Arborist Associates Ltd.

An Arboricultural Assessment of the Tree Vegetation on the Site Area at 'Rockbrae House', Vevay Road, Bray, Co. Wicklow

Prepared for: Wicklow County Council

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1.0 Instructions

1.1 I have been instructed by Wicklow County Council to assess the site area at 'Rockbrae', Vevay Road, Bray, Co. Wicklow and report on the following:

A - To assess the present condition of the tree vegetation within this site area. See Condition Tree Assessment Schedule within **'Appendix 2'** of this report and Drawing No.RBB001 which has been prepared as a 'Tree Constraints Drawing' for details.

B - To assess the impact of the proposed development layout on the tree vegetation located within the site area indicating those for removal and retention. See 'Section 5.0' of our report and 'Drawing No.RBB002' for detail.

C - To show the position of the tree protective fencing and other tree protection measures that will need to be put in place at the commencement of the works and be maintained in place until all construction works are complete. See 'Section 6.0' and **'Appendix 1'** of our report and 'Drawing No.RBB002' for detail.

2.0 Report Limitations

2.1 The inspection has been carried out from ground level only and is a preliminary report. It does not include climbing inspections or below ground investigations. Should a more detailed inspection be thought necessary on any tree/s, then this will be highlighted within my recommendations.

2.2 The assessment is based on what was visible at the time and recommendations made are subject to the knowledge and expertise of the qualified Arboriculturist that carried out the above inspections.

2.3 Trees should be inspected on a regular basis as their health and condition can change rapidly due to biotic and abiotic agents. The recommendations within this report are valid for a 12-month period only and this may be reduced in the case of any change in conditions to or in the proximity of the trees.

2.4 Before undertaking any work to these trees, it would be advisable to check whether there are any planning or tree preservation controls are in operation, if they are it will be necessary to obtain consent before undertaking any works (pruning or felling).

3.0 Aims and Report Brief

3.1 Arborist Associates Ltd. has been commissioned to provide a condition assessment of the existing tree vegetation on the site area at 'Rockbrae' Vevay Road, Bray, Co. Wicklow. The Arboricultural data which is presented within the attached tree schedule (see **'Appendix 2'**), has been recorded in line with BS

5837:2012. The tree survey was conducted by collecting and assessing the following information on all significant trees located on site and plotted onto the land survey map provided.

- Tree Number (metal tags attached to each tree).
- Tree species both common and botanical.
- Dimensions (Trunk diameter, height, crown spread and crown clearance).
- Age Class
- Physiological Condition
- Structural Condition
- Preliminary Recommendations
- Estimated remaining contribution within their present environment
- Retention category

3.2 Their retention category has been assessed and categorized according to their quality and value within the existing context (BS-4.5), and not in conjunction with any proposed development plans. In making this assessment, particular consideration was given to:

- **Arboricultural value** – including health, structural form, life expectancy, species and its physical contribution to or effects on other features located on site.
- **Landscape value** – an assessment of a tree's locality including its contributions to other features as well as to the site as a whole.
- **Cultural value** – additional contributions made such as conservation, historical, commemorative value.

3.3 The trees have been divided into one of the following categories, in accordance with the cascade chart illustrated in table 1 of BS 5837:2012. The classification process begins by determining whether the tree falls within the (U) category, if not then the process will continue by assuming that all trees are considered according to the criteria for inclusion in the high category (A). Trees that do not meet these strict criteria will then be considered in light of the criteria for inclusion in the moderate category (B) and failing this, they will be allocated a low category (C).

For the purpose of considering the proposed development layout and design, the trees included in categories 'A & B' are those which most merit retention. While those in category 'C' should also be considered for retention, they are not considered to be of sufficient value to be worthy of representing a significant constraint to the development design or site layout.

The following summarizes each of the categories:

Category U - Those trees in such a condition that any existing value would be lost within 10 years.

These would be seen as trees that have little or no potential either due to their physiological and/or structural condition and their removal would be seen necessary either now or in the short-term

as the most appropriate management option. Due to the condition of these trees, they should not be considered a constraint on the design layout of the proposed development of this site area.

Any category 'U' trees identified within this site area have been shown on our drawings (Nos.RBB001 & RBB002) with a 'Red' donut around their trunk positions.

Category A - Trees of high quality/value with a minimum of 40 years life expectancy.

These would be seen as trees that have the potential to contribute to the tree cover of this area for the long-term.

Any category 'A' trees identified within this site area have been shown on our drawings (Nos.RBB001 & RBB002) with a 'Green' donut around their trunk positions.

Category B - Trees of moderate quality/value with a minimum of 20 years life expectancy.

These would be seen as trees that have the potential to contribute to the tree cover of this area for the medium term.

Any category 'B' trees identified within this site area have been shown on our drawings (Nos.RBB001 & RBB002) with a 'Blue' donut around their trunk positions.

Category C - Trees of low quality/value with a minimum of 10 years life expectancy.

These trees would be seen as having the potential to provide tree cover for the short to medium term. As part of the future management, some of these would probably be removed for one reason or another. These trees should not be seen as a considerable constraint on the development of these lands but should be considered for retention where viable.

Any category 'C' trees identified within the site area have been shown on our drawings (Nos.RBB001 & RBB002) with a 'Grey' donut around their trunk positions.

3.4 The trees have been plotted onto the attached drawing (No.RBB001) by a land survey company. This drawing has been developed as a 'Tree Constraints Plan' to aid the design team in the layout of the development and the tag numbers referred to in the condition tree report have been shown on this drawing along with their crown spreads and their retention category colour coded as recommended by BS 5837 2012. The constraint (Minimum Root Protection Area) for each tree has been shown with an 'Orange Circle' and all proposed development should be planned to be positioned outside those trees proposed for retention allowing for additional space for construction activities.

The Root Protection Area (RPA) is the minimum area around individual trees to be protected from disturbance during construction works; RPA is usually expressed as a radius in meters measured from the tree stem.

Any deviation in the RPA from the original circular plot takes account of the following factors whilst still providing adequate protection for the root system:

a) The morphology and disposition of the roots, when influenced by past or existing site conditions (e.g. the presence of roads, structures, drainage ditches and underground apparatus);
b) Topography and drainage;
c) The soil type and structure;
d) The likely tolerance of the tree to root disturbance or damage, based on factors such as species, age, condition and past management.

4.0 Summary of Survey Findings

4.1 The site area consists of the grounds immediately around 'Rockbrae House', Vevay Road, Bray, Co. Wicklow. The site is of an irregular shape and it forms part of a larger site to its north and west. It is bounded by the 'Vevay Road' to the east, 'Charnwood Estate' to the south and undeveloped lands to the north and west.

Google Aerial Map shows the site area outlined in red.

4.2 The site is accessed off the 'Vevay Road' by a vehicle entrance to this property and there are a number of buildings located on the site. There is a gate lodge located just inside the entrance gate on the right, a larger outhouse building located on the southern boundary with 'Charnwood Estate' and the largest building on the site is a substantial house, known as 'Rockbrae', which is located

close to the western boundary. The buildings are currently boarded up and there are signs of vandalism occurring to these buildings.

4.3 An entrance drive leads from the entrance to the house with areas of parking located around the north and east sides of the house. The site is bounded by block walls to the east and south, the western boundary is part stone wall and part wire fence and the northern boundary is mainly a low wire fence.

4.4 The grounds on either side of the entrance driveway were mostly maintained in grass/ lawn with individual trees located at intervals throughout this area. The largest and most prominent tree, a Wellingtonia (Tree No.1603) on the site is located in this area. Other trees visually prominent in the local treescape include two Western Red Cedars (Nos.1614 & 1615) and Tree Nos.1616-1627 a line of close planted Beech located on the northern boundary. Another tree of size and prominence is a mature Beech Tree (No.1628) located to the rear of the main house next to the western boundary.

4.5 There are also a number of trees located close to the site boundaries, mostly on the southern and western boundaries. On the southern boundary, there are a number of Horse Chestnut trees located in the rear garden areas of the houses within 'Charnwood Estate' and most of these have been heavily cut back/topped in the past with epicormic growth developing at the cut points with weak union formations. Further along the southern boundary is an Elm (Tree No.12) located in a rear garden close to the site boundary. There is a number of Sycamores that have developed from self-sown trees located off the western boundary, and these have also been included.

4.6 Within the overall site area, the trees have been tagged with the reference number range between 1602 -1628 inclusively and 1683 with 12No. Trees and 1No. Tree Line numbered numerically giving a total of 30No.Trees.

The following table gives a breakdown of the category grading allocation as per the cascade chart in BS5837 2012:

Category Grade	No. of Trees
Category U 1 Tree +1 Tree line	**Tree No.** Tree No.10 **Tree line No.** 1.
Category A 1 Tree	**Tree No.** 1603.
Category B 17 Trees	**Tree Nos.** 1602,1683, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627 & 1628
Category C 11 Trees	**Tree Nos.** Tree No.1, Tree No.2, Tree No.3, Tree No.4, Tree No.5, Tree No.6, Tree No.7, Tree No.8, Tree No.9, Tree No.11 & Tree No.12.
Totals:	**30 Trees + 1 Tree Line**

5.0.0 Arboricultural Implication Study.

5.1.0 Introduction.

5.1.1 It is being proposed develop this site area around ‘Rockbrae House’, Vevay Road, Bray, Co. Wicklow as a residential area and it will be necessary to allow for all infrastructural works such as services, landscaping and boundary treatment.

5.1.2 This part of our report is designed to assess the impact of the proposed development layout on the existing tree vegetation on and adjoining this site area and to look at the necessary measures that will need to be undertaken to help retain the trees shown for retention free from adverse impacts for the duration of the construction period.

5.1.3 On the accompany drawing (Dwg No.RBB002) I have marked the trees for retention with ‘Hatched Green’ crown spreads and those for removal as a result of the proposed development layout or condition as part of management with ‘Red’ crown spreads.

5.1.4 I have also shown on this drawing using ‘Orange Hatching’ the position of the tree protective fencing that needs to be erected around all the tree vegetation to be retained at the very start of the works and be maintained in place throughout the construction works period.

5.2.0 Impact on Tree Vegetation.

5.2.1 Within the sites red line boundary, the following details the impacts of the proposed development layout on the surrounding trees:

Tree Nos.1-4 which consists of a short line of Horse Chestnut trees growing on the adjoining properties side of the boundary wall which have been given a category grade of 'C'. These trees are cordoned off from the site area by the existing boundary wall, but Tree No.4 will require some crown pruning to reduce crown overhang into the site area to improve juxtaposition.

Tree Line No.1 which consists of a short line of Leyland Cypress which has been given a category grade of 'U'. These are growing from the base of an existing retaining wall are to be removed to protect this wall from structural damage and to open up this landscaped open space into the surrounding development.

Tree No.1602, an early mature Yew which has been given a category grade of 'B' and Tree No.1603 a mature Wellingtonia which has been given a category grade of 'A' are being retained and incorporated into an open space. The existing entrance drive is to be repurposed as a pedestrian path and care will need to be undertaken with any excavation in the preparation of this surface to ensure root damage is not caused.

Tree No.1683, a mature Sycamore located on the adjoining property side of the northern boundary fence will have the corner of the building encroach into its calculated root zone, but impacts should be minor providing the necessary tree protection measures are put in place which will restrict the type and extent of construction works that will occur in this area. This will need to be taken into consideration in the planning and carrying out of the construction works. The attenuation tank in this area was also impacting this trees root zone in the initial layout, but the position and shape of the tank has been amended to keep it outside the root zone of this tree so that there is no impact from these works.

Tree Nos.1614 & 1615 both mature Western Red Cedar trees which have been given a category grade of 'B' are to be removed to facilitate the proposed development.

Tree No.1616, a mature Beech which has been given a category grade of 'B' is to be removed to facilitate the proposed development.

Tree Nos. 1617 – 1622 a short line of Beech which have been given a category grade of 'B' are being retained and incorporated into the site development. These trees will have some surfacing for car parking encroach into their calculated root zones and to minimize impact, it is proposed to install this surfacing over the existing ground levels using a No-Dig methodology where the surface is built over the existing ground levels containing roots. It will be important that these works are carried out under the supervision of the project arborist in consultation with the project engineers. To incorporate these trees into the completed development, there will be a need for some remedial tree

surgery works to address physiological and structural issues and to ensure a satisfactory juxtaposition.

Tree Nos. 1623 – 1627 a short line of Beech which have been given a category grade of 'B' are being retained along the sites northern boundary and are to be incorporated into the site development. There are no expected impacts from the development works with all works positioned outside their calculated root zones. There will be a need for some remedial tree surgery works to address physiological and structural issues and to ensure a satisfactory juxtaposition is achieved between the trees and the built environment. This will need to be reviewed by the project Arborist nearing completion of the construction works.

Tree No.1628 a large mature Beech which has been given a category 'B' grade is to be retained. It is located in close proximity to the corner of the existing house and the proposed site layout takes a similar footprint as the existing, so providing the necessary tree protection measures are taken, it should be possible to retain this tree within the completed development. There will be a lot of construction activities occurring in this area, so it will be important to ensure tree protection fencing is erected to cordon off its calculated root zone and where access is required within its root zone, ground protection will need to be put in place sufficient to protect the soil and roots underneath from impacts. This and all works to occur around this tree will need to be planned and carried out under the supervision of the project arborist. This is likely to restrict building access in this area so this needs to be considered in the planning and carrying out of the construction works by the building contractor. The demolition works in this area will need to be undertaken from within the footprint of the existing structures with no works allowed outside within the remaining root zone of this tree. It will need some remedial tree surgery works to address physiological and structural issues and to ensure a satisfactory juxtaposition is achieved between the tree and the built environment.

Tree No.5 a self-seeded early mature Sycamore tree which has been given a category grade of 'C' is to be retained and should not be impacted negatively by the development layout and construction works. It will need to be cordoned off during the works by tree protection fencing enclosing its calculated root zone.

Tree No.6, a mature Sycamore tree which has been given a category grade of 'C' is to be retained and incorporated into the completed development. There will be construction works occurring within its calculated root zone, but it is hoped that the necessary mitigation measures can be put in place to minimize impact. This will need to involve the cordoning off of its root zone during the construction works with tree protection fencing and surfacing within the completed development such as for the bike stands being installed over the existing ground levels using a No-Dig methodology avoiding excavations that would cause root damage. All works around this tree will need to be carefully planned and need to be coordinated and supervised by the project Arborist. The demolition works in this area will need to be undertaken from within the footprint of the existing structures with no works allowed outside within the remaining root zone of this tree. This tree will need some remedial tree surgery works to address physiological and structural issues and to ensure a satisfactory juxtaposition is achieved between the tree and the built environment.

Tree No. 8 an early mature self-seeded Sycamore given a category grade of 'C', Tree No.10 a semi mature self-seed Sycamore given a category grade of 'U' and Tree No.11 a mature Sycamore given a category grade of 'C are all to be removed to facilitate the development and in particular the boundary treatment works which will involve the removal of the existing boundary wall.

Tree No.12 an Elm given a category grade of 'C' is growing on the adjoining property side of the boundary wall is being retained but is likely to become infected and die off at some stage by 'Dutch Elm Disease'. This tree is cordoned off from the site area by the existing boundary wall but will require some crown pruning to reduce crown overhang into the gardens of the proposed houses to improve juxtaposition.

5.2.2 **In summary**, 6No. Trees and one Tree Line from the 29 trees included within our tree survey need to be removed to facilitate the proposed development.

This is made up of the following category of trees:

- Category **'U'** – 1 tree plus 1 tree line = 100%.
- Category **'A'** – 0 out of the 1 category 'A' Tree = 0%
- Category **'B'** – 3 out of the 16 category 'B' Trees = 18.75%.
- Category **'C'** – 2 out of the 11 category 'C' Trees = 18.18%.

The loss the above listed tree vegetation from this property in my opinion will have a minimal impact on the treescape of this area and is to be mitigated against within the landscaping of this completed development which will see new tree, hedging and shrub planting carried out using a broad mix of tree species and sizes to complement these grounds, establish screening between properties and to help secure good quality tree cover for the long term. See 'Landscape Architects Drawings' and Schedules for full detail on tree planting.

5.3.0 Tree Retention.

5.3.1 The following are the main areas for consideration during the proposed development/ construction works:

Item	Comments
Tree Pruning	As part of the initiating works, the crowns of some of the trees are to be pruned to remove dead/unstable growth, the pruning of individual limbs/branches or entire crowns to reduce size due to structural weaknesses or to improve their juxtaposition within the built environment. A preliminary list of these works is given within the condition tree assessment in **'Appendix 2'** of this report and these are to be reviewed on site prior to being carried out. All tree felling and pruning work to facilitate this proposed development and management on these grounds need to be carried out by qualified and experienced tree surgery firm *before* any construction work commences; all tree work should be in accordance with *BS3998 (2010) Tree Work – Recommendations.* All trees for removal will need to be identified by the project Arboriculturist and to be felled to stumps. All stumps, in particular those which are located within the root zone of trees being retained are to be ground out using a mechanical stump grinder taking care not to cause root damage to the trees being retained.
Tree Protection	The tree vegetation being retained will need to be protected from unnecessary damage during the construction process by effective construction-proof barriers that will define the limits for machinery drivers and other construction staff. Ground protected by the fencing will be known as the 'Work Exclusion Zone' and sturdy protective fencing will need to be erected along the points identified in the Tree Protection Plan (Dwg RBB002) **prior** to any soil disturbance and excavation work starting on site. This is essential to prevent any root or branch damage to the retained trees. The British Standard BS5837: *Trees in relation to design, demolition and construction (2012)* specifies appropriate fencing, see '**Appendix 1**' for details. All weather notices will need to be erected on the fences with words such as: "Tree Protection Fence — Keep Out".

Item	Comments
	When the fencing has been erected, the construction work can commence. The fencing should be inspected on a regular basis during the duration of the construction process and shall remain in place until heavy building and landscaping work have finished and its removal is authorized by the project Arboriculturist.
Construction	It will be important that good housekeeping is in place at all times so that the site does not become congested. All construction works are to be well planned in advance so as not to put pressure on the protective zone around the tree vegetation being retained. All works are to occur from outside the protective zones. Where workspace between the building lines and the protective fence lines is limited/ restricted, alternative work methods will need to be looked at so as to keep the work areas to their minimum in order to reduce the extent of soil and root damage occurring to the trees proposed for retention. See 'Section 6.2.3 of BS5837 2012' for detail on working within the RPA and ground protection. For light access works within the work exclusion zone, the installation of suitable ground protection in the form of scaffold boards, woodchip mulch or specialist ground protection mats/plates may be acceptable. These are to be reviewed with the project Arboriculturist and installed to their recommendations. See detail in **'Appendix 1'** of this report for sample. Care will need to be taken when planning site operations to ensure that wide or tall loads or plant with booms, jibs and counterweights can operate without coming into contact with retained trees. Such contact can result in serious damage to them and might make their safe retention impossible. Materials, which can contaminate the soil, e.g. concrete mixings, diesel oil and vehicle washings, cannot be discharged within 10m of a tree stem. Fires cannot be lit in a position where their flames can extend to within 5 m of foliage, branches or trunk. This will depend on the size of the fire and the wind direction. Notice boards, wires and such like cannot be attached to any trees. Site offices, material storage and contractor parking will need to be located outside the work exclusion zones of the tree vegetation being retained.
Services	See 'Project Engineer's Drawings' for detail for service routes.

Item	Comments
	Services entering and leaving the site area will need to be reviewed on site and where possible routed so they run outside the work exclusion zones (fenced off areas) of the trees being retained. Prior to the installation of any services, these are to be marked out on site for review by the project Arboriculturist and a detail method statement is to be prepared by the installation contractor in conjunction with the project Arboriculturist on how these services are to be installed while providing protection to the tree vegetation shown for retention.
Boundary Treatments	It is my understanding that all boundary treatments along by the tree vegetation being retained are to be of a fence type structure where there will only be a need to excavate small diameter holes for the fence uprights and these will need to be dug manually or with an augur with no machinery allowed to operate within the work exclusion zones fenced off by the tree protection fencing. The working ground area required during these works will need to be protected from impacts/damage by a suitable ground protection such as scaffold planks laid butt jointed on a bed of woodchip.
Landscaping	The existing ground levels within the RPA of the trees are to be retained and incorporated into the finished landscaped development. Where changes in levels occur, these are to be either graded into the finished levels starting outside the RPA or alternatively, retaining wall structures are to be used differentiating between the different levels. All soft and hard landscaping within the RPA of the trees to be retained are to be carried out manually and the soil levels are not to be lowered or raised resulting in root damage to the trees. All surfaces are to be porous to allow the free movement of air and moisture to the roots below. Recommendations of sections 8 of BS5837 2012 are to be adhered to during the landscaping within the RPA's of these trees. It will be important within these areas that all works are carried out manually with minimal intervention with machinery and where machinery is required; this will need to be of a small light weight type and all works will need to be supervised by the project Arboriculturist. Where this machinery needs to transverse the root protection areas of trees, the route for this will need to be protected by boarding or other means to meet the requirements of 'Section 6 of BS5837 2012'.

5.4.0 Monitoring.

5.4.1 Any construction works within close proximity to retained trees are advised to be undertaken in accordance with approved method statements prepared by the construction contractor under the direct supervision of a qualified consultant Arboriculturist. Therefore, during the construction works, a professionally qualified Arboriculturist is recommended to be retained by the principal contractor or site manager to monitor and advise on any works within the RPA of retained trees to ensure successful tree retention and planning compliance.

5.4.2 It is advised that tree protection fencing, any required special engineering and supervision works must be included in the main tender documents, including responsibility for the installation, cost and maintenance of tree protection measures throughout all construction phases.

5.4.3 Copies of the tree retention and protection plan (Dwg No.RBB002) a copy of BS 5837(2012) and NJUG 4 (2007) should all be kept available on-site during development. All works are to be in accordance with these documents.

5.4.4 On the completion of the construction works, all trees retained are to be reviewed by the project Arboriculturist and any necessary remedial tree surgery works required to promote the health of the trees and safety are to be implemented.

6.0 Arboricultural Method Statement/Tree Protection Strategy.

6.1 The objective of this arboricultural method statement/tree protection strategy is to provide information for the main building contractor/site manager on how trees need to be protected during a construction project and so that they can prepare their own site-specific detailed method statement for their works.

6.2 It is necessary for tree protective fencing to be erected and all other mitigation measures required to be put in place prior to the development works commencing on site and these are to enclose and protect the root zone of the tree vegetation proposed for retention. See Dwg No.RBB002, for the position of the protective fencing and other mitigation measures.

6.3 The protection of the tree vegetation shown for retention within this proposed development is divided into three main sections starting with the preconstruction stage right through to post construction and the reassessment of the retained trees.

6.4.0 Stage 1 - Pre-Commencement of the Construction Works.

6.4.1 Prior to the main construction works commencing on site the following needs to be planned:

1. The client or main contractor needs to appoint an Arboriculturist for the duration of the project. The Arboriculturist is to make regular site visits to ensure that the tree protection measures are in place and adhered to.
2. The main contractors and all sub-contractors work force are to be briefed on the tree protection and ensure that these measures are to be kept in place throughout the construction period.
3. All personnel are to adhere to the recommendations of the appointed Arboriculturist.
4. Any issues in relation to the trees shown for retention must be discussed with the appointed project Arboriculturist and the necessary mitigation measures put in place without delay and prior to the works being carried out.

6.4.2 Site meeting.

Prior to any works commencing on site, it is necessary that a meeting be arranged between the project manager, site foremen, the project landscape architect, the project Arboriculturist and local authority parks department to identify and finalize the trees for removal and the line of the protective fencing.

6.4.3 Tree works.

The client or the main contractor is to appoint a tree surgery company competent of carrying out the remedial tree surgery works and tree felling that are required on this site. The tree surgery contractor is to produce a method statement detailing how they plan to undertake the works and informing the site foreman of the process so the necessary steps can be taken to ensure the works are carried out safely and efficiently. The works are to be carried out by appropriately trained personnel taking account of the recommendations of BS3998 2010.

Tree removal - Trees for removal are to be identified by the project Arboriculturist and the method of removing the stumps is to be carried out to the recommendations of the project Arboriculturist. The trees in the way of the development layout are to be removed in such a manner not to cause damage to those being retained. Where necessary to avoid damage to the trees to be retained, these are to be removed in sections by a tree surgeon (Arborist). Where necessary, the roots and stumps are to be dug out with a digger except where the stumps are located within the RPA (root protection area) of trees being retained. In this instance, the stumps are to be ground out with a mechanical stump grinder taking care not to cause damage to the roots of trees being retained.

Remedial tree surgery works - The necessary remedial tree surgery works required to promote health and safety of the trees to be retained are to be carried out. A schedule of these works is to be produced by the project Arboriculturist taking into consideration the trees within their new built environment and prior to these works being carried out; they are to be agreed with the local authority.

6.4.4 Erection of the protective fencing.

Once the trees have been removed, the line of the protective fencing that is required around the trees being retained **must be** erected as per Dwg No.RBB002.

The fencing needs to be 2.3m high and constructed in accordance with figure 2 of BS 5837 2012 (see Fencing Detail on Dwg No.RBB002 & **'Appendix 1'**) using vertical and horizontal scaffold bars well braced together with the verticals spaced out at a maximum of 3m centres. Onto this, weld mesh panels are to be securely fixed with wire or scaffold clamps.

Signs need to be attached to these fences warning people to 'keep out'. See detail within Dwg No.RBB002& **'Appendix 1'.**

Once the protective fence line is erected, then the main construction works can commence on site.

Storage of Material, Work Yards and staff car parking - These areas must be identified on the work drawings prior to the construction works starting. These must be positioned outside the root protection areas around the trees being retained.

6.4.5 **Ground Protection Installation for Pathway Surfaces and work areas within the root zone of trees.**

The ground protection is to take the form of a product such as 'Cell Web' and this will need to be installed in the following manner under the guidance of the project Arboriculturist and engineer:

Step 1 - The existing ground cover vegetation (e.g. grass/weeds) if necessary is to be killed off using an appropriate herbicide (see Pesticides Handbook [15]). Herbicides that can leach through the soil, e.g. products containing sodium chlorate, are not be used.

The soil surface is not to be excavated to establish a sub base for the finished surfaces.

Loose organic matter, woody vegetation and/or turf are to be removed carefully using hand tools.

If there is a delay in installing the surface following clearing, the soil surface once prepared is to be covered immediately either with hessian sacking or plastic to prevent the surface drying out until the new surface is installed.

Step 2 – Place the geotextile separation filtration layer over the prepared ground surface. Use a Fibretex F4M non-woven geotextile with dry joints overlapping by 300mm.

Step 3 – Place constraints along the edges to contain the fill material. These can be of such material as treated timber, steel or railway sleepers.

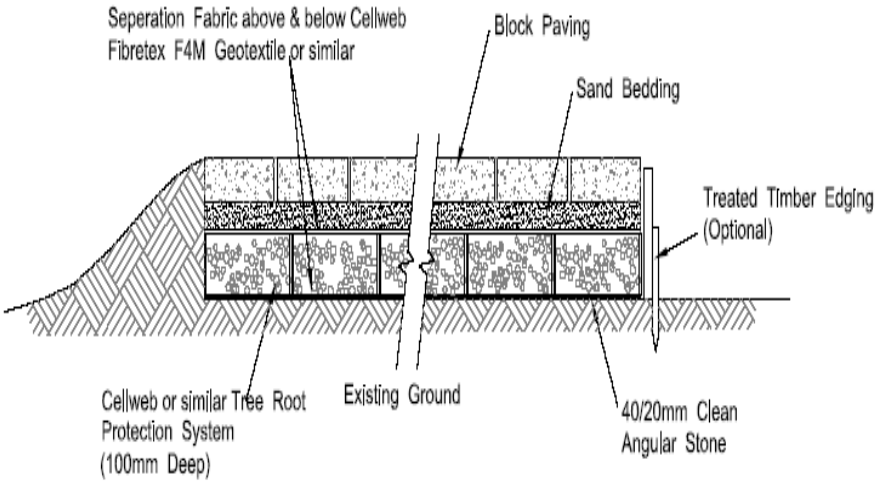
Step 4 – Place the required cellular confinement system (Cell Web150-200mm) over the geotextile and pin/anchor the cell walls open for infilling.

Step 5 – Place the infill material of a 20-40mm clean sharp stone in the open cells of the Cell Web pushing the infill ahead of you so that the machinery is driving on the filled Cell Web. Compact the infill material to the desired density.

Step 6 – Slightly surcharge the Cell Web product with 25mm of 40/20mm clean angular stone and place the finished wearing course over this.

Pictures show the Cell Web being installed on the ground.

Cellweb Section - Tree Root Protection
c/w Block Paving Surface



6.5.0 Stage 2 -The Construction Works Stage.

6.5.1 **Protective fencing -** During the course of the works, special attention must be paid to ensure that these fences remain upright, rigid and complete at all times. They must be checked daily by the main contractor/foreman and any damage noted must be fixed immediately.

If works need to take place inside the protective fence lines, then the project Arboriculturist and the local authority parks department must be informed in advance of the works taking place and the mitigation measures required to reduce impact on the trees and hedges agreed. These mitigation measures will include the supervisions of these works by the project Arboriculturist.

The protective fencing is to remain in place throughout the construction works phase and must only be removed when all the works are complete and at this stage incorporated into the finished landscape.

6.5.2 **Excavations -** The excavation works are only to commence once the protective fence line is in place.

The excavations need to be viewed on site once marked out with the project manager, site foreman and the project Arboriculturist in advance of excavation to determine the extent of the impact and the workspace required to allow for the construction works to proceed and to assess what additional mitigation measures if any will be required to protect those trees to be retained. In certain areas, it may be necessary to use an alternative method of excavating to prevent encroachment into the RPA of the trees to be retained and this may include such methods as retaining walls or similar.

Where roots of trees to be retained are exposed during the excavation works, these are to be assessed by the project Arborist and pruned back beyond damaged material. The excavated face is then to be covered with soil or with Hessian sacking to prevent further drying out and death of root material. Where the Hessian sacking is used, it will be necessary to keep this moist especially during dry periods.

6.5.3 **Working within the RPA** *(Root Protection Area)* – If it becomes necessary to carry out works within the RPA of a tree/trees, these must be discussed and agreed with the project Arboriculturist. All works must be carried out manually. Root pruning is to be undertaken by an Arboriculturist using proprietary cutting tools such as a secateurs or hand pruning saw.

The ground within the RPA of the trees must be protected from damage as per the recommendations of **section 6.2.3** of BS5837 2012. See detail within **'Appendix 1'** on ground protection using boarding for pedestrian loading.

6.5.4 **Finished ground levels/Landscaping -** The existing ground levels within the RPA of trees must be retained and incorporated into the finished landscaped development. Where changes in levels occur, these are to be either graded into the finished levels starting outside the RPA or alternatively, retaining wall structures are to be used differentiating between the different levels.

All soft and hard landscaping within the RPA of the trees to be retained must be carried out manually and the soil levels must not be lowered or raised resulting in root damage to the trees. All surfaces are to be porous to allow the free movement of air and moisture to the roots below. Recommendations of sections 8 of BS5837 2012 must be adhered to during the landscaping within the RPA of the trees being retained.

6.5.5 **Other items**

The following is a list of additional activities ***that are not allowed*** within the RPA or within the vicinity of the trees being retained.

1 - Storage of equipment, fuel, construction material, or the stockpiling of soil or rubble.
2 - Burning rubbish
3 -The washing of machinery
4 - Attaching notice boards, cables or other services to any part of the tree.
5 - Using neighbouring trees as anchor points.
6 - Care is required when using machinery such as Tele-porters, cranes or other equipment close to trees so as not to damage the crown or any other parts.

6.6.0 Stage 3 - Post Construction Works.

6.6.1 This project is not to be considered complete until all retained trees have been re-examined by the project Arboriculturist and the remedial works necessary to ensure the health of the trees and the immediate safety of the end user of this development are implemented.

This report has been produced as part of a planning application for these lands and is for the sole use of the above-named client and refers to only those trees identified within. Its use by any other person(s) in attempting to apply its contents for any other purpose renders the report invalid for that purpose.

Signed Felim Sheridan Date 24th April 2025

Felim Sheridan
F. Arbor. A, RFS Dip, Nat. Dip & NCH in Arboriculture

Felim Sheridan's qualifications:
Fellow of the Arboricultural Association (F. Arbor. A), Professional diploma Arboriculture (RFS), National diploma Arboriculture (ND) and National certificate Horticulture (NCH).

Appendix 1

1.1 Sample of Temporary Tree Protection Fencing Detail.

1.2 Sample of Ground Protection within Root Zone.

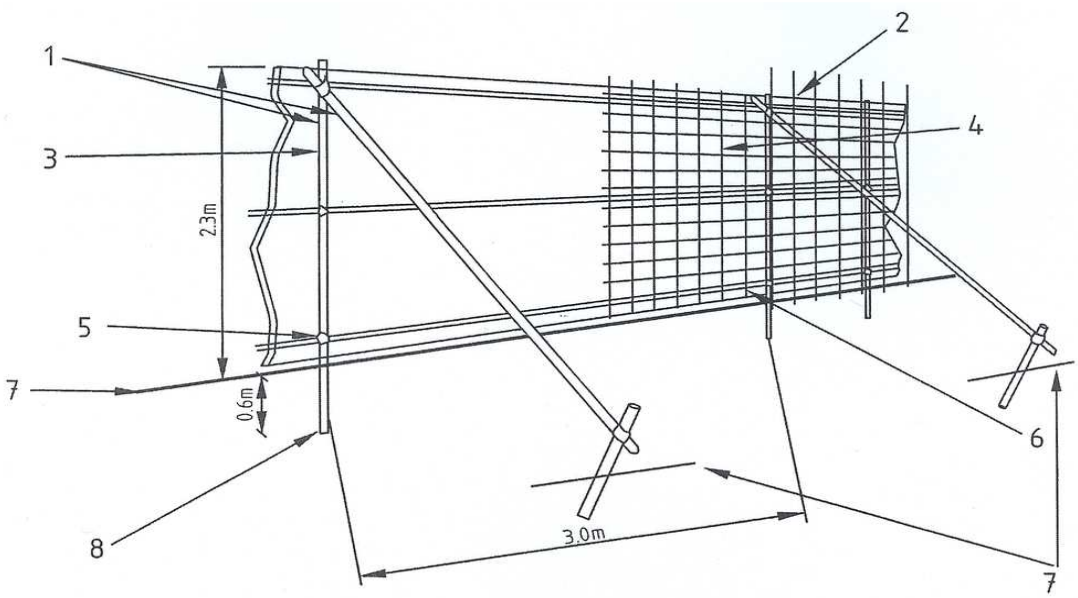
1.3 Sample of Trunk Protection

1.4 Sample of Toolbox Talk Sheet

1.5 Sample of Site Monitoring Sheet

Appendix 1.1

Protective Fence



1 Standard scaffold poles
2 Uprights to be driven into the ground
3 Panels secured to uprights with wire ties and, where necessary, standard scaffold clamps
4 Weldmesh wired to the uprights and horizontals
5 Standard clamps
6 Wire twisted and secured on inside face of fencing to avoid easy dismantling
7 Ground level
8 Approx. 0.6m driven into the ground

Figure 2. – Protective fencing for RPA

Sample of signage to be placed on fence pannels.

Appendix 1.2 – Samples of ground protection within root zones

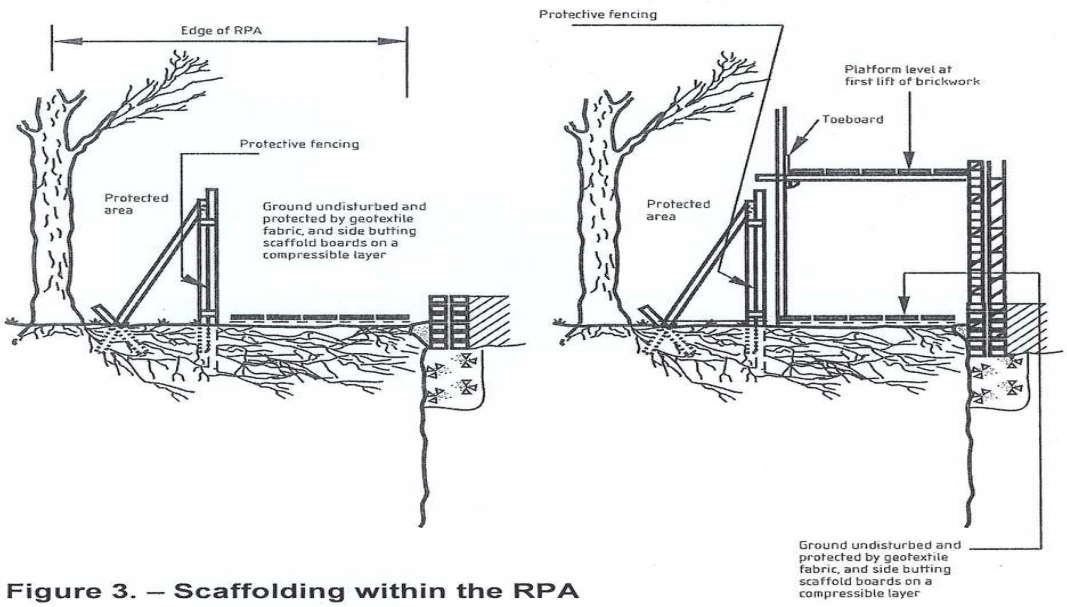
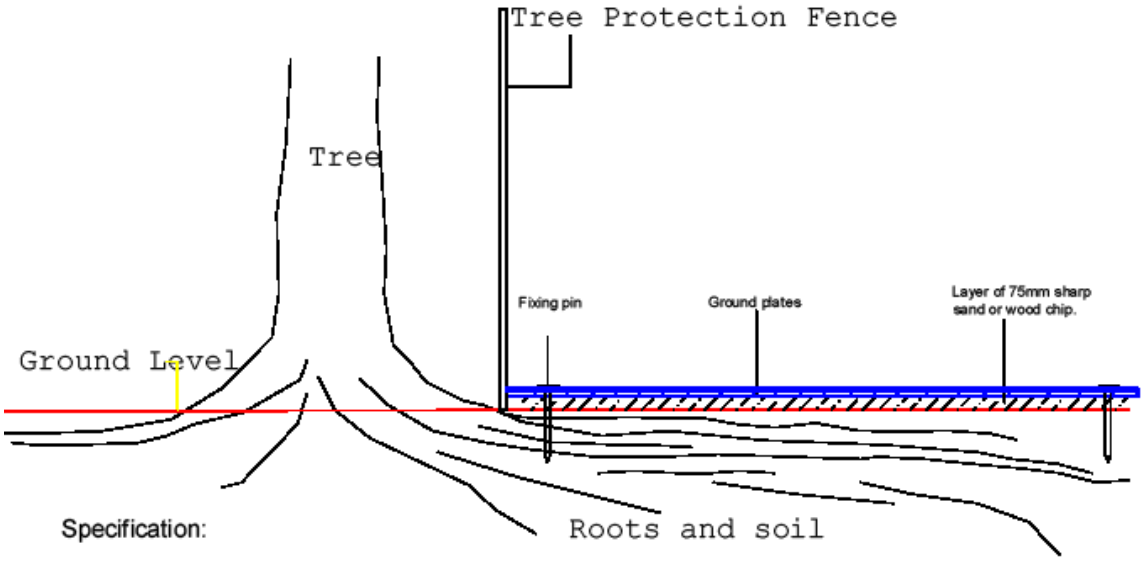


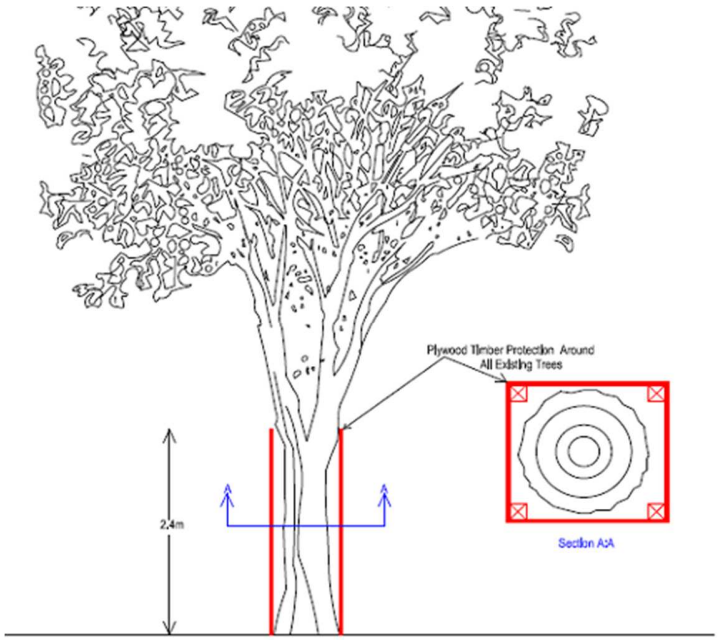
Figure 3. – Scaffolding within the RPA



Specification:

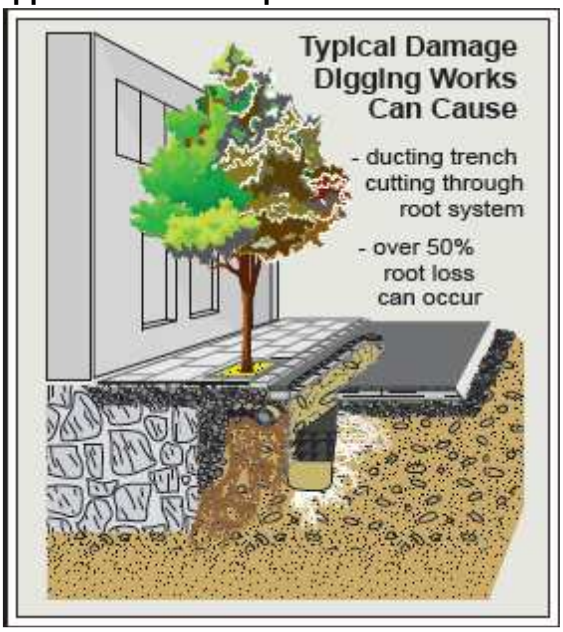
1. Lay min. 75m depth of sharp sand/wood chip over identified ground area
2. Lay side-butting scaffold boards/15mm poly propylene road plate over sand/wood chip
3. Fix ground protection cover into place with pins/pegs
4. Erect protection fence (where feasible).
5. Remove ground protection upon completion/landscaping only.

Appendix 1.3 – Sample of trunk protection.



Detail on individual trunk protection

Appendix 1.4 – Sample of Toolbox talk.



Do

- ✓ when excavations are to be carried out within 10m of a tree ask a foreman or site engineer for the correct procedures
- ✓ report any signs of trees roots to your foreman or site engineer
- ✓ always have the tree specialist on site when excavations are in close proximity to urban trees
- ✓ always use a vacuum extractor or air spade for excavations under or near urban trees even if the trees are located on the pavement
- ✓ cover any exposed tree roots with hessien matting and soak matting throughout the period of excavation
- ✓ backfill excavations near trees with similar soils that were originally excavated

Don't

- ✘ Dig near any trees without asking the foreman or site engineer for the correct procedures
- ✘ Use an digger/excavator or hand dig within 10m of a tree on the street
- ✘ Excavate near trees without having the tree specialist on site to monitor the works
- ✘ Leave trees roots uncovered or dried out

Appendix 1.5 – Sample of site monitoring sheet

Protected Tree Monitoring Form
Site Inspection Report

Zone:

Location:

Tree Group / Number

Tree Protection Checked By: **Date:**

Status of tree protection:

Remedial measures / comments:

Copied to:

Project Manager **Yes / No**

Project Manager's Arboricultural Consultant: **Yes / No**

Copied To Project Manager: **Yes / No**

Contact Name

Signed: **Date**

Appendix 2

Condition Tree Assessment.

On the Site Area at 'Rockbrae House', Vevay Road, Bray, Co. Wicklow.

Date: 3rd February 2022 & reviewed/Updated 12th March 2025

Survey Notes

All codes referred to in this report are approximate and serve as a general guide only.

Reference to Numbers: The trees have metal tags attached and these correspond with the numbers in this report.

Reference to age class is as follows:

Young: A tree, which has been planted in the last 10 years.

Semi Mature A tree that is less than 1/3 the expected height of the species in question.

Early Mature: A tree, which is between a 1/3 and 2/3's the expected height of the species in question.

Mature: A tree that has reached the expected height of the species in question but still increasing in size.

Over Mature: A tree at the end of its life cycle and the crown is starting to break up and decrease in size.

Reference to Physiological, Structural Condition and other comments:

Physiological Condition

Good: A tree with no major defects, but possibly including some small defects.

Fair: A tree with some minor defects such as bark Wounds, isolated decay pockets or structure affected due to overcrowding.

Poor: A tree with more serious defects such as extensive deadwood, decay or defective to the point of being dangerous.

Structural condition and other comments –
This records noted visual defects and other information about the trees health and structure.

Estimated Remaining Contribution in years

This is based on an Arboricultural assessment of the tree and is estimated based of the findings noted at time. Trees still need to be reviewed on a regular basis, preferably annually.

Less than (<) 10 years remaining contribution
10 + years remaining contribution
20 + years remaining contribution
40 + years remaining contribution.

Retention Categories

The purpose of the tree categorization method is to identify the quality and value of the existing tree stock, allowing informed decisions to be made concerning which trees should be removed or retained should development occur.

It is carried out in accordance with section 4.5 (Tree Categorization Method) of BS 5837 2012.

Summary

Main categories
Category U – Those trees in such a condition that any existing value would be lost within 10Years. Most of these will be recommended for removal for reasons of sound Arboricultural practice.
Category A - Trees of high quality/value with a minimum of 40 years life expectancy.
Category B – Trees of moderate quality/value with a minimum of 20 year life expectancy.
Category C – Trees of low quality/value with a minimum of 10 years life expectancy

Sub categories

1 – Mainly Arboricultural Values
2 – Mainly Landscape values
3- Mainly Cultural and conservation value

Note: Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation.

If a layout design places Category U trees in an inaccessible location such that concerns over public safety are reduced to an acceptable level, it may be preferable or possible to defer the recommendation to fell.

The terms 'Group, woodland or tree line' is intended to identify trees that form cohesive Arboricultural features either aerodynamically (e.g. trees that provide companion shelter), visually (e.g. avenues or screens) or culturally including for biodiversity (e.g. parkland or wood pasture), in respect to each of the three subcategories.

Reference to Crown spread, Height and Trunk Diameter:
This gives **a guide** to the area taken up by the tree.
Trunk diameter is the diameter of the main trunk taken at a height of 1.5m and is recorded in millimetres (mm).
Height records the overall height of the tree and is given in meters (m).
Crown Spread records the extent of the branches normally in a north, south, east and west direction from the base of the tree and is given in meters (m).
Clear crown height records the distance between the ground and the first branch form the base of the tree and is given in meters (m)

RPA – Root Protection Area

This is the minimum area around individual trees to be protected from disturbance during construction works; RPA is usually expressed as a radius in meters measured from the tree stem.

The Root Protection Area **(**RPA) is the minimum area around individual trees to be protected from disturbance during construction works.

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

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

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

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

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

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

The RPA for each tree is plotted on the Tree Constraints Plan (DWG:NO:RBB001); any deviation in the RPA from the original circular plot takes account of the following factors whilst still providing adequate protection for the root system:

Tree No.	Tree Species	Ht. (m)	Stem Dia. (mm)	Branch Spread (m)				C-Ht. (m)	Age Class	Phys. Con.	Structural Condition Other Comments	Preliminary Recommendation	ULE	Cat. Grade
				N	S	E	W				**N**-north **S**-south **E**-east **W**- west **C-Ht.**-crown height **Dia.**-diameter **Phys.**-physiological.	**ULE**-useful life expectancy **Cat.**-category **A**-average		
		A Condition Assessment of the trees within the site area at 'Rockbrae', Vevay Road, Bray, Co. Wicklow. **The survey commences on the southern side of the property entrance off 'Vevay Road' and proceeds in a broadly anti-clockwise direction around the site.**												
Tree No. 1	**Horse Chestnut** *Aesculus hippocastanum*	8	400	5	5	6	3	3	Early Mature	Fair/ Good	Fair Located on the adjacent landside of the boundary wall, it is a multi-stem tree with a broad spreading crown. No obvious defects from the site side.	This tree is outside the management control of the site.	20+	C2
Tree No 2 – Tree No.4	**Horse Chestnut** *Aesculus hippocastanum* (three trees)	A 14	A 900	A 5	A 7	A 3	A 4	A 3	Mature	Fair / Good	Fair A short line of three large trees located the adjoining property side of the boundary wall. They have been topped in the past reducing their height to c.7m and this has affected their structure. Epicormic growths have developed from the cut points with weak unions to the main stems. The regrowth is small at present; however, it will become problematic as it grows in size. There are also branch stubs and pruning cuts from past pruning works and signs of past storm damage in their crowns.	These trees are outside the management control of the site. Their crowns will require management to avoid limb/ branches breaking out in winds.	10-20	C2
Tree Line No. 1	**Leyland Cypress** × *Cuprocyparis leylandii*	A 14	A 500	A 4	A 4	A 4	A 6	A 3	Early Mature	Fair / Good	Fair/ Poor A short line of trees growing at the base of an internal boundary wall with some pushing against this wall with potential to cause structural damage to this wall. They extend in a broadly north to south direction and were most likely planted as a screen hedge but have been allowed to grow unmanaged. Light	I would recommend their **removal** as part of management and to protect the boundary wall.	<10	U

Tree No.	Tree Species	Ht. (m)	Stem Dia. (mm)	Branch Spread (m)				C-Ht. (m)	Age Class	Phys. Con.	Structural Condition Other Comments	Preliminary Recommendation	ULE	Cat. Grade
				N	S	E	W				**N**-north **S**-south **E-**east **W**- west **C-Ht.**-crown height **Dia.**-diameter **Phys.-**physiological.	**ULE**-useful life expectancy **Cat.**-category **A-**average		
											Ivy growth is extending up the main stems and will require management in the future.			
1602	**Yew** *Taxus baccata*	10	1602	4	5	5	3	2	Early Mature	Fair	Fair A single stem tree growing slightly forward of Tree Line No. 1. It is a single stem tree to c.1.8m from where it divides into two stems with a distorted structure due to overcrowding/ competition. The crown contains deadwood. The lower branches have been removed in order to raise up its crown.	Cut Ivy at ground level. Remove lower branches to raise up the crown.	20+	B1
1603	**Wellingtonia** *Sequoiadendron giganteum*	25	1700	5	6	6	5	3	Mature	Fair / Good	Fair A very large, visually prominent tree in the local area with a somewhat distorted structure. I suspect it was reduced/ topped in the past. A number of large scaffold limbs have developed up along the main stem.	Remove dead/ unstable growth and lighten in heavy exposed side branches by 1-2m, to lessen the risk of further branch failure. Cut Ivy at ground level.	40+	A2
1683	**Sycamore** *Acer pseudoplatanus*	17	210/ 450/ 480/ 420/ 210	4	5	7	5	6	Mature	Fair /	Fair It is located on the adjoining property side of the northern boundary and forms part of a prominent group of trees which extends northwards. It divides near its base into a multi-stem tree with acute union formations between the stems. It has grown up with neighbouring trees with a combined canopy. Heavy Ivy growth extends high into the crown increasing the wind sail. The crown contains minor dead wood.	Remove dead / unstable growth. Cut Ivy at ground level.	20+	B2

Tree No.	Tree Species	Ht. (m)	Stem Dia. (mm)	Branch Spread (m)				C-Ht. (m)	Age Class	Phys. Con.	Structural Condition Other Comments	Preliminary Recommendation	ULE	Cat. Grade
				N	S	E	W				**N**-north **S**-south **E**-east **W**- west **C-Ht.**-crown height **Dia.**-diameter **Phys.**-physiological.	**ULE**-useful life expectancy **Cat.**-category **A**-average		
1614	**Western Red Cedar** *Thuja plicata*	18	1040	7	7	7	5	3	Mature	Fair/ Good	Fair A large single stem tree and the lower branches have been pruned in the past to raise up its crown. Ivy growth extends up the main stem increasing the crown windsail. There is an area of damage/ decay at the base on the north side. There are hollow areas under the bark on the south side and on the west side below a decaying branch stub.	Cut Ivy at ground level. Carry out a more detailed assessment in the area of basal decay.	20+	B2
1615	**Western Red Cedar** *Thuja plicata*	24	1350	8	8	7	6	4	Mature	Fair / Good	Fair A large single stem tree with signs of past pruning in the lower crown, this was in order to raise up the crown. Very large scaffold branches extend out all along the main stem. Heavy Ivy growth is increasing the crown's windsail.	Cut Ivy at ground level. Review again in twelve months.	20+	B2
Tree Group 1616 – 1622	**Beech** *Fagus sylvatica* (7 trees)	A 20	A 500	A 9	A 9	A 5	A 4	A 2	Mature	Fair / Good	Fair A short line of trees that have grown up together along the sites northern boundary. They share a combined canopy. Ivy growth is extending up the main stems, increasing the crown's windsail of some stems.	Remove dead and unstable growth and lighten in heavy side limbs/ branches by 1-2m. Cut Ivy at ground level where it is heavy on trees.	20+	B2
Tree Group 1623 - 1627	**Beech** *Fagus sylvatica* (5 trees)	A 20	A 700	A 7	A 7	A 4	A 4	A 2	Mature	Fair / Good	Fair A short line of trees that have grown up together with a combined canopy along the northern site boundary. Tree No. 1627 is slightly isolated from the line with the remaining trees closely planted and they have been drawn up for light, affecting the structure.	Remove dead and unstable growth and lighten in heavy side limbs/ branches by 1-2m. Cut Ivy at ground level where it is heavy on trees.	20+	B2

Tree No.	Tree Species	Ht. (m)	Stem Dia. (mm)	Branch Spread (m)				C-Ht. (m)	Age Class	Phys. Con.	Structural Condition Other Comments	Preliminary Recommendation	ULE	Cat. Grade
				N	S	E	W				**N**-north **S**-south **E**-east **W**- west **C-Ht.**-crown height **Dia.**-diameter **Phys.**-physiological.	**ULE**-useful life expectancy **Cat.**-category **A-**average		
1628	**Beech** *Fagus sylvatica*	24	980	9	5	6	7	4	Mature	Fair/ Good	Fair A single stem tree to c.4m from where it divides into three large stems which are growing in a co-dominant manner. Heavy Ivy extends high into the crown, increasing the crown's windsail. There is a utility line under the lower crown on the east side and lower branches have been pruned in the past to clear the adjacent house which has resulted in a slightly asymmetric crown. It is a visually prominent tree in the local treescape.	Cut Ivy at ground level. Review again in twelve months.	20+	B1
Tree No. 5	**Sycamore** *Acer pseudoplatanus*	13	250/ 220	2	2	2	3	5	Early Mature	Fair / Good	Fair Most likely a self-sown seedling, it is growing on the adjacent landside of the boundary fence and our assessment has been limited to the site side only. It is twin-stemmed from near base with an acute union formation between the stems. Ivy growth extends up into the crown.	This tree is outside the management control of the site.	20+	C1
		The following trees (No. 6– 11) are located outside the sites south-western boundary and the assessment is limited to the site side only.										**Management of these trees is outside this site area.**		
Tree No. 6	**Sycamore** *Acer pseudoplatanus*	14	800	5	5	5	6	4	Mature	Fair / Good	Fair It divides into a multi-stem tree from c.2m up, with heavy Ivy growth extending high into the crown limiting the visual assessment.	This tree is outside the management control of the site. It would benefit from Ivy being cut at ground level.	10-20	C1
Tree No. 7	**Sycamore** *Acer pseudoplatanus*	12	200	4	4	4	4	0	Early Mature	Fair / Good	Fair A self-sown seedling, it is a multi-stem tree from ground level with an acute union	This tree is outside the management control of the site.	10-20	C1

Tree No.	Tree Species	Ht. (m)	Stem Dia. (mm)	Branch Spread (m)				C-Ht. (m)	Age Class	Phys. Con.	Structural Condition Other Comments	Preliminary Recommendation	ULE	Cat. Grade
				N	S	E	W				**N**-north **S**-south **E**-east **W**- west **C-Ht.**-crown height **Dia.**-diameter **Phys.**-physiological.	**ULE**-useful life expectancy **Cat.**-category **A**-average		
			x 5 stems								formation between the stems. Light Ivy growth is starting to develop on the main stem.			
Tree No. 8	**Sycamore** *Acer pseudoplatanus*	13	200 x 6 stems	3	4	3	4	4	Early Mature	Fair	Fair A self-sown seedling, it is a multi-stemmed from low down growing on the adjoining property side of the boundary wall. Heavy Ivy growth extends high into the crown.	This tree is outside the management control of the site. It would benefit from Ivy being cut at ground level.	10-20	C1
Tree No. 9	**Flowering Cherry** *Prunus* sp.	12	200 x 6 stems	5	5	6	6	0	Mature	Fair	Fair A multi-stem tree from low down with an acute union formation between the stems. Heavy Ivy growth extends high into the crown.	This tree is outside the management control of the site. It would benefit from Ivy being cut at ground level.	10-20	C1
Tree No.10	**Sycamore** *Acer pseudoplatanus*	11	200	2	2	2	2	3	Semi Mature	Fair	Poor A self-sown seedling, it is growing out of the base of the site boundary wall. Ivy growth extends up into the crown. It is likely to impact the structure of the wall as it develops in size. It has no long-term potential in this location.	This tree is outside the management control of the site. I would recommend its **removal** as part of management, and to prevent damage occurring to the boundary wall.	<10	U
Tree No.11	**Sycamore** *Acer pseudoplatanus*	13	900	7	7	6	7	4	Mature	Fair	Fair/ Poor It is growing on the adjoining property side of the boundary wall with its crown overhanging the site. It divides at c.2m into three large stems which are growing in a co-dominant manner. It has a broad spreading crown and heavy Ivy growth extends high into the	This tree is outside the management control of the site. This tree needs a more detailed assessment.	10+	C1

Tree No.	Tree Species	Ht. (m)	Stem Dia. (mm)	Branch Spread (m)				C-Ht. (m)	Age Class	Phys. Con.	Structural Condition Other Comments	Preliminary Recommendation	ULE	Cat. Grade
				N	S	E	W				**N**-north **S**-south **E-**east **W**- west **C-Ht.**-crown height **Dia.**-diameter **Phys.-**physiological.	**ULE**-useful life expectancy **Cat.**-category **A-**average		
											canopy. There is a decay area developing in the union formation, creating a structural weakness.			
Tree No.12	**Elm** *Ulmus glabra*	12	A 200 x 5 stems	5	6	5	5	3	Early Mature	Fair	Fair A large tree growing just off the adjacent land side of the boundary. It is a multi-stem tree from low down. Heavy Ivy growth extends high into the crown, increasing the crown's windsail. There is a second stem / tree developing on the south-west side. It has been drawn out for light with a pronounced lean affecting the structure.	This tree is outside the management control of the site.	10-20	C1
Notes:														