

Arboricultural Report
Trees at Proposed Site at
146 and 148-148A Richmond Road
Dublin 3

December 2021

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Associated Drawings

This report must be read in conjunction with the drawings noted below

<u>Drawing Title</u>	<u>Drawing Subject</u>
1) Richmond Road Tree Constraints Plan	Tree Constraints Plan A plan depicting the predevelopment location, size, calculated constraints, and simplified tree quality category system
2) Richmond Road Tree Impacts Plan	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) Richmond Road Tree Protection Plan	Tree Protection Plan This plan depicts the nature, location and extent of tree protection measures required to provide for sustainable tree retention.

1 Report Summary

- 1.1 Notwithstanding amendments and modifications to the development design, the proposed development works will not realistically allow for the retention of the site's riverside tree population. This relates to the inclusion as part of the development, of a flood protection system that will see substantial disturbance of the riverside edge of the site.
- 1.2 Notwithstanding the above, many of the trees encountered offered limited sustainability at best. This related to a combination of large growing species, their relationship with existing (to be demolished) structures and the riverbank scenario that in some instances included areas of undercutting and erosion. Additionally, it is noted that some trees, particularly the larger Willows are already subject to mechanical failure.
- 1.3 In the context of the development proposals, the best Arboricultural potential would be provided by new and replacement planting, where tree species can be chosen specifically to suit and be sustainable within the developed context. In this respect, attention is drawn to the landscape and new planting proposals provided by Mitchell Associates. Particularly, attention is drawn to the use on species including Alder, Wild Cherry, Swamp Oak, Small leaved Lime, Mountain Ash, Hawthorn Paul Scarlet', Beech, Himalayan Birch, Snowy Mespil, Flowering dogwood, Lila, Silver linden, Japanese Maple, Joseph Rock Mountain Ash, Strawberry Tree, Field Maple and Malus and Honey Locust installed at stem girths of 18-20cmg, as well as extra heavy standards and multi stemmed trees. Considering the sustainability issues noted in the tree survey, then this planting proposal is considered as an overall improvement in the site's Arboricultural values.
- 1.4 Though the tree survey notes some concerns, there is some potential to retain Sycamore nos.769 and 770, close to the roadside boundary. For these Sycamores, the context is poor. The trees have sustained recent disturbance and the species involved would not by design be planted so close to a roadway, they might offer some, limited sustainability and continuity of cover, for example during the first years of the development when the new plantings proposed in the landscape scheme establish themselves.
- 1.5 If retained, it would be necessary to protect trees 769 and 770 from the potentially damaging effects of the proposed works, in line with the tree protection methodologies outlined at "Appendix 1" to this report and the tree protection plan drawing.

2 Introduction

- 2.1 This report was commissioned by-
Birkey Limited

This report has been prepared by-
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Report Brief

- 2.2 An Arboricultural report has been requested in respect of the proposed development. As “BS5837: 2012 Trees in Relation to Design, Demolition and Construction – Recommendations” is the accepted frameworks for such reports, then its composition, inclusions and recommendations have been followed, as a general basis for such reporting.

Report Context

- 2.3 This report includes a Arboricultural review of the proposed development project. This includes an assessment of the sites existing tree population within its current context, as well as an assessment of their potential for sustainable retention in the post-development scenario and the likely effects and repercussions of the development and construction process upon those trees. It also provides information regarding the necessary tree protection and the avoidance of damage to trees during the construction process, necessary to achieve sustainable tree retention.
- 2.4 This assessment summarises the Arborists findings and recommendations, arrived at after reviewing the proposed project details as provided, and after an evaluation of trees as defined and described in the tree survey at “Appendix 2”. This report also includes a preliminary “Arboricultural Method Statement” at “Appendix 1” as well as a Tree Protection Plan that illustrates the requisite conservation and protection methodologies necessary to maintain tree sustainability. This report is not intended as a critique of the proposed development but is an impartial assessment of the development implications relating to the sustainable retention of trees, whether that be any, some, or all trees. This report is for planning purposes only and may be deficient for construction phase use.

Report Limitations

- 2.5 This report relates the Arborists interpretation of information provided to him before the report compilation and gained by him during the undertaking of the site review and tree survey. The site review data is subject to the limitations as set out under “Inspection and Evaluation Limitations and Disclaimers” in “Appendix 2” of this report. The findings and recommendations made within this report are compiled, based upon the knowledge and expertise of the inspecting Arborist.
- 2.6 The “Implication Assessment” element of the report builds on assumptions and estimates, particularly in respect of how construction works might proceed on a day to day basis and appreciates the “design” stage of the project, as opposed to “detail design” or “construction” detail.
- 2.7 In line with the “design” stage of the development proposals, many elements of the “Arboricultural Method Statement” are deliberately broad and generic. They will require review, amendment and consolidation at the construction stage, for example in respect of the size and nature of the equipment, plant and machinery that might be utilised by any potential building contractor and any details as may change at “detail design” or “construction detail” stages.
- 2.8 Accordingly, this assessment is premised on all its elements/recommendations, and the omission or alteration of any part of it, particularly the application of tree protection methodologies, can radically alter outcomes in respect of sustainable tree retention.

3 Site Description

- 3.1 The site is located to the south of Richmond Road but to the north of the river Tolka. The site is adjoined by previously developed sites to both the north-west and southeast.
- 3.2 The site in question comprises an industrial complex supporting multiple sheds, warehousing and two dwelling, as well as extensive parking and vehicular access.
- 3.3 The site should be regarded as being artificial and currently retains minimal soft landscape. The vegetation with which this report deals is principally associated with the site perimeters. A small proportion of the material is associated with the roadside boundary of the site to the north-east with a large proportion of the material arising from positions within but adjoining the Tolka River boundary to the south-west or, from the Tolka riverbank area either outside of a small retaining wall or comprising part of what appears to have been the natural riverbank.

4 Pre-Development Arboricultural Scenario

- 4.1 The tree survey deals with trees both within and adjoining the site. A clear majority arise from positions within the developed site, however, four trees, numbers 749, 750, 769 and 770 arise from positions adjoining the riverbank, outside of the current security fence.
- 4.2 The site is highly artificial and dominated by sheds buildings and hard standing. The limited soft landscape associated with the site is restricted to the garden area to the east of the current site entrance, the roadside boundary with Richmond Road, and the narrow and often disturbed and artificial corridor associated with the banks of the River Tolka to the south-west.
- 4.3 The tree population consists of both planted and naturally arising material. Species such as Monterey Cypress and Eucryphia appear likely to have been planted deliberately presumably for landscape or screening purposes. However, the overall tree population is dominated by Sycamore many of which are considered unlikely to have been planted or, if they were planted, have been mismanaged or damaged earlier in their life. This is most obvious to the rear (south-west) of sheds adjoining the Tolka River where multiple multi-stemmed groups of Sycamore are arising.
- 4.4 The quality of the tree population is variable. Two of the larger willows are already subject to mechanical failure and limb loss. One specimen has been severely cut back presumably in respect of encroachment on the site. While these trees are of good vigour and vitality are considered contextually restrictive and may not suit retention in areas of high occupation and use.
- 4.5 Similar concerns would relate to the Monterey Cypress. These trees tend to be young and mostly in reasonable condition. However, it must be appreciated that their mature sizes are often particularly large and that they have a reputation towards suffering storm damage and deadwood development. Once again, such trees would not be regarded as suitable for planting within or retention within high density developments or in areas of high use and occupation.

- 4.6 It is suspected that many of the Sycamores associated with the site are naturally arising. Most trees show evidence of good vigour and vitality however, many are mechanically compromised. Those that arise from the Tolka riverbank are mostly, multi-stemmed raising concerns about mechanical integrity, especially if exposed for example by the removal of the adjoining sheds. Equally, some concern arises in respect of their position on the riverbank. Many of these trees exist arising from positions upon the upper edge of a near vertical and sometimes undercut embankment. While such trees are undoubtedly contributing to the stability of the embankment and its resistance to erosion, their longevity is nonetheless interconnected with future erosion. Equally, it is appreciated that any development of the site is likely to require approximate disturbance, for example the removal of existing site structures. In this instance, the demolition and removal of sheds is quite likely to result in ground disturbance in positions particularly close to the trees. It is quite possible that this may undermine stability.
- 4.7 The concerns noted above about development related disturbance would apply to most trees on site. The Willows and Monterey Cypresses positioned along the mid and southern half of the riverside boundary are all adjoined either by hard surfaces or retaining-wall structures. Any intention to keep these trees must consider the impact of modifications to these structures.
- 4.8 On the Richmond Road boundary of the site, we find two Sycamore. While both trees appear suitable for retention at this time, it is noted that both have suffered widespread and extensive disturbance in recent years. Both trees are adjoined by a retaining wall and show evidence of ground level raising about their stems. Vigour and vitality at this time would suggest some potential for retention however, it would be advised that both trees are monitored closely over time for signs of deterioration or decline.
- 4.9 As can be seen from figs 1 to 4 below, the site tree population is dominated by young trees, though this has not meant that they are of good quality, or that they would suit retention within a developed context. That said, many trees could offer some sustainability, within their current context, however, the capacity for most species encountered to grow to large sizes would limit that sustainability.

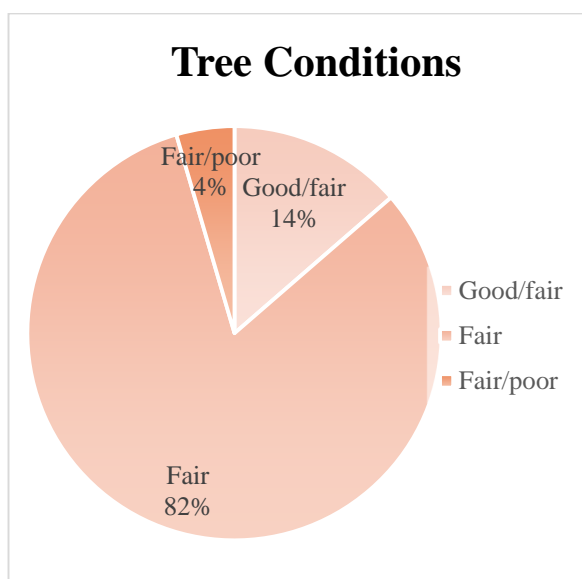


Fig 1

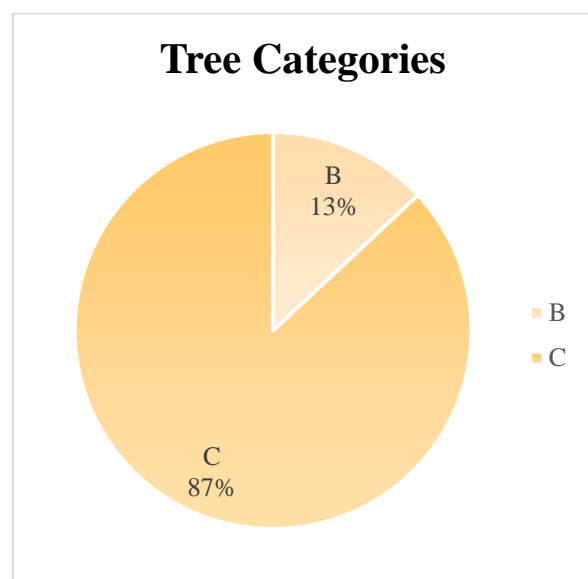


Fig 2

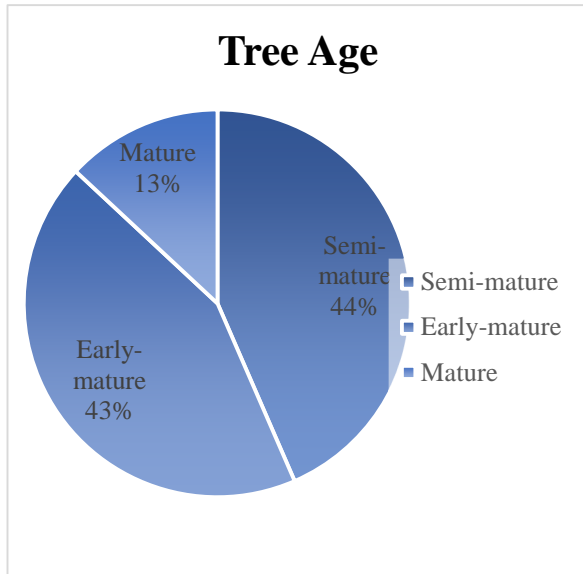


Fig 3

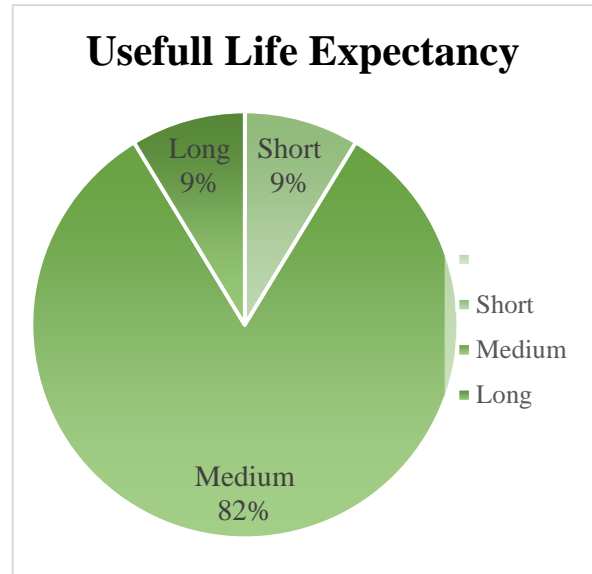


Fig 4

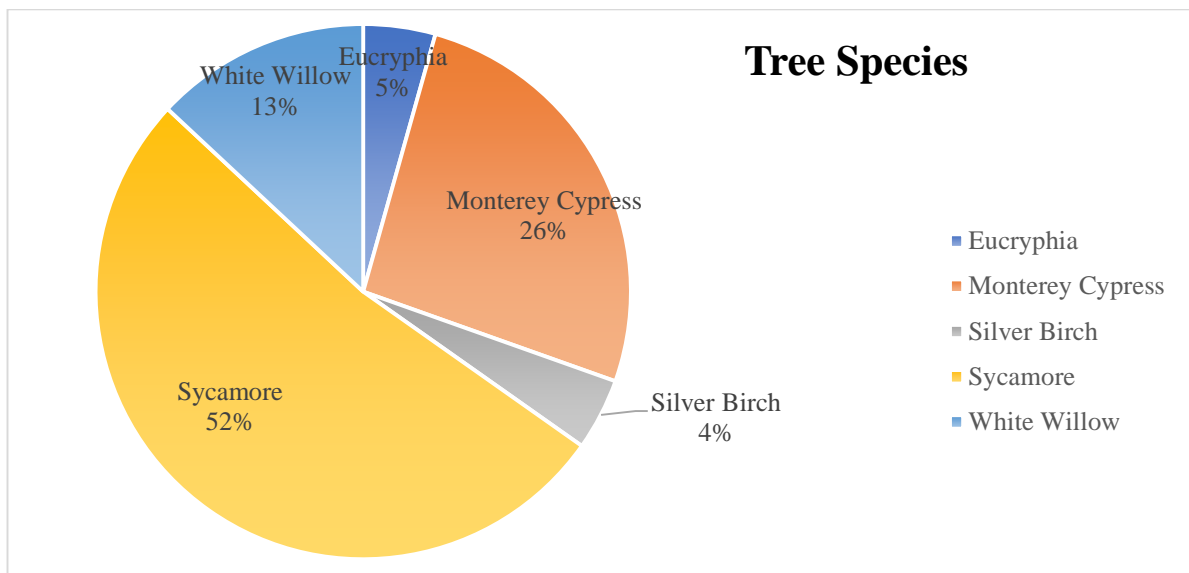


Fig 5

5 Planning Scenario in Respect of Tree

- 5.1 In respect of trees as they relate to planning within the Dublin City Council area, note is made of two areas of guidance including - **The Dublin City Tree Strategy 2016-2020** and **Dublin City Development Plan 2016-2022**.
- 5.2 **The Dublin City Tree Strategy 2016-2020** is a strategy document that outlines various intents and desires surrounding trees and woodlands within the city council area.
- 5.3 Within the **Dublin City Development Plan**, Chapter 10, Green Infrastructure, Open Space and Recreation, section 10.5.7 deals specifically with trees, with policies GI28, GI29 and GI30 relating directly to tree issues, and objectives GIO25, GIO26, GIO27, GIO28 and GIO29.

- 5.4 It is also noted that the council supports three current Tree Preservation Orders at Raheny, Kilmainham and Ranelagh.
- 5.5 Chapter 11 Built Heritage and Culture, section 11.1.5.3 Protected Structures – Policy Application makes mention of the importance of trees within the attendant landscape of a protected structure “The traditional proportionate relationship in scale between buildings, returns, gardens and mews structures should be retained, the retention of landscaping and trees (in good condition) which contribute to the special interest of the structure shall also be required”. Also, Section 11.1.5.11 “Trees in Architectural Conservation Areas” Policy CHC7: intends to “To protect and manage trees in Architectural Conservation Areas”.
- 5.6 Additionally, Chapter 16 “Development Standards: Design, Layout, Mix of Uses and Sustainable Design” makes specific mention of trees and their retention in Section 16.2.1.1 “Respecting and Enhancing Character and Context”. Within the same chapter, section 16.3.3 Trees “Existing trees and their protection” expands greatly on the requirement for specific tree retention and management strategies and reporting when dealing with trees on development sites. Section 16.10.3 “Residential Quality Standards – Apartments and Houses Public Open Space” also notes the value of retaining mature trees with public open spaces.
- 5.7 In line with the Dublin City Development Plan 2016-2022, the site area supports no “Tree Preservation Orders” (TPOs) or Objectives to protect or preserve trees or woodlands.

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, however, as this site are exists wholly within an urban area, then there appears to be no requirement for a tree felling licence.
- 6.2 Other legislation may affect tree cutting and felling. Particular note should be made of the “Wildlife Act 1976 (as amended), as well as the EU Habitats Directive. These offer protection to animals including Bats that often root or even breed in trees. The protection afforded by the above legislation means that particular care must be taken in the pruning of felling of trees that may contain Bats. For this reason, specific, specialist advice should be sought.

7 Construction Activities and their Effect on Trees

General

- 7.1 Tree retention is costly in respect of available space. There is a substantial difference between physically retaining a tree in situ and gaining any realistic expectation of it surviving into the future and remaining safe, the latter being dependent upon the extent and nature of protection it can be afforded.

- 7.2 Trees are living organisms and are highly reliant upon a continuity of environmental factors, the changing of which can easily undermine health and sustainability. As a perennial plant, a trees nature is to necessarily become larger on an annual basis. The survival of the plant and its funding of continued growth requires a minimum import of water and various nutrients, which are provided by the soil in which the tree is rooted.
- 7.3 A tree is highly dependent upon the ground from which it arises. The nature of that ground and a continuity of conditions and provisions that that ground provides are of particular importance to maintaining tree health and sustainability. Any change extending beyond the short-term, has the potential to affect a tree’s metabolism, health, and sustainability.
- 7.4 Development works can easily result in the loss, changing or denaturing of this ground upon which a tree is dependant. Any action that removes, disturbed or denatures the existing soil environment in respect of gas flux, hydrology, soil strength or bulk density can damage tree roots and render a soil incapable of supporting plant root function. Therefore, these effects must be avoided in the areas upon which a tree is reliant.
- 7.5 Any structure or activity that results in the issues noted above must be regarded as contrary to sustainable tree retention. Where such issues arise within the minimum “root protection area” as defined under “BS5837-2012”, then the affected tree is likely to be regarded as unsustainable and unsuitable for retention.

Construction Specific Issues

- 7.6 New buildings, roads, or other structures or their foundations (and/or basements) require the excavation of ground space. Foundation digs are often substantially larger than the building footprint, with depth often requiring safety related battering or benching of the excavation edges to avoid collapse. Many structures, including roads and paths, require that the ground beneath is compacted to provide a necessary bearing ratio. The combination of these typically results in the loss or denaturing of the soil volume that a tree would be reliant upon. Underground services require excavation and trenching, with the added complication that gravity led systems can often require the modification of ground levels to achieve necessary gradients and minimum overburdens, a factor that can often influence the finished levels of both the roads and buildings.
- 7.7 Most modern construction involves the use of substantial plant, equipment, and vehicles. The movement and activity of such machinery quickly denatures the ground, destroying the soil profile and structure, making them inhospitable and of no use to the supported trees.
- 7.8 Though beyond the scope of this report, consideration might be given the broader changes to the ground environment, for example relating to possible hydrological changes about the broader development area.

Contextual Issues

- 7.9 Some tree losses may be justified because of poor-quality, ill-health or other deterioration. In such instances, the potential for, and suitability for their retention, would be limited regardless of any site development. However, some poorer-quality trees, if located in areas of reduced sensitivity, might offer some degree of limited retention, dependant on the retention context and the threat they may present.
- 7.10 Where the site context changes in respect of occupation and use near trees, repercussions may include a requirement for greater scrutiny and management. Some trees may require specific attention, including structural pruning to improve their safety status within the changed context as well as to deal with issues of exposure and shelter loss.
- 7.11 Tree canopy cover varies by species and can change by season. Therefore, their relationship with the post development site must be considered in respect of additions issues, including shadow-cast and light admission and littering.
- 7.12 Tree retention close to buildings should consider the blockage of views and light, and the possible effects on daylight analysis. Trees can have a material effect on these issues and can lead to post development request for more tree removal, for example based on a requirement for artificial light during daylight hours.
- 7.13 Deciduous tree shed leaves each autumn that can be subject to local wind patterns, creating local drifts and accumulations. Such issues may require management and can lead to drainage issues including the blockage of drains and gullies, or to the creation of slippery surfaces.

8 Nature of Project Works

- 8.1 Birkey Limited intend to apply to An Bord Pleanála for permission for a strategic housing development at this c. 0.61 hectare (c. 6,067 sq m) site at No. 146A and Nos. 148-148A Richmond Road, Dublin 3 (Eircodes D03 W2H1, D03 T6P0, D03 Y8R9, D03 PX27, D03 K6F7, D03 E447 and D03 HR27). The site is bounded to the north-east by Richmond Road and the Leyden's Wholesalers & Distributor Site, to the north-west by an apartment development (Deakin Court), to the south-west by the Tolka River and to the south-east by a residential and commercial development (Distillery Lofts). Improvement works to Richmond Road are also proposed including carriageway widening and a new signal controlled pedestrian crossing facility on an area of c. 0.08 hectares (c. 762 sq m). The development site area and road works area will provide a total application site area of c. 0.69 hectares (c. 6,829 sq m).

The proposed development will principally consist of: the demolition of all existing structures on site (c. 2,346 sq m) including warehouses and 2 No. dwellings; and the

construction of a part 6 No. to part 10 No. storey over basement development (with roof level telecommunications infrastructure over), comprising 1 No. café/retail unit (157 sq m) at ground floor level and 183 No. Build-to-Rent apartments (104 No. one bedroom units and 79 No. two bedroom units). The proposed development has a gross floor area of c. 16,366 sq m over a basement of c. 2,729 sq m. The proposed development has a gross floor space of c. 15,689 sq m.

The development also includes the construction of a new c. 126 No. metre long section of flood wall to the River Tolka along the site's southern boundary. The new flood wall is positioned at the top of the existing river bank and will connect to existing constructed sections of flood wall upstream and downstream of the site. The top of the wall will be set at the required flood defence level resulting in typical wall heights of c. 1.2 to 2 metres above existing ground levels. The development will also include the repair and maintenance of the existing river wall on site adjacent to the River Tolka.

The development also provides ancillary residential amenities and facilities; 71 No. car parking spaces including 8 No. electric vehicle spaces, 4 No. mobility impaired spaces and 1 No. car share space; 5 No. motorcycle parking spaces; bicycle parking; electric scooter storage; a drop off space; the decommissioning of the existing telecommunications mast at ground level and provision of new telecommunications infrastructure at roof level including shrouds, antennas and microwave link dishes; balconies facing all directions; public and communal open space; a pedestrian/bicycle connection along the north-western boundary of the site from Richmond Road to the proposed pedestrian/bicycle route to the south-west of the site adjoining the River Tolka; roof gardens; hard and soft landscaping; boundary treatments; green roofs; ESB Substation; switchroom; comms rooms; generator; lift overruns; stores; plant; and all associated works above and below ground.

8.2 Considering the scope and scale of the proposed development, it is considered likely that most of the issues dealt with at "Construction Works and Trees" above, will apply at various points and particularly regarding-

- 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 Specific Issues and Arboricultural Concerns

- 9.1 The greatest issues affecting trees has been the consumption of site space, combined with the requirement to repair the existing wall and to create a new flood defence wall. This has had an unavoidable effect on the sites tree population which was predominantly upon the riverside boundary.
- 9.2 Notwithstanding the above, many of the trees encountered, including White Willow and Monterey Cypress, as well as Sycamore are large growing species and offer limited suitability and sustainability within a high-density urban context.

10 Design Iterations and Arboricultural Considerations

- 10.1 The original tree survey was undertaken in March of 2021 and the preliminary results were provided to the broader design team at that time. Accordingly, there was an early appreciation of the site's tree cover, its quality, condition, and the constraints it presented.
- 10.2 This report relates to clause 4.4.2.1 of BS5837-2012 in that its finding relate to a predefined concept that was 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.

11 Identification of Development Impacts to Trees

- 11.1 The expected tree impacts have been represented graphically on the tree impacts drawing "**Richmond Road Tree Impacts Plan**", as well as 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 to be made between the existing site context and the development proposals in respect of new structures.
- 11.2 In this drawing, trees denoted with "Broken Pink" crown outlines are to be removed and those denoted with "Continuous Green" crown outlines are to be retained.
- 11.3 Detail of the development proposals were gained from drawings provided by-
- RKD Architects – Architectural Layout
 - Mitchell Associates Landscape Architects – Landscape Design
- 11.4 The evaluation is primarily based on minimum protection ranges as defined paragraphs 4.6.1, 4.6.2 and 4.6.3 of BS 5837:2012. 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, with the potential to render a tree wholly unsuitable for retention, unsafe or unsustainable.

11.5 The broader assessment attempts to consider both direct and indirect implications, based on perceived construction requirements, as well as how a tree will likely interact with the development in respect of growth, hazard development, light blockage and other social concerns in respect of the changing context, including its effect on tree amenity value.

12 Tree Retention and Loss

12.1 The drawing “Richmond Road 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 As noted within the survey data, the review area supports a total of 23no. items, but that these often comprise multiple specimens in groups. For the purposes of this report, these will simply be regarded as 23no. items that have been categorised as:

- No excellent quality category “A” trees/groups,
- 3no, good quality category “B” trees/groups,
- 19no. fair to poor quality category “C” trees/ and 1no. group,
- No unsustainable category “U” trees/groups,

12.3 Of the site’s 3no. category “B” trees, 2no. will be removed to facilitate the proposed works, including No.750 and 764.

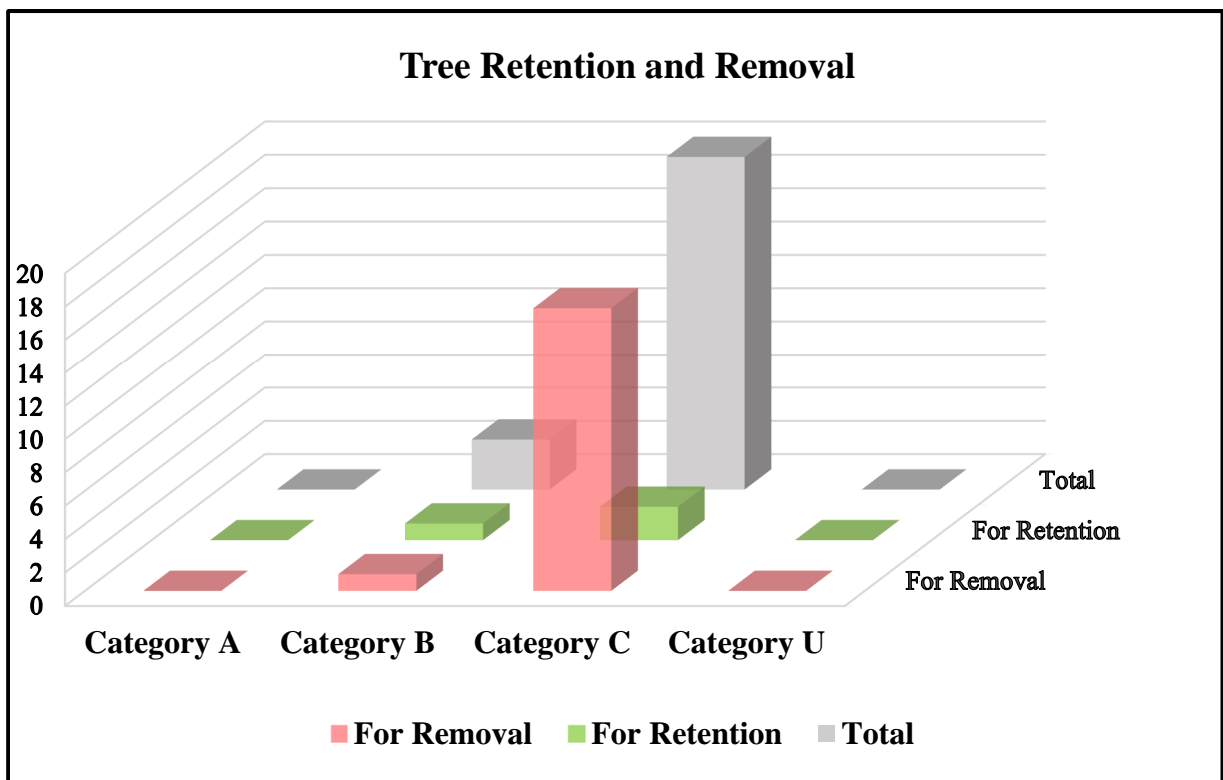


Fig 5 Graphic Representation of Tree Loss/Retention Scenario

- 12.4 Of the site's category "poor" quality "C" trees, the development works appears to require the removal of nos. 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 765, 766, 767 and 768, plus part of "Group 1".
- 12.5 The tree loss breakdown for the proposed developemnt will be-
- 2 Category "B" items
 - 17 category "C" trees (plus part of "Group 1")

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 "Richmond Road 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 a trees suitability 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. This will allow for the updating and amending 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. This is a broad and prescriptive method statement, intended to provide general advice and guidance in respect of trees and tree protection on a typical development site, dealing with issues known at planning stage.
- 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 is reliant.

Drawings

- A1.4 This Arboricultural Method Statement must be read with the associated “Tree Protection Plan” drawing, “Richmond Road 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 to 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 or construction/demolition related works or access, this method statement will be addressed and discussed by all member of the construction team 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.
- 1.4 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 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 “Richmond Road Tree Protection Plan”.
- 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.
- 3.5 The fence should be affixed with notification signs such as “TREE PROTECTION AREA - KEEP OUT”
- 3.6 Structures such as “lock-ups”, offices or other temporary site building, not requiring excavation or underground ducting, 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.
- 3.7 If entry into the “RPA” (Root Protection Area) zones becomes unavoidable, ground protection systems agreed with the project Arborist, will be utilised.
- 3.8 No amendment, alteration, relocation, or removal of the tree protection fencing shall occur without prior liaison and approval from the Project Arborist.

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.
- 4.3 Any system utilised must effectively spread load-weight, avoid compaction, maintain drainage/percolation/aeration, and be installed in a manner that avoids these issues.
- 4.4 Newly provided access will be strictly limited to the area of the new protection structure.
- 4.6 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 Only works and construction practices, agreed with the Project Arborist prior to commencement, will be allowed in the “RPA” area.
- 5.2 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.
- 5.3 Preference must be given to manual labour and techniques within the fenced “RPA” zone.
- 5.4 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 Where access into unprotected “RPA” zone becomes unavoidable then suitable ground protection, provided in accordance with an engineer’s direction and agreed with the Project Arborist will be installed.
- 8.3 Care will be taken to avoid damage to soil volumes beneath and adjoining demolished structures that may contain tree root material.
- 8.4 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.
- 8.5 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).
- 8.6 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.

8.7 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.
- 9.4 Large loads accessing the site must be reviewed regarding clearance and potential tree damage.
- 9.5 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.
- 9.6 No fires can be lit within 5 metres of any tree canopy extent.
- 9.7 No tree will be used for support regarding cables, signs etc.
- 9.8 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.
- 9.9 Any issue that has the potential to affect site trees must be brought to the attention of the Project Arborist for review and comment.
- 9.10 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.
- 9.11 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 “Richmond Road 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 “Richmond Road 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 The original survey was carried out in March of 2021. This survey portion of the overall report is not an Implication Assessment though but provided some of the 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 purposes 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 Throughout the undertaking of the survey, several factors acted against the inspectors, contriving to reduce the accuracy of the survey.

Seasonality

A2.16 The original survey was carried out during the late winter/early spring period. 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 generalized 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
749	Silver Birch (<i>Betula pendula</i>)	S/M	G/F	6.00	1.00	2.00	2.00	2.00	2.00	1	325	3.90	Young and vigorous, arising from raised planter adjoining boundary wall but within neighbouring property.		M	B2
750	White Willow (<i>Salix alba</i>)	S/M	F	11.00	1.00	2.50	2.50	2.75	2.00	1	293	3.51	Young and apparently vigorous. Exhibits localised bark and splitting at circa 5.00 m. Arises from lower river level, outside of existing retaining wall structure.		L	B2
751	White Willow (<i>Salix alba</i>)	M	F	15.00	0.00	7.00	5.50	5.50	8.00	5	592	7.10	A large multi-stemmed specimen arising from position outside of apparent site retaining wall and a top of bank descending to river. Tree appears to be in state of ongoing collapse with substantial failure to south. Eastern crown, above parking area appears to have been harshly cut back in past. Much of primary stem is obscured by Ivy cover. Concerns exist regarding longer term sustainability.		M	C2
752	Monterey Cypress (<i>Cupressus macrocarpa</i>)	S/M	F	9.00	2.50	4.00	3.00	2.50	2.00	1	344	4.13	A relatively young tree of reduced vigour and vitality, arising from disturbed and previously paved ground. Is encroached upon by extensive dumped material.		M	C2
753	Monterey Cypress (<i>Cupressus macrocarpa</i>)	S/M	F/P	6.00	2.00	4.50	3.00	2.00	2.00	1	290	3.48	Heavily suppressed and supporting substantial wounds on lower stem. Tree offers minimal sustainability.		S	C2

No.	Species	Age	Con	Ht	CH	N	E	S	W	Stm	Dia	RPA	Structural Condition	PMR	Yrs	Cat
754	Monterey Cypress (<i>Cupressus macrocarpa</i>)	E/M	F	9.00	2.00	5.00	4.00	3.50	2.50	1	376	4.51	Heavily suppressed by and affected by adjoining willow that appears to have collapsed into south-western canopy. Tree arises from disturbed and dumped upon ground. Tree offers questionable sustainability.		M	C2
755	White Willow (<i>Salix alba</i>)	M	F	14.00	2.00	4.50	4.50	5.00	5.00	1	748	8.98	A multi-stem specimen that appears to have suffered mechanical failure with partial collapse of 2 north-easternmost stems. Tree offers dubious sustainability.		S	C2
756	Monterey Cypress (<i>Cupressus macrocarpa</i>)	E/M	G/F	15.00	2.00	5.50	6.00	4.50	4.50	1	859	10.31	Slightly suppressed and misshapen by proximity of near neighbours but appears be maintaining reasonable vigour and vitality. Tree appears to arise from disturbed and possibly raised ground. Tree is affected by compression fork at one .5 m.	Review regarding retention context.	M	C2
757	Monterey Cypress (<i>Cupressus macrocarpa</i>)	E/M	F	15.00	2.50	5.00	3.50	4.50	2.50	1	637	7.64	Heavily suppressed by adjoining neighbours but is maintaining reasonable vigour and vitality. Crown is heavily divided from 2.00 m raising some concern regarding mechanical integrity, particularly if isolated or exposed.	Review regarding retention context.	M	C2
758	Monterey Cypress (<i>Cupressus macrocarpa</i>)	E/M	F	16.00	2.00	5.50	4.50	5.00	4.00	1	598	7.18	Apparently vigorous though heavily divided from 2.25 m.	Review regarding retention context.	M	C2
759	Sycamore (<i>Acer pseudoplatanus</i>)	S/M	G/F	9.00	0.00	2.50	3.00	3.50	2.00	3	452	5.42	Young and vigorous arising from upper edge of steep bank to river. Appears to be naturally arising.		M	C2
760	Sycamore Group (<i>Acer pseudoplatanus</i>)	S/M	F	9.00	0.00	4.50	4.00	4.00	3.00	5	398	4.77	A young, multi-stemmed group arising from upper bank above steep drop to river. Is young and vigorous though mechanically compromised.		M	C2

No.	Species	Age	Con	Ht	CH	N	E	S	W	Stm	Dia	RPA	Structural Condition	PMR	Yrs	Cat
761	Sycamore Group (<i>Acer pseudoplatanus</i>)	S/M	F	8.00	0.00	3.50	2.50	2.00	1.00	4	357	4.28	A young, multi-stemmed group arising from upper bank above steep drop to river. Is young and vigorous though mechanically compromised.		M	C2
762	Sycamore Group (<i>Acer pseudoplatanus</i>)	S/M	F	9.00	0.00	3.50	2.00	1.00	1.00	1	322	3.86	A young, multi-stemmed group arising from upper bank above steep drop to river. Is young and vigorous though mechanically compromised.		M	C2
763	Sycamore Group (<i>Acer pseudoplatanus</i>)	S/M	F	9.00	0.00	4.00	3.00	2.00	2.00	6	344	4.13	A young, multi-stemmed group arising from upper bank above steep drop to river. Is young and vigorous though mechanically compromised.		M	C2
764	Sycamore Group (<i>Acer pseudoplatanus</i>)	E/M	F	12.00	3.00	5.50	4.50	3.00	3.50	2	548	6.57	Young and vigorous, naturally arising from upper edge of steep bank that descends to river.		M	B2
765	Sycamore (<i>Acer pseudoplatanus</i>)	E/M	F	12.00	3.00	4.50	3.00	0.00	2.50	1	299	3.59	One-sided through suppression but maintaining good vigour. Arises from position directly adjoining footing of existing shed.		M	C2
766	Sycamore Group (<i>Acer pseudoplatanus</i>)	E/M	F	11.00	0.00	5.00	4.50	4.00	3.50	5	592	7.10	Multi-stemmed arising from near vertical bank to river. Multi-stem stature meets tree may be mechanically impaired.		M	C2
767	Sycamore (<i>Acer pseudoplatanus</i>)	E/M	F	12.00	1.00	5.00	5.00	4.00	4.00	5	748	8.98	Large multi-stem specimen potentially mechanically compromised. Arises from near vertical bank above river.	Cut Ivy and review.	M	C2

No.	Species	Age	Con	Ht	CH	N	E	S	W	Stm	Dia	RPA	Structural Condition	PMR	Yrs	Cat
G1	Group 1 Sycamore Group (<i>Acer pseudoplatanus</i>)	S/M	F	6.00	0.00	Spread Contiguous				m/s	0	0.00	A young and vigorous multi-stem group effectively comprising a continuous thicket like affect. Most specimens arise from upper edge of near vertical bank to river. Most specimens affected by extensive Ivy cover. Most specimens are heavily multi stemmed raising concern regarding longer term mechanical integrity.		L	C2
768	Eucryphia (<i>Eucryphia Sp.</i>)	E/M	F	3.50	1.50	1.00	1.00	1.00	1.00	1	175	2.10	Young and vigorous shrub comprising typical element of garden ornamentation.		M	C2
769	Sycamore (<i>Acer pseudoplatanus</i>)	M	G/F	14.00	2.00	5.50	4.50	4.50	4.50	1	818	9.82	A once larger tree appears to have been severely cut back as earliest stage of life. General vigour and vitality is variable though note is made that prior Ivy cover has been recently curtailed. Previous cut points are now subject to localised decay and cavity development. Tree arises from a highly artificial landscape in close proximity to ornamental and retaining walls as well as paved areas.	Review regarding retention context.	M	C2
770	Sycamore (<i>Acer pseudoplatanus</i>)	E/M	F	10.00	1.50	4.00	3.50	3.00	2.00	1	376	4.51	A relatively small trees supporting extensive deadwood and evidence of dieback about lower southern crown. Tree arises from artificial landscape curtailed to south by retaining wall and adjoining highly compacted pedestrian surfaces. Notwithstanding this, higher crown vigour and vitality remains fair.	Cut Ivy and review regarding retention context.	M	C2