtkinsRéalis Consulting Engineers, overlaid with the Arboricultural information.
- 9.4 The evaluation is primarily based on minimum protection ranges defined in paragraphs 4.6.1, 4.6.2 and 4.6.3 of BS5837:2012. Any structure, action or apparent need to enter or otherwise disturb/convert the “root protection area” of a site tree has been considered likely to have a negative impact, potentially rendering a tree wholly unsuitable for retention, unsafe or unsustainable.
- 9.5 Where applicable, this assessment considers both direct and indirect implications. The assessment is based on perceived construction requirements and how a tree will likely interact with the development works. The assessment appreciates issues including growth, hazard development, light blockage and other social concerns regarding the changing context, including its effect on tree amenity value.

10 Design Iterations and Arboricultural Considerations

- 10.1 This report relates to clause 4.4.2.1 of BS5837-2012 in that its findings relate to a predefined concept issued for review. Accordingly, the report assesses the Arboricultural implications and impacts of the proposals and makes recommendations regarding tree protection for trees that might be retained, as outlined below.

11 Construction-Related Issues and Arboricultural Concerns

- 11.1 The greatest issues affecting trees is the consumption of site space and encroachment on otherwise retainable trees and hedges. This particularly applies where unavoidable connectivity is required, such as the proposed site access road and connectivity to the proposed pumping station.

- 11.2 The effects of construction on trees typically extend beyond the space consumed by finished structures and include areas where damage to and denaturing of ground and soil by construction and access-related activities occurs.
- 11.3 While the principal structures affect much of the site area, additional space will be affected by excavation and trenching to provide underground services and amend site levels to accommodate proposed building floor levels.
- 11.4 This means that successful tree retention will be limited to areas where existing ground conditions can be conserved during the construction process. This must be achieved by the provision of suitable tree protection during the construction phase. Where this cannot be achieved, then any trees affected may prove unsuitable for retention.

12 Tree Retention and Loss

- 12.1 The drawing “Old Connaught Phase 1 Tree Impacts Plan (North, SouthEast and SouthWest)” comprises the tree survey drawings overlaid by the development drawings, thus providing a graphic representation of the relationship between tree constraints and the development elements. In this drawing, the trees that will be removed are highlighted in “pink dashed” outlines.
- 12.2 As noted within the survey data, the “red line” area supports a total of 120No. individually described trees. These have been categorised as:
- No category “A” items
 - 67No. category “B” item
 - 31No. category “C” items
 - 22No. category “U” item
- 12.3 As category “U” trees are considered broadly unsustainable or even potentially dangerous, most of those identified in the survey would be removed on sound site management grounds. In this case, this would include tree numbers 358, 366, 380, 386, 390, 394, 395, 396, 397, 398, 402, 403, 407, 419, 420, 642, 646, 651, 652, 659, 660 and 664.
- 12.3.1 Of the above trees, Nos. 358, 386, 390, 394, 419, 420, 642, 646, 651 and 652 are located outside of the “red line” area and can only be removed by the legal owner.
- 12.3.2 While site safety may prove paramount, consideration might be given, where suitable, to the partial retention of dead or poor-quality trees. Such trees might undergo substantive cutting back, or might be retained only as a timber “monolith”. Such items might be considered in respect of the ecological and biodiversity benefits they might bring to the site.

12.4 While the retention of the site’s good quality “category B” trees would be desirable under most circumstances, in this instance, the proposed works will result in the loss of tree numbers 202, 376, 377, 378, 379, 661, 662, 663 and 665.

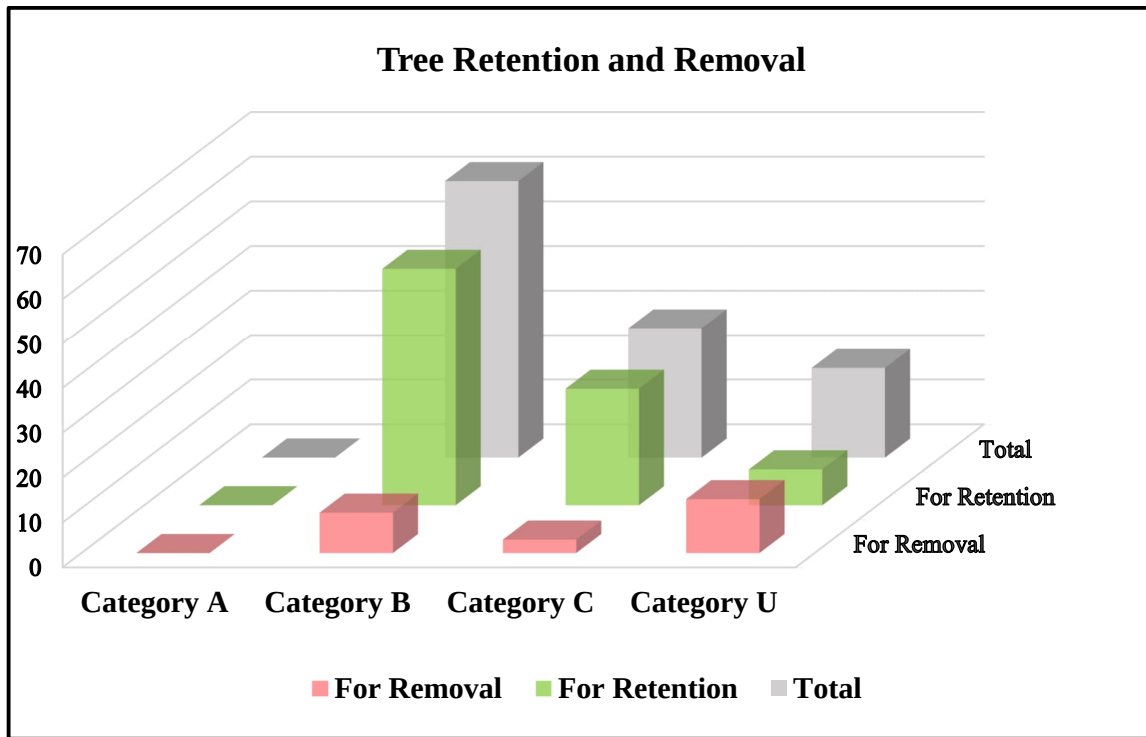


Fig 5 Graphic Representation of Tree Loss/Retention Scenario

12.5 The site’s poorer quality “C” trees offer less sustainability and might require higher degrees of intervention and management, but their retention can contribute to interim tree cover. In this instance, the proposed works will result in the loss of tree numbers 201, 362, and 382.

12.6 The tree loss breakdown for the proposed development will be-

- 9No. Category “B” items
- 3No. category “C” items
- 12No. category “U” trees

In addition to tree losses, the development will require the removal of

- Localised cutting back of Boundary 1 (Category C)
- Boundary 2
- Boundary 3
- Boundary 4
- Circa 20% of Boundary 5 (Category C)
- Circa 10% of Boundary 7 (Category C)
- Circa 75% of Boundary 8 (Category C)

13 Tree Protection within the Scope of a Development

- 13.1 The design and management recommendations in “BS5837:2012” are considered “best practice” regarding selecting, retaining, protecting, and managing trees within the scope of new developments.
- 13.2 Concerning tree protection, whether vertical or horizontal, all must conform or equate to the recommendations of Section 6, BS5837: 2012, must be fit for purpose and commensurate with the nature of development and the expected day-to-day activities of the site works.
- 13.3 This report provides a “Preliminary Arboricultural Method Statement” at “Appendix 1” to this report, as well as the associated “Tree Protection Plan” drawing “Old Connaught Phase 1 Tree Protection Plan (North, SouthEast and SouthWest)”.
- 13.4 In the drawing, the “Construction Exclusion Zone” is defined by orange hatching with bold “Orange” lines representing the proposed location of the primary protective “Construction Exclusion Fencing”.
- 13.5 The above drawing only represents the protection locations and extent that must be located, positioned and erected under the guidance of the project Arborist. This drawing may require referral to a figured and dimensioned “construction stage” version of the “Tree Protection Plan” drawing. All recommended protection measures will be installed before the commencement of any site works and must remain in situ (unless under the guidance of the site Arborist) until all site works are completed.

14 Preliminary Management Recommendations

- 14.1 Provided in the tree survey table (Table 1) are “Preliminary Management Recommendations”. These recommendations relate to the trees as they existed at the time of the tree review. Therefore and in line with the changing context of the site, such recommendations may no longer apply. Examples include where the felling of trees or other specific works are necessary to facilitate development requirements.
- 14.2 Many of the concerns raised in the tree survey relate to evidence suggesting mechanical failure to trees, ill-health or contextual issues. These may continue to a point where the suitability of a tree for retention may change over time.
- 14.3 Additionally, any development-related loss of trees can result in exposure and shelter loss issues. Therefore all retained trees must be reviewed immediately after the primary site clearance works. A review will allow for the updating and amending of the “preliminary management recommendations” of the primary survey. Such amendments would address issues that may arise and include additional structural pruning works. Regular reviews of all retained trees must be maintained so that early and prompt intervention and action can be applied as required.

15 Bibliography

- 15.1 British Standards Institution (2010) B.S. 3998:2010: Tree Work - Recommendations. London: British Standards Institution.
- 15.2 British Standards Institution (2012) B.S. 5837:2012: Trees in Relation to Design, Demolition and Construction - Recommendations. London: British Standards Institution.
- 15.3 Jackson, R.B et al (1996) A Global Analysis for Root Distribution in Terrestrial Biomes Oecologica, 108 (1996) pp389-411, Springer Verlag
- 15.4 Lonsdale, D. (2005) Principals of Tree Hazard Assessment and Management, London, TSO
- 15.5 Mattheck, C. and Breloer, H. (1994) The Body Language of Trees, London, TSO
- 15.6 Roberts, J. and Jackson, N. and Smith, M. (2006) Tree Roots in the Built Environment, London, TSO
- 15.7 Strouts, R.G. and Winter, T.G. (1994) Diagnosis of Ill-Health in Trees, London, HMSO
- 15.8 Teagasc (2021) Development of ash tree genetic resources,
<https://www.teagasc.ie/crops/forestry/research/ash-resistance-to-ash-dieback/>
- 15.9 Woodland Trust (2021) Ash Dieback, <https://www.woodlandtrust.org.uk/trees-woods-and-wildlife/tree-pests-and-diseases/key-tree-pests-and-diseases/ash-dieback/>

A1 Appendix 1 - Arboricultural Method Statement (and Tree Protection Plan)

Method Statement Outline

- A1.1 This method statement intends to provide guidance in respect of tree protection on a development site. It is deliberately broad and prescriptive, intended to provide general advice and guidance on trees and tree protection for a typical development site.
- A1.2 Any inability to conform to the recommendations of this method statement or the associated tree protection plan could readily change the sustainability of trees and/or their suitability for retention.
- A1.3 This method statement addresses, amongst others, two primary issues, those being –
- a) The avoidance/prevention of physical damage to a tree to be retained.
 - b) The avoidance/prevention of physical damage or disturbance to the ground/earth upon which a tree relies.

Drawings

- A1.4 This Arboricultural Method Statement must be read with the associated “Tree Protection Plan” drawing, “Old Connaught Phase 1 Tree Protection Plan (North, SouthEast and SouthWest)”. The “planning stage” drawing must be updated for “Construction” stage purposes to include tree protection ranges/dimensions as defined for that tree within the tree survey table, unless otherwise specified by the project Arborist.

Method Statement Use

- A1.5 This Method Statement should be used under the direct guidance of the project Arborist. As limited “construction stage” detail was available at the planning stage, it may require amendment and adjustment to address construction stage issues.

Amendments and Modifications to Tree Protection Plan

- A1.6 Any amendment to the tree protection plan must be agreed with the project Arborist, including the adoption of specific methodologies and/or procedures and structures for access into/use of certain parts of the above-defined “Construction Exclusion Zones”. Such procedures, including the provision of suitable ground protection, may allow for the relocation of the “Construction Exclusion Fencing” to provide access to and across the previously protected areas.

Works Related Impacts

- A1.7 In respect of any necessary and unavoidable structures/works required within, or entry into the “RPA” zone, all efforts must be made to minimise impacts. Aerial issues may

require “access facilitation pruning” or clearance pruning. Subterranean works that require excavation must, by design, location, and action, minimise impacts on trees.

Tree Works Specification Updates

- A1.8 Many of the tree management recommendations stipulated within the “Preliminary Management Recommendation” section of the primary tree survey relate to the “as was” site scenario. Due to changing site contexts, these may no longer be applicable and may require modification to account for the changes that the built project will introduce.

General Method Statement

1.0) Overview and Implementation

- 1.1 Prior to the commencement of any site works, site clearance or construction/demolition related works or access, or the bringing onto site of any machinery or vehicles, this method statement will be addressed and discussed by all members of the construction team management by way of a pre-construction meeting and “toolbox talk”.
- 1.2 The project Arborist or another suitably qualified person will oversee the application of all tree protection measures and any necessary modifications to this Method Statement (any issues as may have arisen in respect of planning conditions or details as may have changed between the design stage) to provide a basis upon which tree protection will be managed on the construction site.
- 1.3 All tree protection must be in place and signed-off by the project Arborist prior to the commencement of any site works.
- 1.4 Any situation that requires entry into the “root protection zones” of a tree intended for retention must be brought to the attention of the Project Arborist regarding the adoption/amendment of suitable tree protection measures.
- 1.5 As unforeseen tree losses may compromise project planning permissions, it is imperative that issues relating to tree protection and/or tree damage be brought to the immediate attention of the project Arborist for review and possible discussion with the relevant planning authority.

2.0) Works Sequence

- 2.1 No construction-related works or mechanised site access (including site clearance) will occur until the agreed level of tree protection, in accordance with the “Tree Protection Plan”, is completed.
- 2.2 The only exception to the above will relate to the undertaking of tree works and felling as defined in the Arboricultural report and/or grant of permission.

- 2.3 On completion of tree felling/site clearance works, the tree management plan will be reviewed, accounting for (if necessary) the updating of the “preliminary Management Recommendations” stipulated in the original Tree Survey.
- 2.4 Any revised pruning/cutting works will be agreed with the local authority and applied at the earliest possible opportunity.
- 2.5 After the completion of primary tree clearance, but prior to the commencement of construction works, all “Construction Exclusion” and “Protective” fencing must be erected and “signed-off” as complete by the Project Arborist.
- 2.6 Only on completion of all construction works will any/all tree protective measures be removed, and only then in a manner that does not compromise the “Protection Zones”. Such works must be agreed and overseen by Project Arborist.
- 2.7 At construction works completion stage, all retained trees will be reviewed regarding their condition and longer-term management recommendations and regarding site handover.

3.0) Tree Protection

- 3.1 All tree protection measures and locations must be agreed, overseen, and verified by the Project Arborist prior to works commencement.
- 3.2 All construction works or access areas must be enclosed and defined by protective fencing, comprising the “Construction Exclusion Zone” based upon drawing “Old Connaught Phase 1 Tree Protection Plan (North, SouthEast and SouthWest)” (Construction Stage version). No amendment, alteration, relocation, or removal of the tree protection fencing shall occur without prior liaison and approval from the Project Arborist. If entry into the “RPA” (Root Protection Area) zones becomes unavoidable, ground protection systems (as per section 4 below) agreed with the project Arborist will be utilised.
- 3.3 Unless specifically stipulated by the project Arborist, the default minimum range of the protective fencing from a tree is the range stipulated for that tree within the “RPA” (root protection area) column of the original survey.
- 3.4 Such a fence must be fit for purpose and commensurate with the nature of activity expected upon the site and should comply with “Section 6.2” of BS5837: 2012. The fence should be affixed with notification signs such as “TREE PROTECTION AREA - KEEP OUT”
- 3.5 Structures such as “lock-ups”, offices or other temporary site buildings, not requiring excavation or underground ducting, excavation or foundations, might be positioned such as to comprise part of the “Construction Exclusion Zone” fencing. All remaining fencing must be continuous with such features and effectively prevent access to protected ground.

4.0) Provision of Ground Protection (If Required)

- 4.1 No vehicular/mechanised access whatsoever will be allowed onto unprotected “Construction Exclusion Area” ground.
- 4.2 Ground protection can comprise the use of proprietary materials/structures (installed to manufacturer’s specifications and recommendations) or procedures that avoid ground damage/disturbance/compaction, or the use of procedures that avoid such effects e.g. manual/pedestrian installation procedures. New access will be strictly limited to the area of the new protection structure.
- 4.3 Any system utilised must effectively spread load/weight, avoid compaction, maintain drainage/percolation/aeration, and be installed to avoid these issues. Protection installation will require a progressive laying down of ground protection, with previously laid material providing vehicular access to the next zone, being accepted as an approved methodology.

5.0) Works within “RPA” Zone

- 5.1 All works will be undertaken under the supervision and guidance of the Project Arborist, who will have the authority to stop works if activities are considered to have the potential to damage trees. Only works and construction practices agreed with the Project Arborist prior to commencement will be allowed in the “RPA” area.
- 5.2 Preference must be given to manual labour and techniques within the fenced “RPA” zone.
- 5.3 On completion of the required works, the area will be inspected by the Project Arborist regarding the reinstatement of the original protection and the relocation of the protective fencing to a position relating to the original “RPA” area.

6.0) Service Installation

- 6.1 The “Project Arborist” must be consulted for advice and procedural recommendations, in respect of any installation of services within or requiring entry into the “Root Protection Area” of any tree intended for retention.
- 6.2 Any such works found to be unavoidable must be undertaken with special care, incorporating the recommendations of both “BS5837: 2012” and the “National Joint Utility Groups” guidelines for the planning, installation and maintenance of utility services in proximity to trees (NJUG 10)
- 6.3 Preference must be given to trench-less techniques, including Mole-piping, Directional-drilling, manual hydro-trenching (high-pressure water), “Air-Spade” or broken-trench techniques.

7.0) Tree Management and Works

- 7.1 All tree works should be undertaken under the guidance of the project Arborist
- 7.2 The primary site clearance and felling should be undertaken at the earliest stage of the overall development works, to enable the reassessment of all ostensibly retainable trees and the updating of the “Preliminary Management Recommendations” to account for context changes and construction access and/or other issues coming to light.
- 7.3 All Tree Works must adopt safe work procedures and must be undertaken by staff suitably trained for the purpose at hand and compliant with all legislative, safety and insurance requirements.
- 7.5 All additional works will be agreed with the local authority and/or other stakeholders and applied at the earliest possible opportunity.
- 7.6 On completion of site works, the retained tree population will be reviewed and re-evaluated regarding its ongoing condition and the likely requirements of any ongoing or future monitoring or management needs.

8.0) Demolition

- 8.1 All demolition procedures must be agreed and overseen by the Project Arborist or other suitably skilled staff to monitor for damage and to protect exposed roots/cut-trim exposed roots/oversee backfilling of exposed roots.
- 8.2 Care will be taken to avoid damage/disturbance to soil volumes beneath and adjoining demolished structures that may contain tree root material.
- 8.3 Whilst existing foundations/structures may provide temporary protected access to areas within the “RPA” zone, preference must be given to the location of demolition plant outside of the “RPA” zone. Where tree(s) exist near a structure to be demolished, then the demolition should be undertaken inwards within the footprint of the existing building (top down, pull back).
- 8.4 Underground structures (services, etc.) within the “RPA” zone should be reviewed with regard to decommissioning and retention in situ in the interest of avoiding tree damage. Preference should be given to retaining existing sub-bases where hard surfaces are removed, particularly if the hard surface is to be replaced.

9.0) Ancillary Precautions

- 9.1 The methodologies as set out in this document apply to all undertakers of work upon or adjoining the site as may require access to the “Construction Exclusion Zone” or the “RPA” area of any tree.

- 9.2 This document will be disseminated to all persons requiring access to the work site with all persons undertaking works either before or after the principal development (site investigation works, Landscape Contractors) are subject to the above requirements
- 9.3 Works outside the “Construction Exclusion Zone” must be controlled to create no potential secondary hazard to tree health. Large loads accessing the site must be reviewed regarding clearance and potential tree damage. Care must be taken regarding materials that may contaminate the ground. No concrete mixings, diesel or fuel, washings or any other liquid material may be discharged within 10 metres of a tree. No fires can be lit within 5 metres of any tree canopy extent. No tree will be used for support regarding cables, signs, etc.
- 9.4 The trees should be reviewed on a regular basis throughout the development process and on completion. At that time, additional recommendations regarding tree management may be required.
- 9.5 Any circumstances that become known whilst the development project is ongoing that either involve trees or access to/works within the construction exclusion zone must be brought to the attention of the Project Arborist for evaluation and advice regarding approach and methodology.
- 9.6 It is possible that liaison/agreement will be required with the Local Planning Authority regarding compliance with, as well as the verification of, the required tree protection measures.

A2 Appendix 2 - Tree Survey

Nature of Survey

- A2.1 The criteria put forward in “BS5837:2012 – Trees in Relation to Design, Demolition and Construction – Recommendations” have provided a basis for this report.
- A2.2 The data collected has been represented in table form as “Table 1” within “Appendix 1” to this report. This appendix includes a Survey Methodology, Survey Key, Survey Abbreviations, Condition Category Definitions and a brief resume of the typical application of Tree Protection measures as defined within the above standard and as relates to the “RPA” zones defined both within the survey table and on the “TCP” drawing.
- A2.3 The survey, its findings, and management recommendations relate to the site and the conditions thereon at the time of the survey. It relates to a “do nothing” or “as is” scenario and intends to provide an impartial representation of the site’s tree population, regardless of any possible development works. It is likely that changes in site usage, development or other environmental changes will require an amendment of any tree’s potential retention status and its preliminary management recommendations, and in some instances, may require the re-classification of a tree’s suitability for retention.

Drawing References

- A2.4 The survey must be read with the “Tree Constraints Plan” drawing (Old Connaught Phase 1 Tree Constraints Plan (North, SouthEast and SouthWest)), regarding the representation of tree positions, crown forms, “RPA” extents and colour reference to category systems. Trees omitted from the supplied drawing may be “sketched in” to “Old Connaught Phase 1 Tree Constraints Plan (North, SouthEast and SouthWest)”. Any such trees should be located and plotted using professional means to identify the constraints they have on the site.
- A2.5 A green coloured outline represents each tree crown. It is scaled to represent the north, east, south, and west crown radii as denoted in the survey table. Each tree (categories A, B, and C only) has been assigned a “Root Protection Area” (RPA, see below), denoted by a dashed orange circle.
- A2.6 The development of a Tree Constraints Plan (TCP) provides a design tool regarding tree retention. Such a plan combines the topographical land survey drawing with additional information as provided by the tree survey. The aspects of the tree’s existence recorded on the “TCP” are, firstly, the tree canopies, represented by the four cardinal compass point radii (Sp: R in survey Table 1). Secondly, and following paragraphs 4.6.1, 4.6.2 and 4.6.3 of BS5837: 2012, we represent each tree’s “Root Protection Area” (RPA). For design purposes, it approximates the position of the tree protection fencing to be erected before the commencement of any site works, thus excluding all site

activities other than those dealt with by way of the “Arboricultural Implication Assessment” and “Arboricultural Method Statement”.

- A2.7 The “Tree Constraints Plan” (TCP) depicts the extent and location of constraints, placed upon the site by the trees. The “TCP” represents both the true canopy form (north, east, south, and west radii) but also the “RPA” as defined above. These constraints are provided to advise regarding the design and layout of a proposed development.

Survey Intent and Context

- A2.8 This document intends to highlight the extent and nature of the material of Arboricultural interest on the site in question.

Survey Data Collection and Methodology

The Survey

- A2.9 This survey was compiled in January of 2026. This survey portion of the overall report is not an Implication Assessment but provides some of the basic information regarding its compilation. The compilation of this survey was guided by the recommendations of BS 5837: 2012. This survey typically includes trees of stem diameters exceeding 150mm at approximately 1.50 metres from ground level. The survey relates to current site conditions, setting and context.
- A2.10 Each tree in the survey has a consecutive number that relates directly to the survey text. Measurements are metric and defined in metres and millimetres. All trees referred to in the survey text have been measured to provide information regarding canopy height and canopy spread (north, east, south, and west radii), level of canopy base and stem diameter at 1.50 meters from ground level. The dimensions provided are intended to provide a reasonable representation of a tree’s size and form. While efforts are made to maintain accuracy, visual obstruction, especially regarding trees in groups, requires that some tree dimensions be estimated only.

Inspection and Evaluation Limitations and Disclaimers

- A2.11 The information set out in this report relates to the review of a tree population on the site in question. As such, the information provided is based on a general review of trees and does not constitute a detailed review of any one of the individual specimens. Such an evaluation (tree report) would require the gathering of substantially more information than that dealt with in this survey.
- A2.12 The survey is not a safety assessment and the parameters reviewed within this survey context would be substantially deficient in extent to provide for a reliable safety assessment. The survey is intended to provide a general and qualitative review to assist in gauging the suitability of an individual tree for retention within a development context. All trees are subject to impromptu failure and damage. The assessment of risk

as may be presented by a tree requires the review of numerous factors more than those noted herein and as such, remains outside the scope of this document and any attempt to use the information herein for such purposes will render the information invalid.

- A2.13 A competent and experienced Arborist has completed all inspection and tree assessment. The inspection involves visual tree assessment (Mattheck and Breloer 1994) only, which has been carried out from ground level. No below ground, internal, invasive, or aerial (climbing) inspection has been carried out.
- A2.14 Trees are living organisms whose health, condition and safety can change rapidly. All trees should be re-evaluated regarding their condition on an annual basis or after substantial trauma such a storm event, other damage, or injury. The results and recommendations of this survey will require review and reassessment after one year from the date of execution. This survey does not constitute a review of tree or site safety. Attempts to use the contents herein for such purposes will render the contents invalid.
- A2.15 Several factors acted against the tree inspector, contriving to reduce the accuracy of the survey. Particularly, the survey have been completed during specific seasons. Some of the signs, typically symptomatic of ill-health or defect within a tree, may not have been available to view at the time of the survey or may have been obscured by seasonality related factors. Some of the fruiting bodies of various fungi, parasitic upon or causing decay or disease in trees, may have been out of season and unavailable to view. This survey can only comment upon symptoms of ill-health or defects visible at the time of the inspection.

Survey Key

Species	Refers to the specific tree species
Age	Referred to in generalised categories including: -
Y - Young	A young and typically small tree specimen.
S/M - Semi-Mature	A young tree, having attained dimensions that allow it to be regarded independently of its neighbours but typically, would be less than 50% of its ultimate size.
E/M - Early-Mature	A specimen, typically 50% - 100% of ultimate dimensions but with substantial capacity for mass and dimensional increase remaining.
M - Mature	A specimen of dimensions typical of a full-grown specimen of its species. Future growth would tend to be extremely slow with little if any dimensional increase.
O/M - Over-Mature	An old specimen of a species having already attained or exceeded its naturally expected longevity.
V - Veteran	An extremely old, veteran specimen of a species, usually of low vigour and typically subject to rapid decline and deterioration or of very limited future longevity.

Tree Dimensions

		All dimensions are in meters. See notes regarding limitation of accuracy.
Ht.		Tree Height
CH		Lowest canopy height
N, E, S, W		Tree Canopy Spread measured by radii at north, east, south, and west
Dia.		Stem diameter at approx. 1.50m from ground level.
RPA		Root Protection Area, as a radius measured from the tree's stem centre.
Con		Physical Condition
G	Good	A specimen of generally good form and health
G/F	Good/Fair	
F	Fair	A specimen with defects or ill health that can be either rectified or managed typically allowing for retention
F/P	Fair/Poor	
P	Poor	A specimen whom through defect, disease attack or reduced vigour has limited longevity or maybe un-safe
D	Dead	A dead tree
Structural Condition		Information on structural form, defects, damage, injury, or disease supported by the tree
PMR – Preliminary Management Recommendations		Recommendation for Arboricultural actions or works considered necessary at the time of the inspection and relating to the existing site context and tree condition. Works considered as urgent will be noted.
Retention Period		
S – Short		Typically, 0 -10 years
M – Medium		Typically, 10 -20 years
L – Long		Typically, 20 – 40 years
L+		Typically, more than 40 years
Category System		The Category System is intended to quantify a tree regarding its Arboricultural value as well as a combination of its structural and physical health.
Category U		Particularly poor quality, dangerous or diseased trees that offer no realistic sustainability
Category A		A typically a good quality specimen, which is considered to make a substantial Arboricultural contribution
Category B		Typically including trees regarded as being of moderate quality
Category C		Typically including generally poor-quality trees that may be of only limited value.
		The above categories are further subdivided regarding the nature of their values or qualities.
Sub-Category 1		Values such as species interest, species context, landscape design or prominent aspect.
Sub-Category 2		Mainly cumulative landscape values such as woods, groups, avenues, lines.
Sub-Category 3		Mainly cultural values such as conservation, commemorative or historical links.

Table 1 – Tree Data Table

No.	Species	Age	Con	Ht.	C.H.	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
201	Sycamore (<i>Acer pseudoplatanus</i>)	S/M	F	10.00	0.00	5.00	4.00	5.00	5.00	1	465	5.58	Multi-stemmed from ground level, highly suggestive of attempted prior cutting. General vigour and vitality is good. Multi-stem structure is now subject to development of compression forks.		M	C2
202	Turkey Oak (<i>Quercus cerris</i>)	S/M	G	9.00	2.00	4.00	4.00	4.50	4.00	1	407	4.89	A young and apparently vigorous specimen that has suffered localised lower crown cutting as well as minor storm damage. General vigour and vitality appears good. Tree rooting system may be constrained between historic compacted footpath to west and regular plough plane created an associated with field to west.		L	B2
203	Oak (<i>Quercus robur</i>)	M	F	17.00	3.50	8.00	7.50	7.00	7.00	1	1152	13.83	A large specimen of highly variable crown vigour with localised stag heading, dieback and deadwood development particularly about higher crown. Principal stem is littered with wounds of various ages, many supporting cavities and visually obvious decay. Tree has been subject to widespread storm damage and limb loss, particularly on western side of crown. Mid and low crown vigour appears slightly better. Tree appears to offer limited sustainability and apparent predisposition to crown failure raises concerns about any retention in areas of increased occupation and use.	Cleanout and review regarding retention context.	L	C2
335	Ornamental Cherry (<i>Prunus variety</i>)	M	G/F	8.00	2.00	4.00	4.00	4.00	4.00	1	322	3.86	Suffering localised canker but is otherwise of good vigour and vitality.		L	B2

No.	Species	Age	Con	Ht.	C.H.	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
336	Ash (<i>Fraxinus excelsior</i>)	E/M	G/F	17.00	3.00	6.00	6.50	6.50	6.50	1	859	10.31	Heavily divided at 1.50 m. Lower stem shows evidence of localised decay. Current vigour and vitality is good.	Review regularly regarding possible effect of ash dieback disease.	M	B2
337	Whitebeam (<i>Sorbus aria</i>)	E/M	F	7.50	2.00	3.50	3.00	3.50	4.00	1	341	4.09	Of good vigour and vitality.		L	B2
338	Wild Cherry (<i>Prunus avium</i>)	E/M	G/F	10.00	2.00	4.50	3.00	5.00	3.00	1	430	5.16	Of good vigour and vitality but supporting extensive Ivy cover.		L	B2
339	Field Maple (<i>Acer campestre</i>)	E/M	F	12.00	1.75	4.00	3.00	5.00	3.00	1	337	4.05	Badly suppressed and supporting Ivy cover, but maintaining good vigour and vitality.		L	B2
340	Prunus Sp.	E/M	F	11.00	1.00	3.00	3.00	4.50	2.00	3	306	3.67	Suppressed and distorted through proximity of near neighbours but maintaining good vigour and vitality.		L	B2
341	Norway Maple (<i>Acer platanoides</i>)	E/M	G	10.00	2.00	3.00	3.50	4.00	3.00	1	325	3.90	Young and vigorous.		L	B2
342	Norway Maple (<i>Acer platanoides</i>)	E/M	G/F	11.00	2.00	2.50	3.50	4.00	3.00	1	325	3.90	Young and vigorous.		L	B2
343	Norway Maple (<i>Acer platanoides</i>)	E/M	F	12.00	3.00	4.50	2.50	4.50	3.00	1	360	4.32	Young and vigorous, but supports extensive stem wound to west at circa 1.00 m.		M	C2
344	Lime (<i>Tilia europea</i>)	E/M	G/F	14.00	3.00	5.00	3.50	5.00	3.00	1	376	4.51	Shows girdling root to the northeast and compression fork at circa 2.25 m.	Review regularly.	M	B2
345	Lime (<i>Tilia europea</i>)	E/M	G/F	13.00	2.50	5.00	3.00	5.00	3.00	1	357	4.28	Young and vigorous.		L	B2
346	Lime (<i>Tilia europea</i>)	E/M	G	13.00	3.50	4.00	3.00	4.50	5.00	1	353	4.24	Supports compression fork at circa 4.50 m.		L	B2

No.	Species	Age	Con	Ht.	C.H.	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
347	Blue Atlas Cedar (<i>Cedrus atlantica Glauca</i>)	E/M	G/F	15.00	2.25	5.50	6.00	5.50	5.50	1	723	8.67	Relatively young and vigorous but exhibiting evidence of possible early life storm damage. Crown supports some deadwood.		L	B2
348	Lime (<i>Tilia europea</i>)	E/M	G/F	13.00	3.00	3.00	4.00	3.00	1.50	1	306	3.67	Slightly suppressed but of good vigour and vitality.		L	B2
349a	Lime (<i>Tilia europea</i>)	E/M	G	13.00	2.50	3.00	2.50	3.50	4.00	1	318	3.82	Of good vigour and vitality.		L	B2
349b	Norway Maple (<i>Acer platanoides</i>)	S/M	G/F	8.00	2.25	3.00	2.00	3.00	3.00	1	277	3.32	Young and vigorous. .		L	B2
350	Norway Maple (<i>Acer platanoides</i>)	S/M	G/F	8.00	2.50	2.50	2.50	2.50	2.50	1	245	2.94	Young and vigorous.		L	B2
351	Norway Maple (<i>Acer platanoides</i>)	S/M	G/F	8.00	2.50	2.50	3.00	3.50	2.00	1	248	2.98	Young and vigorous.		L	B2
352	Lime (<i>Tilia europea</i>)	M	G/F	22.00	2.50	5.50	5.50	5.50	5.50	1	812	9.74	Has undergone prior reduction works particularly on road side of canopy. General vigour is good.		L	B2
353	Sycamore (<i>Acer pseudoplatanus</i>)	M	F/P	19.00	3.00	5.50	4.00	4.00	5.00	1	853	10.24	Tree has undergone prior reduction works on road side of canopy and has suffered major limb loss in past with pruning and limb loss wounds are now showing evidence of extensive decay. Decline is evident within higher crown.	Review annually.	S	C1-2
354	Ash (<i>Fraxinus excelsior</i>)	M	F/P	20.00	8.00	4.00	7.00	7.00	7.00	1	885	10.62	Has undergone extensive crown reduction works in past. General vigour and vitality is variable suggesting possible onset of ash dieback disease.	Review regularly.	S	C1-2
355	Beech	M	F	22.00	8.00	5.50	4.50	5.00	5.00	1	844	10.12	A large and somewhat exposed specimen. Has undergone prior reduction works on road side of canopy. General vigour and vitality appears good.	Review regularly.	M	B1-2

No.	Species	Age	Con	Ht.	C.H.	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
356	Sycamore (<i>Acer pseudoplatanus</i>)	M	F	19.00	8.00	4.50	4.00	4.50	5.00	1	780	9.36	Heavily divided at 2.25 m. Tree appears to have undergone pruning on road side of canopy. Old wound show evidence of deterioration and decay. General vigour and vitality is reduced.	Review annually.	M	C1-2
357a	Oak (<i>Quercus robur</i>)	M	G/F	19.00	5.50	2.00	6.00	6.50	5.50	1	780	9.36	Heavily pruned on road side of canopy. General vigour and vitality appears good though much of canopy is obscured by dense Ivy cover.	Consider ivy cutting to facilitate better re-inspection.	L	C1-2
357b	Oak (<i>Quercus robur</i>)	M	G/F	21.00	6.00	7.00	6.00	7.50	5.50	1	834	10.01	Large and spreading specimen. Tree supports notable sometimes heavy deadwood, raising concern regarding over road and footpath positions. General vigour is good.	Cut Ivy and cleanout.	L	B1-2
358	Wych Elm (<i>Ulmus glabra</i>)	M	D	15.00	3.00	1.50	2.50	3.00	3.00	1	688	8.25	Completely dead and at risk of failure.	Remove.	N/A	U
359	Sycamore (<i>Acer pseudoplatanus</i>)	M	G/F	18.00	2.00	5.00	6.00	5.00	5.00	1	535	6.42	Young and apparently vigorous, setback from roadway.		L	B2
360	Oak (<i>Quercus robur</i>)	M	F	18.00	3.00	4.00	3.00	5.00	4.00	1	844	10.12	Heavily distorted with primary imbalance to south suggesting possible cutting in earlier life. Much of canopy is obscured by dense Ivy growth though general vigour appears good.	Recommendation is that Ivy is cut to facilitate better review.	L	B1-2
361	Ash (<i>Fraxinus excelsior</i>)	E/M	F	18.00	6.00	5.00	2.50	6.00	5.50	1	452	5.42	Distorted through suppression but maintaining reasonable vigour and vitality. The setback from roadway.	Review regularly.	M	B2
362	Sweet Chestnut (<i>Castanea sativa</i>)	S/M	F/P	5.00	5.00	4.00	4.00	4.00	4.00	9	430	5.16	A large suckering group properly emanating from stump of previous tree. Arises from broken disturbed and mounded ground. Is ill suited to retention.		S	C2
363	Sycamore (<i>Acer pseudoplatanus</i>)	S/M	F	8.00	1.50	3.00	3.00	3.00	3.00	1	229	2.75	A close-knit group of naturally arising Sycamore suckers.		M	C2
364	Ash (<i>Fraxinus excelsior</i>)	M	F	15.00	1.50	3.50	2.00	5.00	6.00	1	548	6.57	Heavily unbalanced to west. Proximity to existing stone clad wall has resulted in growth related damage. Current vigour is good though tree is considered unsustainable at this location.		S	C2

No.	Species	Age	Con	Ht.	C.H.	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
365	Wild Cherry (<i>Prunus avium</i>)	M	G/F	17.00	8.00	2.50	4.00	4.00	1.00	1	462	5.54	Tall and slender. Is located less than 2 m from footpath and known underground services excavations. General vigour and vitality appears good.	Cut Ivy and rereview.	M	C2
366	Wild Cherry (<i>Prunus avium</i>)	M	F	16.00	2.00	6.00	5.00	4.50	4.50	2	688	8.25	Much of crown appears vigorous though overall canopy support extensive deadwood. Note is made of extensive canker damage that may predispose scaffold limb is to failure. Lower stem support extensive decay at 1.50 m on northern side.	Remove.	N/A	U
367	Sycamore (<i>Acer pseudoplatanus</i>)	M	G/F	16.00	3.50	2.00	5.00	6.00	4.50	1	516	6.19	Potentially affected by mounding over root plate and is notably unbalanced to south. General vigour and vitality appears good. Consider ivy cutting to facilitate better review in future.		L	B2
368	Sycamore (<i>Acer pseudoplatanus</i>)	M	F	16.00	2.00	5.00	5.50	5.00	5.00	1	688	8.25	Distorted suggesting prior cutting. May been affected by mounding within root spread area. General vigour and vitality is good though much of crown is obscured by dense Ivy cover.	Cut Ivy.	M	B2
369	Sycamore Ash Group (<i>Acer pseudoplatanus</i>) (<i>Fraxinus excelsior</i>)	E/M	F	13.00	3.00	5.00	4.00	6.00	5.00	1	548	6.57	A close-knit and distorted group including both Sycamore and Ash. Ash is heavily distorted to south and heavily unbalanced across road whilst Sycamores are unbalanced to west. Group is considered to be of questionable sustainability.		S	C2
370	Ash Group (<i>Fraxinus excelsior</i>)	M	G/F	16.00	3.00	4.50	5.00	4.50	1.00	3	516	6.19	Three stems combined to support singular canopy group. General vigour and vitality is good though trees are disk distorted and unbalanced.		M	C2
371	Sycamore (<i>Acer pseudoplatanus</i>)	E/M	F	10.00	2.00	4.50	5.50	4.50	2.00	1	369	4.43	Heavily suppressed, distorted and is typically unbalanced to east but has developed fan-like crown profile.		M	C2

No.	Species	Age	Con	Ht.	C.H.	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
372	Sycamore (<i>Acer pseudoplatanus</i>)	M-O/M	F	21.00	2.00	10.00	10.00	10.00	10.00	1	1038	12.45	A large and aged specimen of generally good vigour but exhibiting evidence of traumatic past crown failure with related wounding and localise decay.	Retention would require substantive formative and structural pruning works.	L	B1-2
373	Sycamore (<i>Acer pseudoplatanus</i>)	M	G/F	17.00	3.00	5.00	4.50	4.50	3.50	1	770	9.24	Somewhat columnar with mid/high crown configurations suggesting early life decapitation. Crown supports some deadwood and hanging debris.	Cut Ivy to facilitate rereview and cleanout.	M	C2
374	Oak (<i>Quercus robur</i>)	M	G/F	21.00	2.50	9.00	8.50	9.00	7.00	1	910	10.92	Large specimen of reasonable vigour but supporting widespread sometimes large deadwood.	Cut Ivy and cleanout.	L	B1-2
375	Sycamore (<i>Acer pseudoplatanus</i>)	M	G	19.00	2.50	9.00	6.00	8.00	9.50	1	939	11.27	Large specimen of apparently good vigour though made crown and primary stem obscured by dense Ivy cover. Crown supports some deadwood and evidence of storm damage.	Cut Ivy and cleanout.	L	B1-2
376	Sycamore (<i>Acer pseudoplatanus</i>)	E/M	G/F	14.00	2.50	5.00	5.00	5.00	2.50	1	449	5.39	Slightly unbalanced to east but maintaining good vigour and vitality. Much of canopy is obscured by dense Ivy cover.	Cut Ivy and rereview.	L	B2
377	Sycamore (<i>Acer pseudoplatanus</i>)	E/M	F	13.00	2.00	4.50	3.00	4.50	4.00	1	344	4.13	Suppressed and unbalanced to west but maintaining good vigour and vitality.		L	B2
378	Sycamore (<i>Acer pseudoplatanus</i>)	S/M	G/F	13.00	2.00	3.50	2.50	2.50	1.00	1	306	3.67	Suppressed but maintaining good vigour and vitality.		L	B2
379	Sycamore (<i>Acer pseudoplatanus</i>)	E/M	G/F	13.00	1.50	4.50	3.00	2.00	3.00	1	366	4.39	Suppressed and one-sided but maintaining good vigour and vitality.		L	B2
380	Wych Elm (<i>Ulmus glabra</i>)	E/M	D	12.00	4.00	2.00	4.00	4.00	2.50	1	372	4.47	Completely dead and at risk of collapse.	Remove.	N/A	U

No.	Species	Age	Con	Ht.	C.H.	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
381	Sweet Chestnut (<i>Castanea sativa</i>)	M- O/M	G/F	19.00	2.00	8.00	8.00	8.00	6.50	1	1057	12.68	A large and aged specimen almost wholly obscured by dense Ivy cover. Tree supports both deadwood and evidence of prior storm damage.	Cut Ivy to facilitate better review in future. Cleanout and consider structural pruning works.	L	B1-2
382	Sycamore (<i>Acer pseudoplatanus</i>)	S/M	F	9.00	1.50	2.50	2.50	2.50	2.50	1	306	3.67	Comprises typical element of natural regeneration.		L	C2
383	Sycamore (<i>Acer pseudoplatanus</i>)	S/M	F	8.00	1.50	1.00	1.00	2.50	3.00	1	229	2.75	Comprises typical element of natural regeneration.		M	C2
384	Ash (<i>Fraxinus excelsior</i>)	E/M	F	12.00	2.00	4.00	3.00	2.00	4.00	1	366	4.39	Young and vigorous but distorted, comprising typical element of natural regeneration.		M	C2
385	Sycamore (<i>Acer pseudoplatanus</i>)	E/M	G/F	12.00	2.00	3.50	5.00	5.00	4.50	1	525	6.30	Apparently vigorous though lower branches and suckers have sustained prior damage.	Cleanout cut Ivy.	L	B2
386	Ash (<i>Fraxinus excelsior</i>)	E/M	F/P	12.00	2.00	5.00	6.50	1.50	1.00	2	462	5.54	Originally multi-stem sucker, to remaining stems are heavily unbalanced to east. Ill-suited to retention.		N/A	U
387	Lime (<i>Tilia europea</i>)	M	F/P	16.00	0.00	4.00	4.00	5.50	5.50	7	751	9.01	A multi-stemmed and suckering group that appears to be regeneration from a previous tree. Multi-stem stature and multiple compression forks suggest potential instability.	Retention would require extensive management.	M	C2
388	Sycamore (<i>Acer pseudoplatanus</i>)	M	G/F	16.00	1.50	5.00	6.00	4.50	6.00	1	942	11.31	Appears to be maintaining good general vigour and vitality but does support deadwood and evidence of storm damage.	Cleanout.	L	B1-2
389	Sycamore (<i>Acer pseudoplatanus</i>)	M	G/F	15.00	2.00	4.50	7.00	6.00	6.00	2	780	9.36	Large specimen broadly divided from ground level. General vigour and vitality appears good. Eastern stem support extensive Ivy cover.	Cut Ivy and cleanout.	L	B1-2
390	Ash (<i>Fraxinus excelsior</i>)	M	P	20.00	3.50	5.00	5.00	6.00	6.00	1	834	10.01	A large specimen having suffered prior mechanical failure and is visibly affected by extensive fungal activity. Collapse is imminent.	Remove.	N/A	U

No.	Species	Age	Con	Ht.	C.H.	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
391	Ash (<i>Fraxinus excelsior</i>)	M	F	17.00	7.00	4.50	5.00	3.00	4.50	1	449	5.39	Apparently vigorous but has suffered prior storm damage and support some deadwood. Ivy obscures much of principal stem.	Cut Ivy and rereview. Review regularly regarding ash dieback disease.	M	B2
392	Sycamore (<i>Acer pseudoplatanus</i>)	S/M	F/P	5.50	2.00	2.50	1.00	3.00	3.50	1	197	2.37	Naturally arising and heavily distorted. Ill suited to retention.		S	C2
393	Sycamore (<i>Acer pseudoplatanus</i>)	E/M	G/F	13.00	2.50	4.00	3.00	3.00	5.00	1	420	5.04	Typically unbalanced to North West but appears to be of good general vigour and vitality.		L	B2
394	Wych Elm (<i>Ulmus glabra</i>)	M	D	11.00	2.00	3.00	3.00	2.00	4.00	1	433	5.19	Completely dead and at risk of collapse.	Remove.	N/A	U
395	Ash (<i>Fraxinus excelsior</i>)	S/M	P	9.00	1.00	2.50	2.00	3.50	4.00	1	360	4.32	Previously decapitated because of position beneath and adjoining high tension power lines.	Remove.	N/A	U
396	Wych Elm (<i>Ulmus glabra</i>)	M	D	15.00	3.00	3.00	2.50	1.00	3.00	1	385	4.62	Completely dead killed by Dutch Elm disease.	Remove.	N/A	U
397	Wych Elm (<i>Ulmus glabra</i>)	M	D	15.00	3.00	3.00	1.00	3.00	3.00	1	382	4.58	Completely dead, killed by Dutch Elm disease.	Remove.	N/A	U
398	Wych Elm (<i>Ulmus glabra</i>)	S/M	D	11.00	3.00	2.00	1.50	1.00	1.50	1	229	2.75	Dead and in need of removal.		N/A	U
399	Sycamore (<i>Acer pseudoplatanus</i>)	E/M	F	11.00	4.00	0.00	3.00	4.50	2.00	1	357	4.28	Heavily one-sided and unbalanced to south. Has undergone prior cutting and has suffered higher crown storm damage. Crown is heavily covered in Ivy.		M	C2
400	Sycamore (<i>Acer pseudoplatanus</i>)	E/M	G/F	13.00	2.50	5.00	4.50	4.00	2.50	1	503	6.04	Supports minor Ivy cover but appears to be of reasonable condition excepting heavy fork at 1.50 m.		L	B2
401	Sycamore (<i>Acer pseudoplatanus</i>)	E/M	G/F	13.00	1.50	5.50	4.00	5.00	5.00	1	592	7.10	Young and vigorous.		L	B2

No.	Species	Age	Con	Ht.	C.H.	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
402	Wych Elm (<i>Ulmus glabra</i>)	S/M	D	12.00	2.00	2.50	2.00	1.00	1.50	1	229	2.75	Dead and in need of removal.		N/A	U
403	Wych Elm (<i>Ulmus glabra</i>)	S/M	D	7.00	1.00	4.00	3.50	0.00	0.00	1	216	2.60	Dead and in need of removal.		N/A	U
404	Oak (<i>Quercus robur</i>)	M	F/P	17.00	3.00	4.50	5.00	3.00	2.00	1	592	7.10	Almost completely enveloped in Ivy cover with much of crown totally obscured. Visible crown portions appear to be of reduced vigour.	Cut Ivy and re-evaluate.	S	C2
405	Sycamore (<i>Acer pseudoplatanus</i>)	M	F/P	18.00	3.00	5.50	4.00	5.50	5.00	1	879	10.54	Appears to be a remnant of a once larger tree. Much of crown is obscured by Ivy, however central crown portion appears to be decapitated at circa 10.00 m.	Cut Ivy and review.	S	C2
406	Sycamore (<i>Acer pseudoplatanus</i>)	S/M	F	9.00	1.00	4.00	4.00	4.00	4.50	1	341	4.09	One-sided and unbalanced stems suggest possible decapitation at circa 7.00 m.	Strip ivy and review.	M	C2
407	Sycamore (<i>Acer pseudoplatanus</i>)	E/M	D	10.00	2.50	5.00	3.00	4.00	4.00	1	484	5.81	Completely dead and in need of removal.		N/A	U
408	Ash (<i>Fraxinus excelsior</i>)	E/M	F	12.00	1.50	4.00	4.00	4.00	4.00	1	401	4.81	Apparently vigorous but supporting extensive Ivy cover.	Cut Ivy and review regularly regarding ash dieback disease.	L	B2
409	Sycamore Group (<i>Acer pseudoplatanus</i>)	E/M	G/F	13.00	0.00	5.00	5.00	5.00	5.00	7	567	6.80	Vigorous comprising a multi-stemmed, possibly comprising sucker regeneration from previous stump. Supports extensive Ivy cover.	Cut Ivy.	L	B2
410	Sycamore (<i>Acer pseudoplatanus</i>)	E/M	G/F	12.00	2.50	3.50	3.50	3.50	3.50	3	430	5.16	Young and apparently vigorous, arising from an unmanaged Griselinia hedge.		L	B2
411	Oak (<i>Quercus robur</i>)	E/M	G/F	11.00	0.00	4.00	4.50	4.00	4.50	1	433	5.19	Young and vigorous.		L	B2
412	Oak (<i>Quercus robur</i>)	E/M	F	10.00	1.00	2.50	4.50	2.00	3.00	1	325	3.90	Suppressed but of good vigour.		L	B2

No.	Species	Age	Con	Ht.	C.H.	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
413	Ash (<i>Fraxinus excelsior</i>)	E/M	G/F	15.00	3.00	3.00	4.50	4.50	3.50	1	452	5.42	Is maintaining reasonable vigour and vitality.	Review regularly.	M	B2
414	Sycamore (<i>Acer pseudoplatanus</i>)	E/M	G/F	15.00	1.50	4.50	5.00	3.50	4.00	1	474	5.69	Young and vigorous.		L	B2
415	Sycamore (<i>Acer pseudoplatanus</i>)	E/M	G/F	15.00	1.50	3.50	4.00	3.00	3.50	1	446	5.35	Young and vigorous.		L	B2
416	Sycamore (<i>Acer pseudoplatanus</i>)	E/M	G/F	15.00	3.50	5.00	5.00	3.50	3.50	5	465	5.58	Arising from Griselinia hedge. Appears vigorous but is multi-stemmed from near ground level.		L	B2
417	Ash (<i>Fraxinus excelsior</i>)	E/M	F/P	15.00	4.00	4.50	5.50	5.00	4.00	2	516	6.19	Appears to be in a state of decline with substantial dieback and deadwood carriage throughout the crown. Symptoms possibly indicative of ash dieback disease.	Review summer 2027.	M	C2
418	Sycamore (<i>Acer pseudoplatanus</i>)	M	G/F	17.00	4.00	5.00	6.50	6.00	6.00	1	548	6.57	A large twin-stem specimen of apparently good vigour. Lower crown support some Ivy development.	Cut Ivy.	L	B2
419	Ash (<i>Fraxinus excelsior</i>)	E/M	P	14.00	3.00	6.00	6.00	1.50	5.00	1	471	5.65	In an extensive state of decline with much of crown already dead.	Remove.	N/A	U

No.	Species	Age	Con	Ht.	C.H.	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
420	Ash (<i>Fraxinus excelsior</i>)	S/M	P	13.00	3.50	5.00	4.00	0.00	4.00	1	293	3.51	Heavily one-sided and in a state of chronic decline with much of crown already dead. General note we've got that grizzling you hedge fair the entire length of the neighbouring driveway 3.50 m wide sorry hi trimmed on the drive side but extending to 3 m width in towards the site with the trees popping about a bit and that basically continues round the corner into the earth the garden boundary beyond the grizzling ear i.e. beyond the elderberry it goes down to a scrub thicket hedgerow including some Thorn elder and other typical weed species.	Remove.	N/A	U
421	Silver Birch (<i>Betula pendula</i>)	M	G/F	14.00	2.00	5.00	5.00	5.00	5.00	1	452	5.42	Arising from adjoining garden area. Shows symptoms typical of drought stress.	Review 2027.	L	B2
422	Elder (<i>Sambucus nigra</i>)	E/M	G/F	3.50	1.50	2.25	2.25	2.25	2.25	6	293	3.51	Comprises typical element of thicket hedge line.		L	C2
423	Sycamore (<i>Acer pseudoplatanus</i>)	E/M	G/F	12.00	1.50	4.50	4.50	4.50	4.50	1	420	5.04	Young and vigorous but affected by climbing plants.		L	B2
424	Lawson Cypress (<i>Chamaecyparis lawsoniana</i>)	E/M	G/F	13.00	1.50	4.00	4.00	4.00	4.00	3	452	5.42	Young and vigorous but affected by competitive plants, with Bramble at lower levels and Clematis through much of the southern crown.	Cut competitive plants.	L	B2
													Now extending from Elder number 3 right up to the corner the hedge grizzling ear, mature, good/fair, height 2.5 – 3.50 m spread one .75 m girth multi-stemmed a broadly continuous but variable hedge heavily affected at various points by extensive Bramble growth.			

No.	Species	Age	Con	Ht.	C.H.	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
642	Ash (<i>Fraxinus excelsior</i>)	S/M	P	9.00	2.00	4.50	2.00	0.00	2.50	4	341	4.09	Appears to comprise sucker regeneration possibly from stump of tree cleared because of position beneath power cables.	Remove.	N/A	U
643	Sycamore (<i>Acer pseudoplatanus</i>)	M-O/M	G/F	17.00	2.00	8.00	7.50	7.50	6.00	1	1038	12.45	A large community apparently arising as singular tree. General vigour and vitality is good though much of canopy is obscured by dense Ivy cover. Tree arises from southern side of significant ditch.		L	B1-2
644	Ash (<i>Fraxinus excelsior</i>)	E/M	F/P	16.00	3.00	3.00	4.00	4.00	3.00	3	462	5.54	Remnant a once larger tree having been severely cut back because of position adjoining power lines. Ill suited to retention.		S	C2
645	Sycamore (<i>Acer pseudoplatanus</i>)	M	G/F	15.00	1.00	7.00	7.00	7.00	6.00	5	1101	13.22	A large specimen heavily multi stemmed from near ground level. General vigour and vitality appears good. Tree arises from embankment to south of substantial ditch.		L	B1-2
646	Sycamore (<i>Acer pseudoplatanus</i>)	S/M	P	7.00	1.50	4.50	2.00	0.00	2.00	1	341	4.09	Comprises sucker remnant supported on heavily decayed stump.	Remove.	N/A	U
647	Sycamore (<i>Acer pseudoplatanus</i>)	M	G/F	14.00	2.00	5.50	6.00	6.00	5.00	1	627	7.53	Slightly unbalanced to South but maintaining good vigour and vitality.		L	B2
648	Ash (<i>Fraxinus excelsior</i>)	M	F/P	15.00	3.00	5.50	4.50	6.00	6.50	4	910	10.92	A large multi-stemmed group of variable crown vigour and vitality possibly indicating onset of ash dieback disease.	Rereview, summer 2027.	M	C1-2
649	Ash Group (<i>Fraxinus excelsior</i>)	E/M	F	12.00	2.00	5.50	4.00	5.00	3.00	7	462	5.54	A multi-stemmed community possibly arising as sucker regeneration from the stump of previous tree. Current vigour and vitality is good though multi-stem stature raises some concern regarding mechanical integrity over time.	Review regularly.	M	C2
650	Holly (<i>Ilex aquifolium</i>)	M	G/F	6.00	0.00	2.00	2.00	2.00	2.00	1	207	2.48	Comprises typical element of natural regeneration.		L	B2

No.	Species	Age	Con	Ht.	C.H.	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
651	Ash (<i>Fraxinus excelsior</i>)	E/M	P	11.00	2.00	0.00	4.50	6.00	2.50	1	401	4.81	Heavily unbalanced to South and supports extensive decay base.	Remove.	N/A	U
652	Sycamore (<i>Acer pseudoplatanus</i>)	M-O/M	P	18.00	2.00	9.00	8.00	10.00	9.00	1	1261	15.00	A once larger specimen is in a state of ongoing collapse and failure with much of the higher crown lost to date. Principal stem support fruiting bodies indicating ongoing decay. Tree offers minimal sustainability notwithstanding vigorous canopy at lower levels.	Consider early removal. Alternatively consider extensive crown reduction and ongoing management works.	N/A	U
653	Holly Group (<i>Ilex aquifolium</i>)	M	G/F	6.00	0.00	3.00	3.00	3.00	3.00	5	366	4.39	Apparently comprising typical element of natural under story.		L	B22
654	Wild Cherry (<i>Prunus avium</i>)	E/M	F	10.00	2.00	4.00	3.50	4.00	3.50	1	325	3.90	Apparently vigorous but heavily obscured by dense undergrowth.		M	B2
655	Sycamore (<i>Acer pseudoplatanus</i>)	S/M	F/P	10.00	2.00	4.00	3.00	4.50	1.00	3	366	4.39	Multi-stemmed and partly collapsed. Tree is heavily distorted and of questionable sustainability.	Review regarding retention context.	M	C2
656	Ash (<i>Fraxinus excelsior</i>)	E/M	F	13.00	2.00	4.50	5.00	3.00	1.00	1	385	4.62	Heavily suppressed by proximity to near and larger trees. Is typically unbalanced and north east. Current vigour and vitality remains good.	Review regularly.	M	B2
657	Wild Cherry (<i>Prunus avium</i>)	M	G/F	15.00	2.00	2.00	4.50	6.00	0.00	2	465	5.58	Heavily unbalanced to south west as result of suppression. General vigour and vitality appears good. May require structural pruning.		M	C2
658	Hornbeam (<i>Carpinus betulus</i>)	E/M	F	17.00	2.00	6.50	6.50	2.50	2.00	3	516	6.19	Heavily unbalanced as result of suppression but appears be maintaining good general vigour and vitality. May require structural pruning.		L	B2
659	Beech (<i>Fagus sylvatica</i>)	M	P	19.00	2.00	7.00	6.50	9.00	8.00	1	1089	13.06	A once larger specimen has suffered catastrophic failure of lower principal stem and made/higher crown. Tree will be subject to ongoing decay and inevitable failure.	Remove.	N/A	U
660	Ash (<i>Fraxinus excelsior</i>)	E/M	F/P	16.00	5.00	5.00	2.00	0.00	2.50	1	261	3.13	Heavily unbalanced to north and exhibiting classic signs of decline and deterioration typically associated with ash dieback disease.	Consider early removal.	N/A	U

No.	Species	Age	Con	Ht.	C.H.	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
661	Sycamore (<i>Acer pseudoplatanus</i>)	E/M	G/F	13.00	2.00	4.50	3.00	5.00	3.00	1	452	5.42	Young and vigorous though slightly suppressed.		L	B2
662	Sycamore (<i>Acer pseudoplatanus</i>)	E/M	G/F	15.00	5.00	2.50	4.00	6.00	3.00	2	525	6.30	Distorted but maintaining good vigour and vitality.		L	B2
663	Sycamore (<i>Acer pseudoplatanus</i>)	E/M	G/F	15.00	3.00	5.00	0.00	4.50	4.50	1	407	4.89	Slightly one-sided through suppression but maintaining good general vigour and vitality.		L	B2
664	Sycamore (<i>Acer pseudoplatanus</i>)	S/M	F/P	5.00	0.00	4.00	1.00	3.00	2.50	3	350	4.20	Heavily distorted and misshapen.	Consider early removal.	N/A	U
665	Sycamore (<i>Acer pseudoplatanus</i>)s	E/M	G/F	15.00	2.50	5.00	3.00	4.50	3.00	3	471	5.65	Young and still vigorous.		L	B2
666	Sycamore (<i>Acer pseudoplatanus</i>)	E/M	G/F	14.00	2.50	5.50	3.00	4.50	5.00	1	493	5.92	Young and still vigorous.		L	B2

Tree Lines, Groups and Hedges

No.	Species	Age	Con	Ht	CH	Spread	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
	Boundary 1 Bramble (<i>Rubus fruticosus</i>) Clematis (<i>Clematis vitalba</i>) Ash (<i>Fraxinus excelsior</i>) Sycamore (<i>Acer pseudoplatanus</i>) Ivy (<i>Hedera helix</i>) Elder (<i>Sambucus nigra</i>) Goat Willow (<i>Salix caprea</i>)	E/M	F/P	2.00-6.00	0.00	3.00-6.00 Contiguous	m/s	n/a	3.00	This boundary exhibits no evidence of being a planted hedge but predominantly comprises Bramble and Ivy supported upon a partially dilapidated chain-link fence. The profile is highly variable but comprises a more uniform profile comprising Ivy, Bramble and Clematis at lower levels but is interspersed by several typically young Sycamore, elder and Goat Willow. There is no evidence that these tree species have been planted and moreover, all specimens exhibit evidence of repeated attempts at cutting down with current canopy forms comprising sucker regrowth. Young sycamore regrowth is already encroaching upon adjoining building structures.	Quality of hedge is considered particularly low and replacement with new vegetation might be considered within the scope of a new landscape plan.	M	C2
	Boundary 2 Bramble (<i>Rubus fruticosus</i>) Sycamore (<i>Acer pseudoplatanus</i>) Ivy (<i>Hedera helix</i>)	E/M	F/P	2.50-7.00	0.00	4.00-7.00 variable	m/s	n/a	3.00	This alignment does not comprise a planted element but appears to involve natural regeneration, particularly Ivy and Bramble over a chain-link fence. In addition to the Ivy and Bramble, there are several young sycamore arising from the fence line. Many of these are staunchly multi-stemmed strongly suggesting repeated attempts at cutting down. The alignment is considered to be of poor quality.	Replacement might be considered within the scope of a landscape scheme.	M	C2

No.	Species	Age	Con	Ht	CH	Spread	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
	Boundary 3 Leyland Cypress (<i>Cupressocyparis leylandii</i>) Griselinia (<i>Griselinia littoralis</i>) Escalonia (<i>Escalonia Sp.</i>) Bramble (<i>Rubus fruticosus</i>) Ivy (<i>Hedera helix</i>)	E/M	F/P	14.00-16.00	0.00	10.00-14.00	m/s	430	5.16	This boundary planting appears to relate to the neighbouring property. There is evidence of their having been a low level hedge, presumably including grizzling ear and Escalonia. Within and now above this hedge there is an early mature and contiguous belt of Leyland Cypress that have served to Chronically suppressed the underlying shrubbery. The overall current effect is 1 of a somewhat outgrown and maturing cypress line. There is little evidence of any contiguous fence line. There is no evidence of the Cypresses having been meaningfully managed over time and they have developed a substantial circa 5.00 m plus overhang of the site area. These trees are considered beyond meaningful management and attempts at cutting back will result in canopy denudation and disfigurement. Note is made of small elements of storm damage considered typical for maturing Cypresses, an issue that is likely to progress and continue over time.		M	C2

No.	Species	Age	Con	Ht	CH	Spread	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
	Boundary 4 Hawthorn (<i>Crataegus monogyna</i>) Griselinia (<i>Griselinia littoralis</i>) Elder (<i>Sambucus nigra</i>)	M	F/P	5.00-8.00	0.00	5.00-9.00 Variable	m/s	255	3.06	This alignment appears to exist in conjunction with multiple Fell fence relics including iron post and wire and concrete post and wire stanchions. The centreline of the hedge would appear to be upon or fractionally within the neighbouring site. Continuity is best provided for at present by a combination of low-level thicket including Bramble and Ivy though the alignment supports a small number of more mature Hawthorn, possibly indicative of an older, agricultural style boundary. Note is made that the immediate boundary vegetation is adjoined by additional species including Beech, home oak and grizzling ear on its neighbouring side. Much of the current screening relates to the broad and variable Bramble thicket. Should this be removed then the remaining thorns would be highly intermittent and would provide no realistic continuity.		L	C2

No.	Species	Age	Con	Ht	CH	Spread	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
	Boundary 5 Bramble (<i>Rubus fruticosus</i>) Clematis (<i>Clematis vitalba</i>) Ivy (<i>Hedera helix</i>) Holly (<i>Ilex aquifolium</i>) Sycamore (<i>Acer pseudoplatanus</i>) Beech (<i>Fagus sylvatica</i>) Wild Cherry (<i>Prunus avium</i>) Elder (<i>Sambucus nigra</i>) Ash (<i>Fraxinus excelsior</i>)	M	F	0.00-19.00	0.00-3.00	10.00-15.00 Variable		variable	9.00-12.00	This boundary comprises a significant topographical feature including a substantial ditch and watercourse with running water to the north of a notable earth embankment from which a clear majority of the described vegetation arises. In respect of the watercourse, much of the vegetation would be considered physiologically detached from the site as few if any roots would extend to the north beyond the alignment of the watercourse. The nature of the vegetative alignment is suggestive of an aged demarcation or boundary line as it includes substantially mature specimens of beech, Sycamore and Holly. Variation in quality is extensive amongst the trees with multiple specimens showing signs of significant decline whilst others appear to be in good condition. Note is made of incidental storm damage in some specimens. Overall, the alignment is dominated numerically by Sycamore many of which would appear to relate to early 20th century development. However there are a small number of trees that appear to relate to 19th century landscapes.			C2

No.	Species	Age	Con	Ht	CH	Spread	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
	Boundary 6 Bramble (<i>Rubus fruticosus</i>) Elder (<i>Sambucus nigra</i>) Ivy (<i>Hedera helix</i>) Beech (<i>Fagus sylvatica</i>) Sycamore (<i>Acer pseudoplatanus</i>) Monterey Pine (<i>Pinus radiata</i>) Wych Elm (<i>Ulmus glabra</i>) Clematis (<i>Clematis vitalba</i>)	M	F	0.00-25.00	0.00-5.00	10.00-25.00 Variable	1	variable	9.00-12.00	A significant landscape boundary associated with an equally significant stream and watercourse. Whilst vegetation occurs to both the east and west of watercourse, a clear majority arises from the western bank, with only a small number of larger trees arising from the eastern bank. Notwithstanding the above, thicket development including Bramble, elder Ivy and clematis arises from both sides of the stream. The alignment is visually dominated by a large group of fully mature Monterey Pine together with Monterey Cypress. Additionally, the area supports numerous oak, Beech and Sycamore though these tend to be significantly smaller specimens. Note is made that towards the northern end of the alignment there is a Wych Elm, now dead because of Dutch Elm disease. The larger trees are highly suggestive of a historic landscape. Considering the rapid growth rates associated with Monterey pine, it is suspected that these larger trees relate more likely to the early 20th century rather than the 19th. Many of the smaller Oak, Sycamore and Ash would be mid 20th specimen century specimens. Overall, the alignment appears to comprise a significant ecological corridor.		L	B2

No.	Species	Age	Con	Ht	CH	Spread	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
	Boundary 7 Bramble (<i>Rubus fruticosus</i>) Elder (<i>Sambucus nigra</i>) Ivy (<i>Hedera helix</i>) Goat Willow (<i>Salix caprea</i>) Wych Elm (<i>Ulmus glabra</i>) Clematis (<i>Clematis vitalba</i>) Hawthorn (<i>Crataegus monogyna</i>) Buddleia (<i>Buddleia davidii</i>)	M	F	2.50-7.00	0.00	6.00-8.00 Variable	m/s	n/a	2.00	A significant swathes of vegetation supporting very few larger woody plants, but is dominated by low level Bramble thicket. The alignment supports a small number of Hawthorne together with elder that may be suggestive of an older agricultural field boundary however, these are few and greatly dispersed. Note is made of potentially invasive species including Buddleia. Note is made that at the western end of the alignment there are several young Wych Elm. Some of these are already exhibiting early signs of Dutch Elm disease and are considered unsustainable over time. The arms must replace any reference to the beach and to the silver Birch. Extent of Bramble currently suggests no association with a physical watercourse or ditch.		M	C2
	Boundary 8 Bramble (<i>Rubus fruticosus</i>)	E/M	P	2.00	0.00	2.00	m/s	n/a	1.00	Entity does not relate to any planted element but moreover comprises natural regeneration supported upon a timber post and rail fence.		M	C2

No.	Species	Age	Con	Ht	CH	Spread	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
	Boundary 9 Roadside Planting Ash <i>(Fraxinus excelsior)</i> Norway Maple <i>(Acer platanoides)</i> Silver Birch <i>(Betula pendula)</i> Common Alder <i>(Alnus glutinosa)</i> Sycamore <i>(Acer pseudoplatanus)</i> Beech <i>(Fagus sylvatica)</i> Oak <i>(Quercus robur)</i>	S/M- E/M	G/F	5.00-13.00	0.00-2.50	Contiguous	1	318	3.82	This boundary appears to be defined by a post and rail fence, to the east of which is a broadly contiguous mixed planting of significantly similar age groups suggesting that it relates to plantings associated with the adjoining motorway. The planting has been store installed at high densities and therefore canopy cover is significantly contiguous. The mixed species palette would be typical of national road infrastructure projects. The typically young age of trees would suggest minimal management issues however, considering that planting occurs directly adjoining and in sometimes in contact with the apparent boundary fence then overhang, both current and future should be considered in respect of tree size increase over time. Consideration should be given to the fact that the trees adjoining the edge of the woodland strip are unbalanced and typically growing in towards the site as result of suppression by trees located to their east and particularly those associated with higher ground and the embankment towards motorway levels.		L	C2
	Motorway Reserve Beech <i>(Fagus sylvatica)</i> Scots Pine <i>(Pinus sylvestris)</i> Field Maple <i>(Acer campestre)</i> Silver Birch <i>(Betula pendula)</i> Norway Maple <i>(Acer platanoides)</i>	S/M- E/M	G/F	Variable	Variable	Contiguous	Variable	Variable	Variable	A high-density plantation typical of broader and local motorway planting.		L	B2

