



## **Landscape and Visual Impact Assessment & Landscape Matters**

### **Addendum**

**Circular Economy Hub at Huntstown, (to east of Mulhuddart) County Dublin**

**Prepared on behalf of**

**Rathdrinagh Land ULC (t/a Irish Recycling Ltd.)**

**November 2023 / Project No. 7670**

## 1.0 INTRODUCTION

1.1 The Landscape & Visual Impact Assessment (LVIA) and Landscape Matters Addendum has been prepared by Park Hood Chartered Landscape Architects on behalf of Rathdrinagh Land ULC (t/a Irish Recycling Ltd.) in relation to a planning application for a proposed Materials Recovery Facility along with a Food Container Cleaning Plant at Huntstown Townland and Coldwinters Townland, Co Dublin. The development is Phase One of the proposed Huntstown Circular Economy Hub.

1.2 Park Hood were part of the design team for the project and prepared Landscape Management & Maintenance Plan and Landscape Plans and for the planning application submitted in April 2023 (Fingal County Council Planning Department Reference FW23A/0111). A Landscape and Visual Impact Assessment (LVIA) formed part of the Environmental Impact Assessment submitted with the planning application (as prepared by O’Callaghan, Moran & Associates April 2023). The concluding statement of the LVIA was as follows:-

*“The development will alter the existing landscape character as a result of changing from former agricultural to industrial use, but will have no impact on amenities or cultural heritage. The impact will be negative, not significant, local, likely and long term.*

*The development will be visible all year round from the site entrance and an access road to the north-west and partially visible all year round from a view point to the north west, however at the other viewpoints the site will either be fully screened or only partially visible over the winter period. In the context of the surrounding landscape, which is dominated by quarrying and industrial developments, the visual impact will be negative, not significant, local, likely and long term.”*

### Request for Further Information Summary

1.3 Fingal County Council (FCC) wrote a letter dated 14<sup>th</sup> June 2023 requesting further information to be submitted to support this planning application. This included items related to landscape matters or landscape and visual impacts. This submission reviews the specific requests made for Items 4, 5, 6, 14F, 14G and 14M that includes tree surveys, tree impact plans, additional reports, updated landscape plans and visualisations to support the LVIA.

### Scope of LVIA Addendum

1.4 The Addendum sets out to respond to each of these items as part of a wider FI submission. For ease of reference, extracts from the following figures / drawings are included within this Addendum but are also submitted as stand-alone documents at appropriate scale:-

- *Drawing No. 7670-L2100 Landscape Masterplan;*
- *Drawing No. 7670-L2101 and L2012 Landscape Proposals; and*
- *Drawing No. 7670-L2700 Development Impact Plan.*

- 1.5 Appendix A of this LVIA Addendum includes *LVIA Supporting Visualisations and Representative Viewpoints* (FI Request 14M) while Appendix B includes the updated Tree Survey (FI Request 4). Also included is the updated Landscape Management and Maintenance Plan and a Green Infrastructure Plan (FI Request No. 6) as standalone documents.

## 2.0 RESPONSE TO FCC FI REQUEST No. 4 AND 5

***4: A Tree Survey is provided at Appendix 8.1 of the EIAR. The tree survey was carried out in March 2021 and as such is outdated. The applicant is requested to submit a complete tree survey including an Arboricultural Impact Assessment, Tree Constraints Plan, Tree Protection Plan and Arboricultural Method Statement in accordance with BS 5837: 2012, Trees in relation to Design, Demolition and Construction - Recommendations is required. The tree survey and documents must be prepared by a suitably qualified arborist/ landscape professional.***

***5. The applicant is requested to submit a revised Landscape Plan to include for the requirements of Objective DMS0134 - Site Summary of Specimen Removal, Retention and Planting, of the Fingal Development Plan 2023-2029.***

- 2.1 An updated Tree Survey Report (August 2023) has been prepared by *Andrew Boe BSC (HONS) MARBORA* Independent Arboricultural Consultant. This included a full survey of all trees and hedgerows on the site and a Tree Constraints Plan which indicates both the above and below ground constraints the trees pose. The categorisations of tree quality were assessed and rated in accordance with BS5837:2012 (2005). The Tree Survey notes that the “... amenity value of the trees could be considered low.” **See Appendix B: Tree Survey.**

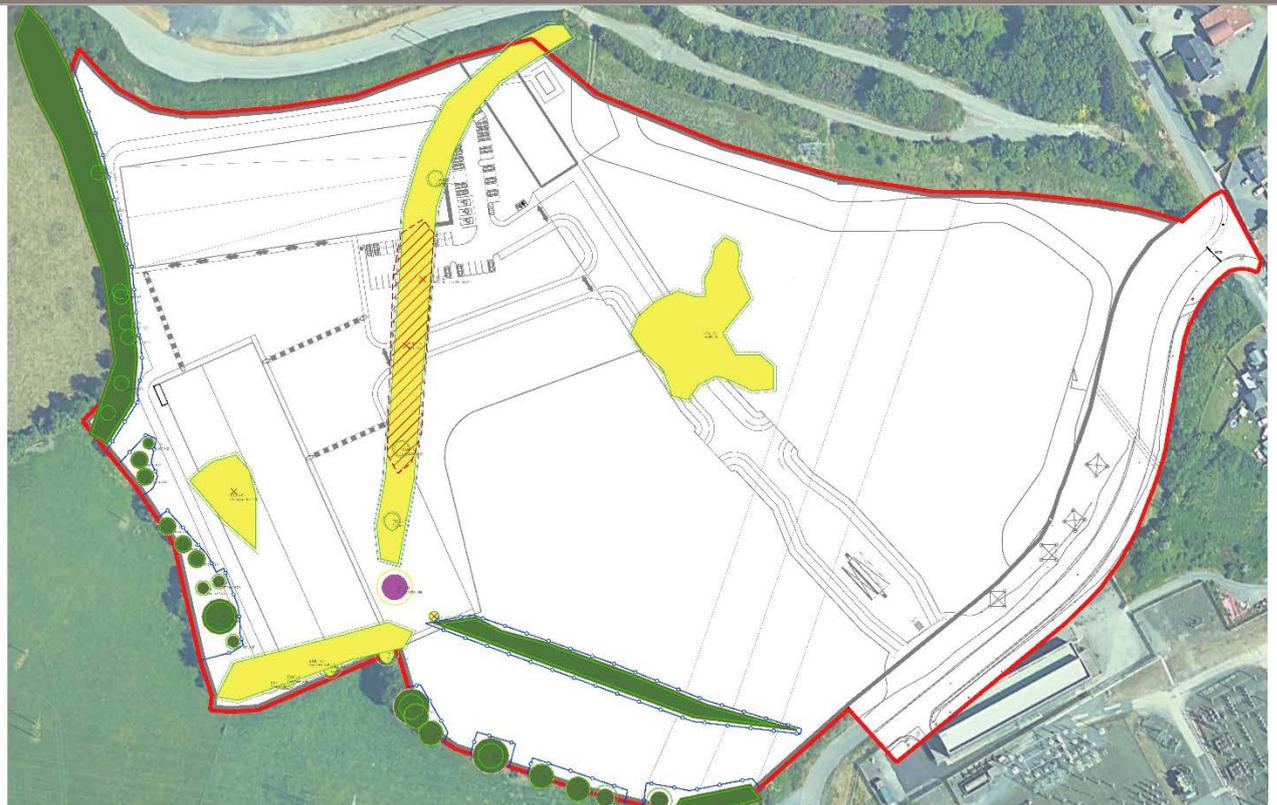
- 2.2 In total 265 no. trees, wooded groups or hedgerows were identified on the site and the following summarises the key findings:-

- 1 no. tree of moderate quality (Grade B); Trees assigned to this category include healthy attractive trees with remediable defects that are in a condition as to be able to make a significant contribution for a minimum of 20 years.
- 246 no. trees of low quality (Grade C) ; Trees in this category include unremarkable trees of limited merit, small-growing, young species which have a relatively low potential amenity value, and low landscape benefits.
- 18 no. trees (Grade U); Trees assigned to this category are in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years and/or are unsuitable for retention in the proximity of new dwellings or areas of public open space.

- 2.3 Clearly the majority (99.6%) of the trees are rated as low or unsuitable for retention. This information was correlated with the topographical survey of the Application Site and the layout of the proposed

development to provide the relevant information required for Park Hood to prepare **Drawing No. 7670-L2700 Development Impact Plan**. This drawing demonstrates likely effects to existing landscape including to trees, hedgerows and vegetation compliant with BS 5837:2012 and outlines proposed protection measures to be provided during course of construction works.

**Figure 1 Development Impact Plan**



**Extract from Drawing No. 7670 L 2700 Development Impact Plan**

- 2.4 The findings of the tree survey and updated canopies were correlated with the updated Landscape Plans (**Drawing No. 7670-L2100 Landscape Masterplan and Drawing No. 7670-L2101 and L2012 Landscape Proposals**) which include information on landscape treatments, species schedules, plant density and stock specification.

### **3.0 RESPONSE TO FCC FI REQUEST No. 6**

*6: The applicant is requested to submit an integrated Green Infrastructure Plan which complies with the requirements of Objective DMS0124 of the Fingal Development Plan 2023-2029. Subject to the findings and details of the updates and revised Tree Survey, Landscape Plan and Green Infrastructure Plan, the applicant may be required to reconfigure the layout of the proposed development to ensure adequate hedgerow retention, protection and augmentation.*

- 3.1 This became a requirement in the Fingal Development Plan for commercial developments over 2000m<sup>2</sup> as part of Objective DMSO124 – Integrated Green Infrastructure Plan.
- 3.2 A **Green Infrastructure Plan** has been prepared by Park Hood and forms part of a separate stand-alone submission. This references or identifies all existing natural features (hedgerows, significant trees, waterbodies) and the proposed green infrastructure network within the development. These proposals are to include details of any landscape areas, ecological corridors, drainage measures (where feasible due to Dublin Airport advise), details of walls / boundary specifications, locations of bird, bat and invertebrate boxes, any permeable paving (grasscrete or similar), tree planting, biodiversity enhancement and hedgerow management proposals. Given the commercial nature and intended land-use, not all elements of a plan such as public access and connectivity are workable on this site.
- 3.3 Irrespective, the Green Infrastructure Plan takes into account the updated site layout and landscape proposals and reviews these against the relevant policies identified within the Fingal Development Plan.

#### 4.0 RESPONSE TO FCC FI REQUEST No. 14F

*14F: The documents submitted with the application, including the EIAR, acknowledges the significance of the trees and hedgerows on the western and southern boundary of the site. The documentation states that this boundary will be retained, protected and augmented. This boundary is also a townland boundary/ feature. However, it is considered that the proposed development does not make adequate provision for the protection, retention and augmentation of this significant cultural, ecological and landscape feature either in terms of appropriate setback - stated as being 7 to 10m in the planning and design statement (Section 4.2, Genesis Planning) - or in terms of its full retention. In many places, aspects of the proposed development are significantly closer to the hedgerow and in-part it is proposed to remove a section of the feature entirely. The applicant is requested to revise the layout of the proposed development so as to maintain the stated setback of 7m minimum from any aspect of the proposed development, including fencing, to the edge of the vegetation in the town land boundary. The revised layout shall have regard to the findings, including root protection areas, and any recommendations for retention of trees/ hedgerows of amenity value, in the updated arboricultural survey.*

- 4.1 Additional site visits were undertaken to review the condition and value of the vegetation on this site boundaries for which – as noted above – the Tree Survey rated the general condition as being of low quality and the amenity value also as low. Irrespective, the hedgerows to the west and south of the site exist forming part of the landscape character and the landscape design objective is to retain and augment their presence. **See Photo 1** below
- 4.2 The layouts have been amended to allow for the retention of the western hedgerow (total length c. 307m) and its augmentation where weak with additional native hedgerow species to gap up these sections. Further, the hedgerows will be given appropriate management to remove ivy, remove dead

material and cut back the hedge faces to return them to a more compact form in line with their original intent. On the inside (or within Application Site), native woodland belts will be planted that will further augment the boundary vegetation in this area as it matures. The minimum depth of any boundary vegetation will be 7m and, in sections, the existing hedge and proposed woodland belt will be of up to 16m wide. The area of proposed woodland plant equates to 1,300m<sup>2</sup> in total.

**Photo 1 Aerial Photograph**

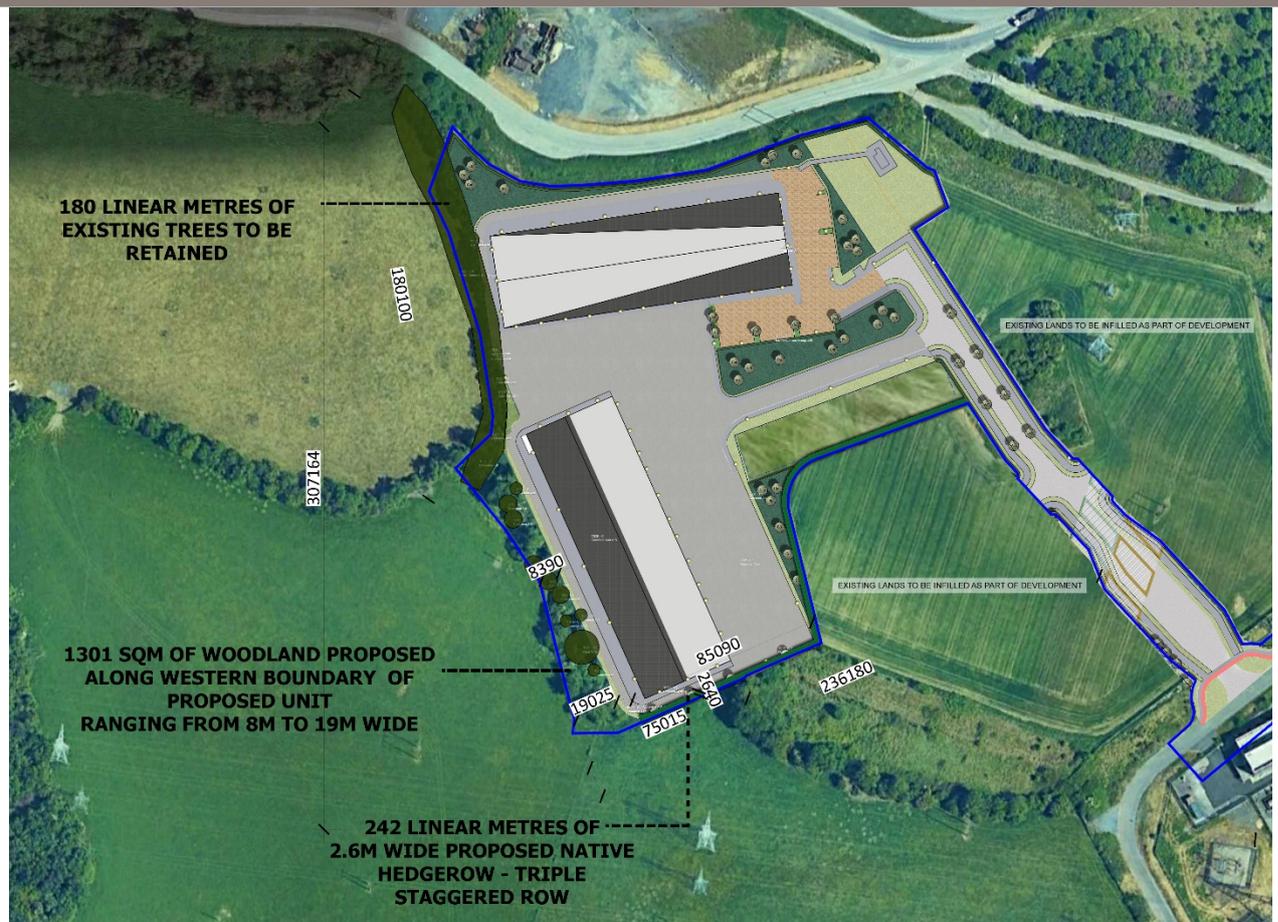


**Existing view of Application Site lands with western boundary hedgerow to the Phase One site outlined in yellow (Courtesy of GoogleEarth)**

- 4.3 To the south of the subject site, the hedgerow extends from the boundary with the Huntstown Substation to the east though its trajectory is not straight and it carries over between the Phase One area and future areas proposed for development as part of the Circular Economy Hub. Again the quality is generally very poor but the objective is to, where possible, retain, augment and improve this boundary vegetation.
- 4.4 Immediately to the south of the proposed Warehouse B is a section of hedgerow equating to approximately 75m. This includes 4 no. Ash (*Fraxinus excelsior*) trees surveyed as T007, T008, T009 and T010 for which the Tree Survey has recommended felling on the basis that they do “... *not merit retention due to disease*”. In and around the trees is a collective of “*single and multi-stemmed trees*” that were assessed as part of a group, T030. Again the Tree Survey has recommended their felling due to disease. It is therefore proposed that this collective diseased vegetation is removed and that the area between the proposed hardstanding associated with proposed Warehouse B and the

boundary is (re)planted with a replacement hedgerow. It is acknowledged that this area is thinner than the western boundary but, at 2.6m wide, there is sufficient room to provide an appropriate hedge made up of mixed native species. In total, based on a triple staggered row, this section would equate to 450 no. plants which, on maturing, would provide an improved buffer and screen over what is currently offered by the existing hedge.

Figure 2 Proposed Landscape Works to Western and Southern Boundaries



Extract from Drawing No. 7670 L 2101 annotated to identify specific hedgerow proposals

- 4.5 This section would link into an internal hedgerow (total length 242m) that carries on along the southern boundary of the Phase One Application Site and, while positive in terms of the landscape character and amenity of the site, this would have little bearing on the matters raised for this specific FI Request.

## 5.0 RESPONSE TO FCC FI REQUEST No. 14G

*14G: The Landscape Masterplan for the site shall be updated to reflect the revised layout (to indicate the appropriate incorporation and augmentation of the townland feature on the western*

*and southern boundaries.*

- 5.1 The Landscape Plans (**Drawing No. 7670-L2100 Landscape Masterplan and Drawing No. 7670-L2101 and L2012 Landscape Proposals**) have been updated to reflect the amendments to the site layout and including for additional planting on the western and southern boundaries including information on landscape treatments, species schedules, plant density and stock specification.

**Figure 1 Proposed Landscape Works**



**Extract from Drawing No. 7670 L 2100 Landscape Masterplan**

## **6.0 RESPONSE TO FCC FI REQUEST No. 14M**

*14M:Photomontages of the proposed development showing the 'As Existing View', the 'As Proposed View' and the 'As Proposed Cumulative View' (where appropriate) should be submitted. The locations should include an open view, where available, from:*

- i. the vicinity of residential properties located west of North Road (north of the Roadstone entrance and opposite entrance to Woodkraft).*

- ii. *the vicinity of residential properties located west of North Road (south of the Roadstone entrance -at entrance to commercial unit).*
  - iii. *the existing entrance to 'Roadstone Huntstown' on North Road, and*
  - iv. *the pedestrian bridge over the M50 to N2 slip lane.*
- 6.1 The four locations identified by FCC above were visited, surveyed and photographed on 21<sup>st</sup> July 2023 and this and the subsequent photomontages were undertaken in accordance with the “*Landscape Institute Technical Guidance Note 06/19: Visual Representation of Development Proposals*”. These include guidance on photographic technology, including camera selection, choice of lens and printing.
- 6.2 The following tables summarise the existing setting and likely or anticipated effects on the four no. viewpoints which are on the North Road and the pedestrian walkway over the nearby M50 / N2 junction all to the east of the Application Site. An extract from the proposed view photomontage is included below for ease of cross-reference but the existing and proposed views are set out in larger scale in **Appendix A – LVIA Photomontages**

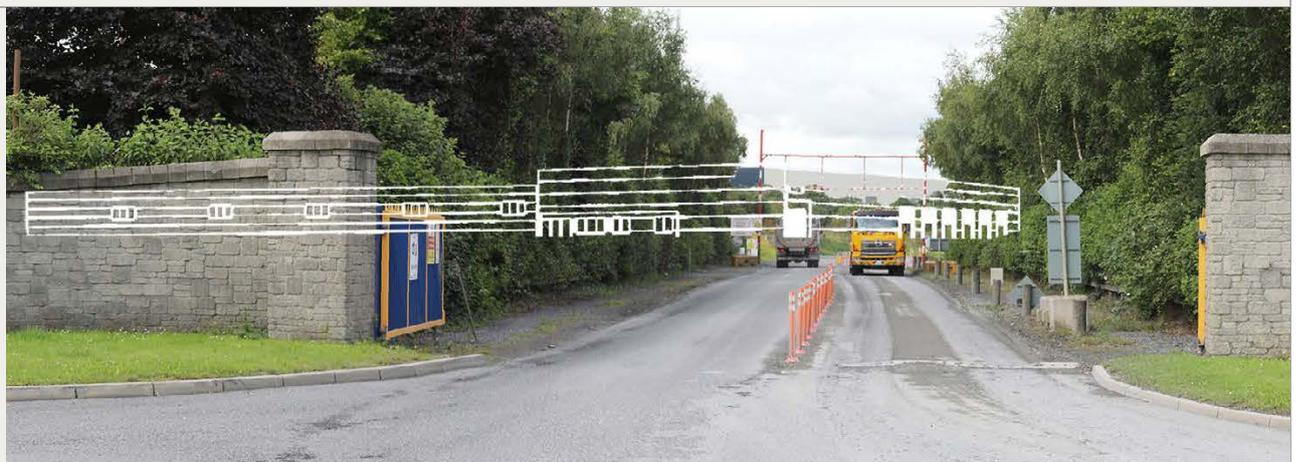
**Viewpoints 1, 2 and 3 North Road**



**Viewpoint 1 - North Road (north of the Roadstone entrance and opposite entrance to Woodkraft).**



**Viewpoint 2 - Residential properties located west of North Road (south of the Roadstone entrance)**



**Viewpoint 3 - existing entrance to 'Roadstone Huntstown' on North Road**

<p><b>Viewpoint Baseline</b></p>	<p>The section of North Road near the N2/M50 junction is essentially a cul-de-sac on account of its former route towards the city centre having been severed by the new road junction constructed around 2007. A link from the N2 connects to the R135 North Road to the north near Coldwinters but the c. 900m section to its south is closed off by bollards once at the lands Finglas ESB 220kv Substation. A pedestrian and cycle link continues to the south but vehicular access is not possible.</p> <p>The road is lined with incidental commercial properties and small groups of detached residential dwellings amongst which there are vacant lands and farmlands. It has a very mixed character with some properties having a refined boundary and well managed landscape in amongst which are areas that have a more degraded and dishevelled appearance. The sense of place is affected by the proximity of the Roadstone Huntstown quarry, the sub-stations / power stations, commercial premises and the nearby road infrastructure that all combine to limit the quality and sensitivity of this landscape.</p> <p>The quality and nature of roadside vegetation is very mixed and includes wooded belts and remnant field hedgerows that merge into newer hedgerows aside the entrance to the Roadstone quarry, commercial properties and around residential properties. The low-lying landscape ensures that there are no longer views afforded and views are often restricted to the road corridor itself. If views are afforded over weak sections of hedge across adjacent fields, they are ultimately closed off by an accumulation of further hedgerows or wooded areas though quarry plant, power stations, powerlines and large scale warehouses are often evident.</p> <p>To the immediate north of the site is a wooded area (extending to nearly 1.8 hectares) located between it and North Road that is a key factor in limiting views. The site to the north of the Roadstone Quarry entrance is set back by over 200m from the North Road so the influence of the site is currently very limited due to distance and intervening vegetation.</p> <p>There are no designated views noted in this area within the Fingal Development Plan and there are nothing on this section of road that is noted in terms of landscape, scenic or amenity provision that would be a factor in ensuring that any views would be rated as being of an significance.</p>
<p><b>Viewpoint Sensitivity</b></p>	<p>Medium to Low</p>
<p><b>Predicted Change</b></p>	<p>As demonstrated within the wirelines for these three viewpoints, Warehouse A and B and the wider development will be set back at such a distance to ensure that it is either visually obscured by intervening vegetation or, where visible, its introduction would not have an unacceptable or adverse effect on the view. The effects are therefore rated as negligible to the vast majority of North Road. Where there are glimpse views as in Viewpoint 1, there will be a slight effect though given the intervening landscape view and visual context, the magnitude of change is low.</p>

	Proposed tree and hedgerow planting is to be undertaken to the north and north-east of Warehouse A but the development would not need to rely on this for effective integration.
<b>Summary</b>	Negligible to Slight; not significant.

### Viewpoints 1, 2 and 3 North Road



**Viewpoint 4 - Pedestrian bridge over the M50 to N2 slip lane.**

<b>Viewpoint Baseline</b>	<p>This viewpoint is from a locally elevated vantage point on a pedestrian walkway and bridge that crosses the N2 slip road at the M50 junction providing part of a link between the North Road (off which the Application Site is accessed) and the Charlestown area to the south of the M50. The bridge rises to such a height that it offers relatively broad views over the Huntstown area including towards the Application Site though the intervening landscape includes the Huntstown 220kV Substation that extends over 5 hectares. Powerlines and major road infrastructure are also a feature of the view which give this part of Co. Dublin a very utilitarian landscape character.</p> <p>The pedestrian / cycle bridge is an important amenity providing a functional connection for residents and premises on North Road with the city though the primary purpose for any use will be commuting or related to access provision. The link is not part of any promoted tourism link or suggested amenity walk and little reason for any tourist / visitor to be in this part of Dublin.</p> <p>The Application Site is set behind the Substation and largely obscured by it and peripheral tree groups and hedgerows. Note there are no views towards the site from the lower N2 road and junction areas due to intervening topography, roadside banks, built infrastructure and vegetation.</p>
<b>Viewpoint Sensitivity</b>	Low

<b>Predicted Change</b>	<p>Looking to the north-west, the elevated nature of the walkway allows open vantage in the direction of the site. The east façade and part of the south façade of Warehouse A will be visible and a very small part of Warehouse B discernible set to either side of the 110kV GIS building located to the north of broader substation site. The GIS building will visually obscure the majority of the site.</p> <p>There are already built elements on the skyline in this direction associated with the Huntstown Power Plant and the Energia AD Plant set further to the north-west of the Application Site. The proposal, while evident, would not ingress into the local skyline to any significant degree comparable to the current situation. The nature of buildings are also reflective of the character and type in the area so it would not be out of character or visually out of place in this view.</p> <p>There is an area of proposed woodland planting set to the south-east of Warehouse A (in the direction of this view) that would, as it matures, visually obscure or filter the building facades and introduce “green” into the view where it does not exist at present. While this will assist in integration, the distance (over 500m) ensures that the proposal, while discernible will not have significant effects on the view or visual amenity of any users of this walkway.</p>
<b>Summary</b>	Slight; not significant.

## 7.0 CONCLUSIONS

- 7.1 Following the additional works and amendments to the proposed development, there have been improvements to the project in terms of landscape matters and thereby the landscape and visual considerations. The submission now includes LVIA Visualisations, an updated Tree Survey, a Green Infrastructure Plan and updated Landscape Plans to reflect broader amendments made by the collective design team.
- 7.2 The conclusions of the original LVIA are still sound and appropriate but in terms of the wider proposals, this Addendum has demonstrated that existing vegetation considerations have been assessed appropriately and that the proposed landscape works offer the opportunity to improve the quality and value of planting on this site. Further, visuals prepared from the four no. requested viewpoints demonstrate that the visual impacts deriving from this proposal will not be of an unacceptable or significant nature.

## **APPENDIX A**

### **Landscape and Visual Impact Assessment**

#### **Supporting Visualisations and Representative Viewpoints**

## L VIA PHOTOMONTAGES

PROPOSED MATERIALS RECOVERY FACILITY AND FOOD CONTAINER CLEANING PLANT  
ON LANDS AT HUNTSTOWN TOWNLAND AND COLDWINTERS TOWNLAND, CO DUBLIN  
(PLANNING REFERENCE: FW23A/0111)

PREPARED ON BEHALF OF RATHDRINAGH LAND UNLIMITED COMPANY (TRADING AS  
IRISH RECYCLING LTD)

NOVEMBER 2023 / PROJECT NO. 7670



## PHOTOMONTAGE PREPARATION AND PRESENTATION - METHODOLOGY

### Guidance Documents

Park Hood base their methodology on the Landscape Institute Technical Guidance Note 06/19: Visual Representation of Development Proposals. These include guidance on photographic technology, including camera selection, choice of lens and printing.

The main function of a photomontage is as an illustrative tool to demonstrate development proposals for the benefit of the consultation process and any planning application. These images have the advantage of providing a high degree of accuracy on the basis of mathematical formulae correlated with OSNI digital survey data and accurate topographical surveys of the Application Site lands.

GLVIA3 states that the “Photomontage is the most widespread and popular visualisation technique for illustrating changes in views and visual amenity. A photomontage is the superimposition of an image onto a photograph for the purpose of creating a representation of potential changes to any view.”

### Viewpoint Selection and Notes

The viewpoint selection is based on those locations identified in the Fingal County Council FI Request Item 14M that asked for “Photomontages of the proposed development showing the ‘As Existing View’, the ‘As Proposed View’ and the ‘As Proposed Cumulative View’ (where appropriate) should be submitted.”

The viewpoint locations were as follows:-

- VP1 - The vicinity of residential properties located west of North Road (north of the Roadstone entrance and opposite entrance to Woodkraft).
- VP2 - The vicinity of residential properties located west of North Road (south of the Roadstone entrance at entrance to commercial unit).
- VP3 - The existing entrance to ‘Roadstone Huntstown’ on North Road, and
- VP4 - The pedestrian bridge over the MSO to N2 slip lane.

### Photography

Photographs are taken as high quality jpeg files using a single lens Canon Eos 6D (with a 50mm Focal Length (FL) on a Full-Frame-Sensor (FFS). Photography was undertaken on 21<sup>st</sup> July 2023 in the morning hours to ensure any sun angle would not have implication on the view through glare with the four selected views all looking to the west. The following procedures are undertaken during the photographic process:

- Camera levelled and mounted on tripod with panoramic head to avoid parallax error;
- The proposed development is set as central as possible in the panorama unless there is a specific context which requires inclusion;
- Lens focus set to manual and “infinity” to ensure principal distance (rear nodal point to image plane) coincides with marked focal length;
- Shoot images with a fixed overlap of 20° for panoramic images;
- Photographs “follow the sun” insofar, views from the east are shot in the morning and views from the west in the afternoon;
- Record the viewpoint elevation including allowance for eye height (average 1.6m) and Northing and Easting OS grid coordinates;
- Record the GPS of notable landmarks features in the view or local area to assist in verification process of camera position, topographical surveys and Ordnance Survey grid; and
- Additional photographs are taken of the tripod in position to cross reference with the GPS data taken by the camera.

The camera EXIF data automatically records date, time, and focal lengths. The inbuilt Canon GPS Receiver records location information including longitude, latitude, elevation, direction, and Universal Coordinated Time (UTC) as EXIF information to images when shooting. Triangulating from known datum, the camera location can be pinpointed and correlated with the Ordnance Survey national grid.

### Photomontage Models

The digital base model is prepared in-house using detailed drawings of the proposed development based on the project drawings, specifications and plans using a combination of Autodesk Civil 3D, Adobe Photoshop CS3 and 3d Studio-MAX. The digital ground model is generated using digital terrain map (DTM) obtained from Ordnance Survey Ireland with a 10m grid. This model is collated and coordinated with the digital site layout, a topographical survey and a digital ACE map of the site context.

The model was based on dimensions, plans and elevations for the proposed development and ancillary works as shown on the plans and layouts prepared by Coyle Civil & Structural that form part of the planning application (Planning Reference: FW23A/0111).

### Photograph Alignment and Presentation

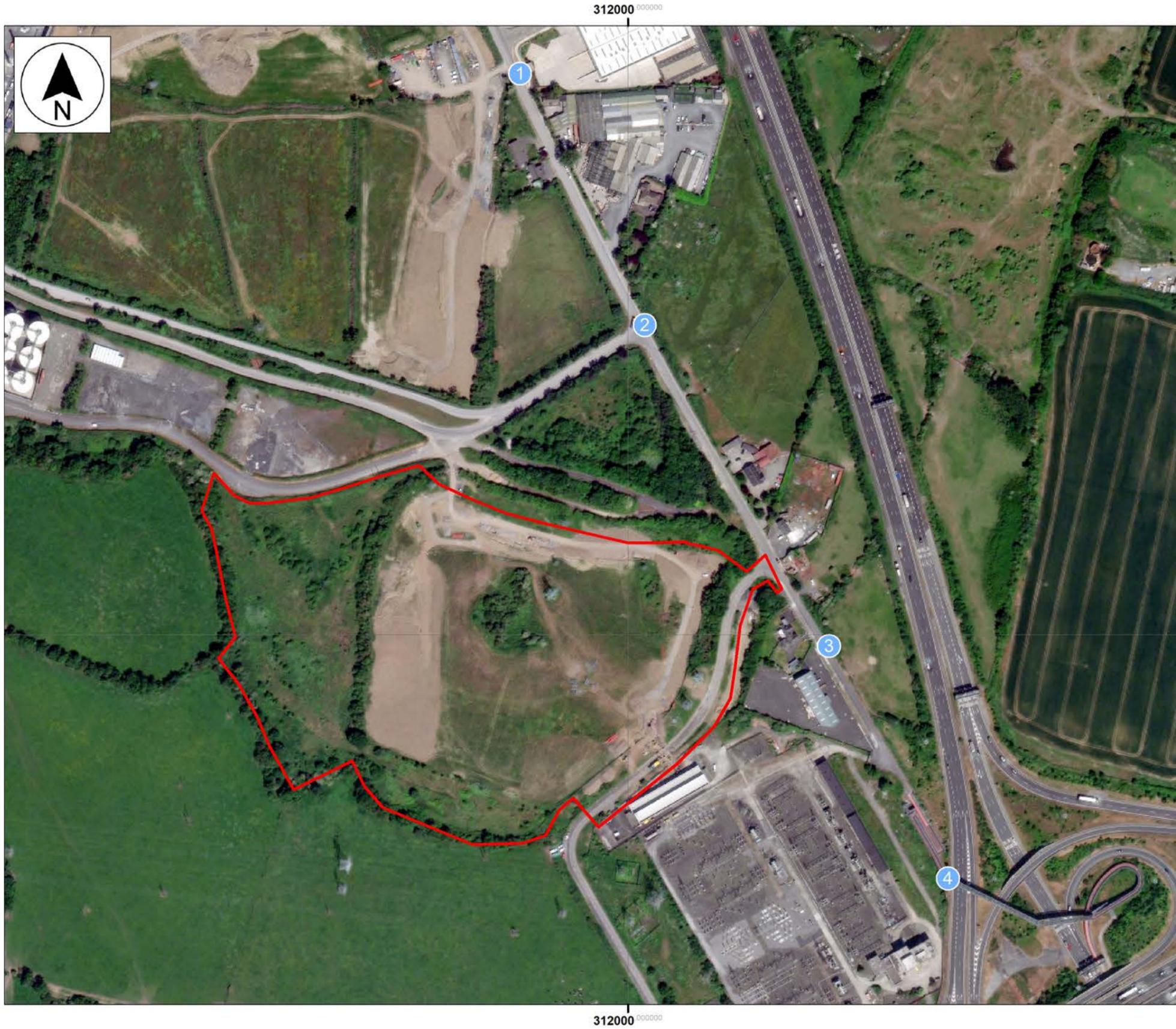
The camera position and Ordnance Survey grid are aligned with the camera target moved until it aligns with the grid “Field of View” and the GPS of notable landmarks. Once aligned, the camera is matched and ready for positioning of proposed development. Based on accurate FOV data and GPS recording, this is no requirement for any resizing or repositioning to background photographs.

The presentation includes a panoramic view from each viewpoint with photographs merged together to create a wider image. Panoramas are mapped by planar projection if up to approximately 75° Field of View and, if wider, stitched by cylindrical process using AutoPano-Giga. During the stitching process, none of the photographs are distorted in terms of scaling.

Park Hood assess the requirements for each proposal individually with the presentation methodology adjusted accordingly (within Landscape Institute Guidelines). To assist in understanding and context, an additional set of visuals is often produced to allow easy comparison and assessment of consequent effects / impacts.

In some instances, additional photomontages are provided to show how the site will look once the peripheral landscape works (i.e. planting) has matured at 5-10 years post completion but this is not necessary for this proposal for reasons to do with distance and existing vegetation (even in winter) and the proposal having negligible consequence on any view.

An information panel aside the photomontage summarises the key information including the viewpoint location, photograph date, field of view and distance to site.



### Legend

-  Viewpoint Locations
-  Application Boundary

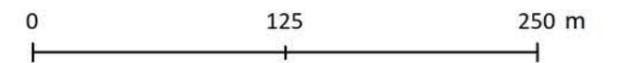
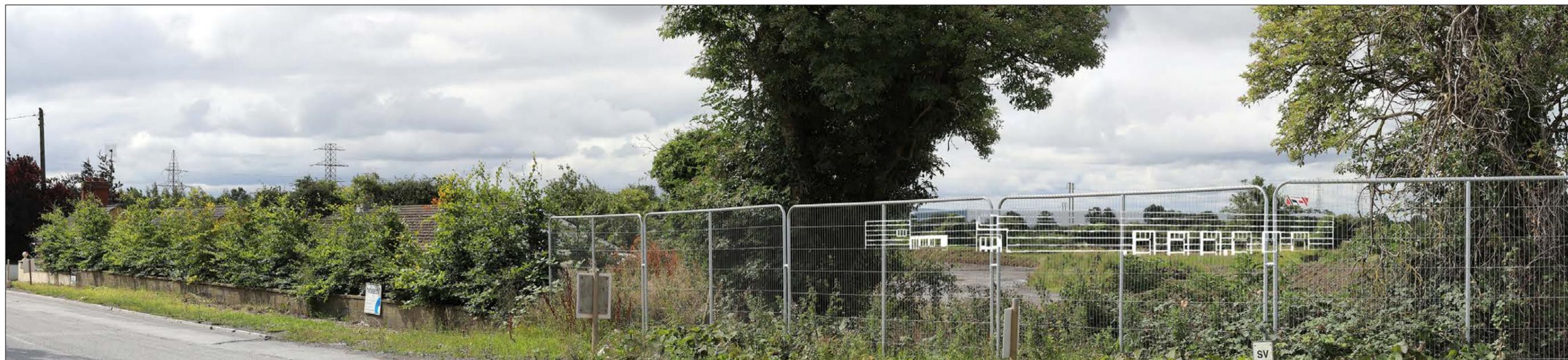
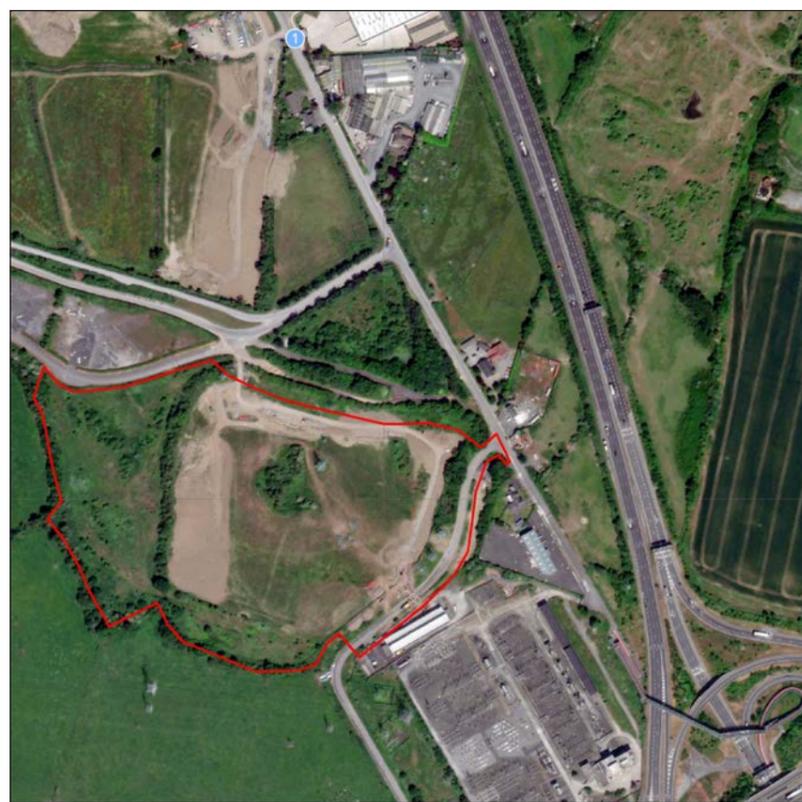


Figure 1.1: Site Location and Viewpoint Map





Proposed View - Wireframe



OS reference:	311911E 241462N
Eye level:	81.9m AOB
Direction of view:	200°
Distance to Application Site:	336m
Horizontal field of view:	90° (cylindrical projection)
Paper size:	420 x 297 mm (A3)
Correct printed image size:	390 x 110 mm
Camera:	Canon EOS 5D Mark IV
Lens:	50mm (Canon RF 50mm f/1.8)
Camera height:	1.5m AGL
Date and time:	21/07/2023 11:17

Figure 2.1: Viewpoint 1 | North Road (north of the Roadstone entrance and opposite entrance to Woodkraft)



Existing View



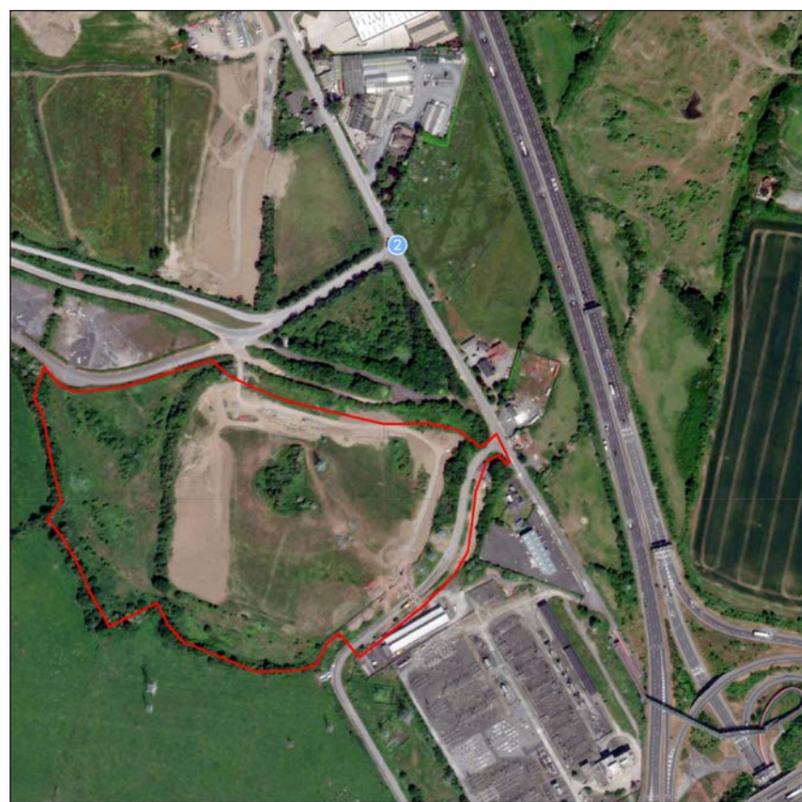
Proposed View - Photomontage

OS reference:	311911E 241462N	Horizontal field of view:	90° (cylindrical projection)	Camera:	Canon EOS 5D Mark IV
Eye level:	81.9m AOB	Paper size:	420 x 297 mm (A3)	Lens:	50mm (Canon RF 50mm f/1.8)
Direction of view:	200°	Correct printed image size:	390 x 110 mm	Camera height:	1.5m AGL
Distance to Application Site:	336m			Date and time:	21/07/2023 11:17

Figure 2.2: Viewpoint 1 | North Road (north of the Roadstone entrance and opposite entrance to Woodkraft)



Proposed View - Wireframe



OS reference:	312014E 241255N
Eye level:	82.1m AOB
Direction of view:	198°
Distance to Application Site:	218m
Horizontal field of view:	90° (cylindrical projection)
Paper size:	420 x 297 mm (A3)
Correct printed image size:	390 x 110 mm
Camera:	Canon EOS 5D Mark IV
Lens:	50mm (Canon RF 50mm f/1.8)
Camera height:	1.5m AGL
Date and time:	21/07/2023 11:21

Figure 3.1: Viewpoint 2 | North Road (south of the Roadstone entrance at entrance to commercial unit).



Existing View



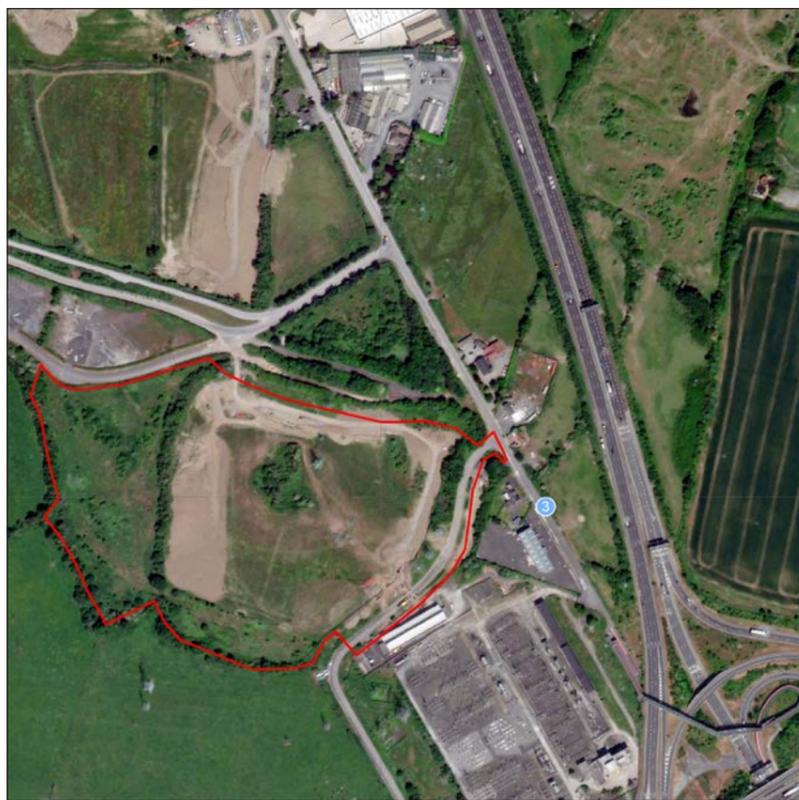
Proposed View - photomontage

OS reference:	312014E 241255N	Horizontal field of view:	90° (cylindrical projection)	Camera:	Canon EOS 5D Mark IV
Eye level:	82.1m AOB	Paper size:	420 x 297 mm (A3)	Lens:	50mm (Canon RF 50mm f/1.8)
Direction of view:	198°	Correct printed image size:	390 x 110 mm	Camera height:	1.5m AGL
Distance to Application Site:	218m	Date and time:	21/07/2023 11:21		

Figure 3.2: Viewpoint 2 | North Road (south of the Roadstone entrance at entrance to commercial unit).



Proposed View - Wireframe



OS reference:	312165E 240990N
Eye level:	81.6m AOB
Direction of view:	263°
Distance to Application Site:	77m
Horizontal field of view:	90° (cylindrical projection)
Paper size:	420 x 297 mm (A3)
Correct printed image size:	390 x 110 mm
Camera:	Canon EOS 5D Mark IV
Lens:	50mm (Canon RF 50mm f/1.8)
Camera height:	1.5m AGL
Date and time:	21/07/2023 11:26

Figure 4.1: Viewpoint 3 | North Road (the existing entrance to 'Roadstone Huntstown' on North Road).



Existing View



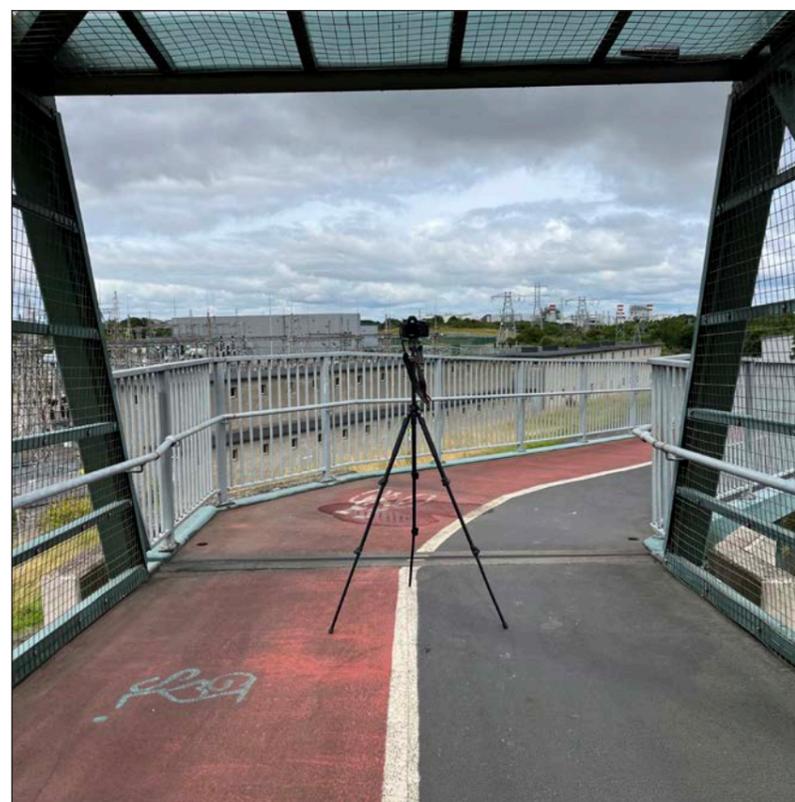
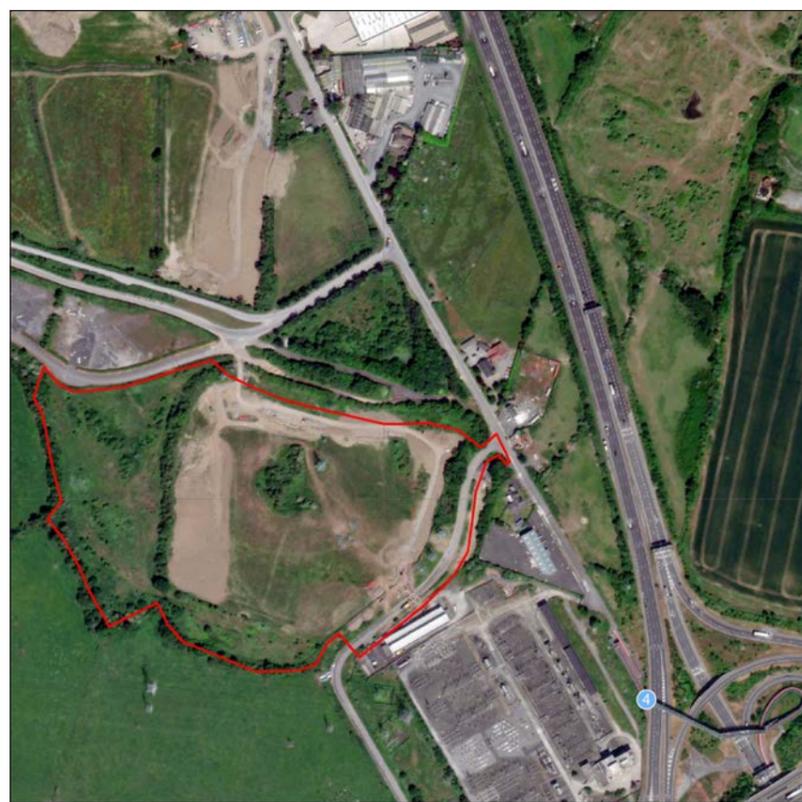
Proposed View - (Please note: proposed buildings are obscured by intervening buildings and vegetation)

OS reference:	312165E 240990N	Horizontal field of view:	90° (cylindrical projection)	Camera:	Canon EOS 5D Mark IV
Eye level:	81.6m AOB	Paper size:	420 x 297 mm (A3)	Lens:	50mm (Canon RF 50mm f/1.8)
Direction of view:	263°	Correct printed image size:	390 x 110 mm	Camera height:	1.5m AGL
Distance to Application Site:	77m			Date and time:	21/07/2023 11:26

Figure 4.2: Viewpoint 3 | North Road (the existing entrance to 'Roadstone Huntstown' on North Road).



Proposed View - Wireframe

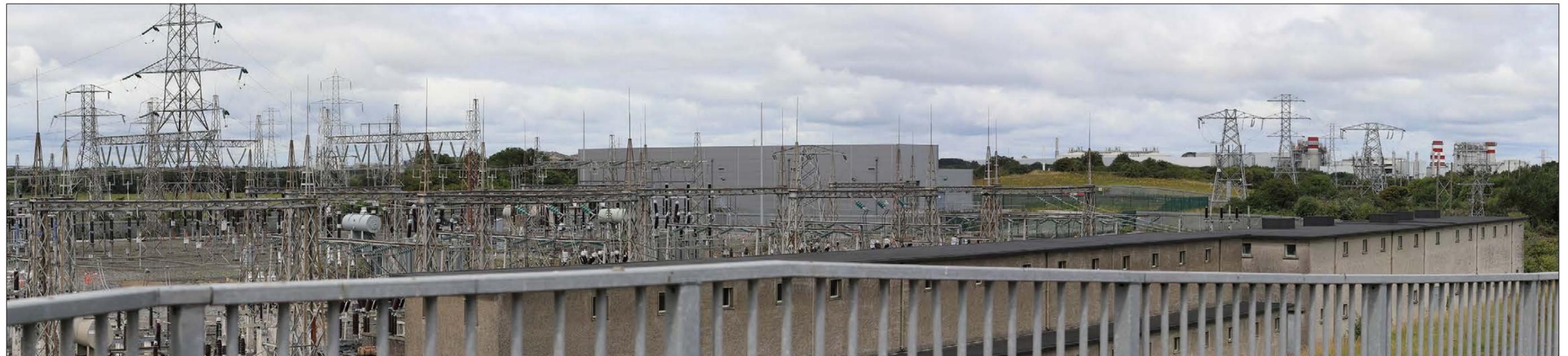


OS reference:	312263E 240798N
Eye level:	86.5m AOB
Direction of view:	294°
Distance to Application Site:	288m
Horizontal field of view:	90° (cylindrical projection)
Paper size:	420 x 297 mm (A3)
Correct printed image size:	390 x 110 mm
Camera:	Canon EOS 5D Mark IV
Lens:	50mm (Canon RF 50mm f/1.8)
Camera height:	1.5m AGL
Date and time:	21/07/2023 11:30

Figure 5.1: Viewpoint 4 | Pedestrian bridge over the M50 to N2 slip lane



Existing View



Proposed View - Photomontage

OS reference:	312263E 240798N	Horizontal field of view:	90° (cylindrical projection)	Camera:	Canon EOS 5D Mark IV
Eye level:	86.5m AOB	Paper size:	420 x 297 mm (A3)	Lens:	50mm (Canon RF 50mm f/1.8)
Direction of view:	294°	Correct printed image size:	390 x 110 mm	Camera height:	1.5m AGL
Distance to Application Site:	288m			Date and time:	21/07/2023 11:30

**APPENDIX B**

**Tree Survey (August 2023)**

**Andrew Boe BSC (HONS) MARBORA Independent Arboricultural Consultant**



August 20th, 2023

# BS5837 TREE SURVEY REPORT

Site at Huntstown Project

*ANDREW BOE BSC (HONS) MARBORA*  
INDEPENDENT ARBORICULTURAL CONSULTANT  
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## Site Huntstown Project

### Survey details

This initial BS 5837 2012 tree survey report was requested by Genesis Planning Consultants and concerns the tree population of the above site.

All information provided to the author of this report is assumed to be accurate.

The scope of this report is to complete a BS5837 2012- Trees in relation to construction- specification tree survey of the trees and make recommendations for any tree management required.

The survey was carried out using Visual Tree Assessment (VTA) methodologies from ground level only. No below ground, invasive or destructive tests were undertaken. No soil / root samples were taken for analysis.

Weather conditions during the survey were dry with a light wind.

Due to the changing nature of trees and other site circumstances this report, and any recommendations made are limited to a 1-year period. Any alteration to the subject site, trees or any development could change the current circumstances and may invalidate this report and any recommendations made.

The report is valid only for normal weather conditions. Healthy trees or parts of healthy trees may fail in normal weather situations although the risk is significantly increased in storm conditions and as the consequences of such weather phenomena are unforeseeable the tree surveyor cannot be held liable for any such failures.

Any alteration or deletion from this report shall invalidate it as a whole.

## Legal and Policy Information

### Tree Protection Orders:

It is the understanding of this report that there is no TPO in place on this property. However this should be confirmed with the local council before work is started as required.

### Wildlife protection:

It is a criminal offence under normal circumstances to disturb or destroy – whether intentional or unintentional - the nesting sites of wild birds or the roost sites of bats, under the 'Wildlife & Countryside Act 1981 and the 'Countryside and Rights of Way Act 2000'. Therefore, avoid carrying out significant tree works during the bird nesting season [mid- March to end of July] and ensure that trees are professionally surveyed for signs of bat roosts and/or bat activity before starting any tree work.

## Tree details

This site is located across a number of fields with hedges throughout. The amenity value of the trees could be considered low.

Species include Oak and Ash . There are several private properties bordering the site. This survey has been completed on the basis that the locational information provided on the topographical survey is correct.

The site has a population of trees surveyed as individual trees and as groups.

## BS5837 Category.

Each tree or group of trees has been assigned a category from the British standard which can be found in the attached survey schedule.

A. This describes a tree which is a good example of the species and is in a prominent position with many decades of contribution remaining.

B. Trees assigned to this category include healthy attractive trees with remediable defects that are in a condition as to be able to make a significant contribution for a minimum of 20 years.

C. Trees in this category include unremarkable trees of limited merit, small-growing, young species which have a relatively low potential amenity value, and low landscape benefits.

U. Trees assigned to this category are in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years and/or are unsuitable for retention in the proximity of new dwellings or areas of public open space.

For a complete list of observations and recommendations on a tree-by-tree basis please consult the attached tree survey schedule.

The tree population has a diversity of ages with the majority being mature.

For a complete list of observations and recommendations on a tree-by-tree basis please consult the attached tree survey schedule.

## Trees Suitable for Retention

Where possible, it is generally considered desirable for Category 'A' and Category 'B' trees to be retained and incorporated into new developments and layouts. Category 'U' trees are not considered to be appropriate for retention.

In assessing the Arboricultural Impact on the trees of the proposed development and which trees might be suitable for retention in the context of the proposed layout the following

BS5837 Tree survey report  
factors should be considered.

- Shading-
- Future Pressure for Tree Removal and Pruning
- Seasonal Nuisance
- Infrastructure
- Direct Damage
- Root Protection Areas
- Future Management
- Demolition/Ground Works
- Construction Activity

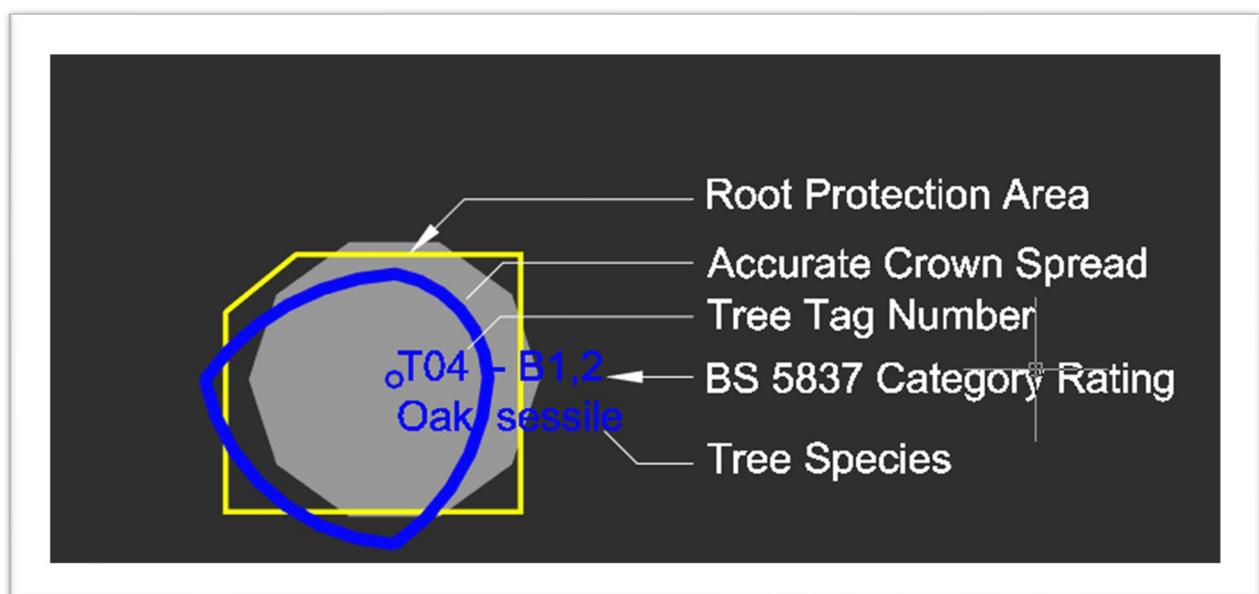
## Tree constraints Plan- TCP

A Tree Constraint Plan was drawn up.

The Tree Constraint Plan is a clear and accurate plan, drawn using AutoCAD, which is plotted directly onto a topographical site survey. It contains the positions and dimensions of all trees on a site at the time of the initial survey.

The Tree Constraint Plan helps to inform future tree management and tree preservation and protection plans. The tree dimensions used on a Tree Constraint Plan include the crown spreads measured at the four cardinal compass points to create a realistic intimation of their shape.

The Tree Constraint Plan will also include root protection areas to indicate both the above and below ground constraints the trees pose. The categorisations of tree quality in accordance with BS5837:2012 (2005) are also indicated on the plan and colour-coded for easy interpretation. The Legend/ Key to the TCP is shown in **figure 1**.



**Figure 1- Tree Constraints key**

## Recommendations

All recommendations are as per the survey schedule below. Recommendations are based on the site at present and may change as its usage develops.

A full tree survey Schedule can be found below.

Each tree or group has been assigned a unique numerical identifying number with the Prefix 'T' for individual trees and 'G' for groups of trees.

The following information has been recorded for each tree or group of trees.

All information given is in accordance with British Standards 5837:2012 – Trees in relation to design, demolition and construction – Recommendations.

- I. Identification of tree by number value (collates with the associated plans)
- II. Common tree species
- III. Height (m)
- IV. Stem diameter (mm) at 1.5m above ground using a DBH tape (or as per BS5837 figC.1)
- V. Branch spread to the four cardinal points (m)
- VI. Existing height above ground of first branch and direction (m)
- VII. Existing height above ground of canopy (m)
- VIII. Life Stage (Young, Semi Mature, Early Mature, Mature, Over Mature)
- IX. Estimated Remaining contribution (yrs.) <10, 10+, 20+, 40+
- X. General observations; Condition and Preliminary management recommendations; Physical condition and structural defects
- XI. Category as per BS5837 Table 1
- XII. Root Protection Area (RPA) radius (m)
- XIII. Root Protection Area (RPA) m<sup>2</sup>

## Tree Protection Guidelines

### Tree protection plan

Primary tree protection will take the form of Tree Protective fencing as described in **Figure 2**.

The location of tree Protection fencing shown is a suggestion and the final placement should be agreed between the project arboriculturalist and the contractor who will complete the works and must be based on real world limitations.

### Location of storage compound and contractors parking

The site has multiple areas for the storage of materials, car parking and staging during construction which are well away from trees.

A final area can be agreed with the arboriculturalist prior to commencement and must avoid all Root Protection areas.

### Root protection areas –(RPAS)

The erection of protective fencing as per the Tree Protection Plan (TPP) prior to the

commencement of any works on site will protect the RPA of retained trees.

Existing ground levels should be retained within the RPAs. Intrusions into the soil within the RPAs is generally not acceptable and topsoil within it should remain in situ.

The erection of protective fencing, in this instance, is considered likely to place constraints on elements of the construction and its associated activities and/or possibly limit the working space available, with the subsequent result that incursions into the RPAs of some of the retained trees. Consequently, additional ground protection measures will be required.

Guidance is provided below, which upon adoption, will help to minimise the potential for any detrimental effect that associated ground works and construction might have in respect of retained trees.

Suitable existing hard surfacing that is not proposed for re-use as part of the finished design should be retained to act as temporary ground protection during the construction and, development rather than being removed. The suitability of such surfacing for this purpose should be evaluated by the project arboriculturist and an engineer as appropriate (BS 5837:2012).

The British Standards 5837:2012 advises that new temporary ground protection should be capable of supporting any traffic entering or using the site without being distorted or causing compaction to underlying soil and further provides the following note:

*NOTE The ground protection might comprise one of the following:*

*a) for pedestrian movements only, a single thickness of scaffold boards placed either on top of a driven scaffold frame, so as to form a suspended walkway, or on top of a compression resistant layer (e.g. 100 mm depth of woodchip), laid onto a geotextile membrane;*

*b) for pedestrian-operated plant up to a gross weight of 2 t, proprietary, inter-linked ground protection boards placed on top of a compression-resistant layer (e.g. 150 mm depth of woodchip), laid onto a geotextile membrane;*

*c) for wheeled or tracked construction traffic exceeding 2 t gross weight, an alternative system (e.g. proprietary systems or pre-cast reinforced concrete slabs) to an engineering specification designed in conjunction with arboricultural advice, to accommodate the likely loading to which it will be subjected.*

## Root Protection Fencing.

Protective fencing is essential to preserve root protection areas during the duration of the works.

The location will be agreed with the retained Arboricultural consultant prior to work commencing and will aim to preserve and protect the root systems of retained trees for the duration of the works.

Due to the nature of this site root protection fencing may have to allow for pedestrian movement.

Protective barriers are to be erected prior to the commencement of site works including demolition, soil stripping or movement, bringing onto site of materials, supplies or machinery. Tree works can be undertaken prior to the erection of the barriers.

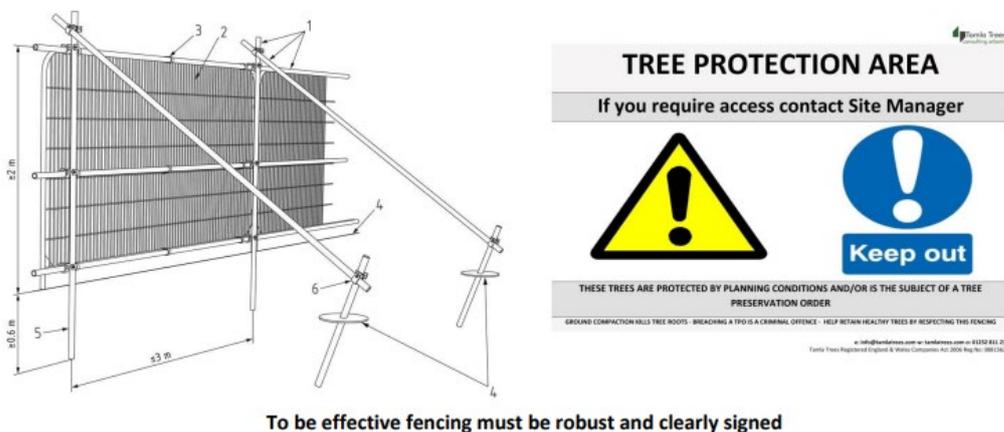
The barriers should be considered essential and should not be removed or altered without prior recommendation by an Arboriculturalist and approval of the local planning authority.

The barrier should consist of a vertical and horizontal framework of scaffold tubing which is adequately braced to resist impacts. The vertical scaffold tubes need to be placed at a distance not exceeding 3m apart and driven securely into the ground for a minimum depth of 0.6m. Care should be taken when locating the vertical poles to avoid underground services and, in the case of the bracing poles, also to avoid any structural roots. The weldmesh or Heras panels need to be a minimum 2.0m tall and are securely attached to the scaffold framework with wire or scaffold clamps.

The wire or scaffold clamps should be secured on the inside of the barrier to avoid easy dismantling. Panels on rubber or concrete feet are not resistant to impact and should not be used.

No fixing shall be made to any tree and all possible care must be taken to prevent damage to tree roots when locating the posts. ( Figure 2 )

All barriers must be firmly fixed to prevent movement by site personnel or vehicles and include all weather signs with the wording “Construction exclusion zone- keep out”.



To be effective fencing must be robust and clearly signed

Figure 2- Root Protection fencing.

## Excavation/Ground Works

The erection of protective fencing and/or use of ground protection, prior to the commencement of any works on site, will allow excavations and ground works to take place without any adverse effect and/or impact on the retained trees.

All plant and vehicles engaged in ground works should either operate outside the RPAs, or run on ground protection in the proximity of retained trees.

Where trees stand adjacent to hard surfaces and/or buildings to be removed, excavation should be undertaken inwards, from within the footprint of the existing hard surfacing or outside of the RPAs.

## Hard Surfacing Within the Root Protection Area

General guidance is provided below in the event that a subsequent need transpires.

Arboricultural Practice Note No. 12 describes in detail the requirements of no-dig type installation whilst BS 5837:2012 suggests 'Appropriate sub-base options for new hard surfacing include three-dimensional cellular confinement systems'.

An assessment should be made to establish whether or not the existing site topography lends itself to the installation of a three-dimensional cellular no-dig product upon anticipation of the required and final level changes.

Final on-site measurements should be taken to ascertain the extent of any incursions into the RPA and provide subsequent guidance on the extent of any 'no-dig' installation.

Cross sectional drawings of a suitable product can be seen below (figure 3)

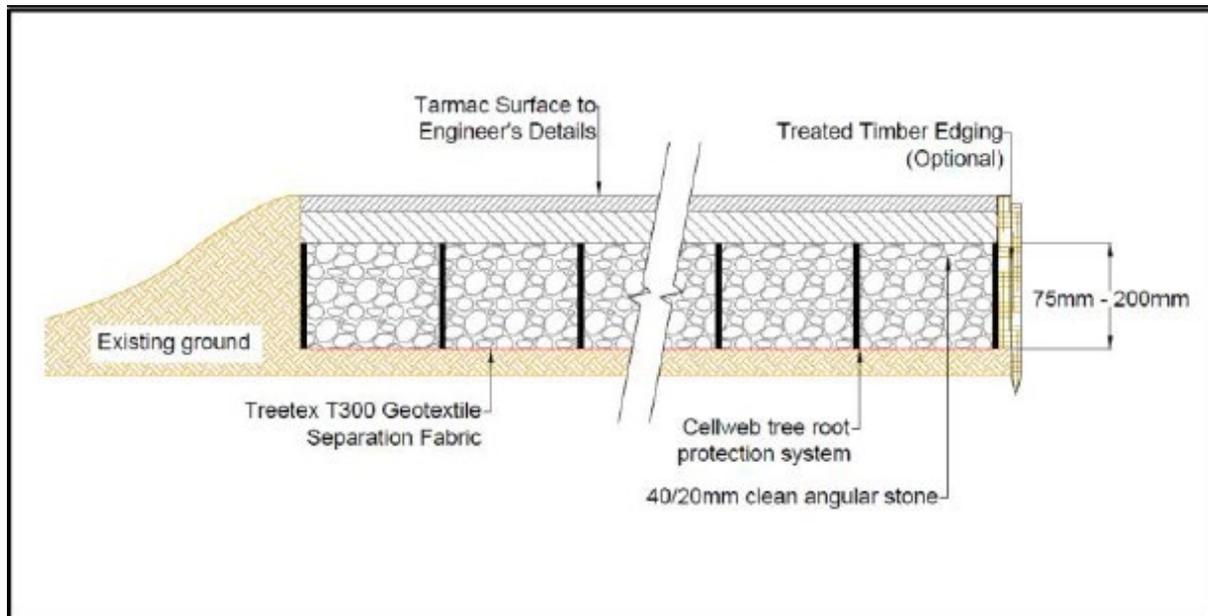


Figure 3. Cross section illustrating a possible permeable tarmac surface finish

## General considerations.

To prevent damage to the retained trees, including their roots, within the fenced area (RPA) the following should be avoided.

- Alteration of ground levels, including soil stripping.
- Storage of any materials or equipment, even on a temporary basis.
- Storage of oil, bitumen, cement or other harmful materials, mixed or discharged within 12- m of the trunk of any retained tree and making further allowances for any slope of the ground so prevent running contamination. Phytotoxic materials would include any mineral oil, fuels, cement mortar washings concrete washings, mortar.
- Fires must not be lit beneath or within 12-m of any tree canopies.
- Site operations such as deliveries, site machines, crane jibs etc should be organised to avoid damaging the trunk or crown of trees. Where this conflict is unavoidable then facilitation pruning should be carried out in advance, rather than after damage has occurred. This may also be required to allow demolition operations.
- Mechanical cultivation of the soil as part of landscaping operations.

## Direct Damage

Any proposed layout should consider the likelihood of direct damage occurring from incremental root and stem growth and the possibility of the fabric of any new structure being damaged by the whipping of branches against it.

Andrew Boe *BSc (Hons) MArborA*

## Tree survey Schedule -

### ***TREE SURVEY TO THE BRITISH STANDARD 5837:2012 "TREES IN RELATION TO CONSTRUCTION - RECOMMENDATIONS"***

#### **FIELD KEY:**

TREE No.	Tree identification method in sequential order – TXXX=Existing trees, Gx=Group of trees
SPECIES	Species and/or common name;
HEIGHT in (m)	Approximate height of tree in metres;
DBH in (mm)	Stem diameter in millimetres taken at 1.5 metres above ground level; AV=average diameter (see appendix III)
Branch Spread in (m) N - E - S - W	Branch spread in metres reflecting the spread at the four principal compass points; N/A= Not Applicable in woodland settings
Existing height above ground in (m)	Height in metres of crown clearance above existing ground level: To include first significant branch and direction of growth (e.g., 2.5 – N) Height of lower form of Canopy to inform current ground clearance, crown/stem ratio and shading
Life Stage	Age classification (Y=young, SM=semi-mature, EM=early-mature, M=mature, LM=late-mature, OM=over-mature)
Est. remain years	Approximate years remaining (+40=minimum of 40 years, +20=minimum of 20 years, +10=minimum of 10 years, <10 less than 10 years)
General Observations	Condition of tree (good, fair, poor, dead); Structural and/or physiological condition, and/or preliminary management recommendations.
Preliminary management recommendations	Works needed in order to retain tree in current setting or where works would be needed in order to facilitate development.
Physical Condition and Structural Condition	Physiological condition (good, fair, poor, dead); to include and Structural defects such as the presence of any decay, fungal issues, pathogens, defects)
RPA in (m <sup>2</sup> )	Area directly calculated from the DBH measurement (single stem/multiple stem variant, as outlined within the Standard, see appendix III);

Appendix 1.

**BS5837:2012 Table 1 – Cascade chart for tree quality assessment**

Category and definition	Criteria (including subcategories where appropriate)	Identification on plan
<b>Trees unsuitable for retention</b> (see Note)		
<b>Category U</b> Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	<ul style="list-style-type: none"> <li>Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning)</li> <li>Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline</li> <li>Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality</li> </ul> <p><i>NOTE</i> Category U trees can have existing or potential conservation value which it might be desirable to preserve; see [BS5837:2012] 4.5.7.</p>	
	<b>1 Mainly arboricultural qualities</b>	<b>2 Mainly landscape qualities</b>
		<b>3 Mainly cultural values, including conservation</b>
<b>Trees to be considered for retention</b>		
<b>Category A</b> <b>Trees of high quality</b> with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features
<b>Category B</b> <b>Trees of moderate quality</b> with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality
<b>Category C</b> <b>Trees of low quality</b> with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits
		  

# BS5837 Report

Park Hood  
Huntstown

Retention Category	No. trees
B	1
C	246
U	18
<hr/>	
Total	265

Rem. Contrib.	No. trees
Dead	18
<10 years	64
10+ Years	142
20+ Years	40
40+ Years	1



Ref.	Species	Full Structure	Measurements	Survey Notes	Retention Category	RPA	Comments	Measurements2	Recommendations
T001	Common Ash ( <i>Fraxinus excelsior</i> )	Tree	Height (m): 13 Stem Diam(mm): 300 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 1 Lowest Branch (m): 1(S) Life Stage: Mature Rem. Contrib.: 10+ Years	Hedgerow tree. A Single stemmed tree. Poor crown with loss of vigour. Deadwood in the crown. Partially overgrown with Ivy.  Pests and Diseases: Ash Dieback Infection Level 2: 25% to 50%	C1	Radius: 3.6m. Area: 41 sq m.	This tree does not merit retention due to disease.	Other Reference: Physiological Cond: Poor Structural Cond: Poor	Fell tree.
T002	Elm x18 ( <i>Ulmus sp.</i> )	Group 18 trees	Height (m): 10 18 stems, avg.(mm): 200 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 1 Lowest Branch (m): 1(S) Life Stage: Dead	Group of dead trees within a hedgrow.	U	No RPA due to Retention Category of U.	These trees does not merit retention due to poor condition.	Other Reference: Physiological Cond: Dead Structural Cond: Poor	Fell trees.
T003	Mixed Species Group x40 (Group, mixed species)	Hedge 40 trees	Height (m): 5 40 stems, avg.(mm): 200 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 0 Lowest Branch (m): 0(S) Life Stage: Mature Rem. Contrib.: 20+ Years	A mixture of single and multi-stemmed trees. Overgrown hedge.	C1	Area: 3175 sq m.	The surfacing and levels in the RPA should not be altered as long as the tree is being retained.	Other Reference: Physiological Cond: Fair Structural Cond: Fair	No action required.
T004	Common Ash ( <i>Fraxinus excelsior</i> )	Tree	Height (m): 15 Stem Diam(mm): 300 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 1 Lowest Branch (m): 1(S) Life Stage: Mature Rem. Contrib.: <10 years	A Single stemmed tree. Poor crown with loss of vigour.  Pests and Diseases: Ash Dieback Infection Level 1: 0% to 25%	C1	Radius: 3.6m. Area: 41 sq m.	This tree does not merit retention due to disease.	Other Reference: Physiological Cond: Poor Structural Cond: Poor	Fell tree.

Ref.	Species	Full Structure	Measurements	Survey Notes	Retention Category	RPA	Comments	Measurements2	Recommendations
T005	Common Ash <i>(Fraxinus excelsior)</i>	Tree	Height (m): 15 Stem Diam(mm): 300 Spread (m): 3N, 3E, 4S, 3W Crown Clearance (m): 1 Lowest Branch (m): 1(S) Life Stage: Mature Rem. Contrib.: <10 years	A Single stemmed tree. Poor crown with loss of vigour.  Pests and Diseases: Ash Dieback Infection Level 1: 0% to 25%	C	Radius: 3.6m. Area: 41 sq m.	This tree does not merit retention due to disease.	Other Reference: Physiological Cond: Poor Structural Cond: Poor	Fell tree.
T006	Pedunculate Oak <i>(Quercus robur)</i>	Tree	Height (m): 14 Stem Diam(mm): 600 Spread (m): 5N, 5E, 5S, 5W Crown Clearance (m): 2 Lowest Branch (m): 1(S) Life Stage: Mature Rem. Contrib.: 40+ Years	Hedgerow tree. A Single stemmed tree. Healthy spreading crown. Heavily overgrown with Ivy.	B1	Radius: 7.2m. Area: 163 sq m.	The surfacing and levels in the RPA should not be altered as long as the tree is being retained.	Other Reference: Physiological Cond: Fair Structural Cond: Fair	Sever ivy at base.
T007	Common Ash <i>(Fraxinus excelsior)</i>	Tree	Height (m): 13 Stem Diam(mm): 400 Spread (m): 3N, 3E, 4S, 3W Crown Clearance (m): 1 Lowest Branch (m): 1(S) Life Stage: Mature Rem. Contrib.: <10 years	A Single stemmed tree. Poor crown with loss of vigour.  Pests and Diseases: Ash Dieback Infection Level 1: 0% to 25%	C	Radius: 4.8m. Area: 72 sq m.	This tree does not merit retention due to disease.	Other Reference: Physiological Cond: Poor Structural Cond: Poor	Fell tree.
T008	Common Ash <i>(Fraxinus excelsior)</i>	Tree	Height (m): 12 Stem Diam(mm): 400 Spread (m): 3N, 3E, 4S, 3W Crown Clearance (m): 1 Lowest Branch (m): 1(S) Life Stage: Mature Rem. Contrib.: <10 years	A Single stemmed tree. Poor crown with loss of vigour.  Pests and Diseases: Ash Dieback Infection Level 1: 0% to 25%	C	Radius: 4.8m. Area: 72 sq m.	This tree does not merit retention due to disease.	Other Reference: Physiological Cond: Poor Structural Cond: Poor	Fell tree.
T009	Common Ash <i>(Fraxinus excelsior)</i>	Tree	Height (m): 12 Stem Diam(mm): 400 Spread (m): 4N, 4E, 4S, 3W Crown Clearance (m): 1 Lowest Branch (m): 1(S) Life Stage: Mature Rem. Contrib.: <10 years	A Single stemmed tree. Poor crown with loss of vigour.  Pests and Diseases: Ash Dieback Infection Level 1: 0% to 25%	C	Radius: 4.8m. Area: 72 sq m.	This tree does not merit retention due to disease.	Other Reference: Physiological Cond: Poor Structural Cond: Poor	Fell tree.
T010	Common Ash <i>(Fraxinus excelsior)</i>	Tree	Height (m): 15 Stem Diam(mm): 400 Spread (m): 3N, 4E, 3S, 5W Crown Clearance (m): 1 Lowest Branch (m): 1(S) Life Stage: Mature Rem. Contrib.: <10 years	A Single stemmed tree. Poor crown with loss of vigour.  Pests and Diseases: Ash Dieback Infection Level 1: 0% to 25%	C	Radius: 4.8m. Area: 72 sq m.	This tree does not merit retention due to disease.	Other Reference: Physiological Cond: Poor Structural Cond: Poor	Fell tree.
T011	Goat Willow <i>(Salix caprea)</i>	Tree	Height (m): 10 Stem Diam(mm): 600 Spread (m): 6N, 6E, 6S, 6W Crown Clearance (m): 0 Lowest Branch (m): 0(S) Life Stage: Mature Rem. Contrib.: 10+ Years	A multi-stemmed tree. Healthy spreading crown.	C1	Radius: 7.2m. Area: 163 sq m.	The surfacing and levels in the RPA should not be altered as long as the tree is being retained.	Other Reference: Physiological Cond: Fair Structural Cond: Fair	No action required.

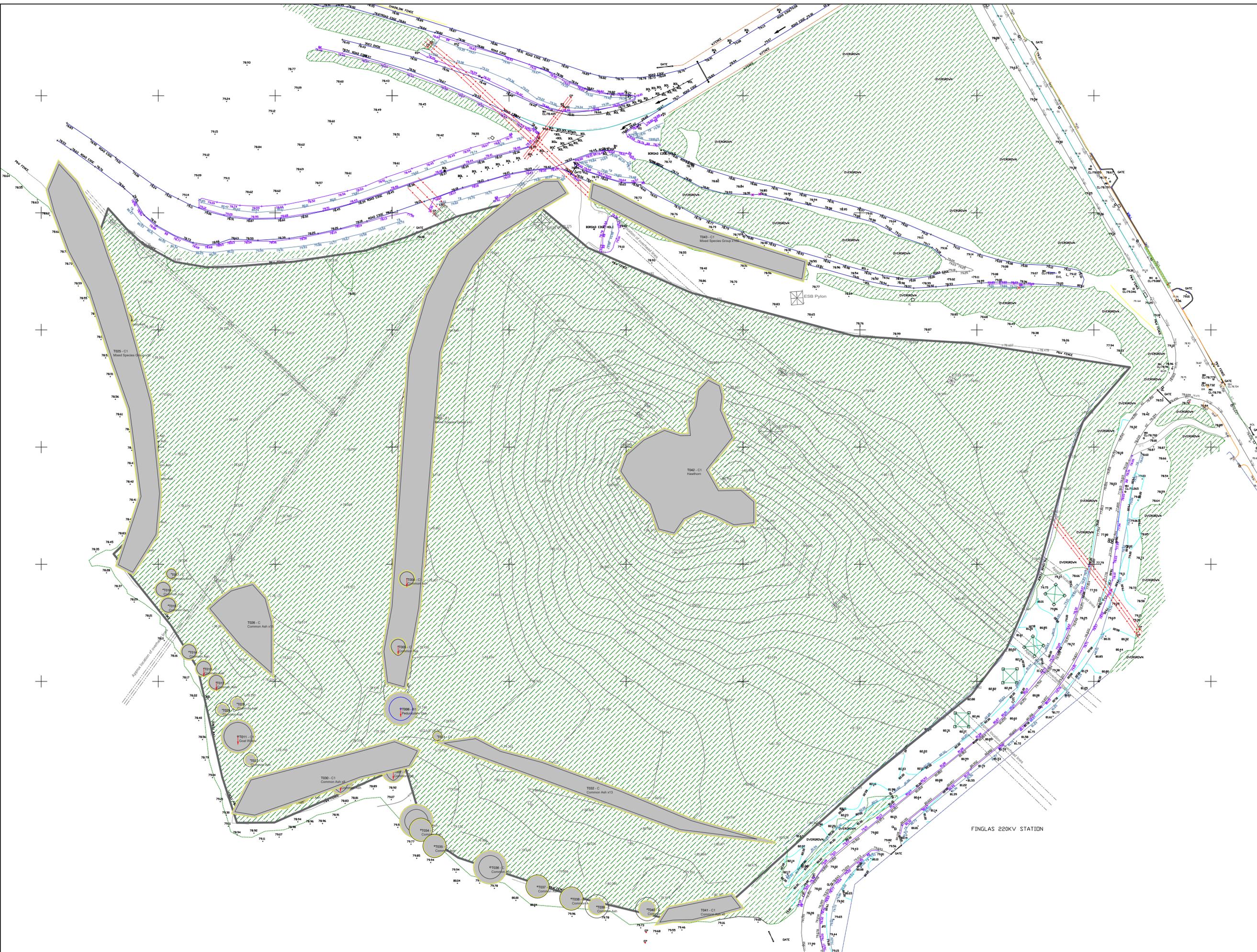
Ref.	Species	Full Structure	Measurements	Survey Notes	Retention Category	RPA	Comments	Measurements2	Recommendations
T012	Common Ash ( <i>Fraxinus excelsior</i> )	Tree	Height (m): 12 Stem Diam(mm): 300 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 1 Lowest Branch (m): 1(S) Life Stage: Mature Rem. Contrib.: <10 years	A Single stemmed tree. Poor crown with loss of vigour.  Pests and Diseases: Ash Dieback Infection Level 1: 0% to 25%	C	Radius: 3.6m. Area: 41 sq m.	This tree does not merit retention due to disease.	Other Reference: Physiological Cond: Poor Structural Cond: Poor	Fell tree.
T013	Common Ash ( <i>Fraxinus excelsior</i> )	Tree	Height (m): 12 Stem Diam(mm): 300 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 1 Lowest Branch (m): 1(S) Life Stage: Mature Rem. Contrib.: <10 years	A Single stemmed tree. Poor crown with loss of vigour.  Pests and Diseases: Ash Dieback Infection Level 1: 0% to 25%	C	Radius: 3.6m. Area: 41 sq m.	This tree does not merit retention due to disease.	Other Reference: Physiological Cond: Poor Structural Cond: Poor	Fell tree.
T014	Common Ash ( <i>Fraxinus excelsior</i> )	Tree	Height (m): 12 Stem Diam(mm): 300 Spread (m): 3N, 3E, 3S, 3W Life Stage: Mature Rem. Contrib.: <10 years	A Single stemmed tree. Poor crown with loss of vigour.  Pests and Diseases: Ash Dieback Infection Level 1: 0% to 25%	C	Radius: 3.6m. Area: 41 sq m.	This tree does not merit retention due to disease.	Other Reference: Physiological Cond: Poor Structural Cond: Poor	Fell tree.
T015	Common Ash ( <i>Fraxinus excelsior</i> )	Tree	Height (m): 12 Stem Diam(mm): 300 Spread (m): 3N, 3E, 3S, 3W Life Stage: Mature Rem. Contrib.: <10 years	A Single stemmed tree. Poor crown with loss of vigour.  Pests and Diseases: Ash Dieback Infection Level 1: 0% to 25%	C	Radius: 3.6m. Area: 41 sq m.	This tree does not merit retention due to disease.	Other Reference: Physiological Cond: Poor Structural Cond: Poor	Fell tree.
T016	Common Ash ( <i>Fraxinus excelsior</i> )	Tree	Height (m): 12 Stem Diam(mm): 300 Spread (m): 3N, 3E, 3S, 3W Life Stage: Mature Rem. Contrib.: <10 years	A Single stemmed tree. Poor crown with loss of vigour.  Pests and Diseases: Ash Dieback Infection Level 1: 0% to 25%	C	Radius: 3.6m. Area: 41 sq m.	This tree does not merit retention due to disease.	Other Reference: Physiological Cond: Poor Structural Cond: Poor	Fell tree.
T017	Common Ash ( <i>Fraxinus excelsior</i> )	Tree	Height (m): 7 Stem Diam(mm): 200 Spread (m): 2N, 2E, 2S, 2W Life Stage: Mature Rem. Contrib.: <10 years	A Single stemmed tree. Poor crown with loss of vigour.  Pests and Diseases: Ash Dieback Infection Level 1: 0% to 25%	C	Radius: 2.4m. Area: 18 sq m.	This tree does not merit retention due to disease.	Other Reference: Physiological Cond: Poor Structural Cond: Poor	Fell tree.
T018	Common Ash ( <i>Fraxinus excelsior</i> )	Tree	Height (m): 12 Stem Diam(mm): 300 Spread (m): 3N, 3E, 3S, 3W Life Stage: Mature Rem. Contrib.: <10 years	A Single stemmed tree. Poor crown with loss of vigour.  Pests and Diseases: Ash Dieback Infection Level 1: 0% to 25%	C	Radius: 3.6m. Area: 41 sq m.	This tree does not merit retention due to disease.	Other Reference: Physiological Cond: Poor Structural Cond: Poor	Fell tree.

Ref.	Species	Full Structure	Measurements	Survey Notes	Retention Category	RPA	Comments	Measurements2	Recommendations
T019	Common Ash ( <i>Fraxinus excelsior</i> )	Tree	Height (m): 12 Stem Diam(mm): 300 Spread (m): 3N, 3E, 3S, 3W Life Stage: Mature Rem. Contrib.: <10 years	A Single stemmed tree. Poor crown with loss of vigour.  Pests and Diseases: Ash Dieback Infection Level 1: 0% to 25%	C	Radius: 3.6m. Area: 41 sq m.	This tree does not merit retention due to disease.	Other Reference: Physiological Cond: Poor Structural Cond: Poor	Fell tree.
T020	Common Ash ( <i>Fraxinus excelsior</i> )	Tree	Height (m): 12 Stem Diam(mm): 300 Spread (m): 3N, 3E, 3S, 3W Life Stage: Mature Rem. Contrib.: <10 years	A Single stemmed tree. Poor crown with loss of vigour.  Pests and Diseases: Ash Dieback Infection Level 1: 0% to 25%	C	Radius: 3.6m. Area: 41 sq m.	This tree does not merit retention due to disease.	Other Reference: Physiological Cond: Poor Structural Cond: Poor	Fell tree.
T021	Common Ash ( <i>Fraxinus excelsior</i> )	Tree	Height (m): 12 Stem Diam(mm): 300 Spread (m): 3N, 3E, 3S, 3W Life Stage: Mature Rem. Contrib.: <10 years	A Single stemmed tree. Poor crown with loss of vigour.  Pests and Diseases: Ash Dieback Infection Level 1: 0% to 25%	C	Radius: 3.6m. Area: 41 sq m.	This tree does not merit retention due to disease.	Other Reference: Physiological Cond: Poor Structural Cond: Poor	Fell tree.
T022	Common Ash ( <i>Fraxinus excelsior</i> )	Tree	Height (m): 12 Stem Diam(mm): 300 Spread (m): 3N, 3E, 3S, 3W Life Stage: Mature Rem. Contrib.: <10 years	A Single stemmed tree. Poor crown with loss of vigour.  Pests and Diseases: Ash Dieback Infection Level 1: 0% to 25%	C	Radius: 3.6m. Area: 41 sq m.	This tree does not merit retention due to disease.	Other Reference: Physiological Cond: Poor Structural Cond: Poor	Fell tree.
T023	Common Ash ( <i>Fraxinus excelsior</i> )	Tree	Height (m): 12 Stem Diam(mm): 300 Spread (m): 3N, 3E, 3S, 3W Life Stage: Mature Rem. Contrib.: <10 years	A Single stemmed tree. Poor crown with loss of vigour.  Pests and Diseases: Ash Dieback Infection Level 1: 0% to 25%	C	Radius: 3.6m. Area: 41 sq m.	This tree does not merit retention due to disease.	Other Reference: Physiological Cond: Poor Structural Cond: Poor	Fell tree.
T024	Common Ash ( <i>Fraxinus excelsior</i> )	Tree	Height (m): 12 Stem Diam(mm): 300 Spread (m): 3N, 3E, 3S, 3W Life Stage: Mature Rem. Contrib.: <10 years	A Single stemmed tree. Poor crown with loss of vigour.  Pests and Diseases: Ash Dieback Infection Level 1: 0% to 25%	C	Radius: 3.6m. Area: 41 sq m.	This tree does not merit retention due to disease.	Other Reference: Physiological Cond: Poor Structural Cond: Poor	Fell tree.
T025	Mixed Species Group x30 (Group, mixed species)	Hedge 30 trees	Height (m): 6 30 stems, avg.(mm): 200 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 1 Lowest Branch (m): 1(S) Life Stage: Mature Rem. Contrib.: 10+ Years	A mixture of single and multi-stemmed trees. Hedge row Trees	C1	Area: 2312 sq m.	The surfacing and levels in the RPA should not be altered as long as the tree is being retained.	Other Reference: Physiological Cond: Fair Structural Cond: Fair	No action required.
T026	Common Ash x15 ( <i>Fraxinus excelsior</i> )	Group 15 trees	Height (m): 6 15 stems, avg.(mm): 120 Spread (m): 2N, 2E, 2S, 2W Life Stage: Semi Mature Rem. Contrib.: <10 years	Poor crowns with loss of vigour.  Pests and Diseases: Ash Dieback Infection Level 2: 25% to 50%	C	Area: 642 sq m.	This tree does not merit retention due to disease.	Other Reference: Physiological Cond: Poor Structural Cond: Poor	Fell trees.

Ref.	Species	Full Structure	Measurements	Survey Notes	Retention Category	RPA	Comments	Measurements2	Recommendations
T027	Common Ash ( <i>Fraxinus excelsior</i> )	Tree	Height (m): 8 Stem Diam(mm): 200 Spread (m): 3N, 3E, 3S, 3W Life Stage: Mature Rem. Contrib.: <10 years	A Single stemmed tree. Poor crown with loss of vigour.  Pests and Diseases: Ash Dieback Infection Level 1: 0% to 25%	C	Radius: 2.4m. Area: 18 sq m.	This tree does not merit retention due to disease.	Other Reference: Physiological Cond: Poor Structural Cond: Poor	Fell tree.
T028	Common Ash ( <i>Fraxinus excelsior</i> )	Tree	Height (m): 8 Stem Diam(mm): 200 Spread (m): 3N, 3E, 3S, 3W Life Stage: Mature Rem. Contrib.: <10 years	A Single stemmed tree. Poor crown with loss of vigour.  Pests and Diseases: Ash Dieback Infection Level 1: 0% to 25%	C	Radius: 2.4m. Area: 18 sq m.	This tree does not merit retention due to disease.	Other Reference: Physiological Cond: Poor Structural Cond: Poor	Fell tree.
T029	Common Ash ( <i>Fraxinus excelsior</i> )	Tree	Height (m): 8 Stem Diam(mm): 200 Spread (m): 3N, 3E, 3S, 3W Life Stage: Mature Rem. Contrib.: <10 years	A Single stemmed tree. Poor crown with loss of vigour.  Pests and Diseases: Ash Dieback Infection Level 1: 0% to 25%	C	Radius: 2.4m. Area: 18 sq m.	This tree does not merit retention due to disease.	Other Reference: Physiological Cond: Poor Structural Cond: Poor	Fell tree.
T030	Common Ash x8 ( <i>Fraxinus excelsior</i> )	Group 8 trees	Height (m): 6 8 stems, avg.(mm): 200 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 1 Lowest Branch (m): 1(S) Life Stage: Semi Mature Rem. Contrib.: 10+ Years	A mixture of single and multi-stemmed trees. No apparent thinning due to density.  Pests and Diseases: Ash Dieback Infection Level 1: 0% to 25%	C1	Area: 1089 sq m.	This tree does not merit retention due to disease.	Other Reference: Physiological Cond: Poor Structural Cond: Poor	Fell tree.
T031	Goat Willow ( <i>Salix caprea</i> )	Tree	Height (m): 3 Stem Diam(mm): 150 Spread (m): 2N, 2E, 2S, 2W Life Stage: Semi Mature Rem. Contrib.: 10+ Years	A multi-stemmed tree. Healthy spreading crown.	C1	Radius: 1.8m. Area: 10 sq m.	Potect if retained.	Other Reference: Physiological Cond: Fair Structural Cond: Fair	No action required.
T032	Common Ash x13 ( <i>Fraxinus excelsior</i> )	Group 13 trees	Height (m): 6 13 stems, avg.(mm): 120 Spread (m): 2N, 2E, 2S, 2W Life Stage: Semi Mature Rem. Contrib.: <10 years	Poor crowns with loss of vigour.  Pests and Diseases: Ash Dieback Infection Level 2: 25% to 50%	C	Area: 1000 sq m.	This tree does not merit retention due to disease.	Other Reference: Physiological Cond: Poor Structural Cond: Poor	Fell trees.
T033	Common Ash ( <i>Fraxinus excelsior</i> )	Tree	Height (m): 16 Stem Diam(mm): 600 Spread (m): 5N, 5E, 5S, 5W Life Stage: Mature Rem. Contrib.: <10 years	Pests and Diseases: Ash Dieback Infection Level 1: 0% to 25%	C	Radius: 7.2m. Area: 163 sq m.	This tree does not merit retention due to disease.	Other Reference: Physiological Cond: Poor Structural Cond: Poor	Fell tree.
T034	Common Ash ( <i>Fraxinus excelsior</i> )	Tree	Height (m): 16 Stem Diam(mm): 400 Spread (m): 5N, 5E, 5S, 5W Life Stage: Mature Rem. Contrib.: <10 years	Pests and Diseases: Ash Dieback Infection Level 1: 0% to 25%	C	Radius: 4.8m. Area: 72 sq m.	This tree does not merit retention due to disease.	Other Reference: Physiological Cond: Poor Structural Cond: Poor	Fell tree.

Ref.	Species	Full Structure	Measurements	Survey Notes	Retention Category	RPA	Comments	Measurements2	Recommendations
T035	Common Ash ( <i>Fraxinus excelsior</i> )	Tree	Height (m): 16 Stem Diam(mm): 400 Spread (m): 5N, 5E, 5S, 5W Life Stage: Mature Rem. Contrib.: <10 years	Pests and Diseases: Ash Dieback Infection Level 1: 0% to 25%	C	Radius: 4.8m. Area: 72 sq m.	This tree does not merit retention due to disease.	Other Reference: Physiological Cond: Poor Structural Cond: Poor	Fell tree.
T036	Common Ash ( <i>Fraxinus excelsior</i> )	Tree	Height (m): 16 Stem Diam(mm): 600 Spread (m): 5N, 5E, 5S, 5W Life Stage: Mature Rem. Contrib.: <10 years	Pests and Diseases: Ash Dieback Infection Level 1: 0% to 25%	C	Radius: 7.2m. Area: 163 sq m.	This tree does not merit retention due to disease.	Other Reference: Physiological Cond: Poor Structural Cond: Poor	Fell tree.
T037	Common Ash ( <i>Fraxinus excelsior</i> )	Tree	Height (m): 16 Stem Diam(mm): 400 Spread (m): 5N, 5E, 5S, 5W Life Stage: Mature Rem. Contrib.: <10 years	Pests and Diseases: Ash Dieback Infection Level 1: 0% to 25%	C	Radius: 4.8m. Area: 72 sq m.	This tree does not merit retention due to disease.	Other Reference: Physiological Cond: Poor Structural Cond: Poor	Fell tree.
T038	Common Ash ( <i>Fraxinus excelsior</i> )	Tree	Height (m): 16 Stem Diam(mm): 400 Spread (m): 5N, 5E, 5S, 5W Life Stage: Mature Rem. Contrib.: <10 years	Pests and Diseases: Ash Dieback Infection Level 1: 0% to 25%	C	Radius: 4.8m. Area: 72 sq m.	This tree does not merit retention due to disease.	Other Reference: Physiological Cond: Poor Structural Cond: Poor	Fell tree.
T039	Common Ash ( <i>Fraxinus excelsior</i> )	Tree	Height (m): 16 Stem Diam(mm): 300 Spread (m): 5N, 5E, 5S, 5W Life Stage: Mature Rem. Contrib.: <10 years	Pests and Diseases: Ash Dieback Infection Level 1: 0% to 25%	C	Radius: 3.6m. Area: 41 sq m.	This tree does not merit retention due to disease.	Other Reference: Physiological Cond: Poor Structural Cond: Poor	Fell tree.
T040	Common Ash ( <i>Fraxinus excelsior</i> )	Tree	Height (m): 16 Stem Diam(mm): 300 Spread (m): 5N, 5E, 5S, 5W Life Stage: Mature Rem. Contrib.: <10 years	Pests and Diseases: Ash Dieback Infection Level 1: 0% to 25%	C	Radius: 3.6m. Area: 41 sq m.	This tree does not merit retention due to disease.	Other Reference: Physiological Cond: Poor Structural Cond: Poor	Fell tree.
T041	Common Ash x6 ( <i>Fraxinus excelsior</i> )	Group 6 trees	Height (m): 8 6 stems, avg.(mm): 200 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 1 Lowest Branch (m): 1(S) Life Stage: Early Mature Rem. Contrib.: <10 years	Hedgerows  Pests and Diseases: Ash Dieback Infection Level 1: 0% to 25%	C1	Area: 268 sq m.	This tree does not merit retention due to disease.	Other Reference: Physiological Cond: Poor Structural Cond: Poor	Fell tree.
T042	Hawthorn ( <i>Crataegus sp.</i> )	Group	Height (m): 3 Stem Diam(mm): 100 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 0 Lowest Branch (m): 0(S) Life Stage: Mature Rem. Contrib.: 10+ Years	A mixture of single and multi-stemmed trees. Spread over top of small hill.	C1	Area: 1957 sq m.	The surfacing and levels in the RPA should not be altered as long as the tree is being retained.	Other Reference: Physiological Cond: Fair Structural Cond: Fair	No action required.

Ref.	Species	Full Structure	Measurements	Survey Notes	Retention Category	RPA	Comments	Measurements2	Recommendations
T043	Mixed Species Group x100 <i>(Group, mixed species)</i>	Group 100 trees	Height (m): 6 100 stems, avg.(mm): 200 Spread (m): 2N, 3E, 2S, 2W Crown Clearance (m): 1 Lowest Branch (m): 1(S) Life Stage: Early Mature Rem. Contrib.: 10+ Years	A mixture of single and multi-stemmed trees. Hedge row Trees	C1	Area: 900 sq m.	The surfacing and levels in the RPA should not be altered as long as the tree is being retained.	Other Reference: Physiological Cond: Fair Structural Cond: Fair	No action required.



**LEGEND:**

- Root Protection Area
- Accurate Crown Spread
- Tree Tag Number
- BS 5837 Category Rating
- Tree Species

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Client  
**Huntstown Project**

Project  
**Huntstown**

Drawing title  
**Tree Constraints Plan**

Date  
**August/2023**

Scale  
 Various on A1

Drawing number  
 a **001**

Horizontal Datum: **IRLGRID**  
 Vertical Datum: **OSBM**