

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





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	tion/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/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: 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."

GE	NERAL INFORMATION
1.	Date Requested/Date Held
2.	Email/Meeting/Telephone

3.	Site Location/Site Address	

4.	Person	Requesting	Meetin

5. Applicant

6. Person's Interest in Land/Letter of Consent

ATTENDEES		
Cork City Council	Lucy Teehan	
	Eoin Cullinane	
	Tony Duggan	
	Fiona Redmond	
	Liam Casey	
	Pat Ruane	
Agent	Harry Walsh (HW Plan	
	Deirdre Tobin (HW Pla	
	Glen Barry (Shipsey Ba	
	Ilsa Rutgers (Ilsa Rutge	
	Diarmuid O'Brien (JB B	
	John Cronin (John Cro	
Applicant	Liam Ormond (EVE)	

DOCUMENTATION SUBMITTED		ATION SUBMITTED
	Yes	Site layout, proposed plans and elevation

BRIEF DESCRIPTION OF DEVELOPMENT/PROPOSAL
A residential development of approximately 300 u

SITE PLANNING HISTORY	
Planning Reference: n/a	An Bord Pleanál
Final Decision: n/a	If Refused, Rease

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

	10/06/2021
Online TEAMS Meeting	5

Bessboro, Ballinure, Blackrock, Cork	
Harry Walsh (HW Planning)	
Estuary View Enterprises 2020 Limited (EVE)	
Owner	

nning) lanning) Barry) gers Landscape Architects) Barry) onin Conservation)

ions, additional documentation

inits and all ancillary site development works

la Appeal: n/a

sons for Refusal: n/a

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

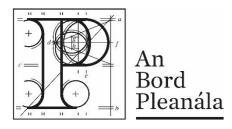
- GB stated that this was being reviewed at p the South-Western building due to ground
- LT stated that there may be concerns regar elevation at Ground Floor Level
- GB stated that the proposal will have apart both the Northern and Southern elevations
- Harry Walsh (HW) indicated that the propo predominantly through the centre accessw located there
- GB stated that the Southern area would be
- Ilsa Rutgers (IR) indicated that this area wo around the South of the site to connect wit
- HW stated that the proposed revisions wer details will be worked on.

	Signa
Eoin Cullinane, AP, Cork City Council.	

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".

present but that the likely position was under levels
rding a lack of live frontages to Southern
ments and public green areas opening onto s
osed bridge may bring a large footfall vay of the site and that live uses would be
e a landscaped public park area
ould be an organic/park-like setting linking th the proposed bridge
re at the early design stages and that further

ATURE	Date
	10/06/2021



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.

Having regard to the history of uses on these lands and the findings of the 1. 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.

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 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 and layout and the influences thereon.
- 2. the range of building heights and the massing of development proposed, 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

A clear rationale / justification for the recommended approach to these matters

Masterplan / Design Statement which should set out a coherent strategy for the between developments within different character areas in terms of their design

The application should be accompanied by a detailed rationale / justification for having regard to potential impacts on the character and setting of Bessborough

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.
- The application should clearly illustrate and assess the relationship between 4. 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.
- The application should be accompanied by the following: 5.
 - (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

ABP-311438-21

Pre-Application Consultation Opinion

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 development with the adjacent lands to the north. It should be demonstrated sunlight and overshadowing.
- Details of the areas intended to be taken in charge by the Local Authority 8. should be clearly set out.
- The Ecological Impact assessment should include the results of all surveys 9. undertaken in respect of these lands, including in particular Wintering Bird undertaken at the appropriate times of the year. Plan.
- **10.** In accordance with section 5(5)(b) of the Act of 2016, as amended, any that in the prospective applicant's opinion the proposal is consistent with the relevant objectives of the development plan for the area. Such statement 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 submit an EIAR at application stage.

ABP-311438-21

Pre-Application Consultation Opinion

design proposals submitted, having regard to the relationship of the proposed that the proposed development would not prejudice any future development of those lands, having particular regard to issues including overlooking, daylight,

Surveys and Bat Surveys. Documentation should confirm that all surveys were

The application should be accompanied by an Invasive Species Management

application made on foot of this opinion should be accompanied by a statement should have regard to the development plan or local area plan in place or, likely

the Planning and Development Regulations 2001-2018 unless it is proposed to

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

- for applying through the SHD process
 - or 4500m² for other uses
 - Proposed Development: 233 residential units
- would be applied for through the SHD process.
- 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 zoning
- great importance
- Value.
- _ site, and particularly the resultant tree-felling proposed
- in principle
- Heritage Park area.
- considered of low-value status.
- IR indicated that approx. 10% of the trees would need to be felled to allow for the many trees as possible

Lucy Teehan (LT) confirmed, from documents submitted, that proposal meets the criteria

• SHD Criteria: 100 or more houses on land zoned for residential use & less than 15%

Harry Walsh (HW) introduced the scheme and indicated that the proposed development

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

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

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

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

LC indicated concerns in relation to development in the highly tree-covered areas of the

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

LC further stated that there would be concerns relating to any development within the

Ilsa Rutgers (IR) stated that 335 trees had been surveyed and that a number of these were

development and stated that Shipsey Barry had designed the development to retain as

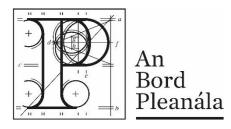
- IR indicated that approximately 30 trees would be impacted by proposed development
- LC stated that the impacts on the trees is only one element of concern and that the impact on the overall space/landscape is of great concern
- LC indicated that the character of the LPZ would be changed by the proposed 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 r will give details regarding any discussions v
- HW stated that any application will give a f subject site
- John Cronin (JC) stated that a Historical Bui
- JC stated that the functional nature of the application
- CB indicated that it would be important to published reports and the recent oral heari application
- JC indicated that details would be included assessing legacy issues regarding planning a
- HW stated that, based on the above comm Blocks E and F then it is likely to be below S
- Cathy Beecher (CB) stated that very little de
- HW stated that MHL would be reviewing tr
- CB indicated that the TTA should ensure all developments are included to allow a full, or
- HW agreed this would be included
- LT indicated that Part V conditions would a progressing to application stage
- HW indicated that all of the above comment revised based on same, and that any revision 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".

response with regards to the legacy issues and with survivors' groups regarding same
full detailed report on historical uses of the
ilding Record will be carried out
Bessboro farm would be detailed in the
ensure legacy issues raised in recently ring are detailed and discussed in any planning
d and queried Cork City Councils involvement in applications
nents, if the scheme is revised and only included SHD threshold (approx. 87 units)
letails regarding traffic had been submitted
raffic element and will prepare a TTA
II details regarding adjacent/proposed cumulative assessment
apply and to ensure these are included if
ents would be reviewed and the scheme may be ions would be further discussed with Cork City



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.

Further consideration of the status of the proposed development as a Strategic 1. 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 wider Bessborough estate lands, the application should provide further on the "Cultural Heritage Legacy of the Subject Lands, The Farm, Ballinure, Blackrock, Cork City", (Sept 2021) prepared by John Cronin & Associates. 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.

ABP-311382-21

Pre-Application Consultation Opinion

Page 1 of 6

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- **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.
- The Architectural Heritage Impact Assessment should be revised and 2. 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.
- Further analysis of the potential landscape and visual impacts of the proposed 3. 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.

- A detailed survey of existing structures to be demolished shall be undertaken 4. 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.
- The application should be accompanied by the following: 6.
 - (i) A detailed Traffic and Transport Assessment (TTA) in respect of the within the Bessborough estate and on adjacent lands, including the
 - (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 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.
- Details of the areas intended to be taken in charge by the Local Authority 8. should be clearly set out.
- 9. amenities thereof should be clearly described. ABP-311382-21 **Pre-Application Consultation Opinion**

ABP-311382-21

Pre-Application Consultation Opinion

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cycle connection from the proposed development to the Marina and Blackrock -

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



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

- for applying through the SHD process
 - or 4500m² for other uses
 - Proposed Development: 233 residential units
- would be applied for through the SHD process.
- 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 zoning
- great importance
- Value.
- _ site, and particularly the resultant tree-felling proposed
- in principle
- Heritage Park area.
- considered of low-value status.
- IR indicated that approx. 10% of the trees would need to be felled to allow for the many trees as possible

Lucy Teehan (LT) confirmed, from documents submitted, that proposal meets the criteria

• SHD Criteria: 100 or more houses on land zoned for residential use & less than 15%

Harry Walsh (HW) introduced the scheme and indicated that the proposed development

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

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

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

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

LC indicated concerns in relation to development in the highly tree-covered areas of the

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

LC further stated that there would be concerns relating to any development within the

Ilsa Rutgers (IR) stated that 335 trees had been surveyed and that a number of these were

development and stated that Shipsey Barry had designed the development to retain as

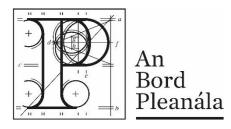
- IR indicated that approximately 30 trees would be impacted by proposed development
- LC stated that the impacts on the trees is only one element of concern and that the impact on the overall space/landscape is of great concern
- LC indicated that the character of the LPZ would be changed by the proposed 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 r will give details regarding any discussions v
- HW stated that any application will give a f subject site
- John Cronin (JC) stated that a Historical Bui
- JC stated that the functional nature of the application
- CB indicated that it would be important to published reports and the recent oral heari application
- JC indicated that details would be included assessing legacy issues regarding planning a
- HW stated that, based on the above comm Blocks E and F then it is likely to be below S
- Cathy Beecher (CB) stated that very little de
- HW stated that MHL would be reviewing tr
- CB indicated that the TTA should ensure all developments are included to allow a full, or
- HW agreed this would be included
- LT indicated that Part V conditions would a progressing to application stage
- HW indicated that all of the above comment revised based on same, and that any revision 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".

response with regards to the legacy issues and with survivors' groups regarding same
full detailed report on historical uses of the
ilding Record will be carried out
Bessboro farm would be detailed in the
ensure legacy issues raised in recently ring are detailed and discussed in any planning
d and queried Cork City Councils involvement in applications
nents, if the scheme is revised and only included SHD threshold (approx. 87 units)
letails regarding traffic had been submitted
raffic element and will prepare a TTA
II details regarding adjacent/proposed cumulative assessment
apply and to ensure these are included if
ents would be reviewed and the scheme may be ions would be further discussed with Cork City



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.

Further consideration of the status of the proposed development as a Strategic 1. 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.

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- 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.
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Pre-Application Consultation Opinion

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cycle connection from the proposed development to the Marina and Blackrock -

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

- **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
- **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

Plan.

• 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

	Arborio	cultural Impact Assessment	2
2.0	Introd	uction5	j
	2.1	Instructions5	j
	2.2	Methodology5	j
3.	Initial	Tree Survey Overview7	,
	4.0	The Trees	5
5.	Statut	ory and Non-Statutory Designations9)
6.	The Pi	oposed Development (figure 2)9)
7.0	Arboric	ultural Impact Assessment)
Appe	endix A: I	Key to Abbreviations Used in the Survey15	;
Appe	endix A: T	ree Survey Schedule	j
	Sectio	n 2: Arboricultural Method Statement	j



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.

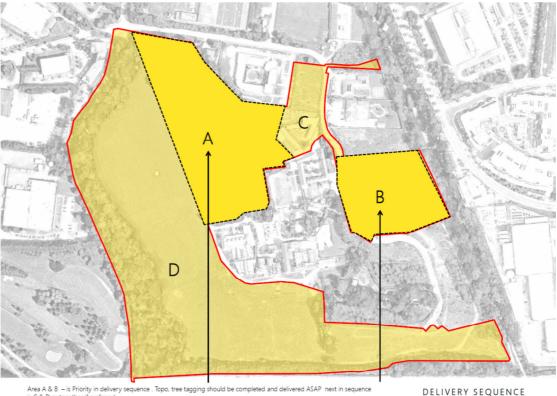
All above parts of the trees were visually examined. Tree diameters (DBH) were estimated at 1.5 meter above grade as per standard arboricultural practice. Tree height was measured with the use of a clinometer (Where practical). A generalised system was employed to describe the overall health of the trees.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



Area A & B – is Priority in delivery seque is C & D or together if preferred ence . Topo, tree tagging should be completed and delivered ASAP next in sequence

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	7	15%
diameter)		
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.

The Proposed Development (figure 2) 6.



ArborCare 9

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. 2bedroom 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.

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

Arboricultural Impact Assessment 7.0

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 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
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

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".

7.1 The arboricultural impact of the proposed development on the site will be low. It is proposed to remove

- 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.
- Drainage and services All new service runs should be located outside the RPAs of 7.10 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
- Any working operation within the RPAs of retained trees must be carried out manually 7.12 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 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 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 will mitigate the loss of trees and hedgerows on site (if so determined) and will have a 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 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 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

construction period. These works will normally require the removal of protective fencing 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

the proposal and may include a number of new high-quality tree. The proposed planting positive impact on local tree population. The number trees proposed to be planted will

The proposed development complies with local planning policy as it relates to trees. A

A landscape plan which includes new high quality tree planting may form part of the

Appendix A: Key to Abbreviations Used in the Survey

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

Ref No	Specific identification number given to T=Tree/H=Hedge/G=Group/W=Woodl
Tag No.	Tree marked with individual tree tag of
Species	Common name followed by botanical
RPA	Root Protection Area (As defined by B
Stem diameter	Diameter of main stem, measured in n above ground level. (MS = Multi-stem tree measured in acc Annexe C)
Spread	The width and breadth of the crown. E compass points in metres.
Crown clearance	The estimated height (in metres) abov lowest significant branch attachments.
#	Estimated dimensions
*	Indicates estimated position of tree (no topographical survey).
Ρ	Privately owned tree (e.g. tree not loca
Category	Categorisation of the quality and bene BS5837:2012. 1=Arboricultural quality/value 2=Landscape quality/value 3=Cultural quality/value (including con A=High quality/value 40yrs+ (light grea B=Moderate quality/value 20yrs+ (mid C=Low quality/value min 10yrs/stem d U=Unsuitable for retention (dark red).
Life stage	Young (Y): Newly planted tree 0-10 y Semi-Mature (SM): Tree in the first th (significant potential for future growth i Early Mature (EM): Tree in the secon (some potential for future growth in siz Mature (M): Tree in the final third of its reached its approximate ultimate size) Over Mature (OM): Tree beyond the r Veteran (V): Tree which is of interest is condition, size or age.
Structural condition	Good: No significant structural defect Fair: Structural defects which can be r Poor: Structural defects which canno Dead: Dead.
Physiological condition	Good: Normal vitality including leaf siz development. Fair: Lower than normal vitality, reduc response to wounds. Poor: Low vitality, low development an density, little extension growth for the Dead: Dead Fair/Good = Indicates an intermediate Fair – Good = Indicates a range of co
Preliminary management recommendations	Works identified during the tree survey the current context of the Site (where based on the potential future context of
Works to facilitate the development	Tree works identified as necessary to top analysis of the proposals in relation

each tree or group. lland/S=Shrub.	
f this reference number on	site.
name shown in <i>italics</i>	
385837)	
millimetres at 1.5 m	Av / Average:
cordance with BS5837	indicates an average representative measured
Estimated on the four	dimension for the group or feature
ve ground level of the	
ot indicated on	
ated in the public highway	or adjacent public land).
efits of trees on Site as per	Table 1 and 2 of
nservation)	
en). 1 blue) diameter less than 150mm	(grey).
years. hird of its normal life expect	ancy for the species
in size). nd third of its normal life exp ze)	pectancy for the species
	r the species (having typically
normal life expectancy for t biologically, aesthetically o	
ts resolved via remedial work t be resolved via remedial	
ze, bud growth, density of	crown and wound wood
ced bud development, redu	ced crown density, reduced
nd distribution of buds, disc species.	coloured leaves, low crown
e condition onditions (e.g. within a grou	p)
	ltural management, based on n made to tree management
facilitate the Proposed Devon to tree constraints.	velopment following a desk

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ey S
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Tree
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App

Category A2 B2 ⊐ No works required No works required PMR Retain Impact of the development Bessborough House, Co. Cork No impact No impact No impact 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. A large mature Common Oak displaying over all good condition. This tree has 40+ years remaining 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. An early mature Oak displaying over all good condition. This tree has 40+ Structural/Physiological years remaining. Observations Condition Good Good Poor Crown CI.(M) 2m 2m бm Crown Height 24 20 20 Ð Size 006 280 800 The Meadows Age class Ы Σ Σ Species Botanical Sweet Chestnut Common Oak *Quercus* Oak Name 6815 6816 6814 Tree #

Meters R.P.A.

9.0m

10.0m

3.8m

11.0m

A2

No impact

Good

Зщ

24

1000

Σ

Common Oak

6817

Remove broken limbs

ArborCare 16

R.P.A. Meters	3.8m	12.0m	3.0m	6.0m	4.5m
Category	B2	A2	B2	A2	B2
PMR	No works required	Remove broken limb	No works required	No works required	No works required
Impact of the development	No impact	No impact	No impact	No impact	No impact
Structural/Physiological Observations	An early mature Sycamore displaying over all good condition. This tree has 40+ years remaining.	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.	An early mature English Elm displaying over all good condition. This tree has 40+ years remaining.	A large mature multi-stemmed Sweet Chestnut displaying over all good condition. This tree has 40+ years remaining.	Represents a cluster of 3 mature multi-stemmed Ash displaying over all good condition. These trees have 40+ years remaining.
Condition	Good	Good	Good	Good	Good
Crown CI.(M)	Ē	2 ²	2m	Ē	4 H
Crown Sp. (M)	N=3 S=3 E=3 W=3	N=8 S=8 E=6 W=6	N=1 S=1 E=1 W=1	N=8 S=8 E=8 W=8	N=4 S=4 E=4 W=4
Height (M)	16	26	9	18	24
Size	280	1200	200	500	350
Age class	∑ ⊔	Σ	M M	S	S
Species Botanical Name	<i>Acer</i> <i>Pseudoplatanus</i> Sycamore	Oak	<i>Ulmus Procera</i> English Elm	Sweet Chestnut	Ash
Tree #	6818	6819	6820	6821	6822 x 3

CL.(M) Observations 1 1m Good A mature co-dominant Sycamore displaying over all good condition. This tree has 20+ years remaining. 1 1m Good A mature Common Oak displaying over all good condition. This tree has 20+ years remaining. 2m 2m Good A mature Common Oak displaying over all good condition. This tree has 20+ years remaining. 2m 2m Good A mature Common Oak displaying over all good condition. This tree has 20+ years remaining. 2m Good A mature multi-stemmed Ash displaying over all good condition. This tree has 20+ years remaining. This tree is a fartastic specimen 2m Good A mature multi-stemmed Ash displaying over all good condition. This tree 2m Good A mature multi-stemmed Ash displaying over all good condition. This tree 2m Good A mature multi-stemmed Ash displaying over all good condition. This tree 2m Good A mature multi-stemmed Ash displaying over all good condition. This tree 2m 2m Good A mature multi-stemmed Ash displaying over all good condition. This tree 2m 2m Good A mature multi-stemmed Holly displaying over all good condition. This tree 2m Poor A mature maining. A mature maining. <th>Tree</th> <th>Species</th> <th>Age</th> <th>Size</th> <th>Height</th> <th>Crown</th> <th>Crown</th> <th>Condition</th> <th>Structural/Physiological</th> <th>Impact of the</th> <th>PMR</th> <th>Category</th> <th>R.P.A.</th>	Tree	Species	Age	Size	Height	Crown	Crown	Condition	Structural/Physiological	Impact of the	PMR	Category	R.P.A.
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						Ш 1 1							
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	Meters	2 4.0m				2 4.0m				2 5.5m				2 5.0m				2 4.2m			
Category		s B2	-			s B2	-			s B2	-			s B2	-			s B2	-		
РМК		No works	required			No works	required			No works	required			No works	required			No works	required		
of the	IJ	pact				pact				pact				pact				pact			
Impact	development	No impact				No impact				No impact				No impact				No impact			
Structural/Physiological	Observations	A mature multi-stemmed Ash displaying over all good condition.	This tree has 20+ years remaining.			A mature co-dominant Ash displaying over all good condition. This	tree has 20+ years remaining.			A large mature multi-stemmed Sycamore displaying over all good	condition. This tree has 20+ years remaining.			A mature multi-stemmed Ash displaying over all good condition.	This tree has 20+ years remaining			A mature Horse Chestnut displaying over all good condition. This	tree has 20+ years remaining.		
Condition		Good				Good				Good				Good				Good			
Crown	CI.(M)	1 T				Зm				2m				5m				2m			
Crown	Sp. (M)	N=2	S=2	E=2	W=2	N=2	S=2	E=2	W=2	N=6	S=8	E=3	W=3	N=4	S=4	E=4	W=4	N=2	S=2	E=2	
Height	(W)	18				18				20				22				16			
Size	(mm)	300				300				450				400				320			
Age	class	Σ				Σ				Σ				Σ				Σ			
Species Botanical	Name	Ash				Ash				Sycamore				Ash				Aesculus	Hippocastanum	Horse Chestnut	
Tree	#	6829				6830				6831				6832				6833			_

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

R.P.A. Meters			3.8		
Category	A2	B2	B2	62	62
PMR	Remove	Remove	No works required	Remove	Remove
Impact of the development	Remove to facilitate wayleave	Remove to facilitate wayleave	No impact	Remove to facilitate wayleave	Remove to facilitate wayleave
Structural/Physiological Observations	A large mature ash in good condition	A large mature Cypress displaying over all good condition.	A mature holly	A mature holly	A mature multi-stemmed holly
Condition	Good	Good	Good	Good	Good
Crown CI.(M)	Зщ	4m	Ē	Ē	Ē
Crown Sp. (M)	N=8 S=8 E=8 W=8	N=4 S=4 E=4 W=4	N=2 S=2 E=2 W=2	N=2 S=2 E=2 W=2	N=2 S=2 E=2 W=2
Height (M)	24	52	ω	۵	ω
Size (mm)	006	1000	280	180	300
Age class	≥	z	Σ	Б	Σ
Species Botanical Name	Ash	Monterey cypress	holly	holly	Holly
Tree #	2720	2721	2722	2723	2724

	Meters	B2				C2				B2				B2				C2				C2			
PIMR Category		Remove				Remove				Remove				Remove				Remove				Remove			
Impact of the development		Remove to facilitate wayleave				Remove to facilitate wayleave				Remove to facilitate wayleave				Remove to facilitate wayleave				Remove to facilitate wayleave				Remove to facilitate wayleave			
ourciural/Filysiological	Observations	A mature oak in good condition				A mature multi-stemmed holly				A mature co-dominant ash				A mature co-dominant ash				A mature holly				An early mature co-dominant ash			
Condition		Good				Good				Good				Good				Good				Good			
	CI.(M)	ю				۳ ۲				13				1 T				13				1 T			
	Sp. (M)	N=4	S=4	E=2	W=2	N=2	S=2	E=2	W=2	N=2	S=2	E=2													
neight	(W)	14				8				10				10				9				8		_	
Size	(mm)	380				300				300				300				180				180			_
Age	class	Σ				Σ				Σ				Σ				ΕM				ΕM			_
Species Botanical	Name	Oak				Holly				Ash				Ash				holly				Ash			_
Tree #		2725				2726				2727				2728				2729				2730			-

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

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

R.P.A. Meters	4.2m	4.5m		4.5m		6.2mm	
Category R.P.A. Meters	B2	B2		A2		A2	
PMR	Remove	Retain		Retain		Crown raise lowest limbs to accommodate	the bridge
the	ate the						
of nent	Remove to facilitate the bridge	No impact		No impact		No impact	
Impact development	Remov	-		-			
Crown Condition Structural/Physiological Cl.(M) Observations	A mature oak in good condition	A mature oak in good condition		A mature oak in good condition		A mature oak in good	condition
Condition	Good	Good		Good		Good	
	ო	9		9		9	
Crown Sp. (M)	320	N=2 S=2	E=2 W=2	N=2 S=2	E=2 W=2	N=4	S=4
Height (M)	14	16		18		22	
Size (mm)	340	350		350		520	
Age class	Σ	Σ		Σ		Σ	
Species Botanical Name	Oak	Oak		Oak		Oak	
#	4636	4637		4638		4639	



Section 2: Arboricultural Method Statement

Introduction	
This report has been prepared in acc	ordance with British Standard 5837: Trees in relation to
design, demolition and construction – R	ecommendations (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 n	neasures.
Enabling works.	
Construction of proposal and th	e installation of drainage and services.
Landscaping.	
Alternative sequences can be discussed	and agreed with the local authority and project manager ij
required.	
Supervision	
All key / critical activities that will affect by the approved arboricultural consulta	trees during construction will be inspected and monitored nt.
 Pre-commencement meeting w treeprotection measures. 	ith site manager and local authority to confirm location of
 Inspection of all tree works an ofworks. 	d tree protection measures prior to the commencement
 Monthly site visits to inspect tre thelocal authority. 	ee protection measures are in place and reports issued to
Supervision during the excavati	on works within the RPAs of retained trees.
Supervision during the installat	ion of all services within tree RPAs.
• Supervision during any other w	orks that may affect retained trees.

• Inspection upon completion.

Arboricultural Method Statement		
Scope	Methodology	
Pre-commencement meeting	Prior to the commence arboricultural consultant, held in order to discuss the required in closeproximity Contact details of all p membersare able to commender The site manager will be trees for the duration of manager will engage the	
	manager will engage the a adequately protected. The appointed arboricultu advice throughout site wor	
ree Works	Please refer to the Tree V proposed tree works. Th highlighted on the Tree Rer	
	It is the responsibility of the been approved by the local	
	All tree works will be carrie inaccordance with the recon Recommendations.	
	All tree works should be ca Wildlife Act 1976 and Section	
	It is the responsibility of the protected species are harm surgery works.	

ement of works, a meeting between the local authority and the site manager will be the tree protection measures and proposed works to trees.

arties will be circulated to ensure all team municate correctly.

e responsible for the protection of all retained of the project. Whenever necessary, the site e arboricultural consultant to ensure trees are

ltural consultant will be available for verbal orks.

Work Schedule at Appendix A for a list of all The location of trees to be removed are emovals Plan at Appendix B.

the Site Manager to ensure all tree works have al planning authority.

ied out by a reputable arboricultural contractor ommendations given in BS 3998:2010 – Tree Work

carried out in accordance with Section 40 of the tion 46 of the Wildlife (Amendment) Act 2000.

the arboricultural contractor to ensure that no rmed whilst carrying out site clearance or tree

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 ope
	appropriate ground prot
	installation and removal of
	Ground protection measured
	industry best practice guid
	5837:2012. They must be
	traffic entering or using
	compaction of underlying s
	No materials or equipment
	fencing will be delivered to
	Signs will be fixed to every
	Out – Any incursion into th
	ofthe local authority or arb
	The main contractor will in
	consultant that tree prote
	commence.
	No alteration, removal or
	placeduring construction v
	consultant.
Compound Area	The proposed site compou
	the considerations below n
	The site compound must
	highlighted on the Tree Pro
	No excavation works withi
	services for site cabins and
	RPAs must be above groun
	No operating generators o
	retained trees during const
	Overhanging tree canopie
	transporting, installing an
	banksman will be prese
	operations are carried out

erative within tree RPAs must operate on the otection at all times, this will include the of ground protection.

sures must be installed in accordance with aidance as stated within Section 6.2.3.3 of BS e fit for purpose and capable of supporting any the site without being distorted or causing g soil.

nt other than those required to erect protective to the site before the fencing is installed.

y third panel stating, 'Tree Protection Area Keep the protected area must be with the agreement boricultural consultant'.

inform the local authority and the arboricultural tection is in place before site clearance works

r repositioning of the tree protection will take without the prior consent of the arboricultural

ound area has not yet been designed; however, must be followed:

t be located outside the designated TPZs as rotection Plan at Appendix B.

nin tree RPAs are permitted to install temporary nd facilities. Any temporary services within tree nd and protected accordingly.

or toxic liquids will be stored within the RPAs of struction.

bies must be taken into consideration when nd removing site cabins near tree crowns. A ent during this process to ensure that all ut in a controlled manner and no part of the

Installation of	The installation of the ce
cellular confinement	underarboricultural superv
system	The existing vegetation in usinga suitable herbicide left for theprescribed time
	Once vegetation has died required this will be carrie good quality topsoil.
	Once levelled the area wi which the cellular system w angular non-fine aggregate board or similar. Please additionalinformation.
	The finishing surface lay material.
Installation of fencing within RPAs	The installation of fencin carriedout using the follow
	Post holes will be carefully as possible (minimum 50 significant tree roots.
	Holes will be manually ex where roots greater than present, theposition of the root damage.
	If the position of the hole diameter or large fibrous pipes and retained within
	In some cases, individual ro making a clean cut with a handsaw).
	Once the required depth h

cabin meets overhanging tree crowns.
cabin meets overhanging tree crowns.

ellular confinement system will be carried out rvision using the following methodology:

in the location of the footpath will be sprayed e that is not detrimental to trees and the area rescale (normally 14 days).

ed off the area will be raked and if levelling is ied out through the spreading of lawn sand or a

vill be covered by a permeable membrane onto will be laid. This will then be infilled with 20-40mm e and edged with pressure treated pegged timber se refer to the manufactures guidelines for

yer will consist of a permeable hard surface

ing within the RPAs of retained trees will be wing methodology:

ly positioned as far away from the stem of trees 0 cm) to minimise contact with tree stems and

excavated with the use of hand tools only and n 25mm in diameter or large fibrous roots are ne hole will be slightly altered to avoid potential

e cannot be altered, roots greater than 25mm in us roots will be protected with flexible plastic in the pit.

oots less than 25mm in diameter may be pruned, a suitable sharp sterile tool (e.g. secateurs or

has been excavated, the hole will be lined using

	1000-gauge polythene and filled with the appropriate concrete mix.
Landscape	All landscape operations within the protected area will be carried out by
Operations	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	All tree works will be carried out in accordance with the			
Avoid Damage to	recommendationsgiven in BS 3998 (2010).			
Trees	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.			



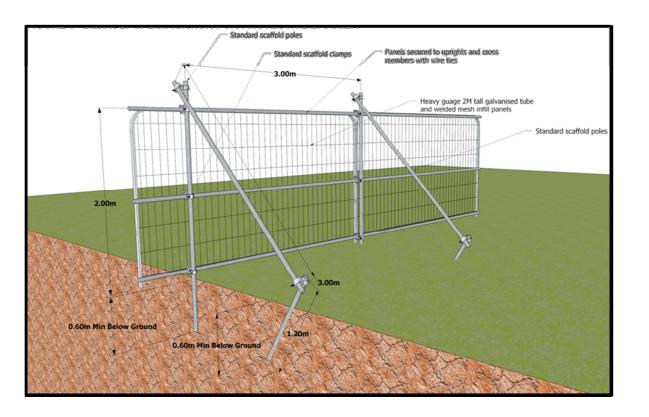


Figure 3 Default specification for tree protection barrier in accordance with BS5837:2012



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

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• 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:

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Contents

Table of Contents

	Arboricultural Impact Assessment	1
2.0	Introduction	4
	2.1 Instructions	4
	2.2 Methodology	4
3.0	Initial Tree Survey Overview	6
	3.1 The Trees	7
4.0	Statutory and Non-Statutory Designations	7
5.0	The Proposed Development (figure 2)	7
6.0	Arboricultural Impact Assessment	9
Арр	pendix A: Key to Abbreviations Used in the Survey	.15
App	pendix A: Tree Survey Schedule	.17
	Section 2: Arboricultural Method Statement	. 81

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

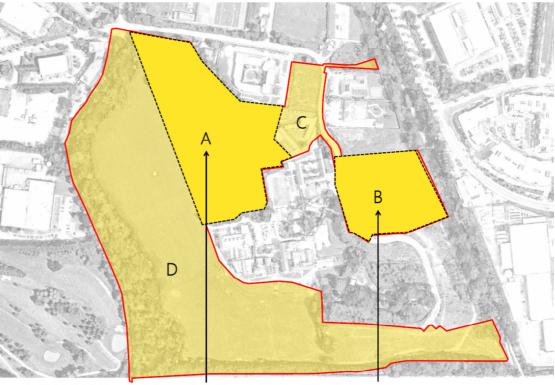
- Poor- 1-30%
- Fair- 31-60%
- Good- 61-100%

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



Area A & B - is Priority in delivery uence . Topo, tree tagging should be completed and delivered ASAP next in sequence is C & D c together if preferred

DELIVERY SEQUENCE

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	57	15%
diameter)		
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	Вау	Mature	C2		
6952	L. cypress	Mature	C2		
6966	Ash	Mature	C2		
6991	Sycamore	Mature	C2		
Т3	Sycamore	Semi-mature	C2		
T6	Sycamore	Early-mature	C2		
L	Total tree removal to facilitate the development= 54				

Total tree removal to facilitate the development= 54

Table 1A: Schedule of trees to be removed 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
I I	Tatal turns were smaller		1

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 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.
- No materials or equipment other than those required to install tree protection will be 7.5 delivered to the site until all fencing is in place.
- 7.6 the Tree Protection Plan.
- Compound area The proposed site compound area has not yet been designed; 7.7 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.
- Site access There are no site access issues 7.8
- 7.9 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 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 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

Arboricultural works – Aside from tree removals, no further tree remedial works have

For details of the tree protection measures required during construction, please refer to

Daylight and sunlight levels - Shading by trees has been assessed and is not considered a

arboricultural supervision. Methods of work should follow the recommendations in the

stems of each retained tree in order to allow for future incremental stem growth and to

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.

Landscape operations - Landscaping operations will typically take place at the end of the 7.13 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 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 negative impact on the character or appearance of the surrounding landscape.

Recommendations

- 9.1 within this report.
- 9.2 Protection Plan.
- 9.3 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

The proposal has been assessed in accordance with BS5837:2012 and special working

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

The proposal should be carried out in accordance with the recommendations outlined

The positioning of tree protective barriers should be installed as detailed within the Tree

Site supervision should be carried out by an arboricultural consultant at key stages of

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 o	n site.
Species	Common name followed by botanical name shown in <i>italics</i>	
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
Spread	The width and breadth of the crown. Estimated on the four compass points in metres.	dimension for the group or feature
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).	
Ρ	Privately owned tree (e.g. tree not located in the public highway	v or adjacent public land).
Category	Categorisation of the quality and benefits of trees on Site as pe BS5837:2012. 1=Arboricultural quality/value 2=Landscape quality/value 3=Cultural quality/value (including conservation)	r Table 1 and 2 of
	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 U=Unsuitable for retention (dark red).	n (grey).
Life stage	Young (Y): Newly planted tree 0-10 years. Semi-Mature (SM): Tree in the first third of its normal life exper (significant potential for future growth in size). Early Mature (EM): Tree in the second third of its normal life ex- (some potential for future growth in size) Mature (M): Tree in the final third of its normal life expectancy to reached its approximate ultimate size). Over Mature (OM): Tree beyond the normal life expectancy for Veteran (V): Tree which is of interest biologically, aesthetically condition, size or age.	xpectancy for the species for the species (having typically the species.
Structural condition	Good: No significant structural defects Fair: Structural defects which can be resolved via remedial wor Poor: Structural defects which cannot be resolved via remedia Dead: Dead.	
Physiological condition	 Good: Normal vitality including leaf size, bud growth, density o development. Fair: Lower than normal vitality, reduced bud development, red response to wounds. Poor: Low vitality, low development and distribution of buds, di 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 growth) 	luced crown density, reduced scoloured leaves, low crown
Preliminary management recommendations	Works identified during the tree survey as part of sound arboric the current context of the Site (where relevant reference has be based on the potential future context of the site).	
Works to facilitate	Tree works identified as necessary to facilitate the Proposed D	

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

Apper	Appendix 1							Bessbo	Bessborough House, Co. Cork	ork		
Tree	Species	Age	Size	Height	Crown	Crown	Condition	Structural/Physiological	Impact of the	PMR	Category	R.P.A.
#	Botanical Name	class	(mm)	(W)	Sp. (M)	CI.(M)		Observations	development			Meters
6843	Tilia	Σ	600	16	N=4	1.5m	Good	A mature Lime displaying over all good condition. This tree has 40+	No impact	No works	B2	7.0m
	Lime				S=4			years remaining.		required		
					E=4							
					W=4							
6844	Bay	Σ	300	14	N=2	2m	Good	A mature multi-stemmed Bay displaying over all good condition. This	No impact	No works	B2	4.0m
					S=2			tree has 20+ years remaining.		required		
					E=2							
					W=2							
6845	E	Σ	400	18	=Z		Poor	This tree is dead. It is partially uprooted and is located adjacent to the	No impact	Remove	∍	
					S=			road so is a hazard				
					= Ш							
					= M=							
6846	Sycamore	Σ	500	20	N=3	4m	Good	A large mature Sycamore displaying over all good condition. This tree	No impact	No works	B2	6.0m
					S=3			has 20+ years remaining		required		
					E=3							
					W=3							
6847	Irish Yew	Σ	750	16	N=4	2m	Good	A large mature multi-stemmed Irish Yew displaying over all good	No impact	No works	A2	8.5m
					S=4			condition. This tree has 40+ years remaining		required		
					E=4							
					W=4							
6848	Lime	Σ	650	18	N=4	4m	Good	A large mature Lime displaying over all good condition. This tree has	No impact	No works	B2	7.5m
					S=4			40+ years remaining.		required		
					E=4							
					W=4							
]

Bessborough House, Co. Cork

# Botanical class (m) (Height Crown Cro	Crown Condition	Structural/Physiological	Impact of the	PMR C	Category R	R.P.A.
Name Name Fagus M 400 Beech M 400 Breach M 600 Ash 700 24 Ash M 700 Beech M 700 Beech M 700 Beech M 700 Beech M 600 Ash M 700 Beech M 700 Beech M 650 Holm Oak M 620	Sp. CI.(M)	(M	Observations	development		Σ	Meters
Fagus M 400 16 Beech M 600 22 Ash M 600 22 Ash M 700 24 Beech M 700 24 Holm Oak M 950 18 Beech M 620 24	(M)						
Beech M 600 22 Fraxinus M 600 22 Ash M 700 24 Beech M 700 24 Holm Oak M 950 18 Beech M 620 24	N=3	3m Good	A large mature Beech displaying over all good condition.	No impact	No works	B2	5.0m
Fraxinus M 600 22 Ash 600 22 Ash 700 24 Beech M 700 24 Ash 950 18 18 Holm Oak M 620 24	S=3				required		
Fraxinus M 600 22 Ash M 600 22 Ash M 700 24 Beech M 700 24 Ash M 700 24 Beech M 700 24 Ash M 700 24 Beech M 950 18 Holm Oak M 620 24	E=3						
Fraxinus M 600 22 Ash Beech M 700 24 Beech M 700 24 <i>Quercus llex</i> M 950 18 Holm Oak M 620 24	W=3						
Ash Ash Beech M Beech M Cuercus llex M Holm Oak 18 Beech M 620 24 Beech M 620 24		n Good	A large mature co-dominant Ash displaying over all good condition.	No impact	No works	B2	7.0m
Beech M 700 24 Duercus llex M 950 18 Holm Oak M 620 24	S=4		This tree has 40+ years remaining		required		
Beech M 700 24 <i>Quercus llex</i> M 950 18 Holm Oak M 950 24 Beech M 620 24	E=4						
BeechM70024Quercus IlexM95018Holm OakM95024BeechM62024	W=4						
Quercus llex M 950 18 Holm Oak M 650 18 Beech M 620 24		n Good	A large mature Beech displaying over all good condition. This tree	No impact	No works	A2	8.0m
Quercus llexM95018Holm Oak1818BeechM62024	S=4		has 40+ years remaining		required		
Quercus llex M 950 18 Holm Oak M 650 18 Beech M 620 24	E=4						
Quercus llexM95018Holm OakBeechM62024	W=4						
Holm Oak Beech M 620 24		Good	A large mature Holm Oak displaying over all good condition. This tree	No impact	No works	A2 1	10.5m
Beech M 620 24	S=6		has 40+ years remaining		required		
Beech M 620 24	E=6						
Beech M 620 24	W=6						
S=4		n Good	A large mature Beech displaying over all good condition. This tree	No impact	No works	A2	7.2m
E=4	S=4		has 40+ years remaining.		required		
	E=4						
W=4	W=4						

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

Bessborough House, Co. Cork

TreeSpecies BotanicalAgeSizeHeightCrownConditionStructural PhysiologicalImpactoutput6859BeechMM70028N-42mGoodA mature Beech displaying over all good condition. This tree has 40+No imp6860BeechM70028N-42mGoodA mature Beech displaying over all good condition. This tree has 40+No imp6860BeechM96028N-63mGoodA mature Beech displaying over all good condition. This treeNo imp6861BeechM96028N-63mGoodA targe mature Beech displaying over all good condition. This treeNo imp6861BeechM96028N-6AA targe mature Beech displaying over all good condition. This treeNo imp6861BeechM96024N-6AA targe mature Beech displaying over all good condition. This treeNo imp6862Turkey CaskM80024N-6AA targe mature Beech displaying over all good condition. This treeNo imp6863BeechM70030N-6AA targe mature Beech displaying over all good condition. This treeNo imp6863BeechM70029N-6AA targe mature Beech displaying over all good condition. This treeNo imp6863Turkey CaskM70030N-6AA targe mature Beech displaying over all good condition. Th		ŀ				,		-				,	1
Nameclass(m)Sp.Cl(m)Sp.Observations639BeechM70028N=42mGoodA mature Beech displaying over all good condition. This tree has 40+4m630BeechM70028N=63mGoodA mature Beech displaying over all good condition. This tree has 40+4m630BeechM96028N=63mGoodA large mature Beech displaying over all good condition. This tree4m681BeechM96028N=63mGoodA large mature Beech displaying over all good condition. This tree4m681BeechM80028N=6AmGoodA large mature Beech displaying over all good condition. This tree4m681BeechM80029N=6AmGoodA large mature Beech displaying over all good condition. This tree4m681BeechM80029N=6AmGoodA large mature Beech displaying over all good condition. This tree4m682Urkey OakM80029N=6AmGoodA large mature Beech displaying over all good condition. This tree4m682Urkey OakM80029N=6N=6N=6N=6N=6683MecoursM70020N=6A large mature Beech displaying over all good condition. This treeM683MecoursM70029N=6N=6N=6 <td< th=""><th>Tree</th><th></th><th>Age</th><th>Size</th><th>Height</th><th>Crown</th><th>Crown</th><th>_</th><th>Structural/Physiological</th><th>Impact of the</th><th>PMR</th><th>Category</th><th>R.P.A.</th></td<>	Tree		Age	Size	Height	Crown	Crown	_	Structural/Physiological	Impact of the	PMR	Category	R.P.A.
μ	#	Name	class	(mm)	(M)	Sp.	CI.(M)		Observations	development			Meters
Beech M 700 26 N=4 Coold A mature Beech displaying over all good condition. This tree has 404 Peech N=6 N=6 N=6 N=6 Y=6 Y=7 Y=7<						(W)							
Beech M 5=4 years remaining Ee6 W=6 Sm Vec6 Alarge mature Beech displaying over all good condition. This tree Beech M 960 28 N=6 Am Vec6 N=6 Am Cood Alarge mature Beech displaying over all good condition. This tree Beech M 800 24 Ham Cood Alarge mature Beech displaying over all good condition. This tree Beech M 800 24 Ham Cood Alarge mature Beech displaying over all good condition. This tree M Vec4 N No 200 24 Ham Cood Alarge mature Beech displaying over all good condition. This tree M Vec4 N No 20 24 Ham Ham Ham Vec4 N No No <td>6859</td> <td></td> <td>Σ</td> <td>700</td> <td>26</td> <td>N=4</td> <td>2m</td> <td>Good</td> <td>A mature Beech displaying over all good condition. This tree has 40+</td> <td>No impact</td> <td>No works</td> <td>A2</td> <td>8.0m</td>	6859		Σ	700	26	N=4	2m	Good	A mature Beech displaying over all good condition. This tree has 40+	No impact	No works	A2	8.0m
Eech M Eech NM Eech NM Seech A large mature Beech displaying over all good condition. This tree Beech M 960 28 N=6 3m Good A large mature Beech displaying over all good condition. This tree Beech M 800 24 N=6 4m Good A large mature Beech displaying over all good condition. This tree Beech M 800 24 N=6 Am N=6 N						S=4			years remaining		required		
Here M Boo Web M Med Med<						E=6							
Beech M 960 28 N=6 3m Good Alarge mature Beech displaying over all good condition. This tree Reech M 800 24 M=6 Am Ana 40+ years remaining Beech M 800 24 N=6 Am Good A large mature Beech displaying over all good condition. This tree Beech M 800 24 N=6 Am Good A large mature Beech displaying over all good condition. This tree N Nuckey M 800 24 M=6 Am Good A large mature Turkey Oak displaying over all good condition. This tree N Unrkey Oak M 700 30 N=6 Am Good A large mature Turkey Oak displaying over all good condition. This Unrkey Oak M 700 30 N=6 Am Good A large mature Turkey Oak displaying over all good condition. This Turkey Oak M 700 30 N=6 Am Good A large mature Turkey Oak displaying over all good condition. This M M=6 <t< td=""><td></td><td></td><td></td><td></td><td></td><td>W=6</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>						W=6							
Beech M S=8 Ins 40+ years remaining Beech M 800 24 M=6 Beech M 800 24 Amage mature Beech displaying over all good condition. This tree Beech M 800 24 Amage mature Beech displaying over all good condition. This tree Introve Voak M 700 30 N=4 Amage mature Beech displaying over all good condition. This tree is a familing Introve Voak M 700 30 N=6 Amage mature Turkey Oak displaying over all good condition. This tree is a familing Introve Voak M 700 30 N=6 Amage mature Turkey Oak displaying over all good condition. This tree is a familing Introve Chestruct M 700 30 N=6 Amage mature Turkey Oak displaying over all good condition. This Introve Chestruct M 700 30 N=6 Amage mature Turkey Oak displaying over all good condition. This Introve Chestruct M 600 Alarge mature Turkey Oak displaying over all good condition. This Inset Autor Hores Chestruct displaying over all good condition. This Introve Chestruct M 600 Alarge mature Hores Chestruct displaying over all good	6860		Σ	960	28	N=6	Зm	Good	A large mature Beech displaying over all good condition. This tree	No impact	No works	A2	10.6m
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Turkey Oak M 700 30 N=4 Mas 40+ years remaining Turkey Oak M 700 30 N=6 4m Good A large mature Turkey Oak displaying over all good condition. This Turkey Oak M 700 30 N=6 4m Good A large mature Turkey Oak displaying over all good condition. This Turkey Oak M 700 30 N=6 4m Good A large mature Turkey Oak displaying over all good condition. This Turkey Oak M 700 30 N=6 Amature Turkey Oak displaying over all good condition. This Aesculus M 60 24 M Good A large mature Horse Chestnut displaying over all good condition. Hippocastanum N 60 24 N=4 This tree has 40+ years remaining. Horse Chestnut E=4 M M M M M M Morse Chestnut M M M M M M M M Morse Chestnut M M M M M M M M M M M	6861	-	Σ	800	24	N=6	4m	Good	A large mature Beech displaying over all good condition. This tree	No impact	No works	A2	9.0m
Turkey Oak M 700 30 E=4 M Rood Alarge mature Turkey Oak displaying over all good condition. This Turkey Oak M 700 30 N=6 4m Good A large mature Turkey Oak displaying over all good condition. This Turkey Oak M 700 30 N=6 4m Good A large mature Turkey Oak displaying over all good condition. This Turkey Oak M Feld 4m Good A large mature Turkey Oak displaying over all good condition. This Aesculus M 600 24 N=4 3m Good A large mature Horse Chestnut displaying over all good condition. Hippocastanum N 600 24 N=4 3m Good A large mature Horse Chestnut displaying over all good condition. Horse Chestnut N E=4 This tree has 40+ years remaining. M M Morse Chestnut N W W M<						S=3			has 40+ years remaining		required		
Turkey OakM70030W=44mGoodA large mature Turkey Oak displaying over all good condition. ThisTurkey Oak70030N=64mGoodA large mature Turkey Oak displaying over all good condition. ThisTurkey Oak78=64mGoodA large mature Turkey Oak displaying over all good condition. ThisAbculus884840+ years remaining. This tree is a fantastic specimenAbculus888840+ years remaining. This tree is a fantastic specimenAbculusM60024N=6700Abculus889700A large mature Horse Chestnut displaying over all good condition.Hippocastanum8889700Horse Chestnut8877Horse Chestnut8877Muse Chestnut8877Muse Chestnut8977Muse Chestnut9877Muse Chestnut9977Muse Chestnut9977Muse Chestnut9977Muse Chestnut9977Muse Chestnut9977Muse Chestnut9977Muse Chestnut9977Muse Chestnut9977Muse Chestnut9977 </td <td></td> <td></td> <td></td> <td></td> <td>_</td> <td>E=4</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>					_	E=4							
Turkey Oak M 700 30 N=6 4m Good A large mature Turkey Oak displaying over all good condition. This R S=6 4m Good A large mature Turkey Oak displaying over all good condition. This R S=6 2 N E=6 tree has 40+ years remaining. This tree is a fantastic specimen R W=6 W=6 A large mature Horse Chestnut displaying over all good condition. Hippocastanum S=4 3m Good A large mature Horse Chestnut displaying over all good condition. Horse Chestnut E=4 This tree has 40+ years remaining. M M						W=4							
Aesculus M 600 24 N=4 Aree has 40+ years remaining. This tree is a fantastic specimen Hippocastanum N=6 N=6 Aree has 40+ years remaining. This tree is a fantastic specimen Hippocastanum N 600 24 N=4 3m Good A large mature Horse Chestnut displaying over all good condition. Hippocastanum S=4 N=4 3m Good A large mature Horse Chestnut displaying over all good condition. Horse Chestnut E=4 N=4 Nis tree has 40+ years remaining. Horse Chestnut N=4 N=4 Nis tree has 40+ years remaining.	6862		Σ	700	30	N=6	4m	Good	A large mature Turkey Oak displaying over all good condition. This	No impact	No works	A2	8.0m
Higtocastanum E=6 N=6 N=6 N=6 N=6 N=4 Small Good A large mature Horse Chestnut displaying over all good condition. N						S=6			tree has 40+ years remaining. This tree is a fantastic specimen		required		
Aesculus W=6 W=6 N=4 3m Good A large mature Horse Chestnut displaying over all good condition. Hippocastanum N 600 24 N=4 3m Good A large mature Horse Chestnut displaying over all good condition. Hippocastanum S=4 S=4 This tree has 40+ years remaining. Horse Chestnut E=4 W=4 With tree has 40+ years remaining.						E=6							
Aesculus M 600 24 N=4 3m Good A large mature Horse Chestnut displaying over all good condition. Hippocastanum S=4 This tree has 40+ years remaining. Horse Chestnut E=4 W=4 W=4						W=6							
S=4 E=4 W=4	6863	-	Σ	600	24	N=4	Зm	Good	A large mature Horse Chestnut displaying over all good condition.	No impact	No works	A2	7.0m
		Hippocastanum				S=4			This tree has 40+ years remaining.		required		
W=4		Horse Chestnut				E=4							
						W=4							

ArborCare 21

Appe	Appendix 1							002201				
Tree	Species	Age	Size	Height	Crown	Crown	Condition	Structural/Physiological	Impact of the	PMR	Category	R.P.A.
#	Botanical	class	(mm)	(M)	Sp.	CI.(M)		Observations	development			Meters
	Name				(M)							
6864	Holm Oak	Σ	750	28	N=8	4m	Good	A large mature Holm Oak displaying over all good condition. This tree	No impact	No works	A2	8.5m
					S=8			has 40+ years remaining. This tree is a fantastic specimen		required		
					E=8							
					W=8							
6865	Sycamore	Σ	450	26	N=6	4m	Good	A large mature multi-stemmed Sycamore displaying over all good	No impact	No works	B2	5.5m
					S=6			condition. This tree has 40+ years remaining		required		
					E=6							
					W=6							
6866	Cedrus	Σ	420	18	N=3	1 T	Good	A mature Blue Atlas Cedar displaying over all good condition. This tree	No impact	No works	B2	5.2m
	Atlantica				S=3			has 40+ years remaining		required		
	Blue Atlas				Е=3							
	Cedar				W=3							
6867	Beech	Σ	900	30	N=8	Зm	Good	A large mature Beech displaying over all good condition. This tree has	No impact	No works	A2	10.0m
					S=8			40+ years remaining. This tree is a fantastic specimen		required		
					E=8							
					W=8							
6868	Populus	Σ	750	30	N=3	10m	Good	A large mature Trembling Aspen displaying over all good condition. This	No impact	No works	B2	8.5m
	Tremuloides				S=3			tree has 20+ years remaining		required		
	Trembling				Е=3							
	Aspen				W=3							

Bessborough House, Co. Cork

Age	Size	Height	Crown	Crown	Condition	Structural/Physiological	Impact of the	PMR	Category	R.P.A.
(mm)	÷	(W)	Sp.	CI.(M)		Observations	development			Meters
			(M)							
~	750	30	N=4	Зm	Good	A large mature White Poplar displaying over all good condition. This	No impact	No works	B2	8.5m
			S=4			tree has 20+ years remaining		required		
			E=4							
			W=4							
	750	30	N=4	Зm	Good	A large mature White Poplar displaying over all good condition. This	No impact	No works	B2	8.5m
			S=4			tree has 20+ years remaining		required		
			E=4							
			W=4							
	650	28	N=4	Зm	Good	A large mature co-dominant Ash displaying over all good condition.	No impact	No works	A2	7.5m
			S=4			This tree has 40+ years remaining		required		
			E=4							
			W=4							
-	650	26	N=4	Зm	Good	A large mature co-dominant Sycamore displaying over all good	No impact	No works	B2	7.5m
			S=4			condition. This tree has 40+ years remaining		required		
			E=6							
			W=6							
-	300	10	N=3	1 T	Good	A mature multi-stemmed Holly displaying over all good condition. This	No impact	No works	B2	4.0m
			S=3			tree has 20+ years remaining		required		
			E=3							
			W=3		_					

ArborCare 23

Bessborough House, Co. Cork

Appendix 1

Botanical hameclass (m)(m)Sp.CL(M)Alarge mathMomeManeM42022N=43mGoodAlarge math <i>Pseudoacacia</i> M42022N=43mGoodAlarge math <i>Pseudoacacia</i> M42022N=43mGoodAlarge mathSycamoreM42024N=43mGoodAlarge mathSycamoreM42024N=43mGoodAmatureSycamoreM42024N=43mGoodAmatureSycamoreM42024N=43mGoodAmatureSycamoreM42026N=45mCondition. TSycamoreM42026N=45mCondition. TSycamoreM42026N=45mCondition. TSycamoreM50024N=45mCondition. TSycamoreM50024N=44mGoodAmatureSycamoreM50024N=4GoodAmatureSycamoreM50024N=4GoodAmatureSycamoreM50024N=4GoodAmatureSycamoreM50024N=4GoodAmatureSycamoreM50024N=4GoodAmatureSycamoreM5024N=4GoodAma	Tree	Species	Age	Size	Height	Crown 0	Crown	Condition	Structural/Physiological	Impact of the	PMR	Category	R.P.A.
Mome (m) (m) <th></th> <th>Botanical</th> <th></th> <th></th> <th>(W)</th> <th></th> <th>CI.(M)</th> <th></th> <th></th> <th>development</th> <th></th> <th></th> <th>Meters</th>		Botanical			(W)		CI.(M)			development			Meters
Robinia M 420 22 N=4 3m Good Alarge mature Robinia displaying over all good condition. This tree No impact Peudoacacida N 420 22 N=4 3m Good A large mature Robinia No		Name				(M)							
Peudoacacia Sa-4 Na 420 Sa-4 Na 420 Sa-4 Na 420 Sa-4 Na Accurate Na Na <td>3874</td> <td>Robinia</td> <td>Σ</td> <td>420</td> <td>22</td> <td>N=4</td> <td>Зm</td> <td>Good</td> <td>A large mature Robinia displaying over all good condition. This tree</td> <td>No impact</td> <td>No works</td> <td>A2</td> <td>5.2m</td>	3874	Robinia	Σ	420	22	N=4	Зm	Good	A large mature Robinia displaying over all good condition. This tree	No impact	No works	A2	5.2m
Robina E4 N E4 N Sycamore M 420 24 N44 3m Good Amature multi-stemmed Sycamore displaying over all good No impact Sycamore M 420 24 N44 3m Good A mature multi-stemmed Sycamore displaying over all good No impact Sycamore M 420 28 N=4 3m Good A mature multi-stemmed Sycamore displaying over all good No impact Sycamore M 420 28 N=4 5m Coodition. This tree has 40+ years remaining No impact Sycamore M 420 28 N=4 4m Coodition. This tree has 40+ years remaining No impact Sycamore M 500 24 4m A latge mature Sycamore displaying over all good No impact Sycamore M 500 24 4m No No No No Sycamore M 500 24 4m No No No No No <		Pseudoacacia				S=4			has 40+ years remaining		required		
width width <th< td=""><td></td><td>Robinia</td><td></td><td></td><td></td><td>E=4</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></th<>		Robinia				E=4							
SycamoreM42024N=43mGoodA mature multi-stemmed Sycamore displaying over all goodNo impactSeat $S=4$ $W=4$ $S=4$ $W=4$ Sm GoodA mature multi-stemmed Sycamore displaying over all goodNo impactSycamoreM42026 $N=4$ $5m$ GoodA mature multi-stemmed Sycamore displaying over all goodNo impactSycamoreM42026N=4 $5m$ GoodA mature multi-stemmed Sycamore displaying over all goodNo impactSycamoreM42026N=44mGoodA mature multi-stemmed Sycamore displaying over all goodNo impactSycamoreM5002484mGoodA large mature Sycamore displaying over all goodNo impactSycamoreM500244mGoodA large mature Sycamore displaying over all goodNo impactSycamoreM500244mGoodA large mature Sycamore displaying over all good condition. ThisNo impactSycamoreM500244mGoodA large mature Sycamore displaying over all good condition. ThisNo impactSycamoreM500244mGoodA large mature Sycamore displaying over all good condition. ThisNo impactSycamoreM50244mGoodA large mature Sycamore displaying over all good condition. ThisNo impactSycamoreM50244mGoodA large mature Sycamore displa						W=4							
Sycamore M Sa4 Condition. This tree has 40+ years remaining E=4 M 420 Ze4 No impact Sycamore M Ze4 Solution. This tree has 40+ years remaining No impact Sycamore M Solution. This tree has 40+ years remaining No impact No impact Sycamore M Solution. This tree has 40+ years remaining No impact No impact Sycamore M Solution. This tree has 40+ years remaining No impact No impact No No No No No No No Sycamore M Solution. This No impact No impact No impact No No No No No No No No Sycamore M Solution. This No No No No No No No No No	6875	-		420	24	N=4	Зm	Good	A mature multi-stemmed Sycamore displaying over all good	No impact	No works	B2	5.2m
Sycamore E=4 N E=4 N N E=4 N W=4 N						S=4			condition. This tree has 40+ years remaining		required		
Notation Wet Met Wet Met						E=4							
Sycamore M 420 26 N=4 5m Good A mature multi-stemmed Sycamore displaying over all good No impact R S=4 S=4 Condition. This tree has 40+ years remaining No impact No impact R=4 W=4 A A A A mature multi-stemmed Sycamore displaying over all good No impact Sycamore M 500 24 N A <td< td=""><td></td><td></td><td></td><td></td><td></td><td>W=4</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></td<>						W=4							
Sycamore M Se4 N Condition. This tree has 40+ years remaining Sycamore M S0 24 N No Sycamore M 500 24 N No No Sycamore M 500 24 N No	6876	_	+	420	26	N=4	5m	Good	A mature multi-stemmed Sycamore displaying over all good	No impact	No works	B2	5.2m
Sycamore M 500 24 M Sycamore M 500 A large mature Sycamore displaying over all good condition. This No impact No No 24 M 4m Good A large mature Sycamore displaying over all good condition. This No impact No Nu 500 24 M 40+ years remaining No No Sycamore M 500 24 M A large mature Sycamore displaying over all good condition. This No impact Sycamore M 500 24 M A large mature Sycamore displaying over all good condition. This No impact Sycamore M 500 A large mature Sycamore displaying over all good condition. This No impact Nu 500 24 M Mode A large mature Sycamore displaying over all good condition. This No impact Nu 500 24 A large mature Sycamore displaying over all good condition. This						S=4			condition. This tree has 40+ years remaining		required		
Notation W=4 W=4 M W=4 M W=4 M Model						E=4							
Sycamore M 500 24 N=4 4m Good A large mature Sycamore displaying over all good condition. This No impact No No S=4 N S=4 No						W=4							
Scanore No S=4 Interesting No E=4 No No No No No No Scanore M 500 24 No Scanore M 500 24 No No No No Social interestion No No No No No No No No No	6877	Sycamore		500	24	N=4	4m	Good	A large mature Sycamore displaying over all good condition. This	No impact	No works	B2	6.0m
Sycamore M E=4 N Sycamore M 500 24 Amage and a second a sec						S=4			tree has 40+ years remaining		required		
W=4 W=4 W=4 M Sycamore M Sol 24 Atmosphere A large mature Sycamore displaying over all good condition. This No impact Sycamore M 500 24 4m Good A large mature Sycamore displaying over all good condition. This No impact E=4 E=4 M W=40+ years remaining No impact No impact W=4 W=4 W=40+ years remaining No impact No impact No impact						E=4							
M 500 24 4m Good A large mature Sycamore displaying over all good condition. This No impact S=4 S=4 tree has 40+ years remaining No impact No impact W=4 W=4 W=4 No impact No impact						W=4							
tree has 40+ years remaining	6878	-	Σ	500	24	N=4	4m	Good	A large mature Sycamore displaying over all good condition. This	No impact	No works	B2	6.0m
E=4 W=4 M=4						S=4			tree has 40+ years remaining		required		
W=4						E=4							
						W=4							

Bessborough House, Co. Cork

Tree	Species	Age	Size	Height	Crown	Crown	Condition	Structural/Physiological	Impact of the	PMR	Category	R.P.A.
#	Botanical	class	(mm)	(M)	Sp.	CI.(M)		Observations	oment		,)	Meters
	Name				(M)							
6879	Sycamore	Σ	500	24	N=4	4m	Good	A large mature Sycamore displaying over all good condition. This	No impact	No works	B2	6.0m
					S=4			tree has 40+ years remaining		required		
					E=4							
					W=4							
6880	Sycamore	Σ	700	22	N=4	Зm	Good	A large mature Sycamore displaying over all good condition. This	No impact	No works	B2	8.0m
					S=4			tree has 40+ years remaining		required		
					E=4							
					W=4							
6881	Holly	Σ	300	10	N=3	1 T	Good	A mature multi-stemmed Holly displaying over all good condition.	No impact	No works	B2	4.0m
					S=3			This tree has 20+ years remaining		required		
					E=3							
					W=3							
6882	Beech	Σ	800	26	N=4	5m	Good	A large mature Beech displaying over all good condition. This tree	No impact	No works	A2	9.0m
					S=4			has 40+ years remaining		required		
					E=4							
					W=4							
6883	Sycamore	Σ	006	26	N=6	1.5m	Good	A large mature Sycamore displaying over all good condition. This	No impact	No works	A2	10.0m
					S=6			tree has 40+ years remaining		required		
					E=6							
					W=6							
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ArborCare 25

Bessborough House, Co. Cork

Appendix 1 Tree Specie

R.P.A.	Meters		5.2m				8.0m				9.2m				11.0m				9.0m			
Category F	2		B2				A2				B2				C2				B2			
PMR			No works	required			No works	required			No works	required			No works	required			No works	required		
Impact of the	development		No impact				No impact				No impact				No impact				No impact			
Structural/Physiological	Observations		A mature Sycamore displaying over all good condition. This tree has 40+ years	remaining			A large mature Sweet Chestnut displaying over all good condition. This tree has	40+ years remaining			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.		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.		A large mature Sycamore displaying over all good condition. This tree has 40+	years remaining		
Condition			Good				Good				Good				Fair				Good			
Crown	CI.(M)		Зm				1m				3m				4m				4m			
Crown	Sp.	(M)	N=4	S=4	E=4	W=4	N=4	S=4	E=4	W=4	N=4	S=4	E=4	W=4	=N	S=	Ш	W=	N=3	S=3	Е=3	W=3
Height	(M)		24				22				24				24				24			
Size	(mm)		420				700				820				1000				800			
Age	class		Σ				Σ				Σ				Σ				Σ			
Species	Botanical	Name	Sycamore				Castanea	Savita	Sweet	Chestnut	Sycamore				Sycamore				Sycamore			
Tree	#		6884				6885				6886				6887				6888			

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

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

Bessborough House, Co. Cork

Tree	Species	Age	Size	Height	Crown	Crown	Condition	Structural/Physiological	Impact of the	PMR	Category	R.P.A.
#	Botanical	class	(mm)	(M)	Sp.	CI.(M)		Observations	development			Meters
	Name				(M)							
6899	Sycamore	Δ	420	20	N=3	2m	Good	Represents 2 mature Sycamore displaying over all good condition.	No impact	No works	B2	5.2m
× 2					S=3			These trees have 40+ years remaining		required		
					E=3							
					W=3							
0069	Turkey Oak	Σ	830	28	N=8	Зm	Good	A mature Turkey Oak displaying over all good condition. This tree has	No impact	No works	A2	9.3m
					S=8			40+ years remaining		required		
					E=8							
					W=8							
6901	Sycamore	Σ	400	16	N=2	2m	Good	A mature Sycamore displaying over all good condition. This tree has	No impact	No works	B2	5.0m
					S=2			40+ years remaining		required		
					E=2							
					W=2							
6902	Betula Pendula	Σ	380	20	N=2	3m	Good	A mature Silver Birch displaying over all good condition. This tree has	Remove to facilitate	Remove	B2	4.8m
	Silver Birch				S=2			20+ years remaining. Just to note there is a clump of Japanese	the development			
					E=2			Knotweed adjacent to this tree.				
					W=2							
6903	Chamaecyparis	Σ	420	16	N=2	0.5m	Fair	A mature Lawson Cypress displaying over all fair condition. This tree	No impact	Remove	C2	5.2m
	Lawsoniana				S=2			has 20+ years remaining. A tree of low ecological value, recommend				
	Lawson Cypress				E=2			for removal and to replace with an appropriate species				
					W=2							
							-					

ArborCare 29

R.P.A. Meters					
Category	A2	D	A2	B2	B2
РМК	Remove	Remove	Retain	Remove	Remove
Impact of the development	Remove to facilitate the development	No impact	No impact	Remove to facilitate the development	Remove to facilitate the development
Structural/Physiological Observations	A large mature Holly displaying over all good condition. This tree has 40+ years remaining	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	A large mature exotic conifer . This tree has 40+ years remaining.	A mature Sycamore displaying over all good condition. This tree has 40+ years remaining	A mature Sycamore displaying over all good condition. This tree has 40+ years remaining
Condition	Good	Poor	Good	Good	Good
Crown CI.(M)	щ Т	5m	Zm	Zm	2m
Crown Sp. (M)	N=4 S=4 E=4 W=4	N=4 S=4 K=4 W=4	N=3 S=3 E=3 W=3	N=2 S=4 E=3 W=3	N=2 S=4 E=3 W=3
Height (M)	10	26	20	18	18
Size	550	950	420	500	500
Age class	Σ	Σ		Σ	Σ
Tree Species # Botanical Name	Holly	Ash	Exotic conifer	Sycamore	Sycamore
# #	6904	6905	6906	6907	6908

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Tree	Species	Age	Size	Height	Crown	Crown	Condition	Structural/Physiological	Impact of the	PMR	Category	R.P.A.
#	Botanical	class	(mm)	(W)	Sp.	CI.(M)		Observations	development			Meters
	Name				(M)							
6069	Cupressus	БM	220	12	N=1	2m	Fair	An early mature Monterey Cypress displaying over all fair condition. This	No impact	Remove	C2	3.2m
	Macrocarpa				S=1			tree has a significant level of dead limbs in the lower third of the canopy.		and replace		
	Monterey				Е=1			This tree has 10+ years remaining				
	Cypress				W=1							
6910	Ash	Σ	450	20	N=4	5m	Good	A mature Ash displaying over all good condition. This tree has 20+	No impact	No works	B2	5.5m
					S=2			remaining years.		required		
					E=2							
					W=2							
6911	Sycamore	Σ	400	18	N=2	2m	Good	A mature Sycamore displaying over all good condition. This tree has 20+	No impact	No works	B2	5.0m
					S=2			years remaining		required		
					E=2							
					W=2							
6912	Sycamore	Σ	400	18	N=2	2m	Good	A mature Sycamore displaying over all good condition. This tree has 20+	No impact	No works	B2	5.0m
					S=2			years remaining		required		
					E=2							
					W=2							
6913	Ash	Σ	600	24	N=4	6m	Good	A large mature Ash displaying over all good condition. This tree has 40+	No impact	No works	A2	7.0m
					S=4			years remaining		required		
					E=4							
					W=4							

ArborCare 31

Appel	Appendix 1								Bessborough House, Co. Cork	se, Co. Cork		
Tree	Species	Age	Size	Height	Crown	Crown	Condition	Structural/Physiological	Impact of the	PMR	Category	R.P.A.
#	Botanical	class	(mm)	(M)	Sp.	CI.(M)		Observations	development			Meters
	Name				(M)							
6914	Sycamore	Σ	400	20	N=4	4 M	Good	A mature co-dominant Sycamore displaying over all good	Remove to facilitate	Remove	B2	5.0m
					S=4			condition. This tree has 20+ years remaining	the development			
					E=5							
					W=5							
6915	Lawson	Σ	320	14	N=1.5	2m	Fair	A mature Lawson Cypress displaying over all fair condition.	No impact	Remove and replace	C2	4.2m
	Cypress				S=1.5			This tree has 20+ years remaining. A tree of low ecological		with an appropriate		
					E=1.5			value		species		
					W=1.5							
6916	Sycamore	Σ	320	16	N=2	2m	Good	A mature Sycamore displaying over all good condition. This	No impact	No works required	B2	4.2m
					S=2			tree has 20+ years remaining				
					E=2							
					W=2							
6917	Sycamore	Σ	400	18	N=3	2m	Good	A mature Sycamore displaying over all good condition. This	No impact	No works required	B2	5.0m
					S=3			tree has 20+ years remaining				
					Е=3							
					W=3							
6918	Sycamore	Σ	320	16	N=3	2m	Good	A mature Sycamore displaying over all good condition. This	No impact	No works required	B2	4.2m
					S=3			tree has 20+ years remaining				
					E=3							
					W=3							

Bessborough House, Co. Cork

Tree	Species	Age	Size	Height	Crown	Crown	Condition	Structural/Physiological	Impact of the	PMR	Category	R.P.A.
#	Botanical	class	(mm)	(M)	Sp.	CI.(M)		Observations	development			Meters
	Name				(M)							
6919	Ash	Μ	520	26	N=6	4m		A large mature Ash displaying over all good condition. This tree has	No impact	No works	A2	6.2m
					S=6			40+ years remaining		required		
					E=6							
					W=6							
6920	Ash	Μ		24	N=4	3m	Good	A mature multi-stemmed Ash displaying over all good condition. This	No impact	No works	B2	
					S=4			tree has 20+ years remaining		required		
					E=4							
					W=4							
6921	Sycamore	Σ	450	16	N=6	Зm	Good	A mature Sycamore displaying over all good condition. This tree has	No impact	No works	B2	5.5m
					S=3			20+ years remaining		required		
					Е=3							
					W=3							
6922	Sycamore	Μ	400	18	N=4	2m	Good	A mature Sycamore displaying over all good condition. This tree has	No impact	No works	B2	5.0m
					S=4			20+ years remaining		required		
					E=4							
					W=4							
6923	Eucalyptus	Σ	600	20	N=3	2m	Good	A large mature Eucalyptus displaying over all good condition. This tree	Remove to facilitate	Remove	B2	7.0m
	Globulus				S=3			is leaning severely to the north. This tree has 20+ years remaining	the development			
	Eucalyptus				E=3							
					W=3							
						1						

ArborCare 33

Bessborough House, Co. Cork

Appendix 1

		Height	Crown	Crown	Condition	Structural/Physiological	Impact of the	PMR	Category	R.P.A.
-	(mm)	(W)	Sp.	CI.(M)		Observations	development			Meters
			(M)							
	610	28	N=4	6m	Good	A large mature Eucalyptus displaying over all good condition. This tree has	Remove to facilitate	Remove	A2	7.1m
			S=4			40+ remaining years	the development			
			E=4							
			W=4							
	620	20	N=4	2m	Good	A large mature Witch Elm displaying over all good condition. This tree has	Remove to facilitate	Remove	B2	7.2m
			S=4			20+ years remaining	the development			
			E=4							
			W=4							
1	280	12	N=2	Зm	Good	An early mature Sycamore displaying over all good condition. This tree has	Remove to facilitate	Remove	B2	3.8m
			S=2			20+ years remaining	the development			
			E=2							
			W=2							
1	600	24	N=4	Зm	Good	A large mature Sycamore displaying over all good condition. This tree has an	No impact	No works	B2	7.0m
			S=4			insignificant stem wound located on the western side but it doesn't impact on		required		
			E=4			the overall health of the tree. This tree has 20+ years remaining				
			W=4							
+	1100	28	N=8	Зm	Good	A large mature Beech displaying over all good condition. This tree has 40+	No impact	No works	A2	12.0m
			S=8			years remaining		required		
			E=8							
			W=8							

Bessborough House, Co. Cork

# Bouncerinal Gass Imm Konstructuon Monocidant Classication Classication Classication Classication Classication Monocidant	Tree	Species	Age	Size	Height	Crown	Crown	Condition	Structural/Physiological	Impact of the	AMR	Category	R.P.A.
MomeMomeMo	#	Botanical	class		(M)	Sp.	CI.(M)		Observations	development			Meters
Sycance M 480 12 Na.3 Good Alage nature Sycance displaying over all good condition. This No impact No works B2 Seath N Va-3 S-3 No No No No works No		Name				(M)							
Beech Bas Bas Beach Bea	6929	Sycamore	Σ	480	12	N=3		Good	A large mature Sycamore displaying over all good condition. This	No impact	No works	B2	5.8m
E-3 N-8 S-3 N-9 S-3 N-9 S-3 N-9 S-3 N-9 S-3 N-9 N						S=3			tree has 20+ years remaining		required		
with beschwith 						E=3							
Beech M 1200 28 N=8 3m Good A large mature Beech displaying over all good condition. This tree Remove to facilitate Remove A2 Finus N 58 N Has 40+ years remaining the development the development A2 Finus M 500 26 N=4 4m Good A large mature Scots Pine displaying over all good condition. This Remove to facilitate Remove A2 Solvestrus S N 50 26 N=4 4m Good A large mature Scots Pine displaying over all fair condition. This Remove to facilitate Remove A2 Solvestrus S N N 800 N N N A2 Vivestrus E=8 N N A0+ years remaining the development Remove to facilitate Remove to facilitate Remove A2 Solvestrus E=8 N N 800 N N N N N N N N N N N N N N N N N N						W=3							
Pinus B-B Ina 40+ years remaining Pinus W=B Ina 40+ years remaining Pinus W 50 26 N=4 Pinus M 500 26 N=4 Pinus Solos Pine B=4 4m Good A large mature Scots Pine displaying over all good condition. This Remove to facilitate Remove to facilitate Pinus Nu 500 26 N=4 4m Good A large mature Scots Pine displaying over all good condition. This Remove to facilitate Remove to facilitate </td <td>6930</td> <td>Beech</td> <td>Σ</td> <td>1200</td> <td>28</td> <td>N=8</td> <td>Зm</td> <td>Good</td> <td>A large mature Beech displaying over all good condition. This tree</td> <td>Remove to facilitate</td> <td>Remove</td> <td>A2</td> <td>12.0m</td>	6930	Beech	Σ	1200	28	N=8	Зm	Good	A large mature Beech displaying over all good condition. This tree	Remove to facilitate	Remove	A2	12.0m
Pinus E=8 Not E=8 Not Not E=8 Not Not <td< td=""><td></td><td></td><td></td><td></td><td></td><td>S=8</td><td></td><td></td><td>has 40+ years remaining</td><td>the development</td><td></td><td></td><td></td></td<>						S=8			has 40+ years remaining	the development			
West						E=8							
Pinus M 500 26 N=4 4m Good Alarge mature Scots Pine displaying over all good condition. This Remove to facilitate Remove A2 Sylvestrus S=4 The development Remove of a large mature Scots Pine displaying over all good condition. This Remove to facilitate Remove A2 Scots Pine E=8 Nu=3 Ne Alarge mature multi-stemmed Ash displaying over all fair condition. No impact Remove and C2 Ash M 800 N 3m Fair A large mature multi-stemmed Ash displaying over all fair condition. No impact Remove and C2 Ash M 800 N 3m Fair A large mature multi-stemmed Ash displaying over all fair condition. No impact Remove and C2 Ash M 480 Z0 Ne No No Beech Eelee Scots Ash M 480 Z0 Ne No No C2 No Ash M 480 Z0 No No						W=8							
Sylvestrus E4 the the a 40+ years remaining Scots Pine E8 the the a 40+ years remaining Scots Pine E8 Num Scots Pine Num Num Ash N Num Ash N Num Ash N Num Num Num Num Ash N Num Num Num Num	6931	Pinus	≥	500	26	N=4	4m	Good	A large mature Scots Pine displaying over all good condition. This	Remove to facilitate	Remove	A2	6.0m
Scots Prine E=8 N Scots Prine W W=3 W Nah W W=3 Nu=3 Ash M 800 N= Alarge mature multi-stemmed Ash displaying over all fair condition. Ash M 800 N= This tree is in decline in the upper canopy. This tree has 10+ years Remove and Ash W 800 N This tree is in decline in the upper canopy. This tree has 10+ years Remove and Ash W 480 N Head No impact Remove and Ash M 480 No No No impact Remove and Ash M 480 No No No No No Ash M 480 No No No No No Second No No No No No No No No Ash M Asi And Fair Amature condoninant Ash displaying over all fair condition. This No No No Second No No No No<		Sylvestrus				S=4			tree has 40+ years remaining	the development			
Ash W 800 W=3 Nead Remove and Nead Remove and Nead <th< td=""><td></td><td>Scots Pine</td><td></td><td></td><td></td><td>E=8</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></th<>		Scots Pine				E=8							
Ash M 800 N= 3m Fair A large mature multi-stemmed Ash displaying over all fair condition. No impact Remove and P N S= This tree is in decline in the upper canopy. This tree has 10+ years No impact Remove and P N K= This tree is in decline in the upper canopy. This tree has 10+ years No impact Remove and N W= N H Ash No No impact Remove and Ash M 480 20 N= 4m Fair A mature co-dominant Ash displaying over all fair condition. This No impact Remove and Ash M 480 20 N= 4m ree is in advanced decline. This tree has 10+ years remaining No impact Remove and Remove and Tree is in advanced decline. This tree has 10+ years remaining No impact No ench No M= W= W= W= M No No No No						W=3							
Ash M 480 20 M Handbord No impact Ash M 480 20 M No impact Remove and fair condition. This Ash M 480 20 Ne Me No impact Remove and fair condition. This No impact Remove and replace with a network of netwo	6932	Ash	Σ	800		= Z	Зm	Fair	A large mature multi-stemmed Ash displaying over all fair condition.	No impact	Remove and	C2	
Ash M 480 20 N= Ve Ve Ve Ash M 480 20 N= 4m Fair Amature co-dominant Ash displaying over all fair condition. This No impact Remove and Ash M 480 20 N= 4m Fair Amature co-dominant Ash displaying over all fair condition. This No impact Remove and Ash W S= Tee is in advanced decline. This tree has 10+ years remaining No impact replace with a N W= W W We Ne Ne Ne						S=			This tree is in decline in the upper canopy. This tree has 10+ years		replace with a		
Ash W W W W Ash M 480 20 N W Henove and tair condition. This No impact Remove and tree and tree is in advanced decline. This tree has 10+ years remaining No impact Remove and tree and tre						= Ш			remaining		beech		
Ash M 480 20 N= 4m Fair A mature co-dominant Ash displaying over all fair condition. This No impact Remove and S= S= tree is in advanced decline. This tree has 10+ years remaining replace with a beech K= W= W= W= M=						= M							
tree is in advanced decline. This tree has 10+ years remaining	6933	Ash	Σ	480	20	= Z	4m	Fair	A mature co-dominant Ash displaying over all fair condition. This	No impact	Remove and	C2	
						S=			tree is in advanced decline. This tree has 10+ years remaining		replace with a		
						= Ш					beech		
						= M=							

	ŀ							
Tree	Species	Age	Size	Height	Crown	Crown	Condition	Structural/Physiological
#	Botanical	class	(mm)	(M)	Sp.	CI.(M)		Observations
	Name				(M)			
6934	Turkey Oak	Σ	700	26	N=4	Зm	Good	A large mature Turkey Oak displaying over all good condition. This
					S=4			tree has 40+ years remaining
					E=4			
					W=4			
6935	Taxus	Σ	580	14	N=3	2m	Good	A large mature Yew displaying over all good condition. This tree has
	Baccata				S=3			suffered some minor stem damage in the upper canopy. This tree has
	Yew				Е=З			40+ years remaining
					W=3			
6936	Ash	ΕM	200	14	N=2	2m	Fair	An early mature multi-stemmed Ash displaying over all fair condition.
					S=2			This tree is showing signs of decline. This tree has 10+ years
					E=2			remaining
					W=2			
6937	Larix	Ы	240	14	N=2	2m	Fair	An early mature Larch displaying over all fair condition. This tree has
	Larch				S=2			10+ years remaining
					E=2			

Bessborough House, Co. Cork Impact of the PN development

Category R.P.A. Meters

PMR

8.0m

A2

Remove

Remove to facilitate the development

B2

Remove

Remove to facilitate the development

S

No impact

Remove and replace with a beech

S

No impact

Remove and replace with a beech

ArborCare 35

	5.6m			
	A2			
	Remove			
	Remove to facilitate	the development		
	A large mature Blue Atlas Cedar displaying over all good condition.	This tree has 40+ years remaining		
	2m Good			
	2m			
W=2	N=3	S=3	E=3	W=3
	M 460 20 N=3			
	460			
	Σ			
	6938 Blue Atlas	Cedar		
	6938			

Bessborough House, Co. Cork

# Botanical class (m) Sp. Cl(M) Sp. Cl(M) 6333 Bay EM N 4 N=2 1m Fair An early mature Bay displaying over all fair condition. This tree has 6340 Sycamore M 400 16 N=3 2m Good A mature Sycamore displaying over all good condition. This tree has 10, years remaining 6340 Sycamore M 400 16 N=3 2m Good A mature Sycamore displaying over all good condition. This tree has 6341 Eucalyptus M 950 28 N=4 2m Good A mature Sycamore displaying over all good condition. This tree has 10, years remaining 6341 Eucalyptus M 950 28 N=4 2m Good A mature Eucalyptus displaying over all good condition. This tree has 40, we have all good condition. This tree has 40, we have all good condition. This tree has 40, we have all good condition. This tree has 40, we have all good condition. This tree has 40, we have all good condition. This tree has 40, we have all good condition. This tree has 40, we have all good condition. This tree has 40, we have all good condition. This tree has 40, we have all good condition. This tree has 40, we have all good condition.	Tree	Species	Age	Size	Height	Crown	Crown	Condition	Structural/Physiological	Impact of the	PMR	Category	R.P.A.
Name Name (M) (M) Bay EM T N=2 1m T Bay EM N N=2 1m T T Bay EM N N=2 1m T T T Sycamore M 400 16 N=2 1m T T T Sycamore M 400 16 N=2 N=2 1m T	#	Botanical	class	(mm)	(W)	Sp.	CI.(M)		Observations	development			Meters
Bay EM 4 N=2 1m Fair Second conde M 400 16 N=3 2m Good Sycamore M 400 16 N=3 2m Good Sycamore M 950 28 N=4 2m Good Eucalyptus M 950 28 N=4 2m Good Beech M 500 18 N=3 1.5m Good Ash M 300 14 N=3 1.5m Poor Ash M 300 14 N=2 2m Poor M 300 14 N=2 2m Poor E=2 M M 300 14 N=2 2m Poor E=2 M Poor M 300 14 N=2 2m Poor E=2 M Poor M M M M M M Poor		Name			_	(M)							
Sycamore M 400 16 E=2 Sycamore M 400 16 N=3 Sycamore M 400 16 N=3 Sycamore M 950 28 2m Good Eucalyptus M 950 28 N=3 5m Good Beech M 950 28 N=4 2m Good S=4 5m S=4	6939	Bay	EM		4	N=2	1 T	Fair	An early mature Bay displaying over all fair condition. This tree has	No impact	Remove and	C2	
E=2 E=2 W=2 W=2 W=2 W=2 M Good M Good M=2 M					_	S=2			been suppressed by the larger surrounding trees. This tree has 10+		replace with a		
Sycamore M 400 16 W=2 Sycamore M 400 16 N=3 2m Good Socamore M 950 28 N=4 2m Good Eucalyptus M 950 28 N=4 2m Good Beech M 950 28 N=4 2m Good Ash M 500 18 N=3 1.5m Good Ash M 300 14 N=3 1.5m Good Ash M 300 14 N=3 1.5m Good M 300 14 N=2 2m Poor M=300 14 N=2 2m Poor M=2 S=2 N=3 1.5m Poor M=30 14 N=2 2m Poor M=2 S=2 N=3 S=2 Poor M=2 S=2 S=2 S=2 S=2 </th <td></td> <td></td> <td></td> <td></td> <td>_</td> <td>E=2</td> <td></td> <td></td> <td>years remaining</td> <td></td> <td>beech</td> <td></td> <td></td>					_	E=2			years remaining		beech		
Sycamore M 400 16 N=3 2m Good S=3 S=4 S=4 <td></td> <td></td> <td></td> <td></td> <td>_</td> <td>W=2</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>					_	W=2							
Eucalyptus M 950 28 N=4 50 Eucalyptus M 950 28 N=4 2m Good Beech M 500 18 N=4 2m Good S Ash M 500 18 N=3 1.5m Good S	6940	Sycamore	Σ	400	16	N=3	2m	Good	A mature Sycamore displaying over all good condition. This tree has	Remove to facilitate	Remove	B2	5.0m
Eucalyptus M 950 28 N=4 950 Eucalyptus M 950 28 N=4 950 950 Beech M 500 18 N=4 2m Good Beech M 500 18 N=4 2m Good Ash M 500 18 N=4 2m Good Ash M 500 18 N=4 2m Good Ash M 300 14 N=3 1.5m Good Ash M 300 14 N=2 2m Va M 300 14 N=2 2m Poor M S S=2 N=3 S=2 N=2 M S S=2 S=2 N=2 S=2 N=2 M S S=2					_	S=3			20+ years remaining	the development			
Eucalyptus M 950 28 W=3 Eucalyptus M 950 28 N=4 2m Good Beech M 500 18 N=4 2m Good M=4 Beech M 500 18 N=3 1.5m Good M=4 Ash M 300 14 N=3 1.5m Good M=4 Ash M 300 14 N=2 2m Poor M=4 Poor Ash M 300 14 N=2 2m Poor Poor M=2 Poor Poor M M SO 14 N=2 2m Poor Poor </th <td></td> <td></td> <td></td> <td></td> <td>_</td> <td>Е=3</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>					_	Е=3							
Eucalyptus M 950 28 N=4 2m Good S=4 S=4 </th <td></td> <td></td> <td></td> <td></td> <td>_</td> <td>W=3</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>					_	W=3							
Seat Seat Beech M 500 18 M=4 W=4 W=3 W=3 1.5m Good Ash M 300 14 N=3 1.5m Good Ash M 300 14 N=2 2m V=3 V=3 M 300 14 N=2 2m V=3 V=	6941	Eucalyptus	≥	950	28	N=4	2m	Good	A large mature Eucalyptus displaying over all good condition. This	Remove to facilitate	Remove	B2	
Beech M 500 18 E=4 W=4 W=3 1.5m Good S=3 S=3 1.5m Good Ash M 300 14 N=3 Ash M 300 14 N=2 M=2 S=2 2m Poor M=3 N=3 2m Poor M=2 S=2 2m Poor M=2 S=2 2m Poor M=2 S=2 2m Poor W=2 S=2 Poor W=2 Poor W=2 N=2 V=2 Poor W=2 Poor W=2 S=2 V=2 Poor V=2 Poor W=2 W=2 N=2 Poor Poor Poor W=3 W=3 N=3 Poor Poor Poor Poor W=3 W=3 N=3 Poor Poor Poor Poor Poor W=3 N=3 Poor Poor Poor Poor Poor Poor <td< th=""><td></td><td></td><td></td><td></td><td>_</td><td>S=4</td><td></td><td></td><td>tree has 10+ years remaining</td><td>the development</td><td></td><td></td><td></td></td<>					_	S=4			tree has 10+ years remaining	the development			
Beech M 500 18 W=4 Beech M 500 18 N=3 1.5m Good Ash M 300 14 N=3 1.5m Good Ash M 300 14 N=2 2m Poor M 300 14 N=2 2m Poor Poor M M 300 14 N=2 2m Poor M=2 S=2 M S=2					_	E=4							
Beech M 500 18 N=3 1.5m Good Resch M 500 18 N=3 1.5m Good Resch M N N S=3 N=3 N N Ash M 300 14 N=2 2m Poor Resch N=2 S=2 N N N N N M 300 14 N=2 2m Poor N M=2 S=2 N=2 N=2 N=2 N=2 N M=2 W=2 N=2 N=2 N=2 N N					_	W=4							
Ash M 300 14 N=2 B=3 W=3 W=2 Poor B=3 N=2 2m Poor M=2 N=2 W=2 W=2	6942	Beech	Σ	500	18	N=3	1.5m	Good	A mature Beech displaying over all good condition. This tree has 40+	Remove to facilitate	Remove	B2	
Ash M E=3 Ash M 300 14 S=2 S=2 S=2 S=2 S=2 S=2 W=2 S=2 W=2 W=2 W=2 W=2					_	S=3			years remaining	the development			
Ash M W=3 W=3 Ash M 300 14 N=2 Poor E=2 E=2 W=2 W=2 W=2 W=2					_	Е=3							
Ash M 300 14 N=2 2m Poor S=2 E=2 W=2					_	W=3							
	6943	Ash	Σ	300	14	N=2	2m	Poor	A mature Ash displaying over all poor condition. This tree is in	Remove to facilitate	Remove	∍	
E=2 W=2					_	S=2			advanced decline.	the development			
W=2					_	E=2							
					_	W=2							

ArborCare 37

Bessborough House, Co. Cork

Appendix 1

class (m) (m) Sp. M 400 24 N=3 M 850 28 N=3 M 850 28 N=3 M 850 28 N=6 M 14 N=2 N=6 M=2 14 N=2 N=6	CI.(M) 1m 3m Good 1m 2m 3m Good	Observations A A mature Eucalyptus displaying over all good condition. This tree has 20+ years remaining A large mature Eucalyptus displaying over all good condition. This tree has 40+ years remaining A mature multi-stemmed Ash displaying over all poor condition. This tree is	development Remove to facilitate F the development Remove to facilitate F the development the development F Remove to facilitate F	Remove B2 Remove A2	Meters 5.0m 9.5m
24 24 14	E E E	A mature Eucalyptus displaying over all good condition. This tree has 20+ years remaining A large mature Eucalyptus displaying over all good condition. This tree has 40+ years remaining A mature multi-stemmed Ash displaying over all poor condition. This tree is			9.5m 9.5m
24 14 14	a 23 a	A mature Eucalyptus displaying over all good condition. This tree has 20+ years remaining A large mature Eucalyptus displaying over all good condition. This tree has 40+ years remaining A mature multi-stemmed Ash displaying over all poor condition. This tree is			5.0m 9.5m
	E E	years remaining A large mature Eucalyptus displaying over all good condition. This tree has 40+ years remaining A mature multi-stemmed Ash displaying over all poor condition. This tree is			9.5 1
14	E E	A large mature Eucalyptus displaying over all good condition. This tree has 40+ years remaining A mature multi-stemmed Ash displaying over all poor condition. This tree is			9.5m
14	Ë Ë	A large mature Eucalyptus displaying over all good condition. This tree has 40+ years remaining A mature multi-stemmed Ash displaying over all poor condition. This tree is			9.5 1 1
14 28	2 E	A large mature Eucalyptus displaying over all good condition. This tree has 40+ years remaining A mature multi-stemmed Ash displaying over all poor condition. This tree is			9.5m
	Ę	40+ years remaining A mature multi-stemmed Ash displaying over all poor condition. This tree is			
	Ę	A mature multi-stemmed Ash displaying over all poor condition. This tree is			
	Ĕ	A mature multi-stemmed Ash displaying over all poor condition. This tree is			
	- 1 2	A mature multi-stemmed Ash displaying over all poor condition. This tree is	╈		-
S=2 E=2 W=2				Remove U	
E=2 W=2		in advanced decline and has severe cankering throughout. This tree has 10-	the development		
W=2		years remaining			
-					
400 16 N=3	2m Good	A mature Monterey Cypress displaying over all good condition. This tree has	Remove to facilitate F	Remove B2	5.0m
S=3		20+ years remaining the	the development		
E=3					
W=3					
300 14 N=2	2m Good	Represents 2 mature Bay displaying over all good condition. These trees	Remove to facilitate F	Remove B2	4.0m
S=2		have 20+ year remaining the	the development		
E=2					
W=2					

Bessborough House, Co. Cork

Obcorrotio
Observations
Good A mature Monterey Cypress displaying over all good condition. This tree
has 20+ years remaining
Poor A large mature Elm displaying over all poor condition. This tree is dead and
it is within falling
Safety this tree should be removed.
Good A large mature Eucalyptus displaying over all good condition. This tree has
40+ years remair
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
Good A mature multi-stemmed Bay displaying over all good condition. This tree
has 20+ remainin

ArborCare 39

Bessborough House, Co. Cork

Appendix 1 Tree Specie

	Meters		4.8m				3.5m				4.2m				5.8m				5.8m			
Category R.P.A.	2		B2				B2				B2				B2				B2			
			rks	ed			rks	ed			rks	ed			rks	ed			ve			
PMR			No works	required			No works	required			No works	required			No works	required			Remove			
of the	+		act				act				act				act				acilitate	pment		
Impact o	development		No impact				No impact				No impact				No impact				Remove to facilitate	the development		
ш	de		+0				ee				ree				This							
Condition Structural/Physiological	Observations		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.		Good A mature multi-stemmed Bay displaying over all good condition. This tree	has 20+ years remaining			Good A mature co-dominant Cherry displaying over all good condition. This tree	has 20+ years remaining			Good A large mature co-dominant Beech displaying over all good condition. This	tree has 40+ years remaining			Good A large mature co-dominant Beech displaying over all good condition. This	tree has 40+ years remaining		
			ğ				ğ				ğ				ğ				ğ			
Crown	CI.(M)		3m				3m				Зm				2m				2m			
Crown	Sp.	(W)	N=3	S=3	Е =3	W=3	N=3	S=3	Е=3	W=3	N=4	S=4	Е=6 Е	W=6	N=4	S=4	E=4	W=4	N=4	S=4	E=4	W=4
Height	(M)		16				12				16				18				18			
Size	(mm)		380				250				320				480				480			
Age	class		Σ				Σ				Σ				Σ				Σ			
Species	Botanical	Name	Sycamore				Bay				Prunus	Avium	Cherry		Beech				Beech			
Tree	#		6954				6955				6956				6957				6958			

Bessborough House, Co. Cork

Tree	Species	Age	Size	Height	Crown	Crown	Condition	Structural/Physiological	Impact of the	PMR	Category	R.P.A.
	Botanical	class	(mm)	(M)	Sp.	CI.(M)		Observations	development			Meters
	Name		_		(M)	_						
6959	Monterey	Σ	320	14	N=3	2m	Good	A mature multi-stemmed Monterey Cypress displaying over all good	Remove to facilitate the	Remove	B2	4.2m
	Cypress				S=3	_		condition. This tree has 20+ years remaining	development			
					E=3	_						
			_		W=3	_						
0969	Ash	Σ		16	N=3	2m	Poor	A mature co-dominant Ash displaying over all poor condition. This	Remove to facilitate the	Remove	Γ	
					S=3	_		tree has severe Cankering and is in advanced decline.	development			
					E=3	_						
					W=3							
6961	Sorbus Aria	Σ	380	14	N=3	2m	Good	A mature Whitebeam displaying over all good condition. This tree has	Remove to facilitate the	Remove	B2	4.8m
	Whitebeam				S=3	_		20+ years remaining	development			
					E=3	_						
			_		W=3	_						
6962	Eucalyptus	Σ	420	16	N=3	Зm	Good	A mature Eucalyptus displaying over all good condition. This tree has	No impact	No works	B2	5.2m
					S=3			20+ years remaining		required		
					E=3	_						
					W=3	_						
6963	Beech	Σ	400	14	N=4	Зm	Fair	A mature Beech displaying over all fair condition. This tree has some	No impact	No works	C2	5.0m
					S=3			lower stem damage. This tree has 20+ years remaining		required		
					E=3	_						
					W=4							

ArborCare 41

	Size	Height	Crown	Crown	Condition	Structural/Physiological	Impact of the	PMR	Category	R.P.A.
	class ^(mm)	(M)	Sp.	CI.(M)		Observations	development			Meters
			(M)							
1	750	22	N=8	2m	Good	A large mature Eucalyptus displaying over all good condition. This	Remove to facilitate	Remove	B2	8.5m
			S=3			tree has 20+ years remaining	the development			
			E=3							
			W=3							
Σ	300	20	N=3	4m	Good	A mature Eucalyptus displaying over all good condition. The lower	Remove to facilitate	Remove	B2	4.0m
			S=3			third of this tree is infested with Ivy. This tree has 20+ years	the development			
			Е=3			remaining				
			W=3							
∑ Ш	240	10	N=3	2m	Fair	An early mature Ash displaying over all fair condition. This tree has	Remove based on its	Remove and	C2	
			S=3			10+ years remaining	condition	replace with 2		
			E=3					oaks		
			W=3							
Σ	006	28	N=6	Зm	Good	A large mature Eucalyptus displaying over all good condition. This	Remove to facilitate	Remove	A2	
			S=6			tree has 40+ years remaining	the development			
			E=6							
			W=6							
Σ	380	12	N=3	2m	Good	A mature multi-stemmed Bay displaying over all good condition.	Remove to facilitate	Remove	B2	4.8m
			S=3			This tree has 20+ years remaining	the development			
			E=2							
			W=2							

Bessborough House, Co. Cork

# BG 6969 Ac				,							(
	Botanical	class	(mm)	(M)	Sp.	CI.(M)		Observations	development			Meters
-	Name				(W)							
Pı	Acer	ΕM	280	16	N=3	Зm	Good	An early mature Purple Sycamore displaying over all good	Remove to facilitate the	Remove	B2	3.8m
	Purpurem				S=3			condition. This tree has 20+ years remaining	development			
Ъ	Purple				E=3		_					
ŝ	Sycamore				W=3							
6970 Sy	Sycamore	ΕM	280	16	N=3	Зm	Good	An early mature Sycamore displaying over all good condition. This	Remove to facilitate the	Remove	B2	3.8m
					S=3			tree has 20+ years remaining	development			
					E=3		_					
					W=3		_					
6971 Bay	ау	Σ	150	8	N=3	0.5m	Good	A mature multi-stemmed Bay displaying over all good condition.	No impact	No works	C2	2.5m
					S=3		_	This tree has 20+ years remaining		required		
					E=3		_					
					W=3		_					
6972 Ch	Cherry	Ш	220	12	N=2	Зm	Good	An early mature co-dominant Cherry displaying over all good	No impact	No works	B2	3.2m
					S=2		_	condition. This tree has 20+ years remaining		required		
					E=2		_					
					W=2		_					
6973 Ash	sh	≥	750	28	N=6	4m	Good	A large mature multi-stemmed Ash displaying over all good	No impact	No works	A2	8.5m
					S=6			condition. This tree has 40+ years remaining		required		
					E=6							
					W=6							

ArborCare 43

		1								
	Size	Height	Crown	Crown	Condition	Structural/Physiological	Impact of the	PMR	Category	R.P.A.
E	(mm)	(W)	Sp. (M)	CI.(M)		Observations	development			Meters
	340	18	N=4	2m	Good	A mature Sycamore displaying over all good condition. This tree	Remove to facilitate the	Remove	B2	4.4m
			S=4			has 40+ years remaining	development			
			E=4							
			W=4							
	500	18	N=3	2m	Good	A mature Deodar Cedar displaying over all good condition. This	Remove to facilitate the	Remove	A2	
			S=3			tree has 40+ years remaining	development			
			E=3							
			W=3							
	580	18	N=6	<u>т</u>	Good	A large mature multi-stemmed Beech displaying over all good	No impact	No works	A2	6.8m
			S=6			condition. This tree has 40+ years remaining		required		
			E=6							
			W=6							
	300	18	N=3	3m	Good	A mature Silver Birch displaying over all good condition. This tree	No impact	No works	B2	4.0m
			S=3			has 20+ years remaining		required		
			E=3							
			W=3							
	800	22	N=8	2m	Good	A large mature Sycamore displaying over all good condition. This	No impact	No works	B2	9.0m
			S=8			tree has 40+ years remaining		required		
			E=8							
			W=8							

Bessborough House, Co. Cork

Crown
Observations
Good A large mature Turkey Oak displaying over all good condition. This tree has
40+ years remainin
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
Good A mature Turkey C
specimen. This tree has 40+ years remaining
Good A mature Lime displaying over all good condition. This tree has 40+ years
remaining
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

ArborCare 45

	_ L	– L				,			
e Height		0	Crown Crown	In Condition	Structural/Physiological	Impact of the	AMP	Category	R.P.A.
(mm) (M) Sp.			CI.(M)	6	Observations	development			Meters
(W)	(W)								
340 14 N=4			2m	Fair	A mature Lawson Cypress displaying over all fair condition.	No impact	Remove and replace	C2 C	4.4m
S=4	S=4				This tree has 20+ years remaining. A tree of low ecological		with site appropriate		
E=4	E=4				value		trees		
W=4	W=4	4							
500 24 N=6		100	Зm	Good	A large mature Ash displaying over all good condition. This	Remove to facilitate	Remove	B2	
S=6	S=6	<i></i>			tree has 40+ years remaining	the development			
E=6	E=6								
W=6	W=6	с С							
300 18 N=2		<u> </u>	2m	Good	A mature Silver Birch displaying over all good condition.	No impact	No works required	B2	4.0m
S=2	S=2				This tree has 20+ years remaining				
E=2	E=2	.							
W=2	W=2	0							
240 18 N=2		.	2m	Good	A mature Silver Birch displaying over all good condition.	Remove to facilitate	Remove	B2	3.4m
S=2	S=2				This tree has 20+ years remaining	the development			
E=2	E=2								
W=2	W=2	CI							
800 24 N=6		100	Зm	Good	A large mature Sycamore displaying over all good	Remove to facilitate	Remove	B2	
S=6	S=6				condition. This tree has 40+ years remaining	the development			
E=6	E=6								
W=6	W=6	ŝ							

Bessborough House, Co. Cork

4 Boartisti Internet 6thol State Cu(M) State Cu(M) State Cu(M) State Cu(M) State Cu(M) State	Tree	Species	Age	Size	Height	Crown	Crown	Condition	Structural/Physiological	Impact of the	PMR	Category	R.P.A.
Mome(M)(#	Botanical	class	(mm)	(W)	Sp.	CI.(M)		Observations	development			Meters
Cherry M 500 164 2m Good A mature Cherry displaying over all good condition. This tree has 20+ years Flemove to tacilitate tre Exect Remove to tacilitate tre Exect Remove to tacilitate tre development Remove to development Remove to development Remove to tacilitate tre development Remove t		Name				(M)							
best S=4 N=1 S=4 N=1 S=4 N=1 S=4 N=1 S=4	6869	Cherry	Σ	500	16	N=4	2m	Good	A mature Cherry displaying over all good condition. This tree has 20+ years	Remove to	Remove	B2	
Cuercuss M 900 24 N=6 3m Good A large mature Common Oak displaying over all good condition. This tree Mewelopment Cuercuss M 900 24 N=6 3m Good A large mature Common Oak displaying over all good condition. This tree Renove to the southern stem into This tree is a landsci cspecimen Renove to the southern stem into This tree is a landsci cspecimen Renove to the southern stem into This tree is a landsci cspecimen Renove to the southern stem interstation of Honey Renove to the southern stem in a significant infestation of Honey Renove to the southern stem is in complete Die-back. This tree has 10-4 See C2 N Vision M 700 24 N=40 N						S=4			remaining	facilitate the			
Image: constraint of the constra						E=4				development			
Quercuss M 300 24 N=6 3m Good A large muture Common Oak displaying over all good condition. This tree Remove to Remove to Robur S=6 Yu S=6 Yu Has 40+ years remaining. This tree is a trattastic specimem tacilitate the Remove to Common Va Yu S=6 Yu A large mature co-dominant Sycamore displaying over all good condition. No impact Remove C2 Sycamore M 750 Z4 N=8 Zm Good A large mature co-dominant Sycamore displaying over all good condition. No impact Remove C2 Sycamore M 750 Z4 N=8 Zm Good A large mature co-dominant Sycamore displaying over all good condition. No impact Remove C2 Sycamore M 750 Z4 N=4 Zm Yu Yu Smood Zmood						W=4							
Robur Se6 Imate Imat Imate Imate Im	0669	Quercus	Σ	006	24	N=6	Зm	Good	A large mature Common Oak displaying over all good condition. This tree	Remove to	Remove	A2	
Common E=6 Amountable E=6 Amountable Amoun		Robur				S=6			has 40+ years remaining. This tree is a fantastic specimen	facilitate the			
Oak N We6 N Sycamore M 750 24 N=8 N		Common				E=6				development			
Sycamore M 750 24 N=8 2m Good A large mature co-dominant Sycamore displaying over all good condition. No impact Remove C2 Sycamore S=8 This tree on the southern stem has a significant infestation of Honey. No impact Remove C2 R=6 N=6 This tree on the southern stem has a significant infestation of Honey. E=6 No ordition No ordition N=6 N=700 24 N=4 2m Good A large mature Common Osk displaying over all good condition. This tree has 10+ No works A2 Common M 700 24 N=4 2m Good A large mature Common Osk displaying over all good condition. This tree has 10+ No works A2 Common M 700 24 N=4 2m Has 40+ years remaining No		Oak				W=6							
S=8 This tree on the southern stem has a significant infestation of Honey. E=6 based on its Wu=6 Wu=6 Fungus and the southern stem has a significant infestation of Honey. E=6 based on its Common M 700 24 Va=6 No works Condition Common M 700 24 No No works and the southern stem is in complete Die-back. This tree has 10+ No works Condition Common M 700 24 No No No works No No Common M 700 24 No Alarge mature Common Oak displaying over all good condition. This tree has 10+ No impact No works No No No No No No No No No No No <td< td=""><td>6991</td><td>Sycamore</td><td>≥</td><td>750</td><td>24</td><td>N=8</td><td>2m</td><td>Good</td><td>A large mature co-dominant Sycamore displaying over all good condition.</td><td>No impact</td><td>Remove</td><td>C2</td><td></td></td<>	6991	Sycamore	≥	750	24	N=8	2m	Good	A large mature co-dominant Sycamore displaying over all good condition.	No impact	Remove	C2	
E=6 Fundus and the southern stem is in complete Die-back. This tree has 10+ condition N=6 W=6 years remaining Common M 700 24 N=4 No works Common M 700 24 N=4 No works Common M 700 24 N=4 No works No N No N No No No No N No N No No No No No N N N N N No No No No No N N N No No No No No No No No N N No No <td></td> <td></td> <td></td> <td></td> <td></td> <td>S=8</td> <td></td> <td></td> <td>This tree on the southern stem has a significant infestation of Honey</td> <td></td> <td>based on its</td> <td></td> <td></td>						S=8			This tree on the southern stem has a significant infestation of Honey		based on its		
W=6 W=6 westermaining Common M 700 24 N=4 No works No works Association. This tree No No No Association. This tree No						E=6			Fungus and the southern stem is in complete Die-back. This tree has 10+		condition		
Common M 700 24 N=4 2m Good A large mature Common Oak displaying over all good condition. This tree No impact No works A2 Oak S=4 > > A <td></td> <td></td> <td></td> <td></td> <td></td> <td>W=6</td> <td></td> <td></td> <td>years remaining</td> <td></td> <td></td> <td></td> <td></td>						W=6			years remaining				
Oak $S=4$ has 40+ years remainingCak $E=4$ required $E=4$ $W=4$ $W=4$ N=40 $W=4$ $W=4$ CherryM10N=4 $0.5m$ FairAmature Cherry displaying over all fair condition. This free has beenNo impactN=4 $N=4$ $N=4$ N=4 $N=4$ $N=4$ <	6992	Common	≥	700	24	N=4	2m	Good	A large mature Common Oak displaying over all good condition. This tree	No impact	No works	A2	8.0m
Cherry M E=4 P Cherry W 10 N=4 0.5m Cherry M 10 N=4 0.5m S=4 S=4 No impact Remove S=4 S=4 Suppressed by the larger surrounding trees. This tree has been No impact No No No No No No No No No No No No No No No No No No No No No No No No No No No No No No No No No No No No No No No No No No No No No No No No No No No No No No No No No No No No No No No No No No No No No No		Oak				S=4			has 40+ years remaining		required		
Cherry W=4 W=4 M=4 M=4<						E=4							
Cherry M 10 N=4 0.5m Fair A mature Cherry displaying over all fair condition. This tree has been No impact Remove S=4 S=4 suppressed by the larger surrounding trees. This tree has 10+ years based on its based on its W=4 W=4 remaining condition condition						W=4							
suppressed by the larger surrounding trees. This tree has 10+ years remaining	6993	Cherry	≥		10	N=4	0.5m	Fair	A mature Cherry displaying over all fair condition. This tree has been	No impact	Remove	C2	
remaining						S=4			suppressed by the larger surrounding trees. This tree has 10+ years		based on its		
W=4						E=4			remaining		condition		
						W=4							

ArborCare 47

dix 1	Specie
Appen	Tree

Appendix 1	1 xibr											
Tree	Species	Age	Size	Height	Crown	Crown	Condition	Structural/Physiological	Impact of the	PMR	Category	R.P.A.
#	Botanical	class	(mm)	(M)	Sp.	CI.(M)		Observations	development			Meters
	Name				(M)							
6994	Abies Alba	Σ	800	28	=Z	4m	Good	A large mature Silver Fir displaying over all good condition. This tree has	No impact	No works	A2	9.0m
	Silver Fir				S=			40+ years remaining		required		
					= E							
					=M							
6995	Bay	Σ	200	10	N=2	3m	Good	Represents 3 mature multi-stemmed Bay displaying over all good	No impact	No works	C2	3.0m
x 3					S=2			condition. These trees have 10+ years remaining		required		
					E=2							
					W=2							
9669	Sycamore	Σ	380	18	N=2	2m	Fair	A mature Sycamore displaying over all fair condition. This tree is heavily	No impact	No works	C2	4.8m
					S=2			suppressed with lvy. This tree has 10+ years remaining		required		
					E=2							
					W=2							
6997	Cherry	Μ	450	20	N=3	1 T	Good	A large mature Cherry displaying over all good condition. This tree has 20+	No impact	No works	B2	5.5m
					S=3			years remaining		required		
					E=3							
					W=3							
6998	Cherry	Μ		16	N=2	2m	Fair	A mature Cherry displaying over all fair condition. This tree has been	No impact	No works	C2	
					S=1			suppressed by the larger surrounding trees. This tree has 10+ years		required		
					E=2			remaining				
					W=1							

Bessborough House, Co. Cork

Tree	Species	Age	Size	Height	Crown	Crown	Condition	Structural/Physiological	Impact of the	PMR	Category	R.P.A.
#	Botanical	class	(mm)	(M)	Sp.	CI.(M)		Observations	development			Meters
	Name				(M)							
6669	Silver Birch	Σ	320	18	N=2	2m	Good	A mature Silver Birch displaying over all good condition. This tree has 20+ years	No impact	No works	B2	4.2m
					S=2			remaining		required		
					E=2							
					W=2							
2000	Silver Birch	Σ	380	22	N=2	2m	Good	A mature Silver Birch displaying over all good condition. This tree has 20+ years	No impact	No works	B2	4.8m
					S=2			remaining		required		
					E=2							
					W=2							
7001	Populus	Σ	600	28	N=2	3m	Good	A large mature Lombardy Poplar displaying over all good condition. This tree is	No impact	Consider	C2	7.0m
	Nigra				S=2			within falling distance of the existing car park and driveway entrance. This tree is		for removal		
	Lombardy				E=2			of low ecological value. This tree is not suited for its location. This tree has 10-				
	Poplar				W=2			years remaining				
7002	Lombardy	Σ	600	28	N=2	Зm	Good	A large mature Lombardy Poplar displaying over all good condition. This tree is	No impact	Consider	C2	7.0m
	Poplar				S=2			within falling distance of the existing car park and driveway entrance. This tree is		for removal		
					E=2			of low ecological value. This tree is not suited for its location. This tree has 10-				
					W=2			years remaining				
7003	Lombardy	Σ	600	28	N=2	Зm	Good	A large mature Lombardy Poplar displaying over all good condition. This tree is	No impact	Consider	C2	7.0m
	Poplar				S=2			within falling distance of the existing car park and driveway entrance. This tree is		for removal		
					E=2			of low ecological value. This tree is not suited for its location. This tree has 10-				
					W=2			years remaining				

ArborCare 49

Bessborough House, Co. Cork

Appendix 1

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

Bessborough House, Co. Cork

Tree	Species	Age	Size	Height	Crown	Crown	Condition	Structural/Physiological	Impact of the	PMR	Category	R.P.A.
#	Botanical	class	(mm)	(M)	Sp.	CI.(M)		Observations	pment		,)	Meters
	Name			_	(M)							
6002	Lime	Δ	400	18	N=3	2m	Good	A mature Lime displaying over all good condition. This tree has	Remove to facilitate the	Remove	B2	
				_	S=3			20+ years remaining	development			
					E=3							
					W=3							
7010	Betula	Σ	250	20	N=2	Зm	Good	A mature Birch displaying over all good condition. This tree has	No impact	No works	B2	3.5m
	Birch				S=2			20+ years remaining		required		
					E=2							
					W=2							
7011	Lime	Σ	450	16	N=3	2m	Good	A mature Lime displaying over all good condition. This tree has	No impact	No works	B2	5.5m
					S=3			20+ years remaining		required		
					E=3							
				_	W=3							
7012	Lime	Σ	550	20	N=3	Зm	Good	A mature Lime displaying over all good condition. This tree has	No impact	No works	B2	
				_	S=3			20+ years remaining		required		
					E=3							
					W=3							
7013	Silver Birch	Σ	300	20	N=2	2m	Good	A mature Silver Birch displaying over all good condition. This	No impact	No works	B2	
				_	S=2			tree has 20+ years remaining		required		
					E=2							
					W=2							

ArborCare 51

								Bessporougn House, Co. Cork	Se, CO. CUIN		
ō	Age Size		Height C	Crown	-	Condition	Structural/Physiological	Impact of the	PMR	Category	R.P.A.
a	class (mm)	(M)		Sp. (M)	CI.(M)		Observations	development			Meters
Σ	A 550		20	N=3	Зm	Good	A mature Lime displaying over all good condition. This tree has	No impact	No works required	B2	
			55	S=3			20+ years remaining				
			ш	E=3							
			2	W=3							
Σ	A 300		16 N	N=2	0.5m	Fair	A mature Lawson Cypress displaying over all fair condition. This	No impact	Remove and replace	C2	4m
			55	S=2			tree has 20+ years remaining. A tree of low ecological value		with appropriate species		
			ш	E=2							
			-	W=2							
Σ	_	-	18	N=3	1 T	Good	A mature Lime displaying over all good condition. This tree has	No impact	No works required	B2	
				S=3			20+ years remaining				
			ш —	E=3							
			2	W=3							
Σ	1 500		18 N	N=3	2m	Good	A large mature Lime displaying over all good condition. This	No impact	No works required	B2	6.0m
				S=3			tree has 20+ years remaining				
			<u> </u>	E=3							
			-	W=3							
Σ	A 400		16 N	N=3	Зm	Good	A large mature Lime displaying over all good condition. This	No impact	No works required	B2	5.0m
				S=3			tree has 20+ years remaining				
			ш	E=3							
			_	W=3							

Bessborough House, Co. Cork

Including Image		Species	Age	Size	Height	Crown	Crown	Condition	Structural/Physiological	Impact of the	PMR	Category	R.P.A.
0 (M) No	_	Botanical	class	(mm)	(M)	Sp.	CI.(M)		Observations	development			Meters
M 200 14 Nu-1 0.5m Good A mature multistemmed Bay displaying over all good condition. This No impact No works 1 1 1 1 1 0.5m Good A mature multistemmed Bay displaying over all good condition. This tree has No works required 1 1 1 Nai 2m Good A large mature Lime displaying over all good condition. This tree has No impact No works 1 Nai 2m 0.5m Good A large mature Lime displaying over all good condition. This tree has No impact No works 1 Nai 2m 0.5m Good A mature multi-tiemmed Bay displaying over all good condition. This tree has No impact No works 1 Nai 2m 0.5m Good A mature Lime displaying over all good condition. This tree has 20+ No works required 1 Nai 10 18 Nai No No No No 1 Nai 10 18 Nai No No No No 1 Nai 10 14 Nai No		Name				(M)							
3 S=1 N=1	1	Bay	Σ	200	14	N=1	0.5m	Good	A mature multi-stemmed Bay displaying over all good condition. This	No impact	No works	C2	3.0m
E1 N3 E1 N3 E1 Wu1 Wu1 Wu1 Wu1 Wu1 Wu1 Wu1 Wu1 420 18 N33 2m Good A large mature Lime displaying over all good condition. This tree has No works S33 V V S33 V V No No<						S=1			tree has 10+ years remaining		required		
M We1 We1 We1 We1 We1 We1 We1 We1 We1 Me1 We1 Me1						Е=1							
M 420 18 N=3 2m Good A large mature Line displaying over all good condition. This tree has No impact No works F S=3 V S=3 V 20 A large mature Line displaying over all good condition. This tree has No impact No works E<3						W=1							
S=3 S=3 C0 + years remaining E=3 N=1 C0 + years remaining E=3 N=1 N=3 W=3 N=1 N=3 W=3 N=1 N=1 W=3 N=1 N=1 N=1 N=1 N=1 N=2 N=1 N=1 N=2 N=1 N=1 N=2 N=1 N=1 N=2 N=2 N=1 N=2 N=2 N=1 N=2 N=2 N=2 N=4 </td <td></td> <td>Lime</td> <td>Σ</td> <td>420</td> <td>18</td> <td>N=3</td> <td>2m</td> <td>Good</td> <td>A large mature Lime displaying over all good condition. This tree has</td> <td>No impact</td> <td>No works</td> <td>B2</td> <td>5.2m</td>		Lime	Σ	420	18	N=3	2m	Good	A large mature Lime displaying over all good condition. This tree has	No impact	No works	B2	5.2m
Image: Section of the secting of the secting of th						S=3			20+ years remaining		required		
No W=3 No W=3 No <						E=3							
M 200 14 N=1 0.5m Good A mature multi-stemmed Bay displaying over all good condition. This No impact No works No P S=1 S=1 C Tee has 10+ years remaining No impact No impact No works No P K=1 N W=1 N And Ano 18 No required P N A00 18 N=3 Zm Good A mature Lime displaying over all good condition. This tree has 20+ No impact No works P N A00 18 N=3 Zm Good A mature Lime displaying over all good condition. This tree has 20+ No impact No works P N 400 18 N=3 Zm Years remaining required Tequired N 400 24 N No No No No No No No N M A00 24 N No No <td< td=""><td></td><td></td><td></td><td></td><td></td><td>W=3</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></td<>						W=3							
S=1 N S=1 required E=1 W H H H W=1 W H H H W=1 W H H H H W=1 W H H H H H W=1 W H		Bay	Σ	200	14	N=1	0.5m	Good	A mature multi-stemmed Bay displaying over all good condition. This	No impact	No works	C2	3.0m
E=1 E=1 N E=1 N N W=1 N N W=1 N <td< td=""><td></td><td></td><td></td><td></td><td></td><td>S=1</td><td></td><td></td><td>tree has 10+ years remaining</td><td></td><td>required</td><td></td><td></td></td<>						S=1			tree has 10+ years remaining		required		
M W=1 W=1 M 400 18 N=3 2m Good A mature Lime displaying over all good condition. This tree has 20+ No impact No works S=3 S=3 Years remaining Years remaining Years remaining Years remaining Years remaining M 400 24 N=4 Tm Good A large mature Birch displaying over all good condition. This tree has 20+ No impact No works M 400 24 N=4 Tm Good A large mature Birch displaying over all good condition. This tree has No works No works S=4 Y=4 Tm Good A large mature Birch displaying over all good condition. This tree has No works No works N=40 Y=4 Tm Good A large mature Birch displaying over all good condition. This tree has No works No works N=40 Y=4 Y=4 No No No No No N=44 Y=4 Y=4 No No No No No Yequired N=44 Y=4 Y=4 No No No No <td></td> <td></td> <td></td> <td></td> <td></td> <td>Е=1</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>						Е=1							
M 400 18 N=3 2m Good A mature Line displaying over all good condition. This tree has 20+ No impact No works N S=3 S=3 years remaining required required N W=3 W years remaining no impact No works N W=3 N A Ne=3 no required N 400 24 N A large mature Birch displaying over all good condition. This tree has No impact No works E=4 N=40 N=40 N=400 Z0+ years remaining required required N=40 N=40 N=40 No impact No impact No works N=40 W=4 N V=4 No No required						W=1							
S=3 S=3 required E=3 E=3 required W=3 W=3 No M 400 24 Name M 400 24 Name S=4 Name 20+ years remaining required M=40 S=4 No works No impact N=40 N 20+ years remaining required N=40 N No works No impact N=40 N No works No impact N=40 N No works No impact N=40 N No impact No impact N=40 N=40 No impact No impact		Lime	Σ	400	18	N=3	2m	Good	A mature Lime displaying over all good condition. This tree has 20+	No impact	No works	B2	5.0m
E=3 E=3 W=3 W=3 M 400 24 N Good A large mature Birch displaying over all good condition. This tree has No impact No works S=4 S=4 20+ years remaining required required W=4 W=4 W=4 No works No impact No works						S=3			years remaining		required		
W=3 W=3 M 400 24 N=4 1m Good A large mature Birch displaying over all good condition. This tree has No impact No works F=4 20+ years remaining 20+ years remaining required required W=4 W=4 W=4 No impact No impact No works						E=3							
M 400 24 1m Good A large mature Birch displaying over all good condition. This tree has No impact No works S=4 20+ years remaining 20+ years remaining required required W=4 W=4 N=4 N=4 No works No works No works						W=3							
20+ years remaining		Birch	Σ	400	24	N=4	1 T	Good	A large mature Birch displaying over all good condition. This tree has	No impact	No works	A2	5.0m
E=4 W=4						S=4			20+ years remaining		required		
W=4						E=4							
						W=4							

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Appendix 1	ndix 1							1000				
Tree	Species	Age	Size	Height	Crown	Crown	Condition	Structural/Physiological	Impact of the	PMR	Category	R.P.A.
#	Botanical	class	(mm)	(M)	Sp.	CI.(M)		Observations	development			Meters
7024	Silver Birch	Þ	360	24	(m)	mC	Good	A mature Silver Birch displaving over all good condition. This tree	No impact	No works	B2	4.6m
					5 S			has 20+ vears remaining		required		
					р 0 = Ц Ш					5		
					W=2							
7025	Lime	Σ	320	12	N=2	Зm	Fair	A mature Lime displaying over all fair condition. This tree has 10+	No impact	No works	C2	4.2m
					S=2			years remaining		required		
					E=2							
					W=2							
7026	Holly	Σ	280	10	N=1	5	Good	A mature variegated Holly displaying over all good condition. This	No impact	No works	B2	3.8m
			_		S=1			tree has 20+ years remaining		required		
					П= 1							
			_		W=1							
7027	Lime	Σ	450	18	N=3	2m	Good	A mature Lime displaying over all good condition. This tree has 20+	No impact	No works	B2	5.5m
			_		S=3			years remaining		required		
			_		E=3							
					W=3							
7028	Silver Birch	Σ	360	24	N=3	3m	Good	A mature Silver Birch displaying over all good condition. This tree	No impact	No works	B2	4.6m
			_		S=3			has 20+ years remaining		required		
					E=3							
			_		W=3							

Bessborough House, Co. Cork

R.P.A.	Meters	5.0m	5.0m	6.2m	2.8m	4.8m
	Me	ம்	່ານ	ن ف	Ni	4
Category		B	B	A2	B2	B2
PMR		No works required	No works required	No works required	No works required	No works required
the		-	-		-	-
Impact of	development	No impact	No impact	No impact	No impact	No impact
Structural/Physiological	Observations	A mature Lime displaying over all good condition. This tree has 20+ years remaining	A mature Lime displaying over all good condition. This tree has 20+ years remaining	A large mature Silver Birch displaying over all good condition. This tree has 20+ years remaining	An early mature Birch displaying over all good condition. This tree has 20+ years remaining	A mature Birch displaying over all good condition. This tree has 20+ years remaining
Condition		Good	Good	Good	Good	Good
Crown	CI.(M)	Зт	шe	щe	2m	Зт
Crown	Sp. (M)	N=3 S=3 E=3 W=3	N=3 S=3 E=3 W=3	N=4 S=4 E=4 W=4	N=2 S=2 E=2 W=2	N=3 S=3 E=3 W=3
Height	(M)	8	8 .	26	12	24
Size	(uu)	400	400	520	180	380
Age	class	z	≥	≥	∑ ⊔	S
Species	Botanical Name	Lime	Lime	Silver Birch	Birch	Birch
Tree	#	7029	7030	7031	7032	7033

ArborCare 55

Category R.P.A.	Meters		B2 5.0m				B2 5.0m				B2 3.4m				B2 4.0m					B2 4.6m			
PMR			No works	required			No works	required			No works	required			No works	required				No works	required		
Impact of the	development		No impact				No impact				No impact				No impact					No impact			
Structural/Physiological	Observations		A mature Lime displaying over all good condition. This tree has 20+ years	remaining			Represents 2 mature Lime displaying over all good condition. These trees	have 20+ years remaining			A mature Birch displaying over all good condition. This tree has 20+ years	remaining			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.	A mature Silver Birch displaying over all good condition. This tree has 20+	years remaining		
Condition			Good				Good				Good				Good					Good			
Crown	CI.(M)		2m				3m				2m				Зm					2m			
Crown	Sp.	(M)	N=3	S=3	E=3	W=3	N=3	S=3	E=3	W=3	N=2	S=2	E=2	W=2	N=3	S=3	Е=3	W=3		N=3	S=3	E=3	0 101
Height	(M)		18				16				20				14					20			
Size	(mm)		400				400				240				300					360			
Age	class		Σ				Σ				Σ				Σ					Σ			_
Species	Botanical	Name	Lime				Lime				Birch				Sycamore					Silver Birch			_
	_		7034				7035	× 2	-	_	7036				7037	x 2				7038			

Bessborough House, Co. Cork

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

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Appendix 1												
Tree	Species	Age	Size	Height	Crown	Crown	Condition	Structural/Physiological	Impact of the	PMR	Category	R.P.A.
#	Botanical Name	class	(mm)	(M)	Sp. (M)	CI.(M)		Observations	development			Meters
7044	Lime	Σ	600	22	N=4	Зm	Good	A large mature Lime displaying over all good condition. This tree	No impact	No works	B2	7.0m
					S=4			has 20+ years remaining		required		
					E=4							
					W=4							
7045	Silver Birch	Σ	300	24	N=2	2m	Good	A mature Silver Birch displaying over all good condition. This tree	No impact	No works	B2	4.0m
					S=2			has 20+ years remaining		required		
					E=2							
					W=2							
7046	Silver Birch	Σ	300	24	N=2	2m	Good	A mature Silver Birch displaying over all good condition. This tree	No impact	No works	B2	4.0m
					S=2			has 20+ years remaining		required		
					E=2							
					W=2							
7047	Silver Birch	Σ	300	24	N=2	2m	Good	A mature Silver Birch displaying over all good condition. This tree	No impact	No works	B2	4.0m
					S=2			has 20+ years remaining		required		
					E=2							
					W=2							
7048	Silver Birch	≥	300	24	N=2	2m	Good	A mature Silver Birch displaying over all good condition. This tree	No impact	No works	B2	4.0m
					S=2			has 20+ years remaining		required		
					E=2							
					W=2							

Bessborough House, Co. Cork

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

ArborCare 59

Meters	B2 B2	B2 B2 B2	B2 B2 B2 B2 B2
	No works required No works required	No works required required No works required required	No works required required required required required required
No impact No works			
No impact	No impact	No impact No impact	No impact No impact No impact
has 20+ years remaining			
	ondition. This tree	ondition. This tree	ondition. This tree condition. This tree condition. This tree
	alaying over all good condit	olaying over all good condit olaying over all good condit	olaying over all good condit olaying over all good condit olaying over all good condit
nas zu+ years remaining	A mature Silver Birch displaying over all good condition. This tree has 20+ years remaining	A mature Silver Birch displaying over all good condition. This tree has 20+ years remaining A mature Silver Birch displaying over all good condition. This tree has 20+ years remaining	A mature Silver Birch displaying over all good condition. This tree has 20+ years remaining A mature Silver Birch displaying over all good condition. This tree has 20+ years remaining A mature Silver Birch displaying over all good condition. This tree has 20+ years remaining
5 M		Ę	E E
E=2 W=2 N=2	S=2 E=2 W=2	S=2 E=2 W=2 S=2 S=2 W=2 W=2	S=2 E=2 W=2 S=2 S=2 C=2 N=2 S=2 S=2 S=2 S=2 S=2 S=2 W=2
24		24	
008	}	0000	
	Σ	ΣΣ	ε ε ε
Silver Birch			5 5 5
Silver	Silver Birch	Silver Birch	Silver Birch Silver Birch

Bessborough House, Co. Cork

Age	Size		Height C	Crown	Crown	Condition	Structural/Physiological	Impact of the	PMR	Category	R.P.A.
class	(mm) S	(M)		Sp.	CI.(M)		Observations	development			Meters
			Ð	(M)							
Σ	320		18 N	N=4	2m	Good	A mature Sycamore displaying over all good condition. This tree has 20+	No impact	No works	B2	4.2m
			S	S=2			years remaining		required		
			Ш	E=3							
			S	W=3							
Σ	320		20 N	N=3	2m	Good	A mature multi-stemmed Sycamore displaying over all good condition. This	No impact	No works	B2	4.2m
			S	S=3			tree has 20+ years remaining		required		
			ш	E=3							
			5	W=3							
Σ	380	_	20 N	N=3	Зm	Good	A mature Oak displaying over all good condition. This tree has 40+ years	No impact	No works	A2	4.8m
			S	S=3			remaining		required		
			Ш	E=3							
			S	W=3							
Ш	-		8 8	N=3	0.5m	Good	An early mature multi-stemmed Yew displaying over all good condition. This	No impact	No works	B2	
			S	S=3			tree has 40+ years remaining		required		
			ш	E=3							
			S	W=3							
Σ	360		18 N	=Z	1 ¹	Fair	A mature multi-stemmed Horse Chestnut displaying over all fair condition.	No impact	No works	C2	4.6m
			S	S=			This tree is showing evidence of decline. This tree has 10- years remaining		required		
			Ш	Ш							
			5	= M							

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Tree	Species	Age	Size	Height	Crown	Crown	Condition	Structural/Physiological
#	Botanical	class	(mm)	(W)	Sp.	CI.(M)		Observations
	Name				(M)			
7064	Cherry	Σ	400	20	N=4	2m	Good	A large mature multi-stemmed Cherry displaying over all good
					S=4			condition. This tree has 20+ years remaining
					E=4			
					W=4			
7065	Silver Birch	EM	220	18	N=2	2m	Good	Represents a row of 4 early mature Silver Birch displaying over all
I					S=2			good condition. These trees have 20+ years remaining
7066					E=2			
x 4					W=2			
7067	Monterey	Σ		12	N=2	1 T	Poor	A mature multi-stemmed Monterey Cypress displaying over all poor
	Cypress				S=2			condition. This tree is in decline and has suffered significant stem
					E=2			damage
					W=2			
7068	Silver Birch	Σ	280	18	N=2	2m	Good	A mature Silver Birch displaying over all good condition. This tree has
					S=2			20+ years remaining
					E=2			
					0 101			

Bessborough House, Co. Cork Impact of the PMI development

Category R.P.A. Meters

PMR

5.0m

B2

No works required

No impact

B2

No works required

No impact

S

Remove based on its condition

No impact

ArborCare 61

	3.8m			
	B2			
	No works	required		
	No impact			
	A mature Silver Birch displaying over all good condition. This tree has	20+ years remaining		
	Good			
	2m			
W=2	N=2	S=2	E=2	W=2
	18			
	280 18			
	Μ			
	7069 Silver Birch			
	7069			

3.8m

B2

No works required

No impact

Bessborough House, Co. Cork

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

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

Bessborough House, Co. Cork

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

ArborCare 65

- F
e Height Crown
class (mm) (M) Sp. CI.(M) (M)
280 6 N=2 2m Good
S=2
E=2
W=2
300 12 N=2 1m Poor
S=2
E=2
W=2
12 N=4 1m Good
S=4
E=4
W=4
610 20 N=4 2m Good
S=4
E=4
W=4
610 20 N=4 2m Good
S=4
E=4
W=4

Bessborough House, Co. Cork

Botanical class (mm) (m) Name Name (m) (m) Name Matus M 10 Domestica Apple M 560 18 Lime M 560 18 10 Silver Birch M 600 22 18 Silver Birch EM 200 18 10 Weeping Weeping M 400 18	Tree	Species	Age	Size	Height	Crown	Crown	Condition	Structural/Physiological	Impact of the	PMR	Category	R.P.A.
NameName(M)N=21mGoodA mature Apple $Malus$ M10N=21mGoodA mature Apple $DornesticaM5=2N=21mGoodA mature AppleAppleN56018N=41mGoodA large mature IAppleM56018N=41mGoodA large mature IAppleM56018N=41mGoodA large mature IAshM60022N=41mGoodA large mature IAshM60022N=41mFairA mature Ash diAshM60022N=41mFairA mature Ash diAshM6002033mGoodAn early matureSilver BirchEM20018N=2N=4has 20+ years reSilver BirchM40018N=41mGoodA large matureSalixM40018N=41mGoodA large matureBabylonicaM40018N=41mGoodA large matureWeepingSalixS=4VS=4VHas 20+ yearsMonucuMMAAAAA large matureMonucuMAAAAAAMonucuMAAAAAMonucuM<$		Botanical	class	(mm)	(W)	Sp.	CI.(M)		Observations	development			Meters
MalusM10N=21mGoodA mature AppleDornesticaNS=21mGoodA mature AppleAppleN=2N=2N=220+ years remainingAppleN56018N=41mGoodA large mature IAppleN=41mGoodA large mature I20+ years remainingAppleN56018N=41mGoodA large mature IAshM60022N=41mFairA mature Ash diAshM60022N=41mFairA mature Ash diAshM60022N=41mFairA mature Ash diAshM60022N=41mFairA mature Ash diSilver BirchEM20018N=23mGoodA large matureSilver BirchEM20018N=23mGoodA large matureSilver BirchM40018N=41mGoodA large matureBabylonicaMA0018N=41mGoodA large matureWeepingMA0018N=41mGoodA large matureMutureSalixMA0018N=41mGoodA large matureBabylonicaSalixMA0018N=41mGoodA large matureMutureSalixMA0018N=4<		Name				(M)							
DomesticaS=2S=2years remainingAppleE=2 $W=2$ $W=2$ years remainingLimeM56018 $N=4$ 1mGoodA large mature LSinceN56018 $N=4$ 1mGoodA large mature LAshM60022N=41mCoodA large mature LAshM60022N=41mFairA mature Ash diAshM60022N=41mFairA mature Ash diSilver BirchEW=4NN=41mFairA mature Ash diSilver BirchEN=41mFairA mature Ash diSilver BirchEN=41mFairA mature Ash diSilver BirchEN=41mGoodA nearly matureSalixM40018N=2N=4Has 20+ years reBabylonicaMAN=41mGoodA large mature VWeepingNSalixSalixSalixSalixSalixWithouSalixSalixSalixSalixSalixSalixMeepingSalixSalixSalixSalixSalixSalixMinouSalixSalixSalixSalixSalixSalixMinouSalixSalixSalixSalixSalixSalixMinouSalixSalixSalixSalixSalixSalixMinou <td>0</td> <td>Malus</td> <td>Σ</td> <td></td> <td>10</td> <td>N=2</td> <td>1m</td> <td>Good</td> <td></td> <td>No impact</td> <td>No works</td> <td>B2</td> <td></td>	0	Malus	Σ		10	N=2	1m	Good		No impact	No works	B2	
Apple E=2 W=2 W=2 Alarge mature 1 Lime M 560 18 N=4 1m Good A large mature 1 Lime M 560 18 N=4 1m Good A large mature 1 Solution N 560 18 N=4 1m Good A large mature 1 Ash M 600 22 N=4 1m Good A large mature 1 Silver Birch M 600 22 N=4 1m Fair A mature Ash di Silver Birch M 600 22 N=4 1m Fair A mature 4 ded Silver Birch EM N=2 3m Good An early mature 4 ded Silver Birch E=4 N=2 3m Good An early mature 4 ded Salix M 400 18 N=2 Has 20+ years re 4 ded Babylonica M 400 18 M=2 Hare 4 has 20+ years re 4 ded		Domestica				S=2			years remaining		required		
LimeM56018 $W=2$ TmGoodA large mature 1LimeM56018 $N=4$ 1mGoodA large mature 1S=4S=4S=4S=420+ years remaiAshM60022 $N=4$ 1mFairA mature Ash diAshM60022N=41mFairA mature Ash diAshM60022N=41mFairA mature Ash diAshM60022N=41mFairA mature Ash diSilver BirchEM20018N=23mGoodAn early matureSilver BirchEM20018N=2N=2NatureSilver BirchEM20018N=2NatureSalixM40018N=41mGoodA large mature VBabylonicaE=2WeepingS=4MMS=4WeepingNS=4S=4MMMWathoutE=4MMS=4MMWathoutE=4MMS=4MMWathoutE=4MMMMMWathoutE=4MMMMMWathoutE=4MMMMMWathoutE=4MMMMMWathoutE=4MMMMMMM<		Apple				E=2							
Lime M 560 18 N=4 1m Good A large mature I S=4 S=4 1m Good A large mature I 20+ years remai F=4 W=4 W=4 1m Fair A mature Ash di Ash M 600 22 N=4 1m Fair A mature Ash di Ash M 600 22 N=4 1m Fair A mature Ash di Ash M 600 22 N=4 1m Fair A mature Ash di Silver Birch M 600 22 N=4 1m Fair A mature Ash di Silver Birch EM 200 18 N=2 3m Good An early mature Silver Birch EM 200 18 N=2 3m Good An early mature Silver Birch E=2 W=2 3m Good A large mature V Babylonica Salix M M M M <td< td=""><td></td><td></td><td></td><td></td><td></td><td>W=2</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></td<>						W=2							
Ash M 600 22 N=4 20+ years remai Ash M 600 22 N=4 1m Fair A mature Ash di Ash M 600 22 N=4 1m Fair A mature Ash di Silver Birch M 600 18 N=2 3m Good An early mature Silver Birch EM 200 18 N=2 3m Good An early mature Silver Birch EM 200 18 N=2 3m Good An early mature Babylonica M 400 18 N=2 3m Good An early mature Weeping M 400 18 N=4 1m Good Alarge mature V Weithout S=4 S=4 1m Good Alarge mature V An early mature Weithout S=4 S=4 1m Good Alarge mature V An early mature Without S=4 S=4 1m Good Alarge mature V Alarge mature Without S=4	-	Lime	Σ	560	18	N=4	1m	Good	A large mature Lime displaying over all good condition. This tree has	No impact	No works	B2	6.6m
AshM60022N=4A mature Ash diAshM60022N=4A mature Ash diAshM60022N=4TmFairA mature Ash diSilver BirchEMN=2N=4N=2N=4N=2Silver BirchEM20018N=23mGoodAn early matureSilver BirchEM20018N=23mGoodAn early matureSilver BirchEM20018N=2N=4N=2N=2SalixM40018N=41mGoodA large matureBabylonicaN40018N=41mGoodA large matureWeepingSalixS=4S=4S=4M=4SSWitou.SS=4SSSSSMutuuSSSSSSSSMutuuSSSSSSSSMutuuSSSSSSSSSMutuuSSSSSSSSSSMutuuSSSSSSSSSSMutuuSSSSSSSSSSMutuuSSSSSSSSSSSSS <td></td> <td></td> <td></td> <td></td> <td></td> <td>S=4</td> <td></td> <td></td> <td>20+ years remaining</td> <td></td> <td>required</td> <td></td> <td></td>						S=4			20+ years remaining		required		
Ash M 600 22 N=4 1m Fair A mature Ash dil Ash M 600 22 N=4 1m Fair A mature Ash dil Silver Birch E V V=4 V V evidence of decl Silver Birch EM 200 18 N=2 3m Good An early mature Silver Birch EM 200 18 N=2 3m Good An early mature Silver Birch EM 200 18 N=2 3m Good An early mature Salix M 400 18 N=2 An early mature An early mature Babylonica M 400 18 N=4 1m Good A large mature V Weeping M A00 18 N=4 1m Good A large mature V Without Salix Salix Salix A large mature V A large mature V						E=4							
Ash M 600 22 N=4 1m Fair A mature Ash di S=4 S=4 s=4 evidence of decl sevidence of decl sevidence of decl Silver Birch EM 200 18 N=2 3m Good An early mature Silver Birch EM 200 18 N=2 3m Good An early mature Silver Birch EM 200 18 N=2 3m Good An early mature Silver Birch EM 20 18 N=2 3m Good An early mature Silver Birch E=2 W=2 3m Good An early mature Salix M 400 18 N=4 1m Good Alarge mature V Weeping Keeping S=4 1m Good Alarge mature V Muture						W=4							
S=4 S=4 evidence of decl E=4 W=4 evidence of decl Silver Birch EM 200 18 N=2 Silver Birch EM 200 18 N=2 An early mature Silver Birch EM 200 18 N=2 3m Good An early mature Silver Birch EM 200 18 N=2 3m Good An early mature Silver Birch EM 200 18 N=2 3m Good An early mature Silver Birch M 400 18 N=2 1m Good A large mature V Weeping M 400 18 N=4 1m Good A large mature V Without E=4 S=4 1m Good A large mature V Mature V	N	Ash	Σ	600	22	N=4	1 <u>3</u>	Fair	A mature Ash displaying over all fair condition. This tree is showing	No impact	No works	C2	
E=4 E=4 W=4 An early mature Silver Birch EM 200 18 N=2 3m Good An early mature Silver Birch EM 200 18 N=2 3m Good An early mature Silver Birch EM 200 18 N=2 3m Good An early mature Silver Birch E S=2 3m Good An early mature Bablyonica M 400 18 N=4 1m Good A large mature V Weeping Salix S=4 1m Good A large mature V Muture Without S S=4 S						S=4			evidence of decline. This tree has 10+ years remaining		required		
Silver Birch EM 200 18 W=4 An early mature Silver Birch EM 200 18 N=2 3m Good An early mature Silver Birch EM 200 18 N=2 3m Good An early mature Salix M 20 18 N=2 has 20+ years re bas 20+ years re Salix M 400 18 N=4 1m Good A large mature V Weeping M 400 18 N=4 1m Good A large mature V						E=4							
Sirch EM 200 18 N=2 3m Good An early mature S=2 S=2 3m Good An early mature has 20+ years re S=2 S=2 N=2 N=2 has 20+ years re M 400 18 N=4 1m Good A large mature V nica S=4 1m Good A large mature V IG E=4 V/J V/J V/J						W=4							
Salix M 400 18 N=4 Babylonica N=4 1m Good Weeping S=4 N=4 N	e	Silver Birch	ЫM	200	18	N=2	Зm	Good	An early mature Silver Birch displaying over all good condition. This tree	No impact	No works	B2	3.0m
Salix M 400 18 N=4 1m Good Babylonica N 400 18 N=4 1m Good Weeping E=4 S=4 M.4 M.4 M.4						S=2			has 20+ years remaining		required		
Salix M 400 18 W=2 Babylonica M 400 18 N=4 1m Good Weeping E=4 Weinum Wein						E=2							
Salix M 400 18 N=4 1m Good Babylonica S=4 S=4 E=4 Weeping Wein						W=2							
nica S=4 tree has 20+ yea Ig E=4 w_A	4	Salix	Σ	400	18	N=4	1 T	Good	A large mature Weeping Willow displaying over all good condition. This	No impact	No works	A2	5.0m
5		Babylonica				S=4			tree has 20+ years remaining		required		
		Weeping				E=4							
		Willow				W=4							

ArborCare 67

Bessborough House, Co. Cork

Appendix 1 Tree Specie

Tree	Species	Age	Size	Height	Crown	Crown	Condition	Structural/Physiological	Impact of the	PMR	Category	R.P.A.
	Botanical	class	(mm)	(M)	Sp.	CI.(M)		Observations	development			Meters
	Name				(W)							
	Silver Birch	Σ	360	22	N=3	2m	Good	A mature Silver Birch displaying over all good condition. This tree has 20+	No impact	No works	B2	4.6m
					S=3			years remaining		required		
					Е=3							
					W=3							
7096	Silver Birch	Σ	360	22	N=3	2m	Good	A mature Silver Birch displaying over all good condition. This tree has 20+	No impact	No works	B2	4.6m
					S=3			years remaining		required		
					Е=3							
					W=3							
	Sycamore	Β		9	N=2	13	Fair	An early mature Sycamore displaying over all fair condition. This tree is	No impact	No works	C2	
					S=2			partially uprooted. This tree has 10+ years remaining		required		
					E=2							
					W=2							
	Cherry	Σ	240	9	N=0.5	5	Poor	A mature Cherry displaying over all poor condition. This tree is in advanced	Remove to facilitate	Remove	∍	3.4m
					S=0.5			decline.				
					E=0.5							
					W=0.5							
	Sweet	ΕM	240	œ	N=2	1 T	Good	An early mature Sweet Chestnut displaying over all good condition. This	No impact	No works	B2	3.4m
	Chestnut				S=2			tree is a good future tree for the site. This tree has 40+ years remaining		required		
					E=2							
					W=2							
	_					1					_	

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

Appe	Appendix 1							Ä	Bessborough House, Co. Cork	Co. Cork		
Tree	Species	Age	Size	Height	Crown	Crown	Condition	Structural/Physiological	Impact of the	PMR	Category	R.P.A.
#	Botanical	class	(mm)	(M)	Sp.	CI.(M)		Observations	development			Meters
	Name			_	(M)							
7105	Lawson	Σ	400	14	N=2	13	Fair	A mature Lawson Cypress displaying over all fair condition. This tree	No impact	Remove based on	C2	
	Cypress			_	S=2			has 20+ years remaining. A tree of low ecological value		its condition		
				_	E=2							
				_	W=2							
7106	Silver Birch	Σ	500	24	N=4	1.5m	Good	A large mature Silver Birch displaying over all good condition. This	No impact	No works required	A2	6.0m
				_	S=4			tree has 40+ years remaining				
				_	E=4							
				_	W=4							
7107	Silver Birch	≥	400	20	N=4	2m	Good	A mature Silver Birch displaying over all good condition. This tree	No impact	No works required	B2	5.0m
				_	S=4			has 20+ years remaining				
				_	E=4							
				_	W=4							
7108	Lime	Σ		16	N=3	2m	Good	A mature Lime displaying over all good condition. This tree has 20+	No impact	No works required	B2	
				_	S=3			years remaining				
				_	Е=3							
				_	W=3							
7109	Deodar Cedar	Σ	700	20	N=4	д Т	Good	A large mature Deodar Cedar displaying over all good condition. This	No impact	No works required	A2	
				_	S=4			tree has 40+ years remaining				
				_	E=4							
				_	W=4							

Bessborough House, Co. Cork

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

ArborCare 71

Species Botanical Name Sycamore

Bessborough House, Co. Cork Impact of the PMR development

R.P.A. Meters

Category

Structural/Physiological Observations

Condition

Crown CI.(M)

Crown

Height (M)

Size

Age class

Appendix 1 Tree Speci # Botan

	checies	D D D D		1				ou ucuu ai/r 11 yaioiogicai			category	Ċ.
#	Botanical	class	(E E)	(W)	Sp. (CI.(M)		Observations	development			Meters
	Name				(W)							
11	Sycamore	Σ	500	20	N=4	e	Good	A large mature sycamore displaying a god overall	Remove to	Remove	B2	6m
					S=4			condition	facilitate the			
					E=4				development			
					W=4							
Τ2	Sycamore	Σ	500	20	N=4	e	Good	A large mature sycamore displaying a god overall	Remove to	Remove	B2	6m
					S=4			condition	facilitate the			
					E=4				development			
					W=4							
T3-T4	Sycamore	EM	240	10	N=1	2	Fair	A cluster of self-seed sycamore	No impact	Remove based on	C2	
					S=1					condition		
					Е=1							
					W=1							
T5	Ash	Σ	520	24	N=3	4	Good	A large mature sycamore displaying a good overall	Remove to	Remove	B2	6.2m
					S=3			condition	facilitate the			
					E=3				development			
					W=3							
T6	Sycamore	EM	280	12	N=2	2	Fair	An early-mature sycamore	Unknown	No impact	No works	3.8m
					S=2						required	
					E=2							
					W=2							
1783	Yew	Σ	550	16	N=4	2	Good	A large mature Yew, fantastic specimen	Unknown	No impact	No works	6.5m
					S=4						required	
					E=4							
					W=4							

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

					_		
	Meters	в	4.8m	m Z	6.4m	ш В	12m
Category		B2	C2	B2	B2	A2	A2
PMR		No works required	No works required	No works required	No works required	No works required	No works required
Impact of the PMR	development	No impact	No impact	No impact	No impact	No impact	No impact
Structural/Physiological	Observations	A large mature sycamore displaying a god overall condition	A large mature sycamore displaying a fair overall condition	A large mature beech displaying a good overall condition	A cluster of four large mature multi-stemmed sycamore	A mature sycamore displaying a good overall condition	A large mature sweet chestnut, a fantastic specimen
Condition		Good	Fair	Good	Good	Good	Good
Crown	CI.(M)	ю	N	ო	ო	ო	ო
	.ds	N=3 S=3 E=3 W=3	N=2 S=2 E=2 W=2	N=4 S=4 E=4 W=4	N=3 S=3 E=3 W=3	N=4 S=4 E=4 W=4	N=6 S=6 E=6 W=6
Height	(W)	22	16	24	24	26	58
Size		500	380	600	540	200	1200
Age .	class	≥	z	≥	≥	≥	≥
Species	Botanical Name	Sycamore	Sycamore	Sycamore	Sycamore cluster	Sycamore	Sweet chestnut
Tree # Sp		1791	1792	1793	1794 x 4	1795	1796

-	
dix	
en.	
App	

Cork
ŝ
House
l hguc
ssbord
Be

Example Image <	Tree	Species	Ade	Size	Heiaht	Crown	Crown	Condition	Structural/Physiological	Impact of the	PMR	Category	R.P.A.
Mome No Mome Mom Mome Mome <t< th=""><th>#</th><th>Botanical</th><th>class</th><th>(mm)</th><th>) N</th><th>Sp.</th><th>CI.(M)</th><th></th><th>Observations</th><th></th><th></th><th>)</th><th>Meters</th></t<>	#	Botanical	class	(mm)) N	Sp.	CI.(M)		Observations)	Meters
Emm M 500 22 N.3 4 Good A large mature elm displaying a god overall condition No works required B22 Beech M 950 24 Nei 4 Far A large mature elm displaying a fair overall condition No works required B22 Beech M 950 24 Nei 4 Far A large mature beech displaying a fair overall condition No works required B22 Beech M 950 24 Nei 4 A large mature beech displaying a fair overall condition No works required B22 Emm M 500 24 Nei 4 A large mature beech displaying a god overall condition No works required B22 Systemore M 500 24 Nei 5 <th></th> <th>Name</th> <th></th> <th></th> <th></th> <th>(W)</th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th>		Name				(W)							
Beech M 5-3 5-3 Beech M 950 24 Nu6 7 Beech M 950 24 Nu6 7 Sie S-6 V-6 7 7 1 Beech M 950 24 Nu6 7 1 Sie S-6 Nu6 Alarge mature beech displaying a fair overall condition No impact No works required A2 Beech M 500 24 Nu3 6 A large mature beech displaying a fair overall condition No impact No works required A2 Sizence M 500 24 Nu3 A Alarge mature findisplaying a good overall condition No impact No works required A2 Sizence M 450 24 Nu3 A Anature Elme displaying a good overall condition No impact No works required B2 Unice M 450 24 Nu3 A Anature Elme displaying a good overall condition No impact No works required B2 Unice M M M	1797	Elm	Σ	500	22	N=3	4	Good		No impact	No works required	B2	6m
Beech M W M <td></td> <td></td> <td></td> <td></td> <td></td> <td>с с 11 С 11 С</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>						с с 11 С 11 С							
Beech M 950 24 N=6 4 Raine the beech displaying a fair overall condition No works required A2 Emm M 50 24 N=3 5 6 A large mature beech displaying a god overall condition No works required A2 Emm M 500 24 N=3 6 A large mature beech displaying a god overall condition No works required A2 Systemore M 450 24 N=3 3 Good A large mature elm displaying a god overall condition No impact No works required B2 Systemore M 450 24 N=3 3 Good A mature systemore displaying a god overall condition No impact No works required B2 Systemore M 450 24 N=3 3 Good A mature systemore displaying a god overall condition No impact No works required B2 Systemore M 450 24 N=3 No No No B2 B2 Systemore M 400 18 N=3 No No No						W=3							
Em S=6 N=0 N=0 S=6 N=0 N=	1798	Beech	Σ	950	24	N=6	4	Fair	A large mature beech displaying a fair overall condition	No impact	No works required	A2	10.5m
Em No Em No Em No Mode Mode <td></td> <td></td> <td></td> <td></td> <td></td> <td>S=6</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>						S=6							
Elm W=6 W=6 W=6 Elm M 500 24 N=3 N Scance N 500 24 N=3 N No works required Systemore N 40 N N No works required No works required Systemore N N N N N No works required No Systemore N N N N N No works required No Systemore N N N N N No No No No No Systemore N N N N No No<						E=6							
Elm M 500 24 N=3 6 Good A large mature elm displaying a god overall condition No impact No works required B2 Scannore M 450 24 N=3 3 Good A mature sycamore displaying a good overall condition No impact No works required B2 Sycamore M 450 24 N=3 3 Good A mature sycamore displaying a good overall condition No impact No works required B2 No Ume M 400 18 N=3 3 Good A mature Lime displaying over all good condition. This tree No works required B2 M Lime M 400 18 N=3 3 Good A mature Lime displaying over all good condition. This tree No works required B2 M Lime M 400 18 N=3 3 Good A mature Lime displaying over all good condition. This tree No works required B2 B2 Lime M 400 18 N=3 A mature Lime displaying over all good condition. This tree No works required B2 B2						W=6							
Sycamore S=3	1799	Elm	Σ	500	24	N=3	9	Good		No impact	No works required	B2	6m
E-3 E-3 E-3 Sycamore M-3 V-3 W-3 V-3 W-3 Sycamore M-3 No W-3 Solution M-3 Sycamore M-3 No No No No <t< td=""><td></td><td></td><td></td><td></td><td></td><td>S=3</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>						S=3							
Wa3 W						E=3							
Sycamore M 450 24 N=3 3 Good A mature sycamore displaying a good overall condition No impact No works required B2 1						W=3							
S=3 S=3 S=3 S=3 S=4 S=3 S=3 S=3 N=3 W=3 N=3 N N=400 18 N=400 N N=5 N N=5 N N=5 N <t< td=""><td>1800</td><td>Sycamore</td><td>Σ</td><td>450</td><td>24</td><td>N=3</td><td>ო</td><td>Good</td><td>A mature sycamore displaying a good overall condition</td><td>No impact</td><td>No works required</td><td>B2</td><td>5.5m</td></t<>	1800	Sycamore	Σ	450	24	N=3	ო	Good	A mature sycamore displaying a good overall condition	No impact	No works required	B2	5.5m
E=3 E=3 Line W=3 Line M Visit Visit Visit No No						S=3							
Lime W=3 W=3 W=3 Lime M 400 18 N=3 3m Good A mature Lime displaying over all good condition. This tree No works required B2 Lime M 400 18 N=3 3m Good A mature Lime displaying over all good condition. This tree No works required B2 No N V=3 S N Has 20+ years remaining No works required B2 No N V N No No No works required B2 Lime M 400 18 No No works required B2 Lime M 400 18 No works required B2 No No S S No No works required B2 No No No S No No No works required No No No No No No No No works required No No No No No No No No No No No						E=3							
Lime M 400 18 N=3 3m Good A mature Lime displaying over all good condition. This tree No works required B2 No S=3 S=3 No has 20+ years remaining No No works required B2 S=3 W=3 N Kas No No No works required B2 V W=3 N No No No No No No No Lime M 400 18 N=3 3m Good A mature Lime displaying over all good condition. This tree No impact No No Lime M 400 18 Nas 20+ years remaining No No No No Lime M 400 18 Nas 20+ years remaining No No<						W=3							
Image: Signed condition S=3 has 20+ years remaining E=3 E=3 Image: Signed condition N=3 W=3 No V=3 3m Good Amature Lime displaying over all good condition. This tree No works required S=3 has 20+ years remaining N=3 S=3 N=3 has 20+ years remaining N=3 No works required	Τ7	Lime	Σ	400	18	N=3	Зm	Good	A mature Lime displaying over all good condition. This tree	No impact	No works required	B2	5.0m
E=3 E=3 W=3 W=3 N=400 18 N=3 S=3 3m Good A mature Lime displaying over all good condition. This tree No works required B2 No works required B2 K=3 No mature Lime displaying over all good condition. This tree No works required B2 N=3 No works required No works required No works required No works required N=3 No No works required No works required No No N=400 No No No No No No N=400 No No No No No No No N=400 No No No No No No No No N=53 No N						S=3			has 20+ years remaining				
Lime W=3 W=3 M W=3 M Attraction M Attraction M Attraction M Attraction M Attraction M B2 M B2 M B2 M B2 M<						E=3							
Lime M 400 18 N=3 3m Good A mature Lime displaying over all good condition. This tree No impact No works required B2 S=3 S=3 has 20+ years remaining has 20+ years remaining No impact No works required B2 W=3 W=3 W=3 No impact No works required B2						W=3							
has 20+ years	T8	Lime	Σ	400	18	N=3	Зm	Good	A mature Lime displaying over all good condition. This tree	No impact	No works required	B2	5.0m
E=3 W=3						S=3			has 20+ years remaining				
W=3						E=3							
				_		W=3							

Appendix I Tree Species Age Size Height Crown Crown Condition Str	Size Height Crown Crown Condition	Height Crown Crown Condition	Crown Crown Condition	Crown Condition	Condition	Str	Structural/Physiological	Impact of the PMR	PMR	Category	R.P.A.
al class (mm) (M) Sp. CI.(M) (M)	(mm) (M) Sp. Cl.(M) (M)	(mm) (M) Sp. Cl.(M) (M)	Sp. CI.(M) (M)	CI.(M)		- -	Observations	pment		6.06.000	Meters
Lime M 400 18 N=3 3m Good A S=3 8=3 h W=3 W=3	400 18 N=3 3m Good S=3 W=3 W=3	18 N=3 3m Good S=3 E=3 W=3	N=3 3m Good S=3 E=3 W=3	3m Good	Good	∠ ۲	A mature Lime displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	5.0m
Lime M 600 24 N=5 3m Good A S=5 3m Good A E=5 W=5	600 24 N=5 3m Good S=5 W=5 W=5	24 N=5 3m Good S=5 W=5 W=5	N=5 3m Good S=5 W=5 W=5	3m Good	Good	۹ <u>۲</u>	A mature Lime displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	۳
Lime M 400 18 N=3 3m Good A S=3 E=3 W=3 W=3	400 18 N=3 3m Good S=3 W=3 W=3	18 N=3 3m Good S=3 E=3 W=3	N=3 3m Good S=3 K=3 W=3	3m Good	Good	∠ ک	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 3 Good A1 S=3 E=3 W=3	450 24 N=3 3 Good S=3 W=3 W=3	24 N=3 3 Good S=3 E=3 W=3	N=3 3 Good S=3 W=3 W=3	3 Good	Good	Ā	A mature sycamore displaying a good overall condition	No impact	No works required	B2	5.5m
Lime M 400 18 N=3 3m Good A S=3 S=3 H E=3 W=3	400 18 N=3 3m Good S=3 W=3 W=3	18 N=3 3m Good S=3 E=3 W=3	N=3 3m Good S=3 E=3 W=3	3m Good	Good	۹ <u>۲</u>	A mature Lime displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	5.0m
Lime M 400 18 N=3 3m Good A S=3 hc E=3 W=3 hc	400 18 N=3 3m Good S=3 E=3 W=3	18 N=3 3m Good S=3 E=3 W=3	N=3 3m Good S=3 E=3 W=3	3m Good	Good	A Å	A mature Lime displaying over all good condition. This tree has 20+ years remaining	No impact	No works required	B2	5.0m

₹	sıć	E	E	E	E	-	E	
R.P.A.	Meters	2.5m	2.2m	3.5m	5.5m	Ĕ	1.8m	
Category		B2	C2	B2	A2	B3	C2	
PMR		Retain	Retain	Retain	Retain	Retain	Retain	
Impact of the development		No impact	No impact	No impact	No impact	No impact	No impact	
Structural/Physiological	Observations	A semi-mature oak in good condition	A multi-stemmed hawthorn	An early mature ash	A large mature oak displaying a good overall condition	An early mature oak in good condition	Semi-mature sycamore	
Condition		Good	Fair	Good	Good	Good	Good	
Crown	CI.(M)	Q	Ē	Ē	ещ	Ē	Ē	
Crown	Sp. (M)	N=2 S=2 E=2 W=2	N=2 S=2 W=2	N=2 S=2 E=2 W=2	N=4 S=4 E=4 W=4	N=2 S=2 E=3 W=3	N=1 N=1 N=1 N=1	
Height	(M)	10	ω	16	20	12	ى س	
Size	(mm)	150	120	250	450	200	80	
Age	class	MS	M	M	Σ	Ш	MS	
Species Botanical	Name	oak	Hawthorn	Ash	Oak	Oak	Sycamore	
Tree #		2570	2571	2572	2573	2574	2575	

R.P.A. Meters	5.6m	4m	4m	S	Зп	1.8m
Category	A2	A2	B2	B2	B2	C2
PMR	Retain	Retain	Retain	Retain	Retain	Retain
Impact of the development	No impact	No impact	No impact	No impact	No impact	No impact
Structural/Physiological Observations	A mature oak in good condition	A mature oak in good condition	A mature ash	A large mature ash displaying a good overall condition	An early mature oak in good condition	Semi-mature sycamore
Condition	Good	Good	Good	Good	Good	Good
Crown CI.(M)	Q	4 M	Ē	εg	Ē	Ē
Crown Sp. (M)	N=4 S=2 W=2 W=2	N=4 S=2 E=2 W=2	N=4 S=4 W=4	N=4 S=4 K=4 W=4	N=2 S=2 E=3 W=3	N=1 N=1 N=1 N1
Height (M)	18	12	18	50	12	ى ا
Size	460	300	300	400	200	80
Age class	Σ	Σ	Σ	Σ	EM	SM
Species Botanical Name	Oak	Oak	Ash	Ash	Oak	Sycamore
Tree #	2576	2577	2578	2579	2574	2575

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

Tree	Species	Age	Size	Height	Crown	Crown	Condition	Crown Crown Condition Structural/Physiological	Impact of the	PMR	Category	R.P.A.
#	Botanical	class	(mm)	(M)	Sp.	CI.(M)		Observations	development			Meters
	Name		_		(M)							
6826	Ash	Σ	380	22	N=3	4m	Good	A mature multi-stemmed Ash displaying over all good condition. This	Remove to facilitate	No works	B2	4.8m
					S=3			tree has 20+ years remaining	the bridge	required		
					E=3							
			_		W=3							
6827	Holly	Σ	200	10	N=3	2m	Good	A mature multi-stemmed Holly displaying over all good condition. This	Remove to facilitate	No works	B2	3.0m
					S=6			tree has 20+ years remaining.	the bridge	required		
					E=3							
					W=3							
6828	Oak	Σ	400	9	N=1	2m	Poor	A mature Oak displaying over all poor condition. This tree is partially	Impacted by the	Remove	D	5.0m
					S=1			blown over. This tree has 10- years remaining	proposed road			
					E=1							
					W=1							
4636	Oak	Σ	340	14	320	ю	Good	A mature oak in good condition	Remove to facilitate	Remove	B2	4.2m
									the bridge			

Section 2: Arboricultural Method Statement

Introdu	iction
This re	port 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.	
Sequen	ce of Operations
•	Proposed tree works.
•	Installation of tree protection measures.
•	Enabling works.
•	Construction of proposal and the installation of drainage and services.
•	Landscaping.
Alterna	tive sequences can be discussed and agreed with the local authority and project manager if
require	d.
Superv	ision
	/ critical activities that will affect trees during construction will be inspected and monitored pproved 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	Prior to the commence	
meeting	arboricultural consultant,	
	held in order to discuss the	
	required in closeproximity	
	Contact details of all pa	
	membersare able to comm	
	The site manager will be	
	trees for the duration of	
	manager will engage the	
	adequately protected.	
	The appointed arboricult	
	advice throughout site wor	
Tree Works	Please refer to the Tree \	
	proposed tree works. T	
	highlighted on the Tree Re	
	It is the responsibility of th	
	been approved by the loca	
	All tree works will be carrie	
	inaccordance with the recor	
	Recommendations.	
	All tree works should be ca	
	Wildlife Act 1976 and Secti	
	It is the responsibility of the	
	protected species are harr	
	surgery works.	

ement of works, a meeting between the local authority and the site manager will be the tree protection measures and proposed works of to trees.

arties will be circulated to ensure all team municate correctly.

e responsible for the protection of all retained of the project. Whenever necessary, the site e arboricultural consultant to ensure trees are

ltural consultant will be available for verbal orks.

Work Schedule at Appendix A for a list of all The location of trees to be removed are emovals Plan at Appendix B.

the Site Manager to ensure all tree works have al planning authority.

ied out by a reputable arboricultural contractor ommendations given in BS 3998:2010 – Tree Work

carried out in accordance with Section 40 of the tion 46 of the Wildlife (Amendment) Act 2000.

the arboricultural contractor to ensure that no rmed whilst carrying out site clearance or tree

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 ope
	appropriate ground prot
	installation and removal of
	Ground protection measured
	industry best practice guid
	5837:2012. They must be
	traffic entering or using
	compaction of underlying s
	No materials or equipment
	fencing will be delivered to
	Signs will be fixed to every
	Out – Any incursion into th
	ofthe local authority or arb
	The main contractor will in
	consultant that tree prote
	commence.
	No alteration, removal or
	placeduring construction v
	consultant.
Compound Area	The proposed site compou
	the considerations below n
	The site compound must
	highlighted on the Tree Pro
	No excavation works withi
	services for site cabins and
	RPAs must be above groun
	No operating generators o
	retained trees during const
	Overhanging tree canopie
	transporting, installing an
	banksman will be prese
	operations are carried out

erative within tree RPAs must operate on the otection at all times, this will include the of ground protection.

sures must be installed in accordance with aidance as stated within Section 6.2.3.3 of BS is fit for purpose and capable of supporting any the site without being distorted or causing g soil.

nt other than those required to erect protective to the site before the fencing is installed.

y third panel stating, 'Tree Protection Area Keep the protected area must be with the agreement boricultural consultant'.

inform the local authority and the arboricultural tection is in place before site clearance works

r repositioning of the tree protection will take without the prior consent of the arboricultural

ound area has not yet been designed; however, must be followed:

t be located outside the designated TPZs as rotection Plan at Appendix B.

nin tree RPAs are permitted to install temporary nd facilities. Any temporary services within tree nd and protected accordingly.

or toxic liquids will be stored within the RPAs of struction.

bies must be taken into consideration when nd removing site cabins near tree crowns. A ent during this process to ensure that all ut in a controlled manner and no part of the

Installation of	The installation of the ce
cellular confinement	underarboricultural superv
system	The existing vegetation in usinga suitable herbicide left for theprescribed time
	Once vegetation has died required this will be carrie good quality topsoil.
	Once levelled the area wi which the cellular system w angular non-fine aggregate board or similar. Please additionalinformation. The finishing surface lay
	material.
Installation of fencing within RPAs	The installation of fencin carriedout using the follow
	Post holes will be carefully as possible (minimum 50 significant tree roots.
	Holes will be manually ex where roots greater than present, theposition of the root damage.
	If the position of the hole diameter or large fibrous pipes and retained within
	In some cases, individual ro making a clean cut with a handsaw).
	Once the required depth h

cabin meets overhanging tree crowns.

ellular confinement system will be carried out rvision using the following methodology:

in the location of the footpath will be sprayed e that is not detrimental to trees and the area rescale (normally 14 days).

ed off the area will be raked and if levelling is ied out through the spreading of lawn sand or a

vill be covered by a permeable membrane onto will be laid. This will then be infilled with 20-40mm e and edged with pressure treated pegged timber se refer to the manufactures guidelines for

yer will consist of a permeable hard surface

ing within the RPAs of retained trees will be wing methodology:

ly positioned as far away from the stem of trees 0 cm) to minimise contact with tree stems and

excavated with the use of hand tools only and n 25mm in diameter or large fibrous roots are ne hole will be slightly altered to avoid potential

e cannot be altered, roots greater than 25mm in us roots will be protected with flexible plastic in the pit.

oots less than 25mm in diameter may be pruned, a suitable sharp sterile tool (e.g. secateurs or

has been excavated, the hole will be lined using

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

	No dumping of spail or rubbish, parking of vahislos or plant, storage		
	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	All tree works will be carried out in accordance with the		
Avoid Damage to	recommendationsgiven in BS 3998 (2010).		
Trees	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.		

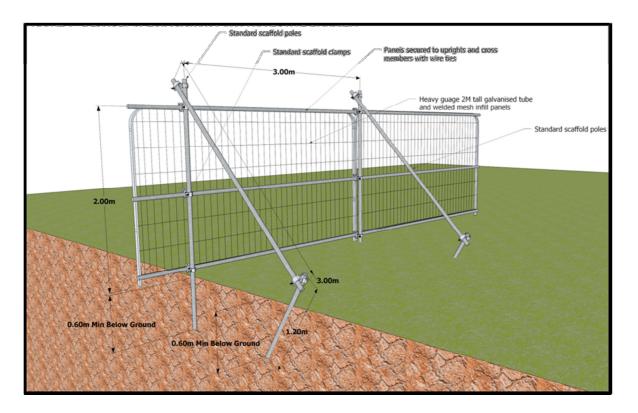


Figure 3 Default specification for tree protection barrier in accordance with BS5837:2012





This report was prepared by:

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

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This report was prepared by:

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

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• Appendix 3.4 - Historic Landscape Assessment Report by Forestbird Design

HISTORIC LANDSCAPE ASSESSMENT

August 2020

Besborough House Demesne Ballinure, Mahon, Cork





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

Document Title:	Historic Lands
Issue Date:	18th August 2
Site Location:	Besborough D
Townland:	Ballinure
Irish National Grid Reference:	(E,N) 571800,
Client:	Estuary View I
Report Author:	Mike Waldvog

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

scape Assessment Report

2020

Demesne, Mahon, Cork

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Enterprises 2020 Limited

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Historic Landscape Assessment Besborough Demesne, Ballinure, Mahon, Cork

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:

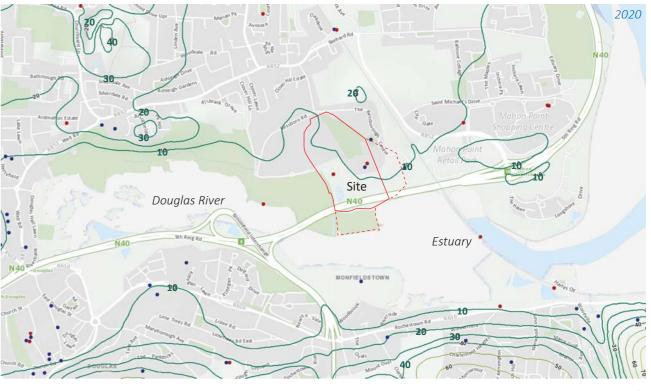
- Historical written and map references pertinent to the site and environs
- Original landscape extent of the demesne and land use pertinence
- Identifying a period of landscape significance and landscape trends during this time
- Overview of the types, ages and arrangement of the trees on site
- Evolution 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.





Historic Landscape Assessment Besborough Demesne, Ballinure, Mahon, Cork



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.

Historic Landscape Assessment Besborough Demesne, Ballinure, Mahon, Cork



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.

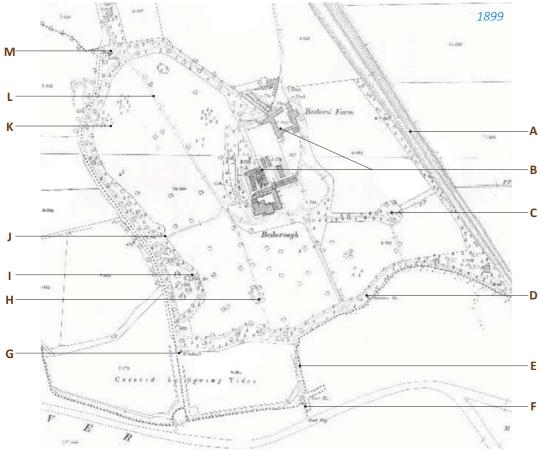
The late 1800's saw a change in Irish lifestyle, with lawn and planted urns; yet still functional land as recovery from the famine and the advent of wire fencing separates the pasture. parkland as amenity (whether it be private or public). These changes also occurred within Besborough. The Folly expanded 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.



Photo of the house from the 1880's, with a manicured



6 - HISTORICAL REFERENCE MAPS



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.

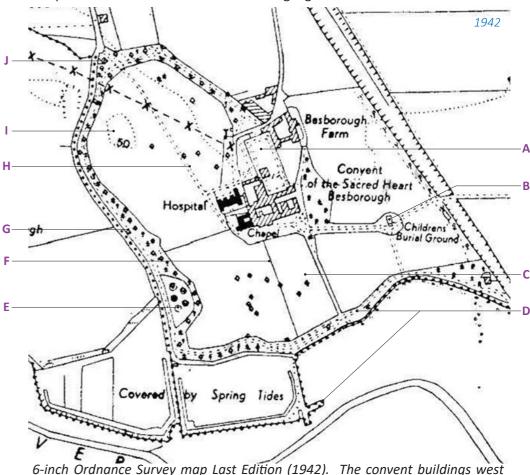
M - The Gate Lodge is as per the 1841 map and the entrance has the current concave boundary.

Historic Landscape Assessment Besborough Demesne, Ballinure, Mahon, Cork

6 - HISTORICAL REFERENCE MAPS

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.



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.

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.



- H Despite the advent of the motor car, the entrance avenue does not illustrate upgrading from a track.



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

Historic Landscape Assessment Besborough Demesne, Ballinure, Mahon, Cork

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



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



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

Historic Landscape Assessment Besborough Demesne, Ballinure, Mahon, Cork



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.

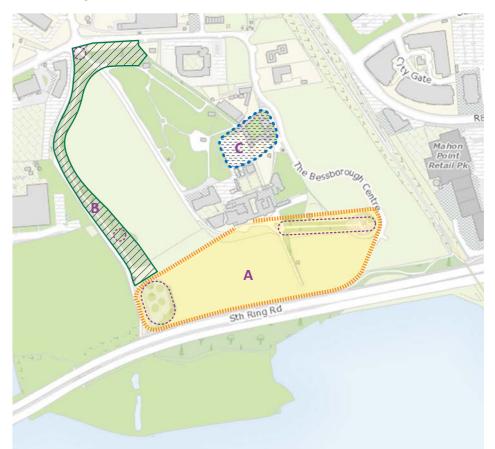


Diagram of landscape zones that should be protected and enhanced to enable retention of historic landscape character. Areas not highlighted have a degree of flexibility to receive landscape change or built development.

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)



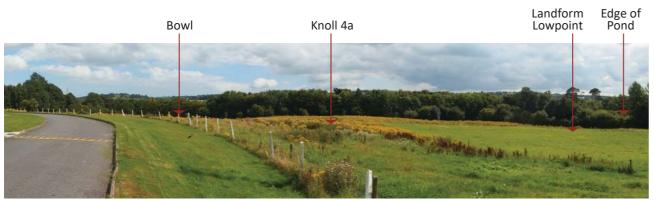
Diagram depicting an accurate extent of the proposed Landscape Preservation Zone. The base image includes structures, landscape features, 1m contour lines and aerial extent of tree canopies.

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.



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.

Historic Landscape Assessment 😋

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

