BESSBOROUGH, CORK

APPENDIX 3

Alternatives Considered

VOLUME III | APPENDICES

BESSBOROUGH, CORK

APPENDIX 3

Alternatives Considered

- Appendix 3-1 – Zoning Map
- Appendix 3-2a – Minutes of Section 247 Meeting & ABP Opinion Phase 1 ‘The Meadows’
- Appendix 3-2b – Minutes of Section 247 Meeting & ABP Opinion Phase 2 ‘The Farm’
- Appendix 3.3a - Arboricultural Assessment Phase 1 ‘The Meadows’ Report by ArboCare
- Appendix 3.3b - Arboricultural Assessment Phase 2 ‘The Farm’ Report by ArboCare
- Appendix 3.4 - Historic Landscape Assessment Report by Forestbird Design

- **Appendix 3-1 – Zoning Map**


Phase 2
'The Farm'
Phase 1 'The
Meadows'
Phase 3
'North
Fields'
Masterplan Area
Area High Value Landscape
Amenity Routes
Proposed New Amenity Rotes/Upgrades
4-Residential, Local Services and Institutional Uses
7-Business and Technology
11-Retail Warehousing
12-Landscape Preservation Zones
13-Sports Grounds
14-Public Open Space
15-Public Infrastructure and Utilities
19-Rivers/Water Bodies Protection

- Appendix 3-2a – Minutes of Section 247 Meeting & ABP Opinion Phase 1 ‘The Meadows’

Cork City Council

Development Management, Strategic Planning and Economic Development Directorate

Pre-Planning Record of Minutes

Section 247 (2) of the Planning & Development Act 2000 (as amended) states "*the planning authority shall advise the person concerned of the (1)* ***procedures involved in considering a planning application*** *including any requirements of the permission regulations, and shall, as far as possible, indicate (2)* ***the relevant objectives of the development plan which may have a bearing on the decision*** *of the planning authority."*

General Information		
1. Date Requested/Date Held		13/05/2021
2. Email/Meeting/Telephone	Online TEAMS Meeting	

3. Site Location/Site Address	Bessboro, Ballinure, Blackrock, Cork	
4. Person Requesting Meeting	Harry Walsh (HW Planning)	
5. Applicant	Estuary View Enterprises 2020 Limited (EVE)	
6. Person's Interest in Land/Letter of Consent	Owner	

Attendees	
Cork City Council	Lucy Teehan Eoin Cullinane Tony Duggan Cathy Beecher Simon Lyons Valerie Fenton Fiona Redmond Alison O'Rourke Liam Casey
Agent	Harry Walsh (HW Planning) Deirdre Tobin (HW Planning) Glen Barry (Shipsey Barry) Ilsa Rutgers (Ilsa Rutgers Landscape Architects) Diarmuid O'Brien (JB Barry) Tim Finn (JB Barry) John Cronin (John Cronin Conservation)
Applicant	Liam Ormond (EVE)

Documentation Submitted	
Yes	Site layout, proposed plans and elevations, additional documentation

Brief Description of Development/Proposal
A residential development of approximately 300 units and all ancillary site development works

Site Planning History	
Planning Reference: n/a	**An Bord Pleanála Appeal:** n/a
Final Decision: n/a	**If Refused, Reasons for Refusal:** n/a

Applicant must read comments below in Conjunction with & Refer to Cork City Development Plan: www.corkcitydevelopmentplan.ie or view hard copy at Counter/City Libraries

Key Development Plan Objectives: Other Information

- Lucy Teehan (LT) confirmed, from documents submitted, that proposal meets the criteria for applying through the SHD process
  - *SHD Criteria: 100 or more houses on land zoned for residential use & less than 15% or 4500m² for other uses*
  - *Proposed Development: Exceeding 300 residential units*
- Harry Walsh (HW) introduced the scheme and indicated that the proposed development would be applied for through the SHD process.
- Glen Barry (GB) gave an overview of the proposed development.
- HW gave an overview of the overall plan for all of the applicant's landholding
- HW indicated that consultation and discussions would take place regarding any legacy issues relating to this site
- GB stated that the level change across the site from North to South allows for podium parking to be concealed and allows for the opening up of the public space in the centre of the site.
- GB stated that on designing the site they had looked to create permeability through the site
- GB confirmed that a creche has been designed and will be included in the scheme (not shown on submitted drawings). It is proposed to be a 25 place creche.
- GB stated that the design of the scheme provides for 43.5% of apartments to be dual aspect
- Ilsa Rutgers (IR) stated that the public open space provision amounts to approximately 17%
- IR stated that this public space is generally on the outer sides (West & East) of the proposed buildings
- IR indicated that there would be approximately 3600m² of communal space provided which would be semi-public and mostly consist of the courtyard area.
- IR stated that the Northern Courtyard would be loosely landscaped and have an organic feel while the Southern Courtyard would be a more formal space.

- GB stated that the elevations were guided by the surrounding landscape and would appear formal and grid-like to contrast the natural landscaping adjacent

- GB indicated that the design of the Southern building had been lowered in height to allow more light access the central courtyard area

- GB stated that the heights step down to the North to respect the lower heigh buildings to the North.

- GB indicated that on designing the scheme permeability was created through all sides of the development (North, South, East and West).

- Diarmuid O'Brien (DO'B) gave an overview of the services proposed for development site

- DO'B confirmed that the Irish Water Confirmation of Feasibility has been received

- Tim Finn (TF) stated that SUDS has been incorporated into the scheme

- TF indicated that stormwater is to be retained on site

- LT stated that the Planning Authority has concerns regarding the proposed developments relationship with the proposed development on the adjacent site to the South

- LT indicated that a concern would be that the proposed development would need to demonstrate a sense of place being created

- LT stated concerns relating to the proposed development addressing the private amenity walk to the East and that, given that this is the primary amenity in the area, should be better addressed.

- LT raised concerns regarding the design and scale of Block D, in particular indicating that this block should be looked at further and possibly broken up in scale.

- LT indicated serious concerns with the location of the proposed vehicle access to the development site

- LT stated that it would be preferable if the buildings addressed the roadway better and that the location of a public plaza at the Western edge of the site may not be appropriate

- Tony Duggan (TD) indicated that the rectangular/grid approach is generally acceptable in principle however he had some concerns with the layout

- TD indicated that the proposed development should have some regard to the outbuildings of the exiting area and that the angles generated by these and the amenity walk and the contours of the site should be taken into consideration when revising the layout

- TD stated that the architectural language of the proposal was generally acceptable

- TD considered that the internal courtyard area works well

- TD stated that the higher elements should be located near the amenity walkway and should step-down to the West

- GB agreed to review the scheme relating to the above comments and suggested discussing alterations/revisions with Tony Duggan as they are progressed

- HW queried the concerns in relation to the position of the carpark entrance

- LT suggested discussing the entrance position with Tony Duggan as the revisions to the proposal are progressed

- LT stated that it will be important for the proposal to create a sense of place and a sense of arrival

- Valerie Fenton (VF) raised concerns regarding the quantum of car-parking spaces being provided for on-street

- VF re-iterated Lucy Teehan's concerns regarding the position of the vehicle entrance and stated that this should be reviewed along with sightlines, etc…

- VF raised concerns regarding the set-down area for the creche and indicated that this would only be in use for a small portion of the day and should be considered as being incorporated into the public realm

- VF raised concerns regarding the access onto the existing greenway amenity walk and indicated that a ramped access would be required for people with mobility issues, prams, etc… This would be very important when reviewed in relation to future developments in the area

- HW indicated there are concerns regarding the height difference between the subject site and the greenway which would make a ramped access difficult

- HW indicated that a ramped access would be available to the greenway through the adjacent development on the Southern site should it get permission

- GB stated that a universal ramped access would require a ramp of 120m and raised concerns that this would entail the removal of vegetation and some public open space

- Fiona Redmond (FR) stated that if accessibility/connectivity for the overall site is to be proposed through this or the adjacent development, then a strong justification would be required at application stage

- VF stated that if the universal access is to be provided through the adjacent site to the South, the connectivity/desire lines need to be reviewed

- IR suggested the possibility of a large-scale access lift to the Greenway

- VF stated that a lift would be acceptable should it be under the scope/maintenance of the management company/plan for the development

- FR suggested reviewing the comments above and further discussing with Valerie Fenton and Liam Casey and proposal is revised

- Cathy Beecher (CB) indicated that no traffic details were submitted at pre-application stage and requested that details be provided as the development revisions progress

- CB stated that any traffic modelling would need to take the proposed junction upgrades into consideration

- CB also stated that all traffic modelling and reports should include all phases of the development of the overall site to allow for a full, cumulative assessment

- LT stated that archaeology comments were as follows

    - Previous testing has occurred on site
    - Previous testing results should be included with any planning application
    - Further Archaeological testing of the site would be required

- LT stated that 10% of development should be included for Part V considerations

- HW stated that all of the above comments would be reviewed, and that any revisions would be further discussed with Cork City Council

	SIGNATURE	DATE
Eoin Cullinane, AP, Cork City Council.		13/05/2021

*The applicant is advised in accordance with **Section 247** (3) of the Planning and Development Act 2000 (as amended), that "the carrying out of any consultations shall not prejudice the performance by a Planning Authority of any other of its functions under this Act, or any regulations made under this Act & cannot be relied upon in the formal planning process or in legal proceedings".*

Cork City Council

Development Management, Strategic Planning and Economic Development Directorate

Pre-Planning Record of Minutes

Section 247 (2) of the Planning & Development Act 2000 (as amended) states "*the planning authority shall advise the person concerned of the (1) **procedures involved in considering a planning application** including any requirements of the permission regulations, and shall, as far as possible, indicate (2) **the relevant objectives of the development plan which may have a bearing on the decision** of the planning authority."*

GENERAL INFORMATION		
1. Date Requested/Date Held		10/06/2021
2. Email/Meeting/Telephone	Online TEAMS Meeting	

3. Site Location/Site Address	Bessboro, Ballinure, Blackrock, Cork	
4. Person Requesting Meeting	Harry Walsh (HW Planning)	
5. Applicant	Estuary View Enterprises 2020 Limited (EVE)	
6. Person's Interest in Land/Letter of Consent	Owner	

ATTENDEES	
Cork City Council	Lucy Teehan Eoin Cullinane Tony Duggan Fiona Redmond Liam Casey Pat Ruane
Agent	Harry Walsh (HW Planning) Deirdre Tobin (HW Planning) Glen Barry (Shipsey Barry) Ilsa Rutgers (Ilsa Rutgers Landscape Architects) Diarmuid O'Brien (JB Barry) John Cronin (John Cronin Conservation)
Applicant	Liam Ormond (EVE)

DOCUMENTATION SUBMITTED	
Yes	Site layout, proposed plans and elevations, additional documentation

BRIEF DESCRIPTION OF DEVELOPMENT/PROPOSAL
A residential development of approximately 300 units and all ancillary site development works

SITE PLANNING HISTORY	
Planning Reference: n/a	**An Bord Pleanála Appeal:** n/a
Final Decision: n/a	**If Refused, Reasons for Refusal:** n/a

APPLICANT MUST READ COMMENTS BELOW IN CONJUNCTION WITH & REFER TO CORK CITY DEVELOPMENT PLAN: WWW.CORKCITYDEVELOPMENTPLAN.IE OR VIEW HARD COPY AT COUNTER/CITYLIBRARIES

KEY DEVELOPMENT PLAN OBJECTIVES: OTHER INFORMATION
NOTE: *This meeting is a follow-on meeting from that previously held in relation to the subject site on 13th May 2021* - Glen Barry (GB) gave an overview of the revisions to the proposed development. • Approximately 288 apartments • 40.2% dual aspect ratio • Parking Ratio: approx.. 35% - GB stated that the scheme had be redesigned following the previous pre-application discussions - GB stated that discussions had taken place with the City Architect (Tony Duggan) in relation to the revisions to the scheme - GB stated that the revised design creates four no. L-shaped blocks ranging in height from 4 to 10 stories with the tallest building to the North-East - GB stated that there would be a significant accessway through the site (East-West orientation) with active uses along this public accessway - GB stated that the development was designed with the Southern scheme in mind - GB stated that oner of the big revisions was for a pedestrian bridge over the Greenway from the subject site to connect with the access ramp on the Eastern side of the Greenway - Liam Casey (LC) stated that he agrees with the solution proposed of the pedestrian bridge over the Greenway to join the access ramp - LC stated that details of the proposed bridge should be agreed prior to application and that the design of the bridge should be a unique solution and have individual character - LC stated that a singular access ramp, as proposed, is considered the best solution - Pat Ruane (PR) stated that there no major conservation concerns relating to the proposed development - PR stated that the proposed pedestrian bridge would enhance connectivity - Lucy Teehan (LT) queried location of access to carpark

- GB stated that this was being reviewed at present but that the likely position was under the South-Western building due to ground levels

- LT stated that there may be concerns regarding a lack of live frontages to Southern elevation at Ground Floor Level

- GB stated that the proposal will have apartments and public green areas opening onto both the Northern and Southern elevations

- Harry Walsh (HW) indicated that the proposed bridge may bring a large footfall predominantly through the centre accessway of the site and that live uses would be located there

- GB stated that the Southern area would be a landscaped public park area

- Ilsa Rutgers (IR) indicated that this area would be an organic/park-like setting linking around the South of the site to connect with the proposed bridge

- HW stated that the proposed revisions were at the early design stages and that further details will be worked on.

	SIGNATURE	DATE
Eoin Cullinane, AP, Cork City Council.		10/06/2021

*The applicant is advised in accordance with **Section 247** (3) of the Planning and Development Act 2000 (as amended), that "the carrying out of any consultations shall not prejudice the performance by a Planning Authority of any other of its functions under this Act, or any regulations made under this Act & cannot be relied upon in the formal planning process or in legal proceedings".*

An Bord Pleanála

Case Reference:

ABP-311438-21

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 283 no. apartments, creche and associated site works. Bessborough, Ballinure, Blackrock, Co. Cork.

An Bord Pleanála has considered the issues raised in the pre-application consultation process and, having regard to the consultation meeting and the submission of the planning authority, is of the opinion that the documents submitted with the request to enter into consultations require further consideration and amendment to constitute a reasonable basis for an application for strategic housing development.

An Bord Pleanála considers that the following issues need to be addressed in the documents submitted that could result in them constituting a reasonable basis for an application for strategic housing development.

1. Having regard to the history of uses on these lands and the findings of the *Commission of Investigation into Mother and Baby Homes* (Final Report October 2020), with regard to the potential for unrecorded burial sites with the wider Bessborough estate lands, the application should provide further elaboration and clarity with regard to the recommendations made in the report on the *"Cultural Heritage Legacy of the Subject Lands, The Farm, Ballinure, Blackrock, Cork City*", (Sept 2021) prepared by John Cronin & Associates.

A clear rationale / justification for the recommended approach to these matters should be set out.

The application should clearly establish the planning and legal implications for any development which may be granted planning permission on the site, arising from the identification of any unrecorded burial site during the recommended monitoring exercises. In making recommendations in this regard, the prospective applicants should note the obligations on the Board in attaching conditions to any potential grant of planning permission, including that any such conditions be precise, reasonable and enforceable.

Furthermore, Pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, the following specific information should be submitted with any application for permission:

1. The application should be accompanied by an appropriately detailed Masterplan / Design Statement which should set out a coherent strategy for the overall development of lands within the prospective applicant's ownership at Bessborough. The Masterplan should describe the overall response to the historic context and landscape setting of the lands, and the relationship between developments within different character areas in terms of their design and layout and the influences thereon.

2. The application should be accompanied by a detailed rationale / justification for the range of building heights and the massing of development proposed, having regard to potential impacts on the character and setting of Bessborough House, a protected structure, and its role and position within the historic demesne landscape.

Regard should be had, inter alia, to the provisions of Chapter 16 of the Cork City Development Plan 2015-2021 relating to Building Height and Objective 10.4 with regard to Areas of High Landscape Value, and to the criteria set out in

Section 3.2 of the Urban Development and Building Height, Guidelines for Planning Authorities' (2018).

3. Further analysis of the landscape and visual impacts of the proposed development should be undertaken, to include additional photomontages and imagery. Such analysis should consider, in particular, views from within the original demesne to the south of Bessborough House and longer views including those identified for protection in the Cork City Development Plan 2015. The analysis should take account of the varying mitigation of such visual impacts provided by foliage and vegetation at different times of the year.

4. The application should clearly illustrate and assess the relationship between the proposed development and the adjoining farmyard complex and walled garden to the west, identified in the National Inventory of Architectural Heritage (reg. no. 20872006), having regard to the height and scale of development proposed. Detailed section and contextual drawings and other imagery should be submitted in this regard.

5. The application should be accompanied by the following:

(i) A detailed Traffic and Transport Assessment (TTA) in respect of the proposed development. In preparing this TTA, regard should be had to the detailed requirements set out in the submission of the planning authority, dated 08/10/2021, and the report of the Transport and Mobility (Traffic Operations) section. The assessment should consider the cumulative impacts of the development with other existing and proposed development within the Bessborough estate and on adjacent lands, including the developments to the north permitted under PA ref. 17/37565 and 18/37820.

(ii) A Mobility Management Plan and a Car and Bicycle Parking Management Strategy.

(iii) The application should be accompanied by a Quality Audit in accordance with Annex 4 of DMURS, including a Road Safety Audit.

6. Detailed design proposals for the proposed Greenway access bridge should be provided, which should address the matters raised in the submission of the Planning Authority to An Bord Pleanála dated 15/10/2021, including a rationale

for the siting and design of the structure, a requirement for an increase in the width of the bridge, interaction with the existing Greenway and issues of wayfinding.

This aspect of the development should be assessed as part of the Quality Audit to be undertaken in respect of the proposed development.

7. Further consideration of, and possible amendment to the documents and/or design proposals submitted, having regard to the relationship of the proposed development with the adjacent lands to the north. It should be demonstrated that the proposed development would not prejudice any future development of those lands, having particular regard to issues including overlooking, daylight, sunlight and overshadowing.

8. Details of the areas intended to be taken in charge by the Local Authority should be clearly set out.

9. The Ecological Impact assessment should include the results of all surveys undertaken in respect of these lands, including in particular Wintering Bird Surveys and Bat Surveys. Documentation should confirm that all surveys were undertaken at the appropriate times of the year.

The application should be accompanied by an Invasive Species Management Plan.

10. In accordance with section 5(5)(b) of the Act of 2016, as amended, any application made on foot of this opinion should be accompanied by a statement that in the prospective applicant's opinion the proposal is consistent with the relevant objectives of the development plan for the area. Such statement should have regard to the development plan or local area plan in place or, likely to be in place, at the date of the decision of the Board in respect of any application for permission under section 4 of the Act.

11. All documents should be in a format which is searchable.

12. The information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018 unless it is proposed to submit an EIAR at application stage.

Also, pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is informed that the following authorities should be notified in the event of the making of an application arising from this notification in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016:

1. **Minister for Culture, Heritage and the Gaeltacht (Development Applications Unit)**
2. **The Heritage Council**
3. **An Taisce**
4. **An Chomhairle Ealaíon**
5. **Fáilte Ireland**
6. **Irish Water**
7. **Transport Infrastructure Ireland**
8. **National Transport Authority**
9. **Cork City Childcare Committee**
10. **Minister for Children, Equality, Disability, Integration and Youth**

PLEASE NOTE:

Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, neither the holding of a consultation under section 6, nor the forming of an opinion under that section, shall prejudice the performance by the Board, or the planning authority or authorities in whose area the proposed strategic housing development would be situated, of any other of their respective functions under the Planning and Development Acts 2000 to 2016 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

_____

Stephen O'Sullivan
Assistant Director of Planning
December, 2021

- **Appendix 3-2b – Minutes of Section 247 Meeting & ABP Opinion Phase 2 ‘The Farm’**

Cork City Council

Development Management, Strategic Planning and Economic Development Directorate

Pre-Planning Record of Minutes

Section 247 (2) of the Planning & Development Act 2000 (as amended) states "*the planning authority shall advise the person concerned of the (1)* ***procedures involved in considering a planning application*** *including any requirements of the permission regulations, and shall, as far as possible, indicate (2)* ***the relevant objectives of the development plan which may have a bearing on the decision*** *of the planning authority."*

GENERAL INFORMATION		
1. Date Requested/Date Held		10/06/2021
2. Email/Meeting/Telephone	Online TEAMS Meeting	

3. Site Location/Site Address	Bessboro, Ballinure, Blackrock, Cork	
4. Person Requesting Meeting	Harry Walsh (HW Planning)	
5. Applicant	Estuary View Enterprises 2020 Limited (EVE)	
6. Person's Interest in Land/Letter of Consent	Owner	

ATTENDEES	
Cork City Council	Lucy Teehan Eoin Cullinane Tony Duggan Cathy Beecher Simon Lyons Pat Ruane Fiona Redmond Ciara Brett Liam Casey
Agent	Harry Walsh (HW Planning) Deirdre Tobin (HW Planning) Glen Barry (Shipsey Barry) Ilsa Rutgers (Ilsa Rutgers Landscape Architects) Diarmuid O'Brien (JB Barry) John Cronin (John Cronin Conservation)
Applicant	Liam Ormond (EVE)

DOCUMENTATION SUBMITTED	
Yes	Site layout, proposed plans and elevations, additional documentation

BRIEF DESCRIPTION OF DEVELOPMENT/PROPOSAL
233 residential apartments contained in 6 buildings ranging from 1 to 5 storeys in height.

SITE PLANNING HISTORY	
Planning Reference: n/a	**An Bord Pleanála Appeal:** n/a
Final Decision: n/a	**If Refused, Reasons for Refusal:** n/a

APPLICANT MUST READ COMMENTS BELOW IN CONJUNCTION WITH & REFER TO CORK CITY DEVELOPMENT PLAN: WWW.CORKCITYDEVELOPMENTPLAN.IE OR VIEW HARD COPY AT COUNTER/CITYLIBRARIES

KEY DEVELOPMENT PLAN OBJECTIVES: OTHER INFORMATION

- Lucy Teehan (LT) confirmed, from documents submitted, that proposal meets the criteria for applying through the SHD process
  - *SHD Criteria: 100 or more houses on land zoned for residential use & less than 15% or 4500m² for other uses*
  - *Proposed Development: 233 residential units*

- Harry Walsh (HW) introduced the scheme and indicated that the proposed development would be applied for through the SHD process.

- HW stated that ongoing consultations were taking place regarding legacy issues and that some initial discussions had taken place with survivors groups and a meeting is hoped to be held in the coming weeks regarding same. Initial indications were that there were no objections in principle.

- Fiona Redmond (FR) indicated that comments relating to legacy issues discussed in previous SHD on adjacent site by the same applicants were still relevant

- LT gave an overview of the zoning policies for the proposed development site, in particular with reference to Blocks A-D being with the Landscape Preservation Zone (LPZ) and Blocks E & F being located across both Landscape Preservation Zone and Residential zoning

- Liam Casey (LC) stated that the LPZ is one of only two located within Cork City and is of great importance

- LC also stated that some areas of the site were located with an Area of High Landscape Value.

- LC indicated concerns in relation to development in the highly tree-covered areas of the site, and particularly the resultant tree-felling proposed

- LC stated that the development in the North-East corner would be considered acceptable in principle

- LC further stated that there would be concerns relating to any development within the Heritage Park area.

- Ilsa Rutgers (IR) stated that 335 trees had been surveyed and that a number of these were considered of low-value status.

- IR indicated that approx. 10% of the trees would need to be felled to allow for the development and stated that Shipsey Barry had designed the development to retain as many trees as possible

- IR indicated that approximately 30 trees would be impacted by proposed development
- LC stated that the impacts on the trees is only one element of concern and that the impact on the overall space/landscape is of great concern
- LC indicated that the character of the LPZ would be changed by the proposed development and this was not considered acceptable
- Pat Ruane (PR) indicated that, so far, the original domain of Bessboro hasn't been built upon and discussed the original entrance way to the building and it's location.
- PR indicated that this historical perspective would be an integral part of the Bessboro domain
- HW stated that buildings A to D are located within this area and that the scheme will be reviewed accordingly.
- HW said that the above comments would be given great consideration
- PR stated that the locations of buildings E and F are considered acceptable
- PR indicated some concerns in relation to the design of these buildings and that the scale and design should be reviewed to respect adjacent stone buildings
- Glen Barry (GB) stated that they will review the proposed development in line with the above comments
- Tony Duggan (TD) raised concerns regarding the ground floor treatment of Blocks E & F and indicated that the design can be different at ground floor level to upper floors.
- TD stated that the concerns relate to the backs and fronts and that the private open space may be compromised and there may be issues with the public and private areas
- TD stated that overall, the architectural design is fine, just the ground floors should be reviewed
- IR indicated that level changes/vegetative screening may fix the above issues
- HW stated that the above comments will be taken on board when revising the scheme
- Ciara Brett (CB) indicated that there is not a big archaeological concern in relation to the site.
- CB stated that a Historic Building Record should be undertaken, preferably prior to application
- CB agrees with the previous concerns raised in relation to development within the LPZ
- CB stated that legacy issues should be addressed and developed if application proceeds to application stage

- HW indicated that there will be a detailed response with regards to the legacy issues and will give details regarding any discussions with survivors' groups regarding same
- HW stated that any application will give a full detailed report on historical uses of the subject site
- John Cronin (JC) stated that a Historical Building Record will be carried out
- JC stated that the functional nature of the Bessboro farm would be detailed in the application
- CB indicated that it would be important to ensure legacy issues raised in recently published reports and the recent oral hearing are detailed and discussed in any planning application
- JC indicated that details would be included and queried Cork City Councils involvement in assessing legacy issues regarding planning applications
- HW stated that, based on the above comments, if the scheme is revised and only included Blocks E and F then it is likely to be below SHD threshold (approx. 87 units)
- Cathy Beecher (CB) stated that very little details regarding traffic had been submitted
- HW stated that MHL would be reviewing traffic element and will prepare a TTA
- CB indicated that the TTA should ensure all details regarding adjacent/proposed developments are included to allow a full, cumulative assessment
- HW agreed this would be included
- LT indicated that Part V conditions would apply and to ensure these are included if progressing to application stage
- HW indicated that all of the above comments would be reviewed and the scheme may be revised based on same, and that any revisions would be further discussed with Cork City Council

	SIGNATURE	DATE
Eoin Cullinane, AP, Cork City Council.		10/06/2021

*The applicant is advised in accordance with **Section 247** (3) of the Planning and Development Act 2000 (as amended), that "the carrying out of any consultations shall not prejudice the performance by a Planning Authority of any other of its functions under this Act, or any regulations made under this Act & cannot be relied upon in the formal planning process or in legal proceedings".*

An Bord Pleanála

Case Reference:

ABP-311382-21

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: Demolition of agricultural sheds and structures, construction of 184 no. apartments, creche and associated site works. Bessborough, Ballinure, Blackrock, Co. Cork.

An Bord Pleanála has considered the issues raised in the pre-application consultation process and, having regard to the consultation meeting and the submission of the planning authority, is of the opinion that the documents submitted with the request to enter into consultations require further consideration and amendment to constitute a reasonable basis for an application for strategic housing development.

An Bord Pleanála considers that the following issues need to be addressed in the documents submitted that could result in them constituting a reasonable basis for an application for strategic housing development.

1. Further consideration of the status of the proposed development as a Strategic Housing Development, as defined in section 3 of the Planning and Development (Housing) & Residential Tenancies Act 2016, as amended, having regard to the land use objectives set out in the Cork City Development Plan 2015-2021 relating to these lands.
A detailed statement of consistency and planning rationale should therefore be submitted, clearly outlining how in the prospective applicant's opinion, the proposed development is in compliance with local planning policies having specific regard to the zoning objective of a significant part of the site as ZO12 'Landscape Preservation Zones' - SE4 Bessborough House – to preserve and enhance the special landscape and visual character of landscape preservation zones.

Justification for the principle of residential development on lands zoned Z012 should have regard to the specific objective of the Development Plan which states, inter alia, that there will be a presumption against development within these zones, with development only open for consideration where it achieves the specific objectives set out in Table 10.2.

2. Having regard to the history of uses on these lands and the findings of the *Commission of Investigation into Mother and Baby Homes* (Final Report October 2020), with regard to the potential for unrecorded burial sites with the wider Bessborough estate lands, the application should provide further elaboration and clarity with regard to the recommendations made in the report on the *"Cultural Heritage Legacy of the Subject Lands, The Farm, Ballinure, Blackrock, Cork City*", (Sept 2021) prepared by John Cronin & Associates.
A clear rationale / justification for the recommended approach to these matters should be set out.

The application should clearly establish the planning and legal implications for any development which may be granted planning permission on the site, arising from the identification of any unrecorded burial site during the recommended monitoring exercises. In making recommendations in this regard, the prospective applicants should note the obligations on the Board in attaching conditions to any potential grant of planning permission, including that any such conditions be precise, reasonable and enforceable.

Furthermore, Pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, the following specific information should be submitted with any application for permission:

1. The application should be accompanied by an appropriately detailed Masterplan / Design Statement which should set out a coherent strategy for the overall development of lands within the prospective applicant's ownership at Bessborough. The Masterplan should describe the overall response to the historic context and landscape setting of the lands, and the relationship between developments within different character areas in terms of their design and layout and the influences thereon.

2. The Architectural Heritage Impact Assessment should be revised and supplemented to identify the full extent of works within the curtilage of the protected structure and address in particular, the following items:

(i) The potential impact of the development on the relationship and connection between Bessborough House, a protected structure, and its parkland / demesne setting. Regard should be had to the concerns expressed by the PA in their submission to An Bord Pleanála dated 08/10/2021 with regard to the siting of Blocks A, B and C in this regard.

(ii) Any works proposed to, or impacts on, the entrance avenue and the original entrance gateway to Bessborough House, including the limestone piers and cast-iron railings and gates.

3. Further analysis of the potential landscape and visual impacts of the proposed development should be undertaken, to include additional photomontages and imagery. Such analysis should include consideration of views from the west of the estate and from the entrance avenue toward the proposed development, as well as views from the rear of the protected structure to the south. The analysis should take account of the varying mitigation of such visual impacts provided by foliage and vegetation at different times of the year.

4. A detailed survey of existing structures to be demolished shall be undertaken and detailed building records, including a drawn and photographic record, should be prepared for submission to the planning authority and to the Irish Architectural Archive.

5. The Arboricultural Impact Assessment should specifically address the viability of proposed tree retention having regard to potential impacts arising from proximity to site development works, including changes in ground levels and the water table.

6. The application should be accompanied by the following:

(i) A detailed Traffic and Transport Assessment (TTA) in respect of the proposed development. In preparing this TTA, regard should be had to the detailed requirements set out in the submission of the planning authority, dated 08/10/2021, and the report of the Transport and Mobility (Traffic Operations) section. The assessment should consider the cumulative impacts of the development with other existing and proposed development within the Bessborough estate and on adjacent lands, including the developments to the north permitted under PA ref. 17/37565 and 18/37820.

(ii) A Mobility Management Plan and a Parking Management Strategy.

(iii) The application should be accompanied by a Quality Audit in accordance with Annex 4 of DMURS, including a Road Safety Audit.

7. The application should describe how a convenient and quality pedestrian and cycle connection from the proposed development to the Marina and Blackrock - Passage Greenway to the east can be delivered. The ability to achieve such connection independent of other planned development should be clearly demonstrated. The route of such connections should form part of the Quality Audit undertaken in respect of the proposed development.

8. Details of the areas intended to be taken in charge by the Local Authority should be clearly set out.

9. Detail of the relationship of Buildings D and E at The Farm with adjoining lands at the Sacred Heart Convent and the potential for overlooking or impacts on the amenities thereof should be clearly described.

Cork City Council

Development Management, Strategic Planning and Economic Development Directorate

Pre-Planning Record of Minutes

Section 247 (2) of the Planning & Development Act 2000 (as amended) states "*the planning authority shall advise the person concerned of the (1)* ***procedures involved in considering a planning application*** *including any requirements of the permission regulations, and shall, as far as possible, indicate (2)* ***the relevant objectives of the development plan which may have a bearing on the decision*** *of the planning authority."*

GENERAL INFORMATION		
1. Date Requested/Date Held		10/06/2021
2. Email/Meeting/Telephone	Online TEAMS Meeting	

3. Site Location/Site Address	Bessboro, Ballinure, Blackrock, Cork	
4. Person Requesting Meeting	Harry Walsh (HW Planning)	
5. Applicant	Estuary View Enterprises 2020 Limited (EVE)	
6. Person's Interest in Land/Letter of Consent	Owner	

ATTENDEES	
Cork City Council	Lucy Teehan Eoin Cullinane Tony Duggan Cathy Beecher Simon Lyons Pat Ruane Fiona Redmond Ciara Brett Liam Casey
Agent	Harry Walsh (HW Planning) Deirdre Tobin (HW Planning) Glen Barry (Shipsey Barry) Ilsa Rutgers (Ilsa Rutgers Landscape Architects) Diarmuid O'Brien (JB Barry) John Cronin (John Cronin Conservation)
Applicant	Liam Ormond (EVE)

DOCUMENTATION SUBMITTED	
Yes	Site layout, proposed plans and elevations, additional documentation

BRIEF DESCRIPTION OF DEVELOPMENT/PROPOSAL
233 residential apartments contained in 6 buildings ranging from 1 to 5 storeys in height.

SITE PLANNING HISTORY	
Planning Reference: n/a	**An Bord Pleanála Appeal:** n/a
Final Decision: n/a	**If Refused, Reasons for Refusal:** n/a

APPLICANT MUST READ COMMENTS BELOW IN CONJUNCTION WITH & REFER TO CORK CITY DEVELOPMENT PLAN: WWW.CORKCITYDEVELOPMENTPLAN.IE OR VIEW HARD COPY AT COUNTER/CITYLIBRARIES

KEY DEVELOPMENT PLAN OBJECTIVES: OTHER INFORMATION

- Lucy Teehan (LT) confirmed, from documents submitted, that proposal meets the criteria for applying through the SHD process
  - *SHD Criteria: 100 or more houses on land zoned for residential use & less than 15% or 4500m² for other uses*
  - *Proposed Development: 233 residential units*

- Harry Walsh (HW) introduced the scheme and indicated that the proposed development would be applied for through the SHD process.

- HW stated that ongoing consultations were taking place regarding legacy issues and that some initial discussions had taken place with survivors groups and a meeting is hoped to be held in the coming weeks regarding same. Initial indications were that there were no objections in principle.

- Fiona Redmond (FR) indicated that comments relating to legacy issues discussed in previous SHD on adjacent site by the same applicants were still relevant

- LT gave an overview of the zoning policies for the proposed development site, in particular with reference to Blocks A-D being with the Landscape Preservation Zone (LPZ) and Blocks E & F being located across both Landscape Preservation Zone and Residential zoning

- Liam Casey (LC) stated that the LPZ is one of only two located within Cork City and is of great importance

- LC also stated that some areas of the site were located with an Area of High Landscape Value.

- LC indicated concerns in relation to development in the highly tree-covered areas of the site, and particularly the resultant tree-felling proposed

- LC stated that the development in the North-East corner would be considered acceptable in principle

- LC further stated that there would be concerns relating to any development within the Heritage Park area.

- Ilsa Rutgers (IR) stated that 335 trees had been surveyed and that a number of these were considered of low-value status.

- IR indicated that approx. 10% of the trees would need to be felled to allow for the development and stated that Shipsey Barry had designed the development to retain as many trees as possible

- IR indicated that approximately 30 trees would be impacted by proposed development
- LC stated that the impacts on the trees is only one element of concern and that the impact on the overall space/landscape is of great concern
- LC indicated that the character of the LPZ would be changed by the proposed development and this was not considered acceptable
- Pat Ruane (PR) indicated that, so far, the original domain of Bessboro hasn't been built upon and discussed the original entrance way to the building and it's location.
- PR indicated that this historical perspective would be an integral part of the Bessboro domain
- HW stated that buildings A to D are located within this area and that the scheme will be reviewed accordingly.
- HW said that the above comments would be given great consideration
- PR stated that the locations of buildings E and F are considered acceptable
- PR indicated some concerns in relation to the design of these buildings and that the scale and design should be reviewed to respect adjacent stone buildings
- Glen Barry (GB) stated that they will review the proposed development in line with the above comments
- Tony Duggan (TD) raised concerns regarding the ground floor treatment of Blocks E & F and indicated that the design can be different at ground floor level to upper floors.
- TD stated that the concerns relate to the backs and fronts and that the private open space may be compromised and there may be issues with the public and private areas
- TD stated that overall, the architectural design is fine, just the ground floors should be reviewed
- IR indicated that level changes/vegetative screening may fix the above issues
- HW stated that the above comments will be taken on board when revising the scheme
- Ciara Brett (CB) indicated that there is not a big archaeological concern in relation to the site.
- CB stated that a Historic Building Record should be undertaken, preferably prior to application
- CB agrees with the previous concerns raised in relation to development within the LPZ
- CB stated that legacy issues should be addressed and developed if application proceeds to application stage

- HW indicated that there will be a detailed response with regards to the legacy issues and will give details regarding any discussions with survivors' groups regarding same
- HW stated that any application will give a full detailed report on historical uses of the subject site
- John Cronin (JC) stated that a Historical Building Record will be carried out
- JC stated that the functional nature of the Bessboro farm would be detailed in the application
- CB indicated that it would be important to ensure legacy issues raised in recently published reports and the recent oral hearing are detailed and discussed in any planning application
- JC indicated that details would be included and queried Cork City Councils involvement in assessing legacy issues regarding planning applications
- HW stated that, based on the above comments, if the scheme is revised and only included Blocks E and F then it is likely to be below SHD threshold (approx. 87 units)
- Cathy Beecher (CB) stated that very little details regarding traffic had been submitted
- HW stated that MHL would be reviewing traffic element and will prepare a TTA
- CB indicated that the TTA should ensure all details regarding adjacent/proposed developments are included to allow a full, cumulative assessment
- HW agreed this would be included
- LT indicated that Part V conditions would apply and to ensure these are included if progressing to application stage
- HW indicated that all of the above comments would be reviewed and the scheme may be revised based on same, and that any revisions would be further discussed with Cork City Council

	SIGNATURE	DATE
Eoin Cullinane, AP, Cork City Council.		10/06/2021

*The applicant is advised in accordance with **Section 247** (3) of the Planning and Development Act 2000 (as amended), that "the carrying out of any consultations shall not prejudice the performance by a Planning Authority of any other of its functions under this Act, or any regulations made under this Act & cannot be relied upon in the formal planning process or in legal proceedings".*

An Bord Pleanála

Case Reference:

ABP-311382-21

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: Demolition of agricultural sheds and structures, construction of 184 no. apartments, creche and associated site works. Bessborough, Ballinure, Blackrock, Co. Cork.

An Bord Pleanála has considered the issues raised in the pre-application consultation process and, having regard to the consultation meeting and the submission of the planning authority, is of the opinion that the documents submitted with the request to enter into consultations require further consideration and amendment to constitute a reasonable basis for an application for strategic housing development.

An Bord Pleanála considers that the following issues need to be addressed in the documents submitted that could result in them constituting a reasonable basis for an application for strategic housing development.

1. Further consideration of the status of the proposed development as a Strategic Housing Development, as defined in section 3 of the Planning and Development (Housing) & Residential Tenancies Act 2016, as amended, having regard to the land use objectives set out in the Cork City Development Plan 2015-2021 relating to these lands.
A detailed statement of consistency and planning rationale should therefore be submitted, clearly outlining how in the prospective applicant's opinion, the proposed development is in compliance with local planning policies having specific regard to the zoning objective of a significant part of the site as ZO12 'Landscape Preservation Zones' - SE4 Bessborough House – to preserve and enhance the special landscape and visual character of landscape preservation zones.

Justification for the principle of residential development on lands zoned Z012 should have regard to the specific objective of the Development Plan which states, inter alia, that there will be a presumption against development within these zones, with development only open for consideration where it achieves the specific objectives set out in Table 10.2.

2. Having regard to the history of uses on these lands and the findings of the *Commission of Investigation into Mother and Baby Homes* (Final Report October 2020), with regard to the potential for unrecorded burial sites with the wider Bessborough estate lands, the application should provide further elaboration and clarity with regard to the recommendations made in the report on the *"Cultural Heritage Legacy of the Subject Lands, The Farm, Ballinure, Blackrock, Cork City*", (Sept 2021) prepared by John Cronin & Associates.
A clear rationale / justification for the recommended approach to these matters should be set out.

The application should clearly establish the planning and legal implications for any development which may be granted planning permission on the site, arising from the identification of any unrecorded burial site during the recommended monitoring exercises. In making recommendations in this regard, the prospective applicants should note the obligations on the Board in attaching conditions to any potential grant of planning permission, including that any such conditions be precise, reasonable and enforceable.

Furthermore, Pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, the following specific information should be submitted with any application for permission:

1. The application should be accompanied by an appropriately detailed Masterplan / Design Statement which should set out a coherent strategy for the overall development of lands within the prospective applicant's ownership at Bessborough. The Masterplan should describe the overall response to the historic context and landscape setting of the lands, and the relationship between developments within different character areas in terms of their design and layout and the influences thereon.

2. The Architectural Heritage Impact Assessment should be revised and supplemented to identify the full extent of works within the curtilage of the protected structure and address in particular, the following items:

(i) The potential impact of the development on the relationship and connection between Bessborough House, a protected structure, and its parkland / demesne setting. Regard should be had to the concerns expressed by the PA in their submission to An Bord Pleanála dated 08/10/2021 with regard to the siting of Blocks A, B and C in this regard.

(ii) Any works proposed to, or impacts on, the entrance avenue and the original entrance gateway to Bessborough House, including the limestone piers and cast-iron railings and gates.

3. Further analysis of the potential landscape and visual impacts of the proposed development should be undertaken, to include additional photomontages and imagery. Such analysis should include consideration of views from the west of the estate and from the entrance avenue toward the proposed development, as well as views from the rear of the protected structure to the south. The analysis should take account of the varying mitigation of such visual impacts provided by foliage and vegetation at different times of the year.

4. A detailed survey of existing structures to be demolished shall be undertaken and detailed building records, including a drawn and photographic record, should be prepared for submission to the planning authority and to the Irish Architectural Archive.

5. The Arboricultural Impact Assessment should specifically address the viability of proposed tree retention having regard to potential impacts arising from proximity to site development works, including changes in ground levels and the water table.

6. The application should be accompanied by the following:

(i) A detailed Traffic and Transport Assessment (TTA) in respect of the proposed development. In preparing this TTA, regard should be had to the detailed requirements set out in the submission of the planning authority, dated 08/10/2021, and the report of the Transport and Mobility (Traffic Operations) section. The assessment should consider the cumulative impacts of the development with other existing and proposed development within the Bessborough estate and on adjacent lands, including the developments to the north permitted under PA ref. 17/37565 and 18/37820.

(ii) A Mobility Management Plan and a Parking Management Strategy.

(iii) The application should be accompanied by a Quality Audit in accordance with Annex 4 of DMURS, including a Road Safety Audit.

7. The application should describe how a convenient and quality pedestrian and cycle connection from the proposed development to the Marina and Blackrock - Passage Greenway to the east can be delivered. The ability to achieve such connection independent of other planned development should be clearly demonstrated. The route of such connections should form part of the Quality Audit undertaken in respect of the proposed development.

8. Details of the areas intended to be taken in charge by the Local Authority should be clearly set out.

9. Detail of the relationship of Buildings D and E at The Farm with adjoining lands at the Sacred Heart Convent and the potential for overlooking or impacts on the amenities thereof should be clearly described.

10. The Ecological Impact assessment should include the results of all surveys undertaken in respect of these lands, including in particular Wintering Bird Surveys and Bat Surveys. Documentation should confirm that all surveys were undertaken at the appropriate times of the year.
The application should be accompanied by an Invasive Species Management Plan.

11. In accordance with section 5(5)(b) of the Act of 2016, as amended, any application made on foot of this opinion should be accompanied by a statement that in the prospective applicant's opinion the proposal is consistent with the relevant objectives of the development plan for the area. Such statement should have regard to the development plan or local area plan in place or, likely to be in place, at the date of the decision of the Board in respect of any application for permission under section 4 of the Act.

12. All documents should be in a format which is searchable.

13. The information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018 unless it is proposed to submit an EIAR at application stage.

Also, pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is informed that the following authorities should be notified in the event of the making of an application arising from this notification in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016:

1. **Department of Culture, Heritage and the Gaeltacht (Development Applications Unit)**
2. **The Heritage Council**
3. **An Taisce**
4. **An Chomhairle Ealaíon**
5. **Fáilte Ireland**
6. **Irish Water**
7. **Transport Infrastructure Ireland**
8. **National Transport Authority**
9. **Cork City Childcare Committee**
10. **Minister for Children, Equality, Disability, Integration and Youth**

PLEASE NOTE:
Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, neither the holding of a consultation under section 6, nor the forming of an opinion under that section, shall prejudice the performance by the Board, or the planning authority or authorities in whose area the proposed strategic housing development would be situated, of any other of their respective functions under the Planning and Development Acts 2000 to 2016 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

_____

Stephen O'Sullivan
Assistant Director of Planning
December, 2021

- Appendix 3.3a - Arboricultural Assessment Phase 1 ‘The Meadows’ Report by ArboCare

Arboricultural Impact Assessment

Prepared for:

ESTUARY VIEW ENTERPRISES 2020 LTD

Proposed site:

THE MEADOWS - BESSBOROUGH

Prepared by:

Michael Garry, BSc. *Arb*. Dip *Arb* M.*ArborA,* Pgrad *Ecology* (UCC),

Arbor-Care (Ltd) Professional Consulting Tree Service,

Telephone: (086) 3082808
info@arborcare.ie
www.arborcare.ie

Contents

Table of Contents

1 Summary

1.1 This arboricultural report has been commissioned by ESTUARY VIEW ENTERPRISES 2020 LTD to provide information to assist with the planning process in relation to the planning application the Meadows Bessborough

1.2 This report includes:

- an assessment of the trees, their quality and value in accordance with BS 5837:2012 - Trees in relation to design, demolition and construction;
- the site context and observations on the trees;
- local planning policies relevant to the consideration of trees on the site;
- the impact of the proposed development upon the tree population in and around the site;
- methods of reducing impacts on trees; and
- measures to be taken to protect trees during the proposed works.

2.0 Introduction

2.1 Instructions

Arbor-Care Ltd (Professional Consulting Tree Service) was retained by ESTUARY VIEW ENTERPRISES 2020 LTD to undertake an on-site inspection and visual condition assessment of all trees could be potentially impacted by the development works within the site extents (Figure 1), the findings of the report will be used to inform design of development works and support a SHD planning application for same.
The objective of the impact assessment was to identify the areas that contained trees, groups of trees, and to ensure where possible that these areas would be retained and to identify the trees that are to be removed to facilitate the development.

The survey commenced on the 20th October 2021. The survey concentrated on the area within development area.

The below impact assessment report is based on the British standard *BS 5837:2012 Trees in relation to design, demolition and construction recommendations*, this standard gives recommendations and guidance on the principles to be applied to achieve a satisfactory juxtaposition of trees, including shrubs, hedges and hedgerows, with structures. It sets out to assist those concerned with trees in relation to construction to form balanced judgements. This impact assessment report will be accompanied by an inventory of trees and hedgerows on site and a tree protection plan. The Arboricultural Impact Assessment and a tree protection plan was prepared for the site identifying trees that may be impacted on by the proposed development based on the proposed design.

2.2 Methodology

An initial tree survey and visual condition assessment was on the 20th October 2021. The purpose of this report and in accordance with *BS 5837: 2012 Trees in relation to design, demolition and construction*. *Recommendations* only trees with diameters of 75mm or greater were surveyed. Also in accordance with section 4.4.2.3 of the British standard document where trees formed obvious groups these were assessed and recorded as groups. All trees were individually tagged with a metal disc. This was placed on the northern side of the tree where practical.

Section 4.4.2.3 of BS 5837: 2012 states:

Trees growing as groups or woodland should be identified and assessed as such where the arboriculturist determines that this is appropriate. However, an assessment of individuals within any group should still be undertaken if there is a need to differentiate between them, e.g. in order to highlight significant variation in attributes (including physiological or structural condition).

NOTE: The term "group" is intended to identify trees that form cohesive arboricultural features either aerodynamically (e.g. trees that provide companion shelter), visually (e.g. avenues or screens) or culturally, including for biodiversity (e.g. parkland or wood pasture), in respect of each of the three subcategories.

The survey concentrated primarily on the significant trees/ groups located within and adjacent to the proposed development area and has been based on the topographical survey plan provided. The objective of this survey was to gather information regarding the trees within or adjacent to the development area and the impact the proposed scheme may have on the trees. **Please refer to Appendix A for the tree inventory**.

Significant trees can be equated as those trees whose visual importance to the surrounding area are sufficient to justify special efforts to protect/preserve and whose loss would have an irremediable adverse impact on the local environment. Significance can also be placed depending on the trees age, another variable to imply significance can be the aesthetic merit of the tree based on its unusual size, intrinsic physical features or outstanding appearance or occurring in a unique location or context, and thus provides a special contribution as a landmark or landscape feature.

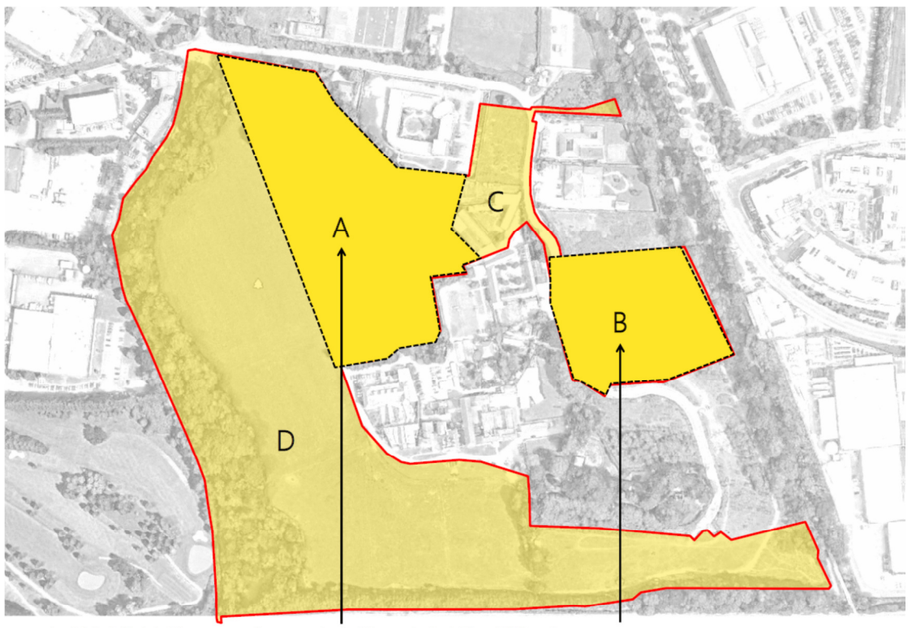
All above parts of the trees were visually examined. Tree diameters (DBH) were estimated at 1.5 meter above grade as per standard arboricultural practice. Tree height was measured with the use of a clinometer (Where practical). A generalised system was employed to describe the overall health of the trees. The system uses a three tier rating scale with the following descriptors:

Specimen condition 3-tier rating system

- Poor- 1-30%
- Fair- 31-60%
- Good- 61-100%

3. Initial Tree Survey Overview

Fig. 1 *Survey area for The Meadows highlighted as area B*



4.0 The Trees.

A total of 52 trees were individually surveyed, the majority of the trees are large individual mature trees.

A breakdown of the Tree Categories on site as per BS 5837 2012 is set out in the table below:

Category	Quantity	Category %
A-Tree of high quality	13	25%
B-trees of good quality	28	56%
C (Low quality or trees less than 75mm diameter)	7	15%
U (remove due to poor condition)	2	4
Total Trees surveyed	50	100%

5. Statutory and Non-Statutory Designations

The National Planning Framework (NPF) seeks to ensure that new development is sustainable and underlines the importance of Green Infrastructure, of which trees form an integral part. This encompasses recognition of the importance of trees in relation to the management of air, soil and water quality along with other associated ecosystem services and climate change adaption. The NPF also seeks to achieve the protection and enhancement of landscapes and a net gain in biodiversity.

The site is located within the jurisdiction of *Cork County Council*. The Local Planning Authorities have a statutory duty to consider both the protection and planting of trees when considering planning applications. The potential impact of development on all trees (including those not protected by a Tree Preservation Order or other statutory designation) is therefore a material consideration. I have reviewed *Cork County Council Development Plan 2022-2028 Tree Preservation Orders (TPO's).* There are no TPO's identified within the development site.

6. The Proposed Development (figure 2)

Brief Summary Development Description

The proposed development provides for the construction of 280 apartments over 4 blocks ranging in height from 1 to 10 storeys. The development will consist of 12 no. 3-bedroom apartments, 150 no. 2-bedroom apartments, 112 no. 1-bedroom apartments, and 6 no. studio apartments. Provision is made for a creche at ground floor level in Block A, a café at ground floor level in Block B and shared communal tenant facilities including a resident's gym, lounge, and home work areas, as well as building management facilities, plant and storage across Blocks A-D. The proposed development includes a new pedestrian/cycle bridge over the adjoining Passage West Greenway to the east, connecting into the existing down ramp from Mahon providing direct access to the greenway and wider areas. Ancillary site works include the provision of 2 no. substations, outdoor amenity areas, landscaping, 101 no. car parking spaces (98 under podium and 3 on street), 10 no. motorbike spaces, 604 no. bicycle parking spaces, bin stores, public lighting, and all supporting site development works. Vehicular access to the proposed development will be provided via the existing access road off the Bessborough Road.

7.0 Arboricultural Impact Assessment

This impact assessment sets out the likely principal direct and indirect impacts of the proposed development on the trees on or immediately adjacent to the site and suitable mitigation measures to allow for the successful retention of significant trees or to compensate for trees to be removed, where appropriate.

A brief summary of trees to be removed, related to the Proposed Scheme are detailed within the table below.

Table 1: Schedule of trees to be <u>removed</u> to accommodate the design

(To be read in conjunction with Appendix 1 and the Tree Protection Plan.

Tree number	Species	Age Class	Tree category
6826	Ash	Mature	B2
6827	Holly	Mature	B2
6828	Oak	Mature	U
2720	Ash	Mature	A2
2721	Monterey cypress	Mature	B2
2723	Holly	Early-Mature	C2
2724	Holly	Mature	C2
2725	Oak	Mature	B2
2726	Holly	Mature	C2
2727	Ash	Mature	B2
2728	Ash	Mature	B2
2729	Holly	Early-Mature	C2
2730	Ash	Early-Mature	C2
4636	Oak	Mature	B2

`

Total trees to be removed =13 to facilitate the development plus 1 other U tree that is being removed for health and safety

7.1 The arboricultural impact of the proposed development on the site will be low. It is proposed to remove fourteen trees out of a total of 50 surveyed to facilitate the scheme. A new planting scheme of site appropriate trees will enhance the local arboreal footprint.

Of the trees to be removed to accommodate the proposed design, these consist of 1 no. category A trees, 7 no. category B plus 5 no. category C trees and 1 no. category U trees.

In accordance with *BS 5837: 2012 Trees in relation to design, demolition and construction. Recommendations.,* Category A represents trees of a high quality and value, "*in such a condition as to be able to make a substantial contribution. (A minimum of 40 years is suggested).*" Category B signifies those trees *of a "moderate value and in such a condition as to be able to make a substantial contribution (A minimum life expectancy of 20 yrs is suggested*)." Category C signifies those trees *of "a low quality and value that are currently in an adequate condition to remain until new planting could be established (A minimum life expectancy of 10yrs is suggested*).. Category U signifies those trees ''*that are in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management''.*

7.2 **Arboricultural works** – one tree 4639 a large mature category A oak tree will have the lowest limbs crown raised to facilitate the bridge.

7.3 Following the completion of the development, a tree condition assessment should be carried out on all retained trees for health and safety purposes.

7.4 Tree protection measures - All retained trees and hedgerows can be successfully protected during the proposed development by using robust fencing which complies with the recommendations outlined within BS5837:2012.

7.5 No materials or equipment other than those required to install tree protection will be delivered to the site until all fencing is in place.

7.6 For details of the tree protection measures required during construction, please refer to the Tree Protection Plan.

7.7 Compound area – The proposed site compound area has not yet been designed; however, there is sufficient space available throughout the site to avoid any unnecessary impacts to retained trees, provided the tree protection measures as detailed within this report are carried out.

7.8 Site access – The site is located on an existing road

7.9 Daylight and sunlight levels - Shading by trees has been assessed and is not considered a significant issue in relation to this proposal.

7.10 Drainage and services – All new service runs should be located outside the RPAs of retained trees to avoid impacting their condition. If it is found necessary to locate services within tree RPAs, it is recommended that these works are carried out under arboricultural supervision. Methods of work should follow the recommendations in the NJUG guidance. BS5837 (2012) recommends the NJUG guidance as a normative reference to be used in these circumstances.

7.11 Boundary treatments – None required

7.12 Any working operation within the RPAs of retained trees must be carried out manually using hand tools only. Fencing posts must be positioned at least 50 cm from the outer stems of each retained tree in order to allow for future incremental stem growth and to avoid structural roots during excavation works. The excavation for pits to install posts will be carried out using hand tools only. All roots above 25mm in diameter will be

retained within the pits or alternative locations which do not contain roots above 25mm will be found. All fence post pits will be lined with 1000-gauge polythene to prevent phytotoxic effects of cement products impacting trees. The final location of the fence should be agreed by the arboricultural consultant prior to works commencing.

7.13 Landscape operations - Landscaping operations will typically take place at the end of the construction period. These works will normally require the removal of protective fencing to facilitate access for works. There is a risk that plant and machinery may damage soil structure where tree roots are growing. These risks can be managed by maintaining good professional standards of work and working to a method statement. The principle of avoiding soil disturbance or changes in levels within the RPAs of retained trees should be followed unless arboricultural advice has been sought.

Arboricultural mitigation

7.14 A landscape plan may form part of the proposed works has been designed as part of the proposal and may include a number of new high-quality tree. The proposed planting will mitigate the loss of trees and hedgerows on site (if so determined) and will have a positive impact on local tree population. The number trees proposed to be planted will ensure that local canopy cover will gradually increase over the years and surpass the existing canopy cover within this area. A greater diversity of tree species has also been selected and will ensure that the tree population is less vulnerable to the risks posed by climate change and pests and diseases in the future.

Proposal in relation to local planning policy

8.2 The proposed development complies with local planning policy as it relates to trees. A tree survey has been carried out in accordance with best practice and where possible trees have been retained and can be successfully protected during construction.

8.3 A landscape plan which includes new high quality tree planting may form part of the proposal. New planting will mitigate the loss of trees and enhance the visual appearance of the site in the future. Please review the landscape plan for further information

Conclusion

8.4 The proposal has been assessed in accordance with BS5837:2012 and special working methods have been recommended to minimise tree impacts.

8.5 Retained trees have been assessed and can be successfully protected during development by following the information provided within this report and adhering to industry best practice.

8.6 Provided the recommendations and methods of work, as outlined within this report, are adhered to, the proposed development can be successfully carried out without having a negative impact on the character or appearance of the surrounding landscape.

Recommendations

9.1 The proposal should be carried out in accordance with the recommendations outlined within this report.

9.2 The positioning of tree protective barriers should be installed as detailed within the Tree Protection Plan.

9.3 Site supervision should be carried out by an arboricultural consultant at key stages of the project to ensure that retained trees are successfully protected during the development. Details of supervision are included within the Arboricultural Method Statement at Section 2 of this report

Appendix A: Key to Abbreviations Used in the Survey

Ref No	Specific identification number given to each tree or group. T=Tree/H=Hedge/G=Group/W=Woodland/S=Shrub.	
Tag No.	Tree marked with individual tree tag of this reference number on site.	
Species	Common name followed by botanical name shown in *italics*	
RPA	Root Protection Area (As defined by BS5837)	
Stem diameter	Diameter of main stem, measured in millimetres at 1.5 m above ground level. (MS = Multi-stem tree measured in accordance with BS5837 Annexe C)	Av / Average: indicates an average representative measured dimension for the group or feature
Spread	The width and breadth of the crown. Estimated on the four compass points in metres.	
Crown clearance	The estimated height (in metres) above ground level of the lowest significant branch attachments.	
#	Estimated dimensions	
*	Indicates estimated position of tree (not indicated on topographical survey).	
P	Privately owned tree (e.g. tree not located in the public highway or adjacent public land).	
Category	Categorisation of the quality and benefits of trees on Site as per Table 1 and 2 of BS5837:2012. 1=Arboricultural quality/value 2=Landscape quality/value 3=Cultural quality/value (including conservation)	
	A=High quality/value 40yrs+ (light green). B=Moderate quality/value 20yrs+ (mid blue) C=Low quality/value min 10yrs/stem diameter less than 150mm (grey). U=Unsuitable for retention (dark red).	
Life stage	**Young (Y):** Newly planted tree 0-10 years. **Semi-Mature (SM):** Tree in the first third of its normal life expectancy for the species (significant potential for future growth in size). **Early Mature (EM):** Tree in the second third of its normal life expectancy for the species (some potential for future growth in size) **Mature (M):** Tree in the final third of its normal life expectancy for the species (having typically reached its approximate ultimate size). **Over Mature (OM):** Tree beyond the normal life expectancy for the species. **Veteran (V):** Tree which is of interest biologically, aesthetically or culturally because of its condition, size or age.	
Structural condition	**Good:** No significant structural defects **Fair:** Structural defects which can be resolved via remedial works. **Poor:** Structural defects which cannot be resolved via remedial works. **Dead:** Dead.	
Physiological condition	**Good:** Normal vitality including leaf size, bud growth, density of crown and wound wood development. **Fair:** Lower than normal vitality, reduced bud development, reduced crown density, reduced response to wounds. **Poor:** Low vitality, low development and distribution of buds, discoloured leaves, low crown density, little extension growth for the species. **Dead:** Dead **Fair/Good** = Indicates an intermediate condition **Fair – Good** = Indicates a range of conditions (e.g. within a group)	
Preliminary management recommendations	Works identified during the tree survey as part of sound arboricultural management, based on the current context of the Site (where relevant reference has been made to tree management based on the potential future context of the site).	
Works to facilitate the development	Tree works identified as necessary to facilitate the Proposed Development following a desk top analysis of the proposals in relation to tree constraints.	

Appendix A: Tree Survey Schedule

The Meadows **Bessborough House, Co. Cork**

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
6814	Sweet Chestnut	M	800	20	N=2 S=2 E=2 W=2	2m	Poor	A large mature Sweet Chestnut displaying over all poor condition. This tree is in advanced decline which is indicated by the significant upper third of the tree which is dead. This tree has 10- years remaining.	No impact	Retain	U	9.0m
6815	Common Oak	M	900	24	N=6 S=6 E=6 W=6	2m	Good	A large mature Common Oak displaying over all good condition. This tree has 40+ years remaining	No impact	No works required	A2	10.0m
6816	*Quercus* Oak	EM	280	20	N=2 S=2 E=2 W=2	6m	Good	An early mature Oak displaying over all good condition. This tree has 40+ years remaining.	No impact	No works required	B2	3.8m
6817	Common Oak	M	1000	24	N=4 S=4 E=4 W=4	3m	Good	A large mature Common Oak displaying over all good condition. There are some broken limbs on the lower canopy which can be removed. This tree has 40+ years remaining.	No impact	Remove broken limbs	A2	11.0m

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
6818	*Acer Pseudoplatanus* Sycamore	EM	280	16	N=3 S=3 E=3 W=3	1m	Good	An early mature Sycamore displaying over all good condition. This tree has 40+ years remaining.	No impact	No works required	B2	3.8m
6819	Oak	M	1200	26	N=8 S=8 E=6 W=6	2m	Good	A large mature Oak displaying over all good condition. This tree has a large lower limb to the south that has snapped off and can be removed. This tree has 40+ years remaining.	No impact	Remove broken limb	A2	12.0m
6820	*Ulmus Procera* English Elm	EM	200	6	N=1 S=1 E=1 W=1	2m	Good	An early mature English Elm displaying over all good condition. This tree has 40+ years remaining.	No impact	No works required	B2	3.0m
6821	Sweet Chestnut	M	500	18	N=8 S=8 E=8 W=8	1m	Good	A large mature multi-stemmed Sweet Chestnut displaying over all good condition. This tree has 40+ years remaining.	No impact	No works required	A2	6.0m
6822 x 3	Ash	M	350	24	N=4 S=4 E=4 W=4	4m	Good	Represents a cluster of 3 mature multi-stemmed Ash displaying over all good condition. These trees have 40+ years remaining.	No impact	No works required	B2	4.5m

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
6823	Sycamore	M	350	14	N=3 S=3 E=2 W=2	1m	Good	A mature co-dominant Sycamore displaying over all good condition. This tree has 20+ years remaining.	No impact	No works required	B2	4.5m
6824	Common Oak	M	600	18	N=2 S=2 E=2 W=2	1m	Good	A mature Common Oak displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	7.0m
6825	*Quercus Petraea* Sessile Oak	M	750	20	N=8 S=8 E=8 W=8	2m	Good	A large mature co-dominant Sessile Oak displaying over all good condition. This tree has 40+ years remaining. This tree is a fantastic specimen	No impact	No works required	A2	8.5m
6826	Ash	M	380	22	N=3 S=3 E=3 W=3	4m	Good	A mature multi-stemmed Ash displaying over all good condition. This tree has 20+ years remaining	Remove to facilitate the bridge	No works required	B2	4.8m
6827	Holly	M	200	10	N=3 S=6 E=3 W=3	2m	Good	A mature multi-stemmed Holly displaying over all good condition. This tree has 20+ years remaining.	Remove to facilitate the bridge	No works required	B2	3.0m
6828	Oak	M	400	6	N=1 S=1 E=1 W=1	2m	Poor	A mature Oak displaying over all poor condition. This tree is partially blown over. This tree has 10- years remaining	Impacted by the proposed road	Remove	U	5.0m

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
6829	Ash	M	300	18	N=2 S=2 E=2 W=2	1m	Good	A mature multi-stemmed Ash displaying over all good condition. This tree has 20+ years remaining.	No impact	No works required	B2	4.0m
6830	Ash	M	300	18	N=2 S=2 E=2 W=2	3m	Good	A mature co-dominant Ash displaying over all good condition. This tree has 20+ years remaining.	No impact	No works required	B2	4.0m
6831	Sycamore	M	450	20	N=6 S=8 E=3 W=3	2m	Good	A large mature multi-stemmed Sycamore displaying over all good condition. This tree has 20+ years remaining.	No impact	No works required	B2	5.5m
6832	Ash	M	400	22	N=4 S=4 E=4 W=4	5m	Good	A mature multi-stemmed Ash displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	5.0m
6833	*Aesculus Hippocastanum* Horse Chestnut	M	320	16	N=2 S=2 E=2 W=2	2m	Good	A mature Horse Chestnut displaying over all good condition. This tree has 20+ years remaining.	No impact	No works required	B2	4.2m

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
6834	Common Oak	M	850	24	N=6 S=6 E=6 W=6	2m	Good	A large mature Common Oak displaying over all good condition. This tree has 40+ years remaining.	No impact	No works required	A2	9.5m
6835	Holly	EM	180	4	N=2 S=2 E=2 W=2	1m	Good	An early mature Holly displaying over all good condition. This tree has 40+ years remaining	No impact	No works required	B2	2.8m
6836	Oak	M	600	24	N=4 S=4 E=4 W=4	4m	Good	A large mature Oak displaying over all good condition. This tree has 40+ years remaining	No impact	No works required	A2	7.0m

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
2720	Ash	M	900	24	N=8 S=8 E=8 W=8	3m	Good	A large mature ash in good condition	Remove to facilitate wayleave	Remove	A2	
2721	Monterey cypress	M	1000	22	N=4 S=4 E=4 W=4	4m	Good	A large mature Cypress displaying over all good condition.	Remove to facilitate wayleave	Remove	B2	
2722	holly	M	280	8	N=2 S=2 E=2 W=2	1m	Good	A mature holly	No impact	No works required	B2	3.8
2723	holly	EM	180	6	N=2 S=2 E=2 W=2	1m	Good	A mature holly	Remove to facilitate wayleave	Remove	C2	
2724	Holly	M	300	8	N=2 S=2 E=2 W=2	1m	Good	A mature multi-stemmed holly	Remove to facilitate wayleave	Remove	C2	

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
2725	Oak	M	380	14	N=4 S=4 E=2 W=2	3	Good	A mature oak in good condition	Remove to facilitate wayleave	Remove	B2	
2726	Holly	M	300	8	N=2 S=2 E=2 W=2	1m	Good	A mature multi-stemmed holly	Remove to facilitate wayleave	Remove	C2	
2727	Ash	M	300	10	N=2 S=2 E=2 W=2	1m	Good	A mature co-dominant ash	Remove to facilitate wayleave	Remove	B2	
2728	Ash	M	300	10	N=2 S=2 E=2 W=2	1m	Good	A mature co-dominant ash	Remove to facilitate wayleave	Remove	B2	
2729	holly	EM	180	6	N=2 S=2 E=2 W=2	1m	Good	A mature holly	Remove to facilitate wayleave	Remove	C2	
2730	Ash	EM	180	8	N=2 S=2 E=2 W=2	1m	Good	An early mature co-dominant ash	Remove to facilitate wayleave	Remove	C2	

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
2570	oak	SM	150	10	N=2 S=2 E=2 W=2	2	Good	A semi-mature oak in good condition	No impact	Retain	B2	2.5m
2571	Hawthorn	EM	120	6	N=2 S=2 E=2 W=2	1m	Fair	A multi-stemmed hawthorn	No impact	Retain	C2	2.2m
2572	Ash	EM	250	16	N=2 S=2 E=2 W=2	1m	Good	An early mature ash	No impact	Retain	B2	3.5m
2573	Oak	M	450	20	N=4 S=4 E=4 W=4	6m	Good	A large mature oak displaying a good overall condition	No impact	Retain	A2	5.5m
2574	Oak	EM	200	12	N=2 S=2 E=3 W=3	1m	Good	An early mature oak in good condition	No impact	Retain	B2	3m
2575	Sycamore	SM	80	5	N=1 S=1 E=1 W=1	1m	Good	Semi-mature sycamore	No impact	Retain	C2	1.8m

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
2576	Oak	M	460	18	N=4 S=2 E=2 W=2	6	Good	A mature oak in good condition	No impact	Retain	A2	5.6m
2577	Oak	M	300	12	N=4 S=2 E=2 W=2	4m	Good	A mature oak in good condition	No impact	Retain	A2	4m
2578	Ash	M	300	18	N=4 S=4 E=4 W=4	1m	Good	A mature ash	No impact	Retain	B2	4m
2579	Ash	M	400	20	N=4 S=4 E=4 W=4	6m	Good	A large mature ash displaying a good overall condition	No impact	Retain	B2	5m

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
4636	Oak	M	340	14	320	3	Good	A mature oak in good condition	Remove to facilitate the bridge	Remove	B2	4.2m
4637	Oak	M	350	16	N=2 S=2 E=2 W=2	6	Good	A mature oak in good condition	No impact	Retain	B2	4.5m
4638	Oak	M	350	18	N=2 S=2 E=2 W=2	6	Good	A mature oak in good condition	No impact	Retain	A2	4.5m
4639	Oak	M	520	22	N=4 S=4 E=6 W=2	6	Good	A mature oak in good condition	No impact	Crown raise lowest limbs to accommodate the bridge	A2	6.2mm

Section 2: Arboricultural Method Statement

Introduction
This report has been prepared in accordance with British Standard 5837: Trees in relation to design,demolition and construction – Recommendations (2012) which provides a methodology for the assessment and protection of trees and other significant vegetation on development sites.
Sequence of Operations
• Proposed tree works. • Installation of tree protection measures. • Enabling works. • Construction of proposal and the installation of drainage and services. • Landscaping. *Alternative sequences can be discussed and agreed with the local authority and project manager if required.*
Supervision All key / critical activities that will affect trees during construction will be inspected and monitored bythe approved arboricultural consultant. • Pre-commencement meeting with site manager and local authority to confirm location of treeprotection measures. • Inspection of all tree works and tree protection measures prior to the commencement ofworks. • Monthly site visits to inspect tree protection measures are in place and reports issued to thelocal authority. • Supervision during the excavation works within the RPAs of retained trees. • Supervision during the installation of all services within tree RPAs. • Supervision during any other works that may affect retained trees. • Inspection upon completion.

Arboricultural Method Statement	
Scope	**Methodology**
Pre-commencement meeting	Prior to the commencement of works, a meeting between the arboricultural consultant, local authority and the site manager will be held in order to discuss the tree protection measures and proposed works required in closeproximity to trees. Contact details of all parties will be circulated to ensure all team membersare able to communicate correctly. The site manager will be responsible for the protection of all retained trees for the duration of the project. Whenever necessary, the site manager will engage the arboricultural consultant to ensure trees are adequately protected. The appointed arboricultural consultant will be available for verbal advice throughout site works.
Tree Works	Please refer to the Tree Work Schedule at Appendix A for a list of all proposed tree works. The location of trees to be removed are highlighted on the Tree Removals Plan at Appendix B. It is the responsibility of the Site Manager to ensure all tree works have been approved by the local planning authority. All tree works will be carried out by a reputable arboricultural contractor inaccordance with the recommendations given in BS 3998:2010 – Tree Work Recommendations. All tree works should be carried out in accordance with Section 40 of the Wildlife Act 1976 and Section 46 of the Wildlife (Amendment) Act 2000. It is the responsibility of the arboricultural contractor to ensure that no protected species are harmed whilst carrying out site clearance or tree surgery works.

Tree Protection	The position of protective fencing for construction is shown on the Tree Protection Plan at Appendix B. Protective fencing will be constructed and installed using fencing in accordance with BS5837:2012, please refer to the attached Tree Protection Plan for the specification. Alternatives to those shown must be agreed in advance by the client approved, arboricultural consultant.

	Any machinery / site operative within tree RPAs must operate on the appropriate ground protection at all times, this will include the installation and removal of ground protection. Ground protection measures must be installed in accordance with industry best practice guidance as stated within Section 6.2.3.3 of BS 5837:2012. They must be fit for purpose and capable of supporting any traffic entering or using the site without being distorted or causing compaction of underlying soil. No materials or equipment other than those required to erect protective fencing will be delivered to the site before the fencing is installed. Signs will be fixed to every third panel stating, *'Tree Protection Area Keep Out – Any incursion into the protected area must be with the agreement ofthe local authority or arboricultural consultant'*. The main contractor will inform the local authority and the arboricultural consultant that tree protection is in place before site clearance works commence. No alteration, removal or repositioning of the tree protection will take placeduring construction without the prior consent of the arboricultural consultant.
Compound Area	The proposed site compound area has not yet been designed; however, the considerations below must be followed: The site compound must be located outside the designated TPZs as highlighted on the Tree Protection Plan at Appendix B. No excavation works within tree RPAs are permitted to install temporary services for site cabins and facilities. Any temporary services within tree RPAs must be above ground and protected accordingly. No operating generators or toxic liquids will be stored within the RPAs of retained trees during construction. Overhanging tree canopies must be taken into consideration when transporting, installing and removing site cabins near tree crowns. A banksman will be present during this process to ensure that all operations are carried out in a controlled manner and no part of the

	cabin meets overhanging tree crowns.

Installation of cellular confinement system	The installation of the cellular confinement system will be carried out underarboricultural supervision using the following methodology: The existing vegetation in the location of the footpath will be sprayed using a suitable herbicide that is not detrimental to trees and the area left for theprescribed timescale (normally 14 days). Once vegetation has died off the area will be raked and if levelling is required this will be carried out through the spreading of lawn sand or a good quality topsoil. Once levelled the area will be covered by a permeable membrane onto which the cellular system will be laid. This will then be infilled with 20-40mm angular non-fine aggregate and edged with pressure treated pegged timber board or similar. Please refer to the manufactures guidelines for additionalinformation. The finishing surface layer will consist of a permeable hard surface material.
Installation of fencing within RPAs	The installation of fencing within the RPAs of retained trees will be carriedout using the following methodology: Post holes will be carefully positioned as far away from the stem of trees as possible (minimum 50 cm) to minimise contact with tree stems and significant tree roots. Holes will be manually excavated with the use of hand tools only and where roots greater than 25mm in diameter or large fibrous roots are present, theposition of the hole will be slightly altered to avoid potential root damage. If the position of the hole cannot be altered, roots greater than 25mm in diameter or large fibrous roots will be protected with flexible plastic pipes and retained within the pit. In some cases, individual roots less than 25mm in diameter may be pruned, making a clean cut with a suitable sharp sterile tool (e.g. secateurs or handsaw). Once the required depth has been excavated, the hole will be lined using

	1000-gauge polythene and filled with the appropriate concrete mix.
Landscape Operations	All landscape operations within the protected area will be carried out by hand, using hand tools only, unless otherwise agreed with by the arboricultural consultant.

	No dumping of spoil or rubbish, parking of vehicles or plant, storage ofmaterials or temporary accommodation will be undertaken within the TPZs. All tree roots within the RPAs greater than 25mm diameter will be retainedand worked around. Soil levels will not be increased or reduced within the RPAs of trees without prior agreement from the arboricultural consultant.
General Principals to Avoid Damage to Trees	All tree works will be carried out in accordance with the recommendationsgiven in BS 3998 (2010). No fires will be permitted within 20m of the crown of any tree. No changes in soil levels will take place within the tree protection zones without prior written consent of the local authority. No materials, vehicles, plant or personnel will be permitted into the tree protection zones at any time without the prior consent of the arboriculturalconsultant. Any liquid materials spilled on site will be immediately cleared up and removed from the site. If liquid fuel or cement products are spilled within 2m of the tree protection zone, the contractor will report the incident to thearboricultural consultant immediately. The contractor will report any damage to trees or shrubs, whether caused by construction activities or from any other cause, to the arboricultural consultant immediately.

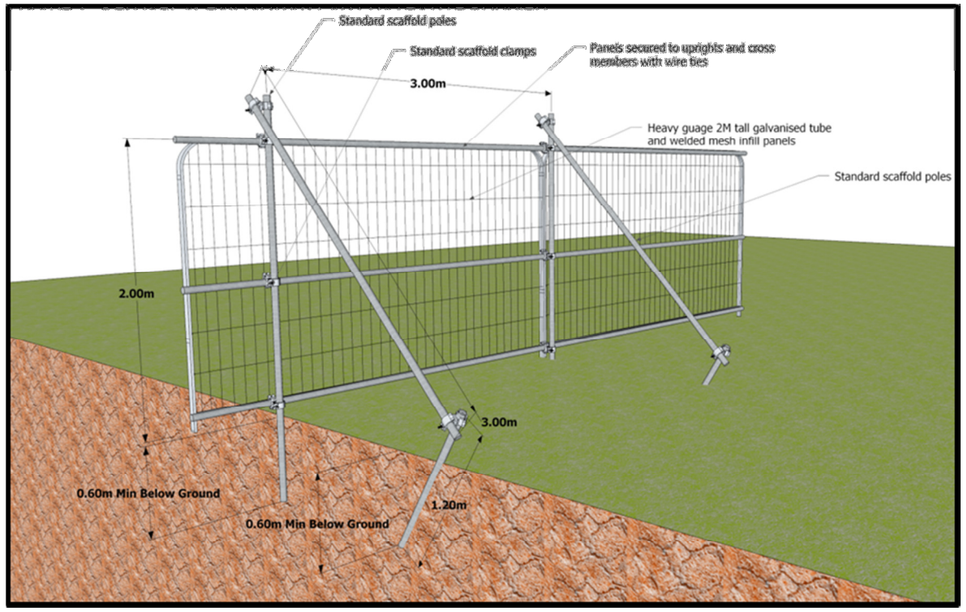


Figure 3 Default specification for tree protection barrier in accordance with BS5837:2012

ARBOR CARE
Show Your Trees You Care
Professional Consulting Tree Service

This report was prepared by:

Michael Garry, BSc. Arb. Dip Arb M.Arbor, Pgrad Ecology (UCC)
Arbor-Care Ltd, Professional Consulting Tree Service

Yours in Conservation,
Michael Garry.
www.arborcare.ie

- Appendix 3.3b - Arboricultural Assessment Phase 2 ‘The Farm’ Report by ArboCare

Arboricultural Impact Assessment

Prepared for:

ESTUARY VIEW ENTERPRISES 2020 LTD

Proposed site:

Proposed SHD Residential Development (‘The Farm’), Bessborough House, Co. Cork. (Phase 2)

Prepared by:

Michael Garry, BSc. *Arb*. Dip *Arb* M.*ArborA,* Pgrad *Ecology* (UCC),

Arbor-Care (Ltd) Professional Consulting Tree Service,

Telephone: (086) 3082808
info@arborcare.ie
www.arborcare.ie

Contents

Table of Contents

1 Summary

1.1 This arboricultural report has been commissioned by ESTUARY VIEW ENTERPRISES 2020 LTD to provide information to assist with the planning process in relation to the SHD planning application The Farm Bessborough House, Cork.

1.2 This report includes:

- an assessment of the trees, their quality and value in accordance with BS 5837:2012 - Trees in relation to design, demolition and construction;
- the site context and observations on the trees;
- local planning policies relevant to the consideration of trees on the site;
- the impact of the proposed development upon the tree population in and around the site;
- methods of reducing impacts on trees; and
- measures to be taken to protect trees during the proposed works.

2.0 Introduction

2.1 Instructions

Arbor-Care Ltd (Professional Consulting Tree Service) was retained by ESTUARY VIEW ENTERPRISES 2020 LTD to undertake an on-site inspection and visual condition assessment of all trees could be potentially impacted by the development works within the site extents (Figure 1), the findings of the report will be used to inform design of development works and support a SHD planning application for same.
The objective of the impact assessment was to identify the areas that contained trees, groups of trees, and to ensure where possible that these areas would be retained and to identify the trees that are to be removed to facilitate the development.

The survey commenced on the 20th October 2021. The survey concentrated on the area within development area.

The below impact assessment report is based on the British standard *BS 5837:2012 Trees in relation to design, demolition and construction recommendations*, this standard gives recommendations and guidance on the principles to be applied to achieve a satisfactory juxtaposition of trees, including shrubs, hedges and hedgerows, with structures. It sets out to assist those concerned with trees in relation to construction to form balanced judgements. This impact assessment report will be accompanied by an inventory of trees and hedgerows on site and a tree protection plan. The Arboricultural Impact Assessment and a tree protection plan was prepared for the site identifying trees that may be impacted on by the proposed development based on the proposed design.

2.2 Methodology

An initial tree survey and visual condition assessment was on the 20th October 2021. The purpose of this report and in accordance with *BS 5837: 2012 Trees in relation to design, demolition and construction*. *Recommendations* only trees with diameters of 75mm or greater were surveyed. Also in accordance with section 4.4.2.3 of the British standard document where trees formed obvious groups these were assessed and recorded as groups. All trees were individually tagged with a metal disc. This was placed on the northern side of the tree where practical.

Section 4.4.2.3 of BS 5837: 2012 states:

Trees growing as groups or woodland should be identified and assessed as such where the arboriculturist determines that this is appropriate. However, an assessment of individuals within any group should still be undertaken if there is a need to differentiate between them, e.g. in order to highlight significant variation in attributes (including physiological or structural condition).

NOTE: The term "group" is intended to identify trees that form cohesive arboricultural features either aerodynamically (e.g. trees that provide companion shelter), visually (e.g. avenues or screens) or culturally, including for biodiversity (e.g. parkland or wood pasture), in respect of each of the three subcategories.

The survey concentrated primarily on the significant trees/ groups located within and adjacent to the proposed development area and has been based on the topographical survey plan provided. The objective of this survey was to gather information regarding the trees within or adjacent to the development area and the impact the proposed scheme may have on the trees. **Please refer to Appendix A for the tree inventory**.

Significant trees can be equated as those trees whose visual importance to the surrounding area are sufficient to justify special efforts to protect/preserve and whose loss would have an irremediable adverse impact on the local environment. Significance can also be placed depending on the trees age, another variable to imply significance can be the aesthetic merit of the tree based on its unusual size, intrinsic physical features or outstanding appearance or occurring in a unique location or context, and thus provides a special contribution as a landmark or landscape feature.

All above parts of the trees were visually examined. Tree diameters (DBH) were estimated at 1.5 meter above grade as per standard arboricultural practice. Tree height was measured with the use of a clinometer (Where practical). A generalised system was employed to describe the overall health of the trees. The system uses a three tier rating scale with the following descriptors:

Specimen condition 3-tier rating system

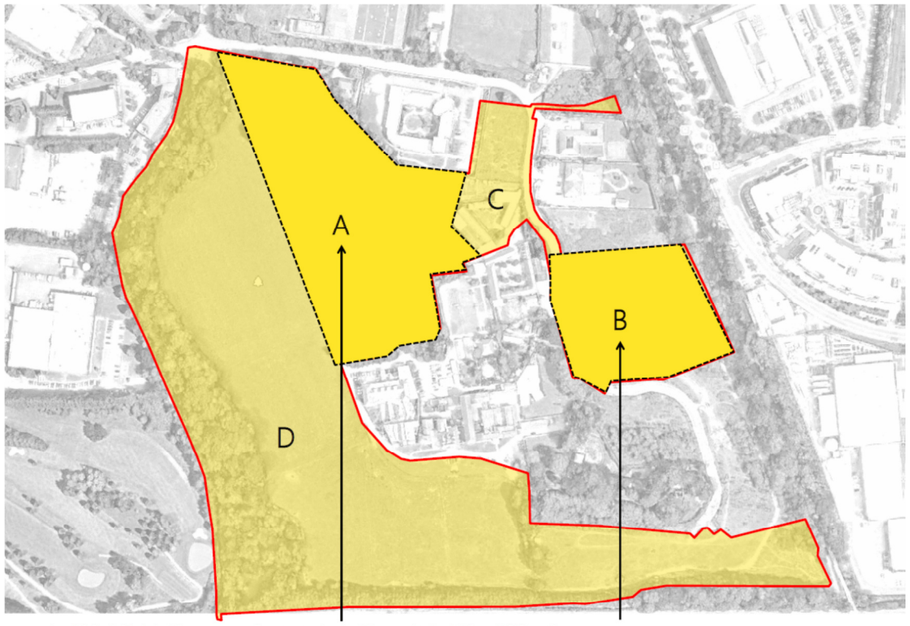
- Poor- 1-30%
- Fair- 31-60%
- Good- 61-100%

3.0 Initial Tree Survey Overview

A total of 359 trees were surveyed. The surveyed trees include a mixture of semi-mature to large mature parkland trees.

Figure 1.0 Proposed site.

Survey area for The Farm is highlighted as area A and C



3.1 The Trees.

A total of 359 trees were surveyed. The surveyed trees include a mixture of semi-mature to large mature parkland trees.

A breakdown of the Tree Categories on site as per BS 5837 2012 is set out in the table below:

Category	Quantity	Category %
A-Tree of high quality	65	18.2%
B-trees of good quality	226	63%
C (Low quality or trees less than 75mm diameter)	57	15%
U (remove due to poor condition)	11	3%
Total Trees surveyed	359	100%

4. 0 Statutory and Non-Statutory Designations

The National Planning Framework (NPF) seeks to ensure that new development is sustainable and underlines the importance of Green Infrastructure, of which trees form an integral part. This encompasses recognition of the importance of trees in relation to the management of air, soil and water quality along with other associated ecosystem services and climate change adaption. The NPF also seeks to achieve the protection and enhancement of landscapes and a net gain in biodiversity.

The site is located within the jurisdiction of Cork City Council. The Local Planning Authorities have a statutory duty to consider both the protection and planting of trees when considering planning applications. The potential impact of development on all trees (including those not protected by a Tree Preservation Order or other statutory designation) is therefore a material consideration. I have reviewed *Cork City County Development Plan 2022-2028 Tree Preservation Orders (TPO's)* . There are no TPO's identified within the development site.

5.0 The Proposed Development (figure 2)

Development Description

The proposed development provides for the demolition of 10 no. existing agricultural buildings /sheds and log cabin structure and the construction of 140 apartments over 2 no. retained and repurposed farmyard buildings and 3 no. new blocks of 3-5 storeys in height. The development will consist of 1 no. 3-bedroom apartments, 69 no. 2-bedroom apartments, and 70 no. 1-bedroom apartments, and the refurbishment, amalgamation and change of use of 3 no. agricultural buildings to provide communal facilities. Provision is made for a creche at ground floor level in Building D, and shared communal facilities including a resident's gym, workspace, lounge, function room, library, lobby and concierge facilities across buildings A, B, D and E. Building management facilities including plant and storage areas are provided across all apartment buildings. The proposed development includes a new pedestrian/cycle bridge over the adjoining Passage West Greenway to the east, connecting into the existing down ramp from Mahon providing direct access to the greenway and wider areas. The development includes new pedestrian/cycle path infrastructure to the north of Bessborough Estate with new archway access point in the estate wall with pedestrian crossing tying into the local footpath network.

The development includes a publicly accessible parkland, including restoration of its historic pathways. Ancillary site works to include provision of a substation, playground and outdoor amenity spaces, landscaping, 58 no. car parking spaces, 5 no. motorbike spaces, 330 no. bicycle parking spaces, bin stores and public lighting. Vehicular access to the proposed development will also be provided via existing access road off the Bessborough Road.

Figure 2. The Proposed Development

6.0 Arboricultural Impact Assessment

This impact assessment sets out the likely principal direct and indirect impacts of the Proposed Development on the trees on or immediately adjacent to the Site and suitable mitigation measures to allow for the successful retention of significant trees or to compensate for trees to be removed, where appropriate.

A brief summary of trees to be removed, tree works and incursions related to the Proposed Development are detailed within the table below.

Table 1: Schedule of trees to be removed to accommodate the design (To be read in conjunction with Appendix 1 and the Tree Protection Plan

Tree number	Species	Age Class	Tree category
6902	Birch	Mature	B2
6907	Sycamore	Mature	B2
6908	Sycamore	Mature	B2
6914	Sycamore	Mature	B2
6923	Eucalyptus	Mature	B2
6924	Eucalyptus	Mature	B2
6925	Elm	Mature	B2
6926	Sycamore	Mature	B2
6930	Birch	Mature	A2
6931	Scots pine	Mature	A2
6934	Turkey oak	Mature	A2
6935	Yew	Mature	B2
6938	Cedar	Mature	A2
6940	Sycamore	Mature	B2
6941	Eucalyptus	Mature	B2
6944	Eucalyptus	Mature	B2
6945	Eucalyptus	Mature	A2
6947	Monterey cypress	Mature	B2
6948 x 2	Bay	Mature	B2
6951	Eucalyptus	Mature	A2
6958	Beech	Mature	B2
6959	Monterey cypress	Mature	B2
6961	Whitebeam	Mature	B2
6964	Eucalyptus	Mature	B2
6965	Eucalyptus	Mature	B2
6967	Eucalyptus	Mature	A2
6968	Bay	Mature	B2
6969	Sycamore	Mature	B2
6970	Sycamore	Mature	B2
6974	Sycamore	Mature	B2
6975	Cedar	Mature	A2
6987	Silver birch	Mature	B2
7008	Lime	Mature	B2
7009	Lime	Mature	B2
T1	Sycamore	Mature	B2
T2	Sycamore	Mature	B2
T5	Ash	Mature	B2
6826	Ash	Mature	B2
6827	Holly	Mature	B2
4636	Oak	Mature	B2
6903	L. cypress	Mature	C2
6909	Monterey cypress	Mature	C2
6915	L. Cypress	Mature	C2
6932	Ash	Mature	C2
6933	Ash	Mature	C2
6936	Ash	Mature	C2
6937	Larch	Mature	C2
6939	Bay	Mature	C2
6952	L. cypress	Mature	C2
6966	Ash	Mature	C2
6991	Sycamore	Mature	C2
T3	Sycamore	Semi-mature	C2
T6	Sycamore	Early-mature	C2

Total tree removal to facilitate the development= 54

Table 1A: Schedule of trees to be <u>removed</u> due to their poor condition (To be read in conjunction with Appendix 1 and the Tree Protection Plan

Tree number	Species	Age Class	Tree category
4650	Scots pine	Mature	U
4640	Scots pine	Mature	U
6845	Elm	Mature	U
6894	Ash	Mature	U
6905	Ash	Mature	U
6943	Ash	Mature	U
6946	Ash	Mature	U
6960	Ash	Mature	U
7086	Elm	Mature	U
7098	Cherry	Mature	U

Total tree removal based on condition =10

7.1 The arboricultural impact of the proposed development on the site will be low. It is proposed to remove 54 trees to facilitate the scheme. A further 10 tree have been proposed to be removed based on their poor conditions. A new planting scheme of site appropriate trees will enhance the local arboreal footprint.

Of the trees to be removed to accommodate the proposed design, these consist of 9 no. category A trees, 32 no. category B plus 13 no. category C trees and 10 no. category U trees.

In accordance with *BS 5837: 2012 Trees in relation to design, demolition and construction*. *Recommendations.,* Category A represents trees of a high quality and value, "*in such a condition as to be able to make a substantial contribution. (A minimum of 40 years is suggested).*" Category B signifies those trees *of a "moderate value and in such a condition as to be able to make a substantial contribution (A minimum life expectancy of 20 yrs is suggested*)." Category C signifies those trees *of "a low quality and value that are currently in an adequate condition to remain until new planting could be established (A minimum life expectancy of 10yrs is suggested*).. Category U signifies those trees ''*that are in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management''.*

7.2 **Arboricultural works** – Aside from tree removals , no further tree remedial works have been identified at this stage

7.3 Following the completion of the development, a tree condition assessment should be carried out on all retained trees for health and safety purposes.

7.4 Tree protection measures - All retained trees and hedgerows can be successfully protected during the proposed development by using robust fencing which complies with the recommendations outlined within BS5837:2012.

7.5 No materials or equipment other than those required to install tree protection will be delivered to the site until all fencing is in place.

7.6 For details of the tree protection measures required during construction, please refer to the Tree Protection Plan.

7.7 Compound area – The proposed site compound area has not yet been designed; however, there is sufficient space available throughout the site to avoid any unnecessary impacts to retained trees, provided the tree protection measures as detailed within this report are carried out.

7.8 Site access – There are no site access issues

7.9 Daylight and sunlight levels - Shading by trees has been assessed and is not considered a significant issue in relation to this proposal.

7.10 Drainage and services – All new service runs should be located outside the RPAs of retained trees to avoid impacting their condition. If it is found necessary to locate services within tree RPAs, it is recommended that these works are carried out under arboricultural supervision. Methods of work should follow the recommendations in the NJUG guidance. BS5837 (2012) recommends the NJUG guidance as a normative reference to be used in these circumstances.

7.11 Boundary treatments – None required

7.12 Any working operation within the RPAs of retained trees must be carried out manually using hand tools only. Fencing posts must be positioned at least 50 cm from the outer stems of each retained tree in order to allow for future incremental stem growth and to avoid structural roots during excavation works. The excavation for pits to install posts will be carried out using hand tools only. All roots above 25mm in diameter will be

retained within the pits or alternative locations which do not contain roots above 25mm will be found. All fence post pits will be lined with 1000-gauge polythene to prevent phytotoxic effects of cement products impacting trees. The final location of the fence should be agreed by the arboricultural consultant prior to works commencing.

7.13 Landscape operations - Landscaping operations will typically take place at the end of the construction period. These works will normally require the removal of protective fencing to facilitate access for works. There is a risk that plant and machinery may damage soil structure where tree roots are growing. These risks can be managed by maintaining good professional standards of work and working to a method statement. The principle of avoiding soil disturbance or changes in levels within the RPAs of retained trees should be followed unless arboricultural advice has been sought.

Arboricultural mitigation

7.14 A landscape plan may form part of the proposed works has been designed as part of the proposal and may include a number of new high-quality tree. The proposed planting will mitigate the loss of trees and hedgerows on site (if so determined) and will have a positive impact on local tree population. The number trees proposed to be planted will ensure that local canopy cover will gradually increase over the years and surpass the existing canopy cover within this area. A greater diversity of tree species has also been selected and will ensure that the tree population is less vulnerable to the risks posed by climate change and pests and diseases in the future.

Proposal in relation to local planning policy

8.2 The proposed development complies with local planning policy as it relates to trees. A tree survey has been carried out in accordance with best practice and where possible trees have been retained and can be successfully protected during construction.

8.3 A landscape plan which includes new high quality tree planting may form part of the proposal. New planting will mitigate the loss of trees and enhance the visual appearance of the site in the future. Please review the landscape plan for further information

Conclusion

8.4 The proposal has been assessed in accordance with BS5837:2012 and special working methods have been recommended to minimise tree impacts.

8.5 Retained trees have been assessed and can be successfully protected during development by following the information provided within this report and adhering to industry best practice.

8.6 Provided the recommendations and methods of work, as outlined within this report, are adhered to, the proposed development can be successfully carried out without having a negative impact on the character or appearance of the surrounding landscape.

Recommendations

9.1 The proposal should be carried out in accordance with the recommendations outlined within this report.

9.2 The positioning of tree protective barriers should be installed as detailed within the Tree Protection Plan.

9.3 Site supervision should be carried out by an arboricultural consultant at key stages of the project to ensure that retained trees are successfully protected during the development. Details of supervision are included within the Arboricultural Method Statement at Section 2 of this report

Appendix A: Key to Abbreviations Used in the Survey

Ref No	Specific identification number given to each tree or group. T=Tree/H=Hedge/G=Group/W=Woodland/S=Shrub.	
Tag No.	Tree marked with individual tree tag of this reference number on site.	
Species	Common name followed by botanical name shown in *italics*	
RPA	Root Protection Area (As defined by BS5837)	
Stem diameter	Diameter of main stem, measured in millimetres at 1.5 m above ground level. (MS = Multi-stem tree measured in accordance with BS5837 Annexe C)	Av / Average: indicates an average representative measured dimension for the group or feature
Spread	The width and breadth of the crown. Estimated on the four compass points in metres.	
Crown clearance	The estimated height (in metres) above ground level of the lowest significant branch attachments.	
#	Estimated dimensions	
*	Indicates estimated position of tree (not indicated on topographical survey).	
P	Privately owned tree (e.g. tree not located in the public highway or adjacent public land).	
Category	Categorisation of the quality and benefits of trees on Site as per Table 1 and 2 of BS5837:2012. 1=Arboricultural quality/value 2=Landscape quality/value 3=Cultural quality/value (including conservation)	
	A=High quality/value 40yrs+ (light green). B=Moderate quality/value 20yrs+ (mid blue) C=Low quality/value min 10yrs/stem diameter less than 150mm (grey). U=Unsuitable for retention (dark red).	
Life stage	**Young (Y):** Newly planted tree 0-10 years. **Semi-Mature (SM):** Tree in the first third of its normal life expectancy for the species (significant potential for future growth in size). **Early Mature (EM):** Tree in the second third of its normal life expectancy for the species (some potential for future growth in size) **Mature (M):** Tree in the final third of its normal life expectancy for the species (having typically reached its approximate ultimate size). **Over Mature (OM):** Tree beyond the normal life expectancy for the species. **Veteran (V):** Tree which is of interest biologically, aesthetically or culturally because of its condition, size or age.	
Structural condition	**Good:** No significant structural defects **Fair:** Structural defects which can be resolved via remedial works. **Poor:** Structural defects which cannot be resolved via remedial works. **Dead:** Dead.	
Physiological condition	**Good:** Normal vitality including leaf size, bud growth, density of crown and wound wood development. **Fair:** Lower than normal vitality, reduced bud development, reduced crown density, reduced response to wounds. **Poor:** Low vitality, low development and distribution of buds, discoloured leaves, low crown density, little extension growth for the species. **Dead:** Dead **Fair/Good** = Indicates an intermediate condition **Fair – Good** = Indicates a range of conditions (e.g. within a group)	
Preliminary management recommendations	Works identified during the tree survey as part of sound arboricultural management, based on the current context of the Site (where relevant reference has been made to tree management based on the potential future context of the site).	
Works to facilitate the development	Tree works identified as necessary to facilitate the Proposed Development following a desk top analysis of the proposals in relation to tree constraints.	

Appendix A: Tree Survey Schedule

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters	
6837	*Taxus Baccata Fastigiata* Irish Yew	M	400	14	N=3 S=3 E=3 W=3	2m	Good	A large mature Irish Yew displaying over all good condition. This tree has 40+ years remaining	No impact	No works required	A2	5.0m	
6838	Irish Yew	M	720	16	N=4 S=4 E=4 W=4	1m	Good	A large mature Irish Yew displaying over all good condition. This tree has 40+ years remaining.	No impact	No works required	A2	8.2m	
6839	*Acer Pseudoplatanus* Sycamore	M	600	26	N=6 S=2 E=4 W=4	3m	Good	A large mature Sycamore displaying over all good condition. This tree has 40+ years remaining	No impact	No works required	B2	7.0m	
6840	*Laurus Nobilis* Bay	M	300	14	N=2 S=2 E=2 W=2	2m	Good	A mature multi-stemmed Bay displaying over all good condition. This tree has 20+ years remaining.	No impact	No works required	B2	4.0m	
6841	Bay	M	300	14	N=2 S=2 E=2 W=2	2m	Good	A mature multi-stemmed Bay displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	4.0m	
6842	Bay	M	300	14	N=2 S=2 E=2 W=2	2m	Good	A mature multi-stemmed Bay displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	4.0m	

Appendix 1 **Bessborough House, Co. Cork**

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
6843	*Tilia* Lime	M	600	16	N=4 S=4 E=4 W=4	1.5m	Good	A mature Lime displaying over all good condition. This tree has 40+ years remaining.	No impact	No works required	B2	7.0m
6844	Bay	M	300	14	N=2 S=2 E=2 W=2	2m	Good	A mature multi-stemmed Bay displaying over all good condition. This tree has 20+ years remaining.	No impact	No works required	B2	4.0m
6845	Elm	M	400	18	N= S= E= W=		Poor	This tree is dead. It is partially uprooted and is located adjacent to the road so is a hazard	No impact	Remove	U	
6846	Sycamore	M	500	20	N=3 S=3 E=3 W=3	4m	Good	A large mature Sycamore displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	6.0m
6847	Irish Yew	M	750	16	N=4 S=4 E=4 W=4	2m	Good	A large mature multi-stemmed Irish Yew displaying over all good condition. This tree has 40+ years remaining	No impact	No works required	A2	8.5m
6848	Lime	M	650	18	N=4 S=4 E=4 W=4	4m	Good	A large mature Lime displaying over all good condition. This tree has 40+ years remaining.	No impact	No works required	B2	7.5m

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
6849	*Fagus* Beech	M	400	16	N=3 S=3 E=3 W=3	3m	Good	A large mature Beech displaying over all good condition.	No impact	No works required	B2	5.0m
6850	*Fraxinus* Ash	M	600	22	N=4 S=4 E=4 W=4	4m	Good	A large mature co-dominant Ash displaying over all good condition. This tree has 40+ years remaining	No impact	No works required	B2	7.0m
6851	Beech	M	700	24	N=4 S=4 E=4 W=4	4m	Good	A large mature Beech displaying over all good condition. This tree has 40+ years remaining	No impact	No works required	A2	8.0m
6852	*Quercus Ilex* Holm Oak	M	950	18	N=6 S=6 E=6 W=6	3m	Good	A large mature Holm Oak displaying over all good condition. This tree has 40+ years remaining	No impact	No works required	A2	10.5m
6853	Beech	M	620	24	N=4 S=4 E=4 W=4	2m	Good	A large mature Beech displaying over all good condition. This tree has 40+ years remaining.	No impact	No works required	A2	7.2m

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
6854	*Quercus Cerris* Turkey Oak	M	600	24	N=4 S=4 E=6 W=6	4m	Good	A large mature Turkey Oak displaying over all good condition. This tree has 40+ years remaining	No impact	No works required	A2	7.0m
6855	Sycamore	M	500	24	N=3 S=3 E=3 W=3	6m	Good	A mature Sycamore displaying over all good condition. This tree has 40+ years remaining	No impact	No works required	B2	6.0m
6856	Beech	M	600	24	N=4 S=4 E=4 W=4	2m	Good	A mature Beech displaying over all good condition. This tree has 40+ years remaining	No impact	No works required	A2	7.0m
6857	Beech	M	440	24	N=3 S=3 E=3 W=3	3m	Good	A mature Beech displaying over all good condition. This tree has 40+ years remaining	No impact	No works required	A2	5.4m
6858	Beech	M	440	24	N=3 S=3 E=3 W=3	3m	Good	A mature Beech displaying over all good condition. This tree has 40+ years remaining	No impact	No works required	A2	5.4m

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
6859	Beech	M	700	26	N=4 S=4 E=6 W=6	2m	Good	A mature Beech displaying over all good condition. This tree has 40+ years remaining	No impact	No works required	A2	8.0m
6860	Beech	M	960	28	N=6 S=8 E=6 W=6	3m	Good	A large mature Beech displaying over all good condition. This tree has 40+ years remaining	No impact	No works required	A2	10.6m
6861	Beech	M	800	24	N=6 S=3 E=4 W=4	4m	Good	A large mature Beech displaying over all good condition. This tree has 40+ years remaining	No impact	No works required	A2	9.0m
6862	Turkey Oak	M	700	30	N=6 S=6 E=6 W=6	4m	Good	A large mature Turkey Oak displaying over all good condition. This tree has 40+ years remaining. This tree is a fantastic specimen	No impact	No works required	A2	8.0m
6863	*Aesculus Hippocastanum* Horse Chestnut	M	600	24	N=4 S=4 E=4 W=4	3m	Good	A large mature Horse Chestnut displaying over all good condition. This tree has 40+ years remaining.	No impact	No works required	A2	7.0m

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
6864	Holm Oak	M	750	28	N=8 S=8 E=8 W=8	4m	Good	A large mature Holm Oak displaying over all good condition. This tree has 40+ years remaining. This tree is a fantastic specimen	No impact	No works required	A2	8.5m
6865	Sycamore	M	450	26	N=6 S=6 E=6 W=6	4m	Good	A large mature multi-stemmed Sycamore displaying over all good condition. This tree has 40+ years remaining	No impact	No works required	B2	5.5m
6866	*Cedrus Atlantica* Blue Atlas Cedar	M	420	18	N=3 S=3 E=3 W=3	1m	Good	A mature Blue Atlas Cedar displaying over all good condition. This tree has 40+ years remaining	No impact	No works required	B2	5.2m
6867	Beech	M	900	30	N=8 S=8 E=8 W=8	3m	Good	A large mature Beech displaying over all good condition. This tree has 40+ years remaining. This tree is a fantastic specimen	No impact	No works required	A2	10.0m
6868	*Populus Tremuloides* Trembling Aspen	M	750	30	N=3 S=3 E=3 W=3	10m	Good	A large mature Trembling Aspen displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	8.5m

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
6869	*Populus Alba* White Poplar	M	750	30	N=4 S=4 E=4 W=4	3m	Good	A large mature White Poplar displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	8.5m
6870	White Poplar	M	750	30	N=4 S=4 E=4 W=4	3m	Good	A large mature White Poplar displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	8.5m
6871	Ash	M	650	28	N=4 S=4 E=4 W=4	3m	Good	A large mature co-dominant Ash displaying over all good condition. This tree has 40+ years remaining	No impact	No works required	A2	7.5m
6872	Sycamore	M	650	26	N=4 S=4 E=6 W=6	3m	Good	A large mature co-dominant Sycamore displaying over all good condition. This tree has 40+ years remaining	No impact	No works required	B2	7.5m
6873	*Ilex* Holly	M	300	10	N=3 S=3 E=3 W=3	1m	Good	A mature multi-stemmed Holly displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	4.0m

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
6874	*Robinia Pseudoacacia* Robinia	M	420	22	N=4 S=4 E=4 W=4	3m	Good	A large mature Robinia displaying over all good condition. This tree has 40+ years remaining	No impact	No works required	A2	5.2m
6875	Sycamore	M	420	24	N=4 S=4 E=4 W=4	3m	Good	A mature multi-stemmed Sycamore displaying over all good condition. This tree has 40+ years remaining	No impact	No works required	B2	5.2m
6876	Sycamore	M	420	26	N=4 S=4 E=4 W=4	5m	Good	A mature multi-stemmed Sycamore displaying over all good condition. This tree has 40+ years remaining	No impact	No works required	B2	5.2m
6877	Sycamore	M	500	24	N=4 S=4 E=4 W=4	4m	Good	A large mature Sycamore displaying over all good condition. This tree has 40+ years remaining	No impact	No works required	B2	6.0m
6878	Sycamore	M	500	24	N=4 S=4 E=4 W=4	4m	Good	A large mature Sycamore displaying over all good condition. This tree has 40+ years remaining	No impact	No works required	B2	6.0m

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
6879	Sycamore	M	500	24	N=4 S=4 E=4 W=4	4m	Good	A large mature Sycamore displaying over all good condition. This tree has 40+ years remaining	No impact	No works required	B2	6.0m
6880	Sycamore	M	700	22	N=4 S=4 E=4 W=4	3m	Good	A large mature Sycamore displaying over all good condition. This tree has 40+ years remaining	No impact	No works required	B2	8.0m
6881	Holly	M	300	10	N=3 S=3 E=3 W=3	1m	Good	A mature multi-stemmed Holly displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	4.0m
6882	Beech	M	800	26	N=4 S=4 E=4 W=4	5m	Good	A large mature Beech displaying over all good condition. This tree has 40+ years remaining	No impact	No works required	A2	9.0m
6883	Sycamore	M	900	26	N=6 S=6 E=6 W=6	1.5m	Good	A large mature Sycamore displaying over all good condition. This tree has 40+ years remaining	No impact	No works required	A2	10.0m

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
6884	Sycamore	M	420	24	N=4 S=4 E=4 W=4	3m	Good	A mature Sycamore displaying over all good condition. This tree has 40+ years remaining	No impact	No works required	B2	5.2m
6885	*Castanea Savita* Sweet Chestnut	M	700	22	N=4 S=4 E=4 W=4	1m	Good	A large mature Sweet Chestnut displaying over all good condition. This tree has 40+ years remaining	No impact	No works required	A2	8.0m
6886	Sycamore	M	820	24	N=4 S=4 E=4 W=4	3m	Good	A large mature Sycamore displaying over all good condition. This tree has 40+ years remaining. There was previous tree surgery work undertaken on the upper canopy of this tree, this is reason for B2 category.	No impact	No works required	B2	9.2m
6887	Sycamore	M	1000	24	N= S= E= W=	4m	Fair	A large mature Sycamore displaying over all fair condition. This tree has been heavily over pruned in the past which has negated its amenity and aesthetic value.	No impact	No works required	C2	11.0m
6888	Sycamore	M	800	24	N=3 S=3 E=3 W=3	4m	Good	A large mature Sycamore displaying over all good condition. This tree has 40+ years remaining	No impact	No works required	B2	9.0m

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
6889	Sycamore	M	800	24	N=3 S=3 E=3 W=3	4m	Good	A large mature Sycamore displaying over all good condition. This tree has 40+ years remaining	No impact	No works required	B2	9.0m
6890	Sycamore	M	1000	26	N=6 S=6 E=6 W=6	3m	Good	A large mature Sycamore displaying over all good condition. This tree has 40+ years remaining	No impact	No works required	B2	11.0m
6891	Holly	M	300	10	N=3 S=3 E=3 W=3	1m	Good	A mature multi-stemmed Holly displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	4.0m
6892	Sycamore	M	400	22	N=3 S=3 E=3 W=3	3m	Good	A mature Sycamore displaying over all good condition. This tree has 40+ years remaining	No impact	No works required	B2	5.0m
6893	Sycamore	M	580	26	N=4 S=4 E=4 W=4	3m	Good	A large mature Sycamore displaying over all good condition. This tree has 40+ years remaining	No impact	No works required	B2	6.8m

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
6894	Ash	M	680	28	N=6 S=6 E=6 W=6	4m	Poor	A large mature co-dominant Ash displaying over all poor condition. This tree is infested with Honey Fungus (Armillia Mellea), the roots and stability of this tree are compromised, so in the interest of Health & Safety this tree should be removed.	No impact	Remove	U	7.8m
6895	Sycamore	M	420	20	N=2 S=2 E=2 W=2	3m	Good	A mature Sycamore displaying over all good condition. This tree has 40+ years remaining	No impact	No works required	B2	5.2m
6896	Sycamore	M	600	26	N=4 S=4 E=4 W=4	2m	Good	A large mature multi-stemmed Sycamore displaying over all good condition. This tree has 40+ years remaining	No impact	No works required	B2	7.0m
6897	Sycamore	M	450	18	N=2 S=2 E=2 W=2	3m	Good	A large mature co-dominant Sycamore displaying over all good condition. This tree has 20+ years remaining	Remove to facilitate the development	Remove	B2	
6898	Sycamore	M	450	18	N=2 S=2 E=2 W=2	3m	Good	A large mature co-dominant Sycamore displaying over all good condition. This tree has 20+ years remaining	Remove to facilitate the development	Remove	B2	

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
6899 x 2	Sycamore	M	420	20	N=3 S=3 E=3 W=3	2m	Good	Represents 2 mature Sycamore displaying over all good condition. These trees have 40+ years remaining	No impact	No works required	B2	5.2m
6900	Turkey Oak	M	830	28	N=8 S=8 E=8 W=8	3m	Good	A mature Turkey Oak displaying over all good condition. This tree has 40+ years remaining	No impact	No works required	A2	9.3m
6901	Sycamore	M	400	16	N=2 S=2 E=2 W=2	2m	Good	A mature Sycamore displaying over all good condition. This tree has 40+ years remaining	No impact	No works required	B2	5.0m
6902	*Betula Pendula* Silver Birch	M	380	20	N=2 S=2 E=2 W=2	3m	Good	A mature Silver Birch displaying over all good condition. This tree has 20+ years remaining. Just to note there is a clump of Japanese Knotweed adjacent to this tree.	Remove to facilitate the development	Remove	B2	4.8m
6903	*Chamaecyparis Lawsoniana* Lawson Cypress	M	420	16	N=2 S=2 E=2 W=2	0.5m	Fair	A mature Lawson Cypress displaying over all fair condition. This tree has 20+ years remaining. A tree of low ecological value, recommend for removal and to replace with an appropriate species	No impact	Remove	C2	5.2m

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
6904	Holly	M	550	10	N=4 S=4 E=4 W=4	1m	Good	A large mature Holly displaying over all good condition. This tree has 40+ years remaining	Remove to facilitate the development	Remove	A2	
6905	Ash	M	950	26	N=4 S=4 E=4 W=4	5m	Poor	A large mature Ash displaying over all poor condition. This tree is in decline, it has a significant Basal Cavity on the northern side and also has a large significant limb that has snapped off on the western side. This tree is in advanced decline and is unsafe so in the interest of Health & Safety this tree should be removed	No impact	Remove	U	
6906	Exotic conifer		420	20	N=3 S=3 E=3 W=3	2m	Good	A large mature exotic conifer . This tree has 40+ years remaining.	No impact	Retain	A2	
6907	Sycamore	M	500	18	N=2 S=4 E=3 W=3	2m	Good	A mature Sycamore displaying over all good condition. This tree has 40+ years remaining	Remove to facilitate the development	Remove	B2	
6908	Sycamore	M	500	18	N=2 S=4 E=3 W=3	2m	Good	A mature Sycamore displaying over all good condition. This tree has 40+ years remaining	Remove to facilitate the development	Remove	B2	

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
6909	*Cupressus Macrocarpa* Monterey Cypress	EM	220	12	N=1 S=1 E=1 W=1	2m	Fair	An early mature Monterey Cypress displaying over all fair condition. This tree has a significant level of dead limbs in the lower third of the canopy. This tree has 10+ years remaining	No impact	Remove and replace	C2	3.2m
6910	Ash	M	450	20	N=4 S=2 E=2 W=2	5m	Good	A mature Ash displaying over all good condition. This tree has 20+ remaining years.	No impact	No works required	B2	5.5m
6911	Sycamore	M	400	18	N=2 S=2 E=2 W=2	2m	Good	A mature Sycamore displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	5.0m
6912	Sycamore	M	400	18	N=2 S=2 E=2 W=2	2m	Good	A mature Sycamore displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	5.0m
6913	Ash	M	600	24	N=4 S=4 E=4 W=4	6m	Good	A large mature Ash displaying over all good condition. This tree has 40+ years remaining	No impact	No works required	A2	7.0m

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
6914	Sycamore	M	400	20	N=4 S=4 E=5 W=5	4m	Good	A mature co-dominant Sycamore displaying over all good condition. This tree has 20+ years remaining	Remove to facilitate the development	Remove	B2	5.0m
6915	Lawson Cypress	M	320	14	N=1.5 S=1.5 E=1.5 W=1.5	2m	Fair	A mature Lawson Cypress displaying over all fair condition. This tree has 20+ years remaining. A tree of low ecological value	No impact	Remove and replace with an appropriate species	C2	4.2m
6916	Sycamore	M	320	16	N=2 S=2 E=2 W=2	2m	Good	A mature Sycamore displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	4.2m
6917	Sycamore	M	400	18	N=3 S=3 E=3 W=3	2m	Good	A mature Sycamore displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	5.0m
6918	Sycamore	M	320	16	N=3 S=3 E=3 W=3	2m	Good	A mature Sycamore displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	4.2m

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
6919	Ash	M	520	26	N=6 S=6 E=6 W=6	4m		A large mature Ash displaying over all good condition. This tree has 40+ years remaining	No impact	No works required	A2	6.2m
6920	Ash	M		24	N=4 S=4 E=4 W=4	3m	Good	A mature multi-stemmed Ash displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	
6921	Sycamore	M	450	16	N=6 S=3 E=3 W=3	3m	Good	A mature Sycamore displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	5.5m
6922	Sycamore	M	400	18	N=4 S=4 E=4 W=4	2m	Good	A mature Sycamore displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	5.0m
6923	*Eucalyptus Globulus* Eucalyptus	M	600	20	N=3 S=3 E=3 W=3	2m	Good	A large mature Eucalyptus displaying over all good condition. This tree is leaning severely to the north. This tree has 20+ years remaining	Remove to facilitate the development	Remove	B2	7.0m

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
6924	Eucalyptus	M	610	28	N=4 S=4 E=4 W=4	6m	Good	A large mature Eucalyptus displaying over all good condition. This tree has 40+ remaining years	Remove to facilitate the development	Remove	A2	7.1m
6925	*Ulmus Glabra* Witch Elm	M	620	20	N=4 S=4 E=4 W=4	2m	Good	A large mature Witch Elm displaying over all good condition. This tree has 20+ years remaining	Remove to facilitate the development	Remove	B2	7.2m
6926	Sycamore	EM	280	12	N=2 S=2 E=2 W=2	3m	Good	An early mature Sycamore displaying over all good condition. This tree has 20+ years remaining	Remove to facilitate the development	Remove	B2	3.8m
6927	Sycamore	M	600	24	N=4 S=4 E=4 W=4	3m	Good	A large mature Sycamore displaying over all good condition. This tree has an insignificant stem wound located on the western side but it doesn't impact on the overall health of the tree. This tree has 20+ years remaining	No impact	No works required	B2	7.0m
6928	Beech	M	1100	28	N=8 S=8 E=8 W=8	3m	Good	A large mature Beech displaying over all good condition. This tree has 40+ years remaining	No impact	No works required	A2	12.0m

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
6929	Sycamore	M	480	12	N=3 S=3 E=3 W=3		Good	A large mature Sycamore displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	5.8m
6930	Beech	M	1200	28	N=8 S=8 E=8 W=8	3m	Good	A large mature Beech displaying over all good condition. This tree has 40+ years remaining	Remove to facilitate the development	Remove	A2	12.0m
6931	*Pinus Sylvestrus* Scots Pine	M	500	26	N=4 S=4 E=8 W=3	4m	Good	A large mature Scots Pine displaying over all good condition. This tree has 40+ years remaining	Remove to facilitate the development	Remove	A2	6.0m
6932	Ash	M	800		N= S= E= W=	3m	Fair	A large mature multi-stemmed Ash displaying over all fair condition. This tree is in decline in the upper canopy. This tree has 10+ years remaining	No impact	Remove and replace with a beech	C2	
6933	Ash	M	480	20	N= S= E= W=	4m	Fair	A mature co-dominant Ash displaying over all fair condition. This tree is in advanced decline. This tree has 10+ years remaining	No impact	Remove and replace with a beech	C2	

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
6934	Turkey Oak	M	700	26	N=4 S=4 E=4 W=4	3m	Good	A large mature Turkey Oak displaying over all good condition. This tree has 40+ years remaining	Remove to facilitate the development	Remove	A2	8.0m
6935	*Taxus Baccata* Yew	M	580	14	N=3 S=3 E=3 W=3	2m	Good	A large mature Yew displaying over all good condition. This tree has suffered some minor stem damage in the upper canopy. This tree has 40+ years remaining	Remove to facilitate the development	Remove	B2	
6936	Ash	EM	200	14	N=2 S=2 E=2 W=2	2m	Fair	An early mature multi-stemmed Ash displaying over all fair condition. This tree is showing signs of decline. This tree has 10+ years remaining	No impact	Remove and replace with a beech	C2	
6937	*Larix* Larch	EM	240	14	N=2 S=2 E=2 W=2	2m	Fair	An early mature Larch displaying over all fair condition. This tree has 10+ years remaining	No impact	Remove and replace with a beech	C2	
6938	Blue Atlas Cedar	M	460	20	N=3 S=3 E=3 W=3	2m	Good	A large mature Blue Atlas Cedar displaying over all good condition. This tree has 40+ years remaining	Remove to facilitate the development	Remove	A2	5.6m

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
6939	Bay	EM		4	N=2 S=2 E=2 W=2	1m	Fair	An early mature Bay displaying over all fair condition. This tree has been suppressed by the larger surrounding trees. This tree has 10+ years remaining	No impact	Remove and replace with a beech	C2	
6940	Sycamore	M	400	16	N=3 S=3 E=3 W=3	2m	Good	A mature Sycamore displaying over all good condition. This tree has 20+ years remaining	Remove to facilitate the development	Remove	B2	5.0m
6941	Eucalyptus	M	950	28	N=4 S=4 E=4 W=4	2m	Good	A large mature Eucalyptus displaying over all good condition. This tree has 10+ years remaining	Remove to facilitate the development	Remove	B2	
6942	Beech	M	500	18	N=3 S=3 E=3 W=3	1.5m	Good	A mature Beech displaying over all good condition. This tree has 40+ years remaining	Remove to facilitate the development	Remove	B2	
6943	Ash	M	300	14	N=2 S=2 E=2 W=2	2m	Poor	A mature Ash displaying over all poor condition. This tree is in advanced decline.	Remove to facilitate the development	Remove	U	

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
6944	Eucalyptus	M	400	24	N=3 S=3 E=3 W=3	3m	Good	A mature Eucalyptus displaying over all good condition. This tree has 20+ years remaining	Remove to facilitate the development	Remove	B2	5.0m
6945	Eucalyptus	M	850	28	N=6 S=6 E=6 W=6	2m	Good	A large mature Eucalyptus displaying over all good condition. This tree has 40+ years remaining	Remove to facilitate the development	Remove	A2	9.5m
6946	Ash	M		14	N=2 S=2 E=2 W=2	1m	Poor	A mature multi-stemmed Ash displaying over all poor condition. This tree is in advanced decline and has severe cankering throughout. This tree has 10- years remaining	Remove to facilitate the development	Remove	U	
6947	Monterey Cypress	M	400	16	N=3 S=3 E=3 W=3	2m	Good	A mature Monterey Cypress displaying over all good condition. This tree has 20+ years remaining	Remove to facilitate the development	Remove	B2	5.0m
6948 x 2	Bay	M	300	14	N=2 S=2 E=2 W=2	2m	Good	Represents 2 mature Bay displaying over all good condition. These trees have 20+ year remaining	Remove to facilitate the development	Remove	B2	4.0m

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
6949	Monterey Cypress	M	400	16	N=3 S=3 E=3 W=3	2m	Good	A mature Monterey Cypress displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	5.0m
6950	*Ulmus* Elm	M	800	20	N=3 S=3 E=3 W=3		Poor	A large mature Elm displaying over all poor condition. This tree is dead and it is within falling distance of the parking area so in the interest of Health & Safety this tree should be removed.	Remove to facilitate the development	Remove	U	
6951	Eucalyptus	M	900	28	N=6 S=6 E=6 W=6	2m	Good	A large mature Eucalyptus displaying over all good condition. This tree has 40+ years remaining	Remove to facilitate the development	Remove	A2	10.0m
6952	Lawson Cypress	M	480	12	N=2 S=2 E=2 W=2	3m	Fair	A large mature co-dominant Lawson Cypress displaying over all fair condition. This tree has significant Dyeback within it. This tree has 10- years remaining	Remove	No works required	C2	5.8m
6953	Bay	M		12	N=3 S=3 E=3 W=3	3m	Good	A mature multi-stemmed Bay displaying over all good condition. This tree has 20+ remaining	No impact	No works required	B2	

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
6954	Sycamore	M	380	16	N=3 S=3 E=3 W=3	3m	Good	A mature Sycamore displaying over all good condition. This tree has 20+ years remaining. Just to note that there is Japanese Knotweed located within this area.	No impact	No works required	B2	4.8m
6955	Bay	M	250	12	N=3 S=3 E=3 W=3	3m	Good	A mature multi-stemmed Bay displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	3.5m
6956	*Prunus Avium* Cherry	M	320	16	N=4 S=4 E=6 W=6	3m	Good	A mature co-dominant Cherry displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	4.2m
6957	Beech	M	480	18	N=4 S=4 E=4 W=4	2m	Good	A large mature co-dominant Beech displaying over all good condition. This tree has 40+ years remaining	No impact	No works required	B2	5.8m
6958	Beech	M	480	18	N=4 S=4 E=4 W=4	2m	Good	A large mature co-dominant Beech displaying over all good condition. This tree has 40+ years remaining	Remove to facilitate the development	Remove	B2	5.8m

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
6959	Monterey Cypress	M	320	14	N=3 S=3 E=3 W=3	2m	Good	A mature multi-stemmed Monterey Cypress displaying over all good condition. This tree has 20+ years remaining	Remove to facilitate the development	Remove	B2	4.2m
6960	Ash	M		16	N=3 S=3 E=3 W=3	2m	Poor	A mature co-dominant Ash displaying over all poor condition. This tree has severe Cankering and is in advanced decline.	Remove to facilitate the development	Remove	U	
6961	*Sorbus Aria* Whitebeam	M	380	14	N=3 S=3 E=3 W=3	2m	Good	A mature Whitebeam displaying over all good condition. This tree has 20+ years remaining	Remove to facilitate the development	Remove	B2	4.8m
6962	Eucalyptus	M	420	16	N=3 S=3 E=3 W=3	3m	Good	A mature Eucalyptus displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	5.2m
6963	Beech	M	400	14	N=4 S=3 E=3 W=4	3m	Fair	A mature Beech displaying over all fair condition. This tree has some lower stem damage. This tree has 20+ years remaining	No impact	No works required	C2	5.0m

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
6964	Eucalyptus	M	750	22	N=8 S=3 E=3 W=3	2m	Good	A large mature Eucalyptus displaying over all good condition. This tree has 20+ years remaining	Remove to facilitate the development	Remove	B2	8.5m
6965	Eucalyptus	M	300	20	N=3 S=3 E=3 W=3	4m	Good	A mature Eucalyptus displaying over all good condition. The lower third of this tree is infested with Ivy. This tree has 20+ years remaining	Remove to facilitate the development	Remove	B2	4.0m
6966	Ash	EM	240	10	N=3 S=3 E=3 W=3	2m	Fair	An early mature Ash displaying over all fair condition. This tree has 10+ years remaining	Remove based on its condition	Remove and replace with 2 oaks	C2	
6967	Eucalyptus	M	900	28	N=6 S=6 E=6 W=6	3m	Good	A large mature Eucalyptus displaying over all good condition. This tree has 40+ years remaining	Remove to facilitate the development	Remove	A2	
6968	Bay	M	380	12	N=3 S=3 E=2 W=2	2m	Good	A mature multi-stemmed Bay displaying over all good condition. This tree has 20+ years remaining	Remove to facilitate the development	Remove	B2	4.8m

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
6969	*Acer Purpurem* Purple Sycamore	EM	280	16	N=3 S=3 E=3 W=3	3m	Good	An early mature Purple Sycamore displaying over all good condition. This tree has 20+ years remaining	Remove to facilitate the development	Remove	B2	3.8m
6970	Sycamore	EM	280	16	N=3 S=3 E=3 W=3	3m	Good	An early mature Sycamore displaying over all good condition. This tree has 20+ years remaining	Remove to facilitate the development	Remove	B2	3.8m
6971	Bay	M	150	8	N=3 S=3 E=3 W=3	0.5m	Good	A mature multi-stemmed Bay displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	C2	2.5m
6972	Cherry	EM	220	12	N=2 S=2 E=2 W=2	3m	Good	An early mature co-dominant Cherry displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	3.2m
6973	Ash	M	750	28	N=6 S=6 E=6 W=6	4m	Good	A large mature multi-stemmed Ash displaying over all good condition. This tree has 40+ years remaining	No impact	No works required	A2	8.5m

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
6974	Sycamore	M	340	18	N=4 S=4 E=4 W=4	2m	Good	A mature Sycamore displaying over all good condition. This tree has 40+ years remaining	Remove to facilitate the development	Remove	B2	4.4m
6975	*Cedrus Deodara* Deodar Cedar	M	500	18	N=3 S=3 E=3 W=3	2m	Good	A mature Deodar Cedar displaying over all good condition. This tree has 40+ years remaining	Remove to facilitate the development	Remove	A2	
6976	Beech	M	580	18	N=6 S=6 E=6 W=6	1m	Good	A large mature multi-stemmed Beech displaying over all good condition. This tree has 40+ years remaining	No impact	No works required	A2	6.8m
6977	Silver Birch	M	300	18	N=3 S=3 E=3 W=3	3m	Good	A mature Silver Birch displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	4.0m
6978	Sycamore	M	800	22	N=8 S=8 E=8 W=8	2m	Good	A large mature Sycamore displaying over all good condition. This tree has 40+ years remaining	No impact	No works required	B2	9.0m

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
6979	Turkey Oak	M	750	30	N=8 S=8 E=8 W=8	5m	Good	A large mature Turkey Oak displaying over all good condition. This tree has 40+ years remaining. This tree is a fantastic specimen	Remove to facilitate the development	Remove	A2	
6980	Ash	M	800	26	N=6 S=6 E=6 W=6	3m	Fair	A large mature co-dominant Ash displaying over all fair condition. This tree has significant Including Bark at the main union which is going to increase the trees risk of splitting. This tree also appears to be in decline. This tree has 10-years remaining	Unknown	Consider for removal	C2	9.0m
6981	Turkey Oak	M	740	20	N=6 S=6 E=6 W=6	3m	Good	A mature Turkey Oak displaying over all good condition. This tree is a fantastic specimen. This tree has 40+ years remaining	No impact	No works required	A2	8.4m
6982	Lime	M	600	22	N=6 S=6 E=6 W=6	3m	Good	A mature Lime displaying over all good condition. This tree has 40+ years remaining	No impact	No works required	A2	7.0m
6983	*Sorbus* Mountain Ash	EM	200	4	N=2 S=2 E=2 W=2	3m	Fair	An early mature Mountain Ash displaying over all fair condition. This tree has been suppressed by the larger surrounding trees. This tree has 10+ years remaining	No impact	No works required	C2	3.0m

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
6984 x 6	Lawson Cypress	M	340	14	N=4 S=4 E=4 W=4	2m	Fair	A mature Lawson Cypress displaying over all fair condition. This tree has 20+ years remaining. A tree of low ecological value	No impact	Remove and replace with site appropriate trees	C2	4.4m
6985	Ash	M	500	24	N=6 S=6 E=6 W=6	3m	Good	A large mature Ash displaying over all good condition. This tree has 40+ years remaining	Remove to facilitate the development	Remove	B2	
6986	Silver Birch	M	300	18	N=2 S=2 E=2 W=2	2m	Good	A mature Silver Birch displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	4.0m
6987	Silver Birch	M	240	18	N=2 S=2 E=2 W=2	2m	Good	A mature Silver Birch displaying over all good condition. This tree has 20+ years remaining	Remove to facilitate the development	Remove	B2	3.4m
6988	Sycamore	M	800	24	N=6 S=6 E=6 W=6	3m	Good	A large mature Sycamore displaying over all good condition. This tree has 40+ years remaining	Remove to facilitate the development	Remove	B2	

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
6989	Cherry	M	500	16	N=4 S=4 E=4 W=4	2m	Good	A mature Cherry displaying over all good condition. This tree has 20+ years remaining	Remove to facilitate the development	Remove	B2	
6990	*Quercus Robur* Common Oak	M	900	24	N=6 S=6 E=6 W=6	3m	Good	A large mature Common Oak displaying over all good condition. This tree has 40+ years remaining. This tree is a fantastic specimen	Remove to facilitate the development	Remove	A2	
6991	Sycamore	M	750	24	N=8 S=8 E=6 W=6	2m	Good	A large mature co-dominant Sycamore displaying over all good condition. This tree on the southern stem has a significant infestation of Honey Fungus and the southern stem is in complete Die-back. This tree has 10+ years remaining	No impact	Remove based on its condition	C2	
6992	Common Oak	M	700	24	N=4 S=4 E=4 W=4	2m	Good	A large mature Common Oak displaying over all good condition. This tree has 40+ years remaining	No impact	No works required	A2	8.0m
6993	Cherry	M		10	N=4 S=4 E=4 W=4	0.5m	Fair	A mature Cherry displaying over all fair condition. This tree has been suppressed by the larger surrounding trees. This tree has 10+ years remaining	No impact	Remove based on its condition	C2	

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
6994	*Abies Alba* Silver Fir	M	800	28	N= S= E= W=	4m	Good	A large mature Silver Fir displaying over all good condition. This tree has 40+ years remaining	No impact	No works required	A2	9.0m
6995 x 3	Bay	M	200	10	N=2 S=2 E=2 W=2	3m	Good	Represents 3 mature multi-stemmed Bay displaying over all good condition. These trees have 10+ years remaining	No impact	No works required	C2	3.0m
6996	Sycamore	M	380	18	N=2 S=2 E=2 W=2	2m	Fair	A mature Sycamore displaying over all fair condition. This tree is heavily suppressed with Ivy. This tree has 10+ years remaining	No impact	No works required	C2	4.8m
6997	Cherry	M	450	20	N=3 S=3 E=3 W=3	1m	Good	A large mature Cherry displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	5.5m
6998	Cherry	M		16	N=2 S=1 E=2 W=1	2m	Fair	A mature Cherry displaying over all fair condition. This tree has been suppressed by the larger surrounding trees. This tree has 10+ years remaining	No impact	No works required	C2	

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
6999	Silver Birch	M	320	18	N=2 S=2 E=2 W=2	2m	Good	A mature Silver Birch displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	4.2m
7000	Silver Birch	M	380	22	N=2 S=2 E=2 W=2	2m	Good	A mature Silver Birch displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	4.8m
7001	*Populus Nigra* Lombardy Poplar	M	600	28	N=2 S=2 E=2 W=2	3m	Good	A large mature Lombardy Poplar displaying over all good condition. This tree is within falling distance of the existing car park and driveway entrance. This tree is of low ecological value. This tree is not suited for its location. This tree has 10-years remaining	No impact	Consider for removal	C2	7.0m
7002	Lombardy Poplar	M	600	28	N=2 S=2 E=2 W=2	3m	Good	A large mature Lombardy Poplar displaying over all good condition. This tree is within falling distance of the existing car park and driveway entrance. This tree is of low ecological value. This tree is not suited for its location. This tree has 10-years remaining	No impact	Consider for removal	C2	7.0m
7003	Lombardy Poplar	M	600	28	N=2 S=2 E=2 W=2	3m	Good	A large mature Lombardy Poplar displaying over all good condition. This tree is within falling distance of the existing car park and driveway entrance. This tree is of low ecological value. This tree is not suited for its location. This tree has 10-years remaining	No impact	Consider for removal	C2	7.0m

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
7004	Lombardy Poplar	M	600	28	N=2 S=2 E=2 W=2	3m	Good	A large mature Lombardy Poplar displaying over all good condition. This tree is within falling distance of the existing car park and driveway entrance. This tree is not suited for its location. This tree is of low ecological value. This tree has 10- years remaining	No impact	Consider for removal	C2	7.0m
7005	Lombardy Poplar	M	600	28	N=2 S=2 E=2 W=2	3m	Good	A large mature Lombardy Poplar displaying over all good condition. This tree is within falling distance of the existing car park and driveway entrance. This tree is not suited for its location. This tree is of low ecological value. This tree has 10- years remaining	No impact	Consider for removal	C2	7.0m
7006	Lime	M	400	18	N=3 S=3 E=3 W=3	3m	Good	A mature Lime displaying over all good condition. This tree has a limb to the east that has broken off and is overhanging on the green area and needs to be removed. This tree has 20+ years remaining.	No impact	Remove broken limb	B2	5.0m
7007	Silver Birch	M	300	20	N=2 S=2 E=2 W=2	3m	Good	A mature Silver Birch displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	4.0m
7008	Lime	M	400	18	N=3 S=3 E=3 W=3	2m	Good	A mature Lime displaying over all good condition. This tree has 20+ years remaining	Remove to facilitate the development	Remove	B2	5.0m

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
7009	Lime	M	400	18	N=3 S=3 E=3 W=3	2m	Good	A mature Lime displaying over all good condition. This tree has 20+ years remaining	Remove to facilitate the development	Remove	B2	
7010	*Betula* Birch	M	250	20	N=2 S=2 E=2 W=2	3m	Good	A mature Birch displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	3.5m
7011	Lime	M	450	16	N=3 S=3 E=3 W=3	2m	Good	A mature Lime displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	5.5m
7012	Lime	M	550	20	N=3 S=3 E=3 W=3	3m	Good	A mature Lime displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	
7013	Silver Birch	M	300	20	N=2 S=2 E=2 W=2	2m	Good	A mature Silver Birch displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
7014	Lime	M	550	20	N=3 S=3 E=3 W=3	3m	Good	A mature Lime displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	
7015	Lawson Cypress	M	300	16	N=2 S=2 E=2 W=2	0.5m	Fair	A mature Lawson Cypress displaying over all fair condition. This tree has 20+ years remaining. A tree of low ecological value	No impact	Remove and replace with appropriate species	C2	4m
7016	Lime	M		18	N=3 S=3 E=3 W=3	1m	Good	A mature Lime displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	
7017	Lime	M	500	18	N=3 S=3 E=3 W=3	2m	Good	A large mature Lime displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	6.0m
7018	Lime	M	400	16	N=3 S=3 E=3 W=3	3m	Good	A large mature Lime displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	5.0m

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
7019	Bay	M	200	14	N=1 S=1 E=1 W=1	0.5m	Good	A mature multi-stemmed Bay displaying over all good condition. This tree has 10+ years remaining	No impact	No works required	C2	3.0m
7020	Lime	M	420	18	N=3 S=3 E=3 W=3	2m	Good	A large mature Lime displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	5.2m
7021	Bay	M	200	14	N=1 S=1 E=1 W=1	0.5m	Good	A mature multi-stemmed Bay displaying over all good condition. This tree has 10+ years remaining	No impact	No works required	C2	3.0m
7022	Lime	M	400	18	N=3 S=3 E=3 W=3	2m	Good	A mature Lime displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	5.0m
7023	Birch	M	400	24	N=4 S=4 E=4 W=4	1m	Good	A large mature Birch displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	A2	5.0m

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
7024	Silver Birch	M	360	24	N=3 S=3 E=2 W=2	2m	Good	A mature Silver Birch displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	4.6m
7025	Lime	M	320	12	N=2 S=2 E=2 W=2	3m	Fair	A mature Lime displaying over all fair condition. This tree has 10+ years remaining	No impact	No works required	C2	4.2m
7026	Holly	M	280	10	N=1 S=1 E=1 W=1	1m	Good	A mature variegated Holly displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	3.8m
7027	Lime	M	450	18	N=3 S=3 E=3 W=3	2m	Good	A mature Lime displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	5.5m
7028	Silver Birch	M	360	24	N=3 S=3 E=3 W=3	3m	Good	A mature Silver Birch displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	4.6m

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
7029	Lime	M	400	18	N=3 S=3 E=3 W=3	3m	Good	A mature Lime displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	5.0m
7030	Lime	M	400	18	N=3 S=3 E=3 W=3	3m	Good	A mature Lime displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	5.0m
7031	Silver Birch	M	520	26	N=4 S=4 E=4 W=4	3m	Good	A large mature Silver Birch displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	A2	6.2m
7032	Birch	EM	180	12	N=2 S=2 E=2 W=2	2m	Good	An early mature Birch displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	2.8m
7033	Birch	M	380	24	N=3 S=3 E=3 W=3	3m	Good	A mature Birch displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	4.8m

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
7034	Lime	M	400	18	N=3 S=3 E=3 W=3	2m	Good	A mature Lime displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	5.0m
7035 x 2	Lime	M	400	16	N=3 S=3 E=3 W=3	3m	Good	Represents 2 mature Lime displaying over all good condition. These trees have 20+ years remaining	No impact	No works required	B2	5.0m
7036	Birch	M	240	20	N=2 S=2 E=2 W=2	2m	Good	A mature Birch displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	3.4m
7037 x 2	Sycamore	M	300	14	N=3 S=3 E=3 W=3	3m	Good	Represents 2 mature Sycamore displaying over all good condition. These trees have 20+ years remaining. **Note** – Immediately to the rear of these trees there is a mature Lime with same dimensions as previous Lime (7035) but due to the density of the briars it was not possible to tag this tree.	No impact	No works required	B2	4.0m
7038	Silver Birch	M	360	20	N=3 S=3 E=3 W=3	2m	Good	A mature Silver Birch displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	4.6m

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
7039	Birch	M	410	24	N=3 S=3 E=3 W=3	3m	Good	A mature Birch displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	5.1m
7040	Birch	M	380	22	N=3 S=3 E=3 W=3	3m	Good	A mature Birch displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	4.8m
7041	Birch	M	380	22	N=3 S=3 E=3 W=3	3m	Good	A mature Birch displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	4.8m
7042	Birch	M	240	20	N=2 S=2 E=2 W=2	2m	Good	A mature Birch displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	3.4m
7043	Lime	M	520	20	N=4 S=4 E=4 W=4	3m	Good	A mature Lime displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	6.2m

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
7044	Lime	M	600	22	N=4 S=4 E=4 W=4	3m	Good	A large mature Lime displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	7.0m
7045	Silver Birch	M	300	24	N=2 S=2 E=2 W=2	2m	Good	A mature Silver Birch displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	4.0m
7046	Silver Birch	M	300	24	N=2 S=2 E=2 W=2	2m	Good	A mature Silver Birch displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	4.0m
7047	Silver Birch	M	300	24	N=2 S=2 E=2 W=2	2m	Good	A mature Silver Birch displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	4.0m
7048	Silver Birch	M	300	24	N=2 S=2 E=2 W=2	2m	Good	A mature Silver Birch displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	4.0m

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
7049	Silver Birch	M	300	24	N=2 S=2 E=2 W=2	2m	Good	A mature Silver Birch displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	4.0m
7050	Silver Birch	M	300	24	N=2 S=2 E=2 W=2	2m	Good	A mature Silver Birch displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	4.0m
7051	Silver Birch	M	300	24	N=2 S=2 E=2 W=2	2m	Good	A mature Silver Birch displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	4.0m
7052	Silver Birch	M	300	24	N=2 S=2 E=2 W=2	2m	Good	A mature Silver Birch displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	4.0m
7053	Silver Birch	M	300	24	N=2 S=2 E=2 W=2	2m	Good	A mature Silver Birch displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	4.0m

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
7054	Silver Birch	M	300	24	N=2 S=2 E=2 W=2	2m	Good	A mature Silver Birch displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	4.0m
7055	Silver Birch	M	300	24	N=2 S=2 E=2 W=2	2m	Good	A mature Silver Birch displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	4.0m
7056	Silver Birch	M	300	24	N=2 S=2 E=2 W=2	2m	Good	A mature Silver Birch displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	4.0m
7057	Silver Birch	M	300	24	N=2 S=2 E=2 W=2	2m	Good	A mature Silver Birch displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	4.0m
7058	Silver Birch	M	300	24	N=2 S=2 E=2 W=2	2m	Good	A mature Silver Birch displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	4.0m

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
7059	Sycamore	M	320	18	N=4 S=2 E=3 W=3	2m	Good	A mature Sycamore displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	4.2m
7060	Sycamore	M	320	20	N=3 S=3 E=3 W=3	2m	Good	A mature multi-stemmed Sycamore displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	4.2m
7061	Oak	M	380	20	N=3 S=3 E=3 W=3	3m	Good	A mature Oak displaying over all good condition. This tree has 40+ years remaining	No impact	No works required	A2	4.8m
7062	Yew	EM		8	N=3 S=3 E=3 W=3	0.5m	Good	An early mature multi-stemmed Yew displaying over all good condition. This tree has 40+ years remaining	No impact	No works required	B2	
7063	Horse Chestnut	M	360	18	N= S= E= W=	1m	Fair	A mature multi-stemmed Horse Chestnut displaying over all fair condition. This tree is showing evidence of decline. This tree has 10- years remaining	No impact	No works required	C2	4.6m

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
7064	Cherry	M	400	20	N=4 S=4 E=4 W=4	2m	Good	A large mature multi-stemmed Cherry displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	5.0m
7065 – 7066 x 4	Silver Birch	EM	220	18	N=2 S=2 E=2 W=2	2m	Good	Represents a row of 4 early mature Silver Birch displaying over all good condition. These trees have 20+ years remaining	No impact	No works required	B2	
7067	Monterey Cypress	M		12	N=2 S=2 E=2 W=2	1m	Poor	A mature multi-stemmed Monterey Cypress displaying over all poor condition. This tree is in decline and has suffered significant stem damage	No impact	Remove based on its condition	C2	
7068	Silver Birch	M	280	18	N=2 S=2 E=2 W=2	2m	Good	A mature Silver Birch displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	3.8m
7069	Silver Birch	M	280	18	N=2 S=2 E=2 W=2	2m	Good	A mature Silver Birch displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	3.8m

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
7070	*Cedrus* Cedar	M		22	N=4 S=4 E=4 W=4	0.5m	Good	A mature multi-stemmed Cedar displaying over all good condition. This tree has 40+ years remaining	No impact	No works required	A2	
7071	Lime	M	340	16	N=3 S=3 E=3 W=3	1m	Good	A mature Lime displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	
7072	Lime	M	500	20	N=4 S=4 E=4 W=4	1.5m	Good	A large mature Lime displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	6.0m
7073	Cherry	M	500	14	N=6 S=6 E=6 W=6	2m	Good	A mature Cherry displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	6.0m
7074 x 8	*Picea Sitchensis* Sitka Spruce	M		18	N=2 S=2 E=2 W=2	1m	Good	Represents 8 large mature Sitka Spruce displaying over all good condition. These are forestry trees and not suitable for this location. These trees have 20+ years remaining	No impact	Remove based on species type	C2	

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
7075	Silver Birch	M	600	24	N=4 S=4 E=4 W=4	2m	Good	A large mature Silver Birch displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	A2	7.0m
7076	Cherry	M		18	N=4 S=4 E=4 W=4	1m	Good	A large mature Cherry displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	
7077	*Acer Platanoides* Norway Maple	M	500	20	N=4 S=4 E=4 W=4	2m	Good	A large mature Norway Maple displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	6.0m
7078	Norway Maple	M	500	20	N=4 S=4 E=4 W=4	2m	Good	A large mature Norway Maple displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	6.0m
7079	Lime	M	420	20	N=4 S=4 E=4 W=4	2m	Good	A mature Lime displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	5.2m

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
7080	*Betula Jacquemonti* Jacquemonti Birch	M	340	18	N=3 S=3 E=3 W=3	1m	Good	A mature Jacquemonti Birch displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	4.4m
7081	Silver Birch	EM	280	16	N=1 S=1 E=1 W=1	3m	Good	An early mature Silver Birch displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	3.8m
7082	*Fraxinus Excelsior* Weeping Ash	EM	260	3	N=2 S=2 E=2 W=2	1m	Fair	An early mature Weeping Ash displaying over all fair condition. This tree has 10+ years remaining	No impact	Remove based on its condition	C2	3.6m
7083	Silver Birch	M	280	18	N=2 S=2 E=2 W=2	1m	Good	A mature Silver Birch displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	3.8m
7084	Cherry	M	320	12	N=3 S=3 E=3 W=3	2m	Good	A mature Cherry displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	4.2m

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
7085	*Crataegus Monogyna* Hawthorn	M	280	6	N=2 S=2 E=2 W=2	2m	Good	A mature Hawthorn displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	3.8m
7086	Elm	M	300	12	N=2 S=2 E=2 W=2	1m	Poor	A mature Elm displaying over all poor condition. This tree is dead and should be removed in the interest of Health & Safety	Remove to facilitate the development	No works required	U	4.0m
7087	Cherry	M		12	N=4 S=4 E=4 W=4	1m	Good	A mature multi-stemmed Cherry displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	
7088	Norway Maple	M	610	20	N=4 S=4 E=4 W=4	2m	Good	A mature Norway Maple displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	7.1m
7089	Norway Maple	M	610	20	N=4 S=4 E=4 W=4	2m	Good	A mature Norway Maple displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	7.1m

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
7090	*Malus Domestica* Apple	M		10	N=2 S=2 E=2 W=2	1m	Good	A mature Apple displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	
7091	Lime	M	560	18	N=4 S=4 E=4 W=4	1m	Good	A large mature Lime displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	6.6m
7092	Ash	M	600	22	N=4 S=4 E=4 W=4	1m	Fair	A mature Ash displaying over all fair condition. This tree is showing evidence of decline. This tree has 10+ years remaining	No impact	No works required	C2	
7093	Silver Birch	EM	200	18	N=2 S=2 E=2 W=2	3m	Good	An early mature Silver Birch displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	3.0m
7094	*Salix Babylonica* Weeping Willow	M	400	18	N=4 S=4 E=4 W=4	1m	Good	A large mature Weeping Willow displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	A2	5.0m

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
7095	Silver Birch	M	360	22	N=3 S=3 E=3 W=3	2m	Good	A mature Silver Birch displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	4.6m
7096	Silver Birch	M	360	22	N=3 S=3 E=3 W=3	2m	Good	A mature Silver Birch displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	4.6m
7097	Sycamore	EM		6	N=2 S=2 E=2 W=2	1m	Fair	An early mature Sycamore displaying over all fair condition. This tree is partially uprooted. This tree has 10+ years remaining	No impact	No works required	C2	
7098	Cherry	M	240	6	N=0.5 S=0.5 E=0.5 W=0.5	1m	Poor	A mature Cherry displaying over all poor condition. This tree is in advanced decline.	Remove to facilitate	Remove	U	3.4m
7099	Sweet Chestnut	EM	240	8	N=2 S=2 E=2 W=2	1m	Good	An early mature Sweet Chestnut displaying over all good condition. This tree is a good future tree for the site. This tree has 40+ years remaining	No impact	No works required	B2	3.4m

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
7100	Blue Atlas Cedar	M	400	18	N=4 S=4 E=4 W=4	0.5m	Good	A mature Blue Atlas Cedar displaying over all good condition. This tree has 40+ years remaining	No impact	No works required	A2	5.0m
7101	Cherry	M	500	14	N=6 S=6 E=6 W=6	2m	Good	A large mature Cherry displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	6.0m
7102	Cherry	M	300	10	N=2 S=2 E=2 W=2	1.5m	Good	A mature Cherry displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	4.0m
7103	Common Oak	M	500	18	N=6 S=6 E=6 W=6	2m	Good	A large mature Common Oak displaying over all good condition. This tree has 40+ years remaining	No impact	No works required	A2	6.0m
7104	Silver Birch	EM	200	8	N=0.5 S=0.5 E=0.5 W=0.5	1m	Fair	An early mature Silver Birch displaying over all fair condition. This tree has been suppressed by the larger surrounding trees. This tree has 10+ years remaining	No impact	Remove based on its condition	C2	

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
7105	Lawson Cypress	M	400	14	N=2 S=2 E=2 W=2	1m	Fair	A mature Lawson Cypress displaying over all fair condition. This tree has 20+ years remaining. A tree of low ecological value	No impact	Remove based on its condition	C2	
7106	Silver Birch	M	500	24	N=4 S=4 E=4 W=4	1.5m	Good	A large mature Silver Birch displaying over all good condition. This tree has 40+ years remaining	No impact	No works required	A2	6.0m
7107	Silver Birch	M	400	20	N=4 S=4 E=4 W=4	2m	Good	A mature Silver Birch displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	5.0m
7108	Lime	M		16	N=3 S=3 E=3 W=3	2m	Good	A mature Lime displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	
7109	Deodar Cedar	M	700	20	N=4 S=4 E=4 W=4	1m	Good	A large mature Deodar Cedar displaying over all good condition. This tree has 40+ years remaining	No impact	No works required	A2	

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
7110	Turkey Oak	EM	380	14	N=3 S=3 E=3 W=3	1.5m	Good	An early mature Turkey Oak displaying over all good condition. This tree has 40+ years remaining	No impact	No works required	B2	4.8m

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
T1	Sycamore	M	500	20	N=4 S=4 E=4 W=4	3	Good	A large mature sycamore displaying a god overall condition	Remove to facilitate the development	Remove	B2	6m
T2	Sycamore	M	500	20	N=4 S=4 E=4 W=4	3	Good	A large mature sycamore displaying a god overall condition	Remove to facilitate the development	Remove	B2	6m
T3-T4	Sycamore	EM	240	10	N=1 S=1 E=1 W=1	2	Fair	A cluster of self-seed sycamore	No impact	Remove based on condition	C2	
T5	Ash	M	520	24	N=3 S=3 E=3 W=3	4	Good	A large mature sycamore displaying a good overall condition	Remove to facilitate the development	Remove	B2	6.2m
T6	Sycamore	EM	280	12	N=2 S=2 E=2 W=2	2	Fair	An early-mature sycamore	Unknown	No impact	No works required	3.8m
1783	Yew	M	550	16	N=4 S=4 E=4 W=4	2	Good	A large mature Yew, fantastic specimen	Unknown	No impact	No works required	6.5m

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
1784 x 3	Sycamore	M	500	24	N=3 S=3 E=3 W=3	2	Good	A cluster of three mature sycamore	No impact	No works required	B2	6m
1785	Sycamore	M	700	24	N=4 S=4 E=4 W=4	3	Good	A large mature sycamore displaying a god overall condition	No impact	No works required	A2	8m
1786-1787 x 4	Sycamore	M	600	24	N=3 S=3 E=3 W=3	3	Fair	A row of four large mature sycamore	No impact	No works required	B2	7m
1788	Beech	M	420	24	N=3 S=3 E=2 W=3	3	Good	A large mature beech displaying a good overall condition	No impact	No works required	A2	5.2m
1789	Sycamore	M	400	20	N=2 S=2 E=2 W=2	3	Good	A mature sycamore displaying a good overall condition	No impact	No works required	B2	5m
1790	White poplar	M	800	28	N=6 S=6 E=6 W=6	4	Good	A large mature Poplar	No impact	No works required	B2	9m

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
1791	Sycamore	M	500	22	N=3 S=3 E=3 W=3	3	Good	A large mature sycamore displaying a god overall condition	No impact	No works required	B2	6m
1792	Sycamore	M	380	16	N=2 S=2 E=2 W=2	2	Fair	A large mature sycamore displaying a fair overall condition	No impact	No works required	C2	4.8m
1793	Sycamore	M	600	24	N=4 S=4 E=4 W=4	3	Good	A large mature beech displaying a good overall condition	No impact	No works required	B2	7m
1794 x 4	Sycamore cluster	M	540	24	N=3 S=3 E=3 W=3	3	Good	A cluster of four large mature multi-stemmed sycamore	No impact	No works required	B2	6.4m
1795	Sycamore	M	700	26	N=4 S=4 E=4 W=4	3	Good	A mature sycamore displaying a good overall condition	No impact	No works required	A2	8m
1796	Sweet chestnut	M	1200	28	N=6 S=6 E=6 W=6	3	Good	A large mature sweet chestnut, a fantastic specimen	No impact	No works required	A2	12m

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
1797	Elm	M	500	22	N=3 S=3 E=3 W=3	4	Good	A large mature elm displaying a god overall condition	No impact	No works required	B2	6m
1798	Beech	M	950	24	N=6 S=6 E=6 W=6	4	Fair	A large mature beech displaying a fair overall condition	No impact	No works required	A2	10.5m
1799	Elm	M	500	24	N=3 S=3 E=3 W=3	6	Good	A large mature elm displaying a god overall condition	No impact	No works required	B2	6m
1800	Sycamore	M	450	24	N=3 S=3 E=3 W=3	3	Good	A mature sycamore displaying a good overall condition	No impact	No works required	B2	5.5m
T7	Lime	M	400	18	N=3 S=3 E=3 W=3	3m	Good	A mature Lime displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	5.0m
T8	Lime	M	400	18	N=3 S=3 E=3 W=3	3m	Good	A mature Lime displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	5.0m

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
T9	Lime	M	400	18	N=3 S=3 E=3 W=3	3m	Good	A mature Lime displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	5.0m
T10	Lime	M	600	24	N=5 S=5 E=5 W=5	3m	Good	A mature Lime displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	7m
T11	Lime	M	400	18	N=3 S=3 E=3 W=3	3m	Good	A mature Lime displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	5.0m
1800	Sycamore	M	450	24	N=3 S=3 E=3 W=3	3	Good	A mature sycamore displaying a good overall condition	No impact	No works required	B2	5.5m
T7	Lime	M	400	18	N=3 S=3 E=3 W=3	3m	Good	A mature Lime displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	5.0m
T8	Lime	M	400	18	N=3 S=3 E=3 W=3	3m	Good	A mature Lime displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	5.0m

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
2570	oak	SM	150	10	N=2 S=2 E=2 W=2	2	Good	A semi-mature oak in good condition	No impact	Retain	B2	2.5m
2571	Hawthorn	EM	120	6	N=2 S=2 E=2 W=2	1m	Fair	A multi-stemmed hawthorn	No impact	Retain	C2	2.2m
2572	Ash	EM	250	16	N=2 S=2 E=2 W=2	1m	Good	An early mature ash	No impact	Retain	B2	3.5m
2573	Oak	M	450	20	N=4 S=4 E=4 W=4	6m	Good	A large mature oak displaying a good overall condition	No impact	Retain	A2	5.5m
2574	Oak	EM	200	12	N=2 S=2 E=3 W=3	1m	Good	An early mature oak in good condition	No impact	Retain	B2	3m
2575	Sycamore	SM	80	5	N=1 S=1 E=1 W=1	1m	Good	Semi-mature sycamore	No impact	Retain	C2	1.8m

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
2576	Oak	M	460	18	N=4 S=2 E=2 W=2	6	Good	A mature oak in good condition	No impact	Retain	A2	5.6m
2577	Oak	M	300	12	N=4 S=2 E=2 W=2	4m	Good	A mature oak in good condition	No impact	Retain	A2	4m
2578	Ash	M	300	18	N=4 S=4 E=4 W=4	1m	Good	A mature ash	No impact	Retain	B2	4m
2579	Ash	M	400	20	N=4 S=4 E=4 W=4	6m	Good	A large mature ash displaying a good overall condition	No impact	Retain	B2	5m
2574	Oak	EM	200	12	N=2 S=2 E=3 W=3	1m	Good	An early mature oak in good condition	No impact	Retain	B2	3m
2575	Sycamore	SM	80	5	N=1 S=1 E=1 W=1	1m	Good	Semi-mature sycamore	No impact	Retain	C2	1.8m

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
4640	Scots pine	M	600	24	N=0 S=0 E=0 W=0	6	Dead	Maintain as standing habitat	No impact	Retain	U	
4641	Sycamore	M	420	24	N=4 S=4 E=4 W=4	4m	Good	A large mature sycamore	No impact	Retain	B2	5.2m
4642	Sycamore	Em	120	8	N=1 S=1 E=1 W=1	3m	Fair	A self0-seed sycamore	No impact	Retain	C2	2.2m
4643	Yew	M	500	14	N=4 S=4 E=4 W=4	2m	Good	A large mature a Yew displaying a good overall condition	No impact	Retain	A2	6m
4644	Yew	M	500	14	N=4 S=4 E=4 W=4	2m	Good	A large mature a Yew displaying a good overall condition	No impact	Retain	A2	6m

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
6826	Ash	M	380	22	N=3 S=3 E=3 W=3	4m	Good	A mature multi-stemmed Ash displaying over all good condition. This tree has 20+ years remaining	Remove to facilitate the bridge	No works required	B2	4.8m
6827	Holly	M	200	10	N=3 S=6 E=3 W=3	2m	Good	A mature multi-stemmed Holly displaying over all good condition. This tree has 20+ years remaining.	Remove to facilitate the bridge	No works required	B2	3.0m
6828	Oak	M	400	6	N=1 S=1 E=1 W=1	2m	Poor	A mature Oak displaying over all poor condition. This tree is partially blown over. This tree has 10- years remaining	Impacted by the proposed road	Remove	U	5.0m
4636	Oak	M	340	14	320	3	Good	A mature oak in good condition	Remove to facilitate the bridge	Remove	B2	4.2m

Section 2: Arboricultural Method Statement

Introduction
This report has been prepared in accordance with British Standard 5837: Trees in relation to design,demolition and construction – Recommendations (2012) which provides a methodology for the assessment and protection of trees and other significant vegetation on development sites.
Sequence of Operations
• Proposed tree works. • Installation of tree protection measures. • Enabling works. • Construction of proposal and the installation of drainage and services. • Landscaping. *Alternative sequences can be discussed and agreed with the local authority and project manager if required.*
Supervision All key / critical activities that will affect trees during construction will be inspected and monitored bythe approved arboricultural consultant. • Pre-commencement meeting with site manager and local authority to confirm location of treeprotection measures. • Inspection of all tree works and tree protection measures prior to the commencement ofworks. • Monthly site visits to inspect tree protection measures are in place and reports issued to thelocal authority. • Supervision during the excavation works within the RPAs of retained trees. • Supervision during the installation of all services within tree RPAs. • Supervision during any other works that may affect retained trees. • Inspection upon completion.

Arboricultural Method Statement	
Scope	**Methodology**
Pre-commencement meeting	Prior to the commencement of works, a meeting between the arboricultural consultant, local authority and the site manager will be held in order to discuss the tree protection measures and proposed works required in closeproximity to trees. Contact details of all parties will be circulated to ensure all team membersare able to communicate correctly. The site manager will be responsible for the protection of all retained trees for the duration of the project. Whenever necessary, the site manager will engage the arboricultural consultant to ensure trees are adequately protected. The appointed arboricultural consultant will be available for verbal advice throughout site works.
Tree Works	Please refer to the Tree Work Schedule at Appendix A for a list of all proposed tree works. The location of trees to be removed are highlighted on the Tree Removals Plan at Appendix B. It is the responsibility of the Site Manager to ensure all tree works have been approved by the local planning authority. All tree works will be carried out by a reputable arboricultural contractor inaccordance with the recommendations given in BS 3998:2010 – Tree Work Recommendations. All tree works should be carried out in accordance with Section 40 of the Wildlife Act 1976 and Section 46 of the Wildlife (Amendment) Act 2000. It is the responsibility of the arboricultural contractor to ensure that no protected species are harmed whilst carrying out site clearance or tree surgery works.

Tree Protection	The position of protective fencing for construction is shown on the Tree Protection Plan at Appendix B. Protective fencing will be constructed and installed using fencing in accordance with BS5837:2012, please refer to the attached Tree Protection Plan for the specification. Alternatives to those shown must be agreed in advance by the client approved, arboricultural consultant.

	Any machinery / site operative within tree RPAs must operate on the appropriate ground protection at all times, this will include the installation and removal of ground protection. Ground protection measures must be installed in accordance with industry best practice guidance as stated within Section 6.2.3.3 of BS 5837:2012. They must be fit for purpose and capable of supporting any traffic entering or using the site without being distorted or causing compaction of underlying soil. No materials or equipment other than those required to erect protective fencing will be delivered to the site before the fencing is installed. Signs will be fixed to every third panel stating, *'Tree Protection Area Keep Out – Any incursion into the protected area must be with the agreement ofthe local authority or arboricultural consultant'*. The main contractor will inform the local authority and the arboricultural consultant that tree protection is in place before site clearance works commence. No alteration, removal or repositioning of the tree protection will take placeduring construction without the prior consent of the arboricultural consultant.
Compound Area	The proposed site compound area has not yet been designed; however, the considerations below must be followed: The site compound must be located outside the designated TPZs as highlighted on the Tree Protection Plan at Appendix B. No excavation works within tree RPAs are permitted to install temporary services for site cabins and facilities. Any temporary services within tree RPAs must be above ground and protected accordingly. No operating generators or toxic liquids will be stored within the RPAs of retained trees during construction. Overhanging tree canopies must be taken into consideration when transporting, installing and removing site cabins near tree crowns. A banksman will be present during this process to ensure that all operations are carried out in a controlled manner and no part of the

	cabin meets overhanging tree crowns.

Installation of cellular confinement system	The installation of the cellular confinement system will be carried out underarboricultural supervision using the following methodology: The existing vegetation in the location of the footpath will be sprayed using a suitable herbicide that is not detrimental to trees and the area left for theprescribed timescale (normally 14 days). Once vegetation has died off the area will be raked and if levelling is required this will be carried out through the spreading of lawn sand or a good quality topsoil. Once levelled the area will be covered by a permeable membrane onto which the cellular system will be laid. This will then be infilled with 20-40mm angular non-fine aggregate and edged with pressure treated pegged timber board or similar. Please refer to the manufactures guidelines for additionalinformation. The finishing surface layer will consist of a permeable hard surface material.
Installation of fencing within RPAs	The installation of fencing within the RPAs of retained trees will be carriedout using the following methodology: Post holes will be carefully positioned as far away from the stem of trees as possible (minimum 50 cm) to minimise contact with tree stems and significant tree roots. Holes will be manually excavated with the use of hand tools only and where roots greater than 25mm in diameter or large fibrous roots are present, theposition of the hole will be slightly altered to avoid potential root damage. If the position of the hole cannot be altered, roots greater than 25mm in diameter or large fibrous roots will be protected with flexible plastic pipes and retained within the pit. In some cases, individual roots less than 25mm in diameter may be pruned, making a clean cut with a suitable sharp sterile tool (e.g. secateurs or handsaw). Once the required depth has been excavated, the hole will be lined using

	1000-gauge polythene and filled with the appropriate concrete mix.
Landscape Operations	All landscape operations within the protected area will be carried out by hand, using hand tools only, unless otherwise agreed with by the arboricultural consultant.

	No dumping of spoil or rubbish, parking of vehicles or plant, storage ofmaterials or temporary accommodation will be undertaken within the TPZs. All tree roots within the RPAs greater than 25mm diameter will be retainedand worked around. Soil levels will not be increased or reduced within the RPAs of trees without prior agreement from the arboricultural consultant.
General Principals to Avoid Damage to Trees	All tree works will be carried out in accordance with the recommendationsgiven in BS 3998 (2010). No fires will be permitted within 20m of the crown of any tree. No changes in soil levels will take place within the tree protection zones without prior written consent of the local authority. No materials, vehicles, plant or personnel will be permitted into the tree protection zones at any time without the prior consent of the arboriculturalconsultant. Any liquid materials spilled on site will be immediately cleared up and removed from the site. If liquid fuel or cement products are spilled within 2m of the tree protection zone, the contractor will report the incident to thearboricultural consultant immediately. The contractor will report any damage to trees or shrubs, whether caused by construction activities or from any other cause, to the arboricultural consultant immediately.

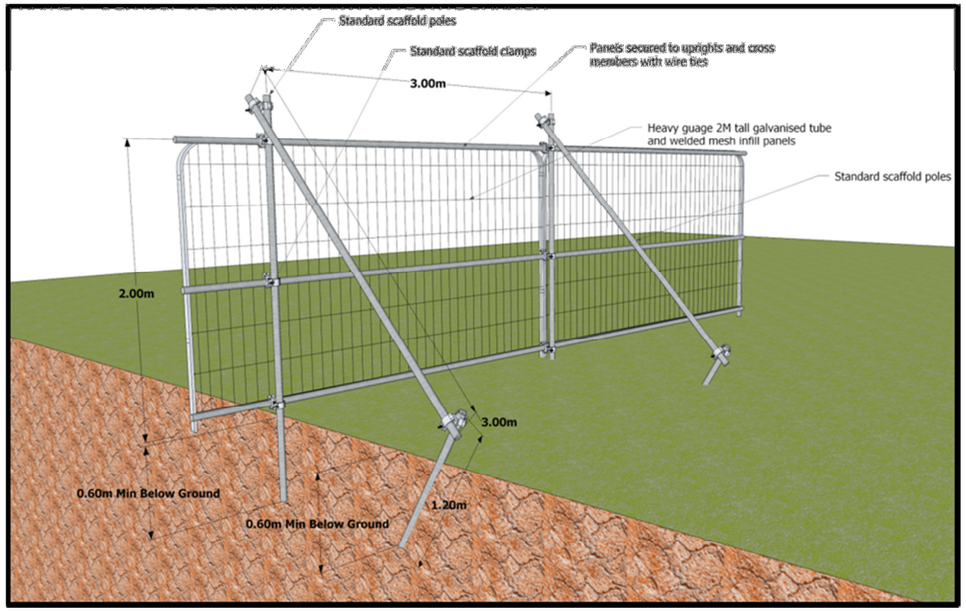


Figure 3 Default specification for tree protection barrier in accordance with BS5837:2012

This report was prepared by:

Michael Garry, BSc. Arb. Dip Arb M.Arbor, Pgrad Ecology (UCC)
Arbor-Care Ltd, Professional Consulting Tree Service

Yours in Conservation,
Michael Garry.
www.arborcare.ie

This report was prepared by:

Michael Garry, BSc. Arb. Dip Arb M.Arbor, Pgrad Ecology (UCC)
Arbor-Care Ltd, Professional Consulting Tree Service

Yours in Conservation,
Michael Garry.
www.arborcare.ie

- Appendix 3.4 - Historic Landscape Assessment Report by Forestbird Design

HISTORIC LANDSCAPE ASSESSMENT

August 2020

Besborough House Demesne
Ballinure, Mahon, Cork

Forestbird Design
landscape architecture landscape planning environmental design

Alting Cottage
Ballybranagh
Cloyne
Co. Cork
www.forestbirddesign.com

Document Title:	Historic Landscape Assessment Report
Issue Date:	18th August 2020
Site Location:	Besborough Demesne, Mahon, Cork
Townland:	Ballinure
Irish National Grid Reference:	(E,N) 571800, 570250
Client:	Estuary View Enterprises 2020 Limited
Report Author:	Mike Waldvogel, MILI

1 - INTRODUCTION

Forestbird Design has been commissioned by Estuary View Enterprises to prepare a Historic Landscape Assessment for the lands at the Besborough Demesne in Ballinure, Mahon, Cork. The author of this report, Mike Waldvogel, has more than 20-years experience as a Landscape Architect and is a specialist in Landscape and Visual Impact Assessment. Within this heading falls the expertise in assessing cultural and historic landscapes. Mike is a corporate member of the Irish Landscape Institute. Having assessed dozens of potential development lands within the city boundary and involved with projects as nearby as Skehard Road, Mahon, Blackrock and Rochestown, he is familiar with the local history, landform and landscape characteristics of the area. Varying documents also refer to the house as 'Bessborough', 'Bessboro' and 'Bisboro' with the spelling 'Besborough' selected for this report due to its consistent use in Ordnance Survey maps.

2 - METHODOLOGY

This report was developed through a combination of on-site investigations and desktop research. The research involved analysing cartographic information, historical reference texts and publications on the application of Historic Landscape Assessments. It is intended that this document be read in conjunction with the *Cultural Heritage Assessment* produced by John Cronin and Associates, as their work provides historical details not duplicated here. The other primary resources referenced include the following:

- Ordnance Survey historical mapping (6-inch, 25-inch, Cassini)
- National Monuments Service Archaeological Survey of Ireland
- National Inventory of Architectural Heritage database
- National Museum of Ireland online database
- Aerial photography from Google and Bing Maps
- Cork City Development Plan 2015-21 (objectives, designated sites and landscape policy)
- National Biodiversity Data Centre national vegetation database and heritage trees
- Landscape Institute (2013) *Guidelines for Landscape and Visual Impact Assessment*, 3rd edition
- The Heritage Council (2013) *Historic Landscape Characterisation in Ireland: Best Practice Guidance*
- Howley, James (2004) *The Follies and Garden Buildings of Ireland*
- Buxbaum, Tim (2002) *Icehouses*
- Robinson, William (1870-1895, rev.2010) *The Wild Garden*, 5th edition
- Ballitore Quaker Library and Museum (Quaker Garden Research)
- Powers, Jane (2015) *The Irish Garden*

3 - SITE BACKGROUND

Besborough House is a Georgian country house dating back to 1760, passing through a series of Quaker gentry and eventually purchased by the Sacred Heart Order in 1922, who are still on site today. Although the grounds sit within close proximity to urban life, the site has a discreet entrance and a sense of separation from surrounding activity. Besborough House is a *Protected Structure* (PS490), a *National Monument* (NM ref. no. CO074-077) and listed on the *National Inventory of Architectural Heritage* (NIAH ref. no. 20872005). Within the demesne are an Icehouse (NM CO074-051) to the west, a Farm Complex and Walled Garden (NIAH 20872006) to the north and a Tower Folly (NIAH 20872007) to the east.

The site is accessed at a single point through a historic stone and wrought iron gateway. Stone boundary walls are largely intact. The internal landscape generally consists of a defined entry drive, large pastures and mature parkland trees at the periphery. The land undulates, but with a natural fall towards the estuary to the south. The historic site was permanently altered with the construction of the South Ring Road (N40).

Aerial reference image of site and environs (courtesy of Bing Maps and Microsoft ©2020).

4 - WHAT IS A HISTORIC LANDSCAPE ASSESSMENT?

A *Historic Landscape Assessment* (HLA) is a report that documents past landscape use, the evolution of the landscape over time and identifies the key components linked to such historical use. In order to draw conclusions on individual components, they need to be brought into relationship of the greater landscape. In this instance, the HLA would cover the greater demesne lands, beyond the central building cluster. The individual elements are intrinsically linked and assessed regardless of current ownership.

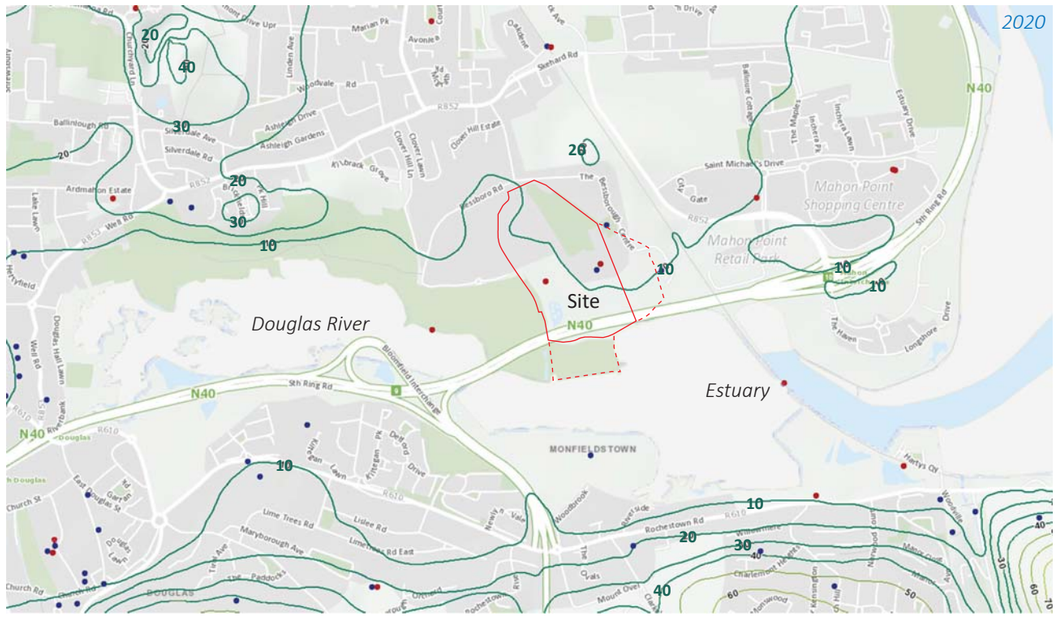
There are no statutory guidelines on HLA. But there is a quality framework laid out by the Heritage Council, National Monuments Service, the Landscape Institutes and published notes from An Taisce. The combination of these provides clarity in HLA approach. At this site, the HLA would include the following investigations:

- Historical written and map references pertinent to the site and environs
- Original landscape extent of the demesne and land use pertinence
- Identifying a period of landscape significance and landscape trends during this time
- Overview of the types, ages and arrangement of the trees on site
- Evolution of the landscape with evolution of the site use and external influences
- Assessment of historic and cultural benefit of current landscape, including degree of importance
- Conclusion to assess potential impact of proposals

5 - LANDSCAPE SETTING

Naturally, the lands are located on a gently sloping hillside that falls towards the Douglas River and Cork Harbour estuary. The map below illustrates the historical site in terms of landform. The house sits on a highpoint within the site, but in the larger context the site itself is not one of prominence. Knolls to the east at Lakeland (modern Mahon Interchange), to the west at Ballinlough and the steep hillsides of Rochestown across the estuary would have been more visible. It benefits from a sheltered position and access to the water. Site archaeology is recent and a direct result of the demesne.

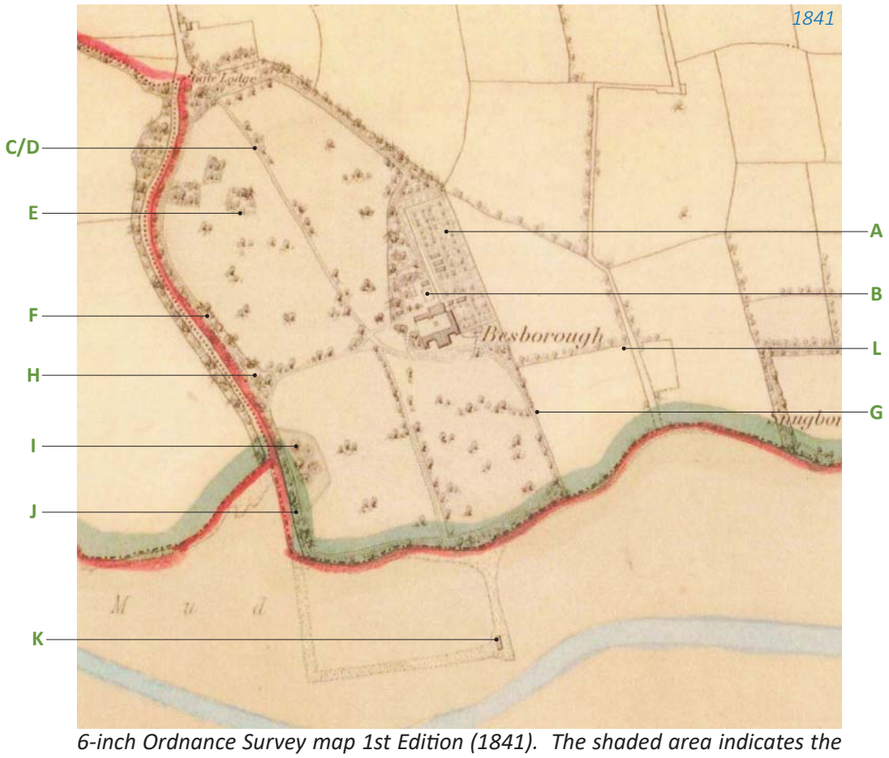
(Above) Ordnance Survey 6-inch map (1841) overlaid with contour data and archaeology (red dots = NM, blue dots = NIAH). The original demesne is outlined in red, with dashed red lines indicating natural extensions of the demesne lands. The parcel size and proximity to the water indicate a privileged setting, but the landform suggests an estate with a localised degree of visibility. (Below) The original demesne outline overlaid onto a modern map of the area, with the N40 severing the southern portion of lands.



6 - HISTORICAL REFERENCE MAPS

The maps prior to the 1841 6-inch Map identify Besborough as a house of status, but give little information on the landscape or contents therein. The 1841 map provides the first detailed graphic account of the site. However, at this stage the demesne would have been in place for more than 80 years. In interpreting landscape use prior to 1841, we can make inferences based on how the buildings evolved, the landscape trends of the time and the business and religion of the landowners.

By 1760, there was a trend for 'designed landscapes' and there were numerous publications to which the landed gentry could refer. Preferences could lean towards the more ornamental French style or the planned natural English style. Neither appears to have been wholeheartedly embraced, which could be influenced by the fact that for the first 150 years, the landowners were Quakers. As pertains landscape history, Quakerism has a close link to the natural world. Their landscapes often had animals, individual tree planting and typically shunned high degrees of ornament or amenity. From these roots, we can comment on the detail of the 1841 6-inch map.



6-inch Ordnance Survey map 1st Edition (1841). The shaded area indicates the demesne lands. The two parcels to the east may have been used by Besborough, but they do not form part of the original demesne designation.

A - The structured parterre garden is offset from the main house, indicating that it was likely a functional garden and not for ornament. It also contains grow houses close to the house, whereby aesthetic design would have placed them at the rear periphery of the garden.

B - North of the house is a small area that likely housed pens for small livestock (chickens, pigs). Beyond this is an area of dense vegetation, potentially fruit. It also includes the largest trees on site, indicating that these may have been native trees or planted as part of an avenue when the house was first constructed.

C - The central access drive only has clusters of tree planting (moderate age) and is not planted as a contiguous avenue (as it is today). It also does not stand out in the hierarchy of paths. It is reasonable to assume that the original access drive followed the northeast boundary, where a larger track with more mature trees is represented. The central drive probably arose due to increased horse and cart traffic as roads improved in the late 1700- early 1800's and the benefit of water access declined.

6 - HISTORICAL REFERENCE MAPS

D - The paths are all fairly wide, indicating their main purpose was for a cart and not pedestrian promenades.

E - The demesne is divided up into four field parcels, each with parkland-type tree planting or roughly the same age (moderate). This indicates the fields were intentionally planted and used as animal pastures, not grains or crops.

F - Boundary planting to all sides is notably thick and of mixed species (primarily deciduous). There are also boundary walls within the tree planting; all indicating a desire for a degree of privacy.

G - The two field parcels east of the house are not indicated as part of the demesne. But, the lack of boundary between them and the presence of a shared track hints that they may have been used by the demesne (crops/grain) or had a close relationship with the landowner.

H - There is a direct track west of the house leading approximately to where the Ice House is today. The Ice House is not clear on the map (in vegetation), but the late 1700's would have been a likely installation period, particularly this close to boat access and for a business that would need to store goods.

I - The pond with 5 islands is a distinct feature and illustrates vegetation on the islands. At this time there is no vegetation to the edge of the pond (as today), so there is an unimpeded visual link to the house. The use of 5 islands in a pond this size is very unusual and its meaning is also unclear. As the islands appear equal in size, it could allude to a familial connection to the number 5, a means of separating certain types of animals or a religious anecdote to the *Testimonies* of Quakerism at the time. Written description reveals that the pond was later used as an amenity (late 1800's), but amenity may not have been its original intent.

J - Within the walls but along the site periphery, a sizable track is indicated; providing a looped circuit back to the parterre garden area. Adjacent to the pond, the track runs along the west.

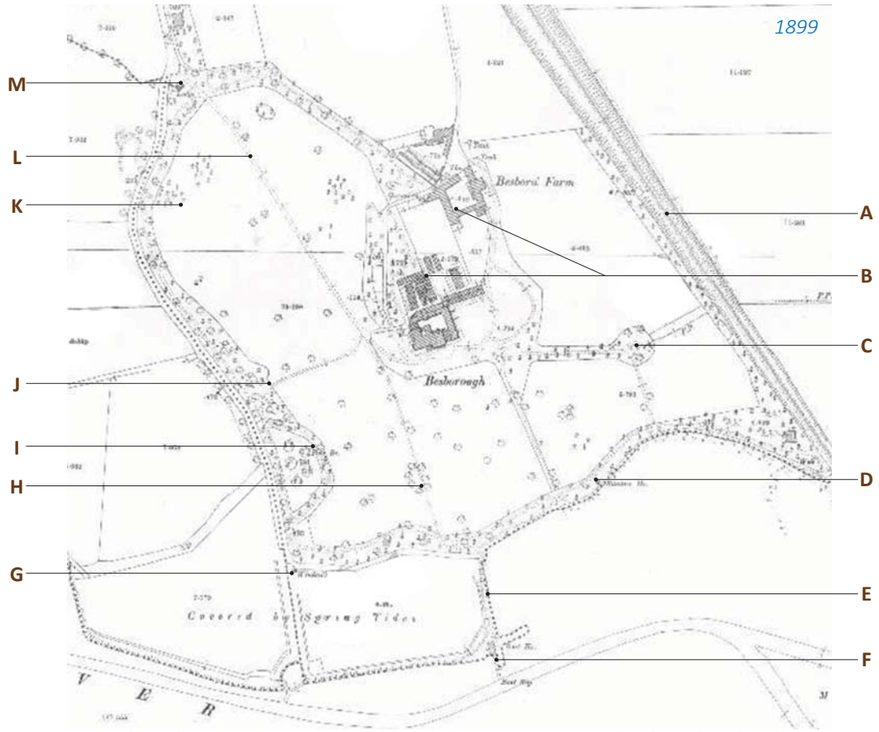
K - Beyond the boundary walls, but likely an important part of the functioning of the demesne is a boat house and access routes. The access would likely have been made of built-up shingle, protecting the route from regular tides (but not spring tides). It accesses both the demesne and the track to the west. The fact that it makes a square (rather than merging into a single route) means that the internal square may have been protected for a coastal agricultural use.

L - The two agricultural parcels east of the house are separated by a hedgerow. This would not form part of the Folly avenue we see today. Where the hedgerow meets the track, some have argued that this square is the Folly. It is an odd juxtaposition and would be highlighted grey if it were the Folly. A wave of follies (particularly castle follies) arose across Ireland during the famine years of the late 1840's.

From the 1841 6-inch map to the 1899 25-inch map, the house was occupied by one family. This period also saw a number of changes to the demesne, achieving the size we are more familiar with today. The advent of the railway line creates a abrupt boundary to the east, allowing the two field parcels east of the house to be amalgamated within the domain of the house. North of the house, the farm has expanded considerably, with structures attaining a larger footprint than the house itself. The introduction of the Folly expands the landscape equally from west to east, centred on the house.

Photo of the house from the 1880's, with a manicured lawn and planted urns; yet still functional land as wire fencing separates the pasture.

The late 1800's saw a change in Irish lifestyle, with recovery from the famine and the advent of parkland as amenity (whether it be private or public). These changes also occurred within Besborough. The Folly expanded the landscape, as a romantic and amenity focal point. A 'Summer House' was introduced along the shoreline, a frivolous feature where one could take tea or use for play. A slip was enhanced at the Boat House, likely for pleasure access rather than business. And written text alludes to the Pike family using the pond for paddling boats.



25-inch Ordnance Survey map (1899). These maps typically show less landscape ornament, but provide more clarity for boundaries, access routes and tree types.

A - The railway line from Cork City to the Passage West docks is introduced, severing the site from lands to the east. Buffer planting has been installed adjacent to the track (not always the case at this time).

B - The farm complex substantially increases, minimising the importance of the former parterre garden.

C - Amalgamation of adjacent lands and construction of the Folly (a partial castle keep) create a new focal point and visual feature for passersby on the train. New types of parkland trees form an avenue, including a Monkey Puzzle, Scots Pine and a Copper Beech (in addition to traditional Beech, Oak, Yew and Ash).

D - A Summer House with views over the estuary expands the landscape amenity.

E - The Townland boundary has changed, incorporating the coastal reconfiguration.

F - The Boat House remains and is enhanced with an expanded slip (likely amenity).

G - A windmill is introduced at the edge of the coastal reconfiguration. No longer extant, it could have served an amenity purpose (focal point from house) and a functional purpose (coastal agricultural square or water circulation within the pond).

H - A circular band of trees appears, but none remain today. Aligned with the track, they would have been an ornamental feature, possibly new tree species at the period or short-lived ornamental trees (like Cherry).

I - The pond is cleanly presented, illustrating coniferous trees on the islands (as is today) and a footbridge to the northeast island. A vegetative buffer has been introduced to the edge of the pond, likely obscuring visibility from the house.

J - The track crossing the field west of the house appears to access the pond and not a direct link to the Ice House. The Ice House is indiscernible on this map, which may indicate its' disuse or coverage by vegetation.

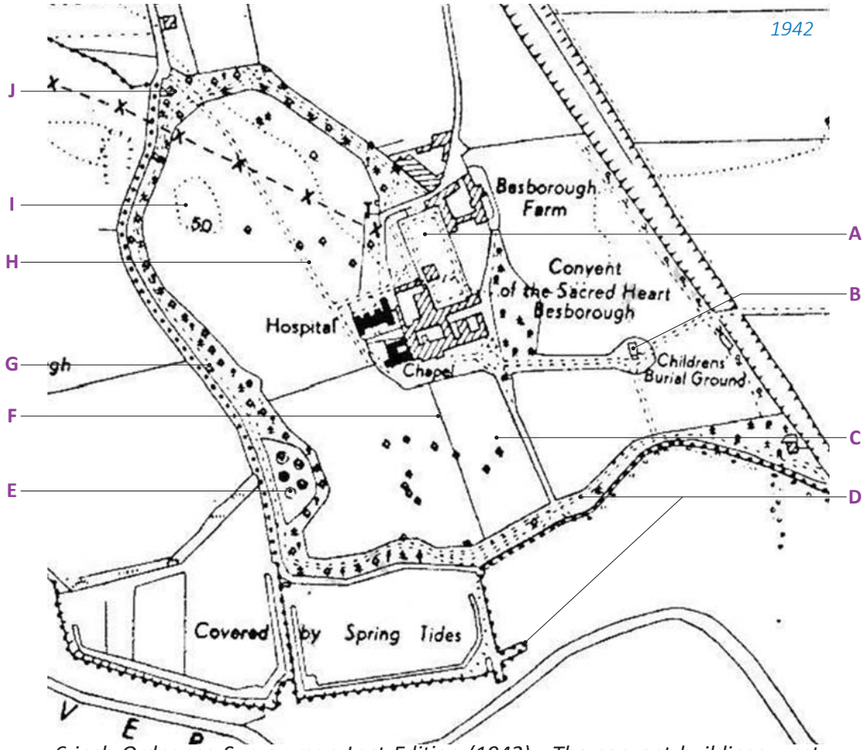
K - Tree clusters still exist within the field parcels, indicating they are still used as pastures (not crops).

L - The central avenue is now the prominent track, but avenue planting has not yet commenced.

M - The Gate Lodge is as per the 1841 map and the entrance has the current concave boundary.

Between the 1899 25-inch map to the 1942 6-inch Last Edition map, the house underwent a change of occupancy, which also resulted in a change of landscape uses. The map below illustrates the evolution of the site 20 years after being acquired by the Sacred Heart Order. Substantial additions and subtractions were made to the buildings. While many of the amenities from the second half of the 1800's are present, they appear less prominent. It should be noted that the Last Edition maps typically contain less landscape detail than earlier versions, so maps cannot be compared like-for-like.

Suburban growth from Cork began to make its way to the gates of Besborough. With a significant increase in occupant numbers on site, the use of the grounds for casual amenity is also anticipated to have increased. However, amenity may have been limited to walks/promenades. The loop path along the boundary wall is a significant landscape feature and the convent uses are highlighted.



6-inch Ordnance Survey map Last Edition (1942). The convent buildings west and east of the House result in significant changes to its landscape setting.

A - The walled garden appears intact and de-cluttered, perhaps for resident use.

B - Association with the Folly has been altered by attaching an area of solemn commemoration to it. It is of interest that trees are not shown along the avenue, despite significant specimens having been present.

C - Trees are still shown within the southern pasture.

D - The Summer House, Boat House and slipway are unmarked, but appear intact.

E - The pond is still clearly identified with 5 islands and a buffer of planting to all sides.

F - Former tracks to the Ice House and estuary appear to have been downgraded to fencelines.

G - The Ice House is visible on the map, adjacent to a clearly defined perimeter path.

H - Despite the advent of the motor car, the entrance avenue does not illustrate upgrading from a track. Avenue tree planting is still not indicated.

I - 50' contours appear on the map, identifying the site high point. Former tree planting has been removed.

J - The Gate Lodge, mature tree planting and concave entrance are extant.

7 - CURRENT LANDSCAPE INVENTORY

Some elements of the existing landscape have been well maintained, while others have been neglected. In developing a landscape inventory, we look at both hardscape and vegetation. Pertinent existing components are described below and assessed on a scale of 1-5 based on the relevance of the element to the historic landscape and the condition it is in.

Category 1 = Low Importance; no landscape heritage link or is a modern artefact in place of a historic one, loss would have no detrimental impact on the historic landscape.

Category 2 = Minor Importance; a feature that exists from a historic era, but has little impact on the landscape character or landscape intent, loss is acceptable with compensation.

Category 3 = Moderate Importance; a feature that adds to the historic landscape character and should be retained, loss at this level is not detrimental individually, but cumulative loss must be assessed. This category could include important elements that are in poor condition.

Category 4 = High Importance; a prominent feature that should be retained, loss at this level would have significant impact, but not an impediment to comprehending the historic landscape.

Category 5 = Extremely Important; a key feature requiring retention and protection, loss at this level would be detrimental to proper interpretation of the historic landscape.

Item: Entrance Piers
Comments: Scale and offset to eachother
Category: 4

Item: Entrance Wrought Iron Fence
Comments: Curved form and finial design
Category: 4

Item: Cobble Paving
Comments: Natural stone, modern addition
Category: 2

Item: Tarmac Entry Avenue
Comments: Alignment and scale
Category: 3

Item: Concrete Post and Wire Fence
Comments: Later generation fence
Category: 1

Item: Avenue Hedge
Comments: Biodiversity, but impedes visibility
Category: 1

Item: Northeast Parkland Conifers
Comments: Ornamental conifers from 1950-70
Category: 1

Item: Northeast Parkland Broadleaves
Comments: Hybrid and smaller stature ornamental species from 1950-70; select retention
Category: 2

Item: Entry Avenue Tall Lime Tree
Comments: Remnant from 1760-1820 parkland
Category: 5

Item: Entry Avenue Short Lime Trees
Comments: Monoculture from mid 1900's
Category: 2

7 - CURRENT LANDSCAPE INVENTORY

Item: Arrival Layout
Comments: Curvature and scale
Category: 4

Item: Concrete Kerbs and Tarmac
Comments: Mid-1900's, replaced gravel
Category: 1

Item: Cabbage Palms
Comments: Frame to front door, period specific
Category: 2

Item: Grotto
Comments: 1920-30; appropriate, but poor location
Category: 3

Item: Mature Ash and Sycamore Trees
Comments: Spatial definition, diversity
Category: 4

Item: Mature Scots Pine Tree
Comments: Focal point, form and longevity
Category: 5

Item: Ornamental Garden at Modern Shed
Comments: Unique plants; outside of Folly avenue
Category: 1

Item: Avenue Monkey Puzzle and Copper Beech
Comments: Mid-1800's, alignment
Category: 5

Item: Stone Folly (Castle Keep)
Comments: Mid-1800's, quality, romanticism
Category: 5

Item: Graveyard
Comments: 1920's; cultural
Category: 5

Item: Yew Tree
Comments: Mid-1800's, obscures view but culturally appropriate, moderate health
Category: 4

Item: Pond with 5 Islands
Comments: Original, cultural interest, biodiversity
Category: 5

Item: Island Scots Pine Trees
Comments: Original planting, identity, bird perch
Category: 5

Item: Island Shrubs
Comments: Overgrown with Laurel, revamp req.
Category: 1

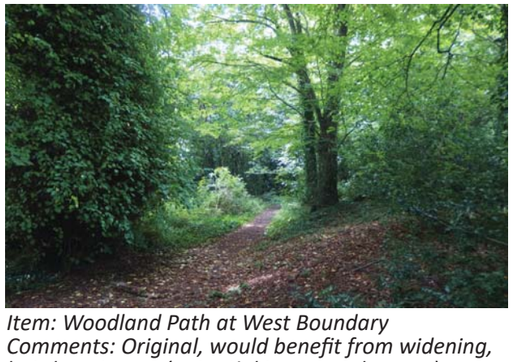
7 - CURRENT LANDSCAPE INVENTORY

Item: Ice House
Comments: Style and setting, intact but used as a rubbish dump and graffitied
Category: 5

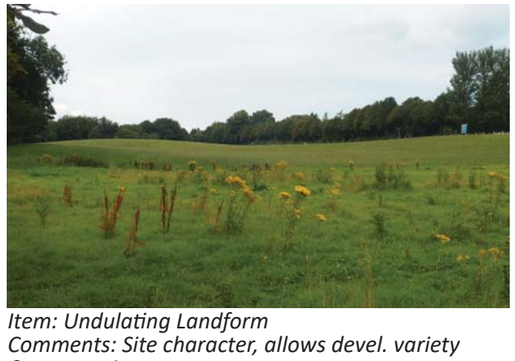
Item: Surrounding Woodland
Comments: Original, shelter and character
Category: 5

Item: Stone Boundary Wall
Comments: Stone and plaster to 2.5m ht.; compromised at several locations
Category: 5

Item: Woodland Understorey
Comments: Clean, but only modest diversity
Category: 3



Item: Woodland Path at West Boundary
Comments: Original, would benefit from widening, but do not pave (potential tree root damage)
Category: 4



Item: Undulating Landform
Comments: Site character, allows devel. variety
Category: 4

Item: Open Pastures
Comments: Modern evolution from parkland trees
Category: 1

Item: Visual Link to Amenity Path Bridge
Comments: Railway line route over N40; Folly and House filtered visibility
Category: 3

Item: Visual Link to Southern Hillsides
Comments: Distant views (2km) of House from Rochestown and Mount Oval
Category: 3

8 - IDENTIFYING LANDSCAPE IMPORTANCE

The historic landscape isn't just a snapshot at a particular point in time. It is the culmination of contributions by various landowners, cultures and time periods that improve the setting and experience of the landscape. The previous pages investigated the evolution of the landscape and the components that are consistent through the generations. With this information, we can identify a framework that best exemplifies and enhances the setting of the house. At Besborough, the key landscape components are contained within 3 zones, identified in the diagram below.

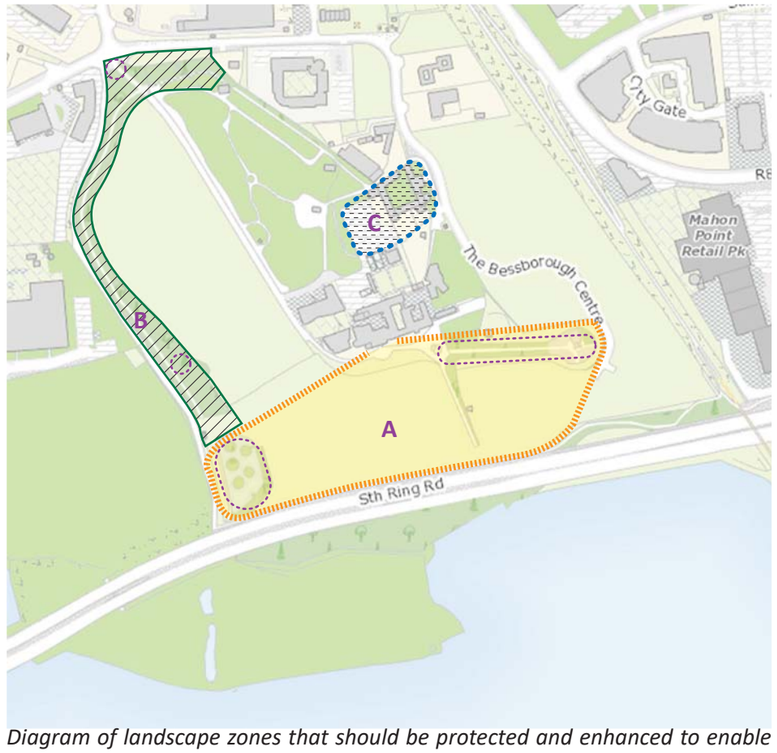


Diagram of landscape zones that should be protected and enhanced to enable retention of historic landscape character. Areas not highlighted have a degree of flexibility to receive landscape change or built development.

ZONE A - The historic house has undergone an enormous amount of change to the rear and and sides, but the one constant is the open landscape to the front (south) of the house. These contextual relationships can be extended into the landscape. The lands to the south are vital to keep open, while the lands to the east, west and north can tolerate development without diluting the historic landscape strengths. The zone includes the full extent of the pond to the west and the Folly to the east. It is this zone that should be classified as the "Landscape Preservation Zone".

ZONE B - The band of woodland along the western and northern boundaries relates back to the original demesne planting. The number of stately trees this close to the city centre is a rare find, creating a unique atmosphere and sense of time. The zone includes the Ice House, the entrance gates, the boundary wall and a footpath link. Defined by the extent of trees, any development outside of this needs to be cognisant of root protection zones. In terms of status, this is secondary to Zone A, but it would be equal in terms of protection.

ZONE C - The walled garden and historic farm buildings would be considered part of the built fabric of the demesne, but it is here where the landscape composition would have impacted the daily lives of many residents through time. The walled garden and associated stone buildings should be viewed as a landscape amenity within the interconnected fabric of structures.

OTHER AREAS - The lack of zone identification does not give the right for unencumbered development. Works in these areas are to be cognisant of the individual inventory and to create new uses embedded within a parkland setting.

9 - IDENTIFYING THE LANDSCAPE PRESERVATION ZONE

In identifying the historic landscape zones for protection and enhancement, the query arises *What parameters have we used to define the Landscape Preservation Zone*? There are 4 key criteria described below. The diagram graphically presents an accurate depiction of the extent to be included in the Landscape Preservation Zone (LPZ).

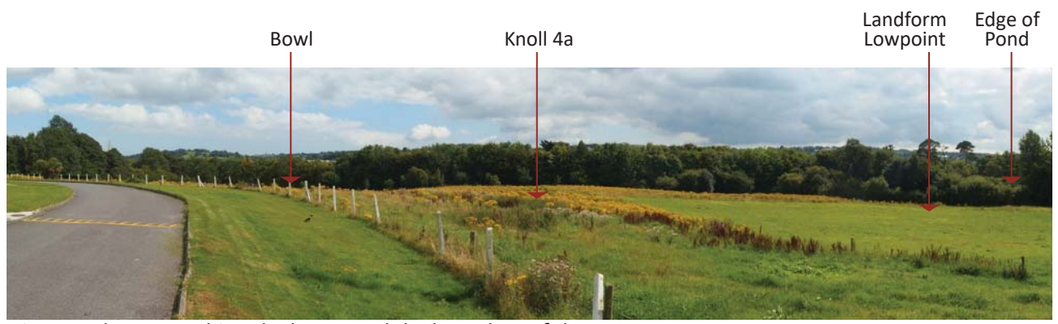
Diagram depicting an accurate extent of the proposed Landscape Preservation Zone. The base image includes structures, landscape features, 1m contour lines and aerial extent of tree canopies.

Criteria 1 - The Pond - The entirety of the pond needs to be included with future visual link to the house (after mitigation).

Criteria 2 - The Folly - The ring around this element defined by edging and paths is to be included.

Criteria 3 - Folly Avenue - Includes 20m north of the path for suitable tree protection.

Criteria 4 - Landform - More important than a line on a plan, the lay of the land defines the southern open space with a distinct 'bowl' feature. The knolls to either side (4a and 4b) must be included to enhance the effect. The northwest extent of the LPZ reflects a lowpoint of the receding knoll in the undulating landscape.



View south, approaching the house and the boundary of the LPZ.

10 - LANDSCAPE PRESERVATION ZONE MITIGATION MEASURES

In reinvigorating the historic landscape and evolving it into a public amenity, there are a number of mitigation measures to be incorporated so that it reads as a designed demesne parkland. The historic setting had a relationship with the estuary and distant hills. As that has been altered and urban development encroached on all sides, the aim is to create amenity where users can escape the urban surrounds and experience different natural and historic environments

Diagram illustrating mitigation measures to improve amenity and interpretation.

Mitigation 1 - Ice House - Full cleaning and resculpting of base per Archaeologist guidance. Provide interpretation. Provide a visual gap to new development for secondary supervision.

Mitigation 2 - Perimeter Path - Contiguous link from Entrance gates to Folly. Upgrade path and make it inviting. Enhance for biodiversity.

Mitigation 3 - The Pond - Remove Cherry Laurel from islands. Create pedestrian bridge across 2 islands (retain existing stone bridge, but do not use). Remove vegetation at northeast corner of pond for visual link back to house and parkland.

Mitigation 4 - Pond System - In accordance with SuDS, incorporate all surfacewater into a natural swale filtration system to regularly replenish and cleanse the pond.

Mitigation 5 - Link Path - Re-establish a western link path.

Mitigation 6 - Ornamental Trees - Incorporate a couple of clusters of showy parkland tree planting, resonant of historic planting regimes, but small in stature to ensure continued long range views.

Mitigation 7 - Open Up Parkland - Improve the historic north-south path. Remove 90% of tree belt to amalgamate parkland and increase visibility.

Mitigation 8 - Remove car parking from within the LPZ and relocate to the north. Create an amenity square at the Grotto to link with the Folly avenue, as a public gathering and interpretation point.

Mitigation 9 - Outside the LPZ, provide an amenity landscape incorporating a commemorative space, community garden focal point or modern landscape amenity. Consider reducing the derelict road.

Mitigation 10 - Provide a pedestrian link over the railway amenity path, for ease of access to Mahon office and retail area.

11 - REFERENCE IMAGES

The aim is to restore the pond with a character pertinent to the time period where it received greatest amenity interaction. Reinvigoration of the pond water should be coupled with Laurel removal on the islands and new footbridges to enhance the amenity. This image illustrates an ambience that we want visitors to experience.

Pond restoration is intended to work in tandem with site stormwater solutions. Creating a sustainable drainage system that can remove surfacewater naturally and feed the pond with regular, fresh water is the desired design technique. This image illustrates an undulating parkland collecting and mitigating stormwater.

Within the southern open space, tree planting should be minimal in order to retain long range views. This minimal quantity should be presented as clusters of small canopy ornamental trees with spring flowers and autumn leaf colour to demarcate the seasons. Crabapple (left) or Cherry would be suitable species and relevant to the historic setting as classic ornamental trees.

Within the north and northwest parklands, tree planting should consist of large canopy traditional native and acclimatised trees. Mature canopies should be able to exceed 20m in height or width. These could be Oak (left), Ash, Lime (right), Beech, Plane or Chestnut; being cognisant of horticultural threats at the time of selection and installation.

12 - CONCLUSION

The landscape at Besborough has been evolving in a managed way for 260 years. Over this period, landowners with different approaches to the landscape have left their mark on the demesne. The current Development Plan has classified the bulk of the site as being within the *Landscape Preservation Zone* (LPZ). The research in this report comes to the conclusion that not all of this site should be classified as LPZ. Many parts, particularly north-northwest of the house, are not fundamental in contributing to a historic setting or defining the demesne landscape character.

The diagram in Part 8 identifies the key elements that give the house its' landscape character. The diagrams in Parts 9 and 10 illustrate how the LPZ should be defined and the key measures that need to be carried out to ensure the proper historic fabric is retained and suitably enhanced.

There is no single period of landscape significance at this demesne. The period of the late 1700-early 1800s provided a layout, tree planting and landform that have carried through to today. The period of the mid-late 1800's could be considered the apex in terms of landscape amenity, as society and lifestyle experienced notable changes and the landowners appeared to have taken on a number of landscape leisure features. Equally impactful is the change in landscape use that occurred in 1922 and carried through most of the 20th century. It could be said that this period had the greatest cultural and societal impact on the site.

To this day, the site is evolving in terms of community services, but devolving in terms of landscape (N40 construction, dereliction of large areas). Our current culture, lifestyle and societal relationship to the landscape seem to mirror this speed of change. If the site were to be managed as-is in perpetuity, we would certainly see the loss of irreplaceable historic landscape. Part of the benefit in developing the less-historically pertinent areas is creating a community to oversee the site and take a degree of personal stewardship in it. The potential for the public to receive these lands as fully accessible parkland is a rare opportunity. At the same time, site use must evolve in order for the public-landscape relationship to be successful.

If zoned and developed as per the guidelines in this report, I believe the landscape character can be not just retained, but brought back to life for the benefit of the general public. In doing so, the historic framework and qualities will be clearly understood for generations to come.

End of Report