

Baseline Tree Survey Report

Prepared for:

Dun Laoghaire County Council

Proposed site:

Hillcrest Road, Dublin.

Proposed site:

Hillcrest Road

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1 Summary

1.1 This arboricultural report has been commissioned by OCSC on behalf of the Dunlaoighre Rathdown County Council to provide information to assist with the planning process in relation to the proposed development at the above location.

1.2 This report includes:

- an assessment of the trees, their quality and value in accordance with BS 5837:2012 - Trees in relation to design, demolition and construction;
- the site context and observations on the trees;
- local planning policies relevant to the consideration of trees on the site;
- measures to be taken to protect trees during the proposed works.
- A separate arboricultural impact assessment and a tree protection plan will also be prepared for the site identifying the trees impacted on by the proposed development once the final design is known



2.0 Introduction

2.1 Instructions

Arbor-Care Ltd (Professional Consulting Tree Service) was retained to undertake an on-site inspection of all trees and vegetation that could be potentially be impacted by the development works within the site extents (Figure 1), the findings of the report will be used to inform the design team of development works and support a planning application for same.

The objective of the impact assessment was to identify the areas that contained trees, groups of trees, and to ensure where possible that these areas would be retained and to identify the trees that are to be removed to facilitate the scheme.

Currently the site is a narrow busy road with residential private homes on the north and south sides of it. The proposal is to construct a cycle path and improve the existing footpaths. The proposal may involve encroaching on the front gardens of the private properties with certain trees and hedgerows being impacted on. The survey commenced on the north side of the road and continued in a westerly direction. The survey concentrated on the trees within and adjacent area the proposed development area.

The below impact assessment report is based on the British standard *BS 5837:2012 Trees in relation to design, demolition and construction recommendations*, this standard gives recommendations and guidance on the principles to be applied to achieve a satisfactory juxtaposition of trees, including shrubs, hedges and hedgerows, with structures. It sets out to assist those concerned with trees in relation to construction to form balanced judgements.

2.2 Methodology

An initial tree survey and visual condition assessment was on the 9th December 2023. The purpose of this report and in accordance with *BS 5837: 2012 Trees in relation to design, demolition and construction. Recommendations* only trees with diameters of 75mm or greater were surveyed. Also in accordance with section 4.4.2.3 of the British standard document where trees formed obvious groups these were assessed and recorded as groups. All trees were individually tagged with a metal disc. This was placed on the northern side of the tree where practical.



Section 4.4.2.3 of BS 5837: 2012 states:

Trees growing as groups or woodland should be identified and assessed as such where the arboriculturist determines that this is appropriate. However, an assessment of individuals within any group should still be undertaken if there is a need to differentiate between them, e.g. in order to highlight significant variation in attributes (including physiological or structural condition).

NOTE: The term “group” is intended to identify trees that form cohesive arboricultural features either aerodynamically (e.g. trees that provide companion shelter), visually (e.g. avenues or screens) or culturally, including for biodiversity (e.g. parkland or wood pasture), in respect of each of the three subcategories.

The survey concentrated primarily on the significant trees/ groups located within and adjacent to the proposed development area and has been based on the topographical survey plan provided. The objective of this survey was to gather information regarding the trees within or adjacent to the development area and the impact the proposed scheme may have on the trees. **Please refer to Appendix A for the tree inventory.**

A separate arboricultural impact assessment and a tree protection plan will also be prepared for the site identifying the trees impacted on by the proposed development once the final design is known.

Significant trees can be equated as those trees whose visual importance to the surrounding area are sufficient to justify special efforts to protect/preserve and whose loss would have an irremediable adverse impact on the local environment. Significance can also be placed depending on the trees age, another variable to imply significance can be the aesthetic merit of the tree based on its unusual size, intrinsic physical features or outstanding appearance or occurring in a unique location or context, and thus provides a special contribution as a landmark or landscape feature.



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

Specimen condition 3-tier rating system

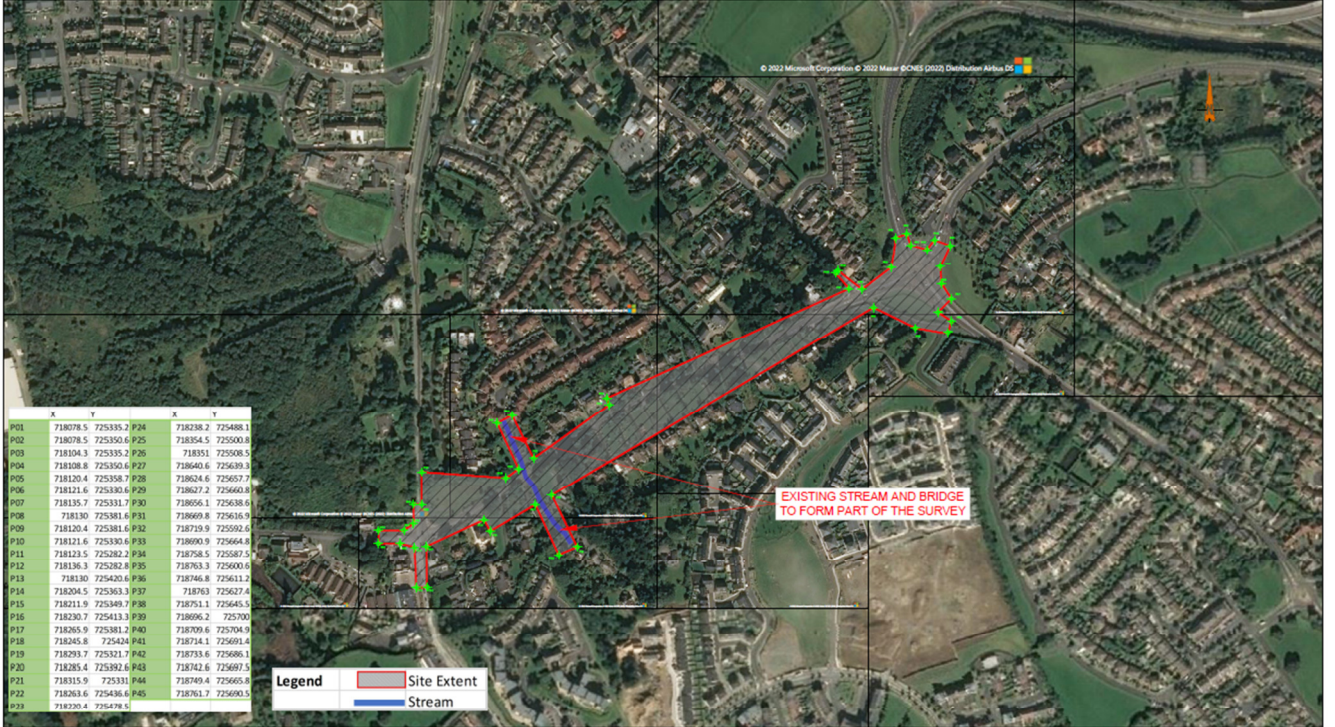
- Poor- 1-30%
- Fair- 31-60%
- Good- 61-100%

3.0 Initial Tree Survey Overview

3.1 The Site

Currently the site is a narrow busy road with residential private homes on the north and south sides of it. The proposal is to construct a cycle path and improve the existing footpaths. The proposal may involve encroaching on the front gardens of the private properties with certain trees and hedgerows being impacted on. The survey commenced on the north side of the road and continued in a westerly direction. The survey concentrated on the trees within and adjacent area the proposed development area.

Figure 1. Site Location, highlighted in red



HILLCREST ROAD
SURVEY EXTENTS
SCALE: 1:2000 @A1

ORDNANCE SURVEY OF IRELAND LICENCE NO. CV430213875 © GOVERNMENT OF IRELAND

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Client: DUN LAGHAIRIE - KATHDOWN COUNTY COUNCIL
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Title: HILLCREST ROAD IMPROVEMENT SCHEME SURVEY EXTENTS

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4.0 The Trees.

A total of 229 trees were individually surveyed , the majority of the trees are located within residential garden and due to their location are of high amenity value and they also provide significant screening to the homes.

A breakdown of the Tree Categories on site as per BS 5837 2012 is set out in the table below:

Category	Quantity	Category %
A-Tree of high quality	10	4.37%
B-trees of good quality	67	29.26%
C (Low quality or trees less than 75mm diameter)	148	64.63%
U (remove due to poor condition)	4	1.74%
Total trees	229	100%



View of the Trees.



Hillcrest road looking east



Large conifers to the front of a property



5.0 Statutory and Non-Statutory Designations

The National Planning Framework (NPF) seeks to ensure that new development is sustainable and underlines the importance of Green Infrastructure, of which trees form an integral part. This encompasses recognition of the importance of trees in relation to the management of air, soil and water quality along with other associated ecosystem services and climate change adaption. The NPF also seeks to achieve the protection and enhancement of landscapes and a net gain in biodiversity. The site is located within the jurisdiction of Dunloaoighre Rathdown County *Council*. The Local Planning Authorities have a statutory duty to consider both the protection and planting of trees when considering planning applications. The potential impact of development on all trees (including those not protected by a Tree Preservation Order or other statutory designation) is therefore a material consideration. I have reviewed *their Development Plan 2022-2028 Tree Preservation Orders (TPO's)* . There are no TPO's identified within the development site.

6.0 The Proposed Development

Brief Summary Development Description

The proposed development is unknown at this stage



7.0 Analysis of the Proposal in Respect of Trees

Arboricultural Impacts

- 7.1 Loss of trees – Impact of the proposed development is unknown, therefore the impact on the trees is unknown
- 7.2 Arboricultural works – No pruning works have been recommended at this stage
- 7.3 Following the completion of the development, a tree condition assessment should be carried out on all retained trees for health and safety purposes.
- 7.4 Tree protection measures - All retained trees and hedgerows must protected during the proposed development by using robust fencing which complies with the recommendations outlined within BS5837:2012.
- 7.5 No materials or equipment other than those required to install tree protection will be delivered to the site until all fencing is in place.
- 7.6 For details of the tree protection measures required during construction, please refer to the Tree Protection Plan.
- 7.7 Compound area – The proposed site compound area has not yet been designed; however, there is sufficient space available throughout the site to avoid any unnecessary impacts to retained trees, provided the tree protection measures as detailed within this report are carried out.
- 7.8 Site access – The site is located on an existing road, therefore there will be no access issues.
- 7.9 Daylight and sunlight levels - Shading by trees has not been assessed and is not in relation to this proposal.
- 7.10 Drainage and services – All new service runs should be located outside the RPAs of retained trees to avoid impacting their condition. If it is found necessary to locate services within tree RPAs, it is recommended that these works are carried out under arboricultural supervision. Methods of work should follow the recommendations in the NJUG guidance. BS5837 (2012) recommends the NJUG guidance as a normative



reference to be used in these circumstances.

- 7.11 Boundary treatments – Not determined at this stage
- 7.12 Any working operation within the RPAs of retained trees must be carried out manually using hand tools only. Fencing posts must be positioned at least 50 cm from the outer stems of each retained tree in order to allow for future incremental stem growth and to avoid structural roots during excavation works. The excavation for pits to install posts will be carried out using hand tools only. All roots above 25mm in diameter will be retained within the pits or alternative locations which do not contain roots above 25mm will be found. All fence post pits will be lined with 1000-gauge polythene to prevent phytotoxic effects of cement products impacting trees. The final location of the fence should be agreed by the arboricultural consultant prior to works commencing.
- 7.13 Landscape operations - Landscaping operations will typically take place at the end of the construction period. These works will normally require the removal of protective fencing to facilitate access for works. There is a risk that plant and machinery may damage soil structure where tree roots are growing. These risks can be managed by maintaining good professional standards of work and working to a method statement. The principle of avoiding soil disturbance or changes in levels within the RPAs of retained trees should be followed unless arboricultural advice has been sought.

Arboricultural mitigation

- 7.14 A landscape plan may form part of the proposed works has been designed as part of the proposal and may include a number of new high-quality tree. The proposed planting will mitigate the loss of trees and hedgerows on site (if so determined) and will have a positive impact on local tree population. A greater diversity of tree species should also be selected and will ensure that the tree population is less vulnerable to the risks posed by climate change and pests and diseases in the future.



Discussion & Conclusion

General Change

8.1

A complete tree inventory has been provided in Appendix 1 outlining the schedule of trees and hedgerows on site in accordance with 'BS 5837: 2012 Trees in relation to design, demolition and construction Recommendations'. An in-depth impact assessment will be undertaken when the development plans for the site are known



Appendix A: Key to Abbreviations Used in the Survey

Ref No	Specific identification number given to each tree or group. T=Tree/H=Hedge/G=Group/W=Woodland/S=Shrub.	
Tag No.	Tree marked with individual tree tag of this reference number on site.	
Species	Common name followed by botanical name shown in <i>italics</i>	
RPA	Root Protection Area (As defined by BS5837)	
Stem diameter	Diameter of main stem, measured in millimetres at 1.5 m above ground level. (MS = Multi-stem tree measured in accordance with BS5837 Annexe C)	Av / Average: indicates an average representative measured dimension for the group or feature
Spread	The width and breadth of the crown. Estimated on the four compass points in metres.	
Crown clearance	The estimated height (in metres) above ground level of the lowest significant branch attachments.	
#	Estimated dimensions	
*	Indicates estimated position of tree (not indicated on topographical survey).	
P	Privately owned tree (e.g. tree not located in the public highway or adjacent public land).	
Category	Categorisation of the quality and benefits of trees on Site as per Table 1 and 2 of BS5837:2012. 1=Arboricultural quality/value 2=Landscape quality/value 3=Cultural quality/value (including conservation) A=High quality/value 40yrs+ (light green). B=Moderate quality/value 20yrs+ (mid blue) C=Low quality/value min 10yrs/stem diameter less than 150mm (grey). U=Unsuitable for retention (dark red).	
Life stage	Young (Y): Newly planted tree 0-10 years. Semi-Mature (SM): Tree in the first third of its normal life expectancy for the species (significant potential for future growth in size). Early Mature (EM): Tree in the second third of its normal life expectancy for the species (some potential for future growth in size) Mature (M): Tree in the final third of its normal life expectancy for the species (having typically reached its approximate ultimate size). Over Mature (OM): Tree beyond the normal life expectancy for the species. Veteran (V): Tree which is of interest biologically, aesthetically or culturally because of its condition, size or age.	
Structural condition	Good: No significant structural defects Fair: Structural defects which can be resolved via remedial works. Poor: Structural defects which cannot be resolved via remedial works. Dead: Dead.	
Physiological condition	Good: Normal vitality including leaf size, bud growth, density of crown and wound wood development. Fair: Lower than normal vitality, reduced bud development, reduced crown density, reduced response to wounds. Poor: Low vitality, low development and distribution of buds, discoloured leaves, low crown density, little extension growth for the species. Dead: Dead Fair/Good = Indicates an intermediate condition Fair – Good = Indicates a range of conditions (e.g. within a group)	
Preliminary management recommendations	Works identified during the tree survey as part of sound arboricultural management, based on the current context of the Site (where relevant reference has been made to tree management based on the potential future context of the site).	
Works to facilitate the development	Tree works identified as necessary to facilitate the Proposed Development following a desk top analysis of the proposals in relation to tree constraints.	



Appendix A: Tree Survey Schedule-Hillcrest Road

Tree No	Species	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	RPA
T1	<i>Salix</i> Willow	M	400	10	N=3 S=3 E=3 W=3	0.5m	Good	A large mature multi-stemmed Willow displaying over all good condition. This tree is located on the banks of the stream.	Unknown	No works required	B2	5.0m
T2	<i>Acer Pseudoplatanus</i> Sycamore	EM	120	4	N=1 S=1 E=1 W=1	2m	Good	An early mature Sycamore displaying over all good condition.	Unknown	No works required	C2	2.2m
T3	Sycamore	M	500	4	N=1 S=1 E=1 W=1	1m	Poor	This is the remnants of a tree that has been cut down and suckers have matured from this stump.	Remove	Remove	U	
T4	Sycamore	EM	120	4	N=1 S=1 E=1 W=1	2m	Good	An early mature Sycamore displaying over all good condition.	Unknown	No works required	C2	2.2m
Hedge 1	<i>Griselinia Littoralis</i> Griselinia Hedging	M		3	N=1.5 S=1.5 E=1.5 W=1.5	.5m	Good	A mature Griselinia Hedge displaying over all good condition. This hedge is bounding the front of the property known as 'Green Park'. This provides good screening to the property but is of low ecological value.	Unknown	No works required	C2	



Tree Survey Schedule-Hillcrest Road

Tree No	Species	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	RPA
T5	<i>Sabal Palmetto</i> Cabbage Palm	EM	100	4	N=0.5 S=0.5 E=0.5 W=0.5	2	Good	An early mature multi-stemmed Cabbage Palm displaying over all good condition. This tree is located within the property known as 'Green Park'.	Unknown	No works required	C2	2.0m
Hedge 2	<i>Laurus Nobilis</i> Laurel <i>Crataegus Monogyna</i> Hawthorn <i>Ligustrum Lucidum</i> Privet	M		3	N=1.5 S=1.5 E=1.5 W=1.5	.5	Good	Represents a mature hedge consisting of Laurel, Hawthorn and Privet displaying over all good condition. This is located outside a property behind a low stone wall and may be impacted on by the proposed development.	Unknown	No works required	C2	
T6		M	700	3	N= S= E= W=		Poor	A mature tree displaying over all poor condition. This tree has been cut down to a stump and is engulfed in Ivy. This tree is located in front of the property known as 'Tree Tops'.	Remove	Remove	U	

Tree Survey Schedule-Hillcrest Road

Tree No	Species	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	RPA
T7	<i>Chamaecyparis Lawsoniana</i> Lawson Cypress	EM	90	2	N=0.5 S=0.5 E=0.5 W=0.5	0.5m	Good	An early mature Lawson Cypress displaying over all good condition.	Unknown	No works required	C2	1.0m
T8	<i>Acer Palmatum</i> Japanese Maple	EM	90	2	N=1 S=1 E=1 W=1	0.5m	Good	An early mature Japanese Maple displaying over all good condition.	Unknown	No works required	B2	1.0m
T9	Cabbage Palm	M	200	5	N=1 S=1 E=1 W=1	3m	Good	A mature Cabbage Palm displaying over all good condition.	Unknown	No works required	C2	3.0m
T10	<i>Fagus</i> Beech	M	700	12	N=4 S=4 E=4 W=4	2m	Good	A large mature Beech displaying over all good condition. This tree is located on the front lawn of the property known as 'Pipers Hollow'.	Unknown	No works required	A2	8.0m
Hedge 3	<i>Ilex</i> Holly	M	100	2	N=1 S=1 E=1 W=1	2m	Good	A mature low-lying Holly hedge displaying over all good condition. This hedge is located in front of the property known as 'Shandon'. This hedge provides good screening to the property.	Unknown	No works required	C2	2m



Tree Survey Schedule-Hillcrest Road

Tree No	Species	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	RPA
Hedge 4	<i>Photinia x Fraseri</i> Red Robin <i>Cotoneaster</i> Cotoneaster Holly <i>Prunus Lustanica</i> Portuguese Laurel	M	70	1.5	N=1.5 S=1.5 E=1.5 W=1.5		Good	Represents a mixed shrub bed consisting of Red Robin, Cotoneaster, Holly and Portuguese Laurel displaying over all good condition. This shrub bed is located on the boundary of the property known as 'Turvey'. This shrub bed provides good screening to the property.	Unknown	No works required	C2	1.7m
T11	<i>Fraxinus</i> Ash	EM	180	6	N=2 S=2 E=2 W=2	2m	Good	An early mature Ash displaying over all good condition. This tree has no signs of Ash Dieback. This tree is located in the front of the property known as 'Turvey'.	Unknown	No works required	B2	2.8m
T12	<i>Cedrus</i> Cedar	M	650	16	N=6 S=6 E=6 W=6	2m	Good	A large mature Cedar displaying over all good condition. This tree is located outside the property known as 'Birch Lodge'. This tree is 10m back from the entrance gate.	Unknown	No works required	A2	7.5m



Tree Survey Schedule-Hillcrest Road

Tree No	Species	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	RPA
T13 x 3	<i>Betula Pendula</i> Silver Birch	M	280	8	N=2 S=2 E=2 W=2	3m	Fair	Represents 3 mature Silver Birch displaying over all fair condition. These trees are being suppressed by the larger Cedar. These trees provide good screening to the property. These trees are located on the property known as 'Birch Lodge'.	Unknown	No works required	C2	3.8m
Group 1 x 11	<i>Cupressus Macrocarpa</i> Monterey Cypress	M	280	4	N=3 S=3 E=2 W=2	3m	Fair	Represents a row of 11 mature Monterey Cypress displaying over all fair condition. These trees have been heavily crown reduced, however, they do provide good screening. These trees are located on the front boundary of 'Birch Lodge' and continue to the next property of 'Hazel Croft'.	Unknown	No works required	C2	3.8m
T14 x 2	<i>Pinus</i> Pine	M	300	12	N=2 S=2 E=3 W=3	1m	Good	Represents 2 mature Pine displaying over all good condition. These trees are located outside the property known as 'Hazel Croft'.	Unknown	No works required	B2	4.0m
T15 x 2	Silver Birch	M	200	8	N=2 S=2 E=2 W=2	2m	Fair	Represents 2 mature Silver Birch displaying over all fair condition. These trees are located within the property known as 'Birch Lodge'. These trees have been heavily crown reduced.	Unknown	No works required	C2	3.0m



Tree Survey Schedule-Hillcrest Road

Tree No	Species	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	RPA
Group 2 x 12	Lawson Cypress	M	250	6	N=3 S=3 E=1 W=1	1	Fair	Represents a group of 12 mature Lawson Cypress displaying over all fair condition. These trees have been heavily crown reduced but they do provide good screening from the road. Underneath these trees is a privet hedgerow. These trees are located outside the front boundary of 'Hazel Croft'.	Unknown	No works required	C2	3.5m
Hedge 5	<i>Hedera</i> Ivy	M	50	0.5	N=1 S=1 E=1 W=1	0.5m	Good	A mature shrub bed consisting of Ivy and deciduous shrubs displaying over all good condition. This hedge is growing on a stone wall that is located outside the property known as 'High Gate'.	Unknown	No works required	C2	1.5m
Hedge 6	Griselinia	M	50	1.5	N=1 S=1 E=1 W=1	0.5m	Good	A low-lying mature Griselinia displaying over all good condition. This hedge is located behind a stone wall outside a property known as 'Kinalee'. This hedge is of low ecological value but does provide good screening.	Unknown	No works required	C2	1.5m
T16	<i>Betula Jacquemonti</i> Jacquemonti Birch	EM	110	6	N=1 S=1 E=1 W=1	3m	Good	An early mature Jacquemonti Birch displaying over all good condition.	Unknown	No works required	C2	2.1m



Tree Survey Schedule-Hillcrest Road

Tree No	Species	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	RPA
T17	<i>Acer Platanoides</i> Norway Maple	M	110	6	N=1 S=1 E=1 W=1	1	Good	A mature Norway Maple displaying over all good condition.	Unknown	No works required	C2	2.1m
T18	Silver Birch	M	210	8	N=2 S=2 E=2 W=2	4m	Fair	A mature Silver Birch displaying over all fair condition. This tree has been negatively pruned.	Unknown	No works required	C2	3.1m
Hedge 7	Griselinia	M	90	3	N=1.5 S=1.5 E=1.5 W=1.5	1m	Good	A mature Griselinia hedge displaying over all good condition. This hedge is located at the front boundary behind a low stone wall at the property known as 'Crest Holm'. This hedge is of low ecological value but does provide good screening for the house.	Unknown	No works required	C2	2m
Group 3 x 16	Lawson Cypress	M	300	8	N=1 S=1 E=2 W=2	4m	Good	Represents a group of 16 mature Lawson Cypress displaying over all good condition. These trees are located outside the property known as 'Evergreen'. These trees have been heavily crown reduced but well maintained. These trees provide good screening between the properties.	Unknown	No works required	C2	4.0m



Tree Survey Schedule-Hillcrest Road

Tree No	Species	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	RPA
Hedge 8	Variiegated Griselinia	M	60	1	N=1.5 S=1.5 E=1.5 W=1.5	0.5m	Good	A low-lying mature variegated Griselinia shrub bed displaying over all good condition. This shrub bed is located outside the property known as 'Shalom'.	Unknown	No works required	C2	1.6
T19	Lawson Cypress	M	150	4	N=0.5 S=0.5 E=0.5 W=0.5	0.5m	Good	A mature Lawson Cypress displaying over all good condition. This tree is located within the property known as 'Thornfield'. This tree has been well maintained	Unknown	No works required	C2	2.5m
T20	Monterey Cypress	M	350	10	N=3 S=3 E=2 W=2	1m	Fair	A large mature Monterey Cypress displaying over all fair condition. This tree has been crown reduced to a height of 10m. This tree is of low ecological value, however, it provides good screening to the property	Unknown	No works required	C2	4.5m
T21	Monterey Cypress	M	350	10	N=3 S=3 E=2 W=2	1m	Fair	A large mature Monterey Cypress displaying over all fair condition. This tree has been crown reduced to a height of 10m. This tree is of low ecological value, however, it provides good screening to the property	Unknown	No works required	C2	4.5m



Tree Survey Schedule-Hillcrest Road

Tree No	Species	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	RPA
T22	Monterey Cypress	M	350	10	N=3 S=3 E=2 W=2	1m	Fair	A large mature Monterey Cypress displaying over all fair condition. This tree has been crown reduced to a height of 10m. This tree is of low ecological value, however, it provides good screening to the property	Unknown	No works required	C2	4.5m
T23 x 3	<i>Prunus Avium</i> Cherry	M	250	8	N= S= E= W=	1m	Fair	Represents a group of 3 mature Cherry displaying over all fair condition. These are heavily engulfed in Ivy.	Unknown	No works required	C2	3.5m
T24	Monterey Cypress	M	900	18	N=6 S=6 E=6 W=6	3m	Good	A large mature Monterey Cypress displaying over all good condition. This tree is very prominent along this road. This tree is located in front of the property known as 'Aileach'.	Unknown	No works required	A2	10.0m
T25	<i>Abies</i> Fir	M	380	18	N=3 S=3 E=3 W=3	4m	Good	A large mature Fir displaying over all good condition. This tree is located in front of the property known as 'Aileach'.	Unknown	No works required	B2	4.8m
T26	Fir	M	380	18	N=3 S=3 E=3 W=3	4m	Good	A large mature Fir displaying over all good condition. This tree is located in front of the property known as 'Aileach'.	Unknown	No works required	B2	4.8m



Tree Survey Schedule-Hillcrest Road

Tree No	Species	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	RPA
T27	Monterey Cypress	M	900	20	N=6 S=6 E=6 W=6	3m	Good	A large mature Monterey Cypress displaying over all good condition. This tree is located further in from the road.	Unknown	No works required	B2	10.0m
T28	Holly	EM	160	4	N=0.5 S=0.5 E=0.5 W=0.5	0.5m	Fair	An early mature Holly displaying over all fair condition. This tree is heavily engulfed in Ivy.	Unknown	No works required	C2	2.6m
T29	Holly	M	60	3	N=1 S=1 E=1 W=1	0.5m	Good	A mature Holly bush displaying over all good condition.	Unknown	No works required	C2	1.6
Group 4 x 7	Lawson Cypress	M	280	14	N=2 S=2 E=2 W=2	3m	Good	A group of large mature Lawson Cypress displaying over all good condition. These trees provide good overall screening.	Unknown	No works required	B2	3.8m
T30	Ash	EM	200	5	N=1.5 S=1.5 E=1.5 W=1.5	3m	Good	An early mature Ash displaying over all good condition.	Unknown	No works required	C2	3.0m

Tree Survey Schedule-Hillcrest Road

Tree No	Species	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	RPA
T31 x 2	<i>Sorbus Aucuparia</i> Rowan	SM	90	4	N=0.5 S=0.5 E=0.5 W=0.5		Fair	Represents 2 semi-mature Rowan displaying over all fair condition. These trees are planted within a grassed verge.	Unknown	No works required	C2	1.0m
T32	Sycamore	M	400	10	N=4 S=4 E=4 W=4	3m	Good	A mature Sycamore displaying over all good condition.	Unknown	No works required	B2	5.0m
T33 x 2	Hornbeam	SM	90	4	N=0.5 S=0.5 E=0.5 W=0.5	0.5m	Good	Represents 2 semi-mature Hornbeam displaying over all good condition. These trees are planted within a grassed verge.	Unknown	No works required	C2	2m
The survey is now on the southern side of the road and continuing in a westerly direction.												
T34	Lawson Cypress	M	250	14	N=2 S=2 E=2 W=2	0.5m	Good	A large mature Lawson Cypress displaying over all good condition. This tree is located within a property known as 'Crossroads'.	Unknown	No works required	B2	3.5m

Tree Survey Schedule-Hillcrest Road

Tree No	Species	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	RPA
T35	Cherry	M	180	3	N=3 S=3 E=3 W=3		Fair	A mature multi-stemmed Cherry displaying over all fair condition. This tree has been heavily crown reduced. This tree is located within a property known as 'Crossroads'.	Unknown	No works required	C2	2.8m
T36	<i>Betula</i> Birch	SM	110	4	N=1 S=1 E=1 W=1		Good	A semi-mature Birch displaying over all good condition. This tree is located within a property known as 'Crossroads'.	Unknown	No works required	B2	2.1m
T37	Silver Birch	SM	110	4	N=1 S=1 E=1 W=1		Good	A semi-mature Silver Birch displaying over all good condition. This tree is located within a property known as 'Crossroads'.	Unknown	No works required	B2	2.1m
T38	Beech	SM	70	3	N=0.5 S=0.5 E=0.5 W=0.5		Good	A semi-mature Beech displaying over all good condition. This tree is located within a property known as 'Crossroads'.	Unknown	No works required	C2	1.7m
T39 x 2	<i>Juniperus</i> Juniper	M	180	3	N=1 S=1 E=1 W=1	0.5m	Good	Represents 2 mature Juniper displaying over all good condition. These trees are located within a property known as 'Crossroads'. These trees provide good screening.	Unknown	No works required	B2	2.8m



Tree Survey Schedule-Hillcrest Road

Tree No	Species	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	RPA
T40	Weeping Willow	SM	90	1.5	N=0.5 S=0.5 E=0.5 W=0.5	0.5m	Fair	A semi-mature Weeping Willow displaying over all fair condition. This tree is located in the front lawn of the property known as 'Crossroads'.	Unknown	No works required	C2	1.0m
T41 x 2	Silver Birch	SM	70	4	N=0.5 S=0.5 E=0.5 W=0.5	0.5m	Good	Represents 2 semi-mature Silver Birch displaying over all good condition. These trees are located within a property known as 'Arravanna'.	Unknown	No works required	C2	1.7m
T42	Cherry	M	180	6	N=4 S=4 E=4 W=4	3m	Good	A mature multi-stemmed Cherry displaying over all good condition. This tree is located within the front of the property known as 'Arravanna'.	Unknown	No works required	C2	2.8m
T43	Ash	EM	110	6	N=2 S=2 E=2 W=2	0.5m	Good	An early mature Ash displaying over all good condition.	Unknown	No works required	C2	2.1m
T44	Lawson Cypress	M	280	6	N=2 S= E=2 W=2	0.5m	Good	A mature Lawson Cypress displaying over all good condition. This tree provides good screening. This tree is located outside a property known as 'Dar Nearah'.	Unknown	No works required	B2	3.8m

Tree Survey Schedule-Hillcrest Road

Tree No	Species	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	RPA
Group 5	Cotoneaster Privet Lawson Cypress	M	60	1.5	N=1 S=1 E=1 W=1	.3	Good	A mature low-lying shrub bed containing some Cotoneaster, Privet and Lawson Cypress displaying over all good condition. This shrub bed is located in the front lawn of the property known as 'Dar Nearah'.	Unknown	No works required	B2	1.6m
T45	Monterey Cypress	M	550	8	N=3 S=3 E=3 W=3	0.5m	Fair	A mature Monterey Cypress displaying over all fair condition. This tree is showing signs of decline. This tree is located in a property known as 'Alverne'.	Unknown	No works required	C2	6.5m
Hedge 9 x 5	Lawson Cypress	M	150	2	N= S= E= W=	0.5m	Good	Represents 5 mature Lawson Cypress displaying over all good condition. They are located outside the property known as 'Alverne'. These trees have been negatively reduced but do provide good screening.	Unknown	No works required	C2	2.5m
Group 6 x 7	Silver Birch	M	250	6	N=1 S=2 E=1 W=1	1	Fair	Represents a group of 7 mature Silver Birch displaying over all fair condition. These trees have been heavily crown reduced to accommodate an adjacent overhead wire. These trees are located outside a property known as 'Birnam Wood'.	Unknown	No works required	C2	3.5m



Tree Survey Schedule-Hillcrest Road

Tree No	Species	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	RPA
T46	Ash	M	350	10	N=3 S=3 E=3 W=3	2m	Fair	A large mature co-dominant Ash displaying over all fair condition. This tree is located outside the property known as 'Woodlawn'.	Unknown	No works required	B2	4.5m
T47	Cherry	M		4	N=1 S=1 E=1 W=1	3m	Fair	A mature Cherry displaying over all fair condition. This tree is densely covered in Ivy and has been negatively pruned to accommodate an overhead wire. This tree is located outside the property known as 'Woodlawn'.	Remove	Remove	U	
T48	Ash	M	380	12	N=3 S=3 E=3 W=3	3m	Fair	A mature Ash displaying over all fair condition. This tree is located outside the property known as 'Woodlawn'.	Unknown	No works required	C2	4.8m
T49	Cabbage Palm	M	150	4	N=0.5 S=0.5 E=0.5 W=0.5	2m	Fair	A mature Cabbage Palm displaying over all fair condition. This tree is of low ecological value. This tree is located outside the property known as 'Woodlawn'.	Unknown	No works required	C2	2.5m
Group 7	Lawson Cypress	M	250	8	N=1 S=1 E=2 W=2	0.5m	Fair	Represents a group of mature Lawson Cypress displaying over all fair condition. These trees are located outside a house called 'Coill Mhuire'. These trees have been negatively pruned but they do provide good screening.	Unknown	No works required	C2	3.5m

Tree Survey Schedule-Hillcrest Road

Tree No	Species	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	RPA
T50	Monterey Cypress	M	1000	14	N=8 S=8 E=8 W=8	0.5m	Good	A large mature Monterey Cypress displaying over all good condition.	Unknown	No works required	B2	11.0m
T51	Monterey Cypress	EM	120	6	N=2 S=2 E=2 W=2	2m	Good	An early mature Monterey Cypress displaying over all good condition.	Unknown	No works required	B2	2.2m
T52	Rowan	SM	120	4	N=0.5 S=0.5 E=0.5 W=0.5	1m	Fair	A semi-mature Rowan displaying over all fair condition.	Unknown	No works required	C2	2.2
T53	Rowan	SM	120	4	N=0.5 S=0.5 E=0.5 W=0.5	1m	Fair	A semi-mature Rowan displaying over all fair condition.	Unknown	No works required	C2	2.2
T54	Cabbage Palm	EM	100	4	N=0.5 S=0.5 E=0.5 W=0.5	0.5m	Fair	An early mature Cabbage Palm displaying over all fair condition.	Unknown	No works required	C2	2.0m

Tree Survey Schedule-Hillcrest Road

Tree No	Species	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	RPA
T55	Monterey Cypress	M	1000	14	N=8 S=8 E=8 W=8	0.5m	Good	A large mature Monterey Cypress displaying over all good condition.	Unknown	No works required	B2	11.0m
Group 8 x 6	Cotoneaster Lawson Cypress Silver Birch	M	100	4	N=2 S=2 E=2 W=2	1	Fair	Represents a group of 6 mature trees consisting of Cotoneaster, Lawson Cypress and Silver Birch displaying over all fair condition. These trees provide good screening to this property.	Unknown	No works required	C2	2.0m
T56	Silver Birch	M	200	8	N=2 S=2 E=2 W=2	3m	Good	A mature Silver Birch displaying over all good condition. This tree is located outside a property known as 'Sorrento'.	Unknown	No works required	B2	3.0m
T57	Cherry	SM	90	2	N=0.5 S=0.5 E=0.5 W=0.5	1m	Good	A semi-mature Cherry displaying over all good condition.	Unknown	No works required	C2	1.0m
T58	Cherry	M	120	6	N=2 S=2 E=2 W=2	0.5m	Good	A mature multi-stemmed Cherry displaying over all good condition.	Unknown	No works required	B2	2.2m

Tree Survey Schedule-Hillcrest Road

Tree No	Species	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	RPA
T59 x 3	Silver Birch	EM	180	6	N=2 S=2 E=2 W=2	3m	Good	Represents 3 early mature Silver Birch displaying over all good condition.	Unknown	No works required	B2	2.8m
Group 9 x 4	Lawson Cypress <i>Picea Sitchensis</i> Sitka Spruce	M	400	14	N=3 S=3 E=3 W=3	2m	Good	Represents a group of 4 large mature trees consisting of 3 Lawson Cypress and 1 Sitka Spruce displaying over all good condition. These trees are located outside a property known as 'Highfield'. These trees provide good screening.	Unknown	No works required	B2	5.0m
T60 x 2	Cabbage Palm	EM	100	3	N=0.5 S=0.5 E=0.5 W=0.5	1m	Good	Represents 2 early mature Cabbage Palm displaying over all good condition.	Unknown	No works required	C2	2.0m
T61	Cherry	EM	100	4	N=1 S=1 E=1 W=1	0.5m	Good	An early mature Cherry displaying over all good condition.	Unknown	No works required	C2	2.0m
T62 x 2	Japanese Maple	M	120	4	N=2 S=2 E=2 W=2	0.5m	Good	Represents 2 mature Japanese Maple displaying over all good condition. These trees are located outside a property known as 'Knockmore'.	Unknown	No works required	B2	2.2m



Tree Survey Schedule-Hillcrest Road

Tree No	Species	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	RPA
T63	Lawson Cypress	M	100	4	N=2 S=2 E=2 W=2	0.5m	Good	A mature Lawson Cypress displaying over all good condition.	Unknown	No works required	B2	2.0m
T64	Hawthorn	M	100	3	N=3 S=3 E=3 W=3	1m	Good	A mature Hawthorn displaying over all good condition. This tree is located outside a property known as 'Torc'.	Unknown	No works required	C2	2.0m
T65 x 2	Cabbage Palm	M	90	0.5	N=0.5 S=0.5 E=0.5 W=0.5	0.5m	Good	Represents 2 mature low-lying Cabbage Palm displaying over all good condition. These trees are located outside the property known as 'Torc'.	Unknown	No works required	C2	1.0m
T66	Cherry	M	140	6	N=2 S=2 E=3 W=3	2m	Fair	A mature multi-stemmed Cherry displaying over all fair condition. This tree appears to be in decline.	Unknown	No works required	C2	2.4m
T67	Cabbage Palm	M	100	2	N=0.5 S=0.5 E=0.5 W=0.5	0.5m	Fair	A mature Cabbage Palm displaying over all fair condition.	Unknown	No works required	C2	2.0m



Tree Survey Schedule-Hillcrest Road

Tree No	Species	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	RPA
T68 x 2	Silver Birch	SM	90	3	N=1 S=1 E=1 W=1	0.5m	Good	Represents 2 semi-mature Silver Birch displaying over all good condition.	Unknown	No works required	C2	1.0m
<p>Note – Between the property ‘Torc’ and an adjacent property ‘Zoar’ there is a Privet hedge running the length of the boundary dividing the two properties.</p> <p>At the front boundary of ‘Zoar’ there is a low-lying Griselinia hedge measuring 0.5m x 0.5m.</p>												
T69	Hawthorn	M	150	4	N=2 S=2 E=2 W=2	0.5m	Good	A mature multi-stemmed Hawthorn displaying over all good condition. This tree is located at the front boundary of the property known as ‘Zoar’.	Unknown	No works required	B2	2.5m
Hedge 10	Privet	M	.60	1.5	N=1.5 S=1.5 E=1.5 W=1.5		Good	A mature Privet hedge displaying over all good condition. This hedge is located at the front boundary of a property known as ‘Rockfield House’.	Unknown	No works required	C2	1.6
T70	Lawson Cypress	M	200	6	N=2 S=2 E=3 W=3	1	Fair	A mature Lawson Cypress displaying over all fair condition. This tree is located to the rear of the hedge (10) at the front of the property known as ‘Rockfield House’.	Unknown	No works required	C2	3m
T71	Beech	SM	110	1.5	N=0.5 S=0.5 E=0.5 W=0.5		Good	A semi-mature Beech displaying over all good condition. This tree is located outside a property known as ‘Gorse Hill’.	Unknown	No works required	C2	2.1m

Tree Survey Schedule-Hillcrest Road

Tree No	Species	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	RPA
Group 10	Lawson Cypress	M	250	6	N=3 S=3 E=2 W=2	0.5m	Fair	Represents a group of mature Lawson Cypress displaying over all fair condition. These trees divide 'Gorse Hill' and 'Rockfield House'. These trees have been heavily crown reduced to accommodate overhead wires but they do provide good screening between the two houses.	Unknown	No works required	C2	3.5m
T72	Lawson Cypress	M	250	3	N=1 S=1 E=1 W=1	0.5m	Good	A mature Lawson Cypress displaying over all good condition. This tree is located on the front lawn of 'Gorse Hill'.	Unknown	No works required	C2	3.5
T73	Lawson Cypress	M	250	3	N=1 S=1 E=1 W=1	0.5m	Good	A mature Lawson Cypress displaying over all good condition. This tree is located on the front lawn of 'Gorse Hill'.	Unknown	No works required	C2	3.5
T74	Lawson Cypress	M	250	3	N=1 S=1 E=1 W=1	0.5m	Good	A mature Lawson Cypress displaying over all good condition. This tree is located on the front lawn of 'Gorse Hill'.	Unknown	No works required	C2	3.5



Tree Survey Schedule-Hillcrest Road

Tree No	Species	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	RPA
Hedge 11 x 14	Lawson Cypress	M	250	6	N=3 S=3 E=2 W=2	1	Fair	Represents a hedgerow of 14 mature Lawson Cypress displaying over all fair condition. These trees have been heavily crown reduced to accommodate overhead wires but they do provide good screening. This hedgerow is located at the front of a property known as 'Tullach Og'	Unknown	No works required	C2	3.0m
T75	Lawson Cypress	M	600	14	N=3 S=3 E=3 W=3	4m	Good	A mature Lawson Cypress displaying over all good condition. This tree is located within the property of 'Tullach Og'.	Unknown	No works required	B2	7.0m
T76	<i>Cedrus Atlantica Glauca</i> Blue Atlas Cedar	M	550	14	N=6 S=6 E=6 W=6	2m	Good	A large mature Blue Atlas Cedar displaying over all good condition.	Unknown	No works required	A2	6.5m
T77 x 3	Lawson Cypress	M	200	8	N=2 S=2 E=2 W=2	2m	Good	Represents 3 mature Lawson Cypress displaying over all good condition.	Unknown	No works required	B2	3.0m
T78	<i>Larix</i> Larch	M	300	10	N=3 S=3 E=3 W=3	2m	Good	A mature Larch displaying over all good condition.	Unknown	No works required	B2	4.0m



Tree Survey Schedule-Hillcrest Road

Tree No	Species	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	RPA
T79 x 3	<i>Pinus Radiata</i> Monterey Pine	M	800	20	N=4 S=4 E=4 W=4	2m	Good	Represents 3 large mature Monterey Pine displaying over all good condition. These trees are located at the shared entrance of 3 properties, 'Killbeg', 'Greenacres' and 'Rockspring'.	Unknown	No works required	A2	9.0m
T80 x 3	Monterey Pine	M	800	20	N=4 S=4 E=4 W=4	2m	Good	Represents 3 large mature Monterey Pine displaying over all good condition.	Unknown	No works required	A2	9.0m
T81		M	200	8	N=0 S=0 E=0 W=0	0	Poor	This tree is dead, it is effectively a standing stump and is heavily clad in Ivy.	Remove	Remove	U	
Group 11	Lawson Cypress	M	280	10	N=2 S=2 E=2 W=2	2m	Good	Represents a group of large mature Lawson Cypress displaying over all good condition. These trees provide a significant level of screening.	Unknown	No works required	B2	3.8m
T82	Sycamore	M	280	10	N=3 S=3 E=3 W=3	0.5m	Good	A mature Sycamore displaying over all good condition. This tree is located at the entrance of a property known as 'Hillcrest House'.	Unknown	No works required	B2	3.8m



Tree Survey Schedule-Hillcrest Road

Tree No	Species	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	RPA
T83 x 4	Ash	M	200	8	N=2 S=2 E=2 W=2	0.5m	Good	Represents a group of 4 mature Ash displaying over all good condition.	Unknown	No works required	B2	3.0m
T84 x 3	Juniper	M	120	3	N=1.5 S=1.5 E=1.5 W=1.5	0.5m	Good	Represent 3 mature Juniper displaying over all good condition.	Unknown	No works required	C2	2.2m
T85	Beech	EM	200	6	N=2 S=2 E=2 W=2	1m	Good	An early mature Beech displaying over all good condition.	Unknown	No works required	B2	3.0m
T86	Sycamore	EM	140	4	N=1.5 S=1.5 E=1.5 W=1.5	1m	Good	An early mature Sycamore displaying over all good condition. This tree is growing out of the bridge.	Unknown	No works required	C2	2.4m
T87 x 2	sycamore	M	110	6	N=2 S=2 E=2 W=2	0.5m	Good	Represents 2 mature sycamore displaying over all good condition. These trees are appropriate for their location.	Unknown	No works required	C2	2.1m



Tree Survey Schedule-Hillcrest Road

Tree No	Species	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	RPA
T88	Sycamore	M	120	4	N=2 S=2 E=2 W=2	0.5m	Good	A mature multi-stemmed Sycamore displaying over all good condition. This tree is located down by the banks of the stream.	Unknown	No works required	C2	2.2m
T89 x 2	Willow	M	110	6	N=2 S=2 E=2 W=2	0.5m	Good	Represents 2 mature Willow displaying over all good condition.	Unknown	No works required	C2	2.2m
T90	Ash	EM	120	4	N=1 S=1 E=1 W=1	0.5m	Good	An early mature Ash displaying over all good condition.	Unknown	No works required	C2	2.2m
T91 - T92 x 6	<i>Sorbus Aucuparia</i> Mountain Ash	EM	160	4	N=2 S=2 E=2 W=2	0.5m	Good	Represents 6 early mature Mountain Ash displaying over all good condition.	Unknown	No works required	B2	2.6m
Group 12 x 9	Ash	M	280	12	N=3 S=3 E=3 W=3	2m	Good	Represents a group of 9 mature multi-stemmed Ash displaying over all good condition. These trees are located down by the banks of the stream.	Unknown	No works required	B2	3.8m





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Yours in Conservation,

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