

murray & associates
landscape architecture

ARBORICULTURAL REPORT
ARBORICULTURAL INVENTORY
AND IMPACT ASSESSMENT

Incorporating a
TREE PROTECTION STRATEGY

At

GA2; RESIDENTIAL DEVELOPMENT, BALDOYLE, CO. DUBLIN

FOR

LISMORE HOMES LTD.

Murray & Associates
Landscape Architecture

16 The Seapoint Building
44-45 Clontarf Road, Dublin 3
Tel: +353 (0)1 8540090
Fax: +353 (0)1 8540095
mail@murray-associates.com
www.murray-associates.com

Member of the Irish Landscape Institute



Contents

Introduction & Terms of reference 1

Scope 1

Proposed Development..... 3

Methodology Employed 4

Tree Survey Results 8

Tree Protection Details..... 10

Arboricultural Method Statement/Tree Protection Strategy 12

Conclusions 15

Appendix:

Cascade chart for tree quality assessment..... 16

Tree Survey Tables 17

Tree Survey Plans 20

Disclaimers..... 22

Issue Sheet

Rev. No.	Issue Status	Date	Prepared By	Checked By
1	For Issue	17/12/21	HM/JW	JW

Introduction & Terms of reference

The trees and hedgerows were originally surveyed on the 15th October 2020 by the undersigned, the trees were resurveyed for this report on 15th December 2021. The findings of this survey and assessment have been summarised and recorded in the following report.

A number of mature trees on the development site area were surveyed and assessed. Some of the trees on the site will have to be removed to accommodate the development, but the number of trees to be removed is very low, of 19 trees 7no. are to be removed.

Scope

The site is the subject of a current planning application. This development comprises of the construction of 1,007 residential apartments (GFA: 92,280 sq.m.) in 16 no. 4 to 9 storey buildings comprising 56 no. studio apts., 281 no. one bed apts., 605 no. two bed apts., and 65 no. three beds with a ground floor creche (c. 820 sq.m.), 723 no. car parking spaces (604 no. spaces at basement level and 119 no. surface level spaces for visitors), 1,740 no. bicycles spaces at basement and ground floor levels, and 724 no. storage rooms; along with the landscape proposals described herein, and ancillary site development works.

The site is located in the townland of Stapolin, 1 km northwest of the town of Baldoyle, situated in the south eastern part of Fingal County. The development is part of the proposed Coast Development within the Baldoyle Stapolin area, located on major bus line and adjacent to the Clongriffin Dart Station. The area is zoned R1 for new residential developments, as are the sites to the south of this application. To the north is a large area of greenbelt, and east is Baldoyle Bay, which is an SAC and SPA

The site contains a large number of mature trees, this report assesses the 20 trees on site as of 16th December 2021 This report has been commissioned to provide an arboricultural assessment of the site to assist the design team as they prepare detailed plans for the new development. The purpose of this assessment is to provide an analysis of any potential impact of the planning applications proposed development on the existing trees and hedgerows. The report will provide recommendations for preservation and or removal of trees and hedgerows. It will present a written report on the inspection of the trees. The report will provide a tree protection plan highlighting which trees are to be removed and/or retained.

This report should be read in conjunction with the following drawings:

Landscape Plan (REF: **1819_PL_P_01**);

Tree Survey: (REF. **1819_TS_P_01**);

Arboricultural Impact Plan: (REF. **1819_TS_P_02**);

Proposed Development

This development comprises of the construction of 1,007 residential apartments (GFA: 92,280 sq.m.) in 16 no. 4 to 9 storey buildings comprising 56 no. studio apts., 281 no. one bed apts., 605 no. two bed apts., and 65 no. three beds with a ground floor creche (c. 820 sq.m.), 723 no. car parking spaces (604 no. spaces at basement level and 119 no. surface level spaces for visitors), 1,740 no. bicycles spaces at basement and ground floor levels, and 724 no. storage rooms; along with the landscape proposals described herein, and ancillary site development works.

The site is located in the townland of Stapolin, 1 km northwest of the town of Baldoyle, situated in the south eastern part of Fingal County. The development is part of the proposed Coast Development within the Baldoyle Stapolin area, located on major bus line and adjacent to the Clongriffin Dart Station. The area is zoned R1 for new residential developments, as are the sites to the south of this application. To the north is a large area of greenbelt, and east is Baldoyle Bay, which is an SAC and SPA.



Figure 1 – Site location and context plan

Methodology Employed

An initial tree survey and visual condition assessment was on the 15th October 2020 and the 15th December 2021. Using the information gathered on site the data was input into GIS software Tree Plotter where they can accurately be located in ITM coordinates. The Trees were then re-surveyed on 15th December 2021 for this report.

For the purpose of this report the trees were assessed in accordance with BS 5837: 2012 “Trees in relation to design, demolition and construction”. Only trees with diameters of 75mm or greater were surveyed, and those smaller than this were noted in the survey. 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.

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.

Tree Survey Methodology

Tree Species

Common and botanical names of the tree species were recorded.

Tree Crown Dimensions

Tree height (Ht), crown clearance (Cl) and crown-spread (NESW cardinal points) measurements are in metres and are estimated.

Stem Diameter (Dbh)

Measurements are in millimetres and taken at 1.5m from ground level, multiple stems (St) are recorded as a function of the BS:5837 RPA formulae described below.

Tree age classes were recorded as:

Y	Young	Recently planted (with 5 years or so)
SM	Semi-Mature	Well established young tree
EM	Early Mature	Established tree not yet fully grown
M	Mature	Full or near full grown tree
LM	Late Mature	Older specimen in full maturity
OM	Over Mature	Reached full maturity now declining through natural causes
Vet	Veteran	Notable due to large size, old age, ecological importance

Tree Physiological and Structural condition was graded as:

Good:	No obvious defects visible, vigour and form of tree good.
Fair:	Tree in average condition for its age and the environment.
Poor:	Tree shows signs of ill health/structural defect
Bad:	Tree in seriously bad health/major structural problem

Work Recommendations

Preliminary management recommendations are made where necessary and pertain to current site conditions unless otherwise stated.

Estimated Remaining Contribution (ERC)

The approximate number of years that a tree should continue to live and contribute amenity, conservation or landscape value to the site under current site condition.

Tree Retention Categories

The tree retention category system grades a tree's suitability for retention within a development:

- A** Indicates a tree of high quality and value. These are trees that are particularly good examples of their species, which also provide landscape value. These trees are in such a condition as to be able to make a substantial contribution. (A minimum of 40 years is suggested)
- B** Indicates a tree of moderate quality and value. Trees that might be included in the high category but are downgraded because of impaired condition. These trees are in such a condition as to make a significant contribution. (A minimum of 20 years is suggested)
- C** Indicates a tree of low quality and value - trees with an estimated remaining life expectancy of at least 10 years, or trees with a stem diameter of below 150mm and/or <10m in height.
- U** Trees that are in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.

Subcategories

Tree categories may be further categorised using the following sub-categories (e.g.C1, C2 or C3)

- 1 Mainly Arboricultural qualities,
- 2 Mainly landscape qualities,
- 3 Mainly cultural values.

Root Protection Area

The Root Protection Area (RPA) is the minimum area around individual trees to be protected from disturbance during construction works; RPA is recorded as a radius in metres measured from the tree stem and is shown on the tree survey/constraints drawing as a circle with the tree stem in the centre.

For single stem trees, the root protection area (RPA) should be calculated as an area equivalent to a circle with a radius 12 times the stem diameter.

For trees with more than one stem, one of the two calculation methods below should be used. The calculated RPA for each tree should be capped to 707 m².

For trees with two to five stems, the combined stem diameter should be calculated as follows:

$$\sqrt{((\text{stem diameter } 1)^2 + (\text{stem diameter } 2)^2 \dots + (\text{stem diameter } 5)^2)}$$

For trees with more than five stems, the combined stem diameter should be calculated as follows:

$$\sqrt{((\text{mean stem diameter})^2 \times \text{number of stems})}$$

The survey concentrated primarily on the significant trees located within the development area. The objective of this survey was to gather information regarding the tree's location on the proposed development site and the impact the proposed development may have on the trees. Please refer to appendix 1 for the tree inventory. Significant trees can be equated as those trees whose visual importance to the surrounding area is enough 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.

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 digital clinometer. The trees were categorized in accordance with BS5837:2012.

Tree Survey Results

Category	Number of trees	Trees to be removed
A	0	-
B	9	5
C	10	2
U	1	-

Table 1. Category of the Trees surveyed (BS 5837:2012, Item 4.5 Tree categorisation method)

The trees within the site area are in predominantly fair condition. There are no category A trees on site.

Trees to be removed are: five category B and two C, consisting of all Sycamore species. The application includes the planting of additional trees in the areas where these trees are set to be removed and across the site, there will be an overall net increase in tree cover in this area,

The remainder of the trees on the site are Sycamore (*Acer Pseudoplatanus*), as well as a single failing Italian Alder. It is recommended that these remaining trees be maintained for maturity of the planting scheme on site, however due to their condition be monitored and replaced where necessary as the proposed planting establishes.

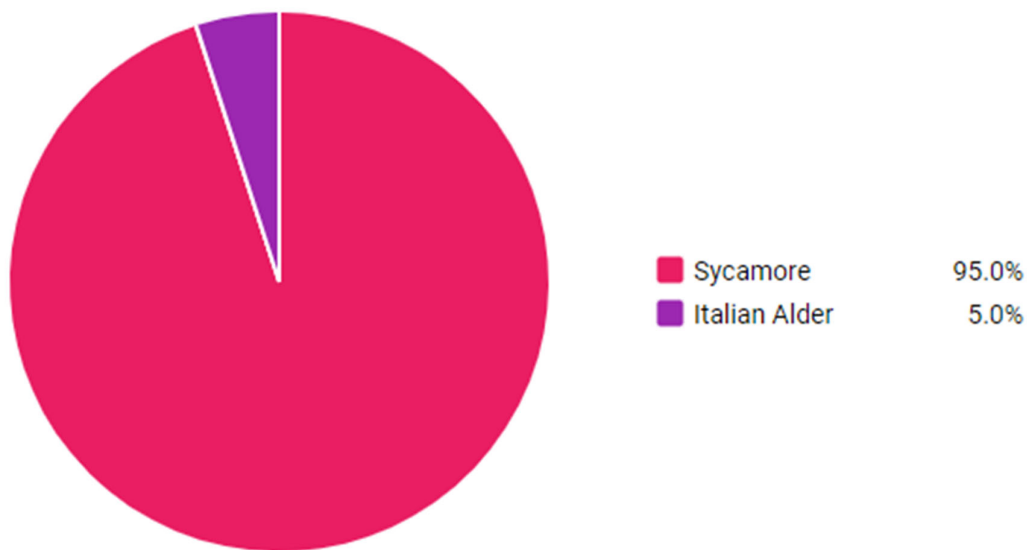


Fig.2 Species composition of the tree cover on site as a %

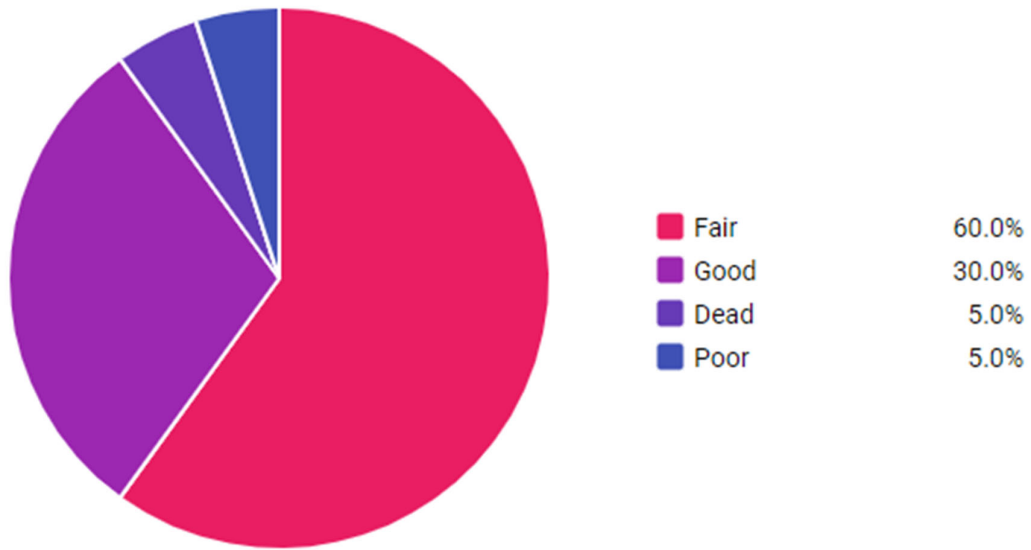


Figure 3. Tree Quality Breakdown

Tree Protection Details

Protected Tree Zone/Construction Exclusion Zone

Trees that are destined to be retained must be protected by barriers, signage and/or ground protection prior to any materials or machinery being brought on site and prior to any development, demolition or soil stripping takes place. Areas that are designated for new plantings should be similarly protected. Barriers should be fit for the purpose of excluding construction activity. The tree protection zone shall be set out as (figure 4)

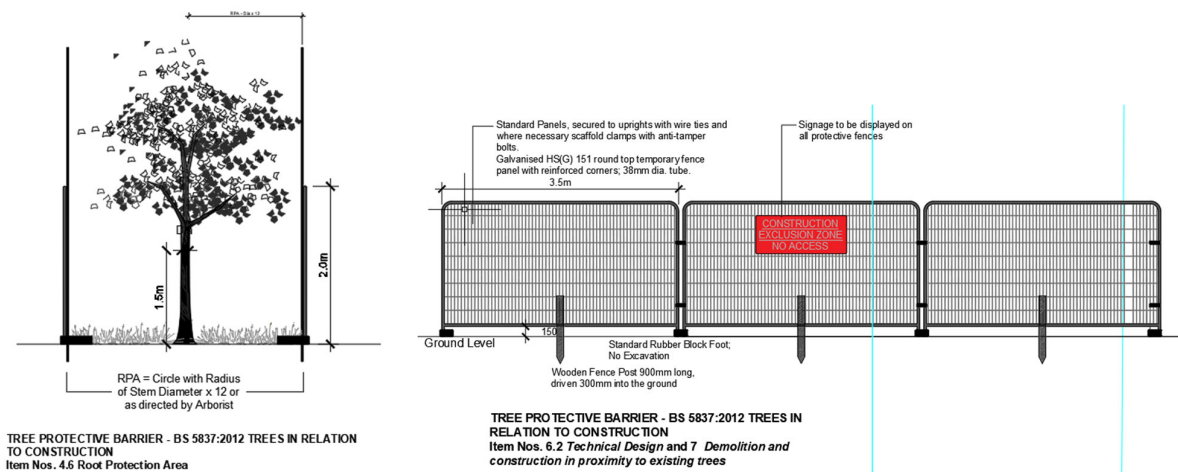


Figure 4: Construction Fencing Detail

A notice 'Construction Exclusion Zone' shall be placed on tree protection fencing at regular intervals along the protective fencing. This notice shall include contact details for the Site Arborist. The noticed should say 'Strictly no access should be permitted to the R.P.A. unless instructed by the Site Arborist.', 'No materials of any kind are to be stored within the R.P.A.', 'No "Spilling out" of materials shall take place within the R.P.A.' and, 'No fires are to be lit within the R.P.A.'.

The Contractor is to maintain the protective fencing in good condition to the satisfaction of the Site Arborist for the duration of the contract. Any damage to fencing is to be reported to the Site Arborist immediately. Damaged fencing is to be repaired within 2 hours of the damage occurring. All works within the vicinity of the damaged fencing are to be suspended until the fencing is repaired.

Ground Protection

Although works within the RPA are not recommended should essential works be required within the RPA. The installation of ground protection in the form of a single thickness of scaffold boards on top of a compressible layer laid onto a geotextile may be acceptable (see figure.5) For wheeled or tracked movements within the R.P.A. the ground protection should be designed by an engineer to accommodate the likely loading. Any works within the RPA must be undertaken with prior consultation with the arborist.

D1 'No-dig' Root Protection System -ALL AREAS IN ROOT PROTECTION AREA (RPA) OF RETAINED TREES
02 Scale 1:20

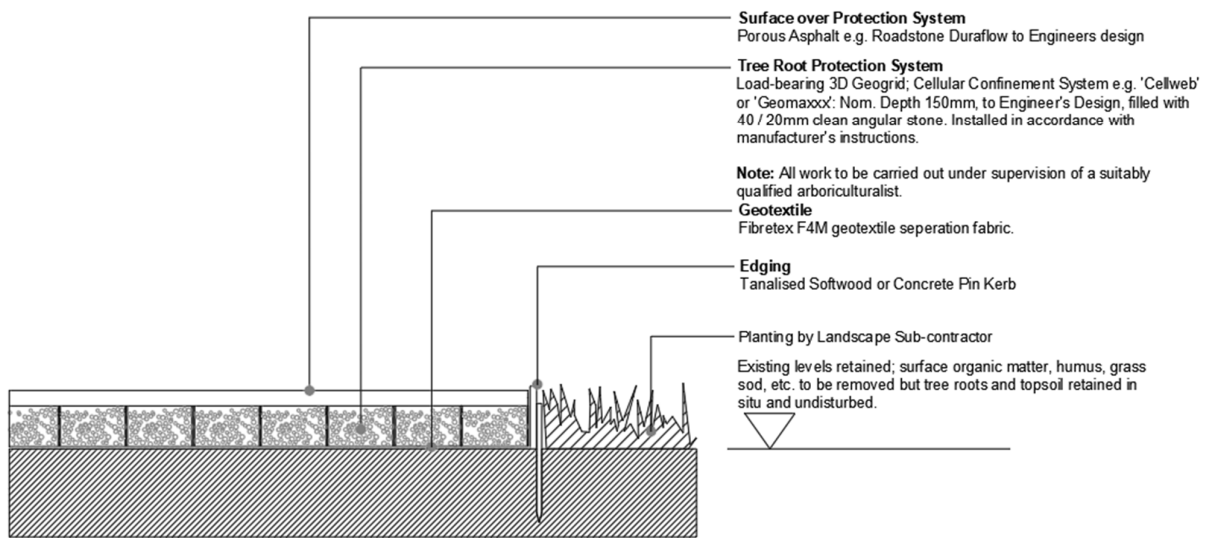


Figure 5 : Construction Fencing Detail

Arboricultural Method Statement/Tree Protection Strategy

The object of this arboricultural method statement/tree protection plan is to provide information for the building contractor/site manager on how the trees or hedgerows on the site need to be protected pre, during and post development works so that they can prepare their own site specific detailed method statement for their works

It is necessary for the protective fencing to be erected and all other mitigation measures required to be put in place prior to any development works commencing on site to ensure all retained trees and their critical rooting zone are protected for the duration of the works. Refer to tree protection details for the position of protective fencing and additional mitigation measures

The protection for trees and hedgerows shown for retention will occur in three stages known as pre, during and post development.

Arboricultural Method Statement/Tree Protection Strategy – Management Stages		
Stage 1 – Pre development works	Stage 2 - The construction works stage	Stage 3-Post Development Works
1. Consultation with Arborist and developer	1. Protective Fencing – management and maintenance	1. Site inspection by arborist to ensure plan adhered to and trees protected
2. Site meeting - consultation with Arborist, developer, main contractor and sub-contractor	2. Excavations – works only commence when protective fencing in place	
3. Tree works – Appointment of professional tree surgeon	3. Working within the RPA – All works within the RPA to be discussed and agreed with the arborist	
4. Erection of protective fencing/Mitigation measures	4. Finished ground levels/Landscaping – All works to ensure the integrity of tree/s Protected.	

Table 2. Arboricultural Method Statement/Tree Protection Strategy – Management Stages

Stage 1 - Pre-Development Work

Prior to works commencing on site the following needs to be agreed and implemented

Appointment of an arborist (Site Arborist) to oversee all works relevant to trees;

Establishment of tree protection (refer to Drawing 1819_TS_P_02);

Monitoring of tree protection (adherence to the Tree Protection Code of Practice);

Supervision of works in the vicinity of trees;

Post construction re-assessment of retained trees

Site meeting

Prior to any works on site, it is necessary that a meeting be arranged between the project manager, site foreman, the project landscape architect, the project arborist and the local authority to identify and finalize the trees for removal and the line of protective fencing and any other mitigation measures.

Tree works

The Contractor shall take all precautions to ensure that any trees which are not required to be taken down under the contract shall remain undisturbed and undamaged. The Contractor must appoint a qualified arboricultural contractor to undertake all tree works subject to approval by the Consulting Arborist. The Contractor shall undertake no works to trees unless instructed by the Contract Administrator. Five working days' notice of intention to undertake works to be given.

The works are to be undertaken in accordance with BS 3998 2010.

Erection of protective fencing/Mitigation measures

The erection of protective fencing is to be erected to the fence line shown in tree protection plan.

The fencing must adhere with BS 5837: 2012 (Figure 4 above). Signage must be placed on the fence to highlight its importance. Once the fencing is erected works can commence on-site.

Stage 2 - The Construction Works Stage

Protective Fencing

During the course of the construction works the integrity of the fencing must be respected and remain in place at all times. No building materials or soil heaps are to be stored within this area. Should essential works need to take place within the root protection area the project arborist must be informed in advance and any mitigation measures are to be put in place. The protective fencing must remain in situ for the duration of the project and must only be removed upon completion of all works.

Excavations

Excavation works are only to commence once the protective fence line is in place. The excavations need to be viewed on site once marked out with the project manager, site foreman and the project arborist in advance of excavation to determine the extent of the impact and the works space required to allow the construction works proceed and to assess any additional mitigation measures that may be required to protect the retained trees. In certain areas it may be necessary to use alternative methods of excavation to prevent encroachment into the RPA of the trees to be retained and this may include such methods as retaining walls, no dig technique etc.

Working within the RPA

The Site Arborist should be given 5 days' notice of any works within, or access required to this zone.

All works must be carried out manually root pruning is to be undertaken by an arborist using handheld equipment such as a handsaw. For pedestrian movements within the R.P.A. the installation of ground protection in the form of a single thickness of scaffold boards on top of a compressible layer laid onto a geotextile may be acceptable. For wheeled or tracked movements within the R.P.A. the ground protection should be designed by an engineer to accommodate the likely loading.

Finished ground levels/Landscaping

Trees that are to be retained should be protected so that soil disturbance and changes in soil levels do not occur. The construction exclusion zone surrounding a tree should contain sufficient rooting volume to ensure the survival of the tree. The location and erection of protective fences is as specified in accordance with BS 5837:2012 "Trees in relation to Construction" and on the drawings (see drawing no. **1819_TS_P_02**). Where changes in level occurs, these are to be either

graded into the finished levels starting outside the RPA or alternatively, retaining wall structures are to be used differentiating between the different levels. All finished surfaces are to be porous to allow the free movement of water and gaseous exchange to the roots.

Where hard surfaces are proposed within the Root Protection Area (RPA) a strict no dig design excavation must be adhered to, avoiding unnecessary root loss. In the event where excavation is essential a hand dig system must be undertaken under arborist supervision. The hard surface must be permeable to allow the roots moisture infiltration and gaseous diffusion. Structurally, the hard surface should be designed to avoid localised compaction, by evenly distributing the carried weight. The sub-base will consist of a three-dimensional cellular confinement system with the build up to the engineer's detail and approved by the arborist.

All operations to be in accordance with BS 5837:2012 Trees in relation to design, demolition and construction -Recommendations.


Stage 3 - Post Development Works

The project is not to be considered complete until the arborist has inspected the site and is satisfied that all retained trees have been protected in accordance with the site-specific Tree Protection Plan and there has been no negative impact on the retained trees on site as a result of the development.

Conclusions

The proposed development will have some impact on the existing tree cover on the site, where 7 trees are marked for removal, however additional replanting will works will mitigate any loss of trees as a result of the development, and will be a net positive to the tree cover in this particular location. Final numbers of trees to be removed will be subject to detailed landscape design. Due to the condition of the trees to be retained it is recommended that they are monitored as the scheme develops and are replaced where appropriate after the proposed planting establishes.

Cascade chart for tree quality assessment- BS5837:2012

Category and definition	Criteria (including subcategories where appropriate)	Identification on plan	
Trees unsuitable for retention (See Note)			
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	<ul style="list-style-type: none"> Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <p><i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see [BS5837:2012] 4.5.7.</i></p>		
Trees to be considered for retention			
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefit	Trees with no material conservation or other cultural value

Tree Survey Tables

ID	Latin Name	Common Name	Stem Dia. [mm]	Tree Height [m]	Branch Spread [m]				Life Stage	Structural Condition	Physiological Condition	Quality Category	RPA [m]	Comments	Recommendations
					N	E	S	W							
					T104	Acer pseudoplatanus	Sycamore	280							
T105	Acer pseudoplatanus	Sycamore	280	10	4	4	5	5	Early-mature	Fair	Fair	C2	3.36	Competition - Adjacent trees. Deadwood - Minor. Epicormic growth - Base. Ivy or climbing plant. Multi-stemmed.	Overhaul crown and remove all deadwood. Reduce crown by 20%. Remove all Ivy
T106	Acer pseudoplatanus	Sycamore	510	12	4	5	5	6	Mature	Fair	Fair	C2	6.12	Deadwood - Minor. Epicormic growth - Base. Ivy or climbing plant. Pruning wounds - Decayed. Suppressed crown - Minor. Unbalanced crown - Minor.	Overhaul crown and remove all deadwood. Reduce crown by 20%. Remove all Ivy

T107	Acer pseudoplatanus	Sycamore	280	10	4	4	5	5	Early-mature	Fair	Fair	C2	3.36	Competition - Adjacent trees. Deadwood - Minor. Epicormic growth - Base. Ivy or climbing plant. Multi-stemmed.	Overhaul crown and remove all deadwood. Reduce crown by 20%. Remove all Ivy
T108	Acer pseudoplatanus	Sycamore	280	10	4	4	5	5	Early-mature	Fair	Fair	C2	3.36	Competition - Adjacent trees. Deadwood - Minor. Epicormic growth - Base. Ivy or climbing plant. Multi-stemmed.	Overhaul crown and remove all deadwood. Reduce crown by 20%. Remove all Ivy
T110	Acer pseudoplatanus	Sycamore	490	11	5	5	5	4	Mature	Fair	Fair	C2	5.88	Branch - Broken. Competition - Adjacent trees. Deadwood - Minor. Excavation within root zone - Suspected. Ivy or climbing plant. Root damage - Suspected.	Overhaul crown and remove all deadwood. Reduce crown by 20%. Remove all Ivy
T696	Acer pseudoplatanus	Sycamore	730	14	4	3.5	4.1	4.1	Mature	Good	Good	B1	8.76	Heavily suppressed by ivy	
T697	Acer pseudoplatanus	Sycamore	730	14	4	3.5	4.1	4.1	Mature	Good	Good	B1	8.76	Heavily suppressed by ivy	

T698	Acer pseudoplatanus	Sycamore	730	14	4	3.5	4.1	4.1	Mature	Poor	Dead	B1	8.76	Heavily suppressed by ivy
T699	Acer pseudoplatanus	Sycamore	620	14	4	2.5	2.1	3.2	Mature	Good	Good	B1	7.44	Heavily suppressed by ivy
T700	Acer pseudoplatanus	Sycamore	820	14	4.5	3.2	4	4	Mature	Fair	Fair	B2	9.84	Heavily suppressed by ivy
T701	Acer pseudoplatanus	Sycamore	820	14	4.5	3.2	4	4	Mature	Fair	Fair	B2	9.84	Heavily suppressed by ivy
T702	Acer pseudoplatanus	Sycamore	440.9 1	9	4	4	4	4	Mature	Good	Good	B1	5.29	Heavily suppressed by ivy
T703	Acer pseudoplatanus	Sycamore	710	11	2.8	3.8	3.7	3.8	Mature	Fair	Fair	C1	8.52	Heavily suppressed by ivy
T705	Acer pseudoplatanus	Sycamore	680	14	3.7	3.2	3.7	3.2	Mature	Good	Good	B2	8.16	Heavily suppressed by ivy
T704	Acer pseudoplatanus	Sycamore	710	11	2.8	3.8	3.7	3.8	Mature	Fair	Fair	C1	8.52	Heavily suppressed by ivy
T706	Acer pseudoplatanus	Sycamore	393.7	7	4	3.5	4	3.5	Mature	Fair	Fair	C2	4.72	Heavily suppressed by ivy
T707	Acer pseudoplatanus	Sycamore	960	11	3.5	3.5	3.5	3.5	Mature	Good	Good	B1	11.52	Heavily suppressed by ivy
T708	Alnus cordata	Italian Alder	500	14	3.5	3.5	3.5	3.5	Mature	Poor	Poor	U	6	Heavily suppressed by ivy; in decline

Tree Survey Plans

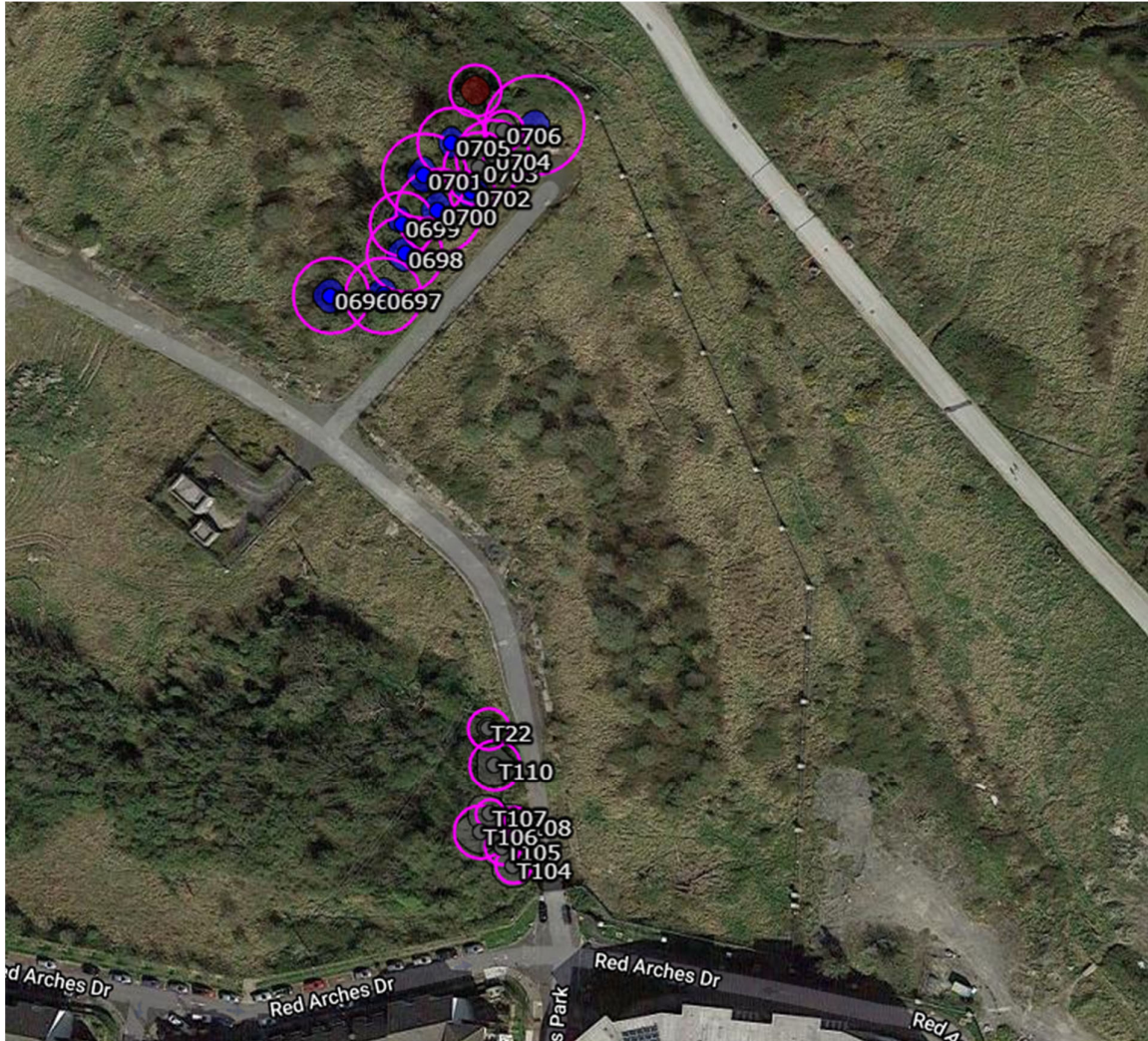
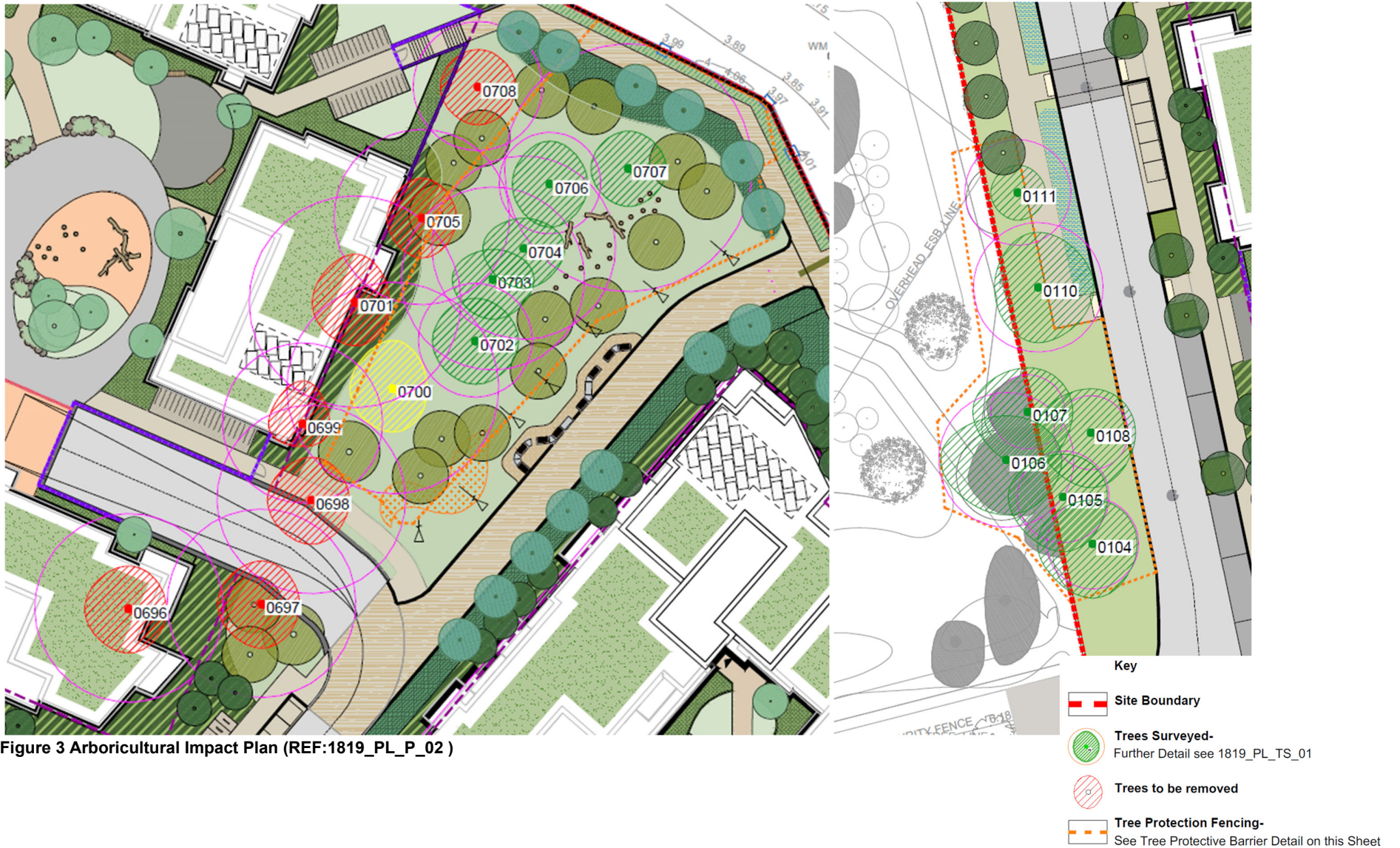


Figure 2 – Tree inventory on TreePlotter



Disclaimers

This report is intended solely for the benefit of the parties to whom it is addressed, and no responsibility is extended to any third party for the whole or any part of its contents. The conclusions and recommendations in this report are only valid for a period of one year. This period of validity may be reduced in the case of any change in conditions to or in proximity to the tree. In the event of adverse weather conditions, there is the possibility of any tree despite good report surveys, falling over.

In the event of a falling tree causing damage to residential or non-residential buildings in their proximity, no liability will attach to this firm, in the event of damage by such trees, to any person, any building public or private, or any mechanical vehicle or otherwise. Recommendations made in this report are subject to the knowledge and expertise of the qualified Arborist that carried out the above inspections.

Signed John J Ward

Dated: 23rd March 2022

John Ward

ISA Certified Arborist