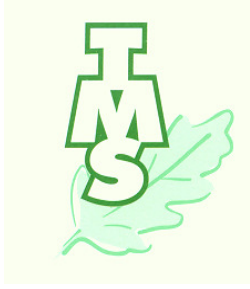


Appendix 12.2

Arboricultural Survey and Tree Location Drawing

Arboricultural Survey and Tree Location Drawing



Tree Management Services

Arboriculture, Landscape and Forestry Consultants

21 Castleknock Ballincollig Co. Cork Ireland

Tel: 021 4874365 Mobile 086 2532280 email; phelanlj1@gmail.com

Our Ref: TMS.CSR.0121.01

Your Ref:

Date: 27th. January 2021



Project: Title: Development Site, Creamfields, Tramore Road,
Cork

Report Title: Arboricultural Tree Survey Report

Client(s): WATFORE LIMITED

Contents	Page
1. Introduction	3
2. Scope of Work	3
3. Methodology	3
4. Summary of Tree Survey	3-4
5. Preliminary Tree Works	5
6. General Notes	5
Assumptions and Limitations	5
Credentials of Consulting Arborist:	6
Explanation of headings – Tree Survey Schedule	7
Glossary of terms used	8
Tree Survey Schedule	9-21
Appendix 1 Selection of Photo. images of trees:	22-24

1. Introduction:

1.1 We have been commissioned by Cunnane Stratton Reynolds Town Planners and Landscape Architects, to carry out this Arboricultural Tree Survey Report on behalf of their client(s) Watfore Limited, on lands at Creamfields, Tramore Road, Cork. The Tree Survey Report will form part of a Planning Application for a proposed commercial planning application for the site.

2. Scope of the Work

2.1 The study area are those lands outlined on the Aerial Location Map - Photo 1 below.



Photo 1: Aerial Location Map. (@Map courtesy of Forest Service - IFORIS MAPPING SYSTEM).

3. Methodology

3.1 We carried out the Tree Survey on the site from 21st. - 25th. January 2021. The Tree survey was carried out to the ISA's *Best Management Practices –Level 1 and Level 2 Assessment* and the *BS 5837:2012 Trees in relation to Design, Demolition and Construction – Recommendations*. The trees have been identified and described in the Tree Survey Schedule outlined below. Measurements relating to height, girth diameter, and crown spread have been taken and the general condition of the trees have been assessed and described. Preliminary management recommendations are prescribed. The rows of *C. Lawsoniana* trees (Ref. nos. 020 and 060) were classified and assessed as single units of vegetation in accordance with the guidelines in paragraph 4.4.2.3 of BS 5837:2012. Significant broadleaf trees within the *griselinia* hedgerows along the eastern and northern boundaries were also recorded and assessed. The Survey has been carried out without reference to any development proposals for the site. Refer also to Tree Survey drawing *TMS.CSR.0121A*.

4. Summary of Tree Survey:

4.1 The trees comprise of mixed broadleaf and coniferous species of *Betula pendula* (Birch), *Araucaria araucana* (Monkey Puzzle), *Prunus cerasifera* (Plum), *Prunus avium* (Cherry), *Acer spp.* (Maple), *Salix spp.* (Willow), *Cupressus lawsoniana* (Lawson cypress), *Sorbus spp.* (Rowan), *Crataegus spp.* (Whitethorn), *Alnus spp.* (Alder) and *Cotoneaster spp.* (Cotoneaster).

4.2 Tree condition varies from good to poor, with little or no arboricultural management practices carried out in the past.

4.3 A total of 148 trees were assessed (tree tag nos. 001-081, Ref A) with tag no. 020 representing a row of 20 nr. mature Lawson cypress trees, tag no. 59 representing 2 x Willow trees and tag no. 060 representing 47 nr. Lawson cypress trees. Ref. A defines one mature Ash tree growing in an inaccessible area in the southeastern corner of the site.

4.4 The trees vary in age and range from young (<15 years) to over mature (150 years) old.

4.5 There are 2 nr. Category 'A' trees growing on the site, defined as '*Trees of high quality with an estimated remaining life expectancy of at least 40 years*'.

4.6 There are 26 nr. Category B trees growing on the site, defined as '*Trees of moderate quality with an estimated remaining life expectancy of at least 20 years*'.

4.7 The majority of the trees (61 nr.) are categorized as Category C trees and defined in BS5837: 2012 as '*Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm*'.

4.8 A number of trees (52 nr.) have poor long-term potential and are prescribed as low category Grade C trees but also include a felling option to remove. Category U trees are defined as:- '*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*'. A small number of trees (7 nr.) are proposed for removal for reasons of sound arboricultural management.

4.9 The over mature Monkey Puzzle tree (tree no. 005) is the most dominant tree on the site. Remedial works recommended include the removal of a minor co-dominant stem and the severance of ivy growth attached to the main trunk.

4.10 The Maple trees (tree nos. 16-19) are generally in good condition. Limbs from the trees have been cut back in the past on the western side over the adjoining palisade fence. Crown pruning is prescribed to improve overall shape and form.

4.11 The row of 20 nr. hybrid *C. lawsoniana* (Lawson Cypress) ref. no. 020 growing in a planted row that extend outwards into the site from the western boundary are fair to poor condition. There are early signs of early dieback and decline throughout the row of trees. In some cases, the trees are suffering from overcrowding and suppression. The stems have weak forking points and malformed and asymmetrical crowns. Many of the trees have heavy ivy growth attached to the main trunks. A general clean-up of the trees is prescribed. The row of 47 nr. *Chamaecyparis lawsoniana* tree ref. no. 060 growing in part along the eastern boundary are in poor condition. Many of the trees are in an advanced state of decline. All of the Lawson trees growing on the site have poor long-term potential.

4.12 The broadleaf species of Maple, Rowan and Birch (tree nos. 21-27, 32-43) growing along the western boundary are generally in good condition. Trees have been pruned in the past on the western side resulting in the cutting back of overhanging limbs over the palisade fence. Light pruning is now prescribed to improve overall shape and form.

4.13 The Sycamore, Maple, Willow and Alder trees (tree nos. 47-57) growing close to the eastern boundary are generally in fair to poor condition. These trees are close to the boundary fence and limbs extend over the boundary and the adjoining public footpath. Trimming back of all overhanging limbs is prescribed as well as the removal of any weak and defective limbs. The trees have poor long-term potential within any new development proposals for the site.

4.14 The Cherry and Plum trees growing within the Griselinia hedge along the eastern boundary are in poor condition. The trees are suppressed by dense hedging. Limbs from the trees extend eastwards over the boundary railing and footpath. Light pruning back of overhanging limbs is prescribed.

4.15 The Rowan trees growing within the *Griselinia* hedging along the northern boundary are in fair condition. The trees have been damaged by site machinery on the southern side. Limbs overhang the boundary railing to the north. The Myrobalan Plum trees along the eastern and northern boundary are generally in poor condition.

4.16 There is strong and dense hedging along the eastern boundary and in part along the northern boundary comprising of *Griselinia littoralis* (Papauma) and *Chamaecyparis lawsoniana* (Hybrid Lawson cypress) interspersed with *Prunus avium* (Cherry), *Sorbus spp.* (Rowan) and other minor species. The Papauma hedging has not been maintained in recent years and requires pruning, reshaping and topping to achieve a finished height of not more than two metres.

4.17 There is low occupancy within the site at present and the general risk rating of the trees is low. The main threats or risk to persons, vehicles and/or property will be from fallen limbs, deadwood, hangars or other debris falling from the crowns of trees or from trees that uproot and suffer from mechanical failure.

5. Preliminary Tree Works:

The preliminary management recommendations as outlined in the Tree Survey Schedule are based on the current usage of the site. Any proposed tree work should be carried out to BS 3998:2010 Tree Work - Recommendations. The works as detailed in the Tree Schedule below shall only be carried out by a fully insured, trained, certified and competent Tree Surgery firm. Any remedial works should be based on what is required to establish acceptable levels of risk and management in the context of the proposed land use.

6. General Notes:

From a safety point of view and legal considerations, it is important to note that the condition of all retained trees be assessed on a regular basis and any necessary ongoing remedial works is carried out. In particular this applies to roadside and trees near buildings or dwellings. This will help prolong the life of the trees and reduce the risks of accidents occurring. It is also important to note that trees can be potentially dangerous and may cause damage to property or injury to people at any time. The extent of tree remedial works as stated in the Schedule is determined by their condition and targets, at the time the survey was carried out. This relates directly to current site usage and may need to be re-assessed depending on development proposals for the site.

Timeframe for re-inspection: Trees are not static objects, but growing, living organisms; and their condition, size, and relationship to buildings or other trees can change significantly and sometimes unpredictably within a relatively short period of time. The maximum interval of time for which this report and its findings remain valid shall be no more than twelve months from the date the Survey was carried out. Regular and ongoing assessments shall be carried out at least annually on retained trees, or after major storms or other exceptional events on the tree site. Re-assessments shall be at the request of the Tree Owner.

Assumptions and Limitations

Any tree, whether it has visible weaknesses or not, will fail if the force applied exceed the strength of the tree or its parts. Only those trees specified in the scope of work were assessed and assessments were performed within the limitations specified. Identification and basal assessments were, in some instances, impeded and limited due to dense scrub and other ground vegetation. Tree assessment was carried out from the ground as a visual survey. To counter this limitation, it is vital that during Tree Works or Aerial Inspections, any additional defects found by the climbing Tree Surgeon be communicated to the Consulting Arborist to allow appropriate Preliminary Management Recommendations to be taken. Our tree risk assessments represent the condition of the trees at the time of inspection. Our tree risk assessments consider known targets and visible or detectable tree conditions. No invasive or destructive evaluation techniques were used and all findings are based on the knowledge and expertise of the undersigned – a qualified Arborist. Trees are living organisms that are subject to the stresses of climatic extremes and attack from decay fungi and injurious diseases. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the trees in question may not arise in the future. By examining the trees, rating their likelihood of causing damage and injury and recommending Preliminary Management Recommendations to abate the hazard, we act to reduce but not eliminate the risks associated with trees. We have been authorized to carry out this report with the full permission and consent of Cunnane Stratton Reynolds Architects and Watfore Limited.

Larry Phelan M.S.I.F. Certified Arborist, Dip EIA Mgmt. Dip in Science (Forestry)

Larry Phelan is a Professional Forester and Certified Arborist. He has over 35 years' experience in a broad range of tree-related matters including Forestry, Arboriculture, Landscaping and related activities. He trained and worked for the semi-state Forestry Company – Coillte Teoranta for over 30 years in a number of forestry-disciplines including Tree Services, Private Afforestation and Private Timber procurement.

He is a Professional Member and Certified Arborist with The International Society of Arboriculture (ISA), Technical Member of the Society of Irish Foresters (MSIF) and an Approved Forester including Native Woodlands with the Forest Service, Department of Agriculture Food and The Marine.

Explanation of terms – Tree Survey Schedule

Tree No.: Reference Number affixed to individual trees to allow for identification.

Species: Refers to the genus and species for each tree.

Ht.: The approximate tree height to the nearest .5/m. is given.

DBH: This is the trunk diameter range (in cms.) at a height of 1.5 m above ground level.

Age: The approximate age of the tree
Y - < 15 years old
M - 15-25 years old
MA - Tree has reached full maturity
OM - Tree is over mature and showing signs of decline.

Physiological Condition and Comments: Tree condition is based on a 3-tier rating system, and constitutes a general assessment of the physiological condition of the tree where a rating of:
Good = represents good health and vigour
Fair = Healthy and reasonable vigour
Poor = Showing signs of decline, disease or decay.

Retention Category: BS 5837: 2012 determines four retention categories following assessment

(1) Trees whose retention is most desirable: **Category A**
Those of high quality with an estimated remaining life expectancy of at least 40 years.

(2) Trees whose retention is desirable: **Category B**
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

(3) Trees which could be retained; **Category C**
Trees of low quality with an estimated remaining life expectancy of at least 10 years.

(4) Trees for removal: **Category U**
Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.

Preliminary Management Recommendations: Management Recommendations, comments or points to note. Includes guidance for proposed tree works, but final work specification will be at the discretion of the Climbing Tree Surgeon.

Glossary of Arboricultural Terms used:

Codominant stem: Forked stems or branches nearly the same size in diameter, arising from a common junction and lacking a normal branch union.

Crown: upper part of a tree, measured from the lowest branch, including all the branches and foliage.

Crown cleaning: In pruning, the selective removal of dead, dying, diseased and broken branches from the tree crown.

Crown raising: In pruning, the selective removal of lower limbs from a tree crown to provide clearance.

Crown reduction: Method of reducing the height and/or spread of a tree crown by making appropriate pruning cuts.

Crown thinning: In pruning, the selective removal of live branches to reduce crown density. The percentage of crown thinning stated are for guideline purposes only. The climbing Tree Surgeon to ultimately decide the amount of limbs to be removed following his inspection of the crown.

Deadwooding: removing dead and dying branches from a tree.

Decay: an area of wood that is undergoing decomposition

Decline: gradually diminishing health or condition of a tree.

Dieback: condition in which the branches in the tree crown die from the tips towards the centre.

Failure: Breakage of stem, branch or roots, or loss of mechanical support in the root system.

Hangar: Broken branch hung up in the tree crown.

Lean: Angle of the trunk.

Level 1 Assessment consists of a visual assessment of an individual tree or a population of trees near specified targets, conducted from a specified perspective in order to identify certain obvious defects or specified conditions. A limited visual assessment typically focuses on identifying trees with *imminent* and/or *probable* likelihood of failure.

Level 2 Assessment consists of a detailed visual examination of the tree and its surrounding site and a synthesis of the information collected. It requires walking around each tree looking at the site, buttress roots, trunk, crown and branches and noting any defects, outward signs of possible internal defects and response growth. Data is then analysed and mitigation measures (tree works) are derived.

NAR: No Action required at this point in time.

Pruning: Removing branches from a tree using approved practises, to achieve a desired objective.

Root rot: Decay located in the tree roots. Root decay is usually developed from the bottom up, and crown symptoms may or may not be visible.

Scope of work: The defined project objectives and requirements

Sucker growth: Shoots arising from the roots close to base of tree.

Stem: woody structure bearing foliage and buds.

Target: Person, object, or structure that could be harmed (damaged or injured) by a tree or tree part in the event of failure.

TREE SURVEY SCHEDULE

Tree No.	Species	Ht. Ms.	DBH Cms.	Branch Spread m.	Age (Years) Y - Young M - Middle-aged MA - Mature OM - Over-mature V - Veteran	Physiological Condition G - Good F - Fair P - Poor D - Dead	Comments	Retention Category A- High B- Moderate C- Low U- Fell	Preliminary Management Recommendations
001	<i>Betula pendula</i> Birch	6.0	12,9 9	1N 1S 1E 1W	Y	Fair	A young self-seeded tree adjacent to northern boundary wall. Poor rooting capacity. Forked from 500m. and x 3 stems from 1m. Tarmacadam surface around base. Poor long-term potential.	U	Fell
002	<i>Betula pendula</i> Birch	6.0	15	1N 1S 1E 1W	Y	Good.	A self-seeded tree in NW corner of site. Close to boundary railing fence. Branched from base. Tarmacadam surfacing around base. Well-formed crown. Telephone cable overhead.	C	Crown raise to 1.5m.
003	<i>Prunus cerasifera</i> Myrobalan Plum	5.0	29E	1N .5S .5E .5W	MA	Poor.	A mature tree growing in dense shrubbery. Telephone cable overhead. Broken and storm-damaged limbs. Fungal bracts attached to decaying limbs. Poor long-term potential.	C	Prune to remove all broken, dead and diseased limbs.
004	<i>Betula pendula</i> Birch	14.0	40	3N 4S 4E 1W	MA	Fair	A dominant tree growing in a raised bed. Straight stem with ivy growth attached to 8m. Clear stem to 3m. Crown slightly suppressed on west side. Well-formed crown with witches broom throughout.	B	Sever light ivy growth at base. Clean the crown.
005	<i>Araucaria araucana</i> Monkey Puzzle	21.0	58,20	3N 2S 2E 2W	MA	Fair	A tall and dominant tree growing in dense shrubbery in a raised bed. Straight stem. X 2 stems from base. Minor co-dominant stem on west side. Umbrella or high crown. Heavy ivy growth attached to main trunk to 9m. Could be prone to wind throw.	B	1. Sever ivy growth at base and reassess after ivy has died off. 2. Remove 1 x minor co-dominant stem at base - west side.
006	<i>Prunus avium</i> Cherry	8.0	17,13 11	.5N .5S 0E 1W	MA	Poor.	A mature tree suffering from crown suppression. X 3 stems from base. Dead stems present. Heavy ivy growth attached. Light and malformed crown. Limbs overhang railing to west. Poor extension growth. Lacks vigour.	C	Sever ivy growth at base. Prune to remove all dead and decaying limbs.

007	<i>Acer platanoides</i> Maple	10.0	24	.5N .5S 0E 1W	MA	Fair	A mature tree growing in dense shrubbery. Straight ivy-covered stem to tip. Limbs overhang railing to west. Clear stem to about 2m. Light crown.	B	Sever ivy growth at base.
008	<i>Acer platanoides</i> Maple	10.0	45	4N 4S 4E 4W	MA	Good.	A large well-formed tree with a wide-spreading and well-balanced crown. Clear stem to 2m. Ivy growth to 3m.	A	Sever ivy growth at base.
009	<i>Salix spp.</i> Willow	11.0	29	1N 2S 0E 3W	MA	Fair	A mature tree with a slight lean to west. Crooked main stem. Branched from base. Ivy growth to 6m. Crown is suppressed on east side.	C	Sever ivy growth at base. Crown raise to 1.5m. Prune crown to improve shape.
010	<i>Cupressus Lawsoniana</i> Lawson cypress	14.0	60	2N 3S 1E 2W	MA	Poor.	Heavy ivy growth attached. A mature tree with a broken apical stem at 8m. Heavy limb attachment to south. Slight lean to east. Signs of decay on east side at 4m. Ivy-covered main trunk.	C	Sever ivy growth at base.
011	<i>Betula pendula</i> Birch Group of c. 40 stems	6.0-Avg.	5-Avg.	-N -S -E -W	Y	Poor.	A group of naturally-seeded scrub trees. No long-term value.	U	Fell.
012	<i>Betula pendula</i> Birch	5.0	10,7	.5N -S .5E -W	M	Fair	A self-seeded tree close to kerb or low wall. Tarmacadam surfacing around base. X 2 stems from base. Light crown. Poor long-term potential.	C	Remove surrounding briar growth.
013	<i>Betula pendula</i> Birch	6.0	11	-N .5S -E -W	M	Good.	A self-seeded tree close to kerb or low wall. Tarmacadam surfacing around base. Forked from 1.2m. Light crown suppressed on northern side. Poor long-term potential.	C	Crown raise to 1.2m.
014	<i>Cupressus Lawsoniana</i> Lawson cypress	6.0	9,7	.25N .25S .25E .25W	M	Fair	A small mature tree suppressed by heavy honeysuckle growth. Forked from base. Light compact crown. 1.5m. from boundary fence.	C	Sever and remove honeysuckle growth.
015	<i>Cupressus Lawsoniana</i> Lawson cypress	12.0	37	1N 1S 1E 1W	MA	Good.	A tall mature tree growing adjacent to palisade fence - west boundary. Straight stem. Limbs overhang palisade fence to west. May become problematic in time to come as the tree matures.	B	Prune back limbs over boundary fence. Consider height reduction of about 10%.
016	<i>Acer platanoides</i> Maple	13.0	29	3N 2S 3E -W	MA	Good.	A mature tree about two metres from palisade fence to west. Straight and clear stem to 3m. Misshapen and unbalanced crown. Limbs pruned on western side. Hangar in crown of tree.	B	Prune crown to improve balance and shape. Remove hangar in crown.

017	<i>Acer platanoides</i> Maple	14.0	35	1N 0S 4E 0W	MA	Good.	A mature tree about two metres from palisade fence to west. Straight and clear stem to 3m. Misshapen crown. Limbs pruned on western side over fence and portacabins.	B	Prune crown to improve balance and shape.
018	<i>Acer platanoides</i> Maple	14.5	35	0N 2S 4E 1W	MA	Good.	A mature tree about two metres from palisade fence to west. Straight and clear stem to 2m. Misshapen and unbalanced crown. Limbs pruned on western side over fence and portacabins. Street light on west side.	B	Prune crown to improve balance and shape.
019	<i>Acer platanoides</i> Maple	13.0	32	2N 0S 3E 0W	MA	Good.	A mature tree about 1.25m. from palisade fence to west. Straight and clear stem to 1.5m. Misshapen crown Limbs pruned on western side over fence and portacabins.	B	Prune crown to improve balance and shape.
020	<i>Cupressus Lawsoniana</i> Lawson Cypress - Row of 20 nr.	8.0- Avg.	25-Avg.	1N 1S -E -W	MA	Fair	A row of planted Lawson trees adjacent to kerb and crash barrier on southern side. Signs of dieback and decline. Some losses occurring within row. Some trees are multi-stemmed and forked from base. Light ivy growth attached to main trunks. Poor long-term potential.	C	Remove any dead or dying trees and limbs.
021	<i>Acer platanoides</i> Maple	11.0	29	.5N 1S 1E 0W	MA	Good.	A mature tree about one metre from palisade fence to west. Straight and clear stem to 3m. Misshapen crown. Limbs pruned on western side over fence.	B	NAR
022	<i>Sorbus aucuparia</i> Rowan	6.0	11	0N 0S 3E 0W	M	Poor.	A poorly formed tree with a slight lean to southeast. Limbs cut in past over fence to west. Light misshapen crown. Poor long-term potential.	C	Prune to improve shape and form.
023	<i>Acer platanoides</i> Maple	12.5	25	2N 1S 3E 1W	MA	Good.	A well-formed tree approximately 1.5m. from palisade fence to west. Clear stem to 2m. Limbs pruned in past on western side.	B	Crown raise to 2.5m.
024	<i>Acer platanoides</i> Maple	7.5	19	0N .5S 1E 1W	MA	Good.	A well-formed tree approximately 1m. from palisade fence to west. Clear stem to 2m. Limbs pruned in past on western side.	B	Crown raise to 2.5m.
025	<i>Acer spp.</i> Maple	7.0	19	.5N .5S 1E .5W	MA	Good.	Growing about 1.2m. from palisade fence to west. Clear stem to 1.5m. Well-formed crown.	B	NAR

026	<i>Acer spp.</i> Maple	6.0	14	.5N 0S 1E 0W	M	Fair.	Growing about 1.5m. from palisade fence to west. Broken central stem at 5m. Clear stem to 1.5m. Well-formed crown.	B	Prune to repair broken stem and reshape crown.
027	<i>Acer spp.</i> Maple	5.5	15	.5N .5S 2E 0W	M	Good.	Growing about 1.5m. from palisade fence to west. Clear stem to 1.5m. Slightly misshapen crown.	B	Prune to reshape crown.
028	<i>Sorbus aucuparia</i> Rowan	6.0	21	1N 0S .5E .5W	MA	Fair	Growing about two metres from palisade fence to west. Branched from base. Light well-formed crown.	C	Remove minor co-dominant stems at base. Crown raise to 1m.
029	<i>Betula Youngii</i> Birch	4.0	15	1N .5S .5E 0W	M	Fair	A weeping Birch tree growing in dense shrubbery. 2m. from boundary wall to west. Straight stem to 2m. Ivy growth to 2m. Crown suppressed on south and east side.	C	Sever ivy growth at base.
030	<i>Crataegus monogyna</i> Whitethorn -id when in leaf	6.0	18	1N 1S 1E 1W	MA	Good.	A mature tree growing in dense shrubbery about 1.5m. from boundary wall. Branched from base. Light ivy growth attached. Well-balanced crown.	C	Sever ivy growth at base. Crown raise to 1.2m.
031	<i>Chamaecyparis x lawsoniana</i> Hybrid Lawson cypress	7.0	14-Avg.	2N 2S 2E 2W	M	Fair	A mature tree growing on a raised ledge around light fixture. Multiple stems from base. Wide-spreading crown. Early signs of foliage dieback and decline. Poor long-term potential.	C	NAR
032	<i>Sorbus aucuparia</i> Rowan	6.0	12	0N .5S .5E 0W	M	Good.	A middle-aged tree growing about 1.2m. from palisade fence to west. Clear stem to 1.5m. Suppressed crown on northern and western sides.	B	NAR
033	<i>Acer spp.</i> Maple	5.0	12	1N 1S 1E 1W	M	Good.	A middle-aged tree growing about 1.5m. from palisade fence to west. Clear stem to 2.5m. Well-formed crown.	B	NAR
034	<i>Acer spp.</i> Maple	6.0	14	1N 0S 1E .5W	M	Good.	A middle-aged tree growing about 1.5m. from palisade fence to west. Clear stem to 2m. Well-formed crown.	B	NAR
035	<i>Acer spp.</i> Maple	6.5	19	1N 1S 1E 2W	MA	Good.	A mature tree growing about 1.2m. from palisade fence to west. Slightly crooked main stem. Clear stem to 2m. Well-formed crown.	B	NAR

036	<i>Acer spp.</i> Maple	6.5	17	.5N 0S 1E 1.5W	M	Good.	A middle-aged tree growing about 1.2m. from palisade fence to west. Stem cut in past on north side at 2m. Light vine growth attached. Slightly suppressed crown.	B	NAR
037	<i>Acer spp.</i> Maple	7.5	23	1.5N 2S 2E 0W	MA	Good.	A mature tree growing about 1m. from palisade fence to west. Clear stem to 2m. Well-formed crown.	B	Remove 2 x lower lateral limbs on east side.
038	<i>Betula pendula</i> Birch	10.0	28,27	3N 4S 3E 2W	MA	Fair	A mature tree growing in dense privet scrub about 1.5m. from palisade fence to west. Forked close to base at 1m. Weak stem union. Limbs cut in past on west side. Wide-spreading crown. Over-extended limbs to east and south.	B	Prune back limbs on eastern and southern sides. Clean the crown. Remove surrounding scrub.
039	<i>Acer spp.</i> Maple	8.0	27	0N 1S 4E 0W	MA	Fair	A mature tree growing about 1m. from palisade fence to west. Stem cut in past on west side at 1m. Unbalanced crown with more weight to east.	B	Prune back limbs on east side.
040	<i>Acer spp.</i> Maple	9.5	33	1N 2S 3E 1W	MA	Fair	A mature tree growing about 1m. from palisade fence to west. Clear Stem to 2m. Multiple stems from forking point. Well-formed crown.	B	NAR
041	<i>Acer spp.</i> Maple	9.5	34,33 23,20	2N 2S 4E 0W	MA	Poor.	X 4 stems from 1m. A mature tree growing about 1m. from palisade fence to west. Poor shape and form. Wide-spreading crown. Limb pruned in past on west side.	C	Prune back limbs on east side and prune crown to improve balance and shape.
042	<i>Acer spp.</i> Maple	8.5	19,17 15	2N 1S 2E 2W	M	Fair.	A middle-aged tree adjacent to boundary fence. Forked from 500mm. Limbs overhang boundary fence to west.	B	NAR
043	<i>Acer spp.</i> Maple	10.0	34	3N 3S 3E 3W	MA	Good.	Tagged on outer limb due to access difficulties. Clear stem to about 1m. Well-formed crown. Clear Stem to 2m. Limbs overhang boundary fence to west.	A	NAR
044	<i>Betula pendula</i> Birch	7.0	16	.5N .5S .5E .5W	M	Fair.	A self-seeded middle-aged tree growing in dense shrubbery. Crooked main stem. Well-formed crown.	C	NAR
045	<i>Betula pendula</i> Birch	8.0	18	.5N .5S .5E .5W	M	Fair.	A self-seeded middle-aged tree growing in dense shrubbery. Crooked main stem. Well-formed crown.	C	NAR

046	<i>Alnus glutinosa</i> Alder	12.0	25	1N 1S 1E 1W	MA	Good.	A well-formed mature tree growing in dense shrubbery. Straight stem. Clear stem to 5m. Well-formed crown. May have some potential in any new proposed development for the site.	B	NAR
047	<i>Acer pseudoplatanus</i> Sycamore	13.0	20-Avg.	5N 4S 3E 4W	MA	Fair.	X 9 stems. A multi-stemmed tree growing close to the east boundary. On edge of drain. Poor shape and form. Multiple stems from base. Could be prone to stem splitting. Limbs extend over boundary to east. Heavy ivy growth to 10m. Poor long-term potential.	C/U	1. Thin out to remove any weak, defective or deformed limbs. Prune back limbs over boundary fence. Sever ivy growth at base. Or 2. Fell whole tree to ground level.
048	<i>Alnus glutinosa</i> Alder	11.0	24-Avg.	3N 4S 4E 4W	MA	Poor.	X 7 stems. Scrub tree. Multiple stems from base. Leaning stems to east over hedge and boundary. Crooked stems. Could be prone to stem breakage. Wide-spreading crown. Poor long-term potential.	C	Remove any leaning stems to east over boundary.
049	<i>Acer spp.</i> Maple	14.0	21	1N 0S 2E 0W	MA	Fair.	A single-stemmed tree close to boundary fence. Within boundary hedge. Slight lean to east. Limbs overhang boundary fence. Light crown.	C	Prune back limbs on east side.
050	<i>Salix spp.</i> Willow	12.0	20-Avg.	2N 2S 7E 4W	MA	Fair.	Scrub tree. Multiple stems from base. At bottom of drain. Wide-spreading crown with over-extended limbs to east and west.	C	Prune back limbs on east and west sides.
051	<i>Salix spp.</i> Willow	12.0	25-Avg.	1N 1S 5E 6W	MA	Fair	Scrub tree. X 4 stems from base. At bottom of drain. Broken stems on west side. Wide-spreading crown with over-extended limbs to east and west.	C	Remove all broken and damaged limbs. Prune back limbs on east side.
052	<i>Fraxinus excelsior</i> Ash	14.0	21-Avg.	3N 2S 5E 4W	MA	Poor	X 9 stems. Forked from base. Poor shape and form. Weak stem unions at base. Could be prone to stem splitting. Wide-spreading crown. Limbs overhang boundary to east. Over-extended limbs to west over site.	C	1. Prune back limbs on east and west sides. Remove all weak and defective stems. Or 2. Consider removing whole tree.
053	<i>Alnus glutinosa</i> Alder	12.0	24,22 20	5N 0S 2E 2W	MA	Poor.	X 3 stems. Scrub tree growing at base of drain. Deformed crown. Suppressed on southern side. Leaning stem over site to west.	C	Remove leaning stem over site to west.
054	<i>Alnus glutinosa</i> Alder	10.0	18- Avg.	3N 3S 4E 3W	MA	Fair.	Scrub tree. Multiple stems from base. Adjacent to drain. Limbs overhang boundary to east.	C	Prune back limbs and stems on east side. Remove all weak, defective and deformed limbs and stems.

055	<i>Acer spp.</i> Maple	13.0	49	3N 2S 4E 2W	MA	Poor.	A large tree growing adjacent to eastern boundary fence. Forked from about 1m. Weak forking points. Included bark present. Could be prone to stem breakage. Street light on SE side. Limbs overhang boundary fence to east. Poor long-term potential.	C	Prune back limbs over boundary to east. Remove all weak and defective stems. Crown thin by 10-15%. Or Consider removing tree.
056	<i>Salix spp.</i> Willow	8.0	21	2N 2S 0E 2W	MA	Fair.	Scrub tree. Clear stem to 1m. Well-formed crown. Suppressed crown on east side.	C	NAR
057	<i>Salix spp.</i> Willow	9.0	15	2N 1S 3E 0W	MA	Poor.	Scrub tree. Multiple stems from base. Leaning stems. Poor shape and form. Poor long-term potential.	C	NAR
058	<i>Cotoneaster frigidus</i> Himalayan Tree Cotoneaster	8.0	13	0N 0S 0E 4W	M	Poor.	A single-stemmed tree growing in dense <i>Griselinia</i> hedging. Crown suppressed by <i>Griselinia</i> . Leaning to west. Poor long-term potential.	C	Remove surrounding scrub vegetation. Prune back crown on west side. Remove adjacent Willow tree growing within hedge.
059	<i>Salix spp.</i> Willow X 2 trees	6.0	12,10	1N 0S 0E 1W	M	Fair.	2 x self-seeded trees growing within <i>Griselinia</i> hedge. Suppressed crown. 1.5m. from boundary fence.	C/U	NAR Or Consider removing tree.
060	<i>Chamaecyparis x lawsoniana</i> Hybrid Lawson cypress Row of 47nr.	6.0- Avg.	20-Avg.	-N -S -E -W	MA	Poor.	A row of Hybrid Lawson Cypress trees growing along part of the eastern boundary. Under canopy of <i>Griselinia</i> and <i>Pyracantha</i> . Trees are showing signs of <i>decline</i> . Dead foliage to 4m. Light crowns. Trees will continue to deteriorate. Poor long-term potential.	C/U	NAR Will require removal in short to medium term.
061	<i>Crataegus monogyna</i> Whitethorn	7.0	15,14 10,7E	0N 0S 0E .5W	M	Fair.	A self-seeded tree close to a lighting fixture. Growing within planted row of Lawson and <i>Griselinia</i> . 4 x stems from base. Light crown. Poor-long term potential.	C	NAR
062	<i>Prunus avium</i> Cherry	6.0	25E	1N 1.5S 1E 0W	MA	Fair.	A mature tree growing in <i>Pyracantha</i> boundary hedge. Difficult to access. Light fixture at 2m. SE side. 1m. from boundary fence to east. Clear stem to 1m. Misshapen crown. Limbs overhang boundary to east. Lacks vigour.	C	Cut surrounding <i>Pyracantha</i> shrubbery. Prune back limbs on eastern side and prune crown to improve shape.

063	<i>Prunus avium</i> Cherry	8.0	31	2N 1S 1E 0W	MA	Fair.	A mature tree growing in boundary hedge. 1m. from boundary fence to east. Clear stem to 2.5m. Misshapen crown. Limbs overhang boundary to east. Broken and decayed limbs on west side.	C	Prune back limbs on eastern side and prune crown to improve shape. Remove any decaying and broken limbs on west side.
064	<i>Prunus avium</i> Cherry	7.5	24E	1N 1S .5E 0W	MA	Fair.	A mature tree growing in boundary hedge. 1m. from boundary fence to east. Clear stem to 1m. Misshapen crown. Limbs overhang boundary to east. Unbalanced crown.	C	Cut surrounding shrubbery. Crown raise to 2m. Prune back limbs on eastern side and prune crown to improve shape.
065	<i>Prunus avium</i> Cherry	6	21E	1N 1S 0E 0W	MA	Poor.	A mature tree growing in dense boundary <i>Privet</i> hedge. 1m. from boundary fence to east. Forked at 2m. Broken stem at 3m. west side. Signs of decaying limbs on northern side. Misshapen crown. Poor long-term potential.	C/U	Consider removing tree.
066	<i>Prunus avium</i> Cherry	6	20	1N 0S 0E 0W	MA	Poor.	A mature tree growing in dense boundary <i>Griselinia</i> hedge. 1m. from boundary fence to east. Broken stems on west side at 2m. Light crown. Poor long-term potential.	C	1. Cut back surrounding <i>Griselinia</i> hedging and reassess tree. 2. Crown raise to 1.2m. Repair/remove broken stems.
067	<i>Prunus cerasifera</i> Myrobalan Plum	7.0	10-Avg.	1N 0S 2E 0W	MA	Poor.	A mature tree growing in boundary hedge. Suppressed by ground ivy and <i>Griselinia</i> hedging. Broken stems on west side to 2.5m. Multiple stems from base. Light crown. Limbs overhang boundary to east. Poor long-term potential.	U	Fell.
068	<i>Prunus cerasifera</i> Myrobalan Plum	7.5	14-Avg. E	2N 3S 2E 0W	MA	Poor.	A mature tree growing in boundary hedge. Suppressed by ground ivy and <i>Griselinia</i> hedging. Multiple stems from base. Broken limbs to 2m. west side. Limbs overhang boundary to east. Over-extended limbs to south. Poor long-term potential.	C	1. Prune back limbs on east and southern side. Or 2. Consider removing tree.
069	<i>Prunus cerasifera</i> Myrobalan Plum	7.0	12-Avg.	2N 2S 2E 0W	MA	Poor.	A mature tree growing in dense <i>Griselinia</i> boundary hedge. 1m. from fence. Multiple stems from base. Leaning stems to north and east. Broken limbs on west side. Showing signs of dieback and decline. No long-term potential.	U	Fell.

070	<i>Prunus cerasifera</i> Myrobalan Plum	7.0	10-Avg.	2N 2S 3E 0W	MA	Poor.	A mature tree growing in boundary hedge. 2m. from fence. Multiple stems from base. Close to ESB unit and light fixture. Limbs overhang boundary fence. Broken limbs on west side. Showing signs of dieback and decline. No long-term potential.	U	Fell.
071	<i>Sorbus spp.</i> Rowan	6.5	14,13 12,7	1N 1S 1E 1W	MA	Fair.	A mature tree growing in <i>Griselinia</i> hedge along northern boundary. X 4 stems from base. Within 1m. of boundary fence to north. Limbs overhang boundary fence. Well-formed crown.	C	Crown raise to 1.2m.
072	<i>Sorbus spp.</i> Rowan	7.5	26,13 12	1N 1S 1E 1W	MA	Fair.	A mature tree growing in <i>Griselinia</i> hedge along northern boundary. X 3 stems from base. Poor shape and form. Fused stems at 1.5m. Within 1m. of boundary fence to north. Limbs overhang railing to north. Street light at 2m. NE side. Broken limbs at 2m. south side.	C	Lightly prune back limbs on northern side. Crown raise to 1.5m.
073	<i>Prunus cerasifera</i> Myrobalan Plum	6.0	28E	1N 1S 2E 2W	MA	Poor.	A mature tree growing in <i>Griselinia</i> hedge along northern boundary. Forked at 1m. Poor shape and form. Broken limbs on southern side. Fungal bracts along stems. Over-extended limbs to west. Limbs overhang railing to north. Poor long-term potential.	C	Lightly prune back limbs on northern side. Prune crown to improve shape.
074	<i>Sorbus spp.</i> Rowan	7.0	14,14, 13,11	2N 0S 2E 1W	MA	Poor.	A mature multi-stemmed tree growing as part of the planted screen along the northern boundary. X 4 stems. Broken limbs at 2m. south side. Open wounds and scarring along main trunk. Open to decay. Limbs overhang railing to north.	C	Lightly prune back limbs on northern side. Remove all broken and decaying limbs.
075	<i>Prunus cerasifera</i> Myrobalan Plum	5.0	17,7 6	1N 0S 1E 0W	MA	Poor.	A mature tree growing as part of the planted screen along the northern boundary. In advanced state of decline. Dead, broken and hung-up limbs in crown. Leaning stem to NE over railing. No long-term potential.	U	Fell
076	<i>Sorbus spp.</i> Rowan	7.5	16,10 18,9 7E	2N .5S 1E 1W	MA	Fair.	A mature multi-stemmed tree growing as part of the planted screen along the northern boundary. Poor shape and form. Forked from base. Fallen and broken limb at 2m. south side.	C	Remove fallen limb.

077	<i>Sorbus spp.</i> Rowan	8.0	16,16 15,14 6	3N 1S 2E 1W	MA	Fair.	A mature multi-stemmed tree growing as part of the planted screen along the northern boundary. Forked from base x 5 stems. Broken limbs to 3m. on southern side. Limbs overhang boundary railing to north. Street light at 3m. east side.	C	Lightly prune back limbs on northern side. Remove all broken and damaged limbs.
078	<i>Prunus cerasifera</i> Myrobalan Plum	5.0	8,7E	1N 0S 0E .5W	MA	Poor.	A mature tree growing as part of the planted screen along the northern boundary. Ivy growth to 2m. Broken stems on southern side. Within 1m. of boundary fence to north. No long-term potential.	U	Fell
079	<i>Sorbus spp.</i> Rowan	8.0	15,14 12,9 8E	2N 0S 1E 1W	MA	Fair.	A mature multi-stemmed tree growing as part of the planted screen along the northern boundary. Forked from base. X 5 stems. Weak stem union. Included bark present. 1m. from boundary railing. Broken stems to 3m. south side.	C	Lightly prune back limbs on northern side. Remove all broken and damaged limbs.
080	<i>Prunus cerasifera</i> Myrobalan Plum	6.0	13,12 7,7 5	2N 1S .5E .5W	MA	Poor.	A mature multi-stemmed tree growing as part of the planted screen along the northern boundary. 1m. from boundary railing. Leaning stems to north. Broken limbs to 3m. south side. Fused and crossing stems to 1m. Poor shape and form.	C	Lightly prune back limbs on northern side. Remove all broken and dead branch stubs on southern side.
081	<i>Sorbus spp.</i> Rowan	9.0	27	2N 1S 2E 1W	MA	Good.	A mature tree growing as part of the planted screen along the northern boundary. Tree is growing in a raised position. 1m. from railing to north. Forked from 1.2m. Well-formed crown. Limbs overhang railing to north.	B	Lightly prune back limbs on northern side.
Ref. A	<i>Fraxinus excelsior</i> Ash	12.0	20-Avg E	3N 5S 5E 4W	MA	Poor.	Growing on edge of drain close to SE boundary. Multiple stems from base. x 15 stems approx. Limbs overhang boundary railing to east. Could be weak stem unions at base and could be prone to stem splitting.	C/U	1. Prune back limbs on east side over boundary railing. Thin out to remove any weak or defective stems. Or 2. Fell whole tree to ground level.

TL1	Boundary screen along eastern boundary of mainly: <i>Griselinia littoralis</i> Papauma <i>Ligustrum spp.</i> Privet. <i>Pyracantha spp.</i> Firethorn <i>Viburnum tinus</i> Viburnum <i>Chamaecyparis Lawsoniana</i> Lawson cyprus	2.0 - 5.0	---	-N -S -E -W	MA	Fair.	A dense screen hedge along the eastern boundary. Not well maintained. Hedging is growing through and over the railing fence to east. Top heavy in parts and likely for falling stems to occur. Lawson trees in hedge are in poor condition - refer to separate tag no. 060. Cherry and ornamental Plum trees are growing within hedge. Offers good screen and noise buffer to site.	C	1. Trim and reduce height of hedge to a finished height of not more than 2.5m. Trim eastern side back to fence to achieve neat and tidy appearance. 2. Identify all trees suitable for retention and clear or cut back surrounding hedging. 3. Consider removing row of 47 nr. Lawson trees and replant with suitable hedging species. 3. Maintain at new height through regular maintenance.
TL2	Boundary screen along northern eastern boundary of mainly: <i>Griselinia littoralis</i> Papauma <i>Ligustrum spp.</i> Privet. <i>Pyracantha spp.</i> Firethorn <i>Viburnum tinus</i> Viburnum	1.0 - 3.0	---	-N -S -E -W	MA	Fair.	A screen hedge along the northern boundary. Occasional gaps occurring. Not well maintained. Hedging is growing through the railing fence to north. Rowan and ornamental Plum trees growing within hedge. Offers good screen and noise buffer to site.	C	1. Trim to achieve neat and tidy appearance. 2. Identify all trees suitable for retention and clear or cut back surrounding hedging. 3. Maintain at finished height of not more than 2.5m. through regular maintenance.

SG1	Scrub area of mainly <i>Salix spp.</i> Willow with occasional <i>Alnus spp.</i> Alder <i>Betula spp.</i> Birch and under canopy of Buddleia, Briar and Bramble	8.0-Avg	---	----	MA	Poor.	Dense clumps of mainly scrub Willow interspersed with occasional Alder And Birch. Growing in wet and uneven terrain. Limbs overhang railing and industrial site to south and southwest. No Landscape or amenity value.	>40	Area to be cleared in the light of any proposed development for the site.
-----	--	---------	-----	------	----	-------	--	-----	---

Appendix 1:







TREE LOCATION MAP



Tree nos. used	001-081
	OUTLINE OF ROW OF LAWSON SCREEN
	OUTLINE OF DENSE SCRUB AREA (MAINLY WILLOW AND BUDDLEIA)

Tree Survey Schedule To BS 5837:2012	
Symbol	Tree Retention Category
	A-High
	B-Moderate
	C-Low
	U-Fell

Notes:
 This drawing to be read in conjunction with all relevant Architects & Engineers drawings & specifications.
 For construction and site works refer to Civil Engineering drawings. Do not scale from this drawing. Use figured dimensions only.
 Refer also to Tree Survey Report dated 27th. JANUARY 2021 Ref: TMS.CSR.0121.01.

Trees proposed for retention shall be reassessed on completion of the construction phase and may require further remedial works in order to reduce risk.
 Protection of retained trees shall be in accordance with BS 5837:2012
 Trees in relation to Design Demolition and Construction - Recommendations. Position of trees are shown in their approximate position only

Tree Survey drawing overlaid on site drawings supplied by:
 CUNNANE STRATTON REYNOLDS
 LAND PLANNERS & DESIGN
 COPLEY HALL
 COTTERS STREET
 CORK

Tree Management Services
 Arboriculture, Landscape and Forestry Consultants
 21 Castletknock, Ballincollig, Co. Cork
 T: 021-4874365, M: 086 2532280
 E: PHELANLJ1@GMAIL.COM

PROJECT
 Proposed development at:
 CREAMFIELDS, TRAMORE ROAD, CORK

CLIENT
 WATFORE LIMITED

DRG. Ref: TMS.CSR.01.21A STATUS: Planning SCALE: TO FIT
 Date: 07-01-21 Sheet: 1

TREE LOCATION DRG.

Appendix 13.1

Site Walkover

Site Walkover



Appendix Figure 13.1.1

The northern and central sections of the site were predominately overlain with hardstanding (concrete slabs or asphalt) and the floors of the old factory or associated buildings

Copyright statements					ARUP 50 Ringsend Road Dublin 4, D04 T6X0 Tel +353 (0)1 233 4455 Fax +353 (0)1 668 3169 www.arup.com	Fig. 13.1.1					
Client								Scale at A3			
Watefore Limited					Not to Scale						
Job Title					Job No		Drawing Status				
Site Walkover Photographs					123456-00		Issue				
Issue					Date		By	Chkd	Appd	Drawing No	Issue
1					08/12/21		CS	CN	GB		1



Appendix Figure 13.1.2
 The south of the site comprises uneven ground consisting of crushed construction and demolition materials

Copyright statements					ARUP 50 Ringsend Road Dublin 4, D04 T6X0 Tel +353 (0)1 233 4455 Fax +353 (0)1 668 3169 www.arup.com	Fig. 13.1.2		
								Client Watefore Limited
					Job Title Site Walkover Photographs		Job No 123456-00	Drawing Status Issue
1	08/12/21	CS	CN	GB			Drawing No	Issue 1
Issue	Date	By	Chkd	Appd				



Appendix Figure 13.1.3
Northwest of the site where there was an area of lowered ground

Copyright statements					ARUP 50 Ringsend Road Dublin 4, D04 T6X0 Tel +353 (0)1 233 4455 Fax +353 (0)1 668 3169 www.arup.com	Fig. 13.1.3	
Client							
Watefore Limited					Not to Scale		
Job Title					Job No	Drawing Status	
Site Walkover Photographs					123456-00	Issue	
					Drawing No	Issue	
1	08/12/21	CS	CN	GB			
Issue	Date	By	Chkd	Appd	1		



Appendix Figure 13.1.4
The centre of the site where the former factory was raised above the surrounding ground level

Copyright statements					<p>ARUP</p> <p>50 Ringsend Road Dublin 4, D04 T6X0 Tel +353 (0)1 233 4455 Fax +353 (0)1 668 3169 www.arup.com</p>	<p>Fig. 13.1.4</p>												
								<p>Client Watefore Limited</p>		<p>Scale at A3 Not to Scale</p>								
<table border="1"> <tr> <td>1</td> <td>08/12/21</td> <td>CS</td> <td>CN</td> <td>GB</td> </tr> <tr> <td>Issue</td> <td>Date</td> <td>By</td> <td>Chkd</td> <td>Appd</td> </tr> </table>					1	08/12/21	CS	CN	GB	Issue	Date	By	Chkd	Appd	<p>Job Title Site Walkover Photographs</p>		<p>Job No 123456-00</p>	<p>Drawing Status Issue</p>
1	08/12/21	CS	CN	GB														
Issue	Date	By	Chkd	Appd														
					<p>Drawing No</p>		<p>Issue 1</p>											



Appendix Figure 13.1.5
 Along the southern boundary of the site, in the area of dense vegetation there was a sharp drop off in ground level by approximately 1m to 2m

Copyright statements					ARUP 50 Ringsend Road Dublin 4, D04 T6X0 Tel +353 (0)1 233 4455 Fax +353 (0)1 668 3169 www.arup.com	Fig. 13.1.5	
Client							
Job No					Drawing Status		Issue
123456-00					Issue		
Job Title					Drawing No		Issue
Site Walkover Photographs							1
1	08/12/21	CS	CN	GB			
Issue	Date	By	Chkd	Appd			



Appendix Figure 13.1.6

In the southwest of the site, close to the location where the well was indicated to be present in a depression, was a potential underground tank and chlorine canisters were noted nearby

Copyright statements

ARUP

50 Ringsend Road
Dublin 4, D04 T6X0
Tel +353 (0)1 233 4455 Fax +353 (0)1 668 3169
www.arup.com

Client
Watefore Limited

Job Title
Site Walkover Photographs

Fig. 13.1.6

Scale at A3
Not to Scale

Job No
123456-00 Drawing Status
Issue

Drawing No Issue
1

1	08/12/21	CS	CN	GB
Issue	Date	By	Chkd	Appd



Appendix Figure 13.1.7
 In the northwest of the site there was an approximately 2m deep below ground level concrete tank or basement

Copyright statements					ARUP 50 Ringsend Road Dublin 4, D04 T6X0 Tel +353 (0)1 233 4455 Fax +353 (0)1 668 3169 www.arup.com	Fig. 13.1.7	
Client Watefore Limited							
Job Title Site Walkover Photographs					Job No 123456-00		Drawing Status Issue
1	08/12/21	CS	CN	GB	Drawing No		Issue 1
Issue	Date	By	Chkd	Appd			



Appendix Figure 13.1.8
 Japanese Knotweed noted in several areas of the southern end of the site

Copyright statements					ARUP 50 Ringsend Road Dublin 4, D04 T6X0 Tel +353 (0)1 233 4455 Fax +353 (0)1 668 3169 www.arup.com	Fig. 13.1.8											
Client								Scale at A3									
<table border="1"> <tr> <td>1</td> <td>08/12/21</td> <td>CS</td> <td>CN</td> <td>GB</td> </tr> <tr> <td>Issue</td> <td>Date</td> <td>By</td> <td>Chkd</td> <td>Appd</td> </tr> </table>					1	08/12/21	CS	CN	GB	Issue	Date	By	Chkd	Appd	Watefore Limited		Not to Scale
1	08/12/21	CS	CN	GB													
Issue	Date	By	Chkd	Appd													
Job Title					Job No		Drawing Status										
Site Walkover Photographs					123456-00		Issue										
					Drawing No		Issue										
							1										



Appendix Figure 13.1.9

It was noted that on the day of site visit the Tramore River, 0.08km to the south of the site, had a potential hydrocarbon film

Copyright statements

ARUP

50 Ringsend Road
Dublin 4, D04 T6X0
Tel +353 (0)1 233 4455 Fax +353 (0)1 668 3169
www.arup.com

Client
Watefore Limited

Job Title
Site Walkover Photographs

Fig. 13.1.9

Scale at A3
Not to Scale

Job No
123456-00 Drawing Status
Issue

Drawing No Issue
1

1	08/12/21	CS	CN	GB
Issue	Date	By	Chkd	Appd