

## **Arboricultural Report**

**SHD Development at -**

**Saint Joseph's House and Adjoining Properties at  
Brewery Road and Leopardstown Road,  
Dublin 18.**

## **The Tree File Ltd**

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### Associated Drawings

This report must be read in conjunction with the drawings noted below

<u>Drawing Title</u>	<u>Drawing Subject</u>
1) <b>Tree Constraints Plan</b>	The Tree Constraints Plan is a colour coded plan depicting the predevelopment location, size, calculated constraints, and simplified tree quality category system
2) <b>Tree Impacts Plan</b>	The Tree Impacts Plan is a colour coded plan that represents the effects of the proposed development works on the above tree population and depicts trees to be retained and removed.
3) <b>Tree Protection Plan</b>	The Tree Protection Plan is a colour coded plan that depicts the nature, location and extent of tree protection measures required to provide for sustainable tree retention.



# **1 Report Summary**

- 1.1 This report intends to provide an impartial understanding of the likely effects of the proposed development on the subject site's tree population. This understanding is based on the review of information provided by multiple disciplines. Much of this information has been provided graphically and has been used to create the drawing "Tree Impacts Plan". This drawing combines and shows architectural layouts, landscape proposals and site engineering and drainage information. This drawing allows each of the various aspects of the proposed development to be viewed with the "pre-development" tree survey information (tree constraints plan), thereby illustrating the relationship between the various development elements and the existing tree population.
- 1.2 Trees affect the development of this site on a fundamental basis. A review has noted that disregarding the site's poor quality "category U" trees, its hedges and its shrubbery, the site's category "A", "B" and "C" trees alone, generate a composite "root protection area" of circa 9,872m<sup>2</sup>. This equates to circa 38% of the total site area 25,927.87m<sup>2</sup> that must remain "unchanged" to provide any guarantee of sustainable tree retention. Unfortunately, the 38% is not uniform, but tends to comprise individuals, random groups and areas scattered across the site space.
- 1.3 This report notes that all development related requirements including development densities, DMURS compliant roads and access, drainage, and attenuation, as well as general construction activity cannot be achieved within the remaining and randomly occurring 62% of site space. On this basis, a degree of tree loss appears unavoidable if the available site space is to be used efficiently. Accordingly, there appears to be a contradiction and conflict between the tree related objectives and the planning expectations for the site.
- 1.4 The St Joseph's House area of the site, to the north of the broader site, is dominated by a population of large, mature Austrian Pines, together with notable tree belts, notably along its northern and eastern boundaries. The proposals intend to retain as many of these trees as is possible. Where this cannot be achieved, then replacement planting will occur.
- 1.5 The domiciliary sites to the south of St Joseph's house area and that adjoin the Leopardstown Road, are different in nature. These comprise the more individualistic contexts of domestic gardens. The trees in these gardens vary regarding their size and visual importance. Much of the material is small, offering no real visual significance beyond the context within which it currently exists. Additionally, much of this vegetation would not suit retention into a changed context, as its form and layout relate to smaller garden plots that will not exist within the developed context. The number of larger, visually significant trees in this area is much smaller when compared to the St Joseph's lands to the north.

- 1.6 The basic prerequisite for tree retention is the conservation of existing ground conditions in the area upon which a tree is reliant (root protection area). Because of tree cover extent and disbursed tree locations, this can only be met in certain areas of the site. Accordingly, the potential for tree retention while developing the site is limited. While appreciating this as an issue, interim tree retention is being maximised, even where conditions are sub-optimal. This has been a design intention, intending to maximise tree retention whether that be in the long term, or in respect of interim cover. In respect of the latter, a small number of trees have been considered for retention while appreciating that their longevity might be impaired. This decision is based the grounds that their interim retention will still contribute to the continuity of tree cover on the site, for example during the early years when the substantial landscape planting becomes established.
- 1.7 Tree retention or loss has been quantified under the guidance provided by BS5837-2012 Trees in Respect of Design, Demolition and Construction. This standard defines an area of ground required to be conserved to provide a reasonable expectation of sustainability. This range is often expressed as a circular area centred on the tree but should be regarded as an area of a minimum square meterage the tree has immediate access to. This may be represented by a square or a rectangle and relates to a ground area required by a tree to provide its hydrological and nutritional need. For the purposes of this report, where such an area can be afforded protection from the effects of construction activity, then such trees have been deemed suitable for retention. Where this cannot be achieved of where the encroachment extends beyond a simple “re-shaping” of the root protection zone, then such trees have been nominated for removal and replacement.
- 1.8 Note has been made of the commentary provided by Dun Laoghaire Rathdown parks Department in respect of collateral impacts to trees, particularly relating to hydrological impacts. This has been addressed by a hydrological investigation, carried out by IE Consulting. Their report identified a broadly impermeable granite bedrock, overlaid with a weathered layer through which much of the perceived ground water movement occurred. While much of the water used by trees on the site is expected to relate to rainfall, the project engineers have utilised the hydrological information and incorporated a soakaway system beneath the primary structures, that allows continued passage of groundwater from west to east across the site. This is considered a positive contribution to the site’s broader hydrological scenario and will assist in the attainment of a post development groundwater equilibrium that will be of benefit to the site’s trees.
- 1.9 Further Parks Department commentary was noted regarding the effects of various construction works and amendments to soil bearing ratios near trees. Where such works are unavoidable, the affected trees have not been nominated for retention. However, the development proposals and particularly the proposed landscape scheme does include some landscape features within tree protection areas. Such areas have been highlighted on the “Tree Protection Plan” and will include only delicate, no-dig solutions that avoid this issue. Equally, such works will be undertaken in line with the submitted

Arboricultural Method Statement that will control access and procedures within the tree protection areas. Additionally, and as illustrated on the project Engineers drawings, there are plans to incorporate construction and excavation methodologies orientated towards the limiting of construction related disturbance. Particularly, these include limited dig exercises, where retained excavation digs avoid the use of battered or benched digs, as well as the adoption of services routes that are sometimes slung within basement structures, thereby avoiding the need for additional trenching.

- 1.10 To the south of the site and in respect of the domiciliary gardens that adjoin the Leopardstown Road, the domination of the existing domiciliary landscape with much small material will see the central areas being broadly cleared of trees, however, some of the boundary areas will see the retention of some trees, intending to retain screening and in part, the outward appearance of the site.
- 1.11 The achievement of the expected outcomes will be subject to the provision of suitable and adequate tree protection for the duration of all development works. In respect of this, attention is drawn to the “Arboricultural Method Statement” and the “Tree Protection Plan” associated with this report.
- 1.12 Attention is drawn to the landscape proposals associated with this scheme. These call for the planting of 200 new trees. These include, Beech, Ginkgo, Austrian Pine, Red Oak, Sessile Oak, Plane, Turkish Hazel, Rowan, Field Maple, Alder, Snowy Mespilus, Birch, Scots Pine and Liquidambar among others. Therefore and notwithstanding the tree losses associated with the proposed development, the post development will see a net gain in tree numbers as well as an increased and improved degree of tree sustainability.





## **2 Introduction**

- 2.1 This report was commissioned by-  
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This report has been prepared by-  
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### **Report Brief**

- 2.2 An Arboricultural report has been requested in respect of the proposed development. As “BS5837: 2012 Trees in Relation to Design, Demolition and Construction – Recommendations” is the accepted frameworks for such reports, then its composition, inclusions and recommendations have been followed, as a general basis for such reporting.

### **Report Context**

- 2.3 This report includes a Arboricultural review of the proposed development project. This includes an assessment of the sites existing tree population within its current context, as well as an assessment of their potential for sustainable retention in the post-development scenario and the likely effects and repercussions of the development and construction process upon those trees. It also provides information regarding the necessary tree protection and the avoidance of damage to trees during the construction process, necessary to achieve sustainable tree retention.
- 2.4 This assessment summarises the Arborists findings and recommendations, arrived at after reviewing the proposed project details as provided, and after an evaluation of trees as defined and described in the tree survey at “Appendix 2”. This report also includes a preliminary “Arboricultural Method Statement” at “Appendix 1” as well as a “Tree Protection Plan” that illustrates the requisite conservation and protection methodologies necessary to maintain tree sustainability. This report is not intended as a critique of the proposed development but is an impartial assessment of the development implications relating to the sustainable retention of trees, whether that be any, some, or all trees. This report is for planning purposes only and may be deficient for construction phase use.

## **Report Limitations**

- 2.5 This report relates the Arborists interpretation of information provided to him before the report compilation and gained by him during the undertaking of the site review and tree survey. The site review data is subject to the limitations as set out under “Inspection and Evaluation Limitations and Disclaimers” in “Appendix 2” of this report. The findings and recommendations made within this report are compiled, based upon the knowledge and expertise of the inspecting Arborist.
- 2.6 The “Implication Assessment” element of the report builds on necessary assumptions and estimates, particularly in respect of how construction works might proceed on a day to day basis. It appreciates the “design” stage of the project, as opposed to “detail design” or “construction” detail. It also appreciates that conditions of a grant of permission have the potential to require amendments to the plans as reviewed at planning stage.
- 2.7 In line with the “design” stage of the development proposals, many elements of the “Arboricultural Method Statement” are deliberately broad and generic. They will require review, amendment and consolidation at the construction stage, for example in respect of the size and nature of the equipment, plant and machinery that might be utilised by any potential building contractor and any details as may change at “detail design” or “construction detail” stages.
- 2.8 Accordingly, this assessment is premised on all its elements/recommendations, and the omission or alteration of any part of it, particularly the application of tree protection methodologies, can radically alter outcomes in respect of sustainable tree retention.

### **3 Site Description**

- 3.1 The overall site area combines part of the lands of St Joseph's House and Adjoining Properties, Brewery Road and Leopardstown Road, Dublin 18.
- 3.2 The overall site area is broadly triangular but omits the lands of the Anne Sullivan Centre. The site is adjoined by the existing Silver Pines housing development to the west, by public open space to the north and by the Leopardstown Road and its private residences to the south and south-west.
- 3.3 The St Joseph's house site area includes a substantial proportion of open landscape. The primary buildings are located to the west, with only a small bungalow, close to the centre of the site.
- 3.4 Though supporting a substantial number of trees, the site also supports several broadly open lawns, with many of the site trees being positioned in belts adjoining the site perimeter or garden boundaries.
- 3.5 The site appears to be broadly level and exhibits no visible evidence that would suggest drainage issue. The site vegetation exhibits growth rates and natures that are not suggestive of soil issues.
- 3.6 To the south, the site area supports 6 existing dwellings with typical domiciliary layouts including front and rear gardens and vehicular access onto Leopardstown Road.
- 3.7 The site area is broadly level and is divided into separate garden areas, typically by block-built walls.

### **4 Pre-Development Arboricultural Scenario**

- 4.1 This review describes the trees on the site during the most recent tree review (March 2021). This review notes that minor and localised tree clearance works have taken place, which are works attributable to proposals for tree removal permitted under Reg Ref D17A/0337 and ABP Ref. PL06D.249248. Such trees have been omitted from this report.
- 4.2 From the outset, it is noted that the St Josephs and Annaghkeen sites are dominated visually by their population of Austrian Pine. Many, but not all of these trees, appear to be commensurate with the original St Joseph's house and should be regarded as being fully mature. Though the greater proportion appear to be of good to fair condition, some specimens are showing signs of deterioration in vigour and vitality and others show evidence of storm damage. Such health and mechanical deterioration issues are typical for the age profile and should be considered with caution regarding longer-term sustainability. Throughout the survey, note has been made of the remnant stumps of many additional Austrian Pines that have been removed over recent decades. This factor when viewed in conjunction with the extent of mechanical damage raises concern in

respect of the single age profile and the likelihood of increased rates of mechanical failure.

- 4.3 The trees should be regarded in a similar sense as should forestry plantations, where diminution in population density and increases in shelter loss and isolation result in accelerated rates of mechanical failure. Considering the size of the trees involved in their proximity to both buildings and areas of known use and occupation then some concern must relate to their retention.
- 4.4 Whilst the site tree population is dominated by Austrian Pine, there are several additional tree related features that are of equal notability. In respect of the easternmost end of the site's north-eastern boundary, concern arises in respect of Monterey Cypress group 355 to 366. Whilst a small number of specimens within this alignment remain of reasonable condition, many are in a state of deterioration with a substantial number having sustained dramatic mechanical failure. This failure is species typical and is effectively unavoidable in later life. As this stage of life has been attained, it is unreasonable that such issues can be addressed by way of management or pruning and accordingly, the sustainability of these trees is considered substantially diminished. Notwithstanding the fact that some specimens within the group appear to be of better condition, fragmented retention of isolated individuals is advised against as such isolation and exposure will serve to exacerbate the risks of mechanical failure. Accordingly, the entire alignment should be regarded as a cohesive group and in this respect, its overall sustainability and suitability for retention is fundamentally undermined.
- 4.5 Much of the remainder of the sites north-eastern boundary supports a broadly continuous belt of trees that includes some specimens arising from the edge of the open space, outside of the apparent site boundary fence. Notwithstanding its inclusion of several Austrian Pines, this area supports additional species including Sycamore, Ash, Lime and Yew. Most specimens appear to be of substantially smaller stature in comparison to the Austrian Pines and tend to be of more variable condition. Unfortunately, many trees have suffered as result of their proximity to one another and becoming suppressed, distorted and in many instances overwhelmed by larger growing neighbours. In this respect and notwithstanding the fact that some individuals would be regarded as suitable for sustainable retention, a substantial number of specimens, particularly the smaller ones would be regarded as being of poor quality and dubious sustainability. This factor applies to a lot of the smaller scale shrubbery.
- 4.6 Elsewhere and scattered about the site, note is made of what appear to be remnants of an emergent population, typically dominated by Ash and Sycamore. Many of these trees are now middle-aged immature but suggest a potential hiatus in site management some decades ago. Most specimens remain vigorous and in many instances, assert immense potential for continued growth. Nonetheless, many are also mechanically impaired, with a notable proportion comprising multi-stemmed groups of poor mechanical form that maybe predisposed to mechanical failure. Therefore, and notwithstanding their

provision of limited sustainability, such sustainability should be viewed in respect of potential site longevity and longer-term site management.

- 4.7 In respect of the dwelling plots to the south-east of the overall site, note is made of a more mixed and typically suburban residential garden-like format.
- 4.8 The vegetation associated with these sites is typically domiciliary, dominated numerically by extensive shrub borders and hedges that tend to be orientated about the edges of each individual plot.
- 4.9 Nonetheless, the site does support several trees of differing quality. Some trees raise concerns with regard to their potential for growth including Sycamore, Austrian Pine, Oak, Ash, Scots Pine, Beech, Hybrid Black Poplar and Blue Atlas Cedar, all of which have the potential to greatly outgrow their current context and all but the broadest and open of alternative developed context.

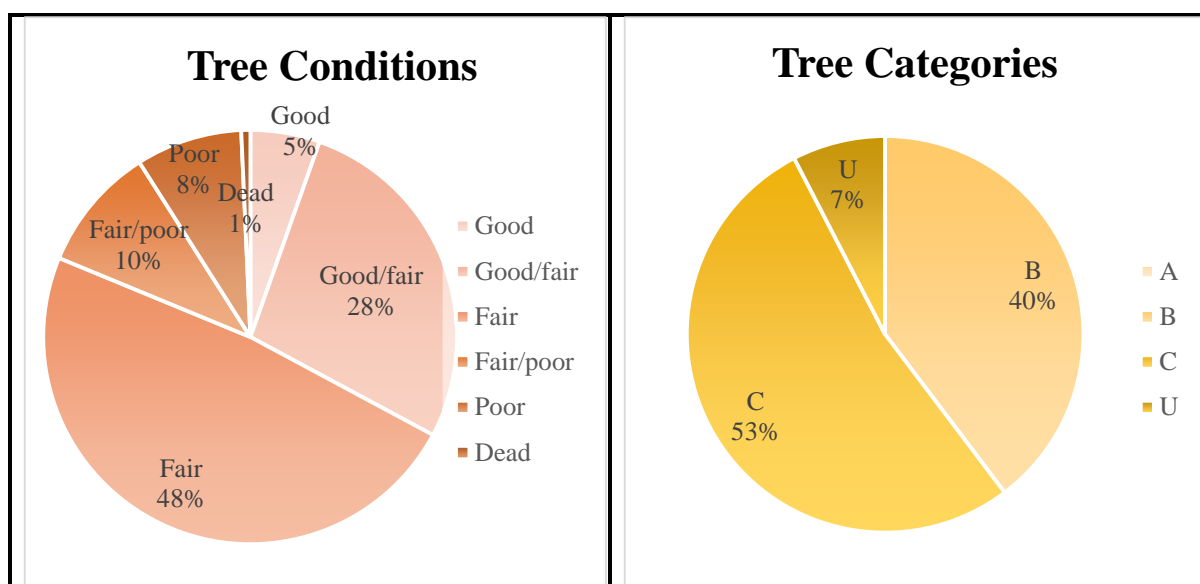


Fig 1

Fig 2

- 4.10 The site also supports a substantial number of hedges including those dominated by either Lawson or Leyland Cypress. Whilst at smaller sizes, and within the domiciliary context, such hedges might be afforded the high levels of onerous management required to keep them maintained. However, these issues make them unsuitable for retention within the commercial or more broadly developed context, where ongoing management may not be available.
- 4.11 Many of the garden areas are divided by block-built boundary walls that tend to be adjoined by flowerbeds and shrubberies. This shrubbery material varies greatly across the site but tends to suffer a common issue, that being disparities in growth and overly dense planting centres. This has led to the widespread coalescence of such borders however, not all plants are thriving, and many are being suppressed.

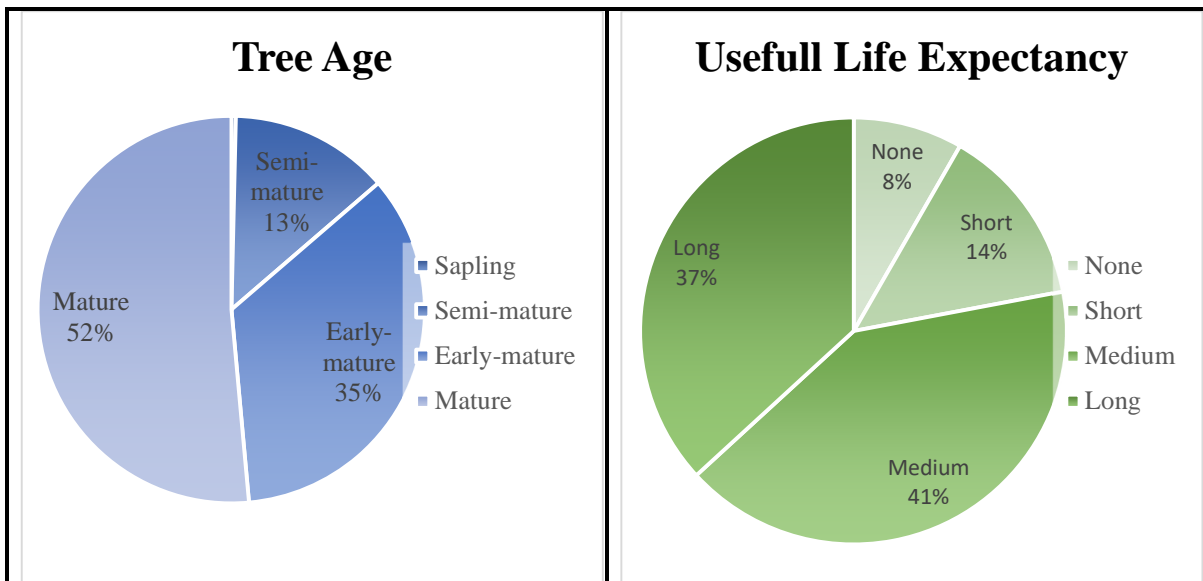


Fig 3

Fig 4

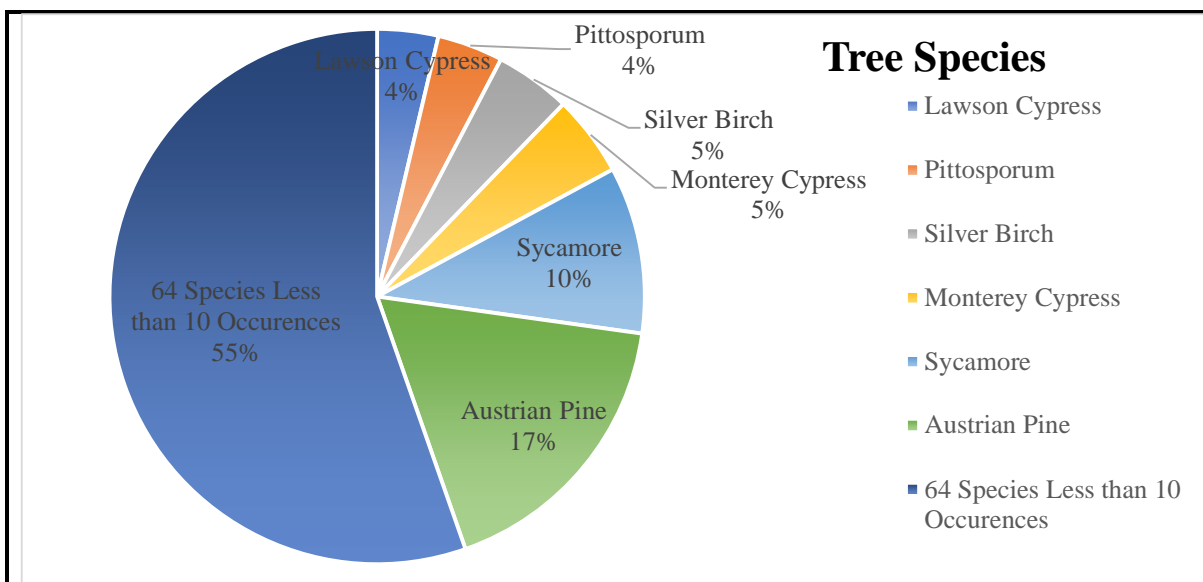


Fig 5

- 4.12 The context, layout and location of plants is currently particular to the ornamentation of the sites in question. In some instances, there may be some scope to retain trees into future context however it will be necessary to review that context before such decisions are made.
- 4.13 As can be seen from the graphs above, the “category” and “Condition” breakdowns illustrate a population dominated by good/fair and fair conditioned items, that attain a predominance of “C” categorisations. This relates to contextual and type issues, with many specimens being small or limited longevity, or of a contextual suitability that relates only to their current context as opposed to a developed context.
- 4.14 The “Age” and “Useful life expectance” results are generally good, with the age profile showing a good spread and the life expectancy being dominated by the medium and long term categories. However, it must again be appreciated that these values and

particularly the “life expectancy” result relate to the existing context that will not successfully translate or be compatible with the new and developed context.

## **5 Planning Scenario in Respect of Tree**

5.1 5.1 In respect of planning, it is noted that “Dun Laoghaire Rathdown County Council” includes numerous references to trees and woodlands, as well as their retention, within their planning documentation. Such references include-

5.2 In respect of trees, there are two principal areas of guidance including, the “County Development Plan 2016 – 2022”, and the “DunLaoghaire Rathdown tree strategy document”: “A Tree Strategy for Dún Laoghaire-Rathdown 2011 – 2015”

### **5.2.1 Chapter 2, Sustainable Communities Strategy**

2.1.3.5 Policy RES5: Institutional Lands notes the retention of trees in development proposals

### **5.2.2 Chapter 4, Green County Strategy**

4.1.3.1 Policy LHB19: Protection of Natural Heritage and the Environment\*

4.1.3.5 Policy LHB23: Non-Designated Areas of Biodiversity Importance\*

4.1.3.6 Policy LHB24: County-Wide Ecological Network\*

4.1.3.8 Policy LHB26: Hedgerows\*

4.2.2.6 Policy OSR7: Trees and Woodland\* (Tree Strategy for the County – ‘DLR TREES 2011-2015’)

### **5.2.3 Chapter 8, Principles of Development**

8.1.2.4 Policy UD7: Urban Tree Planting\* (DLR TREES: A Tree Strategy for Dún Laoghaire-Rathdown 2011 – 2015)

8.2.3.2 Quantitative Standards, (ii) Residential Density (where lower densities may be considered or in sites where mature tree coverage prevents minimum densities being achieved across the entire site)

8.2.3.4 Additional Accommodation in Existing Built-up Areas, (vii) Infill, Infill development shall retain the physical character of the area including features such as boundary walls, pillars, gates/gateways, trees, landscaping, and fencing or railings.

8.2.3.5 Residential Development – General Requirements, (vi) Bonds To ensure the satisfactory completion of development works, such as roads, surface water drainage, public lighting and open space, including the protection of trees, on a site which has been the subject of a grant of permission, a bond or cash lodgement may be required until the development has been satisfactorily completed.

8.2.4.9 Vehicular Entrances and Hardstanding Areas, Impacts on features like boundary walls and pillars, and roadside grass verges and trees outside properties will require to be considered, and entrances may be relocated to avoid these.

(v) Financial Contributions

Where an existing on-street car parking space requires removal to facilitate a new or widened vehicular entrance, and cannot be conveniently relocated within the public

domain, then a financial contribution will be required in accordance with the terms and conditions of the Transportation Section and Water Services Department.

Likewise, where a tree, located on-street, requires removal to facilitate a new or widened vehicular entrance and cannot be conveniently relocated within the public domain then a financial contribution will be required in lieu.

#### 8.2.7.2 Sensitive Landscapes and Site Features

Existing site features such as specimen trees, stands of mature trees, hedgerows, rock outcrops and water features are properly identified and retained where appropriate and new planting or other landscaping appropriate to the character of the area will be provided

#### 8.2.8.3 Public/Communal Open Space – Quality

Fragmented open spaces within a development layout, which result specifically from the necessity to protect existing site features (for example a stand of mature trees) may not be included in the calculation open space requirements, as they are necessary to ensure the protection of existing amenities

#### 8.2.8.6 Trees and Hedgerows

New developments shall be designed to incorporate, as far as practicable, the amenities offered by existing trees and hedgerow and new developments shall have regard to objectives to protect and preserve trees and woodlands as identified on the County Development Plan Maps. Arboricultural assessments carried out by an independent, qualified arborist shall be submitted as part of planning applications for sites that contain trees or other significant vegetation. The assessment shall contain a tree survey, implications assessment and method statement. The assessment will inform the proposed layout in relation to the retention of the maximum number of significant and good quality trees and hedgerows. Tree and hedgerow protection shall be carried out in accordance with BS 5837 (2012) ‘Trees in Relation to Design, Demolition and Construction – Recommendations’

Where it proves necessary to remove trees to facilitate development, the Council will require the commensurate planting or replacement trees and other plant material. This will be implemented by way of condition. A financial bond may be required to ensure protection of existing trees and hedgerows during and post construction.

### Chapter 8 Development Management

#### 8.2.11.2 Architectural Heritage – Protected Structures

(iii) Development in Proximity to a Protected Structure Any proposal for development will be assessed in terms of the following: Impact on existing features and important landscape elements including trees, hedgerows and boundary treatments.

- 5.3 The site supports no tree preservation orders as would be defined under Section 205 of the Planning & Development Act 2000.
- 5.4 Note is made that the current county development plan (2016 – 2022) indicates the presence of an objective to “protect and preserve trees and woodlands” on various parts of the site.



## **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 the trees are exempted under Section 19 of the Act. An exemption applies where trees are being felled in line with a specific detail of a grant of planning permission.
- 6.2 Some "Section 19" exemptions are not applicable 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), but excluding any building built after the trees were planted.
  - Trees removed by a public authority 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 and 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 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), as well as the EU 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**

### **General**

- 7.1 Trees are living organisms that are highly reliant upon a continuity of environmental factors, the changing of which can undermine health and sustainability. The survival of the plant requires water and various nutrients provided by the soil in which the tree is rooted. The continuity of ground conditions is of particular importance in maintaining tree health and sustainability. Any change to ground conditions extending beyond the short-term, has the potential to affect a tree's metabolism, health, and sustainability.
- 7.2 Development and construction activities can easily result in the loss, alteration or denaturing of the soil upon which a tree is dependant. Any action that removes, disturbs or denatures the existing soil environment in respect of chemistry, pH, gas flux, hydrology, soil strength or bulk density can damage tree roots and render a soil incapable of supporting plant root function. Therefore, these effects must be avoided in the areas upon which a tree is reliant.
- 7.3 Tree retention is costly in respect of available space. There is a substantial difference between physically retaining a tree in situ and gaining any realistic expectation of it surviving into the future. Sustainable tree retention is commonly dependent upon the extent and nature of protection it can be afforded during construction.
- 7.4 Any structure or activity that results in the issues noted above must be regarded as contrary to sustainable tree retention. In many instances where such issues arise within the minimum "root protection area" as defined under "BS5837-2012", then the sustainability of the tree may be affected.

### **Construction Specific Issues**

- 7.5 New structures, their foundations as well as underground infrastructure and services all require the excavation of ground space. These digs are often substantially larger than the footprint of the structure. Some structures, including roads and paths, require that the ground beneath is compacted to provide a necessary bearing ratio. The combination

of these activities typically results in the loss or denaturing of the soil volume that a tree may be reliant upon.

- 7.6 Most modern construction involves the use of substantial plant, equipment, and vehicles. The movement and activity of such machinery quickly compacts and denatures the ground, destroying the soil profile upon which trees are reliant.

### **Contextual Issues**

- 7.7 Tree removal may be justified because of poor-quality, ill-health or other deterioration that raise safety considerations. Many such trees would be removed regardless of any site development. However, some poorer-quality trees, for example, if located in areas of reduced sensitivity, might offer some degree of limited or interim retention, dependant on the retention context and the threat they may present.
- 7.8 Where the site context changes in respect of occupation and use near trees, repercussions may include a requirement for greater scrutiny and management. Some trees may require specific attention, including structural pruning improve their safety status within the changed context, as well as to deal with issues of exposure and shelter loss.
- 7.9 Trees should be considered in respect of shadow-cast, light admission and blockage of views. Trees can have a material effect on these issues and can lead to post development request for more tree removal, for example based on a requirement for artificial light during daylight hours.
- 7.10 Foliage shedding can be subject to local wind patterns, creating local drifts and accumulations. This requires management and can lead to drainage issues including the blockage of drains and gullies, or to the creation of slippery surfaces. Similarly, some trees are subject to seasonal insect infestations. Issues such as Aphid "honeydew" and the creation of stick residues and/or slippery surfaces should be considered.

## **8 Nature of Project Works**

- 8.1 The development will consist of a new residential and mixed use scheme to include apartments, residential amenity space, a café and a childcare facility as follows:
- The demolition of 10 no. properties and associated outbuildings at 'Madona House' (single storey), 'Woodleigh' (2 storeys), 'Cloonagh' (2 storeys), 'Souk El Raab' (2 storeys), 'Wellbrook' (2 storeys), 'Calador' (2 storeys), 'Alhambra' (2 storeys), 'Dalwhinnie' (2 storeys), 'Annaghkeen' (1-2 storeys) and 'The Crossing' (single storey) (combined demolition approx. 2,291.3 sq m GFA)
  - The refurbishment, internal separation and material change of use of Saint Joseph's House (a Protected Structure, RPS No. 1548) from former residential care facility to residential use and a childcare facility; and the construction of a new build

element to provide for an overall total of 463 no. residential units, residential amenity space and a café as follows:

- Block A ( 5 storeys) comprising 49 no. apartments (13 no. 1 bed units, 33 no. 2 bed units and 3 no. 3 bed units);
- Block B (4 - 7 storeys) comprising 88 no. apartments (28 no. 1 bed units, 57 no. 2 bed units and 3 no. 3 bed units);
- Block C (5 - 7 storeys) comprising 115 no. apartments (26 no. studio units, 26 no. 1 bed units and 57 no. 2 bed units and 6 no. 3 bed units);
- Block D (5 - 10 storeys) comprising 157 no. apartments (36 no. studio unit, 40 no. 1 bed units and 81 no. 2 bed units), residential amenity areas of approx. 636 sq m and a café of approx. 49 sq m;
- Block E (St. Joseph's House) (2 storeys) comprising 9 no. apartments (8 no. 2 bed units and 1 no. 3 bed units) and a childcare facility of 282 sq m with associated outdoor play areas of approx. 130 sq m;
- Block F (3 - 6 storeys) comprising 45 no. apartments (23 no. studio units, 10 no. 1 bed units; and 12 no. 2 bed units);
- Open Space (approx. 9,885 sq m)
- 259 no. car parking spaces (232 no. at basement level and 27 no. at surface level)
- 968 no. bicycle spaces (816 no. at basement level and 152 no. at surface level)
- 10 no. motorcycle spaces (all at basement level)
- Vehicular Access
- Basement Areas
- Substations and Switch Rooms
- All associated site development works

8.2 Considering the scope and scale of the proposed development, it is considered likely that many of the issues dealt with at “Construction Works and Trees” above, will apply at various points and particularly regarding-

- 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 makes a tree unsuitable for retention.

## **9 Specific Issues and Arboricultural Concerns**

9.1 Sustainable tree retention is heavily reliant on the ability to maintain and conserve existing site and particularly ground conditions near trees. Amendments and repairs cannot be applied retrospectively, making it critical that conservation measures are

applied from prior to works commencement and that they continue through the lifetime of the entire construction process.

- 9.2 As with all developments, this development proposal creates competing demands for available space. Requirements to achieve minimum unit numbers, while providing access, road systems and parking must all comply with DMURS which adds to any consumption of space. The provision of underground services to this development, particularly gravity fed services has required modifications of ground levels and has influenced floor and road levels across the site. Typical services require extensive trenching to provide services routes and invert levels as well as the creation of substantial manholes and chambers for intersections and other underground facilities. In many instances, there are minimum degrees of overburden required above such services. This has created issues at various points where necessary excavation works have removed any potential to mitigate impacts to trees. In a similar respect, consideration must be given for M&E services that require trenched access. This might include the provision of telecoms, gas or electricity and provides for ancillary issues, for example relating to the provision of site lighting that requires the erection of lighting fixtures and the provision of ducting to provide power to those fixtures.
- 9.3 Each of the above issues apply to the subject site to some degree, however, and notwithstanding unavoidable conflicts, some issues have been mitigated and minimised.
- 9.4 From an early stage, it was apparent that much of the central areas of the site would unavoidably be cleared to facilitate development works. Nonetheless, and within the constraints of necessary development, great efforts were made to reduce impacts on trees, particularly when positioned close to the boundaries. Appreciating that tree retention to the south and near the Leopardstown Road would be highly limited, particularly care has been taken to the east north and north-west of the site, regarding the limiting of digs and construction works encroachment.
- 9.5 Some ancillary issues will likely arise over time, for example in respect of the desire to retain trees, their potential for growth, that may in some instances result in encroachment issues over time. This will likely result in a need for periodic tree pruning.
- 9.6 In some instances, the potential to provide tree protection is limited and sometimes, sub-optimal. Nonetheless, the design team has expressed a strong preference towards maximising tree retention, even in some instances where long term sustainability remains questionable, in the interests of maximising short to medium term cover. In this respect and notwithstanding potential health and longevity impacts, a greater continuity of canopy cover can be attained during the establishment and maturation period applicable to the development's new plantings.

- 9.7 Proximity issues have been encountered at various positions across the site. Where possible, this has been alleviated by the use of specialty and bespoke techniques. These relate specifically to the limitation of excavations, as illustrated on the Barrett Mahony Consulting Engineers foundation sections drawings “1” and “2”, which illustrate temporary trench shuttering support and a retaining wall structure.
- 9.8 To the north, potential issues exist at the entrance and parking area in front of St Joseph’s House. At construction stage, necessary excavation for services must be reviewed in respect of any tree roots encountered, though root densities are expected to be diminished beneath the existing road/parking surfaces. Nonetheless, the zone has been designated as a “controlled works” area, where works and particularly excavations will be monitored and limited where possible to minimise encroachment on potentially root bearing soils.
- 9.9 To the south of the “Silver Pines” entrance, the proposed attenuation tanks will encroach on some of the Pines in this area. While this area has previously been used for car parking and appears compacted, the proximity and scale of the new dig will see excavation encroachment on the nearby trees and has resulted in the loss of some. It will be necessary to review impacts at excavation time to better understand any possible implications to, and sustainability of, the retained trees, and to assess the need for mitigating measures and additional tree works.
- 9.10 To the south of the site as it adjoins the Leopardstown Road, it is proposed to retain tree Nos.1933 to 1938. These trees will be isolated from the original environs and surrounded by works and new buildings. The sustainability of these trees will be dependent upon the extent of protection afforded to them during the both the main construction process, as well as the works associated with the proposed landscape works adjoining the trees. Considering the notable change of context, it will be necessary to review these trees regularly post development.
- 9.11 Therefore and notwithstanding the development related removals as outlined below, there remains some potential for additional tree issues to develop over time. This comment is based upon the limitations to construction period tree protection, but also to the fact that some trees intended for retention involve trees of impaired quality, such as the numerous category “C” specimens. In this respect, the sites tree population must be regarded as dynamic and subject to change. however, in the interest of maintaining interim and short-term continuity of cover, for example to allow for the establishment of new plantings, such retention is considered justified and of value.

## **10 Design Iterations and Arboricultural Considerations**

- 10.1 An earlier survey was carried out in 2017 and updated and extended regularly since then, including additional reviews during January of 2020 and April of 2021. This provided an ongoing appreciation of the site’s tree cover, its quality, condition, and the constraints it presented.

- 10.2 This report includes additional information and commentary intended to address comments and queries raised by Dun Laoghaire Rathdown County Council Parks Section regarding trees and the possible effects of the proposed development on those trees.
- 10.3 Throughout the design process, ongoing amendments have been adopted, attempting to address encroachments on trees intended for retention. Particularly, this has seen amendments to engineering and underground services to limit the need for trenching, and also in respect of threshold levels and the conservation of native ground levels near trees. Further amendments will assist in maximising tree retention. An example of this would include the minor realignment of the surface water connection between manholes S1.0 and S1.1 to provide greater clearance from Myrtle No.49.

## **11 Identification of Development Impacts to Trees**

- 11.1 The expected tree impacts have been represented graphically on the drawing “**Tree Impacts Plan**”, as well as 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 below, thereby allowing for simple direct comparisons to be made between the existing site context and the development proposals in respect of new structures.
- 11.2 In this drawing, trees denoted with “Broken Pink” crown outlines are to be removed and those denoted with “Continuous Green” crown outlines are to be retained.
- 11.3 Detail of the development proposals where gained from drawings provided by-
- O’Mahoney Pike Architects – Architectural layouts
  - Barrett Mahony Consulting Engineers – drainage and underground services
  - Mitchell Associates Landscape Architects – landscape plan
- 11.4 The evaluation is primarily based on minimum protection ranges as defined at paragraphs 4.6.1, 4.6.2 and 4.6.3 of BS 5837:2012. 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, with the potential to render a tree wholly unsuitable for retention, unsafe or unsustainable.
- 11.5 The broader assessment attempts to consider both direct and indirect implications, based on perceived construction requirements, as well as how a tree will likely interact with the development in respect of growth, hazard development, light blockage and other social concerns in respect of the changing context, including its effect on tree amenity value.

## **12 Tree Retention and Loss**

- 12.1 The drawing “Tree Impacts Plan” 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 277no. individually described trees. At the same time, it is noted that the site supports numerous “groups”, including thicket areas, shrubberies and hedges, each of which might consist of numerous individual plants. Therefore and in the interest of clarity, the figures below concentrate on individual or multi-stemmed trees only. These figures show that the overall review area supports-

- No good quality category “A” trees,
- 110no. fair quality category “B” trees,
- 146no. poor quality category “C” trees,
- 21no. unsustainable category “U” trees,
- Total - 277

12.3 Normally, all category “U” trees (21 in total across survey area) identified in the survey would be removed. Many should be removed regardless of development works, including nos. 1, 8, 15, 17, 24, 29, 31, 33, 232, 279, 280, 281, 1720, 1939, 1947, 1951, 1975, 1976, 1986, 281a and 348a.

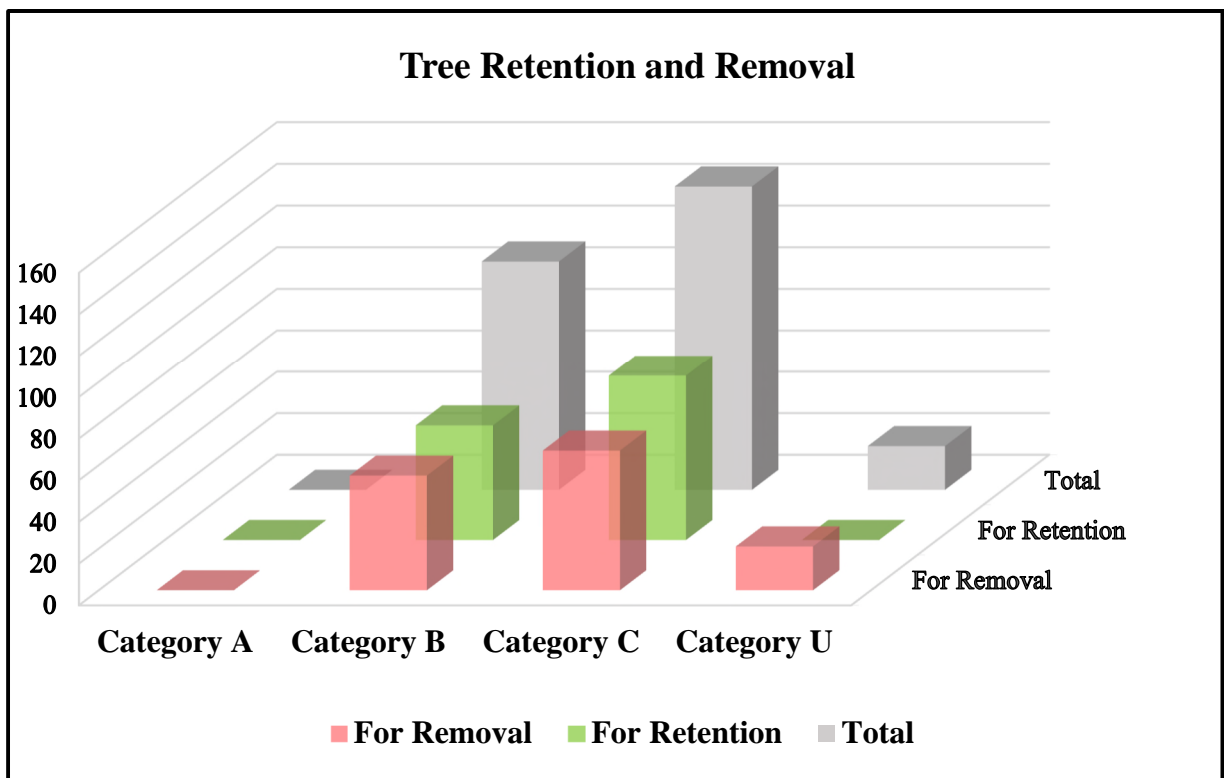


Fig 5 Graphic Representation of Tree Loss/Retention Scenario

12.4 Of the site’s “fair” quality category “B” trees, the development works appears to require the removal of nos. 7, 9, 11, 12, 13, 14, 18, 19, 21, 22, 23, 32, 37, 46, 51, 222, 225, 226, 231, 233, 268, 274, 353, 367, 1703, 1705, 1706, 1707, 1708, 1711, 1712, 1725, 1726,



1729, 1730, 1731, 1732, 1733, 1734, 1943, 1945, 1946, 1948, 1954, 1957, 1959, 1960, 1965, 1970, 1979, 1980, 1988, 1989, 1990 and P

- 12.5 Of the site's "poor" quality category "C" trees, the development works appears to require the removal of nos. 2, 3, 4, 10, 16, 20, 34, 35, 36, 38, 39, 40, 42, 43, 44, 45, 47, 48, 50, 216, 219, 220, 224, 230, 264, 270, 275, 348, 349, 351, 352, 366, 1701, 1702, 1704, 1709, 1710, 1713, 1727, 1728, 1940, 1941, 1942, 1944, 1949, 1950, 1952, 1955, 1956, 1958, 1961, 1962, 1963, 1964, 1968, 1969, 1971, 1972, 1973, 1974, 1977, 1978, 1987, 1991, 1992 and Q.
- 12.6 The tree loss breakdown for the proposed developemnt will be-
- 55 Category "B" items
  - 66 category "C" items
  - 21 category "U" trees
- 12.7 Total development related tree loss - 142 trees. This equates to 51% of the pre-development tree population.
- 12.8 In addition to the above, the development will result in the loss of numerous shrubs and hedges, particularly associated with the ornamentation of the domiciliary garden areas of the existing site.
- 12.9 By way of mitigation, note is made of the extensive planting works proposed under the landscape scheme associated with this development proposal. The current plans call for the installation of 200 new trees including, Beech, Ginkgo, Austrian Pine, Red Oak, Sessile Oak, Plane, Turkish Hazel, Rowan, Field Maple, Alder, Snowy Mespilus, Birch, Scots Pine and Liquidambar among others. These trees have been chosen and positioned such as to provide a long-term and sustainable tree stock for the site.

### **13 Tree Protection within the Scope of a Development**

- 13.1 The design and management recommendations as set out in "BS5837:2012" are considered as "best practice" regarding the selection, retention, protection, and management of tree within the scope of new developments.
- 13.2 In respect of 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.
- 13.4 In the drawing, the "Construction Exclusion Zone" is defined by an orange hatching with bold "Orange" lines representing the proposed location of the primary protective "Construction Exclusion Fencing".

- 13.5 The above drawing provides only a representation of the protection locations and extents 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 the completion of all site works.

## **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 a trees suitability 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. This will allow for the updating and amending the “preliminary management recommendations” of the primary survey. Such amendments would address such issues as may arise and may 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) BS 3998:2010: Tree Work - Recommendations. London: British Standards Institution.
- 15.2 British Standards Institution (2012) BS 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 *Oecologia*, 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



## **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. This is a broad and prescriptive method statement, intended to provide general advice and guidance in respect of trees and tree protection on a typical development site, dealing with issues known at planning stage.
- 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 is reliant.

### **Drawings**

- A1.4 This Arboricultural Method Statement must be read with the associated “Tree Protection Plan” drawing. 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 or unless otherwise defined 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 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 to 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. Because of changing site contexts, these may no longer apply and may require modification to account for the changes that the built project will cause.

## **General Method Statement**

### **1.0) Overview and Implementation**

- 1.1 **Prior to any site works or construction/demolition related works or access, this method statement will be addressed and discussed by all member of the construction team management.**
- 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 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.
- 1.4 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 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 hand-over,

### **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, this comprising the “Construction Exclusion Zone” based upon drawings “Tree Protection Plan” (Construction Stage version).
- 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.
- 3.5 The fence should be affixed with notification signs such as “TREE PROTECTION AREA - KEEP OUT”
- 3.6 Structures such as “lock-ups”, offices or other temporary site building, not requiring excavation or underground ducting, 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 prevents access to protected ground.
- 3.7 If entry into the “RPA” (Root Protection Area) zones becomes unavoidable, ground protection systems agreed with the project Arborist, will be utilised.

- 3.8 No amendment, alteration, relocation, or removal of the tree protection fencing shall occur without prior liaison and approval from the Project Arborist.

#### **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.
- 4.3 Any system utilised must effectively spread load-weight, avoid compaction, maintain drainage/percolation/aeration, and be installed in a manner that avoids these issues.
- 4.4 Newly provided access will be strictly limited to the area of the new protection structure.
- 4.6 Protection installation will require a progressive laying down of ground protection, with previously laid material providing vehicular access to the next zone will be accepted as an approved methodology.

#### **5.0) Works within “RPA” Zone**

- 5.1 Only works and construction practices, agreed with the Project Arborist prior to commencement, will be allowed in the “RPA” area.
- 5.2 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 such as to have the potential to damage trees.
- 5.3 Preference must be given to manual labour and techniques within the fenced “RPA” zone.
- 5.4 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 re-assessment 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 Where access into unprotected “RPA” zone becomes unavoidable then suitable ground protection, provided in accordance with an engineer’s direction and agreed with the Project Arborist will be installed.
- 8.3 Care will be taken to avoid damage to soil volumes beneath and adjoining demolished structures that may contain tree root material.
- 8.4 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.
- 8.5 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).
- 8.6 Underground structures (services etc.) within the “RPA” zone should be reviewed with regards to decommissioning and retention in situ in the interest of avoiding tree damage.

8.7 Preference should be given to the retention 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.
- 9.4 Large loads accessing the site must be reviewed regarding clearance and potential tree damage.
- 9.5 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.
- 9.6 No fires can be lit within 5 metres of any tree canopy extent.
- 9.7 No tree will be used for support regarding cables, signs etc.
- 9.8 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.
- 9.9 Any issue that has the potential to affect site trees must be brought to the attention of the Project Arborist for review and comment.
- 9.10 Any circumstances that become known whilst the development project is ongoing that either involves 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.
- 9.11 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 drawing “Tree Constraints Plan” regarding the representation of tree positions, crown forms, “RPA” extents and colour reference to category systems. Trees omitted from the supplied drawing may have been “sketched in” to “Tree Constraints Plan”. Any such trees should be located and plotted by professional means to identify the constraints such trees have upon 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-green, B-blue, and C-grey only) have been apportioned a “Root Protection Area” (RPA see below) denoted as 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 The original survey was carried out in 2020 and updated in March of 2021. This survey portion of the overall report is not an Implication Assessment though but provided 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 assessment 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 Throughout the undertaking of the survey, several factors acted against the inspectors, contriving to reduce the accuracy of the survey.

### **Seasonality**

A2.16 The original survey was carried out during various 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**

<b>Species</b>	Refers to the specific tree species
<b>Age</b>	Referred to in generalized 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.

<b>Tree Dimensions</b>	All dimensions are in meters. See notes regarding limitation of accuracy.
<b>Ht.</b>	Tree Height
<b>CH</b>	Lowest canopy height
<b>N, E, S, W</b>	Tree Canopy Spread measured by radii at north, east, south, and west
<b>Dia.</b>	Stem diameter at approx. 1.50m from ground level.
<b>RPA</b>	Root Protection Area, as a radius measured from the tree's stem centre.
<b>Con</b>	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
<b>Structural Condition</b>	Information on structural form, defects, damage, injury, or disease supported by the tree
<b>PMR – Preliminary Management Recommendations</b>	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.
<b>Retention Period</b>	
S – Short	Typically, 0 -10 years
M – Medium	Typically, 10 -20 years
L – Long	Typically, 20 – 40 years
L+	Typically, more than 40 years
<b>Category System</b>	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.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
<b>St Josephs and Annaghkeen</b>																
200	Austrian Pine ( <i>Pinus nigra</i> )	M	G/F	23.00	13.00	7.00	7.50	4.00	1.00	1	1050	12.61	Large specimen heavily divided at 4.00 m and 7.00 m. Entire tree supports minor imbalance to east. General vigour and vitality remain good.		L	B1-2
201	Austrian Pine ( <i>Pinus nigra</i> )	M	G/F	23.00	9.00	1.00	7.00	9.00	4.00	1	974	11.69	A large and one-sided specimen typically unbalanced to the south. General vigour and vitality remain good.		L	B1-2
202	Austrian Pine ( <i>Pinus nigra</i> )	M	G/F	23.00	19.00	3.00	2.50	4.00	2.00	1	624	7.49	A particularly tall and slender specimen supporting limited high crown only.		L	B1-2
203	Austrian Pine ( <i>Pinus nigra</i> )	M	G/F	20.00	7.00	6.00	5.00	7.00	9.00	1	993	11.92	A large specimen of a slightly one-sided nature and typically unbalanced to west. Lower stem is obscured by dense Ivy cover. General vigour and vitality appear good.		L	B1-2
204	Sycamore ( <i>Acer pseudoplatanus</i> )	E/M	F	9.00	2.00	5.00	4.50	5.00	5.00	1	302	3.63	A young specimen arising from confines of neighbouring garden but overhanging boundary. Young and vigorous with immense potential for continued growth.		L	B2
205	Sycamore ( <i>Acer pseudoplatanus</i> )	E/M	F	9.00	2.25	5.00	5.00	3.00	4.50	1	325	3.90	Slightly suppressed and has sustained extensive bark damage, apparently attributable to grey squirrel feeding. General vigour and vitality remain good.	Review regularly.	M	C2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
206	Austrian Pine ( <i>Pinus nigra</i> )	M	F	21.00	16.00	2.00	2.50	3.50	3.50	1	611	7.33	A tall and slender specimen supporting limited high crown only. Trees been slightly suppressed by proximity of near neighbours and higher crown supports notable deadwood. Notwithstanding above, general vigour and vitality remains good.	Consider cleaning out. Review regularly.	M	C1-2
207	Austrian Pine ( <i>Pinus nigra</i> )	M	G/F	21.00	7.00	5.00	0.00	3.00	7.00	1	589	7.07	Heavily one-sided and typically unbalanced to west. Vigour and vitality are fair though crown supports some particularly large dead-wood and at least one large broken branch.	Clean-out.	M	C1-2
208	Austrian Pine ( <i>Pinus nigra</i> )	M	F	23.00	7.00	4.00	4.50	5.00	7.00	1	786	9.43	A particularly large specimen heavily divided at 4.00 m with notable compression fork that may predispose tree to elevated risk of failure. General vigour and vitality appear good.	Review regarding retention context. Consider installation of supportive cable.	M	C1-2
209	Austrian Pine ( <i>Pinus nigra</i> )	M	G/F	22.00	19.00	4.50	4.00	1.00	3.00	1	535	6.42	A particularly tall and slender specimen heavily divided at 12.00 m. General vigour and vitality remains good.	Review regularly.	L	B1-2
210	Austrian Pine ( <i>Pinus nigra</i> )	M	F	22.00	19.00	5.00	4.50	0.00	0.00	1	477	5.73	A tall and slender specimen whose higher crown is notably deflected to the north-east. General vigour and vitality remain reasonable.	Review regularly.	L	B1-2
211	Austrian Pine ( <i>Pinus nigra</i> )	M	G/F	22.00	17.00	3.00	3.50	2.50	2.00	1	525	6.30	A tall and slender specimen supporting limited high crown only. General vigour and vitality appear fair.	Review regularly.	L	B1-2
212	Elder ( <i>Sambucus nigra</i> )	M	F	5.00	1.25	3.00	3.50	2.50	2.00	1	366	4.39	Suppressed and distorted, typically regarded as a weed species.	Review regarding retention context.	S	C2



No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
213	Austrian Pine ( <i>Pinus nigra</i> )	M	P	18.00	12.00	5.00	3.00	1.00	5.00	1	605	7.26	Heavily distorted and affected by notable decay about lower stem. Is considered unsuitable for retention.	Remove.	N/A	U
214	Sycamore ( <i>Acer pseudoplatanus</i> )	E/M	F	8.00	2.00	3.50	4.00	5.00	5.00	1	398	4.77	Young and still vigorous but supports extensive bark damage possibly attributable to grey squirrel feeding. Remains vigorous with immense potential for continued growth.	Review regarding retention context.	L	C2
215	Austrian Pine ( <i>Pinus nigra</i> )	M	G/F	24.00	6.00	0.00	8.00	5.00	2.00	1	812	9.74	Relatively large specimen heavily unbalanced to east because of proximity to its near neighbours. General vigour and vitality remain good. Tree has undergone prior pruning.	Review regarding retention context and need for structural pruning works.	M	C1-2
216	Austrian Pine ( <i>Pinus nigra</i> )	M	G/F	25.00	14.00	4.00	6.00	2.00	1.00	1	668	8.02	Tall and slender specimen heavily divided at 4.50 m. Lower stem is obscured by dense Ivy cover. Vigour and vitality are slightly less than that expected retrieve this age.	Review regular basis.	M	C1-2
217	Austrian Pine ( <i>Pinus nigra</i> )	M	G/F	22.00	4.00	6.00	1.00	1.00	7.00	1	700	8.40	Is typically one-sided and unbalanced to the north-west. General vigour and vitality remain good. Lower stem supports notable Ivy cover.	Cut Ivy and review regularly.	L	B1-2
218	Austrian Pine ( <i>Pinus nigra</i> )	M	G/F	20.00	17.00	2.00	2.50	4.50	5.00	1	490	5.88	A tall and slender specimen supporting one heavy lateral extending to west. Vigour and vitality appear fair.	Review regularly.	L	B1-2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
219	Sycamore ( <i>Acer pseudoplatanus</i> )	E/M	F	10.00	2.00	5.00	5.50	5.00	5.00	4	462	5.54	Multi-stemmed from ground level suggesting sucker development from the stump of previous tree. Multi-stem stature raises concern regarding mechanical integrity. General vigour and vitality remain good notwithstanding mechanical concerns.	Review regularly.	M	C2
220	Austrian Pine ( <i>Pinus nigra</i> )	M	F	23.00	16.00	1.00	4.50	2.50	0.00	1	611	7.33	A tall and slender specimen supporting notable imbalance to east. General vigour and vitality appear good at present.	Review regularly.	M	C1-2
221	Austrian Pine ( <i>Pinus nigra</i> )	M	G/F	24.00	7.00	12.00	4.00	2.00	7.00	1	828	9.93	A large specimen typically unbalanced to the north-west. General vigour and vitality appear good.	Review regularly.	L	B1-2
222	Austrian Pine ( <i>Pinus nigra</i> )	M	G/F	24.00	6.00	8.00	2.00	2.00	7.00	1	844	10.12	A large specimen typically unbalanced to the north-west. General vigour and vitality remain good.	Review regularly.	L	B1-2
223	Austrian Pine ( <i>Pinus nigra</i> )	M	F	16.00	3.00	8.00	1.00	1.00	6.00	1	423	5.08	A relatively small specimen, heavily suppressed and typically unbalanced to the north-west. Vigour and vitality are fair though evidence of chlorosis has been noted.	Review regularly.	M	C2
224	Austrian Pine ( <i>Pinus nigra</i> )	M	G/F	22.00	18.00	1.00	5.50	5.00	3.00	1	611	7.33	A tall specimen typically unbalanced to the south-east. crown is heavily divided at 2.50 m with notable compression forked the predispose tree to elevated rates of mechanical failure. Vigour and vitality are fair but less than that expected retrieve this age.	Review regularly.	M	C1-2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
225	Austrian Pine ( <i>Pinus nigra</i> )	M	F	21.00	15.0	4.00	7.00	5.00	0.00	1	646	7.75	Heavily one-sided and typically unbalanced to the south-east. Vigour and vitality remain good.	Review regularly.	L	B1-2
226	Austrian Pine ( <i>Pinus nigra</i> )	M	G/F	24.00	15.00	4.50	3.00	2.50	6.00	1	786	9.43	Badly distorted as result of proximity to its near neighbours. Vigour and vitality are fair but lower than that expected retrieve this age with some dead wood noted.	Review regularly.	L	B1-2
227	Monterey Cypress ( <i>Cupressus macrocarpa</i> )	E/M	F	12.00	0.00	7.00	7.50	6.50	7.00	1	579	6.95	Relatively young and squat specimen arising from neighbouring garden property. Vigour and vitality remain good notwithstanding tree being suppressed from above by adjoining pine. Growth potential is immense. Note is made of extent to which tree trespassers into subject site.	Review regularly.	M	C2
228	Austrian Pine ( <i>Pinus nigra</i> )	M	F	14.00	6.00	8.00	0.00	1.00	7.00	1	535	6.42	Heavily one-sided and unbalanced to the north-west. crowns support some dead-wood peripheries raising concern regarding sustainability.	Review regarding retention context.	M	C2
229	Austrian Pine ( <i>Pinus nigra</i> )	M	F	22.00	18.00	2.00	2.00	2.50	1.50	1	455	5.46	A tall and slender specimen supporting minor bark damage on principal stem. Tree supports limited high crown only.	Review regularly.	M	C1-2
230	Austrian Pine ( <i>Pinus nigra</i> )	M	F	21.00	18.00	0.00	5.00	4.50	0.00	1	506	6.07	A tall and slender specimen supporting notable imbalance to its south-east. Vigour and vitality are less than that expected tree of this age.	Review regularly.	M	C1-2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
231	Austrian Pine ( <i>Pinus nigra</i> )	M	G/F	23.00	4.00	9.00	4.00	3.00	8.00	1	719	8.63	Large specimen heavily unbalanced and north-west. General vigour and vitality appear good. Tree has undergone prior pruning with notable wound evident at fork base.	Review regularly.	L	B1-2
232	Sycamore ( <i>Acer pseudoplatanus</i> )	E/M	F/P	8.00	1.00	4.00	3.00	3.00	2.50	1	175	2.10	Young and still vigorous specimen notably distorted as result of squirrel feeding and associated dieback. Is of particularly poor quality and ill-suited to retention.	Consider early removal.	N/A	U
233	Austrian Pine ( <i>Pinus nigra</i> )	M	G/F	27.00	12.00	7.00	6.00	6.00	7.00	1	1015	12.19	A particularly large and end of group specimen. General vigour and vitality appear fair though crown is noted to support some substantial deadwood.	Review regularly in consider cleaning out.	L	B1-2
234	Cordyline ( <i>Cordyline australis</i> )	E/M	F	5.00	0.00	2.00	1.50	0.50	1.00	1	248	2.98	Slightly distorted and arising from potentially unstable bank with evidence of root damage to south-west. Is of dubious sustainability.	Review regularly.	S	C2
235	Austrian Pine ( <i>Pinus nigra</i> )	M	G/F	22.00	8.00	4.00	3.00	4.50	4.50	1	844	10.12	Large specimen adjoining driveway. Tree appears to have been previously clean-out but still retain some dead wood. Vigour and vitality remain good.	Review regularly.	L	B1-2
236	Austrian Pine ( <i>Pinus nigra</i> )	M	F/P	22.00	5.00	5.00	2.00	1.00	8.00	1	751	9.01	Substantially one-sided and typically unbalanced to the north-west. Higher crown vigour and vitality is notably reduced raising concerns regarding sustainability in longevity.	Review an annual basis regarding ongoing suitability for retention.	S	C1-2
237	Austrian Pine ( <i>Pinus nigra</i> )	M	G/F	23.00	19.00	2.50	3.00	2.00	2.00	1	649	7.79	A tall and slender specimen supporting a limited high crown only. General vigour and vitality appear good.		L	B1-2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
238	Austrian Pine ( <i>Pinus nigra</i> )	M	G/F	23.00	19.00	1.00	2.50	4.00	3.50	1	618	7.41	A tall and slender specimen supporting limited high crown only. General vigour and vitality appear good notwithstanding minor imbalance to its south-east.	Review regularly.	L	B1-2
239	Austrian Pine ( <i>Pinus nigra</i> )	M	F	21.00	18.00	3.00	2.50	0.50	0.00	1	404	4.85	Supports minor imbalance to north east. Supports limited high crown only. General vigour and vitality appear fair.		L	B1-2
240	Austrian Pine ( <i>Pinus nigra</i> )	M	F	16.00	13.00	2.50	0.00	1.00	7.00	1	379	4.55	Heavily distorted a notably unbalanced to west because of suppression. Principal stem is almost totally obscured by dense Ivy cover. Visible canopy of his be maintaining reasonable vigour and vitality the raises concern in respect of extensive imbalance.	Cut Ivy and Review regarding retention context.	M	C2
241	Austrian Pine ( <i>Pinus nigra</i> )	M	G/F	26.00	16.00	5.50	4.50	3.00	4.00	1	653	7.83	A tall and slender specimen whose principal stem is almost totally obscured by Ivy cover. General vigour and vitality appear good.	Cut Ivy and review regularly.	L	B1-2
242	Austrian Pine ( <i>Pinus nigra</i> )	M	G/F	23.00	12.00	9.00	8.00	2.00	3.00	1	761	9.13	Heavily distorted a notably unbalanced to the north-east. General vigour and vitality remain reasonable. Lower stem supports extensive Ivy cover.	Cut Ivy and review regularly.	L	B1-2
243	Sycamore ( <i>Acer pseudoplatanus</i> )	M	F	17.00	4.00	9.00	5.00	4.00	5.00	1	535	6.42	Notably suppressed and distorted as result of proximity to its near neighbours. Has developed notable imbalance to north. General vigour and vitality remain good though much of crown is affected by developing Ivy cover.	Cut Ivy and review regularly.	L	B2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
244	Viburnam ( <i>Viburnam Sp.</i> )	M	F	3.00	0.00	3.00	4.00	3.50	3.00	1	271	3.25	A multi-stemmed and sprawling shrub comprising part of the typical under story to this element of the broader garden.	Review regarding retention context.	M	C2
245	Austrian Pine ( <i>Pinus nigra</i> )	M	G/F	26.00	19.00	5.00	4.50	2.50	4.00	1	659	7.91	A tall specimen supporting restricted high crown only. Higher crown is heavily divided with apparent compression fork that may predispose tree to increased risk of failure. General vigour and vitality remain good.	Review regularly.	L	B1-2
246	Austrian Pine ( <i>Pinus nigra</i> )	M	F	22.00	18.00	0.00	3.00	3.00	1.00	1	442	5.31	A tall and particularly slender specimen is porting in limited high crown only. Tree supports minor imbalance to its south-east.	Review regularly.	L	B1-2
247	Austrian Pine ( <i>Pinus nigra</i> )	M	G/F	25.00	20.00	3.00	2.00	4.00	3.00	1	487	5.84	A tall and slender specimen supporting limited high crown only.	Review regarding retention context.	L	B1-2
248	Austrian Pine ( <i>Pinus nigra</i> )	M	G/F	26.00	18.00	3.00	2.50	4.50	4.00	1	649	7.79	Large and dominating specimen whose higher crown is supported on heavily for you. General vigour and vitality appear good.	Review regularly.	L	B1-2
249	Austrian Pine ( <i>Pinus nigra</i> )	M	G/F	21.00	18.00	0.00	2.50	2.00	1.00	1	363	4.35	A tall but particularly slender specimen supporting only limited viable canopy cover. Tree appears to be suppressed by proximity of near neighbours.	Review regularly.	M	C1-2
250	Austrian Pine ( <i>Pinus nigra</i> )	M	G/F	26.00	6.00	3.00	2.00	2.00	3.50	1	516	6.19	Tall specimen supporting limited high crown only. General vigour and vitality appear good.	Review regularly.	L	B1-2
251	Austrian Pine ( <i>Pinus nigra</i> )	M	G	24.00	12.00	1.00	2.50	4.00	3.50	1	624	7.49	A tall and slender specimen that is substantially multi-stemmed from 6.00 m. General vigour and vitality is fair but below that expected retrieve this age.	Review regularly.	L	B1-2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
252	Oak ( <i>Quercus robur</i> )	S/M	G/F	6.00	2.00	4.50	3.50	3.50	3.00	1	213	2.56	Young specimen arising from position immediately to east of pine stem 251. Tree becomes substantially suppressed and distorted but remains vigorous.	Review regularly.	L	B2
253	Austrian Pine ( <i>Pinus nigra</i> )	M	F	26.00	18.00	2.00	4.00	4.00	3.50	1	700	8.40	A tall specimen supporting raised crown only. Vigour and vitality appear fair though some crown deadwood is noted.	Consider cleaning-out. Cut Ivy and review regularly.	L	B1-2
254	Sycamore ( <i>Acer pseudoplatanus</i> )	M	P	9.00	0.00	3.50	6.00	4.50	2.50	1	1038	12.45	Comprises the decayed remnant of a previous tree that now supports a small element of rejuvenating sucker growth. Deterioration of stem renders sucker redevelopment unsustainable.	Remove.	N/A	U
255	Austrian Pine ( <i>Pinus nigra</i> )	M	F	25.00	12.00	1.00	5.00	6.00	1.00	1	646	7.75	Is one distorted specimen supporting typical imbalance to east. General vigour and vitality appear fair though dead wood is noted within crown. Tree has sustained higher crown mechanical failure and limb loss.	Clean-out and cut Ivy.	M	C1-2
256	Austrian Pine ( <i>Pinus nigra</i> )	M	G/F	27.00	12.00	5.00	9.00	7.00	4.00	1	1057	12.68	Large and visually imposing specimen supporting notable imbalance to east. General vigour and vitality appear fair though some dead wood is noted.	Review regularly.	L	B1-2
257	Austrian Pine ( <i>Pinus nigra</i> )	M	F	24.00	18.00	2.50	2.50	2.50	2.00	1	522	6.26	A tall and particularly slender specimen constrained by joining trees. crown supports some small dead wood.	Review regularly.	L	B1-2
258	Viburnam ( <i>Viburnam Sp.</i> )	M/A	F	4.00	0.00	2.50	2.50	2.50	2.50	1	239	2.86	Comprises a typically shrubby element of the garden under story.	Review regarding retention context.	M	C2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
259	Austrian Pine ( <i>Pinus nigra</i> )	M	G/F	27.00	10.00	3.00	8.00	13.00	5.00	1	1015	12.19	A particularly large specimen supporting notable imbalance to its south-east. Vigour and vitality are fair but arguably lesser than expected for this age. crown supports dead wood.	Review regularly.	L	B1-2
260	Holly ( <i>Ilex aquifolium</i> )	M	F	5.50	1.50	3.50	2.50	2.00	3.00	1	264	3.17	Suppressed and distorted but maintaining reasonable vigour. Comprises typical element of garden under story.		M	C2
261	Irish Yew ( <i>Taxus baccata</i> 'Fastigiata')	M/A	F/P	6.00	1.00	4.50	5.00	4.00	3.00	1	525	6.30	Heavily suppressed and distorted because of position beneath canopy of larger neighbours. crown is now heavily distorted and of diverging form. Is of poor quality and dubious retention merit.	Review regarding retention context.	S	C2
262	Sycamore ( <i>Acer pseudoplatanus</i> )	M	F	15.00	2.00	7.00	7.00	6.00	6.00	1	907	10.89	Large and apparently multi-stem specimen possibly arising as rejuvenation from the stump of previous tree. Tree appears broadly vigorous though heavily obscured by Ivy cover. Multi-stem nature impaired structural form though tree still appears to offer some degree of sustainability.	Remove basal suckers to facilitate better review. Cut Ivy.	L	B2
263	Viburnum ( <i>Viburnum Sp.</i> )	M	F	3.50	0.00	2.50	2.00	4.50	1.50	1	223	2.67	Comprises typical element of the shrubby under story. Is heavily distorted and suppressed as result of position beneath canopy of larger trees. Is of dubious retention merit.	Review regarding retention context.	S	C2



No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
264	Common Yew ( <i>Taxus baccata</i> )	M	F/P	11.00	2.00	2.00	4.00	5.00	4.00	1	844	10.12	Originally multi-stemmed, one stem to north has been lost resulting in substantial lower stem decay. crown apex has been lost to historic Ivy cover and suppression. Tree is now of a broad and spreading, flat-topped form that will be predisposed to mechanical failure. Tree offers some but limited degree of sustainability.	Review regarding retention context.	M	C2
265	Lawson Cypress ( <i>Chamaecyparis lawsoniana</i> )	M	F/P	12.00	2.00	2.50	2.00	2.50	2.00	1	525	6.30	Large multi-stem specimen that has been suppressed for much of its life. Exposed lower crown is now deficient and declining restricting viable crown to higher levels only. Is considered unsightly and of dubious retention merit.	Review regarding retention context.	S	C2
266	Ornamental Cherry ( <i>Prunus variety</i> )	M/A	F/P	5.50	2.00	2.00	3.50	6.00	4.00	1	312	3.74	Position adjoining large trees is lead to long-term suppression and notable imbalance to the south. Tree remains vigorous but is of questionable retention merit.	Review regarding retention context.	S	C2
267	Common Yew ( <i>Taxus baccata</i> )	E/M	F/P	5.00	1.00	2.00	3.00	5.50	3.00	1	430	5.16	Position beneath canopy of adjoining plans led to massive suppression and general growth imbalance to the south. Tree is now somewhat unsightly and would not suit retention if exposed or isolated.	Review regarding retention context.	S	C2
268	Ash ( <i>Fraxinus excelsior</i> )	M/A	F	13.00	6.00	4.00	4.50	6.00	4.50	1	331	3.97	Young and vigorous but slightly distorted as result of position adjoining larger trees. General vigour and vitality remain good with tree asserting immense potential for continued growth.	Review regarding retention context.	L	B2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
269	Cherry Laurel ( <i>Prunus laurocerasus</i> )	M	F	5.00	0.00	2.00	2.00	4.50	5.00	1	366	4.39	Comprises an outgrown element of the original shrubbery and under story. Is distorted as result of suppression. Species intolerance cutting may allow for cutting back and subsequent rejuvenation.	Review regarding retention context.	M	C2
270	Common Yew ( <i>Taxus baccata</i> )	M/A	F	11.00	2.00	6.00	4.50	3.50	4.50	1	770	9.24	A squat and stunted tree whose proximity to its near neighbours has led to widespread distortion and suppression of lower crown. Much of crown has been suppressed by Ivy cover. Tree is now of poor form and limited visual appeal and thus may not suit isolation or exposure.	Cut Ivy and review with regard retention context.	M	C2
271	Viburnam ( <i>Viburnam Sp.</i> )	M/A	P	3.00	1.00	1.00	1.00	2.00	2.00	1	207	2.48	Heavily suppressed and distorted, comprises typical element of the woodland under story. Is of dubious retention merit.	Review regarding retention context.	S	C2
272	Irish Yew ( <i>Taxus baccata</i> ' <i>Fastigiata</i> ')	M/A	F	8.00	2.00	3.00	4.50	4.50	4.00	1	780	9.36	Proximity to its near neighbours has led to widespread suppression of lower crown with viable canopy cover being restricted to areas of south-eastern canopy and higher crown. Isolation or exposure will incur poor visual effects.	Cut Ivy and Review regarding retention context.	M	C2
273	Pittosporum ( <i>Pittosporum tenuifolium</i> )	M	F	8.00	1.50	3.00	3.50	3.50	3.00	1	395	4.74	Slightly suppressed by adjoining plans but maintaining reasonable vigour and vitality.	Review regarding retention context.	L	B2
274	Sycamore ( <i>Acer pseudoplatanus</i> )	M	F	17.00	2.50	7.00	5.00	4.50	5.00	1	748	8.98	Has suffered notable fire damage with much of eastern stem face substantially scorched. Full extent of bark damage remains unknown.	Review during growing season 2021, category see medium-term.	M	C2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
275	Sycamore ( <i>Acer pseudoplatanus</i> )	M	F	16.00	2.00	6.00	9.00	7.50	4.00	1	904	10.85	Has suffered recent fire damage with much of southern and western stem severely scorched. Full extent of bark damage remains unknown.	Review during growing season 2021.	M	C2
277	Ornamental Cherry ( <i>Prunus variety</i> )	M/A	F	5.50	0.50	1.50	3.00	6.00	5.00	1	376	4.51	Chronically suppressed as result of position beneath canopy of larger growing plants. Tree has developed distinct imbalance to the south.	Review regarding retention context.	M	C2
278	Austrian Pine ( <i>Pinus nigra</i> )	M	F	23.00	6.00	7.00	8.00	9.00	6.00	1	1095	13.14	Large and visually imposing specimen become substantially multi-stemmed by 4.00 m. crown is broad and spreading, support some extensive large diameter deadwood and is also subject to storm damage. Remaining crown appears to be of reasonable vigour and vitality. Lower stem support extensive Ivy cover that prevents detailed visual appraisal.	Cut Ivy and re-evaluate. Clean-outs remove large deadwood and broken material. Review regarding retention context.	M	C1-2
279	Portuguese Laurel ( <i>Prunus lusitanica</i> )	M	P	6.00	0.00	4.00	5.00	5.00	5.00	1	398	4.77	A relatively large, dispersed, and multi-stemmed community. Has suffered partial collapse. Is of poor quality and dubious retention merit however cutting back to allow for re-suckering may allow for some degree of retention.	Consider removal	N/A	U
280	Portuguese Laurel ( <i>Prunus lusitanica</i> )	M	P	6.50	1.00	2.50	4.00	4.00	2.50	1	398	4.77	Suppressed distorted and in a state of partial collapse. Is of poor mechanical form though maybe rejuvenated by severe cutting back.	Consider removal	N/A	U
281	Portuguese Laurel ( <i>Prunus lusitanica</i> )	M	P	6.00	1.00	5.00	4.00	1.50	2.00	1	366	4.39	In a state of ongoing collapse with remaining higher crown in decline. Tree offers no realistic potential for retention.	Review regarding retention context.	N/A	U

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
281a	Leyland Cypress Line ( <i>Cupressocyparis leylandii</i> )	S/M	P	10.00	0.00	2.00	2.00	2.00	2.00	1	0.28	3.43	A group of 5 adjoining stems remaining from a far larger group. Remainder of group to East and West have failed. This group comprises a small section of what appears to have been a planted boundary hedge. Trees remain vigorous though suppressed at lower levels offer some degree of sustainability.	Review regularly. Consideration should be given to difficulties relating to longer term management.	M	C
286	Monterey Cypress ( <i>Cupressus macrocarpa</i> )	S/M	P	5.50	0.00	1.00	1.00	2.50	0.50	1	207	2.48	Chronically suppressed and beyond any suitability for retention.	Remove.	N/A	U
287	Sycamore ( <i>Acer pseudoplatanus</i> )	S/M	F	14.00	2.00	6.00	5.00	4.00	3.50	1	579	6.95	Of distorted form being multi-stem from near ground level and supporting compression forks about lower stem. General vigour and vitality are good notwithstanding extensive Ivy cover. Is of poor form but offers some degree of sustainability.	Cut Ivy and review regularly.	M	C2
289	Monterey Cypress ( <i>Cupressus macrocarpa</i> )	S/M	P	5.00	2.00	1.00	1.00	1.00	1.00	1	153	1.83	Rapidly approaching complete death. Unsuitable for retention.	Remove.	N/A	U
290	Monterey Cypress ( <i>Cupressus macrocarpa</i> )	M/A	F	18.00	0.00	3.00	4.00	5.50	5.50	1	579	6.95	Suppressed, particularly at lower levels and has developed minor imbalance to the south. General vigour and vitality remain good with immense potential for continued growth.	Review with regard retention context.	M	C2
295	Pittosporum ( <i>Pittosporum tenuifolium</i> )	M/A	P	5.00	1.00	1.50	1.00	0.50	0.50	1	175	2.10	Chronically suppressed as result of position beneath canopy of larger trees. Supports minimal viable crown and is considered unsustainable beyond short-term.	Review regularly.	S	C2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
295a	Leyland Cypress ( <i>Cupressocyparis leylandii</i> )	S/M	F/P	9.00	1.00	5.00	2.00	0.00	2.50	1	0.32	3.89	Heavily unbalanced to north. Higher crown has previously suffered mechanical damage. Tree is now exposed and heavily unbalanced towards adjoining footpath. Tree is of impaired quality and offers questionable sustainability.		S	C2
295b	Leyland Cypress Line ( <i>Cupressocyparis leylandii</i> )	S	P	2.50-5.00	0.00-1.50	1.50	1.50	1.50	1.50	1	0.12	1.52	A highly variable group of plants, presumed have been installed to create a boundary adjoining hedge. Some specimens are now missing from within the line creating a disjointed affect while others remain young and vigorous. Trees offer some potential for retention however consideration should be given to longer term management issues.		M	C2
296	Elder ( <i>Sambucus nigra</i> )	M	P	5.00	0.00	4.00	3.00	2.00	3.00	5	398	4.77	Distorted and previously decapitated. Numerous stems are already dead. Unsuitable for retention.	Remove.	N/A	U
297	Lime ( <i>Tilia europea</i> )	E/M	F/P	10.00	0.00	3.00	2.00	3.00	3.00	1	398	4.77	Appears to comprise multi-stem sucker regeneration possibly from the stump of a previous tree, raising concerns regarding mechanical integrity. Dominant stem remains vigorous.	Remove basal suckers and re-review.	M	C2
302	Austrian Pine ( <i>Pinus nigra</i> )	M	G/F	27.00	9.00	5.00	4.50	3.00	4.50	1	742	8.90	Large and visually imposing specimen of reasonable vigour and vitality.	Review regarding retention context.	L	B1-2
303	Austrian Pine ( <i>Pinus nigra</i> )	M	G/F	23.00	4.00	5.00	2.00	3.00	5.00	1	726	8.71	One-sided and typically unbalanced to its north-west. Is maintaining reasonable vigour and vitality.	Review regarding retention context	L	B1-2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
304	Austrian Pine ( <i>Pinus nigra</i> )	M	F	26.00	5.00	4.00	4.00	1.00	2.00	1	637	7.64	Slightly one-sided and typically unbalanced to north. Is heavily divided at 5.00 m. Vigour and vitality is fair but less than that expected retrieve this age.	Review regularly.	M	C1-2
305	Austrian Pine ( <i>Pinus nigra</i> )	M	G/F	27.00	6.00	3.00	2.00	4.00	3.00	1	653	7.83	A tall specimen with limited raised crown only. General vigour and vitality appear good. Ivy is developing on printable stem.	Cut Ivy and review regularly.	L	B1-2
306	Austrian Pine ( <i>Pinus nigra</i> )	M	G/F	24.00	5.00	9.00	0.00	4.00	8.00	1	844	10.12	A large specimen typically unbalanced to the north-west. General vigour and vitality appear good at present.	Review regarding retention context.	L	B1-2
307	Austrian Pine ( <i>Pinus nigra</i> )	M	F	24.00	5.00	5.00	4.00	7.00	7.00	1	850	10.20	Large specimen of reasonable balance. Vigour and vitality are fair but below that of some of neighbours.	Review regularly and cut Ivy.	L	B1-2
308	Ornamental Cherry ( <i>Prunus variety</i> )	M	F/P	15.00	2.00	3.00	5.00	5.50	5.50	1	700	8.40	Relatively large triple stemmed specimen supporting canker and canker associated decay adjoining primary fork that will undermine longevity and sustainability.	Review regularly.	M	C2
309	Austrian Pine ( <i>Pinus nigra</i> )	M	G/F	20.00	2.50	8.00	4.00	5.00	7.00	1	1003	12.03	Large specimen supporting notable Ivy on principal stem. General vigour and vitality remain good.	Cut Ivy and review regularly.	L	B1-2
310	Austrian Pine ( <i>Pinus nigra</i> )	M	G/F	23.00	4.50	10.00	11.00	7.00	5.00	1	942	11.31	Entire tree supports notable imbalance to east. General vigour and vitality appear fair.	Review regarding retention context.	L	B1-2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
311	Sycamore Group ( <i>Acer pseudoplatanus</i> )	M/A	F	14.00	2.00	6.00	7.00	5.00	5.00	1	675	8.10	Distorted and suckering group considered likely to comprise natural regeneration possibly from the stump of a previous tree. General vigour and vitality are good though heavily forked form raises some concern regarding sustainability and long-term mechanical integrity.	Review regarding retention context.	M	C2
312	Sycamore Group ( <i>Acer pseudoplatanus</i> )	E/M	F	11.00	0.00	4.00	6.00	5.00	5.00	5	462	5.54	Multiple close-knit stems combined to create a single canopy form. Is considered likely to be sucker regeneration from the remnants of previous tree. Considered to be poor quality, though small stature and good vigour at present, offers some degree of sustainability.	Review regarding retention context.	M	C2
348	Norway Maple ( <i>Acer platanoides</i> )	M/A	F	13.00	4.00	2.00	2.50	2.50	3.00	1	366	4.39	Particularly tall and slender as result of proximity to its near neighbours. Higher crown is heavily divided raising some concern regarding possible predisposition towards damage should tree be exposed or isolated.	Cut Ivy and Review regarding retention context.	M	C2
348A	Wych Elm ( <i>Ulmus glabra</i> )	E/M	F/P	9.00	2.50	0.00	4.00	5.50	4.50	1	376	4.51	Chronically distorted and extending to the south, across boundary wall. Proximity to wall raises concern with regard high likelihood of structural damage. Tree will also be predisposed to attack by Dutch Elm disease.	Consider early removal.	N/A	U
349	Sycamore ( <i>Acer pseudoplatanus</i> )	M/A	F	13.00	1.00	5.50	4.00	4.50	5.00	1	385	4.62	Young and still vigorous with immense potential for continued growth. Distorted for with satellite stems herself suggest possible arise will as sucker regeneration.	Review regarding retention context.	M	C2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
351	<i>Pittosporum tenuifolium</i>	M	G/F	6.00	0.00	3.00	3.00	3.00	3.00	1	366	4.39	Typical element of the boundary shrub border.	Review regarding retention context.	M	C2
352	<i>Pittosporum tenuifolium</i>	M	F	6.50	0.50	3.00	3.00	3.00	3.00	1	366	4.39	Slightly suppressed comprising typical element of the broader shrubby border.	Review regarding retention context.	M	C2
353	<i>Sycamore (Acer pseudoplatanus)</i>	S/M	F	6.50	2.00	2.00	2.00	2.50	2.50	1	162	1.95	Young and still vigorous with immense potential for continued growth over time. Appears to be naturally arising.	Review regarding retention context.	L	B2
355	<i>Monterey Cypress (Cupressus macrocarpa)</i>	M	F	18.00	2.00	4.00	4.00	7.00	5.00	1	570	6.84	Suppressed by proximity of near neighbours and appears to have sustained higher crown mechanical damage of a form, typical for the species.	Review regarding retention context.	M	C2
356	<i>Monterey Cypress (Cupressus macrocarpa)</i>	M	F	20.00	2.50	6.00	4.00	7.00	4.00	1	640	7.68	A large specimen of reasonable vigour but exhibiting species typical evidence of mechanical failure.	Review regarding retention context and sustainability issues.	S	C2
357	<i>Monterey Cypress (Cupressus macrocarpa)</i>	M	F	19.00	2.00	6.00	4.00	8.00	4.00	1	630	7.56	Large specimen exhibiting evidence of species typical mechanical failure.	Review regarding retention context.	S	C2
358	<i>Monterey Cypress (Cupressus macrocarpa)</i>	M	P	18.00	2.50	5.00	4.00	7.00	4.00	1	481	5.77	Tree appears to have lost entire crown apex in a manner considered typical for species failure. Is considered unsuitable for retention though removal will affect remaining line.	Review regarding retention context and consider a removal.	N/A	C2
359	<i>Monterey Cypress (Cupressus macrocarpa)</i>	M	F/P	16.00	2.00	5.00	4.00	4.00	3.00	1	471	5.65	Constrained as result of proximity to adjoining line. Is of poor quality and dubious sustainability.	Review regarding retention context.	S	C2



No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
360	Monterey Cypress ( <i>Cupressus macrocarpa</i> )	M	F	17.00	3.00	5.00	3.00	4.50	3.00	1	474	5.69	Suppressed as result of proximity to adjoining line. Tree becomes substantially multi-stemmed from 4.00 m raising concern regarding predisposition towards failure. Chlorotic foliage in higher crown suggest possible Seiridium canker attack.	Review regarding retention context.	S	C2
361	Monterey Cypress ( <i>Cupressus macrocarpa</i> )	M	F/P	19.00	2.50	7.00	5.00	6.00	4.00	1	557	6.68	Large specimen exhibiting evidence of species typical mechanical failure.	Review regarding retention context.	S	C2
362	Monterey Cypress ( <i>Cupressus macrocarpa</i> )	M	F/P	14.00	3.00	8.00	5.00	4.00	5.50	1	493	5.92	Heavily unbalanced to north with stem projecting through fence line. Much of lower crown is suppressed with limited viable canopy retained at apex or on southern side. Is of dubious sustainability.	Review regarding retention context.	S	C2
363	Monterey Cypress ( <i>Cupressus macrocarpa</i> )	M	F/P	18.00	2.50	6.00	6.00	8.00	5.00	1	535	6.42	Crown is affected by species typical mechanical failure. Is of dubious sustainability.		S	C2
364	Monterey Cypress ( <i>Cupressus macrocarpa</i> )	M	F/P	12.00	2.00	6.00	4.50	4.50	3.00	1	535	6.42	Heavily suppressed with limited viable Crown remaining.	Review regarding retention context.	S	C2
365	Monterey Cypress ( <i>Cupressus macrocarpa</i> )	M/A	P	10.00	1.00	0.00	2.50	7.00	4.00	1	379	4.55	Chronically unbalanced to south with old wound on principal stem is considered unsuitable for retention.	Remove.	N/A	C2
366	Monterey Cypress ( <i>Cupressus macrocarpa</i> )	M	F	16.00	1.50	8.00	8.00	8.00	5.00	1	1146	13.75	Large, end of line specimen of reasonable vigour and vitality. Crown is littered with species typical deadwood though storm damage appears minimal at present.	Review regarding retention context.	M	C2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
367	Lime ( <i>Tilia europea</i> )	M	G/F	17.00	1.00	4.00	5.00	7.00	6.00	1	684	8.21	Relatively large specimen having been suppressed by proximity of dominating Cypresses to the north-east. General vigour and vitality remain good notwithstanding slightly one-sided nature.	Review regarding retention context.	L	B2
A	Ash ( <i>Fraxinus excelsior</i> )	E/M	F	9.00	1.50	6.00	6.00	1.00	4.00	4	420	5.04	Heavily suppressed as result of position beneath canopy of larger trees and affected by extensive Ivy cover. Lower levels incorporate substantial elder scrub.	Cut Ivy and re-evaluate.	M	C2
B	Sycamore ( <i>Acer pseudoplatanus</i> )	E/M	G/F	13.00	0.00	5.00	5.00	4.00	5.00	5	560	6.72	Multi-stem from ground level and considered likely to be naturally arising. Appears be maintaining good general vigour and vitality notwithstanding multi-stemmed stature and support of extensive Ivy cover about middle crown.	Cut Ivy and review regularly.	L	C2
C	Ash ( <i>Fraxinus excelsior</i> ) Group	E/M	F	13.00	0.00	6.00	5.50	4.00	5.50	3	462	5.54	A large, dispersed, and multi-stemmed group arising from position outside of boundary. Mechanical form is considered poor though vigour and vitality is good. Much of crown is obscured by dense Ivy cover.	Cut Ivy and re-evaluate.	L	C2
D	Sycamore ( <i>Acer pseudoplatanus</i> )	E/M	G/F	13.00	1.50	5.00	5.00	3.00	4.50	5	430	5.16	Multi-stemmed from ground level and arising from outside of site boundary. Is maintaining good general vigour and vitality but supports extensive Ivy cover about middle crown.	Cut Ivy and review regularly.	L	C2
E	Beech ( <i>Fagus sylvatica</i> )	E/M	G	8.00	0.50	2.50	2.50	4.00	1.00	1	216	2.60	Young and still vigorous, comprising part of recent planting adjoining neighbouring open space.	Cut Ivy.	L	B2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
F	Beech ( <i>Fagus sylvatica</i> )	E/M	G	8.00	0.50	2.50	2.50	3.00	2.00	1	207	2.48	Young and still vigorous, comprising part of recent planting adjoining neighbouring open space		L	B2
G	Beech ( <i>Fagus sylvatica</i> )	E/M	G	8.00	0.50	2.50	2.50	3.00	2.00	1	201	2.41	Young and still vigorous, comprising part of recent planting adjoining neighbouring open space		L	B2
H	Beech ( <i>Fagus sylvatica</i> )	E/M	G	8.00	0.50	2.00	2.50	2.00	2.00	1	201	2.41	Young and still vigorous, comprising part of recent planting adjoining neighbouring open space		L	B2
I	Beech ( <i>Fagus sylvatica</i> )	E/M	G	8.00	0.50	2.00	2.50	2.00	2.00	1	207	2.48	Young and still vigorous, comprising part of recent planting adjoining neighbouring open space		L	B2
J	Sycamore ( <i>Acer pseudoplatanus</i> ) Group	E/M	F	10.00	1.00	5.50	6.00	4.00	3.00	4	462	5.54	Multi-stem from ground level and apparently naturally arising. Is maintaining good vigour and vitality notwithstanding multi-stem stature. Middle crown supports extensive Ivy cover.	Review regularly. Cut Ivy.	L	C2
K	Sycamore ( <i>Acer pseudoplatanus</i> )	E/M	F	10.00	1.00	5.50	5.00	3.00	4.00	1	430	5.16	Multi-stemmed and arising from position outside boundary. Supports chronic Ivy cover but appears be maintaining reasonable vigour and vitality.	Review regularly. Cut Ivy.	L	C2
L	Sycamore ( <i>Acer pseudoplatanus</i> )	E/M	F	14.00	4.00	6.50	6.50	4.50	6.00	4	592	7.10	Large multi-stem specimen arising from raised embankment outside of site boundary. General vigour and vitality are good though some concern relates to multi-stem stature.	Review regularly.	L	C2
M	Sycamore ( <i>Acer pseudoplatanus</i> )	E/M	G/F	12.00	3.00	5.00	5.00	3.00	2.50	2	398	4.77	Arising from position outside of site and from raised embankment. Appears to comprise natural regeneration and is of impaired form. Principal stem supports notable Ivy cover.	Review regularly.	L	C2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
N	Wych Elm ( <i>Ulmus glabra</i> )	S/M	F/P	5.50	1.00	7.00	2.50	0.00	4.00	1	271	3.25	Chronically unbalanced and of poor quality but maintaining reasonable vigour and vitality. May be predisposed to attack by Dutch Elm disease.	Review regularly.	S	C2
O	Beech ( <i>Fagus sylvatica</i> )	M	G/F	17.00	2.50	7.00	6.00	6.00	5.00	1	844	10.12	A relatively large and imposing specimen of reasonable vigour and vitality.		L	B2
P	Oak ( <i>Quercus robur</i> )	M	G/F	15.00	2.00	6.00	5.50	4.00	3.50	1	548	6.57	Heavily divided from near ground level. Middle crown supports developing Ivy cover. Though general vigour and vitality appears good.	Review regularly.	L	B2
Q	Sycamore ( <i>Acer pseudoplatanus</i> )	M	G/F	15.00	2.50	6.50	5.00	6.00	6.00	3	592	7.10	A relatively large multi-stem specimen potentially natural arising. General vigour and vitality remain good.		M	C2
R	Monterey Pine ( <i>Pinus radiata</i> )	M	F	17.00	6.00	5.00	7.00	4.00	3.50	1	611	7.33	Once large specimen has been substantially decapitated and reduced in past and now supports only limited canopy form. General vigour and vitality remain reasonable. Tree arises from position outside of apparent boundary wall.		M	C1-2
S	Monterey Cypress ( <i>Cupressus macrocarpa</i> )	M	F	18.00	1.00	7.00	8.00	7.00	7.50	1	942	11.31	A particularly large specimen arising from position outside of boundary wall, but in such proximity to the wall as to have caused and be causing structural damage.	Review regarding retention context.	M	C1-2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
NP1	New Planting 1 Lime ( <i>Tilia europea</i> )	S/M	G	5.00	1.50	2.50	2.50	2.50	2.50	1	0.42		Young and vigorous, recently installed and resumed to be intended to augment the LUAS access walkway. Each tree remains supported by double pole support system.	Review regularly.	L	C2
NP2	New Planting 2 Lime ( <i>Tilia europea</i> )	S/M	G	5.00	1.50	2.50	2.50	2.50	2.50	1	0.42		Young and vigorous, recently installed and resumed to be intended to augment the LUAS access walkway. Each tree remains supported by double pole support system.	Review regularly.	L	C2
NP3	New Planting 3 Fastigate Oak ( <i>Quercus Sp.</i> )	S/M	G	4.50	0.50	0.50	0.50	0.50	0.50	1	0.35		A recently installed and alignment of trees presumably intended to augment the LUAS access pathway. All trees are yet young, vigorous and remain supported by double pole support system.	Review regularly.	L	C2
TL1	Tree Line 1 Leyland Cypress ( <i>Cupressocyparis leylandii</i> )	E/M	F	6.00-7.00	0.00	Spread 3.00m				1	143	1.72	A relatively short alignment of trees presumably installed as a shelter belt or screen. The north-easternmost extent of this alignment has been notably suppressed as it gains proximity to tree numbers 240 and 241. Some concern arises regarding longer term sustainability considering species predispositions and issues relating to the management of Leyland Cypress.	Review regarding retention context.	M	C2
TL2	Tree Line 2 Leyland Cypress ( <i>Cupressocyparis leylandii</i> )	E/M	F	6.00-7.00	0.00	Spread 3.00m				1	143	1.72	Ditto with above. Is highly variable as result of proximity to larger growing trees with some specimens, for example beneath canopy of 252, now approaching failure.		M	C2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
TL3	Tree Line 3 Leyland Cypress ( <i>Cupressocyparis leylandii</i> ) Viburnum ( <i>Viburnum Sp.</i> ) Cotoneaster ( <i>Cotoneaster Sp.</i> )	E/M	F	2.00-4.00	0.00		Spread 3.00m			1	143	1.72	In part resembling Tree Lines 1 and 2 however, in this instance the clear majority of installed cypresses appear to have failed or have been compromised/suppressed by larger growing trees. As such, any semblance of continuity in this area arises more as a combination of various plants than to a cypress alignment.		M	C2
H1	Hedge 1 Pyracantha Berberis Rose Ash ( <i>Fraxinus excelsior</i> ) Ivy ( <i>Hedera helix</i> )	M/A	F/P	1.75-4.00	0.00		Spread 2.00-3.00			m/s	127	1.53	An irregular and recently unmanaged hedge apparently dominated by an original Pyracantha hedge but now substantially overgrown. Appears to have been planted regarding the camouflaging of a brick-built boundary wall.		M	C2
H2	Hedge 2 Griselinia ( <i>Griselinia littoralis</i> )	M/A	F	2.50	0.00		Spread 1.50-2.00			m/s	127	1.53	A broadly continuous hedge that has sustained periodic management but appears to be slightly outgrown at present. Continuity is reasonable with only a small number of gaps at present. Hedge of some potential for retention and management.		M	C2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
SG1	Shrub Group 1 Holly <i>(Ilex aquifolium)</i> Spotted Laurel <i>(Aucuba japonica)</i> Viburnam <i>(Viburnam Sp.)</i> Griselinia <i>(Griselinia littoralis)</i> Lilac <i>(Syringa vulgaris)</i> Ornamental Cherry <i>(Prunus variety)</i>	M/A	F	4.00-5.50	0.00		Spread n/a			m/s	n/a	n/a	A maturing and coalescing element of shrubbery. Small and slow-growing friends are now being suppressed by dominant specimens.		M	C2
SG2	Shrub Group 2 Berberis Hypericum Viburnam <i>(Viburnam Sp.)</i> Snowberry <i>(Symphoricarpos Sp.)</i> Elaeagnus Rose	M/A	F	2.00-3.00	0.00		Spread n/a			m/s	n/a	n/a	An original shrub border now substantially suppressed and coalesced with larger and faster growing plants serving to suppress smaller or slow-growing specimens.		M	C2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat	
SG3	Shrub Group 3 Beech ( <i>Fagus sylvatica</i> ) Cotoneaster ( <i>Cotoneaster Sp</i> ) Dogwood ( <i>Cornus Sp.</i> ) Forsythia Escalonia ( <i>Escalonia Sp.</i> ) Elder ( <i>Sambucus nigra</i> ) Hawthorn ( <i>Crataegus monogyna</i> ) Portuguese Laurel ( <i>Prunus lusitanica</i> ) Sycamore ( <i>Acer pseudoplatanus</i> ) Bramble ( <i>Rubus fruticosus</i> )	M/A	F	2.00-6.00	0.00					Spread variable	m/s	n/a	n/a	A broadly continuous drifter shrubbery that has coalesced over time. Though comprising individual plants, many have blended into a single mass with smaller or slow-growing specimens becoming chronically suppressed. Moreover, or invasive species including which Elm, Sycamore, Ash, Bramble and elder serving to swamp the broader and apparently intended alignment. Quality is considered poor and the potential to retain and manage would appear minimal. Any intent to retain a vegetative border in this area must consider the benefits of replacement planting.		M	C2
SG4	Shrub Group 4 Bramble ( <i>Rubus fruticosus</i> ) Elder ( <i>Sambucus nigra</i> ) Sycamore ( <i>Acer pseudoplatanus</i> ) Goat Willow ( <i>Salix caprea</i> ) Ash ( <i>Fraxinus excelsior</i> )	M/A	P	3.00-4.00	0.00					Spread 2.00-3.00	m/s	n/a	n/a	Completely overgrown and swamped shrub border where Bramble Sycamore and Elder becoming dominant. Unsuitable for retention.	Remove.	N/A	U



No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
SG5	Shrub Group 5 Viburnam ( <i>Viburnam Sp.</i> ) Cherry Laurel ( <i>Prunus laurocerasus</i> ) Sycamore ( <i>Acer pseudoplatanus</i> ) Bramble ( <i>Rubus fruticosus</i> )	M/A	F	4.00-7.00	0.00	Spread				m/s	n/a	n/a	A large and substantially overgrown shrub border originally intended to comprise a laurel hedge. Two Laurel groups are now dominant, but overall hedge alignment includes additional species. Laurel is a species is tolerant of severe cutting back and thus retention with management may allow for retention if required.		M	C2
SG6	Shrub Group 6 Griselinia ( <i>Griselinia littoralis</i> ) Cotoneaster ( <i>Cotoneaster Sp</i> ) Bramble ( <i>Rubus fruticosus</i> ) Portuguese Laurel ( <i>Prunus lusitanica</i> ) Pittosporum ( <i>Pittosporum tenuifolium</i> ) Hydrangea Sycamore ( <i>Acer pseudoplatanus</i> )	M/A	P	2.00-6.00	0.00	Spread n/a				m/s	n/a	n/a	A broad and coalesced shrubbery where larger growing plants have served to dominate smaller specimens. Bramble is becoming highly invasive. Is beyond management.	Remove.	N/A	U

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
SG7	Shrub Group 7 Snowberry ( <i>Symphoricarpos Sp.</i> ) Elder ( <i>Sambucus nigra</i> ) Viburnam ( <i>Viburnam Sp.</i> ) Pittosporum ( <i>Pittosporum tenuifolium</i> )	M/A	F	1.50-1.75	0.00	Spread 2.00-3.00				m/s	n/a	n/a	Apparently intended as a clipped hedge, the hedge appears to have undergone minimal management in recent times. The hedge is a conglomeration of mixed species with different growing rates having been invaded by Bramble and Elder. Is of dubious value or sustainability.	Review regarding retention context.	M	C2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
<b><u>Properties Adjoining Leopardstown Road</u></b>																
1	Purple Plum ( <i>Prunus cerasifera</i> )	M	P	5.50	1.50	4.00	4.00	3.50	3.00	1	385	4.62	An aged specimen affected by chronic infection of Ganoderma. Is unsuitable for retention.	Remove.	N/A	U
SG1	Shrub Group 1 Viburnum ( <i>Viburnum Sp.</i> ) Berberis Cherry Laurel ( <i>Prunus laurocerasus</i> ) Pyrocantha	M	F/P	3.50-5.50	0.00	2.00	2.00	2.00	2.00	1	191	2.29	A broadly contiguous alignment of shrubbery now coalesced to create an almost hedge like affect. Suitability for retention will be context dependent.		S	C2
2	Lawson Cypress ( <i>Chamaecyparis lawsoniana</i> )	S/M	F	2.50	0.30	1.00	1.00	1.00	1.00	1	127	1.53	Formally clipped as drive side ornamentation, southern side of canopy is heavily suppressed and almost wholly devoid of foliage, undermining the visual amenity.		S	C2
3	Lawson Cypress ( <i>Chamaecyparis lawsoniana</i> )	S/M	F	2.50	0.30	1.00	1.00	1.00	1.00	1	127	1.53	As above		S	C2
4	Lawson Cypress ( <i>Chamaecyparis lawsoniana</i> )	S/M	F	2.50	0.30	1.00	1.00	1.00	1.00	1	127	1.53	As above		S	C2
5	Lawson Cypress ( <i>Chamaecyparis lawsoniana</i> )	E/M	F	5.50-6.00	0.00	Spread 2.50m				1	191	2.29	Well managed on north eastern side with evidence of prior height management also. South-western face of hedge has been less well managed with evidence of balding and folia loss presumably relating to prior overzealous cutting back. Consideration should be given to onerous degrees of management required by this type of hedge.		M	C2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
6	Laburnum ( <i>Laburnum anagyroides</i> )	M	P	7.00	1.50	3.00	3.00	3.00	3.00	1	334	4.01	A quick poor-quality specimen exhibiting evidence of prior decapitation, localised dieback and cavity development at ground level now colonised by a wasp's nest. Much of crown is enveloped and adjoining Laurel hedge. Is of limited sustainability.		S	C2
7	Monkey Puzzle <i>Araucaria araucana</i> )	E/M	G/F	14.00	2.50	4.00	3.00	3.50	4.00	1	481	5.77	Young and still vigorous with substantial potential for continued growth over time.		L	B2
8	Leyland Cypress ( <i>Cupressocyparis leylandii</i> )	E/M	P	4.50	1.75	2.50	3.00	1.50	2.00	1	344	4.13	A remnant planned from an earlier alignment. Tree has been decapitated and is now unbalanced retaining only small element of growth. Tree is adjoined by for additional decapitated stumps suggesting a hedge like formation in past. Is unsuitable for retention.	Remove.	N/A	U
9	Silver Birch ( <i>Betula pendula</i> )		G	14.00	3.50	4.00	5.50	4.50	3.50	1	516	6.19	A fully mature specimen having undergone prior pruning. Tree is of good vigour but is affected by localised and minor cavity development.	Review regarding retention context.	L	B2
H2	Hedge 2 Cherry Laurel ( <i>Prunus laurocerasus</i> )	M	F	5.00	0.00	Spread 5.00m Contiguous				1	159	1.91	What appears to have been a hedge line has received minimal management but nonetheless create an informal hedge effect. General vigour and vitality are good though hedge alignment is substantially north-east of boundary.	Reviewed regard retention context.	M	C2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
H3	Hedge 3 Cherry Laurel ( <i>Prunus laurocerasus</i> ) Lawson Cypress ( <i>Chamaecyparis lawsoniana</i> )	E/M	F	5.00-6.00	0.00	Spread 5.00m Contiguous				1	159	1.91	A mixed hedge combining cherry Laurel to the north and south and Leyland cypress about the centre but combining to create a continuous hedge of good screening value. Material arises from typically less than 200 mm from boundary wall raising concerns regarding sustainability in existing contracts as well as management issues over time if retained.	Review regard retention context.	M	C2
10	Griselinia ( <i>Griselinia littoralis</i> )	M	G/F	5.00	0.00	1.50	2.00	1.50	1.50	1	207	2.48	Overgrown and repeatedly cut back creating a shrubby mass.		M	C2
T	Sycamore ( <i>Acer pseudoplatanus</i> )	E/M	G/F	13.00	2.00	3.50	3.00	5.00	5.00	1	420	5.04	Young and vigorous, directly adjoining both boundary wall and gable wall of existing building raising some concern regarding contextual relationship and potential for growth related damage over time. Tree is of good vigour supporting notable Ivy cover.		M	B2
U	Sycamore ( <i>Acer pseudoplatanus</i> )	E/M	F	12.00	2.00	3.00	4.00	4.50	2.50	1	344	4.13	As above		M	B2
TL1	Tree Line 1 Leyland Cypress ( <i>Cupressocyparis leylandii</i> )	E/M	F	6.00	2.00-2.50	Spread 4.00-4.50m				1	255	3.06	A contiguous alignment effectively creating a hedge like affect parallel with the Leopardstown road and within the adjoining property. All specimens have undergone prior pruning and decapitation and appear to be managed on a regular basis sustainability in respect of pruning regime issues and proximity to boundary wall should be considered.		M	C2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
11	Cotoneaster ( <i>Cotoneaster Sp</i> )	E/M	F	7.50	2.00	2.00	2.00	2.00	1.00	1	175	2.10	Suppressed, comprising element of an overgrown shrubbery.		M	C2
12-14	Hoheria ( <i>Hoheria Sp.</i> )	M	F	7.50	2.00	2.00	2.00	2.00	2.00	1	271	3.25	An alignment of contiguous specimens effectively creating an informal hedge like feature. Coalescence and suppression may undermine sustainability.		M	C2
15	Japanese Maple ( <i>Acer japonicum</i> )	E/M	D	6.00	2.00	0.50	1.00	2.00	2.50	1	239	2.86	Decapitated and dead.	Remove.	N/A	U
16	Japanese Maple ( <i>Acer japonicum</i> )	E/M	F	7.50	1.00	4.00	4.00	2.50	3.50	1	325	3.90	Is typically one-sided and unbalanced to north but of reasonable vigour. May be compromised by compression fork development at 1.00 m.	Review regarding retention context.	M	C2
17	Purple Plum ( <i>Prunus cerasifera</i> )	E/M	P	6.00	2.00	2.00	1.50	2.00	1.50	1	178	2.14	A poor-quality specimen exhibiting evidence of infection by <i>Phellinus</i>	Remove.	N/A	U
18	Rowan ( <i>Sorbus aucuparia</i> )	E/M	G/F	6.00	2.00	2.50	2.50	2.50	2.50	1	175	2.10	Young and vigorous. Ivy is developing about middle Crown.		L	B2
19	Hawthorn ( <i>Crataegus monogyna</i> )	M	G	6.00	2.25	2.50	2.50	2.50	2.50	1	229	2.75	Young and vigorous but becoming colonised by Ivy.		L	B2
20	Strawberry Tree ( <i>Arbutus unedo</i> )	S/M	F/P	5.00	0.00	6.00	2.00	0.00	2.00	1	197	2.37	Heavily suppressed and chronically unbalanced to north, to an extent that could undermine stability.	Review regarding retention context.	S	C2
21	Silver Birch ( <i>Betula pendula</i> )	E/M	G	13.00	4.00	2.50	2.50	2.00	2.50	1	232	2.79	Young and vigorous.		L	B2
22	Rowan ( <i>Sorbus aucuparia</i> )	S/M	F	5.50	2.25	3.00	1.50	1.00	1.00	1	153	1.83	Still vigorous but heavily suppressed.		M	B2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
23	Eucryphia ( <i>Eucryphia Sp.</i> )	E/M	F	6.00	1.75	2.00	2.00	1.50	1.00	1	159	1.91	Slightly suppressed but maintaining reasonable vigour and vitality.		M	B2
24	Silver Birch ( <i>Betula pendula</i> )	M	D	2.50	0.00	0.00	2.00	1.00	0.00	1	159	1.91	Partially uprooted.	Remove.	N/A	U
25	Silver Birch ( <i>Betula pendula</i> )	E/M	G/F	12.00	3.00	1.00	3.00	3.50	1.00	1	194	2.33	Is typically one-sided and unbalanced to south but of reasonable vigour.		L	B2
26	Silver Birch ( <i>Betula pendula</i> )	E/M	F	9.00	1.00	2.50	2.50	4.00	2.00	1	153	1.83	Distorted through suppression but maintaining reasonable vigour.	Clean-out.	M	C2
27	Silver Birch ( <i>Betula pendula</i> )	E/M	F	9.00	4.00	0.00	1.00	3.00	1.00	1	166	1.99	Drawn up, spindly and unbalanced to South.		M	C2
28	Silver Birch ( <i>Betula pendula</i> )	E/M	F	10.00	3.00	2.50	2.00	1.50	2.00	1	204	2.44	Ivy development is becoming extensive within crown though vigour appears good.	Cut Ivy and rereview.	M	B2
29	Ornamental Cherry ( <i>Prunus variety</i> )	E/M	F/P	5.50	0.00	3.50	3.00	2.00	0.00	1	194	2.33	Distorted and heavily unbalanced. Arises from wall footing position. Is unsustainable.	Remove.	N/A	U
30	Silver Birch ( <i>Betula pendula</i> )	S/M	F	8.00	3.00	1.50	1.00	2.00	2.00	1	150	1.80	Drawn up and whip-like but maintaining reasonable vigour and vitality.		L	B2
31	Bay Laurel ( <i>Laurus noblis</i> )	M	P	8.00	0.00	3.50	2.50	3.00	3.00	1	388	4.66	Originally comprising a large shrub, the entire plant has been enveloped by clematis and bindweed with majority of crown now chronically suppressed. Tree is considered beyond manageable retention.	Remove.	N/A	U

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
32	Austrian Pine ( <i>Pinus nigra</i> )	M	G/F	26.00	10.00	5.00	6.50	9.00	7.00	1	1022	12.26	A particularly large specimen supporting notable imbalance to south. General vigour and vitality are fair but less than that expected for tree of this age. Entire lower stem is obscured by dense shrubbery and climate growth.	Remove competitive plants and review.	L	B1-2
33	Purple Plum ( <i>Prunus cerasifera</i> )	M	P	7.50	2.00	4.00	4.00	3.50	3.50	1	331	3.97	An aged specimen having suffered prior failure, wounding and is now widely affected by Phellinus.	Remove.	N/A	U
34	Purple Plum ( <i>Prunus cerasifera</i> )	M	F	7.50	2.00	3.50	4.50	5.00	5.00	1	369	4.43	Is typically unbalanced to south. General vigour and vitality appear good however Phellinus is noted within broader crown structure.	Review regard retention context and review regularly.	M	C2
35	Field Maple ( <i>Acer campestre</i> )	S/M	F	9.00	2.25	0.00	2.50	3.00	3.00	1	229	2.75	Sharply forked from low level, is distorted, and has sustained prior damage. Remains vigorous but is of dubious sustainability.		M	C2
36	Purple Plum ( <i>Prunus cerasifera</i> )	M	F	7.00	2.00	2.00	5.00	4.50	4.00	1	347	4.16	Distorted and typically unbalanced to South. Supports notable infection of Phellinus on <b>principal</b> stem. Is of dubious steam sustainability.		S	C2



No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
37	Sycamore ( <i>Acer pseudoplatanus</i> )	M	F	15.00	5.00	3.50	4.00	4.00	4.00	1	602	7.22	Large specimen located to rear of existing shed structure and arising from position in contact with boundary wall footing. General vigour and vitality appear good however entire crown exhibit evidence of repeated pruning presumably in respect of the control of trespass and encroachment on the adjoining property. General vigour and vitality appear good suggesting substantial potential for continued growth over time however, proximity to wall will see complications of inevitable growth-related damage to wall structure.		M	B2
38	Sycamore ( <i>Acer pseudoplatanus</i> )	M	F	16.00	2.50	5.00	5.00	5.00	4.00	1	748	8.98	Apparently vigorous and of reasonable health however arising from position directly adjoining boundary wall raises concerns regarding sustainability in respect of potential future growth. Tree has undergone prior pruning and limb removal with evidence of localised cavity development. Crown distortions suggest possible early life decapitation.	Re-review once obscuring shrubbery has been removed.	M	C2
39	Lawson Cypress ( <i>Chamaecyparis lawsoniana</i> )	E/M	F	8.00	1.50	2.00	3.50	3.00	2.00	1	283	3.40	Young and vigorous but heavily suppressed by adjoining shrubbery. Review regarding retention context.		M	C2
40	Snowy Mespil ( <i>Amelanchia lamarckii</i> )	M	F	4.50	1.75	0.00	3.50	4.00	3.50	3	197	2.37	Chronically unbalanced through suppression and leaning to south.	Review regarding retention context.	M	C2
41	Wild Cherry ( <i>Prunus avium</i> )	M	G/F	14.00	5.50	4.50	3.50	3.00	4.50	1	353	4.24	Still vigorous and large specimen supporting minor imbalance to north.	Review regarding retention context	L	B2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
42	Wild Cherry ( <i>Prunus avium</i> )	E/M	F	14.00	4.00	5.00	4.50	4.50	4.50	2	401	4.81	Supported on twin stems, diverging from near ground level. General vigour and vitality remain good.	Review regarding retention context including proximity to existing boundary wall and existing dwelling.	M	C2
H4	Hedge A Bay Laurel ( <i>Laurus noblis</i> ) Cherry Laurel ( <i>Prunus laurocerasus</i> ) Berberis Privet ( <i>Ligustrum ovalifolium</i> )	E/M	F	4.00	0.00	3.00	3.00	3.00	3.00	m/s	n/a	2.50	A highly variable and mixed hedge of differing growth habits. Small plants particularly the Berberis, are becoming suppressed.		M	C2
43	Sycamore ( <i>Acer pseudoplatanus</i> )	E/M	F	12.00	3.50	4.00	3.50	4.50	4.00	1	0.43	5.23	A young and still vigorous tree that has been substantially decapitated on multiple occasions in the past. Entire crown comprises sucker regeneration of different age profile.	Review regarding retention context.	M	C2
H5	Hedge B Bay Laurel ( <i>Laurus noblis</i> ) Fuchsia Cherry Laurel ( <i>Prunus laurocerasus</i> ) Berberis Cypress Smoke Bush ( <i>Cotynus coggyria</i> )	E/M	F	3.00-5.00	0.00	Spread 3.00-4.50m				m/s	n/a	2.50	A highly variable, mixed border supporting plants of differing growth rates with smaller, slower growing plants now becoming suppressed general quality remains good however coalescence and suppression will lead to survival issues over time.		M	C2
44	Cordyline ( <i>Cordyline australis</i> )	M	F	6.00	1.50	1.00	1.00	1.00	1.00	1	0.20	2.48	An outgrown element of the adjoining shrubbery. Is of dubious retention merit.		M	C2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
45	Lawson Cypress ( <i>Chamaecyparis lawsoniana</i> )	E/M	G/F	5.00	0.00	1.75	1.75	1.75	1.75	1	0.27	3.28	A relatively young, still growing specimen encroaching upon existing driveway and having been cut back on north-eastern side to maintain clearance with adjoining buildings. Lower crown will be denuded as result competition by adjoining shrubbery.		M	C2
H6	Viburnam ( <i>Viburnam Sp.</i> ) Cherry Laurel ( <i>Prunus laurocerasus</i> ) Holly ( <i>Ilex aquifolium</i> ) Euonymus ( <i>Euonymus Sp.</i> )	E/M	F	2.50-3.50	0.00	Spread 2.50m				m/s	n/a	2.50	A broadly continuous but mixed hedge of generally small stature.		M	C2
46	Dwarf Thuja ( <i>Thuja "Brabant"</i> )	E/M	G/F	5.00	0.00	0.50	0.50	0.50	0.50	1	146	1.76	Young and species typical, comprising a column the screen to adjoining buildings.		M	B2
47	Magnolia ( <i>Magnolia Sp.</i> )	E/M	F	4.00	1.00	1.00	1.00	1.50	1.50	1	121	1.45	Young and vigorous but distorted through suppression.		M	C2
48	Silver Birch ( <i>Betula pendula</i> )	M	F/P	13.00	2.00	5.00	4.50	4.50	4.00	1	407	4.89	A still vigorous specimen having been harshly cut back in past with Crown now supporting notable distortions and localised areas of decay at pruning points. Limited managed retention may be gained with reduction type pruning.		S	C2
49	Chilean Myrtle ( <i>Luma apiculata</i> )	M	G/F	9.00	2.00	3.50	3.00	2.50	4.00	1	452	5.42	Badly distorted through proximity to adjoining shrubbery but is maintaining good general vigour and vitality.		L	B2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
50	Chinese Lantern Tree ( <i>Crinodendron hookerianum</i> )	M	F/P	7.00	0.00	2.50	2.50	2.50	2.50	6	407	4.89	Of notably reduced vigour and vitality with extensive deadwood throughout crown suggesting limited longevity.		S	C2
51	Irish Yew ( <i>Taxus baccata</i> 'Fastigiata')	E/M	G/F	7.00	1.00	2.00	2.00	2.00	2.00	10	420	5.04	Young and still vigorous.		L	B2
52	Ash ( <i>Fraxinus excelsior</i> )	E/M	F/P	13.00	4.00	6.00	5.50	5.00	5.50	5	560	6.72	Large, still young, and vigorous specimen supported on 5-way multi-stem system. Original stem exhibits evidence of early life decapitation with further cutting resulting in localised cavity development and decay at lower levels. Tree is considered mechanically poor and may be ill suited to retention in isolation or if exposed.	Review regarding retention context.	S	C2
H7	Leyland Cypress ( <i>Cupressocyparis leylandii</i> )	E/M	F/P	11.00	0.00	Spread 6.00m				1	366	4.39	Originally installed as a hedge with evidence of decapitation at circa 6.00 m, these trees have continued to grow with higher crown now taking on tree proportions. Tree is considered beyond management as a hedge, distorted and will be subject to mechanical failure. Note is made that the north-western face of hedge adjoining neighbouring gardens has been crudely cut and wholly denuded because of ongoing and repeated cutting and affords no green canopy cover or screening whatsoever.	Consider removal and replacement.	S	C2
H8	Cherry Laurel ( <i>Prunus laurocerasus</i> )	E/M	F	4.00	0.00	Spread 3.50m				1	274	3.29	A short block of Cherry Laurel hedging creating a substantial screening at lower levels.		M	C2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
SG2	Shrub Group 1 Lilac ( <i>Syringa vulgaris</i> ) Pyracantha Mahonia Hypericum Cypress Viburnum ( <i>Viburnum Sp.</i> )	E/M	F	2.00-3.50	0.00	Spread Contiguous				m/s	n/a	2.50	A mixed border of mostly vigorous plants however differing growth rates, coalescence and suppression are beginning to see some clients overwhelmed.		M	C2
SG3	Shrub Group 2 Chinese Lantern Tree ( <i>Crinodendron hookerianum</i> ) Magnolia ( <i>Magnolia Sp.</i> ) Rhododendron	E/M	F	2.00-3.50	0.00	Spread Contiguous				m/s	n/a	2.50	A mixed border of differing growth rates where suppression in combination with Ivy infestation is causing widespread issues.		M	C2
1933	Oak ( <i>Quercus robur</i> )	E/M	F	12.00	1.50	4.00	5.00	6.00	2.00	1	407	4.89	Grossly distorted but is maintaining reasonable vigour. Has been substantially pruned because of passage of ESB lines through southern crown. Is of questionable sustainability.		M	C2
1934	Oak ( <i>Quercus robur</i> )	S/M	F	5.00	1.50	4.50	2.00	1.00	5.00	1	302	3.63	Grossly distorted though presenting little threat.	Cleanout.	S	C2
1935	Ash Group ( <i>Fraxinus excelsior</i> )	E/M	F	15.00	3.00	5.00	4.50	4.00	6.00	1	608	7.30	A relatively large multi-stem specimen having undergone substantial pruning in past including apparent height reduction and powerline clearance works. Vigour is variable with substantial deadwood.	Review regularly.	M	C2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
1936	Scots Pine ( <i>Pinus sylvestris</i> )	M	F	17.00	5.50	3.50	3.00	4.50	3.50	1	452	5.42	Large specimen having undergone prior crown reduction works and is now developing a broader, more spreading canopy form. Vigour and vitality appear reasonable.	Review regularly.	M	B2
1937	Hawthorn ( <i>Crataegus monogyna</i> )	M	F	5.00	1.50	2.25	1.50	2.00	2.00	1	197	2.37	Suppressed but maintaining reasonable vigour and vitality.		L	B2
1938	Lawson Cypress ( <i>Chamaecyparis lawsoniana</i> )	S/M	F	5.50	1.00	2.00	1.50	1.50	1.00	1	188	2.25	A young and heavily suppressed specimen.	Review regularly.	M	C2
1939	Beech ( <i>Fagus sylvatica</i> )	M	P	18.00	5.00	6.50	5.00	5.50	6.00	1	910	10.92	A large and visually imposing specimen of poor condition exhibiting evidence of chronic Ganoderma infection on lower stem with principal stem affected by decay and cavity development between 2.00 and 6.00 m. Tree is unsuitable for retention in roadside position.	Remove immediately.	N/A	U
1940	Winter Flowering Cherry ( <i>Prunus subhirtella</i> "Autumnalis")	M	F/P	5.50	1.25	4.50	4.00	2.00	4.00	1	261	3.13	A broad and spreading specimen of reduced vigour resulting from folia blight. Tree has been substantially pruned in past to maintain clearance from overhead power cables. Tree is of poor quality and dubious sustainability		S	C2
1941	Lilac ( <i>Syringa vulgaris</i> )	M	F	2.50	0.00	2.00	2.00	2.00	2.00	1	341	4.09	Heavily pruned in past but maintaining reasonable vigour and vitality. Effectively presents as a large shrub.		M	C2
1942	Lilac ( <i>Syringa vulgaris</i> )	M	F	2.50	0.00	1.50	1.50	1.50	1.50	1	325	3.90	As above		M	C2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
1943	Lawson Cypress ( <i>Chamaecyparis lawsoniana</i> )	M	F	11.00	1.00	2.50	3.00	2.25	2.25	1	554	6.65	Slightly suppressed at lower levels but is maintaining reasonable vigour. Is heavily divided from 1.00 m.		M	B2
1944	Magnolia ( <i>Magnolia Sp.</i> )	M	F	4.00	0.00	3.50	2.50	3.00	2.00	1	283	3.40	Effectively comprises a large shrubby mass.		M	C2
1945	Lawson Cypress ( <i>Chamaecyparis lawsoniana</i> )	M	F	9.00	1.00	2.50	2.00	2.00	2.25	1	398	4.77	Slightly suppressed at lower levels but maintaining reasonable vigour.		M	B2
1946	Ornamental Cherry ( <i>Prunus variety</i> )	S/M	F	3.50	1.25	1.50	1.50	1.50	1.50	1	293	3.51	Young and still vigorous.		L	B2
1947	Ornamental Cherry ( <i>Prunus variety</i> )	M	P	4.50	1.50	3.00	3.00	2.50	2.00	1	293	3.51	In an advanced state of decline and deterioration with large proportion of crown already dead.	Remove.	N/A	U
1948	Holly ( <i>Ilex aquifolium</i> )	E/M	F	5.00	1.25	1.00	2.50	2.50	1.00	1	204	2.44	Suppressed, distorted but maintaining reasonable vigour and vitality.		M	B2
1949	Chinese Lantern Tree ( <i>Crinodendron hookerianum</i> )	M	F	4.50	0.00	2.50	1.50	1.00	1.00	5	334	4.01	Large shrubby mass previously decapitated and of reduced vigour.		M	C2
1950	Domestic Pear ( <i>Pyrus communis</i> )	S/M	F	4.00	1.25	2.50	1.50	4.50	1.50	1	197	2.37	Young and vigorous though slightly suppressed and has suffered prior decapitation.		M	C2
1951	Mimosa ( <i>Acacia dealbata</i> )	M	F/P	12.00	1.50	5.00	8.00	4.00	0.00	1	420	5.04	Chronically unbalanced to east suggesting partial early life failure. Brittle nature makes tree ill-suited to retention.	Consider early removal.	N/A	U
1952	Pittosporum ( <i>Pittosporum tenuifolium</i> )	E/M	F	5.50	0.00	3.00	4.00	3.00	1.00	3	229	2.75	Heavily suppressed and typically unbalanced to east.	Review regarding retention context.	M	C2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
1953	Hybrid Black Poplar ( <i>Populus x Canadensis</i> )	M	F	17.00	3.00	8.00	7.00	7.00	6.00	1	1031	12.38	A large, imposing Tree of impaired quality resulting from prior decapitation and subsequent re-suckering. Tree supports notable deadwood and may be subject to impromptu failure.	Review regarding retention context.	M	C2
1954	Japanese Maple ( <i>Acer japonicum</i> )	E/M	G/F	5.50	1.25	3.50	3.00	3.00	4.00	5	328	3.93	Is apparently vigorous but has sustained minor folia scorching and supports minor deadwood.	Clean-out.	L	B2
1955	Pittosporum ( <i>Pittosporum tenuifolium</i> )	E/M	F	6.00	2.00	2.50	1.00	1.00	2.50	1	166	1.99	Substantially suppressed and notably leggy.	Review regarding retention context.	M	C2
1956	Pittosporum ( <i>Pittosporum tenuifolium</i> )	E/M	F	4.00	0.75	3.00	2.50	1.00	1.00	1	197	2.37	Heavily suppressed and unbalanced but is maintaining reasonable vigour where crown is exposed. Principal stem is covered with Ivy.		M	C2
1957	Silver Birch ( <i>Betula pendula</i> )	E/M	G/F	9.00	2.00	3.00	2.00	2.50	3.00	1	220	2.64	Young and still vigorous.		L	B2
1958	Himalayan Birch ( <i>Betula utilis</i> )	S/M	F	6.00	1.00	3.00	2.00	2.00	2.50	1	156	1.87	Heavily suppressed and typically unbalanced to North.	Review regarding retention context.	M	C2
1959	Rowan ( <i>Sorbus aucuparia</i> )	E/M	G/F	6.00	1.50	3.00	2.50	2.50	2.50	1	229	2.75	Apparently vigorous but supports numerous basal suckers.		L	B2
1960	Pittosporum ( <i>Pittosporum tenuifolium</i> )	M	G/F	5.00	0.00	2.50	2.50	2.50	2.00	1	248	2.98	Slightly suppressed, particularly at lower levels but is maintaining reasonable vigour and vitality.		L	B2
1961	Lodgepole Pine ( <i>Pinus contorta</i> )	E/M	F	7.50	1.00	3.00	5.00	3.50	1.00	1	284	3.41	Heavily unbalanced to east and potentially unstable. Vigour and vitality are less than that expected for tree of this age.		M	C2



No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
1962	Magnolia ( <i>Magnolia Sp.</i> )	E/M	G/F	4.50	0.00	1.00	3.00	3.50	2.50	1	197	2.37	Distorted and typically unbalanced to south because of suppression by larger neighbours.	Review regarding retention context.	M	C2
1963	Irish Yew ( <i>Taxus baccata</i> ' <i>Fastigiata</i> ')	S/M	F	4.50	0.00	0.50	0.00	1.00	1.50	1	162	1.95	Suppressed, distorted, and unbalanced to west.		M	C2
1964	Lawson Cypress ( <i>Chamaecyparis lawsoniana</i> )	S/M	F	4.50	0.00	1.50	2.50	3.00	3.00	1	216	2.60	Heavily one-sided and typically unbalanced to south-west.		M	C2
1965	Purple Leaf Hazel ( <i>Corylus avellana</i> )	M	F	5.50	2.00	4.00	3.00	2.00	2.50	8	366	4.39	Every suppressed at lower levels but is maintaining reasonable vigour and vitality.		L	B2
1966	Eucalyptus ( <i>Eucalyptus</i> <i>variety</i> )	E/M	F/P	13.00	1.50	6.00	6.00	6.00	5.00	1	681	8.17	A relatively squat, spreading specimen whose growth has been affected by prior decapitation. Vigour and vitality are fair however leggy nurse and poor structural form raises concern regarding structural stability and predisposition towards failure. Is of poor-quality specimen.		L	C2
1967	Pittosporum ( <i>Pittosporum tenuifolium</i> )	M	F	8.00	0.00	5.00	4.50	5.00	4.00	2	430	5.16	A large extensive shrubby mass heavily suppressed by adjoining Poplar and Eucalyptus.	Review regarding retention context.	L	C2
1968	Lawson Cypress ( <i>Chamaecyparis lawsoniana</i> )	M	F	7.00	0.00	3.00	3.00	3.00	3.00	2	532	6.38	A mature specimen that is appears to have been previously decapitated. General vigour and vitality are good though proximity to existing boundary wall raises concerns regarding sustainability.		L	C2
1969	Ornamental Cherry ( <i>Prunus variety</i> )	E/M	F	4.50	1.50	3.00	3.00	1.00	2.00	1	207	2.48	Heavily suppressed by adjoining Griselinia hedge. Is wholly one-sided and typically unbalanced to North.	Review regard retention context.	S	C2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
H9	Hedge 1 Griselinia ( <i>Griselinia littoralis</i> )	M	F	4.50	0.00	Spread 3.00m				m/s	207	2.48	Reasonably well maintained though of larger stature and effectively defining two adjoining front garden areas.	Review regarding retention context.	S	C2
H10	Hedge 2 Ivy ( <i>Hedera helix</i> ) Cherry Laurel ( <i>Prunus laurocerasus</i> )	M	P	6.00	0.00	Spread 3.00m				m/s	191	2.29	Once comprising a Cherry Laurel hedge, this hedge has now been substantially overwhelmed by Ivy cover, suppressing large portions of open canopy. Is likely to prove beyond manageable restoration.	Consider removal and replacement.	S	C2
1970	Pittosporum ( <i>Pittosporum tenuifolium</i> )	E/M	F	5.00	0.00	2.50	2.00	2.50	2.50	1	204	2.44	Part of a larger and broader shrubby mass. Appears to be maintaining reasonable vigour and vitality.		M	B2
1971	Holly ( <i>Ilex aquifolium</i> )	M	F	6.00	1.75	1.00	1.50	2.00	1.50	1	207	2.48	Tall and drawn up, arising from position where stem is in contact with boundary wall.	Review regarding retention context.	M	C2
1972	Privet ( <i>Ligustrum ovalifolium</i> )	M	F/P	3.00	0.00	1.00	2.00	2.00	2.00	1	185	2.22	Remnant of a once large shrub.		S	C2
1973	Goat Willow ( <i>Salix caprea</i> )	E/M	F	6.00	1.00	2.00	4.00	3.50	1.00	1	175	2.10	Suppressed and unbalanced. Is typically regarded as a weed species.		M	C2
1974	Ash ( <i>Fraxinus excelsior</i> )	S/M	G/F	8.00	4.50	1.50	2.00	3.50	3.00	1	197	2.37	Young and vigorous but growing from position directly adjoining gable wall of neighbouring building and thus would be unsustainable.		S	C2
1975	Cordyline ( <i>Cordyline australis</i> )	M	P	5.00	4.00	1.00	1.00	1.00	1.00	1	175	2.10	Wholly suppressed by proximity of adjoining shrubbery.	Remove.	N/A	U

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
1976	Elder ( <i>Sambucus nigra</i> ) Bramble ( <i>Rubus fruticosus</i> ) Holly ( <i>Ilex aquifolium</i> )	M	P	7.00	0.00	4.00	3.50	3.00	3.00	1	261	3.13	A large shrubby net mass now overwhelmed by Bramble cover and beyond reasonable management.	Remove.	N/A	U
1977	Holly ( <i>Ilex aquifolium</i> )	E/M	F	5.00	0.00	2.50	2.50	2.50	2.50	4	197	2.37	Part of a broader shrubby mass extending along garden boundary. Is overgrown and overwhelmed by invasive species including Ivy, Elder and Bramble.		M	C2
1978	Dogwood ( <i>Cornus Sp.</i> )	M	F	5.00	1.25	4.50	4.50	2.50	1.00	1	261	3.13	Heavily encroached upon by larger and more vigorous cypress leading to massive growth imbalance to east.	Review regarding retention context.	M	C2
1979	Lawson Cypress ( <i>Chamaecyparis lawsoniana</i> )	E/M	G/F	9.00	1.25	2.50	2.00	2.00	2.00	1	452	5.42	Notably suppressed by larger shrubs at lower levels though crown apex appears to be of good vigour and vitality.		L	B2
1980	Blue Atlas Cedar ( <i>Cedrus atlantica</i> )	E/M	G/F	15.00	1.75	5.00	5.00	5.00	5.00	1	579	6.95	A still young and vigorous specimen with substantial potential for continued growth. Primary stem and middle crown are heavily obscured by dense Ivy growth. Consideration should be given to typically brittle nature.		L	B2
1981	Snowy Mespil ( <i>Amelanchia lamarckii</i> )	M	P	5.50	1.50	2.50	2.50	2.00	2.00	1	175	2.10	Chronically suppressed and was completely overwhelmed by adjoining Bramble bed. Is of dubious retention merit.		S	C2
1982	Hornbeam ( <i>Carpinus betulus</i> )	S/M	G	9.00	2.00	1.50	2.00	2.50	2.50	1	194	2.33	Young and vigorous, presumed have been planted for screening purposes.		L	B2
1983	Hornbeam ( <i>Carpinus betulus</i> )	S/M	G	9.00	2.00	2.00	3.00	1.50	2.00	1	226	2.71	Young and vigorous, presumed have been planted for screening purposes.		L	B2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
1984	Hornbeam ( <i>Carpinus betulus</i> )	D/M	G	9.00	2.00	2.00	2.00	2.50	2.50	1	216	2.60	Young and vigorous, presumed have been planted for screening purposes. Ivy is developing within crown.		L	B2
1985	Hornbeam ( <i>Carpinus betulus</i> )	S/M	G	7.50	0.50	2.00	2.50	3.00	1.50	1	175	2.10	Slightly suppressed with Ivy developing within crown.		M	C2
1986	Elder ( <i>Sambucus nigra</i> )	M	P	5.00	0.00	2.50	3.00	2.00	2.00	2	261	3.13	Partially collapsed and normally regarded as a weed species.	Remove.	N/A	U
1987	Garrya ( <i>Garrya elliptica</i> )	M	F/P	4.50	1.50	1.00	2.50	3.50	2.50	1	229	2.75	Heavily suppressed and distorted because of proximity of adjoining and dominating shrubbery.	Review regarding retention context.	S	C2
1988	Norway Maple ( <i>Acer platanoides</i> )	E/M	G/F	12.00	1.75	4.50	4.00	4.50	4.50	1	385	4.62	A generally young and still vigorous specimen supporting notable Ivy development about middle crown.	Cut Ivy and review	L	B2
1989	Silver Birch ( <i>Betula pendula</i> )	E/M	G/F	12.00	1.75	2.50	2.00	3.50	3.00	1	293	3.51	Supports minor imbalance to south-west with multiple satellite suckers in that area. General vigour and vitality are good though middle crown is obscured by dense Ivy cover.	Cut Ivy and rereview.	L	B2
1990	Silver Birch ( <i>Betula pendula</i> )	E/M	F	10.00	2.00	1.50	2.00	3.00	3.00	1	261	3.13	Supports minor imbalance to south-west and is of slightly distorted form.	Review regularly.	M	B2
1991	Cordyline ( <i>Cordyline australis</i> )	E/M	F	6.00	2.00	1.00	1.00	1.50	2.50	4	306	3.67	Comprises typical element of ornamental planting.		S	C2
1992	Bay Laurel ( <i>Laurus nobilis</i> )	M	F	6.00	0.00	2.00	2.00	2.00	2.50	6	344	4.13	An outgrown shrub already encroaching upon building.		S	C2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
1701	Sweet Chestnut ( <i>Castanea sativa</i> )	M	F	17.00	2.00	5.00	5.00	5.00	2.50	1	923	11.08	Typically one sided with minor imbalance to south-west. Vigour and vitality are impaired with crown supporting signs of reduced vigour and decline. Tree exists at range substantially less than 1 m from relatively modern wing wall structure and associated electric gate infrastructure. imbalance.	Cleanout to remove existing deadwood and apply for pruning to address Review on annual basis in respect of ongoing deterioration and suitability for retention.	M	C2
1702	Winter Flowering Cherry ( <i>Prunus subhirtella</i> "Autumnalis")	M	F/P	5.00	1.00	4.50	5.00	4.00	3.50	1	423	5.08	Is of notably reduced vigour with twiggy decline throughout crown. Tree supported on compression fork arising from graft union.	Review regularly.	M	C2
1703	Hornbeam ( <i>Carpinus betulus</i> )	S/M	G	6.00	0.00	2.50	2.50	2.50	2.50	1	226	2.71	Young and vigorous.		L	B2
1704	Ornamental Cherry3	S/M	F	4.50	1.25	1.50	1.50	4.50	0.50	1	185	2.22	Young and still vigorous though slightly suppressed by proximity to adjoining trees. Crown form is compromised by compression fork at 1.00 m.		L	C2
1705	Pittosporum ( <i>Pittosporum tenuifolium</i> )	S/M	F	3.50	0.75	2.00	1.00	0.50	1.00	1	153	1.83	A large element of garden shrubbery. Slightly unbalanced through suppression.		M	B2
1706	Jacquemont's Birch ( <i>Betula jacquemontii</i> )	M	G	6.00	1.00	2.50	1.75	1.25	1.25	1	201	2.41	Badly suppressed but is maintaining good vigour and vitality.		M	B2
1707	Hornbeam ( <i>Carpinus betulus</i> )	S/M	G/F	6.00	1.00	2.00	2.00	2.00	2.00	1	261	3.13	Slightly suppressed and distorted but otherwise of good condition.		L	B2
1708	Ornamental Cherry ( <i>Prunus variety</i> )	S/M	F	4.50	2.00	1.50	2.00	3.00	2.50	1	185	2.22	Suppressed as result proximity to adjoining shrubbery but appears be maintaining good vigour and vitality.		L	B2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
1709	Domestic Apple ( <i>Malus variety</i> )	M	F	5.00	1.00	1.00	2.00	3.00	2.50	1	216	2.60	Notably unbalanced to south-west. Vigour and vitality are reduced with localised dieback in evidence throughout crown. Tree is of dubious sustainability.		S	C2
1710	Domestic Pear ( <i>Pyrus communis</i> )	E/M	F	2.50	1.00	1.00	1.00	4.50	1.50	1	137	1.64	Suppressed but maintaining reasonable vigour and vitality.		M	C2
1711	Lawson Cypress ( <i>Chamaecyparis lawsoniana</i> )	M	G/F	12.00	0.00	3.50	2.00	2.00	2.00	1	493	5.92	A relatively large specimen notably suppressed at lower levels.		L	B2
1712	Leyland Cypress ( <i>Cupressocyparis leylandii</i> )	E/M	G/F	13.00	1.50	4.00	4.00	4.00	3.50	1	532	6.38	Slightly suppressed and distorted by proximity to Cypress 1711 but is of good vigour and vitality. Specimen asserts immense potential for continued and indeed rapid growth over time. Proximity to existing boundary wall raises concern regarding sustainability.	Review regarding retention context and sustainability.	M	B2
1713	Silver Birch ( <i>Betula pendula</i> )	E/M	F	5.50	3.00	0.50	1.00	3.00	1.00	1	162	1.95	Heavily suppressed through proximity to adjoining cypress. crown development is broadly to south, across boundary wall towards roadway.	Review regarding retention context.	M	C2
1714	Silver Birch ( <i>Betula pendula</i> )	E/M	F	5.50	3.00	0.50	1.00	3.00	1.00	1	159	1.91	Heavily suppressed through proximity to adjoining cypress. crown development is broadly to south, across boundary wall towards roadway.		M	C2
1715	Silver Birch ( <i>Betula pendula</i> )	E/M	F	5.50	3.00	0.00	0.50	2.50	1.00	1	159	1.91	Heavily suppressed through proximity to adjoining cypress. crown development is broadly to south, across boundary wall towards roadway.		M	C2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
1716	Sycamore ( <i>Acer pseudoplatanus</i> )	E/M	G/F	12.00	2.50	5.00	2.00	4.50	5.00	1	439	5.27	Heavily suppressed and typically unbalanced to north-west. General vigour and vitality remain good with immense potential for continued growth over time. Proximity to boundary wall raises some concern in respect of future growth.		L	B2
1717	Purple Leaved Sycamore ( <i>Acer pseudoplatanus purpureum</i> )	S/M	F	5.00	2.25	0.00	1.75	2.25	0.50	1	156	1.87	Young and vigorous but heavily one-sided as result of suppression, unbalanced towards and across boundary wall.		M	C2
1718	Leyland Cypress ( <i>Cupressocyparis leylandii</i> )	E/M	F	10.00	2.00	2.00	1.50	4.50	3.00	1	363	4.35	Heavily suppressed and typically unbalanced to south-west with notably one-sided canopy development. Proximity to boundary wall raises some concern regarding future growth and sustainability.		M	C2
1719	Leyland Cypress ( <i>Cupressocyparis leylandii</i> )	E/M	F/P	8.50	2.25	2.00	4.50	4.50	1.50	1	427	5.12	Previously decapitated and typically unbalanced to South East. Tree arises from position directly adjoining boundary wall raising concerns regarding growth related disturbance over time.		M	C2
1720	Sycamore ( <i>Acer pseudoplatanus</i> )	S/M	P	6.00	0.00	0.00	0.50	3.00	2.50	1	271	3.25	Comprises a sucker arising from the edge of a decaying stump. Specimen is not sustainable and will be subject to failure.	Remove.	N/A	U
1721	Sycamore	E/M	F	11.00	2.00	4.50	4.00	3.50	3.50	1	471	5.65	Slightly distorted through proximity to near neighbours. Middle crown supports some deadwood, the cause of which is not apparent at present. Remaining canopy vigour appears fair. Tree is affected by possible girdling root on southern side base.	Review regularly.	M	B2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
1722	Sycamore ( <i>Acer pseudoplatanus</i> )	S/M	F	11.00	4.00	6.00	3.00	0.00	3.00	1	366	4.39	Heavily distorted and wholly one-sided, heavily unbalanced to north. Vigour is fair but variable with evidence of twiggy deadwood throughout crown. Tree is of dubious sustainability. Is affected by cavity development at 1.10 m on western side of stem.	Review regarding retention context.	S	C2
1723	Sycamore ( <i>Acer pseudoplatanus</i> )	M	G/F	16.00	2.50	5.00	3.50	5.00	6.00	1	697	8.37	A relatively large, dominating specimen. General vigour and vitality appear good.		L	B2
1724	Olearia ( <i>Olearia paniculata</i> )	S/M	F	2.50	1.00	0.50	0.50	1.00	1.75	1	115	1.38	A large element of widespread shrubbery.		M	C2
1725	Pittosporum ( <i>Pittosporum tenuifolium</i> )	M	G/F	7.50	0.00	4.50	4.25	1.50	3.50	1	452	5.42	Part of a composite pair creating a singular canopy. Slightly unbalanced but is of good vigour and vitality.		L	B2
1726	Pittosporum ( <i>Pittosporum tenuifolium</i> )	M	G/F	7.50	0.00	1.00	5.00	4.50	4.00	1	446	5.35	Part of a composite pair creating a singular canopy. Slightly unbalanced but is of good vigour and vitality.		L	B2
1727	Domestic Pear ( <i>Pyrus communis</i> )	E/M	F	3.25	0.75	0.50	0.75	1.00	0.75	1	115	1.38	Presumed have been installed in a spell a fashion. Is now heavily suppressed. Stem arises from position at circa 100 mm from wall footing.		M	C2
1728	Cordyline ( <i>Cordyline australis</i> )	E/M	P	5.00	2.00	1.00	0.75	4.00	1.00	2	420	5.04	A multi-stemmed group exhibiting evidence of basal splitting. Stems located within 150 mm of wall footing and are unlikely to be sustainable.		S	C2
1729	Austrian Pine ( <i>Pinus nigra</i> )	M	G/F	20.00	5.50	6.00	5.50	6.00	5.00	1	942	11.31	A large dominating specimen of reasonably good vigour and vitality though crown support some notable deadwood.	Cleanout and review regarding retention context.	L	B1-2



No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
1730	Domestic Pear ( <i>Pyrus communis</i> )	E/M	F	5.00	2.00	2.00	2.00	1.50	1.50	1	185	2.22	Slightly suppressed but maintaining reasonable vigour and vitality.		L	B2
1731	Austrian Pine ( <i>Pinus nigra</i> )	M	G/F	21.00	2.50	7.00	8.00	8.00	8.00	1	1124	13.48	Large and visually imposing specimen of reasonable vigour and vitality, notwithstanding its support of sporadic crown deadwood.	Cleanout review regarding retention context.	L	B1-2
1732	Laburnum ( <i>Laburnum anagyroides</i> )	S/M	F	3.00	1.50	2.50	1.50	1.00	2.00	1	137	1.64	Young and vigorous but distorted through proximity to building.		M	B2
1733	Magnolia ( <i>Magnolia Sp.</i> )	M	F	3.50	1.00	4.50	4.00	3.50	2.00	3	417	5.00	Suppressed and distorted. Has developed a load spreading crown form. General vigour and vitality appear good.		L	B2
1734	Norway Maple ( <i>Acer platanoides</i> )	S/M	G/F	4.50	2.00	2.75	2.25	1.50	1.00	1	121	1.45	Young and vigorous		L	B2
V	Sycamore Group ( <i>Acer pseudoplatanus</i> )	E/M	G/F	14.00	4.00	5.00	5.00	5.00	5.00	1	592	7.10	A close-knit multi-stemmed group of good vigour but impaired mechanical form. Arises from position outside of site. Entire crown form is obscured by dense Ivy cover.	Cut Ivy and rereview.	M	B2
W	Sycamore ( <i>Acer pseudoplatanus</i> )	E/M	F	13.00	3.00	5.00	5.00	3.50	2.00	2	439	5.27	Heavily suppressed and typically unbalanced to north-east because of position adjoining and beneath canopy of "Tree A". Appears to be generally good vigour and vitality however high proportion of canopy is heavily obscured by dense Ivy cover. Tree supports notable imbalance to north-east.	Cut Ivy and rereview.	M	B2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
X	Ash ( <i>Fraxinus excelsior</i> )	E/M	G/F	12.00	3.50	5.00	4.50	4.50	5.00	1	449	5.39	Heavily divided from low level but appears to be maintaining reasonable vigour and vitality. Western stem support extensive and developing Ivy cover. Crown supports some deadwood though this appears likely to relate to shading out as opposed to pathological issues.		L	B2
TL2	Tree Land 2 Leyland Cypress ( <i>Cupressocyparis leylandii</i> )	E/M	F	6.00	2.00-2.50	Spread 4.00-5.00m				1	255	3.06	A contiguous alignment effectively creating a hedge like affect parallel with the Leopardstown road and within the adjoining property. All specimens have undergone prior pruning and decapitation and appear to be managed on a regular basis sustainability in respect of pruning regime issues and proximity to boundary wall should be considered.		M	C2