Arboricultural Report

Trees at Belgard Square East
Belgard Road and Old Blessington Road
Tallaght
Dublin 24

November 2025

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Associated Drawings

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

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

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1 Report Summary

1.1 This report evaluates and describes the proposed development's effects on the site's tree population. The assessment is based on current architectural and engineering details provided by the design team.

1.2 The proposed development will see the creation of a new development, together with all associated access and infrastructure. The construction disturbance associated with the development proposals will be larger than the various structures as they are drawn. This issue is exacerbated by necessary excavations for services and foundations, which generally exceed the drawn footprints of the various development elements.

1.3 The likely development impacts on trees (retention or loss) are illustrated in the drawing "Belgard Square Tree Impacts Plan" associated with this report. This drawing includes the architectural and engineering layouts. While the available design graphics are helpful, they do not necessarily include workspace or excavation extents that may be larger than the structure occupying them and will require closer scrutiny once detail is available.

1.4 The site supports an existing population of typically young amenity plantings and some natural regeneration. It appears that the previous site included some planting associated with the prior commercial use's landscape. The roadsides to the west, north and east support roadside plantings, dominated by young trees, including 13no. Sycamore, 6no. Lime and 2no. Norway Maple. The original commercial premises support 8no. Lime and 6no. Italian Alder, as well as groupings of overgrown shrubbery and natural regeneration. It was noted that many of the trees at the western roadside of the site have suffered recent ground disturbance as a result of the upgrading of the footpath. Note is made that all trees are positioned within 500–600 mm of the new cast cement footpath, with some showing visible root damage.

1.5 With very few exceptions, the reviewed trees are typically of good health, and many could offer substantial sustainability. However, as a mitigation, most trees, given their young age, are relatively small and may be replaced within the scope of new landscape planting with similar species of reasonable size.

1.6 Attention is drawn to the assessment of tree impacts, particularly tree losses as depicted in the tree impacts drawing, "**Belgard Square Tree Impacts Plan"**. This drawing depicts obvious tree losses, but also illustrates potential disturbances, for example, to trees "A" and "B" on Belgard Road East. It appears that the proposed works can be achieved without the immediate removal of either tree; however, as the proposals involve the creation of new pedestrian surfaces within the "root protection areas", there is substantial potential for them to be disturbed or damaged beyond any suitability for sustainable retention.

1.7 At present, trees "A" and "B" are shown for retention; however, further review will be required in respect of the nature and extent of works required to achieve the nominated design relating to the proposed pedestrian crossings. There is potential to utilise "low impacts" and minimal dig solutions; however, site evidence suggests that tree root material is particularly shallow, and therefore root damage may prove unavoidable. Should this prove to be the case, a preferred course of action would be to remove the affected trees and replace them within the post-construction landscape with suitable

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new trees, with the local authority's agreement.

1.8 Protecting and maintaining soil is key to sustained tree retention. Excavation can directly injure tree roots, while site activities and vehicular and plant passage denature soil to a point where tree roots cannot survive. The tree survey table specifies a minimum area around a retained tree that must be excluded from such activities.

1.9 The identified tree loss is based on the drawn information provided by the project Architects and project Engineers. The current expectation of tree retention is based on the ability to provide the tree protection extents illustrated in the drawing "**Belgard Square Tree Protection Plan**", and as defined in the "**Arboricultural Method Statement**". If these cannot be achieved, then sustainable tree retention expectations may need to be amended.

1.10 The proposed development requires the unavoidable loss of trees. Those that will remain will exist in a substantially changed context with respect to site use, site occupation, as well as shelter loss. In line with the Arboricultural Method Statement, all such trees must be reviewed at site clearance to develop a tree-pruning and tree-management plan.

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2 Introduction

2.1 This report was commissioned by
Midsal Homes Limited.

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Report Brief

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

Report Context

2.3 This arboricultural report examines and discusses how development and construction may affect the trees on the site. The report evaluates the site's tree population and estimates sustainable tree retention in light of the proposed development. This report reviews the proposed project specifications provided by the design team in light of the tree survey information in "Appendix 2". A preliminary "Arboricultural Method Statement" is provided in "Appendix 1". The drawing "Belgard Square Tree Protection Plan" details the necessary tree protection to achieve the outcomes suggested in the report.

Report Limitations

2.4 This report covers the Arborist's interpretation of development details provided and tree survey data. "Inspection and Evaluation Limitations and Disclaimers" in "Appendix 2" limits site review data. The Arborist's expertise informed this report's findings and suggestions.

2.5 The report's "Implication Assessment" relies on assumptions and projections regarding likely construction practice and recognises the project's "design" stage rather than "detail design" or "construction" information. The method statement is intentionally broad and general, reflecting the "design" stage. Review is required before construction begins to accommodate changes at the "detail design" or "construction detail" stages or due to planning conditions.

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

3 Site Description

3.1 The site is broadly rectangular, located on the western side of the Belgard Road in Tallaght. The site is highly artificial, its northern half supporting the footprint of previous commercial buildings and the southern half, an area of car parking.

4 Pre-Development Arboricultural Scenario

4.1 While the attendant tree population outside the site comprises typical roadside amenity plantings, there is enough evidence to suggest that within the site, the earlier context supported a planted landscape. Little of this landscape now remains, though there is substantial overgrown and coalesced shrubbery and significant sapling tree regeneration.

4.2 While overall, this would suggest that the existing tree population offers substantial sustainability within the "do nothing" context, it also illustrates the fact that as yet young trees with relatively small stature may, in part, be reasonably be replaced with new stock should this be required.

5 Planning Scenario in Respect of Tree

5.1 In respect of trees as they relate to planning within the **South Dublin County Council** area, note is made of two areas of guidance including - **The South Dublin County Council Development Plan 2022-2028** and **South Dublin County Council's Tree Management Policy 'Living with Trees' (2021-2026).**

5.2 In their development plan, **South Dublin County Council** have made numerous references to trees in respect pf planting, retention and protection.

5.3 Within Section 3 "**Natural, Cultural and Built** Heritage", trees gain specific mention in section 3.3.6 "Protection of Trees and Hedgerows". Specifically, note is made of Policy NCBH11: Tree Preservation Orders and Other Tree / Hedgerow Protections, and NCBH11 Objectives 1 to 5 inclusive that deal with tree preservation orders, the value of trees and hedges within the landscape as well as the general objective to retain, preserve and protect trees, woodlands and hedges.

5.4 Note is made of the importance of trees in the landscape and for their environmental values (e.g. carbon sequestration). Note is made of an intent to incorporate new plantings within Section 4 "Green Infrastructure" and as incorporated in objective GI1 Objective 1, that emphasise the use of trees (including street trees) and woodlands as a core element of the Green Infrastructure" policy. Objective GI2.2, further enshrines the importance of trees and tree groups in new developments, with requirements for new planting being noted in Objective GI2.7. In respect of Policy GI5: Climate Resilience,

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note is made of policies GI5 3 and 6 that specifically deal with an intent to increase tree cover across the county.

5.5 Particular note is made of the South Dublin County Council "Tree Management Policy 2021 – 2026", "Living With Trees". This document outlines and enshrines the broader development plan objectives, but provides more detail in respect of ecological, environmental and amenity background. Particular note is made of Section 7 "Tree and Development". This section includes an overriding policy objective of "The Council will use its powers to ensure that where it is conducive with the objectives of the County Development Plan, and other planning objectives, there is maximum retention of trees on new development sites". It is also this section that stipulated the use of "British Standard 5837 (2012): Trees in Relation to Design, Demolition and Construction – Recommendations" in respect of trees on construction sites. In this respect and in line with Section 7.2, particular note is made of the Policy: "Where there are trees within a proposed planning application site or on land adjacent to it that could influence or be affected by proposed development, including street trees in the ownership or management of the Council, the planning application must include a detailed submission prepared by a suitably qualified Arboriculturist in accordance with British Standard 5837: 2012 'Trees in Relation to Design, Demolition and Construction – Recommendations"

5.6 Other than the specific objectives noted throughout the development plan, it is noted that the subject site supports no specific tree-related objectives or "Tree Preservation Orders".

6 Other Legislative and Legal Constraints

6.1 Under the Forestry Act 2014, the felling of a tree standing in a county area requires a felling license unless exempted under Section 19. An exemption applies where trees are to be felled in line with a specific detail of a grant of planning permission.

6.2 Some "Section 19" exemptions do not apply to the development scenario, for example, those applying to fire control, forest survey or gene pool protection relating to horticultural use or Christmas tree production.

6.3 Some exemptions are pertinent to the development scenario, particularly Section 19(1)(M)(ii), where "the removal of which is specified in a grant of planning permission".

6.4 Other non-specific exemptions may also be applicable, including-

- Trees standing in an urban area.
- Trees within 30 metres of a building (other than a wall or temporary structure), excluding any building built after the trees were planted.
- A public authority removes trees in the performance of its statutory functions.
- A tree that is, in the opinion of the planning authority, dangerous on account of its age, condition or location.

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- A tree within 10 metres of a public road which, in the opinion of the owner (being an opinion formed on reasonable grounds), is dangerous to persons using the public road on account of its age or condition.

6.5 The above derogations do not apply where-

- The tree is within the curtilage or attendant grounds of a protected structure under Chapter 1 of Part IV of the Act of 2000.
- The tree is within an area subject to a special amenity area order
- The tree is within a landscape conservation area under section 204 of the Act of 2000.
- The tree is within a monument or place recorded under section 12 of the National Monuments (Amendment) Act 1994, a historic monument or archaeological area entered in the Register of Historic Monuments under section 5 of the National Monuments (Amendment) Act 1987, or a national monument in the ownership or guardianship of the Minister for the Arts, Heritage and the Gaeltacht under the National Monuments Acts 1930 to 1994 or is within a European Site or a natural heritage area within the meaning of Regulation 2(1) of the European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. No. 477 of 2011)

6.6 For further clarification, contact should be made with the Forest Service (Department of Agriculture, Fisheries and Food). The Felling Section of the Forest Service is based in Johnstown Castle, Co. Wexford

6.7 Other legislation may affect tree cutting and felling. Particular note should be made of the "Wildlife Act 1976 (as amended) and the E.U. Habitats Directive. These offer protection to animals, including Bats that often roost or even breed in trees. The protection afforded by the above legislation means that particular care must be taken in the pruning or felling of trees that may contain Bats. For this reason, specific specialist advice should be sought.

7 Construction Activities and Their Effect on Trees

7.1 Retaining trees requires space. There is a big difference between physically retaining a tree in situ and ensuring its future survival. Sustainable tree retention often depends on the extent and nature of protection during construction. Like all living things, trees are highly dependent on the environment in which they exist, particularly on continuity in water supplies and nutrients from the soil environment. Any long-term change in ground conditions can easily affect a tree's metabolism, health, and sustainability.

7.2 Development and construction activities can easily damage the soil environment. Removing, disturbing or denaturing soil can damage tree roots and render the soil incapable of supporting plant root function. Most modern construction requires large plants, equipment, and vehicles. Such machinery causes soil profile destruction and compaction that denatures the soil.

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7.3 The sustainability of a tree's health and safety can be compromised where the above issues occur within the minimum "root protection area" defined by "BS5837-2012", then the affected tree is likely to be regarded as unsustainable and unsuitable for retention.

7.4 Sustainable tree retention must accept changing contexts and increased management in the future. Where rates of occupation and use increase, any retained trees can cause harm or damage, and the issue may increase where shelter loss and exposure occur regarding the retention of individual trees.

7.5 Shadow-cast, light admission, and view-blocking must be considered when retaining trees. Wind patterns can affect leaf shedding, causing drifts and accumulations, creating management issues around drains and gullies, or creating slippery surfaces.

8 Nature of Project Works

8.1 The proposed development is described as:

Midsal Homes Limited intends to apply for permission for a Large-Scale Residential Development (LRD) at a site of approximately 1.19 Ha at Belgard Square East, Belgard Road and Old Blessington Road, Tallaght, Dublin 24. The main development site (approximately 0.91 Ha) is generally bound: to the north by Old Blessington Road; to the east by Belgard Road (R113); to the south by McDonald's Restaurant property (D24 HW74); and to the west by Belgard Square East. The site also includes parts of the carriageways and verges of Belgard Square East, Belgard Road and Old Blessington Road (approximately 0.28 Ha) for the provision of landscaping, 2 No. pedestrian crossings, accesses/junctions, minor road and footpath works, cycle infrastructure and water services infrastructure.

The proposed development principally comprises: the demolition and removal of existing boundary walls and railings on the main development site's eastern, western and northern sides; and the construction of a mixed-use development in 2 No. blocks (Block A to the south and Block B to the north) with a gross floor area of 23,540 sq m (excluding basement of 275 sq m) and ranging in height from 1 No. to 7 No. storeys (with mezzanine level) over basement.

The development includes a total of 199 No. residential dwellings (6 No. studios, 47 No. 1-bed, 98 No. 2-bed and 48 No. 3-bed) in the 2 No. blocks, with Block A comprising 49 No. 'senior living' apartment units and Block B comprising 150 No. 'standard' apartment units. The development also includes 2,123 sq m of non-residential floor space, with the following uses proposed: 4 No. retail units (totalling 331 sq m); 4 No. class 1 / class 2 commercial units (totalling 387 sq m); a bicycle sales and repair shop (81 sq m); an off-licence (64 sq m); a bar (151 sq m); a café (87 sq m); a medical centre (210 sq m); a dental practice (72 sq m); a pharmacy (195 sq m); a beauty/health salon (195 sq m); and a crèche (350 sq m) with external play area.

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The development also comprises: an undercroft car park accessed via a new entrance/exit at Belgard Square East which provides 58 No. car parking spaces; a gated service lane to the south of Block A, with entrances/exits off Belgard Square East and Belgard Road; 2 No. pedestrian/cycle crossings, at Belgard Square East and Belgard Road; continuation of the northbound cycle lane from Belgard Road onto Old Blessington Road; alteration to the median and northbound right turn at Belgard Road onto Abberley Square; cycle parking; internal communal amenity spaces for the senior living units; hard and soft landscaping, including public open space, communal amenity space and incidental spaces; private amenity spaces (as balconies and terraces facing all directions); boundary treatments; 2 No. sub-stations; plant/operational rooms; bin stores; public lighting; blue roofs; rooftop PV arrays; lift overruns and rooftop opening vents atop both blocks; 4 No. 0.3 m diameter microwave link dishes mounted on 2 No. steel support poles affixed to the Block B lift overrun, all enclosed in radio-friendly GRP shrouds; and all associated works above and below ground.

8.2 When considering the nature of the proposed development, many of the issues dealt with at "Construction Works and Trees" may apply, including-

a) Direct conflict with proposed structures, thus requiring tree removal.
b) A partial conflict where the "Root Protection Area" is encroached upon by works or ground amendments and cannot be preserved/protected in full.
c) Environmental damage, e.g. compaction, capping, sealing – changing the existing ground environment to one that can no longer support tree root function.
d) Construction activity and the use of large plant and machinery that can denature the ground.
e) A change in site context or a change in occupation or use that can make a tree unsuitable for retention.

9 Identification of Development Impacts on Trees

9.1 The expected tree impacts have been represented graphically on the tree impacts drawing "Belgard Square Tree Impacts Plan**"** and within the narrative of this report. This drawing combines the tree constraints plan information with the current stage development details, including the architectural and services layouts, allowing for simple direct comparisons between the existing site context and the development proposals regarding new structures.

9.2 In the drawing "Belgard Square Tree Impacts Plan**",** a colour-coding system is used to identify tree retention. The plan identifies trees being removed using "Broken Pink" crown outlines, while those denoted with "Continuous Green" crown outlines will be retained.

9.3 This review gained details of the proposed development from drawings provided by Donnelly Turpin Architects and Torque Consulting Engineers.

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9.4 The evaluation is primarily based on minimum protection ranges defined in paragraphs 4.6.1, 4.6.2 and 4.6.3 of BS5837:2012. Any structure, action or apparent need to enter or otherwise disturb/convert the "root protection area" of a site tree has been considered likely to have a negative impact, potentially rendering a tree wholly unsuitable for retention, unsafe or unsustainable.

9.5 Where applicable, this assessment considers both direct and indirect implications. The assessment is based on perceived construction requirements and how a tree will likely interact with the development works. The assessment appreciates issues including growth, hazard development, light blockage and other social concerns regarding the changing context, including its effect on tree amenity value.

10 Design Iterations and Arboricultural Considerations

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

11 Construction-Related Issues and Arboricultural Concerns

11.1 The greatest issues affecting trees is the consumption of site space and encroachment on otherwise retainable trees and hedges. This particularly applies to the western part of the site, where the dispersed tree population consumes much site space.

11.2 The effects of construction on trees extend beyond the space consumed by finished structures and include areas where damage to and denaturing of ground and soil by construction and access-related activities occurs.

11.3 While the principal structures affect much of the site area, additional space will be affected by excavation and trenching to provide underground services and amend site levels to accommodate the design proposals.

11.4 Trees "A" and "B" on Belgard Square East are positioned close to a proposed new pedestrian crossing. While appreciating that the rooting environment of these trees is already limited by existing paving and the road, a substantial area of the current soft landscape strip near the trees will need to be converted to a hard, pedestrian surface. As current evidence suggests all trees in the area have developed shallow root systems, there is potential for root damage and disturbance. While there are "no dig" options for such surfaces, their "on-ground" nature may lead to issues with surface-level continuity. Accordingly, and given that the nature of the foundation and build-up for such structures remains unknown, it is advised that this issue be reviewed at the construction stage, when the extent of tree root damage can be monitored. If root damage is unavoidable and extensive, tree replacement will be advised.

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11.5 This means that successful tree retention will be limited to areas where existing ground conditions can be conserved during the construction process. This must be achieved by the provision of suitable tree protection during the construction phase. Where this cannot be achieved, then any trees affected may prove unsuitable for retention.

12 Tree Retention and Loss

12.1 The drawing "Belgard Square Tree Impacts Plan" comprises the tree survey drawings overlaid by the architectural drawings, thus providing a graphic representation of the relationship between tree constraints and the primary construction 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 35No. individually described trees, either within, or directly adjoining the site. These have been categorised as:

- 4no. category "A" trees
- 9no, category "B" trees
- 21No. category "C" trees
- 1No. category "U" trees

12.3 Any category "U" trees are considered broadly unsustainable or even potentially dangerous and would be removed on sound site management grounds. In this case, this would include tree no 9.

12.4 While the retention of the site's good quality "category B" trees would be desirable under most circumstances, in this instance, the proposed works will result in the loss of tree nos. 1, 3 and 6.

12.5 The site's poorer quality "C" trees offer less sustainability and might require higher degrees of intervention and management, but their retention can contribute to interim tree cover. in this instance, the proposed works will result in the loss of tree nos. 5, 7, 24, 25, 26, 27, 28, 29, 30, 31, 33, 35, 36, 37, 39 and 40.

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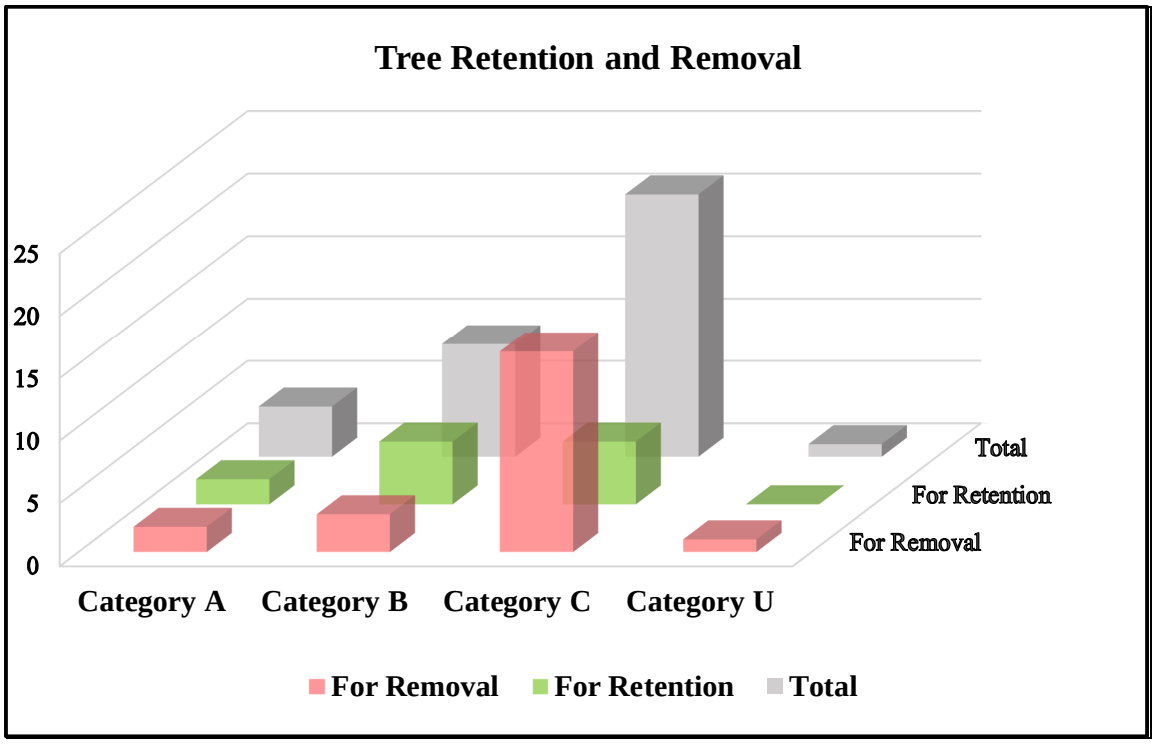

Fig 5 Graphic Representation of Tree Loss/Retention Scenario

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

- 2No, Category "A" tree
- 3No. Category "B" items
- 16No. category "C" items
- 1No. category "U" trees

12.7 Total development-related tree loss – 24No. trees

13 Tree Protection within the Scope of a Development

13.1 The design and management recommendations in "BS5837:2012" are considered "best practice" regarding selecting, retaining, protecting, and managing trees within the scope of new developments.

13.2 Concerning tree protection, whether vertical or horizontal, all must conform or equate to the recommendations of Section 6, BS5837: 2012, must be fit for purpose and commensurate with the nature of development and the expected day-to-day activities of the site works.

13.3 This report provides a "Preliminary Arboricultural Method Statement" in "Appendix 1" to this report. This "Method Statement" is broad and prescriptive at present and will need to be updated at the "construction stage" once specific information regarding plant, machinery, and construction techniques becomes known (See section A1.5 of

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Arboricultural Method Statement). The report is also accompanied by the "Tree Protection Plan" drawing "Belgard Square Tree Protection Plan".

13.4 In the drawing, the "Construction Exclusion Zone" is defined by orange hatching with bold "Orange" lines representing the proposed location of the primary protective "Construction Exclusion Fencing".

13.5 The above drawing only represents the protection locations and extent that must be located, positioned and erected under the guidance of the project Arborist. This drawing may require referral to a figured and dimensioned "construction stage" version of the "Tree Protection Plan" drawing. All recommended protection measures will be installed before the commencement of any site works and must remain in situ (unless under the guidance of the site Arborist) until all site works are completed.

14 Preliminary Management Recommendations

14.1 Provided in the tree survey table (Table 1) are "Preliminary Management Recommendations". These recommendations relate to the trees as they existed at the time of the tree review. Therefore, and in line with the "Arboricultural Method Statement", and to account for the changing context of the site, such recommendations must be reviewed at the construction stage. Examples include where the felling of trees or other specific works are necessary to facilitate development requirements.

14.2 Many of the concerns raised in the tree survey relate to evidence suggesting mechanical failure to trees, ill-health or contextual issues. These may continue to a point where the suitability of a tree for retention may change over time.

14.3 Additionally, any development-related loss of trees can result in exposure and shelter loss issues. Therefore, all retained trees must be reviewed immediately after the primary site clearance works. A review will allow for the updating and amending of the "preliminary management recommendations" of the primary survey. Such amendments would address issues that may arise and include additional structural pruning works (See Sections A1.8 and 7.2 of Arboricultural Method Statement). Regular reviews of all retained trees must be maintained so that early and prompt intervention and action can be applied as required.

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

Method Statement Outline

A1.1 This method statement intends to provide guidance in respect of tree protection on a development site. It is deliberately broad and prescriptive, intending to provide general advice and guidance in respect of trees and tree protection on a typical development site.

A1.2 Any inability to conform to the recommendations of this method statement or the associated tree protection plan could readily change the sustainability of trees and/or their suitability for retention.

A1.3 This method statement addresses, amongst others, two primary issues, those being –

a) The avoidance/prevention of physical damage to a tree to be retained.

b) The avoidance/prevention of physical damage or disturbance to the ground/earth upon which a tree relies.

Drawings

A1.4 This Arboricultural Method Statement must be read with the associated "Tree Protection Plan" drawing, "Belgard Square Tree Protection Plan". 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

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

Tree Works Specification Updates

A1.8 Many of the tree management recommendations stipulated within the “Preliminary Management Recommendation” section of the primary tree survey, relate to the “as was” site scenario. 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 the commencement of any site works, site clearance or construction/demolition related works or access, or the binging onto site of any machinery or vehicles, this method statement will be addressed and discussed by all member of the construction team management by way of a “tool-box talk”.

1.2 The project Arborist or another suitably qualified person will oversee the application of all tree protection measures and any necessary modifications to this Method Statement (any issues as may have arisen in respect of planning conditions or details as may have changed between the design stage) to provide a basis upon which tree protection will be managed on the construction site.

1.3 All tree protection must be in place and signed-off by the project Arborist prior to the commencement of any site works.

1.4 Any situation that requires entry into the “root protection zones” of a tree intended for retention must be brought to the attention of the Project Arborist regarding the adoption/amendment of suitable tree protection measures.

1.5 As unforeseen tree losses may compromise project planning permissions, it is imperative that issues relating to tree protection and/or tree damage be brought to the immediate attention of the project Arborist for review and possible discussion with the relevant planning authority.

2.0) Works Sequence

2.1 No construction-related works or mechanised site access (including site clearance) will occur until the agreed level of tree protection, in accordance with the “Tree Protection Plan”, is completed.

2.2 The only exception to the above will relate to the undertaking of tree works and felling as defined in the Arboricultural report and/or grant of permission.

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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, comprising the "Construction Exclusion Zone" based upon drawing "Belgard Square Tree Protection Plan" (Construction Stage version). No amendment, alteration, relocation, or removal of the tree protection fencing shall occur without prior liaison and approval from the Project Arborist. If entry into the "RPA" (Root Protection Area) zones becomes unavoidable, ground protection systems (as per section 4 below) agreed with the project Arborist, will be utilised.

3.3 Unless specifically stipulated by the project Arborist, the default minimum range of the protective fencing from a tree is the range stipulated for that tree within the "RPA" (root protection area) column of the original survey.

3.4 Such a fence must be fit for purpose and commensurate with the nature of activity expected upon the site and should comply with "Section 6.2" of BS5837: 2012. The fence should be affixed with notification signs such as "TREE PROTECTION AREA - KEEP OUT"

3.5 Structures such as "lock-ups", offices or other temporary site building, <u>not requiring excavation or underground ducting, excavation or foundations</u>, 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.

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4.0) Provision of Ground Protection (If Required)

4.1 No vehicular/mechanised access whatsoever will be allowed onto unprotected "Construction Exclusion Area" ground.

4.2 Ground protection can comprise the use of proprietary materials/structures (installed to manufacturer's specifications and recommendations) or procedures that avoid ground damage/disturbance/compaction, or the use of procedures that avoid such effects e.g. manual/pedestrian installation procedures. New access will be strictly limited to the area of the new protection structure.

4.3 Any system utilised must effectively spread load/weight, avoid compaction, maintain drainage/percolation/aeration, and be installed to avoid these issues. Protection installation will require a progressive laying down of ground protection, with previously laid material providing vehicular access to the next zone will be accepted as an approved methodology.

5.0) Works within "RPA" Zone

5.1 All works will be undertaken under the supervision and guidance of the Project Arborist who will have the authority to stop works if activities are considered such as to have the potential to damage trees. Only works and construction practices, agreed with the Project Arborist prior to commencement, will be allowed in the "RPA" area.

5.2 Preference must be given to manual labour and techniques within the fenced "RPA" zone.

5.3 On completion of the required works, the area will be inspected by the Project Arborist regarding the reinstatement of the original protection and the relocation of the protective fencing to a position relating to the original "RPA" area.

6.0) Service Installation

6.1 The "Project Arborist" must be consulted for advice and procedural recommendations, in respect of any installation of services within or requiring entry into the "Root Protection Area" of any tree intended for retention.

6.2 Any such works found to be unavoidable must be undertaken with special care, incorporating the recommendations of both "BS5837: 2012 and the National Joint Utility Group's, 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.

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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 Care will be taken to avoid damage/disturbance to soil volumes beneath and adjoining demolished structures that may contain tree root material.

8.3 Whilst existing foundations/structures may provide temporary protected access to areas within the "RPA" zone, preference must be given to the location of demolition plant outside of the "RPA" zone. Where tree(s) exist near a structure to be demolished then the demolition should be undertaken inwards within the footprint of the existing building (top down, pull back).

8.4 Underground structures (services etc.) within the "RPA" zone should be reviewed with regards to decommissioning and retention in situ in the interest of avoiding tree damage. 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.

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9.2 This document will be disseminated to all persons requiring access to the work site, with all persons undertaking works either before or after the principal development (site investigation works, Landscape Contractors) are subject to the above requirements

9.3 Works outside the "Construction Exclusion Zone" must be controlled to create no potential secondary hazard to tree health. Large loads accessing the site must be reviewed regarding clearance and potential tree damage. Care must be taken regarding materials that may contaminate the ground. No concrete mixings, diesel or fuel, washings or any other liquid material may be discharged within 10 metres of a tree. No fires can be lit within 5 metres of any tree canopy extent. No tree will be used for support regarding cables, signs etc.

9.4 The trees should be reviewed on a regular basis throughout the development process and on completion. At that time, additional recommendations regarding tree management may be required.

9.5 Any circumstances that become known whilst the development project is ongoing that either 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.

9.6 It is possible that liaison/agreement will be required with the Local Planning Authority regarding compliance with, as well as the verification of the required tree protection measures.

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A2 Appendix 2 - Tree Survey

Nature of Survey

A2.1 The criteria put forward in "BS5837:2012 – Trees in Relation to Design, Demolition and Construction – Recommendations" have provided a basis for this report.

A2.2 The data collected has been represented in table form as "Table 1" within "Appendix 1" to this report. This appendix includes a Survey Methodology, Survey Key, Survey Abbreviations, Condition Category Definitions and a brief resume of the typical application of Tree Protection measures as defined within the above standard and as relates to the "RPA" zones defined both within the survey table and on the "TCP" drawing.

A2.3 The survey, its findings and management recommendations relate to the site and the conditions thereon at the time of the survey. It relates to a "do nothing" or "as is" scenario and intends to provide an impartial representation of the site's tree population, regardless of any possible development works. It is likely that changes in site usage, development or other environmental changes will require an amendment of any tree's potential retention status and its preliminary management recommendations, and in some instances, may require the re-classification of a tree's suitability for retention.

Drawing References

A2.4 The survey must be read with the "Tree Constraints Plan" drawing "Belgard Square 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 be "sketched in" to "Belgard Square 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

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

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

Survey Intent and Context

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

Survey Data Collection and Methodology

The Survey

A2.9 This survey was compiled in December of 2024 and both updated and extended in June of 2025. This survey portion of the overall report is not an Implication Assessment but provides some of the basic information regarding its compilation. The compilation of this survey was guided by the recommendations of BS 5837: 2012. This survey typically includes trees of stem diameters exceeding 150mm at approximately 1.50 metres from ground level. The survey relates to current site conditions, setting and context.

A2.10 Each tree in the survey has a consecutive number that relates directly to the survey text. Measurements are metric and defined in metres and millimetres. All trees referred to in the survey text have been measured to provide information regarding canopy height and canopy spread (north, east, south, and west radii), level of canopy base and stem diameter at 1.50 meters from ground level. The dimensions provided are intended to provide a reasonable representation of a tree's size and form. While efforts are made to maintain accuracy, visual obstruction, especially regarding trees in groups, requires that some tree dimensions be estimated only.

Inspection and Evaluation Limitations and Disclaimers

A2.11 The information set out in this report relates to the review of a tree population on the site in question. As such, the information provided is based on a general review of trees and does not constitute a detailed review of any one of the individual specimens. Such an evaluation (tree report) would require the gathering of substantially more information than that dealt with in this survey.

A2.12 The survey is not a safety assessment and the parameters reviewed within this survey context would be substantially deficient in extent to provide for a reliable safety assessment. The survey is intended to provide a general and qualitative review to assist in gauging the suitability of an individual tree for retention within a development

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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 proposes will render the information invalid.

A2.13 A competent and experienced Arborist has completed all inspection and tree assessment. The inspection involves visual tree assessment (Mattheck and Breloer 1994) only, which has been carried out from ground level. No below ground, internal, invasive, or aerial (climbing) inspection has been carried out.

A2.14 Trees are living organisms whose health, condition and safety can change rapidly. All trees should be re-evaluated regarding their condition on an annual basis or after substantial trauma such a storm event, other damage, or injury. The results and recommendations of this survey will require review and reassessment after one year from the date of execution. This survey does not constitute a review of tree or site safety. Attempts to use the contents herein for such purposes will render the contents invalid.

A2.15 Several factors acted against the tree inspector, contriving to reduce the accuracy of the survey. Particularly, the survey have been completed during specific seasons. Some of the signs, typically symptomatic of ill-health or defect within a tree, may not have been available to view at the time of the survey or may have been obscured by seasonality related factors. Some of the fruiting bodies of various fungi, parasitic upon or causing decay or disease in trees, may have been out of season and unavailable to view. This survey can only comment upon symptoms of ill-health or defects visible at the time of the inspection.

Survey Key

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

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

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Table 1 – Tree Data Table

No.	Species	Age	Con	Ht.	C.H.	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
1	Sycamore *(Acer pseudoplatanus)*	E/M	G	9.00	2.50	3.00	3.03	3.50	3.00	1	261	3.13	Has suffered recent root disturbance to west of stem associated with path widening. Crown supports small amount of deadwood. General vigour is good.	Cleanout.	M	B2
2	Sycamore *(Acer pseudoplatanus)*	E/M	G	10.50	2.50	3.00	2.50	2.00	2.50	1	337	4.05	Of good general form and vigour. Is issuing suckers to south of stem. May have suffered root damage associated with path widening works to west. Crown supports notable mechanical damage.	Cleanout.	M	B2
3	Sycamore *(Acer pseudoplatanus)*	E/M	G	9.00	2.50	3.00	2.50	2.50	2.50	1	299	3.59	A broadly good vigour and vitality. Crown supports some stubs and deadwood. May been disturbed by recent path widening works to west.		M	B2
4	Sycamore *(Acer pseudoplatanus)*	E/M	F	9.00	2.50	4.00	4.00	4.00	3.50	1	325	3.90	Is of good general vigour and vitality. Crown supports minor deadwood and stops stop may been disturbed by recent path widening works to west. Is developing compression fork at 2.50 m.		M	C2
5	Sycamore *(Acer pseudoplatanus)*	E/M	P	9.00	2.00	3.00	3.00	4.00	3.00	1	312	3.74	Appears to be of good general vigour and vitality support some localise deadwood in mechanical damage about lower crown. May have been disturbed by recent path widening works to west. Is affected by three-way developing compression fork at 2.25 m		M	C2
6	Sycamore *(Acer pseudoplatanus)*	E/M	F	8.00	2.00	4.50	4.00	3.00	3.00	1	312	3.74	Appears to be of good general vigour and vitality. Appears to have been disturbed and has suffered root damage associated with path widening works to west. Crown supports localise deadwood and mechanical damage.	Cleanout.	M	B2

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No.	Species	Age	Con	Ht.	C.H.	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
7	Sycamore *(Acer pseudoplatanus)*	S/M	F	6.00	2.00	3.50	3.50	2.00	2.00	1	207	2.48	Appears to be good general vigour and vitality but has suffered lower crown mechanical damage.	Cleanout.	M	C2
8	Sycamore *(Acer pseudoplatanus)*	S/M	F	5.50	2.00	2.25	2.25	2.00	2.00	1	191	2.29	Appears to be of good general vigour and vitality but has suffered recent disturbance to south of stem. Lower crown suffered localised mechanical damage.	Cleanout.	M	C2
9	Sycamore *(Acer pseudoplatanus)*	S/M	F	5.00	2.50	2.25	2.00	1.50	1.50	1	140	1.68	Appears to be of reduced vigour and vitality. Has suffered basal bark damage likely attributable to grass mowing.	Cleanout and review annually.	N/A	U2
10	Sycamore *(Acer pseudoplatanus)*	S/M	F	7.00	2.50	2.00	1.50	1.50	1.50	1	159	1.91	Appears to be of reduced vigour with evidence of apical dieback.	Cleanout and review annually	S	C2
11	Sycamore *(Acer pseudoplatanus)*	E/M	F	8.00	2.50	2.50	2.50	2.00	1.75	1	216	2.60	Of visually good vigour and vitality.		M	C2
12	Sycamore *(Acer pseudoplatanus)*	E/M	F	7.00	2.50	2.00	2.00	2.00	2.00	1	169	2.02	Young and vigorous requiring no particular action at this time.		M	C2
13	Norway Maple *(Acer platanoides)*	E/M	F	8.00	3.00	2.00	2.00	2.00	2.00	1	185	2.22	Young and vigorous requiring no particular action at this time.		M	B2
14	Norway Maple *(Acer platanoides)*	E/M	F	8.00	3.00	2.00	2.00	2.00	2.00	1	229	2.75	Young and vigorous requiring no particular action at this time.		M	B2
15	Sycamore *(Acer pseudoplatanus)*	E/M	G	7.00	2.00	2.00	2.00	2.00	2.00	1	229	2.75	Young and vigorous requiring no particular action at this time.		M	B2
16	Lime *(Tilia europea)*	E/M	G	10.00	2.50	3.50	3.00	3.00	3.00	1	296	3.55	Is of good general vigour and vitality. Has developed multiple type forks at 2.50 m.		L	A2
17	*Lime* *(Tilia europea)*	E/M	F	9.00	2.50	4.50	5.50	3.50	2.50	1	331	3.97	Supports minor imbalance to west but is otherwise of good form.		L	B2

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No.	Species	Age	Con	Ht.	C.H.	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
18	Lime *(Tilia europea)*	E/M	F	9.00	2.50	4.00	5.00	4.50	2.50	1	318	3.82	Supports minor imbalance to west but is otherwise of good form.		L	B2
19	Lime *(Tilia europea)*	E/M	G	10.00	3.00	4.00	4.50	3.50	3.50	1	312	3.74	Supports minor imbalance to West but is otherwise of good form.		L	A2
20	Lime *(Tilia europea)*	E/M	G	10.00	2.50	4.50	4.50	3.00	2.50	1	280	3.36	Appears to be of good vigour and vitality.		L	A2
21	Lime *(Tilia europea)*	E/M	G	11.00	2.50	3.50	5.00	3.50	2.50	1	283	3.40	Appears to be of good vigour and vitality. Appears to be developing compression fork at circa 3.50 m.		L	A2
24	Lime *(Tilia europea)*	S/M	F	8.00	0.00	4.00	4.00	4.00	4.00	M/S	251	3.02	Young and still vigorous but supporting extensive Ivy cover obscuring much of lower crown.		M	C2
25	Lime *(Tilia europea)*	S/M	F	5.50	0.00	3.00	3.00	3.00	4.00	M/S	181	2.18	Young and vigorous with low crown development and low-level suckering.		M	C2
26	Lime *(Tilia europea)*	S/M	F	5.00	0.00	2.50	2.50	3.00	3.50	M/S	159	1.91	Young and vigorous with low crown development and low-level suckering.		M	C2
27	Lime *(Tilia europea)*	S/M	F	6.50	0.00	3.50	3.50	3.50	3.50	M/S	204	2.44	Young and still vigorous. Has suffered prior storm damage.	Cleanout	M	C2
28	Lime *(Tilia europea)*	S/M	F	7.00	0.00	3.50	3.50	3.50	3.50	M/S	207	2.48	Young and still vigorous.		M	C2
29	Lime *(Tilia europea)*	S/M	F	7.00	0.00	3.50	3.50	3.50	3.50	M/S	242	2.90	Young and still vigorous. Is developing low canopy and low-level suckers.		M	C2
30	Italian Alder *(Alnus cordata)*	S/M	F	5.00	0.00	2.50	2.50	2.50	2.50	1	197	2.37	Young and vigorous. Part of a broader planting.		S	C2
31	Italian Alder *(Alnus cordata)*	S/M	F	5.00	0.00	3.00	2.50	2.00	2.00	1	197	2.37	Young and vigorous with basal suckers to north east.		S	C2

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No.	Species	Age	Con	Ht.	C.H.	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
33	Italian Alder *(Alnus cordata)*	S/M	F	8.00	0.00	2.50	2.50	2.50	2.00	1	229	2.75	Young and still vigorous. Is developing extensive nasal suckering.		M	C2
35	Italian Alder *(Alnus cordata)*	S/M	F	7.00	0.00	2.50	2.50	3.00	3.50	1	223	2.67	Young and vigorous, divided from low level.		S	C2
36	Italian Alder *(Alnus cordata)*	S/M	F	6.00	0.00	2.50	2.50	2.50	2.50	1	229	2.75	Young and vigorous.		S	C2
37	Italian Alder *(Alnus cordata)*	S/M	F	9.00	0.00	2.25	2.25	2.25	2.25	1	197	2.37	Young and vigorous.		S	C2
39	Lime *(Tilia europea)*	S/M	F	6.00	0.00	2.50	4.00	1.50	2.50	5	229	2.75	Young and vigorous. Multi-stemmed from ground level but remaining vigorous.		M	C2
40	Lime *(Tilia europea)*	S/M	F	6.00	0.00	2.00	5.00	3.00	2.50	6	398	4.77	Extensively multi-stemmed from ground level raising some concern regarding mechanical integrity.		M	C2
A	Norway Maple *(Acer platanoides)*	E/M	F	9.00	2.50	3.00	4.50	2.50	2.00	1	255	3.06	Crown supports twiggy deadwood suggestive of decline onset. Tree slightly unbalanced to east, over road.	Review regularly.	M	C2
B	Norway Maple *(Acer platanoides)*	E/M	G/F	8.50	2.50	2.50	4.00	3.00	2.00	1	255	3.06	Appears be maintaining good vigour and vitality. Tree supports minor imbalance towards and over roadway.		L	B2
C	Norway Maple *(Acer platanoides)*	E/M	G/F	10.50	2.50	3.00	4.00	3.00	2.50	1	350	4.20	Appears to be maintaining good vigour and vitality. Supports minor imbalance towards and over roadway.		L	B2
D	Lime *(Tilia europea)*	E/M	G	11.00	2.50	3.00	4.50	3.50	3.00	1	322	3.86	Of good quality and form.		L	A2
E	Lime *(Tilia europea)*	S/M	G/F	6.00	2.25	3.00	3.00	3.00	2.00	1	201	2.41	Young and vigorous with minor imbalance to east.		L	B2
F	Lime *(Tilia europea)*	S/M	G/F	6.00	2.00	2.50	2.50	2.50	2.00	1	242	2.90	Young and vigorous. be long-term.		L	B2

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No.	Species	Age	Con	Ht.	C.H.	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
G	Lime *(Tilia europea)*	S/M	G/F	7.50	2.00	3.00	3.00	3.50	3.50	1	236	2.83	Young and vigorous but has suffered minor damage to southern crown.	Cleanout and monitor.	L	B2
H	Lime *(Tilia europea)*	E/M	G/F	9.50	2.25	4.00	4.00	3.50	4.00	1	309	3.71	Young and vigorous but supports substantial but partially occluded wound on west lower western stem.	Review regularly.	L	B2

Tree Lines, Groups and Hedges

No.	Species	Age	Con	Ht	CH	Spread	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
	Scrub Thickets									Note is made of several areas of scrub and thicket development at various points across, but more typically adjoining the boundaries of the site. These areas often support multiple sapling trees, including Alder, Sycamore and Goat Willow			

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No.	Species	Age	Con	Ht	CH	Spread	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
H1	Eastern Boundary Hedge Beech *(Fagus sylvatica)*	S/M	G/F	1.50-2.50	0.00	1.00m	m/s	n/a	2.00	Beech hedge apparently installed to furnish the built boundary structure. Exists at two levels with northern half being slightly higher than southern. Hedge exhibits evidence of ongoing management.		L	B2
TG 1	Tree Group 1 Common Alder *(Alnus glutinosa)* Silver Birch *(Betula pendula)* Goat Willow *(Salix caprea)* Sycamore *(Acer pseudoplatanus)* Buddleia *(Buddleia davidii)* Dogwood *(Cornus Sp.)* Bramble *(Rubus fruticosus)* Ivy *(Hedera helix)*	S/M-E/M	F	5.00-7.00	0.00-1.50	Contiguous	1	n/a	2.50	A large, coalesced planting, apparently intended to include trees but has now extended to include a broader scrubby Bramble bed.			
TG 2	Tree Group 2 Goat Willow *(Salix caprea)* Italian Alder *(Alnus cordata)* Silver Birch *(Betula pendula)* Sycamore *(Acer pseudoplatanus)* Bramble *(Rubus fruticosus)* Ivy *(Hedera helix)*	S/M-E/M	F	5.00-7.00	0.00-1.50	Contiguous	1	n/a	2.50	A relatively dense, apparent plantation with evidence of natural regeneration dominated by goat willow.		M	C2

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