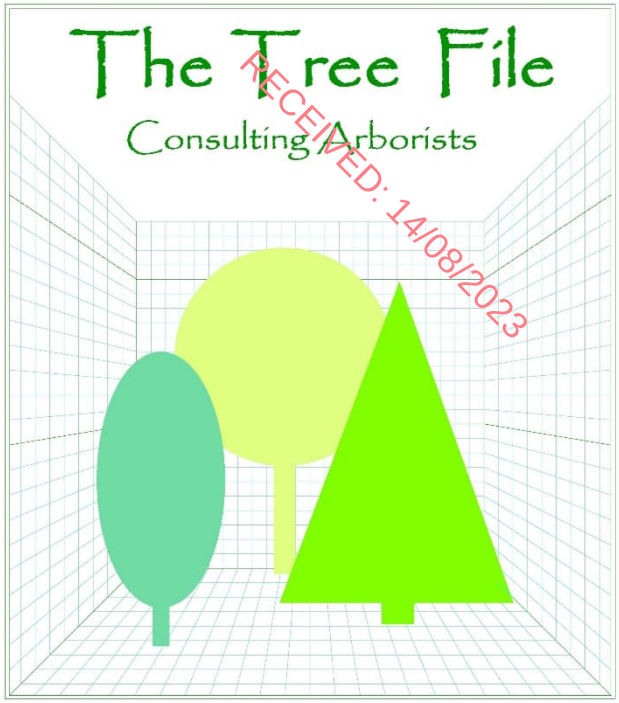

Arboricultural Report

Trees at Proposed Site at
Tinakilly
Ashford
Co Wicklow

July 2023

The Tree File Ltd
Consulting Arborists
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Contents

Associated Drawings

This report is for reading in conjunction with the drawings noted below.

Drawing Title	Development-Related
1) Tinakilly Tree Constraints Plan (Northwest and Southeast over two sheets)	Tree Constraints Plan A plan depicting the predevelopment location, size, calculated constraints, and simplified tree quality category system, within the context of the existing site.
2) Tinakilly Tree Impacts Plan (Northwest and Southeast over two sheets)	Tree Impacts Plan This plan represents the effects of the proposed development works on the above tree population and depicts trees to be retained and removed.
3) Tinakilly Tree Protection Plan (Northwest and Southeast over two sheets)	Tree Protection Plan This plan depicts the nature, location and extent of tree protection measures required for sustainable tree retention.

1 Report Summary

1.1 While associated with the broader period house context of Tinakilly House, much of the site is broadly agricultural in context. Accordingly, much of the site consists of open fields devoid of trees. However, the boundaries to the fields often support significant trees, many associated with the more historical management of Tinakilly House. The tree population comprises many species associated with period house plantings.

1.2 Though the site currently supports trees of various ages, it remains visually dominated by older and larger trees. The planted format suggests many more trees at the planting stage, many of which have been lost and replaced over time. The natural scenario of tree failure will continue with tree losses and mechanical damage occurring periodically and most likely associated with the site's larger, older trees. While the current site context is of limited occupation and use in areas beside and beneath trees, this will change significantly with site development, as will the potential threats presented by trees.

1.3 Within the design team, there is a significant desire to maximise tree retention. This has led to conflicts for available space between trees and development needs. In some instances, the degree of protection recommended can only be achieved in part. Where encroachment on a tree is more significant, such trees have been forfeited. However, the design team prefers to attempt retention where encroachments are less. However, such retention will be subject to review during the construction phase in respect of works encroachments and disturbance extents near trees, for example in respect of the requirement for access that may need to be "Part M" compliant near trees or where grading is required between existing and proposed ground levels. Where trees are disturbed or exposed, specific tree works, including pruning practices orientated towards the improvement of site safety will be recommended within the "post site clearance" and "construction" stages.

1.4 With the information available currently, it appears that the proposed works will require the immediate loss of 30 N^{o} trees and approximately 500 metres of hedging. At this "design" stage, it is intended to retain all other trees and hedging. This will be achieved with the provision of various forms of tree protection. Principally, tree protection will comprise "construction exclusion fencing" as per the tree protection plan. This will segregate the tree protection areas from the day-to-day construction activity of the site. Additionally, various elements of the proposed site layout design include tree protection measures. These includes using "no-dig" and "low-impacts" pathways, where it proves possible to do so near trees.

2 Introduction

2.1 This report was commissioned by-
Keldrum Ltd

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Report Brief

2.2 An Arboricultural report has been requested in respect of this proposed development. As "BS5837: 2012 Trees in Relation to Design, Demolition and Construction – Recommendations" is the accepted framework for such reports, this report follows the typical composition, inclusions and recommendations as made in the standard.

Report Context

2.3 This arboricultural report examines and discusses how development and construction may affect trees. The report evaluates the site's tree population and estimates sustainable tree retention in light of the proposed development. The design team's proposed project specifications are reviewed in light of the tree survey information in "Appendix 2". A preliminary "Arboricultural Method Statement" is provided in “Appendix 1". The “Tree Protection Plan” provides details of tree protection necessary to achieve the outcomes suggested in the report.

Report Limitations

2.4 This report covers the Arborist's interpretation of development details provided and tree survey data. "Inspection and Evaluation Limitations and Disclaimers" in "Appendix 2" limits site review data. The arborist's expertise informed this report's findings and suggestions.

2.5 The report's "Implication Assessment" relies on assumptions and projections regarding likely construction practice and recognises the project's "design" stage rather than "detail design" or "construction" information. The method statement is intentionally broad and general, reflecting the "design" stage. Review is required before construction begins to accommodate any changes at the "detail design" or "construction detail" stages or due to planning conditions.

2.6 All its aspects and suggestions underpin this assessment's results. Any design change, especially tree protection methods, might drastically affect sustainable tree retention.

3 Site Description

3.1 The site area comprises part of the broader Tinakilly lands. The site in question is located circa half a kilometre east of Rathnew village centre. The site consists of 2 adjoining fields located immediately north of the Tinakilly House entrance Avenue.

3.2 Notwithstanding its relationship to the current Tinakilly House, the site area is of broadly agricultural context. The site area is dominated by two asymmetric fields which in combination support gentle slopes to the north and west. The site area is bounded to the south by a hedge and fence line running parallel to and north of the Tinakilly House entrance drive. Notwithstanding the link road extension, the northern boundary of the main site is demarked by a substantial stream with a secondary, slightly small stream defining the southwestern boundary. Much of the north-western boundary is defined by arbitrary post and wire fences.

3.3 Much of the site area comprises open fields and lacks any Arboricultural interest material. Much of the trees and hedge material with which this report deals is located at field all site boundaries to the south, west and north together with a dividing hedge that separates the southern and northern fields.

4 Pre-Development Arboricultural Scenario

4.1 While the site's tree population is diverse overall, it is dominated by particularly large and aged trees. A review of historical mapping and particularly sheet WW025 published in 1840 illustrates substantial tree plantings along the avenue and associated with the existing and dividing field boundary. This would appear to relate to the “Tinakilly Upper” property, which predates the current Tinakilly House whose construction commenced in the 1870s. Considering the stature of many of the trees encountered during the survey, these likely relate back to that period. Notwithstanding this, a peculiarity is noted in respect of the later 25-inch 1910 mapping that depicts no trees on the entrance avenue. The oddity in this instance relates to the fact that many of the trees existing to date are substantially more than 100 years old and therefore would have comprised significant trees at that time.

4.2 The vegetation of Arboricultural interest can be broadly divided into four groups including mature and historic trees, younger and apparently naturally arising trees, hedging, and thicket development.

4.3 Where it exists, hedging about the site is of a typical agricultural format, often encountered in conjunction with ditch and embankment scenarios. There is much evidence to suggest there once having been continuous Hawthorn-based hedges however, in many instances, the hawthorns are becoming suppressed and discontinuous, with current hedge feature continuity being provided for by a combination of plants and sometimes little more than Bramble thicket.

4.4 The west and northwest of the site and particularly associated with the lower and apparently damp area; we note substantial natural thicket development. This thicket is dominated by goat willow, a species well suited to colonising damp zones that may suffer periodic flooding. This material is dispersed and random often covering large areas. Was a possible ecological interest, the material would not be regarded as suitable for retention within a developed context.

4.5 In respect of trees and appreciating that large mature trees visually dominate the site, the survey has noted a substantial number of younger specimens. These tend to involve naturally arising species including Elm, Sycamore and Ash. Many such trees may offer sustainability over time; however, some concerns exist, such as pathological issues surrounding the Elms on site in respect of the prevalence of Dutch Elm disease. Concerns also now attach to Ash in respect of Ash Dieback Disease spread across the country. Accordingly, assuming that either species offers any reliable sustainability would be unwise.

4.6 In respect of the older and larger trees, we find a species palate typical of a state and domain plantings. Some trees are of immense age, and some trees may be as much as 150 or 200 years of age. Unfortunately, the review of individual trees has found that many suffer from issues that may undermine sustainability over time. Additionally, much evidence suggests that much of a once larger population has already been lost. This has affected the remaining trees in that the extent, nature, and regularity of mechanical failure and storm damage appear to be increasing.

4.7 A secondary issue, particularly pertinent in respect of management of trees has been the extent of overgrowth including thicket development and ivy smothering. In some instances, these issues have prevented necessary access to or visual appraisal of some trees. The current review is based on a visual appraisal of what is visible at range, but a further review would be advised. In this respect, a number of trees require the clearance of scrub thicket and the stripping of Ivy from around their basis.

4.8 Similarly, and in an attempt to improve accuracy with regard to health status evaluation, it is appreciated that this review occurred during the winter, dormant period and therefore a review of the same trees during the summer period may improve the accuracy of health status evaluations.

4.9 Notwithstanding the issues above, the tree survey has noted a visually and historically significant population of trees. That said, it appreciates that age and health issues mean that the sustainability of such trees will vary throughout the review population, regardless of any site development.

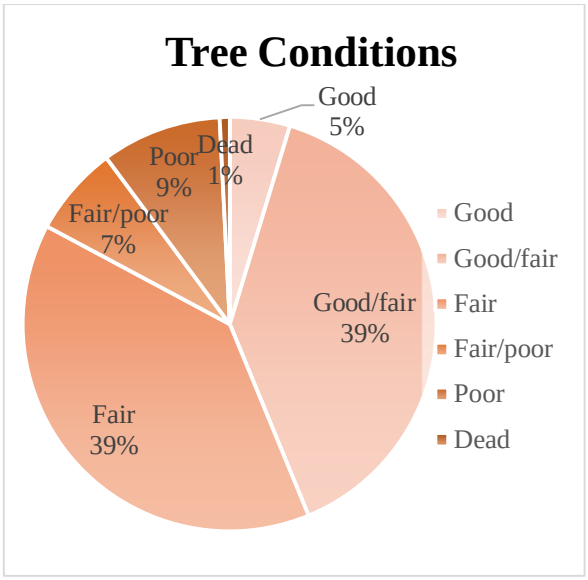

Fig 1

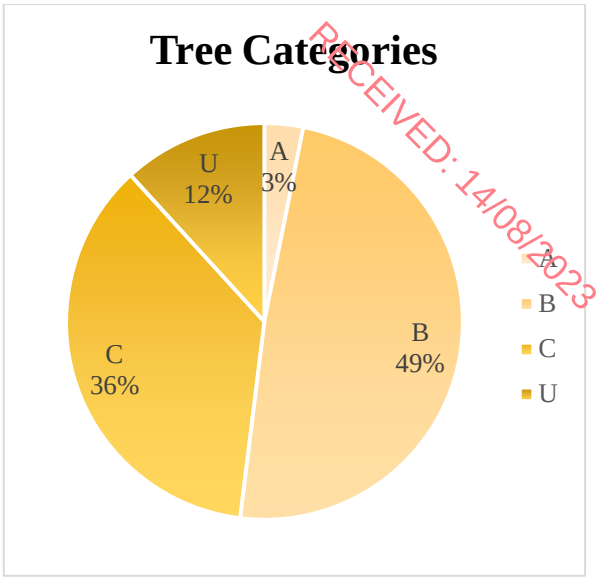

Fig 2

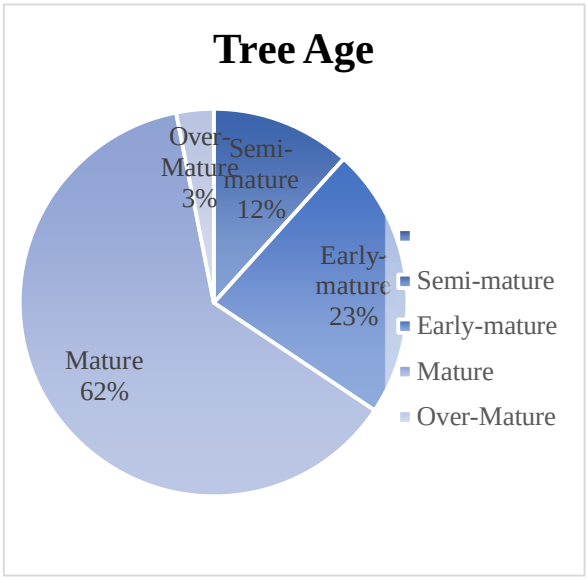

Fig 3

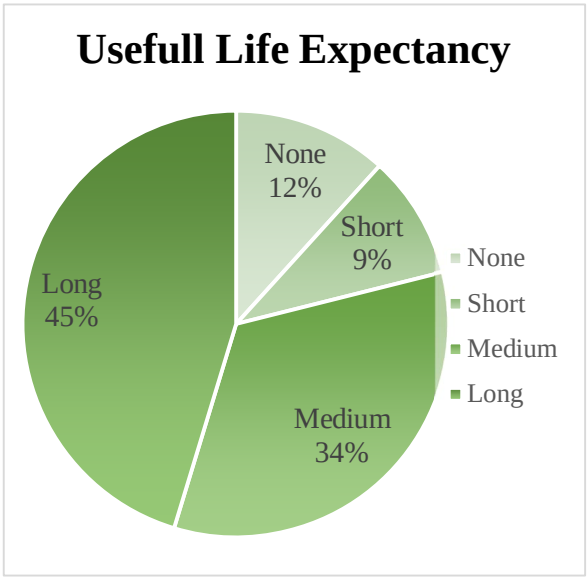

Fig 4

4.10 As can be seen from the graphs at Figs 1 to 4 above, tree conditions and categorisation compare well, as does the generally good sustainability illustrated by the “useful life expectancy” graph at Fig 4. This would appear at odds with the tree age profile, which is dominated by mature and overmature trees. Notwithstanding this apparent anomaly, it is likely that it illustrates ongoing and regular management of the site, whereupon any faulty trees are removed in a timely manner.

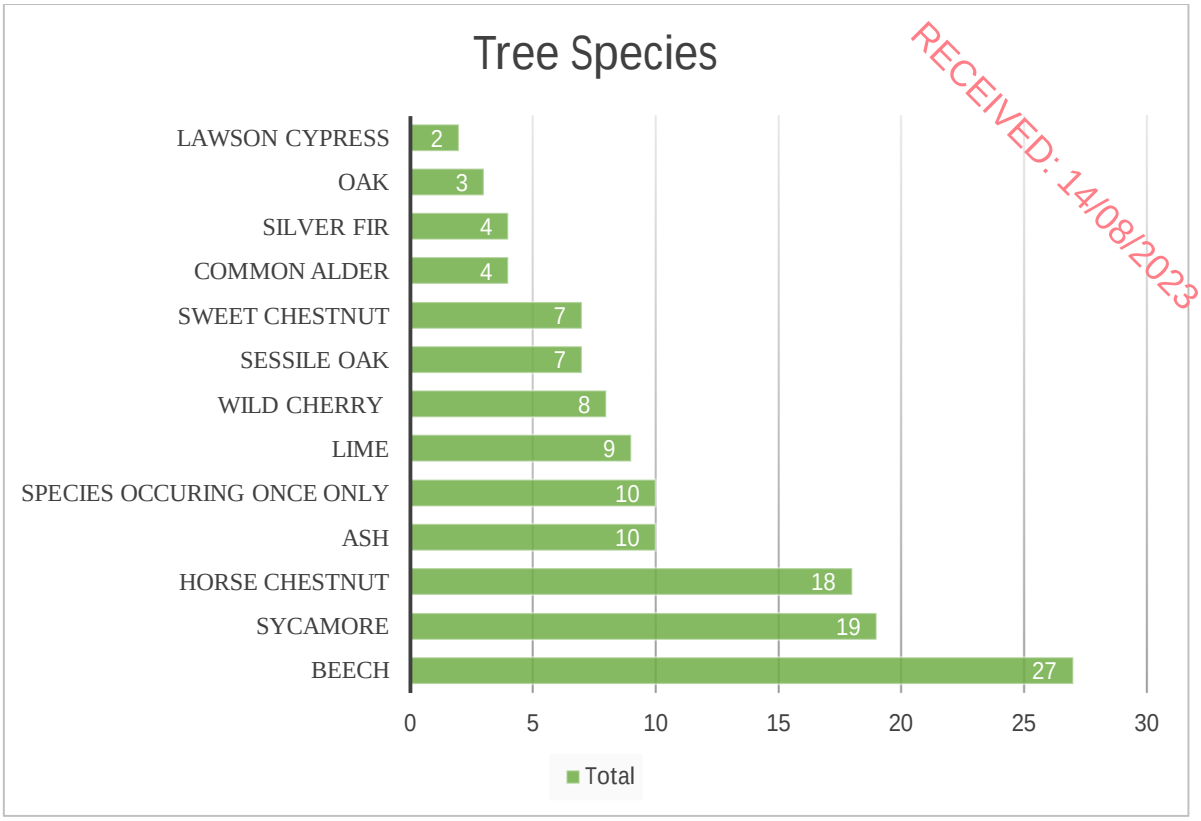

Fig 5

4.11 Fig 5 illustrates what is a substantially artificial tree population heavily dominated by Beech. The Beech, together with the Oak, Sweet Chestnut, Silver Fir, Horse Chestnut and Lime would all be species regularly associated with period house plantings from the 18th century onwards. Closer scrutiny notes that Ash and Sycamore afford notable numbers, however, these tend to involve younger trees, most of which appear to be naturally arising, as opposed to being any part of an original planting.

5 Planning Scenario in Respect of Tree

5.1 Trees and woodlands are dealt with most widely under Chapter 17 – Natural Heritage & Biodiversity, within the Wicklow County Development Plan 2022-2028. Particularly, section 17.2.2 Woodlands, Trees and Hedgerows that sets out tree orientated objectives including

5.2 This chapter includes multiple Woodlands, Trees and Hedgerows orientated Objectives, including “CPO 17.4” related to protected sites, “CPO 17.14” relating to Sites & Corridors of Ecological & Biodiversity Value, as well as “CPO 17.18” to “CPO 17.23” inclusive that deal specifically with Woodlands, Trees and Hedgerows

5.3 Note is made that the sate area is affected by no map-based, specific or local objective relating to trees, and that the site does not support and trees that are the subject of “Tree Preservation Orders”. The site area may however be regarded as “attendant to” Tinakilly House, which is a protected structure (Reg No.25-15)

6 Other Legislative and Legal Constraints

6.1 Under the Forestry Act 2014, the felling of a tree standing in a county area requires a felling license unless the trees are exempted under Section 19 of the Act. An exemption applies where trees are being felled in line with a specific detail of a grant of planning permission.

6.2 Some "Section 19" exemptions are not applicable to the development scenario, for example, those applying to fire control, forest survey or gene pool protection relating to horticultural use or Christmas tree production.

6.3 Some exemptions are pertinent to the development scenario, particularly Section 19(1)(M)(ii), where "the removal of which is specified in a grant of planning permission".

6.4 Other non-specific exemptions may also be applicable, including-

- Trees standing in an urban area.
- Trees within 30 metres of a building (other than a wall or temporary structure), but excluding any building built after the trees were planted.
- Trees removed by a public authority in the performance of its statutory functions.
- A tree that is, in the opinion of the planning authority, dangerous on account of its age, condition or location.
- A tree within 10 metres of a public road and which, in the opinion of the owner (being an opinion formed on reasonable grounds), is dangerous to persons using the public road on account of its age or condition.

6.5 The above derogations do not apply where-

- The tree is within the curtilage or attendant grounds of a protected structure under Chapter 1 of Part IV of the Act of 2000.
- The tree is within an area subject to a special amenity area order
- The tree is within a landscape conservation area under section 204 of the Act of 2000.
- The tree is within a monument or place recorded under section 12 of the National Monuments (Amendment) Act 1994, a historic monument or archaeological area entered in the Register of Historic Monuments under section 5 of the National Monuments (Amendment) Act 1987, or a national monument in the ownership or guardianship of the Minister for the Arts, Heritage and the Gaeltacht under the National Monuments Acts 1930 to 1994 or is within a European Site or a natural heritage area within the meaning of Regulation 2(1) of the European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. No. 477 of 2011)

6.6 For further clarification, contact should be made with the Forest Service (Department of Agriculture, Fisheries and Food). The Felling Section of the Forest Service is based in Johnstown Castle, Co. Wexford

6.7 Other legislation may affect tree cutting and felling. Particular note should be made of the "Wildlife Act 1976 (as amended) and the EU Habitats Directive. These offer protection to animals, including Bats that often roost or even breed in trees. The protection afforded by the above legislation means that particular care must be taken in the pruning or felling of trees that may contain Bats. For this reason, specific specialist advice should be sought.

7 Construction Activities and Their Effect on Trees

7.1 Retaining trees requires space. There is a big difference between physically retaining a tree in situ and ensuring its future survival. Sustainable tree retention often depends on the extent and nature of protection during construction. Like all living things, trees are highly dependent on the environment in which they exist, particularly on a continuity in supplies of water and nutrients from the soil environment. Any long-term change in ground conditions can easily affect a tree's metabolism, health, and sustainability.

7.2 Development and construction activities can easily damage the soil environment. Removing, disturbing or denaturing soil can irreparably damage tree roots and can render the soil incapable of supporting plant root function. Most modern construction requires large plants, equipment, and vehicles. Such machinery causes soil profile destruction and compaction that denatures the soil.

7.3 The sustainability of a tree's health and safety can be compromised where the above issues occur within the minimum "root protection area" defined by "BS5837-2012", then the affected tree is likely to be regarded as unsustainable and unsuitable for retention.

7.4 Sustainable tree retention must accept changing contexts and increased management in the future. Where rates of occupation and use increase, then any retained trees have the potential to cause harm or damage. This issue may be exacerbated where shelter loss and exposure occur regarding the retention of individual trees.

7.5 Retained trees should be considered in respect of shadow-cast, light admission, and view-blocking. Wind patterns can affect leaf shedding, causing drifts and accumulations, creating management issues around drains and gullies, or creating slippery surfaces.

8 Nature of Project Works

8.1 The development will involve the construction of 352 no. residential units as follows:

I. 220 no. 1-2.5 storey houses comprising 31 no. 2 bed houses (82. 6sq.m – 86.4 sq.m), 114 no. 3 bed houses (97. 3sq.m – 114.16 sq.m), 72 no. 4 bed houses (134.07 sq.m – 147.92 sq.m) and 3 no. 5 bed houses (212.83 sq.m – 212.91 sq.m). Each house will have an associated rear/ side private garden.

II. 132 no. apartment/ duplex/ maisonette units comprising the following: 56 no. 1 bed apartments (48.4 sq.m-49.5 sq.m) and 48 no. 2 bed apartments (79.2 sq.m – 80.9 sq.m) in 3 no. 4 storey apartment block buildings. 8 no. 1 bed maisonette units (48.4 sq.m – 49.5 sq.m) in 2 no. 2 storey semi detached blocks. 14 no. 2 bed duplex ground floor apartment units (79.58 sq.m – 80.3 sq.m) and 14 no. 3 bed upper floors duplex apartment units (105.37 sq.m) arranged across 3 no. 3 storey terraced blocks. All apartment/ duplex/ maisonette units will be provided with private open space areas in the form of balconies/ terraces.

III. Communal open space associated with the proposed apartment units will be provided in the form of landscaped areas located in the vicinity of the apartment units (totalling 0.1788 ha).

IV. All internal residential access roads and cyclist/pedestrian paths serving the proposed development.

V. Provision of 592 no. car parking spaces across the development site and 168 no. bicycle parking spaces for residents of the proposed 56 no. 1 bed and 48 no. 2 bed apartment units. 66 no. visitor bicycle parking spaces are provided throughout the development site. All terraced houses and duplex 2 and 3 bed apartments will be provided with associated secure in curtilage bicycle lock ups.

VI. Proposed pedestrian connections and landscape revisions to a section of Tinakilly Avenue included in permitted application WCC Ref. 22/837.

b) The proposed development will connect Tinakilly Park residential development and Rathnew Village via a new section of the Rathnew Inner Relief Road. The proposed road will join the constructed/under construction elements permitted under WCC Ref. 17/219/ ABP Ref. PL27.301261 and amended under WCC Ref. 22/837 to the south with a section of the link road to the northwest of the site at the R761 roundabout in Rathnew granted under WCC Ref. 21/1333. All associated vehicular and pedestrian accesses to include carriageways, paths and junctions.

c) No proposed works to Tinakilly Country House Hotel (a protected structure Reference No. 25-15) save for works to close the western portion of Tinakilly Avenue to vehicular traffic and the provision of a new vehicular entrance and gates along the eastern portion of Tinakilly Avenue off the Rathnew Inner Relief Road to facilitate access to Tinakilly House and other properties to the east of the site.

d) All associated site development works, services provision, infrastructural and drainage works, provision of esb substations, bin stores, bicycle stores, car parking, public lighting, landscaping, open space, and boundary treatment works.

e) No further changes to development permitted under WCC Refs. 17/219/ ABP Ref. PL27.301261, 20/1000, 21/411, 22/837 or 21/1333.

f) The planning application is accompanied by an Environmental Impact Assessment Report and Natura Impact Statement.

g) The planning application is available for public viewing at the following website: www.tinakillydemesnelrd.ie

8.2 Considering the scope and scale of the proposed development, then many of the issues dealt with at "Construction Works and Trees" above could apply if trees are not protected during construction works, including-

a) Direct conflict with proposed structures, thus requiring tree removal.
b) A partial conflict where the "Root Protection Area" is encroached upon by works or ground amendments and cannot be preserved/protected in full.
c) Environmental damage e.g. compaction, capping, sealing – changing the existing ground environment to one that can no longer support tree root function.
d) Construction activity and the use of large plant and machinery that can denature the ground.
e) A change in site context or a change in occupation or use that makes a tree unsuitable for retention.

9 Identification of Development Impacts on Trees

9.1 The expected tree impacts have been represented graphically on the tree impacts drawing "**Tinakilly Tree Impacts Plan"** and within the narrative of this report. This drawing combines the tree constraints plan information with the current stage development details, including the architectural and services layouts below, thereby allowing for simple direct comparisons between the existing site context and the development proposals regarding new structures.

9.2 In this drawing, trees denoted with "Broken Pink" crown outlines will be removed, and those denoted with "Continuous Green" crown outline will be retained.

9.3 Detail of the development proposals were gained from drawings provided by Kevin Fitzpatrick Landscape Architecture, overlaid with the architectural masterplan.

9.4 The evaluation is primarily based on minimum protection ranges as defined in paragraphs 4.6.1, 4.6.2 and 4.6.3 of BS5837:2012. Any structure, action or apparent need to enter or otherwise disturb/convert the "root protection area" of a site tree has been considered likely to have a negative impact, potentially rendering a tree wholly unsuitable for retention, unsafe or unsustainable.

9.5 Where applicable, this assessment attempts to consider both direct and indirect implications. The assessment is based on perceived construction requirements and how a tree will likely interact with the development. The assessment appreciates issues including growth, hazard development, light blockage and other social concerns regarding the changing context, including its effect on tree amenity value.

10 Design Iterations and Arboricultural Considerations

10.1 This report relates to clause 4.4.2.1 of BS5837-2012 in that its findings relate to a predefined concept issued for review. Accordingly, the report assesses Arboricultural implications and impacts of the proposals, making recommendations in respect of tree protection relating to those trees that might be retained and as outlined below.

10.2 Notwithstanding 10.1 above details to landscape and drainage proposals have been amended to help improve issues noted during review.

11 Construction-Related Issues and Arboricultural Concerns

11.1 The site's tree population includes numerous large and old trees. The tree survey notes differing tree conditions, with some trees being subject to ongoing deterioration. The site's tree population must be regarded as dynamic and changing with time. This includes the ongoing deterioration of some trees to a point where their retention will no longer be advised. A repercussion of natural deterioration is increasing shelter loss and predisposition to impromptu damage and failure during severe weather conditions. This often relates to defective or diseased trees, but particularly severe weather events can damage and break even healthy trees. Accordingly, the retention of trees across the site must accept a degree of risk in association with greatly increased levels of site use and occupation.

11.2 The greatest issue affecting trees is the consumption of site space and encroachment on otherwise retainable trees and hedges. This means that successful tree retention will be subject to the limitation of construction-related disturbance and the provision of suitable tree protection during construction.

11.3 The proposed development often attains positions close to trees. Many of the site's larger trees will exist at locations within falling range of new homes, roads or areas of high occupation and use. This scenario requires the acceptance of risk associated with possible tree failure. It also requires that all such tree retention is subject to ongoing management and monitoring in the future. Such retained trees must also be reviewed in respect of management at construction time, including the possible application of pruning works including crown-reduction type pruning.

11.4 In some areas, the combination of primary construction, the provision of services and ground-level amendments conspire to prevent the provision of complete and calculated tree protection radii. Some trees must be lost because of the encroachments. In other instances, where encroachments appear less, the design team's desires to maximise tree retention means that several trees encroached upon remain shown for retention. The retention of such trees will be subject to review at construction/excavation time in respect of the nature and extent of disturbances, and ongoing review and assessment over time if retained. It is likely that the retention of such trees will require the application of specific pruning works that will be assessed

at construction/excavation time. Such issues relate to trees retained within the open space belt across the centre of the main site, the trees close to building works north of the hotel entrance avenue and where some trees positioned outside of the project “red line” are encroached upon by works activity.

12 Tree Retention and Loss

12.1 The drawing "Tinakilly Tree Impacts Plan" comprises the tree survey drawings overlaid by the development drawings, thus providing a graphic representation of the relationship between tree constraints and the development elements. In this drawing, the trees that will be removed, are highlighted in "pink dashed" outlines.

12.2 In addition of hedges and thicket areas, the "red line" area supports a total of 128no. individually described trees. These have been categorised as:

- 5no. category "A" items
- 62no, category "B" items
- 46no. category "C" items
- 15no. category "U" item

12.3 Normally, all category "U" trees (15 in total across survey area) identified in the survey would be removed on site management and safety grounds, and regardless of any site development.

12.4 Of the site's category "A" trees, the development will result in the loss of tree nos.1708 and 1901.

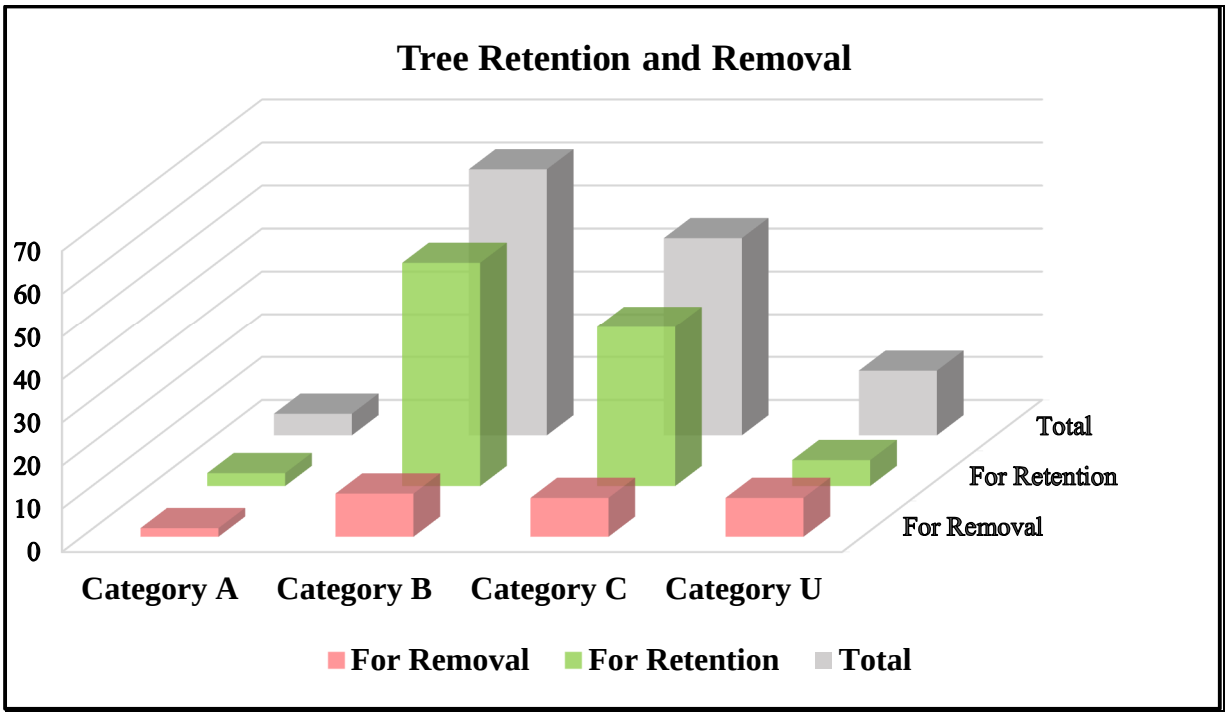

Fig 5 Graphic Representation of Tree Loss/Retention Scenario

12.5 Of the site's good quality category "B" trees, the development will result in the loss of tree nos.1746, 1773, 1774, 1775, 200, 201, 202, 1204, 1902 and 1903.

12.6 Of the site's category "poor" quality "C" trees, the development works will require the removal of nos. 1715, 1719, 1769, 1770, 1782, 1783, 1203, 1905a and 1906.

12.7 The tree loss breakdown for the proposed developemnt will be-

- 2 Category "A" items
- 10 Category "B" items
- 9 category "C" items
- 9 category "U" tree

In addition to tree losses, the development will require the loss of slightly in excess of 500 metres of hedging.

13 Tree Protection within the Scope of a Development

13.1 The design and management recommendations as set out in "BS5837:2012" are considered as "best practice" regarding the selection, retention, protection, and management of tree within the scope of new developments.

13.2 In respect of tree protection, whether vertical or horizontal, all must conform or equate to the recommendations of Section 6, BS5837: 2012, must be fit for purpose and commensurate with the nature of development and the expected day-to-day activities of the site works.

13.3 This report provides a "Preliminary Arboricultural Method Statement" at "Appendix 1" to this report, as well as the associated "Tree Protection Plan" drawing "Tinakilly Tree Protection Plan".

13.4 In the drawing, the "Construction Exclusion Zone" is defined by an orange hatching with bold "Orange" lines representing the proposed location of the primary protective "Construction Exclusion Fencing".

13.5 The above drawing provides only a representation of the protection locations and extents that must be located, positioned and erected under the guidance of the project Arborist. This drawing may require referral to a figured and dimensioned, "construction stage" version of the "Tree Protection Plan" drawing. All recommended protection measures will be installed before the commencement of any site works and must remain in situ (unless under the guidance of the site Arborist) until the completion of all site works.

14 Preliminary Management Recommendations

14.1 Provided in the tree survey table (Table 1) are "Preliminary Management Recommendations". These recommendations relate to the trees as they existed at the time of the tree review. Therefore and in line with the changing context of the site, such recommendations may no longer apply. Examples include where the felling of trees or other specific works are necessary to facilitate development requirements.

14.2 Many of the concerns raised in the tree survey relate to evidence suggesting mechanical failure to trees, ill-health or contextual issues. These may continue to a point where the suitability of a tree for retention may change over time.

14.3 Additionally, any development related loss of trees can result in exposure and shelter loss issues. Therefore all retained trees must be reviewed immediately after the primary site clearance works. A review will allow for the updating and amending of the "preliminary management recommendations" of the primary survey. Such amendments would address such issues as may arise and may include additional structural pruning works. Regular reviews of all retained trees must be maintained, so that early and prompt intervention and action can be applied as required.

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A1 Appendix 1 - Arboricultural Method Statement (and Tree Protection Plan)

Method Statement Outline

A1.1 This method statement intends to provide guidance in respect of tree protection on a development site. It is deliberately broad and prescriptive, intending to provide general advice and guidance in respect of trees and tree protection on a typical development site.

A1.2 Any inability to conform to the recommendations of this method statement or the associated tree protection plan could readily change the sustainability of trees and/or their suitability for retention.

A1.3 This method statement addresses, amongst others, two primary issues, those being –

a) The avoidance/prevention of physical damage to a tree to be retained.
b) The avoidance/prevention of physical damage or disturbance to the ground/earth upon which a tree relies.

Drawings

A1.4 This Arboricultural Method Statement must be read with the associated "Tree Protection Plan" drawing, "Tinakilly Tree Protection Plan". The "planning stage" drawing must be updated for "Construction" stage purposes, to include tree protection ranges/dimensions as defined for that tree within the tree survey table or unless otherwise defined by the project Arborist.

Method Statement Use

A1.5 This Method Statement should be used under the direct guidance of the project Arborist. As limited "construction stage" detail was available at planning stage, it may require amendment and adjustment to address construction stage issues.

Amendments and Modifications to Tree Protection Plan

A1.6 Any amendment to the tree protection plan must be agreed with the project Arborist, including the adoption of specific methodologies and/or procedures and structures for access into/use of certain parts of the above defined "Construction Exclusion Zones". Such procedures, including the provision of suitable ground protection may allow for the relocation of the "Construction Exclusion Fencing" to provide access to and across the previously protected areas.

Works Related Impacts

A1.7 In respect of any necessary and unavoidable structures/works required within, or entry into the "RPA" zone, all efforts must be made to minimise impacts. Aerial issues may

require "access facilitation pruning" or clearance pruning. Subterranean works that require excavation must, by design, location, and action, minimise impacts on trees.

Tree Works Specification Updates

A1.8 Many of the tree management recommendations stipulated within the "Preliminary Management Recommendation" section of the primary tree survey, relate to the "as was" site scenario. Because of changing site contexts, these may no longer apply and may require modification to account for the changes that the built project will cause.

General Method Statement

1.0) Overview and Implementation

1.1 **Prior to any site works, including construction, demolition, site-clearance related works or access, this method statement must be discussed and applied by all members of the construction team and their management.**

1.2 The project Arborist or another suitably qualified person will oversee the application of all tree protection measures and any necessary modifications to this Method Statement (any issues as may have arisen in respect of planning conditions or details as may have changed between the design stage) to provide a basis upon which tree protection will be managed on the construction site.

1.3 Any situation that requires entry into the "root protection zones" of a tree intended for retention must be brought to the attention of the Project Arborist regarding the adoption/amendment of suitable tree protection measures. As unforeseen tree losses may compromise project planning permissions, it is imperative that issues relating to tree protection and/or tree damage be brought to the immediate attention of the project Arborist for review and possible discussion with the relevant planning authority.

2.0) Works Sequence

2.1 No construction-related works or mechanised site access (including site clearance) will occur until the agreed level of tree protection, in accordance with the "Tree Protection Plan", is completed.

2.2 The only exception to the above will relate to the undertaking of tree works and felling as defined in the Arboricultural report and/or grant of permission.

2.3 On completion of tree felling/site clearance works, the tree management plan will be reviewed, accounting for (if necessary) the updating of the "preliminary Management Recommendations" stipulated in the original Tree Survey.

2.4 Any revised pruning/cutting works will be agreed with the local authority and applied at the earliest possible opportunity.

2.5 After the completion of primary tree clearance, but prior to the commencement of construction works, all "Construction Exclusion" and "Protective" fencing must be erected and "signed-off" as complete by the Project Arborist.

2.6 Only on completion of all construction works will any/all tree protective measures be removed, and only then in a manner that does not compromise the "Protection Zones". Such works must be agreed and overseen by Project Arborist.

2.7 At construction works completion stage, all retained trees will be reviewed regarding their condition and longer-term management recommendations and regarding site hand-over,

3.0) Tree Protection

3.1 All tree protection measures and locations must be agreed, overseen, and verified by the Project Arborist prior to works commencement.

3.2 All construction, works or access areas must be enclosed and defined by protective fencing, this comprising the "Construction Exclusion Zone" based upon drawings "Tinakilly Tree Protection Plan" (Construction Stage version). No amendment, alteration, relocation, or removal of the tree protection fencing shall occur without prior liaison and approval from the Project Arborist. If entry into the "RPA" (Root Protection Area) zones becomes unavoidable, ground protection systems (as per section 4 below) agreed with the project Arborist, will be utilised.

3.3 Unless specifically stipulated by the project Arborist, the default minimum range of the protective fencing from a tree is the range stipulated for that tree within the "RPA" (root protection area) column of the original survey.

3.4 Such a fence must be fit for purpose and commensurate with the nature of activity expected upon the site and should comply with "Section 6.2" of BS5837: 2012. The fence should be affixed with notification signs such as "TREE PROTECTION AREA - KEEP OUT"

3.5 Structures such as "lock-ups", offices or other temporary site building, not requiring excavation or underground ducting, excavation or foundations, might be positioned such as to comprise part of the "Construction Exclusion Zone" fencing. All remaining fencing must be continuous with such features and effectively prevents access to protected ground.

4.0) Provision of Ground Protection (If Required)

4.1 No vehicular/mechanised access whatsoever will be allowed onto unprotected "Construction Exclusion Area" ground.

4.2 Ground protection can comprise the use of proprietary materials/structures (installed to

manufacturer's specifications and recommendations) or procedures that avoid ground damage/disturbance/compaction, or the use of procedures that avoid such effects e.g. manual/pedestrian installation procedures. New access will be strictly limited to the area of the new protection structure.

4.3 Any system utilised must effectively spread load/weight, avoid compaction, maintain drainage/percolation/aeration, and be installed to avoid these issues. Protection installation will require a progressive laying down of ground protection, with previously laid material providing vehicular access to the next zone will be accepted as an approved methodology.

5.0) Works within "RPA" Zone

5.1 All works will be undertaken under the supervision and guidance of the Project Arborist who will have the authority to stop works if activities are considered such as to have the potential to damage trees. Only works and construction practices, agreed with the Project Arborist prior to commencement, will be allowed in the "RPA" area.

5.2 Preference must be given to manual labour and techniques within the fenced "RPA" zone.

5.3 On completion of the required works, the area will be inspected by the Project Arborist regarding the reinstatement of the original protection and the relocation of the protective fencing to a position relating to the original "RPA" area.

6.0) Service Installation

6.1 The "Project Arborist" must be consulted for advice and procedural recommendations, in respect of any installation of services within or requiring entry into the "Root Protection Area" of any tree intended for retention.

6.2 Any such works found to be unavoidable, must be undertaken with special care, incorporating the recommendations of both "BS5837: 2012 and the National joint utility groups, guidelines for the planning, installation and maintenance of utility services in proximity to trees (NJUG 10)

6.3 Preference must be given to trench-less techniques including Mole-piping, Directional-drilling manual hydro-trenching (high-pressure water), "Air-Spade" or broken-trench techniques.

7.0) Tree Management and Works

7.1 All tree works should be undertaken under the guidance of the project Arborist

7.2 The primary site clearance and felling should be undertaken at the earliest stage of the overall development works, to enable the re-assessment of all ostensibly retainable trees

and the updating of the "Preliminary Management Recommendations" to account for context changes and construction access and/or other issues coming to light.

7.3 All Tree Works must adopt safe work procedures and must be undertaken by staff suitably trained for the purpose at hand and compliant with all legislative, safety and insurance requirements.

7.5 All additional works will be agreed with the local authority and/or other stakeholders and applied at the earliest possible opportunity.

7.6 On completion of site works, the retained tree population will be reviewed and re-evaluated regarding its ongoing condition and the likely requirements of any ongoing or future monitoring or management needs.

8.0) Demolition

8.1 All demolition procedures must be agreed and overseen by the Project Arborist or other suitably skilled staff to monitor for damage and to protect exposed roots/cut-trim exposed roots/oversee backfilling of exposed roots.

8.2 Care will be taken to avoid damage/disturbance to soil volumes beneath and adjoining demolished structures that may contain tree root material.

8.3 Whilst existing foundations/structures may provide temporary protected access to areas within the "RPA" zone, preference must be given to the location of demolition plant outside of the "RPA" zone. Where tree(s) exist near a structure to be demolished then the demolition should be undertaken inwards within the footprint of the existing building (top down, pull back).

8.4 Underground structures (services etc.) within the "RPA" zone should be reviewed with regards to decommissioning and retention in situ in the interest of avoiding tree damage. Preference should be given to the retention existing sub-bases where hard surfaces are removed, particularly if the hard surface is to be replaced.

9.0) Ancillary Precautions

9.1 The methodologies as set out in this document apply to all undertakers of work upon or adjoining the site as may require access to the "Construction Exclusion Zone" or the "RPA" area of any tree.

9.2 This document will be disseminated to all persons requiring access to the work site, with all persons undertaking works either before or after the principal development (site investigation works, Landscape Contractors) are subject to the above requirements

9.3 Works outside the "Construction Exclusion Zone" must be controlled to create no potential secondary hazard to tree health. Large loads accessing the site must be reviewed

regarding clearance and potential tree damage. Care must be taken regarding materials that may contaminate the ground. No concrete mixings, diesel or fuel, washings or any other liquid material may be discharged within 10 metres of a tree. No fires can be lit within 5 metres of any tree canopy extent. No tree will be used for support regarding cables, signs etc.

9.4 The trees should be reviewed on a regular basis throughout the development process and on completion. At that time, additional recommendations regarding tree management may be required.

9.5 Any circumstances that become known whilst the development project is ongoing that either involves trees or access to/works within the construction exclusion zone must be brought to the attention of the Project Arborist for evaluation and advice regarding approach and methodology.

9.6 It is possible that liaison/agreement will be required with the Local Planning Authority regarding compliance with, as well as the verification of the required tree protection measures.

A2 Appendix 2 - Tree Survey

Nature of Survey

A2.1 The criteria put forward in "BS5837:2012 – Trees in Relation to Design, Demolition and Construction – Recommendations" have provided a basis for this report.

A2.2 The data collected has been represented in table form as "Table 1" within "Appendix 1" to this report. This appendix includes a Survey Methodology, Survey Key, Survey Abbreviations, Condition Category Definitions and a brief resume of the typical application of Tree Protection measures as defined within the above standard and as relates to the "RPA" zones defined both within the survey table and on the "TCP" drawing.

A2.3 The survey, its findings and management recommendations relate to the site and the conditions thereon at the time of the survey. It relates to a "do nothing" or "as is" scenario and intends to provide an impartial representation of the site's tree population, regardless of any possible development works. It is likely that changes in site usage, development or other environmental changes will require an amendment of any tree's potential retention status and its preliminary management recommendations, and in some instances, may require the re-classification of a tree's suitability for retention.

Drawing References

A2.4 The survey must be read with the "Tree Constraints Plan" drawing "Tinakilly Tree Constraints Plan" regarding the representation of tree positions, crown forms, "RPA" extents and colour reference to category systems. Trees omitted from the supplied drawing may be "sketched in" to "Tinakilly Tree Constraints Plan". Any such trees should be located and plotted by professional means to identify the constraints such trees have upon the site.

A2.5 A green coloured outline represents each tree crown. It is scaled to represent the north, east, south, and west crown radii as denoted in the survey table. Each tree (categories A-green, B-blue, and C-grey only) have been apportioned a "Root Protection Area" (RPA see below) denoted as a dashed orange circle.

A2.6 The development of a Tree Constraints Plan (TCP) provides a design tool regarding tree retention. Such a plan combines the topographical land survey drawing with additional information as provided by the tree survey. The aspects of the tree's existence recorded on the "TCP" are, firstly, the tree canopies, represented by the four cardinal compass point radii (Sp: R in survey Table 1). Secondly, and following paragraphs 4.6.1, 4.6.2 and 4.6.3 of BS5837: 2012, we represent each tree's "Root Protection Area" (RPA). For design purposes, it approximates the position of the tree protection fencing to be erected before the commencement of any site works, thus excluding all site

activities other than those dealt with by way of the "Arboricultural Implication Assessment" and "Arboricultural Method Statement".

A2.7 The "Tree Constraints Plan" (TCP) depicts the extent and location of constraints, placed upon the site by the trees. The "TCP" represents both the true canopy form (north, east, south, and west radii) but also the "RPA" as defined above. These constraints are provided to advise regarding the design and layout of a proposed development.

Survey Intent and Context

A2.8 This document intends to highlight the extent and nature of the material of Arboricultural interest on the site in question.

Survey Data Collection and Methodology

The Survey

A2.9 This survey was initially compiled in 2022 but was reviewed and updated in June of 2023. This survey portion of the overall report is not an Implication Assessment but provided some basic information regarding its compilation. The compilation of this survey was guided by the recommendations of BS 5837: 2012. This survey typically includes trees of stem diameters exceeding 150mm at approximately 1.50 metres from ground level. The survey relates to current site conditions, setting and context.

A2.10 Each tree in the survey has a consecutive number that relates directly to the survey text. Measurements are metric and defined in metres and millimetres. All trees referred to in the survey text have been measured to provide information regarding canopy height and canopy spread (north, east, south, and west radii), level of canopy base and stem diameter at 1.50 meters from ground level. The dimensions provided are intended to provide a reasonable representation of a tree's size and form. While efforts are made to maintain accuracy, visual obstruction, especially regarding trees in groups, requires that some tree dimensions be estimated only.

Inspection and Evaluation Limitations and Disclaimers

A2.11 The information set out in this report relates to the review of a tree population on the site in question. As such, the information provided is based on a general review of trees and does not constitute a detailed review of any one of the individual specimens. Such an evaluation (tree report) would require the gathering of substantially more information than that dealt with in this survey.

A2.12 The survey is not a safety assessment and the parameters reviewed within this survey context would be substantially deficient in extent to provide for a reliable safety assessment. The survey is intended to provide a general and qualitative review to assist in gauging the suitability of an individual tree for retention within a development context. All trees are subject to impromptu failure and damage. The assessment of risk

as may be presented by a tree requires the review of numerous factors more than those noted herein and as such, remains outside the scope of this document and any attempt to use the information herein for such proposes will render the information invalid.

A2.13 A competent and experienced Arborist has completed all inspection and tree assessment. The inspection involves visual tree assessment (Mattheck and Breloer 1994) only, which has been carried out from ground level. No below ground, internal, invasive, or aerial (climbing) inspection has been carried out.

A2.14 Trees are living organisms whose health, condition and safety can change rapidly. All trees should be re-evaluated regarding their condition on an annual basis or after substantial trauma such a storm event, other damage, or injury. The results and recommendations of this survey will require review and reassessment after one year from the date of execution. This survey does not constitute a review of tree or site safety. Attempts to use the contents herein for such purposes will render the contents invalid.

A2.15 Several factors acted against the tree inspector, contriving to reduce the accuracy of the survey. Particularly, the survey have been completed during specific seasons. Some of the signs, typically symptomatic of ill-health or defect within a tree, may not have been available to view at the time of the survey or may have been obscured by seasonality related factors. Some of the fruiting bodies of various fungi, parasitic upon or causing decay or disease in trees, may have been out of season and unavailable to view. This survey can only comment upon symptoms of ill-health or defects visible at the time of the inspection.

Survey Key

Species	Refers to the specific tree species
Age	Referred to in generalised categories including: -
Y - Young	A young and typically small tree specimen.
S/M - Semi-Mature	A young tree, having attained dimensions that allow it to be regarded independently of its neighbours but typically, would be less than 50% of its ultimate size.
E/M - Early-Mature	A specimen, typically 50% - 100% of ultimate dimensions but with substantial capacity for mass and dimensional increase remaining.
M - Mature	A specimen of dimensions typical of a full-grown specimen of its species. Future growth would tend to be extremely slow with little if any dimensional increase.
O/M - Over-Mature	An old specimen of a species having already attained or exceeded its naturally expected longevity.
V - Veteran	An extremely old, veteran specimen of a species, usually of low vigour and typically subject to rapid decline and deterioration or of very limited future longevity.
Tree Dimensions	

	All dimensions are in meters. See notes regarding limitation of accuracy.
Ht.	Tree Height
CH	Lowest canopy height
N, E, S, W	Tree Canopy Spread measured by radii at north, east, south, and west
Dia.	Stem diameter at approx. 1.50m from ground level.
RPA	Root Protection Area, as a radius measured from the tree's stem centre.
Con	Physical Condition
G Good	A specimen of generally good form and health
G/F Good/Fair	
F Fair	A specimen with defects or ill health that can be either rectified or managed typically allowing for retention
F/P Fair/Poor	
P Poor	A specimen whom through defect, disease attack or reduced vigour has limited longevity or maybe un-safe
D Dead	A dead tree
Structural Condition	Information on structural form, defects, damage, injury, or disease supported by the tree
PMR – Preliminary Management Recommendations	Recommendation for Arboricultural actions or works considered necessary at the time of the inspection and relating to the existing site context and tree condition. Works considered as urgent will be noted.
Retention Period	
S – Short	Typically, 0 -10 years
M – Medium	Typically, 10 -20 years
L – Long	Typically, 20 – 40 years
L+	Typically, more than 40 years
Category System	The Category System is intended to quantify a tree regarding its Arboricultural value as well as a combination of its structural and physical health.
Category U	Particularly poor quality, dangerous or diseased trees that offer no realistic sustainability
Category A	A typically a good quality specimen, which is considered to make a substantial Arboricultural contribution
Category B	Typically including trees regarded as being of moderate quality
Category C	Typically including generally poor-quality trees that may be of only limited value.
	The above categories are further subdivided regarding the nature of their values or qualities.
Sub-Category 1	Values such as species interest, species context, landscape design or prominent aspect.
Sub-Category 2	Mainly cumulative landscape values such as woods, groups, avenues, lines.
Sub-Category 3	Mainly cultural values such as conservation, commemorative or historical links.

Table 1 – Tree Data Table

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
1701	Sycamore *(Acer pseudoplatanus)*	M	G/F	16.00	2.00	10.00	12.00	10.00	7.00	1	1035	12.41	A large, aged specimen of reasonably good condition. Crown supports some deadwood and evidence of prior storm damage.	Cleanout and cut Ivy near ground level.	L	B2
1702	Sycamore *(Acer pseudoplatanus)*	M-E/M	F	15.00	0.00	9.00	9.00	10.00	8.00	1	1910	15.00	A large multi-stemmed group of a format suggestive of re-suckering from the stump of a previous tree. General vigour and vitality appears good. Multi-stemmed format raises some concern regarding mechanical integrity. Full review is not possible at present because of extensive low-level sucker growth.	Cut Ivy. Cut back basal sucker growth to facilitate review.	L	C2
1703	Sweet Chestnut *(Castanea sativa)*	M	F	16.00	2.00	7.00	9.00	9.00	5.00	1	1432	15.00	Large specimen supporting notable imbalance to east. Principal stem and central crown is wholly obscured by dense Ivy cover, preventing detailed review. Crown supports a visible deadwood and evidence of prior storm damage. Much of crown appears be maintaining good vigour and vitality.	Cut Ivy and cleanout. Review after Ivy shedding.	L	C2
1704	Wild Cherry *(Prunus avium)*	M	F	15.00	3.00	6.00	7.00	6.00	2.50	1	611	7.33	Heavily divided from ground level. Entire tree supports notable imbalance to east. Vigour and vitality is impaired with evidence of much necrotic foliage from 2021 season.	Cut Ivy near ground level. Review summer season 2022 to better evaluate physiological condition.	M	C2
1705	Wild Cherry *(Prunus avium)*	M	F	14.00	3.00	5.00	5.50	6.00	4.50	1	516	6.19	Heavily divided from ground level. Entire tree supports notable imbalance to east. Vigour and vitality is impaired with evidence of much necrotic foliage from 2021 season.	Cut Ivy near ground level. Review summer season 2022 to better evaluate physiological condition.	M	C2
1706	Sessile Oak *(Quercus petraea)*	E/M	G/F	14.00	2.50	5.00	5.50	4.00	5.00	1	548	6.57	Slightly distorted by proximity of near neighbours. General vigour and vitality is good, though central stem and middle crown cannot be reviewed because of Ivy cover.	Cut Ivy and cleanout.	L	B2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
1707	Sweet Chestnut *(Castanea sativa)*	E/M	G/F	14.00	2.00	5.50	3.00	5.00	5.00	1	535	6.42	Slightly misshapen through suppression but appears to be maintaining good vigour and vitality. Has suffered minor, localised storm damage.	Cut Ivy to facilitate better review.	L	B2
1708	Silver Birch *(Betula pendula)*	M	G	15.00	4.00	2.50	4.00	3.50	3.50	1	411	4.93	Apparently vigorous though much of central crown is obscure by Ivy cover.	Cut Ivy to facilitate future review.	L	B2
1709	Sweet Chestnut *(Castanea sativa)*	M	F	18.00	2.50	8.00	10.00	9.00	8.00	1	1512	15.00	Large specimen the becomes multi-stem from low level. Crown appears misshapen, suggesting possible mechanical damage though review of central crown is rendered impossible because of extensive Ivy cover. General vigour and vitality appears good though crown support some deadwood and evidence of storm damage.	Cut Ivy near ground level and review subsequent to ivy shedding. Cleanout remove deadwood, storm damage.	M	B1-2
1710	Sessile Oak *(Quercus petraea)*	M	G/F	18.00	2.00	7.00	8.00	8.00	5.00	1	748	8.98	Slightly misshapen through suppression. Much of crown is obscure by dense Ivy cover. General vigour and vitality appears good though crown support some deadwood and evidence of prior storm damage.	Cut Ivy near ground level to facilitate better future review. Cleanout remove deadwood and broken material.	L	B1-2
1711	Sycamore *(Acer pseudoplatanus)*	E/M	G/F	13.00	3.00	3.50	4.00	3.50	4.00	2	462	5.54	Young and still vigorous though overwhelmed by developing Ivy cover.	Cut Ivy to facilitate future review.	L	B2
1712	Sycamore *(Acer pseudoplatanus)*	M	P	12.00	0.00	5.00	5.00	3.00	5.00	2	474	5.69	Large, multi-stem specimen based on a substantially degraded and rotting stump. Current tree remains vigorous but must be regarded as mechanically poor and will become subject to mechanical failure with age.	Review regarding retention context.	S	C2
1713	Sycamore *(Acer pseudoplatanus)*	S/M	P	4.00	0.00	1.50	2.50	3.00	2.00	1	271	3.25	Comprises suck regeneration arising from the base of a gatepost. Is considered unsustainable.	Remove.	N/A	U
1714	Wych Elm *(Ulmus glabra)*	S/M	F	14.00	2.00	5.50	4.50	1.00	4.00	1	420	5.04	One-sided and unbalanced to north. Tree remains vigorous but is at risk of contracting Dutch Elm disease.	Review on annual basis.	S	B2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
1715	Ash *(Fraxinus excelsior)*	S/M	F	13.00	3.50	5.00	2.00	5.00	5.50	1	420	5.04	Distorted and heavily clad by developing ivy cover. Tree is currently vigorous but at risk of attack by ash decline.	Cut Ivy to facilitate better review. Review on annual basis regarding effect of ash decline.	M	B2
1716	Sessile Oak *(Quercus petraea)*	S/M	F	9.00	2.50	5.00	1.00	4.50	5.00	1	325	3.90	Heavily distorted and of broadly poor quality. General vigour and vitality remains good. Worthy of retention regarding the provision of interim cover.	cut Ivy and cleanout.	M	C2
1717	Beech *(Fagus sylvatica)*	O/M	P	22.00	3.00	8.00	9.00	10.00	13.00	1	1480	15.00	A particularly large specimen supporting Ivy cover and apparently maintaining reasonable vigour and vitality. Review of lower southern stem shows evidence of Ganoderma related basal decay. Decay is irreparable and will with time, undermine structural integrity of tree. There may be some potential for managed retention, dependent upon retention context.	Cut Ivy near ground level. Review with regard to retention context, suitability for retention and potential to apply structural pruning works.	S	C1-2
1718	Sycamore *(Acer pseudoplatanus)*	M	G	20.00	2.50	9.00	8.50	12.00	10.00	1	1022	12.26	Large specimen exhibiting evidence of good vigour and vitality. Crown supports developing Ivy cover and evidence of both localise deadwood development and storm damage.	Cut Ivy near ground level to facilitate better review in future. Cleanout.	L	A1-2
1719	Sessile Oak *(Quercus petraea)*	M	P	22.00	2.00	7.00	9.00	10.00	5.00	1	910	10.92	Large specimen supporting extensive Ivy cover. While general vigour and vitality appear good, and open cavity to south and Ganoderma type fruiting bodies to east of lower stem indicate ongoing decay. Suitability for retention will be context dependent.	Cut Ivy to facilitate better review. Review with regard to retention context and suitability for retention. Consider application of structural pruning works to improve safety during any retention period.	M	C1-2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
1720	Sweet Chestnut *(Castanea sativa)*	M-O/M	G/F	19.00	2.50	9.00	13.00	10.00	9.00	1	891	10.70	A large specimen supporting extensive Ivy cover the prevents detailed review. General vigour and vitality appears good though crown supports much deadwood and evidence of storm damage.	cleanout remove existing deadwood and broken material. Review with regard to retention context and need for structural pruning works. Consider application of crown reduction type works. Cut Ivy near ground level to facilitate better future review.	L	B1-2
1721	Silver Fir *(Abies alba)*	M	F	21.00	3.00	4.50	4.50	3.50	3.00	1	548	6.57	Supports minor imbalance to east. Vigour and vitality is fair but variable with evidence of decline towards apex. Crown supports elements of both deadwood and storm damage. Principal stem is obscure by dense Ivy cover, preventing detailed review.	Cut Ivy to facilitate better review in future. Cleanout remove dead and broken material. Review on annual basis.	M	B1-2
1722	Sycamore *(Acer pseudoplatanus)*	M	G/F	17.00	2.50	6.50	7.00	7.00	5.50	1	783	9.40	A relatively young and still vigorous specimen. Crown supports minor, localise deadwood.	Cleanout.	L	B2
1723	Sycamore *(Acer pseudoplatanus)*	S/M	F/P	9.00	0.00	4.00	3.00	2.00	3.50	1	347	4.16	Appears to comprise sucker regeneration from the stump of previous tree. Mechanical integrity is questionable.	Cut back of adjoining sucker growth to facilitate better review.	M	C2
1724	Sycamore *(Acer pseudoplatanus)*	E/M	F	15.00	2.00	5.00	2.50	6.00	5.00	1	548	6.57	Appears to be naturally arising and is distorted. General vigour and vitality remain reasonable.	Cut Ivy and review regularly.	L	B2
1725	Sycamore *(Acer pseudoplatanus)*	M	G/F	16.00	2.00	7.00	7.00	7.00	5.00	1	866	10.39	Slightly distorted through proximity of near neighbours but appears to be maintaining good vigour and vitality.	Cut Ivy to facilitate better review in future.	L	B2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
1726	Sycamore *(Acer pseudoplatanus)*	S/M	G/F	9.00	2.50	4.50	4.50	4.50	3.00	1	398	4.77	Slightly suppressed but maintaining good vigour and vitality.	Cut Ivy to facilitate better review in future.	L	B2
1727	Sessile Oak *(Quercus petraea)*	S/M	F	8.50	1.75	1.00	4.00	5.00	4.50	1	341	4.09	Heavily one-sided through growing in position beneath canopy of larger adjoining silver fir. General vigour and vitality is good though distortion may result in mechanical issues in later life.	Review regarding retention context.	L	C2
1728	Silver Fir *(Abies alba)*	M	G/F	24.00	3.00	4.50	5.00	4.00	4.50	1	834	10.01	Tree appears be maintaining good vigour and vitality. Tree has been subject to minor, localise storm damage and support some deadwood.	Cleanout.	L	B1-2
1729	Sycamore *(Acer pseudoplatanus)*	E/M	G	14.00	2.00	6.00	7.00	6.50	5.00	1	611	7.33	Tree supports notable imbalance to east. Prior storm damage has led to lower crown cavity development. General vigour and vitality is good.	Cleanout review regularly with regard to structural pruning of cavity affected low limb.	L	B2
1730	Ash *(Fraxinus excelsior)*	E/M	F	14.00	5.00	5.00	1.00	5.00	5.00	1	407	4.89	One-sided and typically unbalanced to west. Much of crown is obscure by dense Ivy cover preventing detailed review. General vigour and vitality appear good but Trees at risk of attack by Ash Dieback.	Cut Ivy to facilitate better review in future. Review an annual basis regarding Ash dieback.	M	B2
1731	Ash *(Fraxinus excelsior)*	E/M	F	13.00	5.00	4.50	3.00	5.00	3.00	1	401	4.81	One-sided and typically unbalanced to west. Much of crown is obscure by dense Ivy cover preventing detailed review. General vigour and vitality appear good but Trees at risk of attack by Ash Dieback.	Cut Ivy to facilitate better review in future. Review an annual basis regarding Ash dieback.	M	C2
1732	Ash *(Fraxinus excelsior)*	M	F	14.00	4.00	5.00	3.50	5.00	5.00	2	493	5.92	One-sided and typically unbalanced to west. Much of crown is obscure by dense Ivy cover preventing detailed review. General vigour and vitality appear good but Trees at risk of attack by Ash Dieback.	Cut Ivy to facilitate better review in future. Review an annual basis regarding Ash dieback.	M	C2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
1733	Sycamore *(Acer pseudoplatanus)*	M	F	14.00	2.50	5.50	4.50	7.00	8.00	1	602	7.22	Slightly distorted with stump to south suggesting loss of major limb in earlier life. Current vigour and vitality remain good though crown support some deadwood.	Clear basal suckers Cut Ivy to facilitate better future review.	M	B2
1734	Beech *(Fagus sylvatica)*	M	G/F	20.00	2.00	10.00	9.00	9.00	7.00	1	993	11.92	Large specimen that appears to be of good vigour and vitality. Ivy is developing about lower crown however, dense thicket about basis preventing basal review. Crown supports minor localise deadwood only.	Cleanout cut Ivy. Clear thicket about stem to have facilitate rereview.	L	B1-2
1735	Ash *(Fraxinus excelsior)*	S/M	F/P	10.00	2.50	5.00	4.00	0.00	1.00	1	248	2.98	Chronically distorted and previously damaged. Offers no realistic sustainability.	Review regarding retention context and consider a removal.	S	C2
1736	Lime *(Tilia europea)*	M	G/F	18.00	2.50	5.50	5.50	5.00	5.00	1	840	10.08	A broadly upright specimen of good vigour and vitality. Is multi-stem from low level and supports combination of both Ivy growth and epicormic growth that obscures basal area.	Cut back epicormic growth and cut Ivy to facilitate better review.	L	B2
1737	Silver Fir *(Abies alba)*	E/M	F	14.00	2.50	3.00	3.00	3.00	2.50	1	420	5.04	A relatively young specimen growing up through crown of adjoining sweet chestnut. General vigour and vitality appear reasonable though crown support some deadwood.	Cleanout cut Ivy. Review regularly.	M	B2
1738	Sweet Chestnut *(Castanea sativa)*	M-O/M	G/F	20.00	3.00	10.00	10.00	12.00	13.00	1	1197	14.36	A particularly large specimen of generally good vigour and vitality. However, crown support extensive evidence of prior storm damage and deadwood development. Tree appears to show a predisposition towards mechanical failure.	Cleanout remove deadwood and broken material. Consider application crown reduction type works. Review with regard retention context.	L	C1-2
1739	Ash *(Fraxinus excelsior)*	S/M	G/F	14.00	4.00	5.50	4.50	1.00	4.00	1	417	5.00	Trees One-sided and typically unbalanced to northeast. General vigour and vitality is good at present though tree is at risk of attack by ash dieback.	Cut Ivy and review annually.	M	B2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
1740	Silver Fir *(Abies alba)*	M	F	20.00	2.50	6.00	7.50	6.50	6.00	1	783	9.40	A large but distorted specimen that becomes substantially multi-stemmed at 3.00 m. General vigour and vitality remains good though tree will be regarded as being of poor mechanical form.	Cleanout remove existing deadwood. Review with regard to retention context.	L	B1-2
1741	Ash *(Fraxinus excelsior)*	S/M	F/P	12.00	2.50	6.00	4.50	0.00	4.00	1	369	4.43	Heavily distorted through suppression and position growing beneath canopy of adjoining silver fir. Entire crown extends to north only. Tree is of good vigour and vitality but is at risk of contracting ash dieback.	Review regarding retention context and on annual basis if retained.	M	C2
1742	Sessile Oak *(Quercus petraea)*	M	G/F	17.00	3.00	9.00	10.00	7.00	8.00	1	879	10.54	A slightly distorted and convoluted specimen. General vigour and vitality appears good though crown support localise deadwood and evidence of prior storm damage.	Cleanout to remove deadwood and broken material.	L	B2
1743	Sweet Chestnut *(Castanea sativa)*	M	G/F	20.00	3.00	10.00	10.00	10.00	7.00	1	1070	12.83	Tree supports minor imbalance to east. Vigour and vitality remains good though crown support some localise deadwood and evidence of storm damage.	Cleanout remove deadwood and broken material. Review regarding retention context.	L	B1-2
1744	Ash Group *(Fraxinus excelsior)*	E/M	F	14.00	3.00	7.00	9.00	6.00	0.00	4	544	6.53	A multi-stemmed group, possibly arising as sucker regeneration from stump of previous tree. Group would be considered mechanically poor and possibly subject to elevated rates of failure. General vigour and vitality remain good at present however, tree may be subject to attack by ash dieback.	Review with regard retention context. Review on annual basis regarding ash dieback.	M	C2
1745	Sweet Chestnut *(Castanea sativa)*	M	G	19.00	2.50	9.00	9.00	10.00	10.00	1	1146	13.75	A large specimen of broadly good condition supporting only limited elements of storm damage and deadwood.	Cleanout remove deadwood and breakages.	L	A1-2
1746	Sessile Oak *(Quercus petraea)*	S/M	G	9.00	1.00	2.50	2.50	2.50	2.50	1	430	5.16	Young and vigorous specimen apparently planted adjoining field headland.		L	B2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
1747	Beech *(Fagus sylvatica)*	M	P	17.00	2.00	7.00	6.00	6.00	7.00	1	1038	12.45	Squat, broad and spreading specimen supporting extensive decay about lower stem. Tree is now further exposed as result of recent failure of adjoining larger neighbour. Limited retention may be afforded by mechanical pruning tree offers limited sustainability.	Review regarding retention context. Cut Ivy and consider application of structural pruning works if being retained.	N/A	U2
1748	Lime *(Tilia europea)*	S/M	F	9.00	1.00	5.00	4.50	4.50	4.00	1	407	4.89	A young and still vigorous specimen. Tree is compromised by developing compression fork at 1.50 and 2.50 m. Worthy of interim retention but tree will be predisposed to elevated rates of mechanical failure over time.		M	C2
1749	Wild Cherry *(Prunus avium)*	E/M	F	10.00	1.00	6.00	5.00	4.00	4.00	1	420	5.04	Distorted and generally poor-quality specimen arising from garden area of adjoining lands.	Review annually.	M	C2
1750	Wild Cherry *(Prunus avium)*	E/M	F	13.00	3.00	5.00	5.00	6.00	3.00	1	411	4.93	Appears to be of good general vigour and vitality though localised necrotic foliage has been noted. Visible stems what extensive Ivy cover.	Cut Ivy to facilitate further review and review during growing season 2022.	M	C2
1751	Wild Cherry *(Prunus avium)*	E/M	F	13.00	3.00	5.00	2.00	5.00	5.00	1	414	4.97	Appears to be of good general vigour and vitality though localised necrotic foliage has been noted. Visible stems what extensive Ivy cover.	Cut Ivy to facilitate further review and review during growing season 2022.	M	C2
1752	Rowan *(Sorbus aucuparia)*	E/M	F	5.00	1.25	3.00	1.50	3.00	2.00	1	197	2.37	Distorted and slightly suppressed as result of position relative to larger neighbours.	Review regularly.	M	C2
1753	Beech *(Fagus sylvatica)*	E/M	G/F	14.00	1.00	6.00	7.00	5.50	7.00	1	567	6.80	A relatively young and still vigorous specimen arising from within grant of adjoining property.		L	B2
1754	Coxthorn	M	G/F	5.00	1.50	2.50	2.50	2.50	2.50	1	293	3.51	Ornamental tree arising from within confines of adjoining garden.		L	B2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
1755	Beech *(Fagus sylvatica)*	M	G/F	18.00	2.50	9.00	12.00	12.00	8.00	1	993	11.92	Reviewed at distance. Tree arises from neighbouring property. Tree appears be maintaining good general vigour and vitality.		L	B2
1756	Beech *(Fagus sylvatica)*	M	G/F	19.00	5.00	8.00	3.00	3.00	6.00	1	844	10.12	Reviewed at distance. Arises from neighbouring property. Tree appears be maintaining reasonable vigour and vitality though middle crown exhibit evidence of mechanical damage.		L	B1-2
1757	Beech *(Fagus sylvatica)*	M	G/F	22.00	6.00	7.00	6.00	10.00	5.00	1	926	11.12	Large, somewhat exposed specimen. Tree is affected by extensive decay on lower stem	Remove	N/A	U
1758	Beech *(Fagus sylvatica)*	M	G/F	23.00	0.00	7.00	4.50	4.00	6.00	1	1022	12.26	Slightly distorted through proximity to near neighbours. General vigour and vitality appear good. Lower stem is heavily obscured by dense Ivy cover and thicket growth, preventing detailed review.	Cut Ivy to facilitate future review. Review regarding retention context.	L	B1-2
1759	Beech *(Fagus sylvatica)*	M	F	22.00	6.00	4.00	3.00	5.00	6.00	1	739	8.86	Slightly unbalanced to west. Crown distortion at circa 9.00 m raises some concern and may relate to a prior wounding, currently obscured by dense Ivy cover. General vigour and vitality remain good.	Cut Ivy to facilitate re-review after Ivy shedding.	M	C1-2
1760	Beech *(Fagus sylvatica)*	M	G/F	20.00	2.00	10.00	9.00	8.00	10.00	1	1006	12.07	A large specimen of apparently good vigour and vitality but heavily obscured by combination of low-level scrub thicket and dense Ivy cover. Crown supports little deadwood and only localise evidence of storm damage.	Cut ivy and clear scrub thicket to facilitate rereview.	L	B1-2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
1761	Beech *(Fagus sylvatica)*	M-O/M	G/F	25.00	3.00	8.00	9.00	7.00	4.00	1	732	8.79	Large specimen of outwardly good vigour and vitality. Principal stem is heavily obscured by dense Ivy cover, preventing detailed review. Fruiting bodies of what may prove to be Meripilus have been noted circa 1.0 m to south-east of stem. Concerns exist with regard to possible fungal activity and undermining stability. The retention of this tree will require further review. Appears to have been subject to prior mechanical failure with evidence of localised breakage and cavity development.	Cut Ivy to facilitate review of lower stem region and subsequent to ivy shedding. Review during late summer early autumn period in respect of possible Meripilus infection.	S	C1-2
1762	Beech *(Fagus sylvatica)*	M	F	23.00	2.00	7.00	4.50	8.00	7.50	1	993	11.92	A large specimen of outwardly good vigour and vitality. Principal stem is obscured by dense Ivy cover and cannot be reviewed at present.	Cut Ivy and undergrowth to facilitate rereview.	L	B-2
1763	Beech *(Fagus sylvatica)*	M	G/F	21.00	5.00	6.00	6.00	5.00	5.00	1	866	10.39	Reviewed at range. Dense Ivy cover and impenetrable thicket prevent access of visual review of lower stem. General vigour and vitality appears good.	Cut Ivy and clear scrub to facilitate rereview.	L	B1-2
1764	Beech *(Fagus sylvatica)*	M	G/F	23.00	2.00	12.00	8.00	7.00	5.00	1	1101	13.22	A large specimen affected by extensive infection by Ganoderma. Tree is unsuitable for retention.	Remove.	N/A	U
1765	Beech *(Fagus sylvatica)*	M	G/F	25.00	2.00	8.00	5.00	8.00	5.00	1	993	11.92	A large, drawn up specimen suppressed by near neighbours. General vigour and vitality appears good with no visible signs of fungal activity near ground level. Tree exists in exposed position.	Cut Ivy and cleanout. Review regarding retention context.	L	B1-2
1766	Beech *(Fagus sylvatica)*	M	G/F	24.00	7.00	7.00	1.00	5.00	5.00	1	926	11.12	In exposed specimen supporting extensive Ivy cover. Visible elements of lower stem reveals no signs of fungal activity or decay. Extent of Ivy cover raise concern as it prevents detailed review.	Cut Ivy to facilitate rereview after Ivy shedding.	M	C1-2
1767	Beech *(Fagus sylvatica)*	M	F	23.00	6.00	7.00	5.00	5.00	2.00	1	844	10.12	Reviewed at range, canopy vigour and vitality appears good though dense Ivy cover and scrub thicket prevent review of basal region.	Cut Ivy and clear scrub to facilitate better review.	M	C1-2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
1768	Beech *(Fagus sylvatica)*	M	F	23.00	6.00	6.00	2.00	5.00	5.00	1	828	9.93	Reviewed at range, canopy vigour and vitality appears good though dense Ivy cover and scrub thicket prevent review of basal region.	Cut Ivy and clear scrub to facilitate better review.	M	C1-2
1769	Beech *(Fagus sylvatica)*	M	F	24.00	8.00	5.00	5.00	6.00	5.00	1	879	10.54	Reviewed at range. Dense Ivy cover low-level thicket prevent access to tree base. Higher crown raises some concern with regard to visible degrees of vigour loss and reduced canopy density suggesting pathological issues.	Cut Ivy and remove scrub thicket it facilitate better review.	S	C1-2
1770	Beech *(Fagus sylvatica)*	M	G/F	20.00	3.00	7.00	6.00	5.00	6.00	1	942	11.31	Reviewed at range. Dense Ivy cover and lower level scrub thicket prevent access to tree base. General vigour and vitality appears good though much of crown is obscure by dense Ivy cover.	Cut Ivy and remove scrub thicket to facilitate rereview.	M	C1-2
1771	Horse Chestnut *(Aesculus hippocastanum)*	M	F/P	17.00	0.00	5.50	6.00	6.00	5.00	1	949	11.38	Once larger tree appears to have suffered mechanical failure and subsequent re-suckering. Higher crown exhibit evidence of multiple prior breakages. General vigour and vitality is variable with higher crown showing signs of reduced vigour. Tree appears to offer limited sustainability though may offer some interim sustainability with the application of structural pruning works if required.	Review regarding retention context. Apply structural pruning works including crown reduction type works if retained. Review on annual basis. Alternatively remove.	N/A	U
1772	Horse Chestnut *(Aesculus hippocastanum)*	E/M	F	12.00	1.50	5.00	7.00	6.00	5.00	1	579	6.95	A distorted and spreading specimen that appears be maintaining reasonable vigour and vitality. Tree has been subject to prior storm damage. Principal stem sports extensive Ivy cover.	Cut Ivy and cleanout. Review regarding retention context and possible need for application of structural pruning works.	L	B2
1773	Beech *(Fagus sylvatica)*	M	G/F	24.00	5.00	9.00	7.00	6.00	5.00	1	939	11.27	Reviewed at range. Inaccessible through Ivy growth and scrub thicket. General vigour and vitality appears good though concerns exist through inability to review because of Ivy cover.	Cut Ivy and remove scrub thicket to facilitate rereview. Cleanout.	L	B1-2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
1774	Beech *(Fagus sylvatica)*	M	F	18.00	1.75	6.00	5.50	5.50	7.00	1	844	10.12	Squat and spreading specimen of apparently good vigour and vitality. Lower stem is obscured by dense Ivy cover.	Cut Ivy to facilitate rereview.	L	B2
1775	Horse Chestnut *(Aesculus hippocastanum)*	M	F	16.00	1.50	5.00	5.00	5.00	6.00	1	828	9.93	Reviewed at range. Inaccessible through scrub thicket and Ivy cover. General vigour and vitality appears good though tree has been subject to localised storm damage.	Cut Ivy to facilitate rereview. Remove scrub thicket. Cleanout remove dead and broken material.	L	B2
1776	Ash *(Fraxinus excelsior)*	M	F	16.00	3.00	7.00	6.00	7.00	7.00	1	579	6.95	Reviewed at range. Large, broad and spreading specimen of apparently good vigour and vitality. Tree has been subject to prior storm damage. Tree should be reviewed on regular basis with regard to susceptibility to Ash Dieback.		M	B2
1777	Common Alder *(Alnus glutinosa)*	E/M	F/P	14.00	1.50	4.00	5.00	5.00	4.00	3	592	7.10	A tripled stemmed group, the north-western most stem is dead and requires removal. Remaining two stems maintaining reasonable vigour and vitality though concerns exist regarding pathology of 3rd stem and likelihood of long-term survival.	Review with regard retention context.	M	C2
1778	Common Alder *(Alnus glutinosa)*	E/M	F	15.00	1.50	5.00	4.50	5.00	4.00	1	560	6.72	Twin stemmed from near ground level. Arises from northern side of stream and is physiologically detached from site area. heavily divided from low level.		M	C2
1779	Common Alder *(Alnus glutinosa)*	E/M	P	10.00	2.00	3.00	2.50	3.00	3.00	2	328	3.93	Northern stem is in state of ongoing decline.	Remove.	N/A	U
1780	Common Alder *(Alnus glutinosa)*	M	F	12.00	2.25	4.00	5.50	4.50	3.00	3	465	5.58	Distorted multi-stem from low level. Arises from a dense thicket Area.	Review regarding retention context.	M	C2
1781	Common Alder *(Alnus glutinosa)*	S/M	F	9.00	1.00	3.50	3.50	3.50	3.50	2	430	5.16	Young and vigorous, arising from stream edge.		M	C2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
1782	Wild Cherry *(Prunus avium)*	S/M	F/P	5.00	1.50	3.00	2.50	2.00	2.00	1	283	3.40	Twin-stemmed with northern stem substantially damaged.	consider early removal.	S	C2
1783	Wild Cherry *(Prunus avium)*	E/M	F	13.00	4.50	4.50	5.50	3.00	3.00	1	462	5.54	Distorted and arising from disturbed ground. Supports extensive Ivy cover.	Review regarding retention context.	M	C2
1784	Wild Cherry *(Prunus avium)*	E/M	F/P	9.00	2.00	3.00	5.00	5.00	5.00	2	462	5.54	Dominant stem support extensive wound now subject to decay. Offers limited sustainability.	Consider early removal.	N/A	U
3285	Oak *(Quercus robur)*	M	G/F	26.00	5.00	10.00	10.00	9.00	5.00	1	1022	12.26	Large specimen supporting notable imbalance to north east. General vigour and vitality is good.		L	A1-2
3286	Beech *(Fagus sylvatica)*	M	G/F	23.00	2.00	7.00	5.00	7.00	6.00	1	879	10.54	A large specimen of good vigour.		L	A1-2
3288	Beech *(Fagus sylvatica)*	M	G/F	24.00	2.00	10.00	9.00	10.00	10.00	1	1070	12.83	A large and visually imposing specimen of apparently good vigour. Primary stem and middle crown support extensive Ivy cover.	Cut Ivy and rereview.	L	B1-2
3317	Ash *(Fraxinus excelsior)*	S/M	F/P	9.00	2.50	2.50	7.00	2.50	0.00	1	366	4.39	Heavily unbalanced to east and supporting extensive Ivy cover. Tree appears to offer little sustainability.	Review regarding retention context.	S	C2
1268	Sycamore *(Acer pseudoplatanus)*	E/M	G/F	10.00	1.50	3.50	4.50	3.50	4.00	1	395	4.74	Suppressed and distorted as result of position adjoining larger line. Vigour and vitality is fair however deadwood and distortion about upper crown suggests grey squirrel feeding damage.	Cleanout and review regularly.	M	C2
1269	Lime *(Tilia europea)*	M	G/F	22.00	3.50	5.00	5.00	5.00	5.00	1	942	11.31	Apparently vigorous though exhibiting signs of stem and bark damage to North. Calculated root protection area has been encroached upon by site office, workings and mounding of topsoil. Review on regular basis regarding potential onset of decline.		L	B1-2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
1270	Sycamore *(Acer pseudoplatanus)*	M	F	11.00	2.00	4.50	4.50	5.00	5.50	1	385	4.62	Young and still vigorous though suppressed and distorted. Arises from notably disturbed ground with visible evidence of root damage to North. Concerns exist regarding ongoing health status and sustainability. Concerns exist with regard to impact to stability.	Review on regular basis.	S	C2
1271	Austrian Pine *(Pinus nigra)*	M	F	22.00	12.00	2.50	2.50	3.00	4.50	1	592	7.10	A tall and drawn up specimen with canopy limited to higher levels only. Entire stem is obscure by dense Ivy cover. Vigour and vitality is below that expected retrieve this age. Concerns relate to disturbed ground to north east and topsoil mounding to west.	Cut Ivy and review on regular basis.	M	C1-2
1272	Larch *(Larix decidua)*	M	F	19.00	7.00	5.00	8.00	4.50	2.00	1	719	8.63	Heavily unbalanced to east. Vigour and vitality appears good at present however, routing area is encroached upon by ongoing development works to east and soil mounding to south.	Cut Ivy and review on regular basis in respect of health impact.	M	B1-2
1278	Horse Chestnut *(Aesculus hippocastanum)*	M	P	21.00	2.00	2.0	4.00	4.50	3.00	1	567	6.80	A tall specimen having suffered chronic mechanical failure about middle crown. Tree is affected by extensive excavation works circa 3.50 m to south of stem. Unsuitable for attention.	Remove.	N/A	U
1288	Lime *(Tilia europea)*	M	F	25.00	5.00	5.00	6.00	3.50	6.00	1	688	8.25	A tall specimen potentially compromised by compression fork at circa 3.00 m and 8.00 m to West. General vigour and vitality appears good however regrowth about higher crown suggests early life correction earlier decapitation.	Consider crown reduction works for retention.	M	B1-2
1289	Horse Chestnut *(Aesculus hippocastanum)*	E/M	F	15.00	2.00	5.00	3.50	0.00	5.00	1	516	6.19	Suppressed distorted and unbalanced to North. Vigour and vitality remain good though tree may be predisposed to mechanical failure.	Cleanout and consider application crown reduction type works.	M	C2
1292	Lime *(Tilia europea)*	M	P	24.00	3.00	5.00	5.00	5.00	5.00	1	783	9.40	In an advanced state of decline with majority of higher crown subject to dieback. Is unsuitable for retention.	Remove.	N/A	U1-2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
1293	Horse Chestnut *(Aesculus hippocastanum)*	E/M	F	17.00	1.50	5.00	4.50	3.00	4.00	1	557	6.68	Suppressed and distorted showing evidence of prior decapitation or upper crown loss. Vigour and vitality remain good.	Consider application of structural pruning works including crown reduction works retention.	M	C2
1295	Horse Chestnut *(Aesculus hippocastanum)*	E/M	G/F	18.00	2.00	4.50	3.50	4.50	4.50	1	548	6.57	Young and relatively vigorous but has been subject to storm damage. Cleanout and review regularly.		M	B2
1298	Beech *(Fagus sylvatica)*	M	G/F	27.00	2.50	7.00	7.00	6.00	4.00	1	910	10.92	Tree appears be maintaining generally good vigour and vitality at present. Concerns arise regarding trees position arising from what appears to be disturbed ground.	Review regularly.	L	B1-2
1299	Beech *(Fagus sylvatica)*	M	G/F	29.00	2.50	6.00	5.00	4.50	7.00	1	993	11.92	A particularly large specimen apparently maintaining good vigour and vitality but arising from ground showing signs of possible disturbance.	Review regularly.	L	B1-2
2901	Lime *(Tilia europea)*	M	G	25.00	1.50	9.00	9.00	0.00	7.00	1	1340	16.08	Large, broad and spreading specimen of apparently good vigour and vitality. Note is made of ivy development about middle crown.	Cut Ivy and cleanout.	L	A1-2
2902	Sycamore *(Acer pseudoplatanus)*	M	G/F	19.00	1.50	7.00	6.00	9.00	7.00	1	993	11.92	Broad and spreading, apparently vigorous but supporting notable Ivy cover. Slightly distorted as result of proximity to larger neighbours.		L	B1-2
2903	Horse Chestnut *(Aesculus hippocastanum)*	M	G/F	18.00	2.00	5.50	4.00	5.00	4.00	1	942	11.31	Apparently vigorous but sees development of Ivy cover about primary stem.	Cut Ivy and rereview.	L	B2
2904	Sycamore *(Acer pseudoplatanus)*	M	P	18.00	1.75	6.00	5.00	6.50	4.00	1	993	11.92	Tree is subject to highly visible and extensive decay at circa 3.00 m.	Remove	N/A	U
2905	Sycamore *(Acer pseudoplatanus)*	M	P	12.00	3.50	5.00	3.00	5.00	4.00	1	907	10.89	Tree is subject to extensive decay.	Remove.	N/A	U

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
2905A	Lawson Cypress *(Chamaecyparis lawsoniana)*	M	F	13.00	2.00	2.00	2.00	1.00	1.50	1	525	6.30	Heavily suppressed and widely smothered by ivy limiting cavity canopy retention to lower north and apex only. Is of dubious retention merit.	Review regarding retention context.	S	C2
2906	Sycamore *(Acer pseudoplatanus)*	M	F	18.00	2.00	5.00	5.00	5.00	5.00	1	681	8.17	General vigour and vitality appear good at present though much of crown is obscure by dense Ivy cover. Concern exists at ground scraping and hard-core has occurred to south side of stem with high likelihood of root damage.	Review regarding retention context and review on regular basis if retained.	S	C2
2907	Lawson Cypress *(Chamaecyparis lawsoniana)*	M	P	10.00	1.00	3.00	3.00	3.00	2.50	1	548	6.57	Arising from an area of heavily disturbed ground with notable excavations to both North south and South. Heavily distorted and of minimal retention merit.	Consider removal and replacement.	N/A	U
2908	Weymouth Pine *(Pinus strobus)*	M	F/P	17.00	2.00	6.00	3.00	0.00	3.00	1	525	6.30	Arising from an area of heavily disturbed ground with notable excavations to both North south and west. Tree is considered compromised unsuitable for retention.	Remove.	N/A	U
144	Norway Maple *(Acer platanoides)*	M	G/F	19.00	2.50	7.00	5.50	9.00	7.00	1	751	9.01	A broad and spreading specimen where much of the canopy is obscured by dense Ivy cover. General vigour and vitality appears good at present.	Cut Ivy and cleanout.	L	B2
145	Lime *(Tilia europea)*	M	G/F	19.00	1.50	5.00	4.00	6.00	3.50	1	611	7.33	Suppressed and distorted as result proximity to near neighbours but appears to be maintaining reasonable vigour and vitality.	Cut Ivy and cut back epicormic growth at lower levels to facilitate better review.	L	B1-2
146	Horse Chestnut *(Aesculus hippocastanum)*	E/M	F	18.00	1.00	4.50	5.00	6.00	4.00	1	579	6.95	Apparently vigorous but affected by cavity development on principal stem. Sustainability correction short – medium term sustainability might be improved by structural pruning works including crown reduction type works.		M	C2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
147	Lime *(Tilia europea)*	M	G/F	9.00	0.00	7.00	7.00	6.50	7.00	1	834	10.01	A broad and spreading specimen of apparently good vigour and vitality. Principal stem and middle crown is becoming obscure by dense Ivy cover.	Cut Ivy and rereview.	L	B2
148	Stump	E/M	D	7.00	0.00	2.00	2.00	2.00	2.00	1	398	4.77	Effectively comprises an ivy cover stump.	Remove.	N/A	U
149	Horse Chestnut *(Aesculus hippocastanum)*	E/M	F	17.00	1.50	3.00	3.00	5.00	2.50	1	548	6.57	Suppressed distorted by proximity of near neighbours but appears be maintaining reasonable vigour. Much of crown is obscure by dense Ivy cover.	Cut Ivy and rereview.	M	C2
150	Lime *(Tilia europea)*	M	P	16.00	1.50	5.00	4.00	5.00	3.50	1	595	7.14	Appears to be in state of chronic decline with widespread dieback throughout canopy and Ivy cover throughout much of crown.	Remove.	N/A	U
151	Monterey Pine *(Pinus radiata)*	M	G/F	22.00	2.00	7.00	8.00	10.00	7.00	1	1385	16.62	Large and imposing specimen of apparently good vigour and vitality. I've Ivy development is becoming notable throughout crown.	Cleanout, cut Ivy and review regularly.	L	B1-2
1203	Horse Chestnut *(Aesculus hippocastanum)*	E/M	F	9.00	0.00	6.00	4.50	0.00	3.00	2	579	6.95	Heavily unbalanced to north and has suffered extensive storm damage. Tree offers limited sustainability.		S	C2
1204	Horse Chestnut *(Aesculus hippocastanum)*	M	G/F	13.00	1.50	5.50	5.50	5.50	5.50	1	780	9.36	Apparently vigorous though multi-stemmed central crown suggests early life decapitation.	Cleanout and review regularly.	L	B2
197	Horse Chestnut *(Aesculus hippocastanum)*	M	G/F	16.00	2.00	4.50	5.00	4.00	4.50	1	548	6.57	Badly distorted as result of proximity to near neighbours but appears to be maintaining reasonable vigour and vitality. Ivy development is becoming notable.	Cut Ivy and rereview.	M	B2
198	Horse Chestnut *(Aesculus hippocastanum)*	M	G/F	18.00	0.50	4.50	5.00	4.00	5.00	1	611	7.33	Badly suppressed by proximity of near neighbours but apparently maintaining good vigour and vitality.	Cut Ivy developing on lower stem.	L	B2
199	Horse Chestnut *(Aesculus hippocastanum)*	M	G/F	15.00	2.00	3.00	5.50	5.00	4.00	1	525	6.30	Unbalanced one-sided through proximity to near neighbours. General vigour and vitality appears good.		L	B2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
200	Horse Chestnut *(Aesculus hippocastanum)*	M	G/F	16.00	1.00	5.50	5.50	6.00	6.00	1	675	8.10	A broad and spreading specimen of apparently good vigour and vitality. Note is made of prior storm damage.	Cleanout and cut Ivy.	L	B2
201	Horse Chestnut *(Aesculus hippocastanum)*	M	F	16.00	1.50	5.00	4.00	4.00	5.00	1	548	6.57	Distorted as result proximity to near neighbours but appears be maintaining reasonable vigour and vitality.	Cleanout cut Ivy.	L	B2
202	Horse Chestnut *(Aesculus hippocastanum)*	M	F	17.00	2.00	5.00	6.50	6.50	5.00		748	8.98	Slightly distorted through proximity of near neighbours but maintaining good vigour and vitality.	Cut Ivy at lower stem cleanout.	L	B2
??07	Oak *(Quercus robur)*	M	F	18.00	4.00	5.50	6.00	7.00	6.00	11	678	8.14	Tree shows signs of vigour loss, decline and deadwood development.	Cleanout review on regular basis. Cut Ivy.	M	C2
??08	Oak *(Quercus robur)*	M	G/F	18.00	1.50	6.00	6.00	6.00	6.00	1	688	8.25	Divided at circa 2.50 m apparently maintaining good vigour and vitality. Crown supports extensive Ivy cover.	Cut Ivy and review regularly.	L	B2

Tree Lines, Groups and Hedges

No.	Species	Age	Con	Ht	CH	Spread	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
H1	Hedge 1 Holly *(Ilex aquifolium)* Sycamore *(Acer pseudoplatanus)* Bramble *(Rubus fruticosus)* Ivy *(Hedera helix)* Ash *(Fraxinus excelsior)*									associated with a raised embankment, located circa one 5 m North of the technically house access drive. In some instances, the raised embankment is adjoined, on its northern (field) side by a variable ditch. The growth associated with this ditch tends to be dominated by Holly and has created a hedge like affect. The hedge is not formal and tend to be sprawling and mixed. In many instances, the edges being affected by emergent ash and Sycamore. Throughout the alignment, variable elements of Elder and Bramble arise. The former nature of the material suggests prior intervention and cutting, a suspicion compounded by the multi-stem that nature of material encountered. General continuity is reasonable with only a small number of gaps. Note should be made that quality and continuity diminishes towards the western end of the hedge and is best at the mid and eastern end. Sustainability is likely to be good if managed over time.			

No.	Species	Age	Con	Ht	CH	Spread	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
H2	Hedge 2 Cherry Laurel *(Prunus laurocerasus)* Bramble *(Rubus fruticosus)* Elder *(Sambucus nigra)* Ivy *(Hedera helix)* Holly *(Ilex aquifolium)* Sycamore *(Acer pseudoplatanus)*	E/M	F/P	2.50	0.00	3.00	m/s	0.70	2.50	A low level and highly variable hedge, dominated about the mid and southern end by cherry laurel. To the western end, the hedge diminishes to a scrub thicket format dominated by Holly with small elements of Yew at westernmost end.		L	C2
H3	Hedge 3 Bramble *(Rubus fruticosus)* Elder *(Sambucus nigra)* Hawthorn *(Crataegus monogyna)* Blackthorn *(Prunus spinosa)* Holly *(Ilex aquifolium)*	M	F	1.50-5.00	0.00	5.00-7.00m	m/s	0.70	2.50	A corridor more than a hedge. Whilst a small number of Hawthorne's exist enough to suggest that may once been a Thorn based hedge, this is dilapidated and hugely discontinuous with only a small number of Hawthorne remaining. Best continuity is provided by low level Bramble with sporadic outbreaks of larger plants including Elder and Holly.		L	C2

No.	Species	Age	Con	Ht	CH	Spread	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
H4	Hedge 4 Bramble *(Rubus fruticosus)* Elder *(Sambucus nigra)* Hawthorn *(Crataegus monogyna)* Blackthorn *(Prunus spinosa)* Gorse *(Ulex europaeus)*	M	F	1.50-5.00	0.00	5.00-7.00m	m/s	0.70	2.50	Whilst a small number of Hawthorne's exist enough to suggest that may once been a Thorn based hedge, this is dilapidated and hugely discontinuous with only a small number of Hawthorne remaining. Best continuity is provided by low level Bramble with sporadic outbreaks of larger plants including Elder.		L	C2
H5	Hedge 5 Sycamore *(Acer pseudoplatanus)* Ash *(Fraxinus excelsior)* Bramble *(Rubus fruticosus)* Ivy *(Hedera helix)* Elder *(Sambucus nigra)* Holly *(Ilex aquifolium)*	M	F	1.50-6.00	0.00	5.00-7.00m	m/s	0.70	2.50	A broadly continuous but highly variable thicket like element associated with a raised earthen embankment. The vegetation provides a hedge like structure but is dominated by sapling Ash and Sycamore, many of which have been cut or decapitated and exists as suckering masses. There is some localised evidence to suggest that may have been a Holly hedge in the past however elements of Holly are now sporadic and localised.		L	C2

No.	Species	Age	Con	Ht	CH	Spread	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
H6	Hedge 6 Hawthorn *(Crataegus monogyna)* Bramble *(Rubus fruticosus)* Elder *(Sambucus nigra)* Ivy *(Hedera helix)*	M	F/P	1.50-7.00	0.00	Contiguous variable	N/A	N/A	2.50	Remnant of an old hedge where original Hawthorn are now irregular and discontinuous within a broader Bramble thicket.		M	C2
WT	Wood Thicket Belt Wych Elm *(Ulmus glabra)* Sycamore *(Acer pseudoplatanus)* Beech *(Fagus sylvatica)* Elder *(Sambucus nigra)* Bramble *(Rubus fruticosus)* Ivy *(Hedera helix)*	E/M	F/P	2.00-10.00	0.00	Contiguous	N/A	N/A	5.00	A continuous and broadly continuous thicket development dominated by a small number of emergent trees, most notably Elm. The clear majority of the own are dead, killed by Dutch Elm disease. The low-level thicket, typically dominated by Bramble and elder is highly variable.	Review regarding retention context.	L	C2

No.	Species	Age	Con	Ht	CH	Spread	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
ST1	Scrub Thicket 1 Goat Willow *(Salix caprea)* Bramble *(Rubus fruticosus)* Sycamore *(Acer pseudoplatanus)* Ash *(Fraxinus excelsior)* Common Alder *(Alnus glutinosa)*	E/M	F	3.00-8.00	0.00	Spread Contiguous, variable.	m/a	n/a	5.00	A highly variable irregular but broadly continuous thicket affect associated with a boundary adjoining ditch. Thicket area is dominated by communities of Goat Willow, together with smaller populations of Sycamore, Ash, Common Alder and Holly. Overall, it is a thicket of Goat Willow in combination with Bramble that dominates the corridor. The population comprises many individual specimens whose proximity to one another creates a broadly contiguous thicket.		L	C2
ST2	Scrub Thicket 2 Goat Willow *(Salix caprea)* Common Alder *(Alnus glutinosa)* Bramble *(Rubus fruticosus)* Gorse *(Ulex europaeus)*	E/M	F	2.00-7.00	0.00	variable	m/s	n/a	5.00	Northern/north-western boundary. The north and/north-western boundary of the site appears to be defined by a substantial stream. Much of the vegetation associated with stream arises from the northern side of the stream and therefore appears to be beyond the jurisdiction of the site and physiologically detached from it by way of the watercourse. Notwithstanding the above, the riverbank supports a discontinuous and highly variable thicket dominated by a combination of Bramble and Goat Willow, together with small elements of gorse.			

No.	Species	Age	Con	Ht	CH	Spread	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
ST3	Scrub Thicket 3 Elder *(Sambucus nigra)* Wild Cherry *(Prunus avium)* Goat Willow *(Salix caprea)* Bramble *(Rubus fruticosus)* Ivy *(Hedera helix)*	E/M	F/P							Scrub thicket associated with depression Elder, wild cherry, Goat Willow, Bramble, Ivy, and a regular, Unmanaged but heavily disturbed area. Area appears to have been used for dumping over a long period. Area supports extensive vegetation typically dominated by a combination of naturally arising wild cherry, elder and Goat Willow. 8 one, wild cherry, so mature, fair/poor, height 8.0 m grant clearance one .50 m girth 0.72 m, crown spread North 5.0 m East 4.0 m South 2.50 m West 2.0 m. 2010 from ground level with one stem having suffered extensive damage. Ill suited to retention. Could we are for remove.			