

Arboricultural Report

Tree Survey,
Arboricultural Impact Assessment &
Arboricultural Method Statement

In relation to the Large-Scale Residential Development at:

**Flemington Lane
Balbriggan
Co. Dublin**

On behalf of:

Lagan Homes Ireland Ltd.

August 2026

260220-PD-11-A

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Section 1: Arboricultural Impact Assessment

1 Summary

- 1.1 This arboricultural report has been instructed by Lagan Homes Ireland Ltd. (the 'Applicant').
- 1.2 The development proposal is for a 'Large-Scale Residential Development' (LRD) at Flemington Lane, Balbriggan, Co. Dublin (the 'Application Site').
- 1.3 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;
 - the impact of the proposed development upon the tree population in and around the site;
 - methods of reducing impacts on trees; and
 - measures to be taken to protect trees during the proposed works.
- 1.4 The proposed development will require the removal of 4 trees and 1 hedgerow, and the partial removal of 5 hedgerows. The proposed removals are specified within the Tree Work Schedule at Appendix A and are highlighted in the Tree Removal Plans at Appendix B.
- 1.5 These removals have been assessed, and although their loss will have an initial impact on the local landscape character, it is not deemed to be significant, as the majority of trees and hedgerows to be removed are of low quality.
- 1.6 The site contains sufficient space for new tree and hedgerow planting to be undertaken. This planting can mitigate the required removals in the medium to long term, and have a positive impact on the amenities and visual appearance of the development and the local surrounding landscape.
- 1.7 All retained trees and hedgerows can be successfully protected during the proposed development works by using robust fencing measures which comply with the

recommendations outlined within BS 5837:2012. The location of tree protection measures is highlighted in the Tree Protection Plans at Appendix B.

- 1.8 In conclusion, the proposed development is achievable in both arboricultural terms and in relation to local planning policy as it relates to trees. Tree impacts have been assessed, and tree protection measures have been specified in accordance with best practice and are sufficient to safeguard retained trees during the proposed works.

2 Introduction

Instructions

- 2.1 This arboricultural report has been instructed by Lagan Homes Ireland Ltd., to provide information to assist all parties involved in the planning process, to make balanced judgements with regard to arboricultural features in relation to the proposed residential development at Flemington Lane, Balbriggan, Co. Dublin.

Development proposal

- 2.2 The proposed large scale residential development (LRD) consists of 146no. dwellings in the form of 120no. houses and 26no. apartments in the following mix – 13no. 1-bed, 29no. 2-bed, 91no. 3-bed and 13no. 4-bed, and childcare facility with play space, scooter parking, car parking and drop off area on Flemington Lane. All housing will be one or two storey in height. The apartment buildings will be three storey in height. The creche will be single storey with a first storey pop up.
- 2.3 Three new vehicular accesses off Flemington Lane are proposed to serve the development. The proposal also provides for public open space including a Multi-Use Games Area (MUGA), communal open space associated with apartments, landscaping, boundary treatments, public lighting, car parking, motorcycle parking, bicycle parking and structures, an active travel hub and cycle route, bin storage structures, works to Flemington Lane itself including two pedestrian crossing points, undergrounding of ESB overhead lines, 2no. ESB substations, infrastructure services and all other associated site development works.

Qualification and experience

- 2.4 This report has been prepared by Charles McCorkell. Charles is a Chartered Arboricultural Consultant dealing with trees in relation to all forms of human activity, including the built environment. He is a Professional Member of the Institute of Chartered Foresters, a Professional Member of the Arboricultural Association, a qualified professional tree inspector (LANTRA), and has a BSc Honours Degree in Arboriculture from the University of Central Lancashire.

Scope and limitations

- 2.5 The survey undertaken is not a health and safety assessment of trees; however, trees identified as imminently dangerous will have been highlighted and recommendations made, where appropriate.

- 2.6 The contents of this report are the copyright of Charles McCorkell Arboricultural Consultancy and may not be distributed or copied without the author's permission.

Methodology and guidance

- 2.7 The author of this report has referred to *British Standard 5837: Trees in relation to design, demolition and construction (2012)* which provides a methodology for the assessment of trees and other significant vegetation on development sites.
- 2.8 BS 5837 (2012) is intended to assist decision making with regard to existing and proposed trees and sets out the principles and procedures to be applied to achieve a harmonious relationship between existing and new trees and structures that can be sustained for the long term.

Supporting information

- 2.9 This report should be read in conjunction with the following supporting documents attached to this report.

Document	Reference	Location
Arboricultural Method Statement	N/A	Section 2
Tree Schedule	260220-PD-10	Appendix A
Tree Work Schedule	260220-PD-12	Appendix A
Tree Survey Plans 01/02	260220-P-10-01/02	Appendix B
Tree Removal Plans 01/02	260220-P-11-01/02	Appendix B
Tree Protection Plans 01/02	260220-P-12-01/02	Appendix B

Definitions

- 2.10 **Root Protection Area (RPA)** – a layout design tool indicating the area surrounding a tree that contains sufficient rooting volume to ensure the survival of the tree.
- 2.11 **Tree Protection Zone (TPZ)** – an area based on the RPA in m² identified by an arboriculturist, to be protected during development, including demolition and construction work, by the use of barriers and/or ground protection fit for purpose to ensure the successful long-term retention of a tree.

3 Observations & Context

Site visit

- 3.1 The site was visited by Colin Nixon on 18 March 2026. The purpose of the visit was to survey trees and hedgerows which may be of significance to the proposed development. The survey was carried out in accordance with BS 5837:2012 and from ground level only.

Site location and description

- 3.2 The Application Site is located on the northern side of Flemington Lane, on the northern outskirts of Balbriggan (Map 1). It is an existing agricultural site with native hedgerows. The area surrounding the site contains residential properties to the south and agricultural lands to the north.



Map 1 (Google 2026): Dashed yellow line highlighting the indicative location of the site within the local area.

View of the site and trees



Photo 1: View of the maintained southern boundary hedgerow H32.



Photo 2: View of the western boundary native hedgerow H34.



Photo 3: View of the central moderate quality native hedgerow H22.



Photo 4: View of the tree group consisting of early mature ash trees regrown from historic coppicing, with an understory hedgerow consisting of hawthorn.



Photo 5: *View of the southern boundary native hedgerow H31.*



Photo 6: *View of the native hedgerow H31 from within the site.*

4 Local Planning Policy

The Fingal Development Plan 2023 – 2029

- 4.1 The Fingal Development Plan 2023 – 2029 came into effect on 5th April 2023 and contains several policies that relate to trees, woodlands and hedgerows. Saved policies and objectives relating to this application include:

Chapter 9.6.9 Protection of Trees and Hedgerows

Policy GINHP21 – Protection of Trees and Hedgerows

Protect existing woodlands, trees and hedgerows which are of amenity or biodiversity value and/ or contribute to landscape character and ensure that proper provision is made for their protection and management.

Policy GINHP22 – Tree Planting

Provide for appropriate protection of trees and hedgerows, recognising their value to our natural heritage, biodiversity and climate action and encourage tree planting in appropriate locations.

Objective GINHO44 – Tree Removal

Ensure adequate justification for tree removal and require documentation and recording of reason where felling is proposed and avoid removal of trees without adequate justification.

Chapter 12. Development Management Standards – Tree Policy

Objective DMSO127 – Management of Trees and Hedgerows

Protect, preserve and ensure the effective management of trees and groups of trees and hedgerows.

Objective DMSO128 – Protection of Trees and Hedgerows during Development

Ensure during the course of development, trees and hedgerows that are conditioned for retention are fully protected in accordance with “BS5837 (2012) Trees in relation to the Design, Demolition and Construction – Recommendations” or as may be updated and are monitored by the appointed arboricultural consultant.

5 Technical Information

Tree data

- 5.1 The Tree Survey Plan at Appendix B illustrate the location of trees and groups, the extent of the spread of their crowns, and their root protection areas. Dimensions, comments and information for each tree and group are given in the Tree Schedule at Appendix A.

Life stage analysis

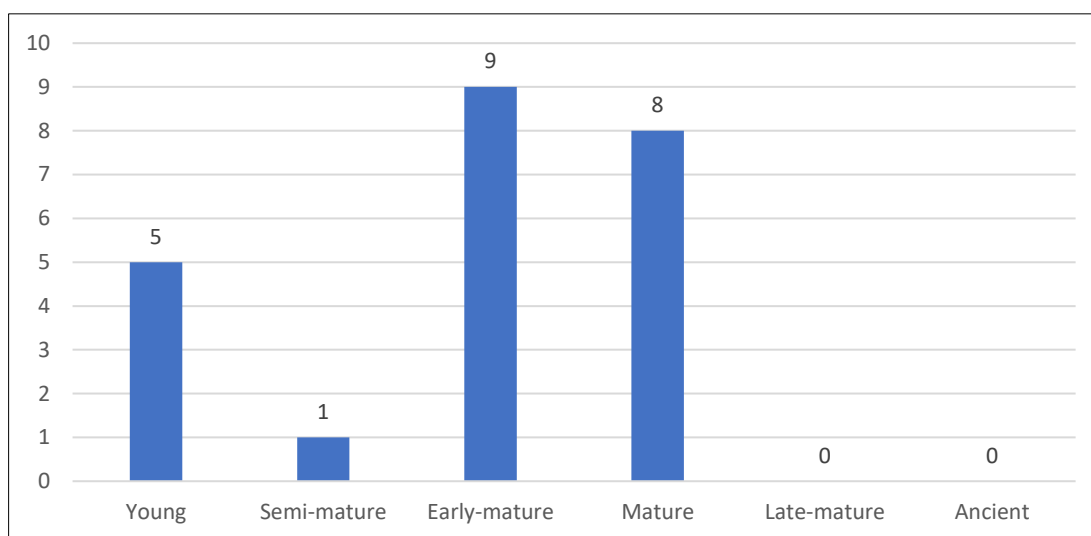


Figure 1: Life stage analysis of the 23 survey entries recorded.

BS5837 (2012) category breakdown

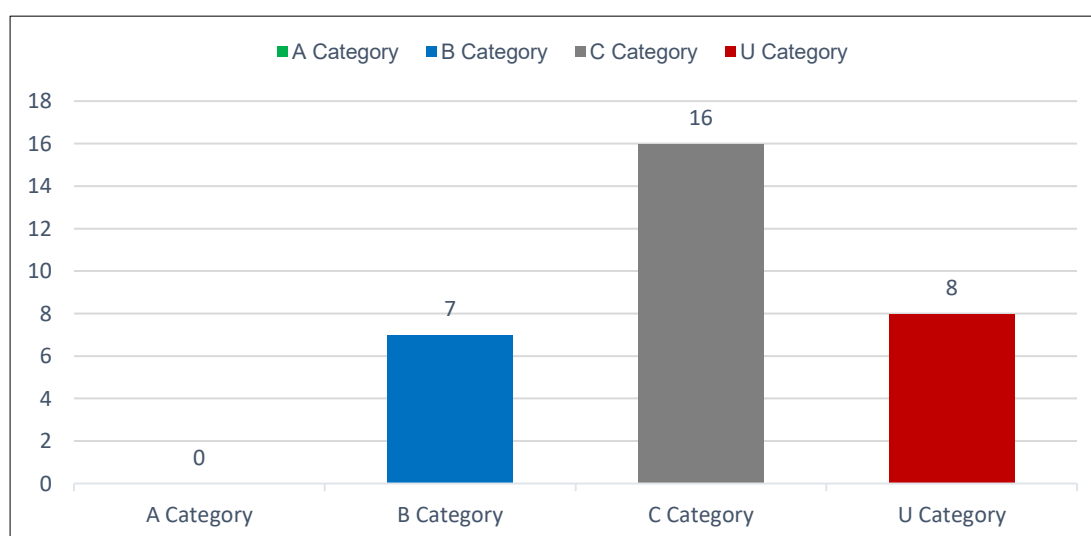


Figure 2: Breakdown of BS5837:2012 categories of the 23 survey entries recorded.

6 Analysis of the Proposal in Respect of Trees

Arboricultural Impacts

- 6.1 **Loss of trees & hedgerows** – The proposed development will require the removal of 4 trees and 1 hedgerow, and the partial removal of 5 hedgerows. In total, the removal of hedgerows is approximately 412 linear metres. The proposed removals are highlighted on the Tree Removal Plans at Appendix B and are specified within the Tree Work Schedule at Appendix A.

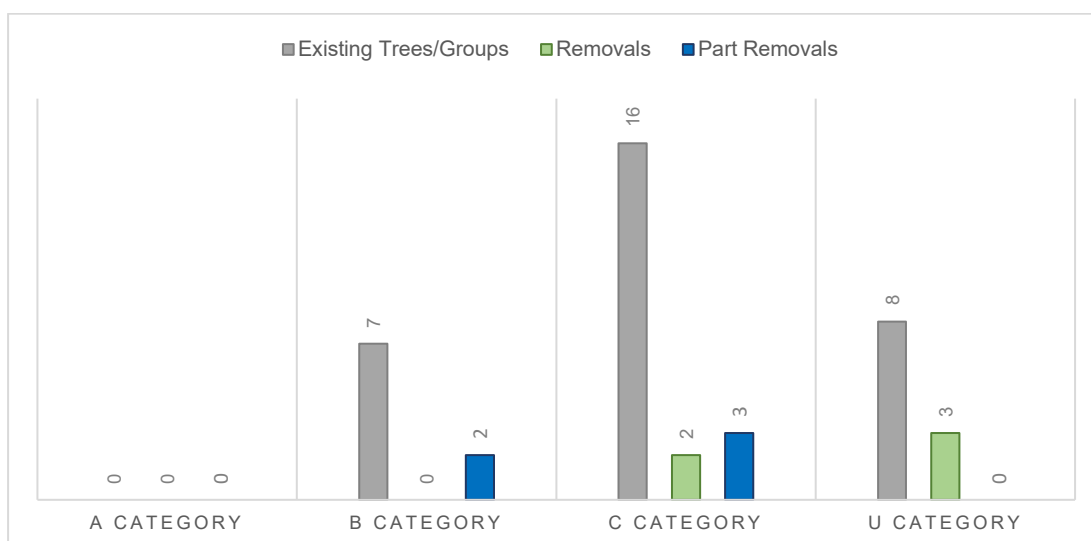


Figure 3: Proposed removals in comparison to the total number of survey entries recorded and their category in accordance with BS5837.

- 6.2 The loss of trees and hedgerows will have an initial impact on the local canopy cover and on the character and appearance of the surrounding rural landscape. Considering the site's change of use, its landscape character will be impacted; however, as the majority of trees and hedgerows to be removed are of low quality, the overall extent of the impact is not deemed significant.
- 6.3 **Tree and hedgerow management works** – The lateral growth of hedgerows is required to be pruned in areas to provide sufficient clearance for development works to be carried out. The extent and method of these pruning works must be agreed upon on-site before construction works commence. It is essential that, where large branches are pruned, a clean cut is made to allow regrowth to occur.
- 6.4 All tree management works must be specified on-site by the arboricultural consultant, and all tree surgery works must be carried out by a reputable arboricultural contractor

in accordance with the recommendations given in BS 3998:2010 – Tree Work Recommendations.

- 6.5 **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 and hedgerows.
- 6.6 **Construction operations** – The construction of the main built element of the proposal will not require excavation or other works within the RPAs of retained trees. No special methods of construction are therefore required; however, it will be necessary to ensure that site operations do not impact trees and hedgerows or the soil environment upon which they rely. Details of the measures to be taken to protect trees and hedgerows are included in the Tree Protection Plans at Appendix B.
- 6.7 **Drainage and services** – The proposed drainage layout within the main development site is currently unknown. Where underground services are required, these should avoid the RPAs of retained trees or special installation techniques must be used under arboricultural supervision.
- 6.8 All drainage and service runs located within tree RPAs must be installed in accordance with industry best practice. The BS 5837:2012 recommends the National Joint Utilities Group Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees Volume 4, issue 2: NJUG, 2007 as a normative reference in these instances.
- 6.9 **Tree protection measures** – All retained trees and hedgerows can be successfully protected during the proposed development works by using robust fencing measures which comply with the recommendations outlined within BS 5837:2012. The location and specification of all tree protection measures are highlighted on the Tree Protection Plans at Appendix B.

7 Discussion & Conclusion

General Change

- 7.1 The trees and hedgerows proposed to be removed to facilitate the development will have an initial impact on the immediate local area. The proposed development will require new tree and hedge planting to be carried out throughout the site to help mitigate this loss in the medium to long term.
- 7.2 Space has been provided within the development proposal for new high-quality tree and hedgerow planting to be carried out. Through structured tree planting, there is an opportunity to enhance local canopy cover and the diversity of species, which will not only help mitigate the proposed removals but can also help to enhance the visual appearance of the development.

Proposal in relation to local planning policy

- 7.3 The proposal requires the removal of trees and hedgerows that are of biodiversity value and contribute to the landscape character of the area. These losses have been assessed, and there are no trees or hedgerows of high quality and value required to be removed.
- 7.4 The development proposal has provided space for new high-quality tree and hedgerow planting to be carried out. Such planting will help to mitigate the loss of the proposed removals and enhance the visual appearance of the development.
- 7.5 The proposal has been assessed in accordance with best practice BS 5837:2012 and, provided the recommendations as detailed within this report are followed, retained trees and hedgerows can be successfully protected for the duration of construction.

Conclusion

- 7.6 Constraints posed by trees and hedgerows have been assessed, and where impacts occur, these have been identified specifically in this report and can be addressed using sensitive design and construction measures.
- 7.7 The protection of retained trees and hedgerows on this site during the proposed development works can be achieved by continuing to follow the recommendations in BS5837:2012 and by compliance with suitably drafted planning conditions.

Section 2: Arboricultural Method Statement

Introduction	
This report has been prepared in accordance with British Standard 5837: Trees in relation to design, demolition and construction – Recommendations (2012) which provides a methodology for the assessment and protection of trees and other significant vegetation on development sites.	
Sequence of Operations	
• Proposed tree and hedge removals. • Installation of tree protection measures. • Enabling works, including the installation of a site compound. • Construction, including the installation of drainage and services. • Landscaping. <i>Alternative sequences can be discussed and agreed with the local authority and project manager if required.</i>	
Supervision	
All key/critical activities that will affect trees during construction will be inspected and monitored by the approved arboricultural consultant. • Pre-commencement meeting with the site manager to discuss tree protection measures; • Inspection of tree works and protection measures prior to the commencement of works; • Monthly site visits to inspect tree protection measures; • Supervision during the installation of drainage and services within tree RPAs; • Supervision during any other works that may affect retained trees; and • Tree inspection upon completion.	
Scope	Methodology
Pre-commencement meeting	Prior to the commencement of works, a meeting between the arboricultural consultant, site manager and Parks Department will be held in order to discuss the tree protection measures and proposed works required in close proximity to trees.

	Contact details of all parties will be circulated to ensure all team members are able to communicate correctly. The site manager will be responsible for the protection of all retained trees for the duration of the project. Whenever necessary, the site manager will engage the arboricultural consultant to ensure trees are adequately protected. The appointed arboricultural consultant will be available for verbal advice throughout the site works.
Tree Works	Please refer to the Tree Work Schedule at Appendix A for a list of all proposed tree and hedge works. The location of trees and hedgerows to be removed is highlighted on the Tree Removal Plans at Appendix B. It is the responsibility of the Site Manager to ensure all tree works have been approved by the local planning authority. All tree works will be carried out by a reputable arboricultural contractor in accordance with the recommendations given in BS 3998:2010 – Tree Work Recommendations. All tree works should be carried out in accordance with Section 40 of the Wildlife Act 1976 and Section 46 of the Wildlife (Amendment) Act 2000. It is the responsibility of the arboricultural contractor to ensure that no protected species are harmed whilst carrying out site clearance or tree surgery works.
Tree Protection	The position of protective fencing for construction is shown on the Tree Protection Plans at Appendix B. Protective fencing must be constructed and installed using the BS5837:2012 fencing specification as detailed on the Tree Protection Plan at Appendix B. Alternatives to those shown must be agreed in advance by the client approved arboricultural consultant. No materials or equipment other than those required to erect protective fencing will be delivered to the site before the fencing is installed. Signs will be fixed to every third panel stating, <i>'Tree Protection Area Keep Out – Any incursion into the protected area must be with the agreement of the local authority or arboricultural consultant'</i>. The main contractor will inform the local authority and the arboricultural consultant that tree protection is in place before site clearance works commence.

	No alteration, removal or repositioning of the tree protection will take place during construction without the prior consent of the arboricultural consultant.
Compound Area	The site compound must be located outside the designated TPZs as highlighted on the Tree Protection Plans at Appendix B. No excavation works within tree RPAs are permitted to install temporary services for site cabins and facilities. Any temporary services within tree RPAs must be above ground and protected accordingly. No operating generators or toxic liquids will be stored within the RPAs of retained trees during construction. Overhanging tree canopies must be taken into consideration when transporting, installing and removing site cabins near tree crowns. A banksman will be present during this process to ensure that all operations are carried out in a controlled manner and no part of the cabin meets overhanging tree crowns.
Drainage and Service Installation	All methods of work for the installation of drainage runs or services within the RPAs of retained trees will follow the guidance within Table 3 of BS 5837 (2012), or National Joint Utilities Group (NJUG) <i>Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees</i>. Volume 4, issue 2, London NJUG 2007. Prior to drainage or service installation works commencing within RPAs, the arboricultural consultant will be contacted, and a date agreed for a site meeting to run through the proposed methods of work on site with the site manager and relevant site operatives.
General Principals to Avoid Damage to Trees	All tree works will be carried out in accordance with the recommendations given in BS 3998 (2010). No fires will be permitted within 20m of the crown of any tree. No changes in soil levels will take place within the tree protection zones without prior written consent of the local authority. No materials, vehicles, plant or personnel will be permitted into the tree protection zones at any time without the prior consent of the arboricultural consultant. Any liquid materials spilled on site will be immediately cleared up and removed from the site. If liquid fuel or cement products are spilled within

	2m of the tree protection zone, the contractor will report the incident to the arboricultural consultant immediately. The contractor will report any damage to trees or shrubs, whether caused by construction activities or from any other cause, to the arboricultural consultant immediately.
Landscape Operations	All landscape operations within the protected area will be carried out by hand, using hand tools only, unless otherwise agreed with by the arboricultural consultant. No dumping of spoil or rubbish, parking of vehicles or plant, storage of materials or temporary accommodation will be undertaken within the TPZs. All tree roots within the RPAs greater than 25mm diameter will be retained and worked around. Soil levels will not be increased or reduced within the RPAs of trees without prior agreement from the arboricultural consultant.

Appendix A - Schedule

Document	Reference	Revision
Tree Schedule	260220-PD-10	-
Tree Work Schedule	260220-PD-12	A

260220 - Flemington Lane

Tree ID	No. Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Hedge H10	1 Rubus fruticosus s. (Blackberry/Bramble)	5.0	25 AVE	1									0.0		Mature	Structural condition Fair. Physiological condition Fair. Hedgerow - Neglected / overgrown. Height and stem diameter are average for group. Sparsely stocked native hedgerow with large area of Japanese knotweed within the centre of it. Large gaps in hedge are filled with grass, brambles and knotweed. Quantities not recorded only species mix.	18/03/2026	28.3	3.0	20-40	C2
	1 Prunus spinosa (Blackthorn/Sloe)																				
	1 Hedera helix (Common Ivy)																				
	1 Fallopia japonica (Japanese Knotweed)																				
	1 Crataegus monogyna (Common Hawthorn/Quick/May)																				
Shrub S13	1 Rubus fruticosus s. (Blackberry/Bramble)	2.0	7 AVE	1									0.0		Early Mature	Structural condition Fair. Physiological condition Fair. Natural regeneration. Height and stem diameter are average for group. Neglected area consisting of gorse and brambles. Quantities not recorded only species mix.	18/03/2026	2.2	0.8	10-20	C1
	1 Gorse (																				

Stem **green** Estimated valueStem **AVE** Average stem diameter for tree groupsStem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

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260220 - Flemington Lane

Tree ID	No. Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Hedge H21	1 Sambucus nigra (Elder)	6.0	25 AVE	1									0.0		Mature	Structural condition Fair. Physiological condition Fair. Hedgerow - Neglected / overgrown. Height and stem diameter are average for group. Mixed native hedgerow consisting mainly of hawthorn. Several gaps present that are overgrown with brambles. Quantities not recorded only species mix. Rejuvenation of hedgerow required to improve its condition. At present the hedge is a borderline C/B Category.	18/03/2026	28.3	3.0	20-40	C2
	1 Rubus fruticosus s. (Blackberry/Bramble)																				
	1 Rosa canina (Dog-rose)																				
	1 Prunus spinosa (Blackthorn/Sloe)																				
	1 Hedera helix (Common Ivy)																				
	1 Crataegus monogyna (Common Hawthorn/Quick/May)																				

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

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260220 - Flemington Lane

Tree ID	No. Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Hedge H22	1 Sambucus nigra (Elder)	6.0	25 AVE	1									0.0		Mature	Structural condition Fair. Physiological condition Fair. Hedgerow - Neglected / overgrown. Height and stem diameter are average for group. Mixed native hedgerow consisting mainly of hawthorn. Several gaps present that are overgrown with brambles. Quantities not recorded only species mix. Young ash trees are in decline as they are infected with ash dieback.	18/03/2026	28.3	3.0	20-40	B2
	1 Rubus fruticosus s. (Blackberry/Bramble)																				
	1 Rosa canina (Dog-rose)																				
	1 Hedera helix (Common Ivy)																				
	1 Fraxinus excelsior (Ash)																				
	1 Crataegus monogyna (Common Hawthorn/Quick/May)																				
Tree T23	1 Fraxinus excelsior (Ash)	10.0	38 COM	3	4.5		4.0		3.5		4.0		2.0		Early Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Multi-stemmed. Unable to inspect tree closely due to dense scrub.	18/03/2026	65.7	4.6	10-20	C2
Tree T24	1 Fraxinus excelsior (Ash)	10.0	35 COM	2	4.0		3.5		3.5		3.5		3.0		Early Mature	Structural condition Fair. Physiological condition Poor. Access to inspect base - Not possible. Die-back - Upper crown. Decline - Suspected. Multi-stemmed. Unable to inspect tree closely due to dense scrub. Tree is infected with ash dieback.	18/03/2026	56.6	4.2	0-10	U

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

260220 - Flemington Lane

Tree ID	No. Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Tree T25	1 Fraxinus excelsior (Ash)	7.5	27	1	4.0		4.0		3.0		3.0		3.0		Early Mature	Structural condition Fair. Physiological condition Poor. Access to inspect base - Not possible. Die-back - Throughout crown. Decline - Evident / observed. Unable to inspect tree closely due to dense scrub. Tree is infected with ash dieback.	18/03/2026	33.0	3.2	0-10	U
Tree T26	1 Fraxinus excelsior (Ash)	12.0	53 COM	3	9.0		7.0		8.0		6.0		0.0		Mature	Structural condition Fair. Physiological condition Poor. Access to inspect base - Not possible. Branch - Suspended. Coppice stool - Coppice origin / Mature stems. Die-back - Throughout crown. Decline - Evident / observed. Deadwood - Minor. Shedding limb / limbs - Recent. Unable to inspect tree closely due to dense scrub. Tree is infected with ash dieback. Broken limb still attached. Rests on the ground to the east.	18/03/2026	130.5	6.4	0-10	U
Tree T27	1 Fraxinus excelsior (Ash)	11.0	42 COM	2	6.0		5.5		5.0		5.0		3.0		Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Coppice stool - Coppice origin / Mature stems. Deadwood - Minor. Unable to inspect tree closely due to dense scrub. Tree is located in neighbouring property.	18/03/2026	81.4	5.1	10-20	C2
Hedge H28	1 x Cupressocyparis leylandii (Leyland Cypress)	5.0	27	1									0.0		Early Mature	Structural condition Fair. Physiological condition Fair. Hedgerow - Maintained. Height and stem diameter are average for group. Neighbouring hedgerow, not overhanging boundary. Quantities not recorded.	18/03/2026	33.0	3.2	10-20	C2
Tree T29	1 Fraxinus excelsior (Ash)	12.0	49 COM	4	7.0		6.0		6.0		7.0		4.0		Mature	Structural condition Poor. Physiological condition Fair. Access to inspect base - Not possible. Branch - Broken. Branch - Suspended. Coppice stool - Coppice origin / Mature stems. Deadwood - Minor. Ivy or climbing plant. Lesion or fracture on stem / bole - Minor. Unable to inspect tree closely due to dense scrub. Lesions on principal stems associated with Ash die back.	18/03/2026	109.0	5.9	0-10	U

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

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260220 - Flemington Lane

Tree ID	No. Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Tree T30	1 Fraxinus excelsior (Ash)	11.0	38	1	5.0		6.0		5.0		5.0		3.0		Early Mature	Structural condition Fair. Physiological condition Poor. Access to inspect base - Not possible. Deadwood - Minor. Ivy or climbing plant. Unable to inspect tree closely due to dense scrub. Tree is infected with ash dieback.	18/03/2026	65.3	4.6	0-10	U
Hedge H31	1 Sambucus nigra (Elder)	6.0	27 AVE	1									0.0		Mature	Structural condition Fair. Physiological condition Fair. Hedgerow - Neglected / overgrown. Height and stem diameter are average for group. Mixed roadside native hedgerow consisting mainly of hawthorn. Young ash are in decline as they are infected with ash dieback . Quantities not recorded only species mix. Overgrown hedgerow in need of some rejuvenation works.	18/03/2026	33.0	3.2	20-40	B2
	1 Rubus fruticosus s. (Blackberry/Bramble)																				
	1 Prunus spinosa (Blackthorn/Sloe)																				
	1 Hedera helix (Common Ivy)																				
	1 Fraxinus excelsior (Ash)																				
	1 Crataegus monogyna (Common Hawthorn/Quick/May)																				

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

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260220 - Flemington Lane

Tree ID	No. Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Hedge H32	1	Rubus fruticosus s. (Blackberry/Bramble)	1.5	10 AVE	1								0.0		Early Mature	Structural condition Good. Physiological condition Good. Hedgerow - Maintained. Maintained dense agricultural hedgerow at 1- 1.5m height. Mostly consists of hawthorn and bramble. Breasted on roadside.2-3m wide. Quantities not recorded, only species mix.Diameters and height recorded as average for group.	18/03/2026	4.5	1.2	20-40	C2
	1	Prunus spinosa (Blackthorn/Sloe)																			
	1	Hedera helix (Common Ivy)																			
	1	Acer pseudoplatanus (Sycamore)																			
	1	Crataegus monogyna (Common Hawthorn/Quick/May)																			
Hedge H33	1	Rubus fruticosus s. (Blackberry/Bramble)	1.5	10 AVE	1								0.0		Early Mature	Structural condition Good. Physiological condition Good. Hedgerow - Maintained. Maintained dense agricultural hedgerow at 1- 1.5m height. Breasted on roadside.2-3m wide. Quantities not recorded, only species mix.Diameters and height recorded as average for group.	18/03/2026	4.5	1.2	20-40	C2
	1	Hedera helix (Common Ivy)																			
	1	Fraxinus excelsior (Ash)																			
	1	Crataegus monogyna (Common Hawthorn/Quick/May)																			
	1	Acer pseudoplatanus (Sycamore)																			

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

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260220 - Flemington Lane

Tree ID	No. Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Hedge H34	1 Rubus fruticosus s. (Blackberry/Bramble)	6.0	25 AVE	1									0.0		Mature	Structural condition Fair. Physiological condition Fair. Hedgerow - Neglected / overgrown. Height and stem diameter are average for group. Mixed hedgerow consisting mainly of regrown Ash at 7m. Dense bramble clads the lower and mid canopies of trees. Ash trees showing signs of Ash die back at varying stages. Quantities not recorded only species mix.	18/03/2026	28.3	3.0	20-40	C2
	1 Prunus spinosa (Blackthorn/Sloe)																				
	1 Hedera helix (Common Ivy)																				
	1 Fraxinus excelsior (Ash)																				
	1 Crataegus monogyna (Common Hawthorn/Quick/May)																				
Hedge H35	1 Rubus fruticosus s. (Blackberry/Bramble)	14.0	32 AVE	1									0.0		Early Mature	Structural condition Fair. Physiological condition Fair. Tree group or hedgerow mostly consisting of early mature Ash trees regrown from historic coppice. All showing signs of Ash die back at varying stages. Understory hedgerow consists of occasional 6m high hawthorn heavily clad in dense ivy and gaps in hedge noted throughout. Cluster of blackthorn noted at South end of group near roadside. Quantities not recorded in group., only species mix. Height and stem diameter are average for group.	18/03/2026	46.3	3.8	20-40	C2
	1 Prunus spinosa (Blackthorn/Sloe)																				
	1 Hedera helix (Common Ivy)																				
	1 Fraxinus excelsior (Ash)																				
	1 Crataegus monogyna (Common Hawthorn/Quick/May)																				

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

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260220 - Flemington Lane

Tree ID	No. Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T36	1 Tilia x vulgaris (Common Lime)	6.0	14	1	2.0	1.5	1.0	1.0					0.5		Young	Structural condition Fair. Physiological condition Good. Young planted tree / trees.	18/03/2026	8.9	1.7	40+	C2
Tree T37	1 Tilia x vulgaris (Common Lime)	5.0	11	1	1.0	1.0	1.0	1.0					0.5		Young	Structural condition Good. Physiological condition Good. Young planted tree / trees.	18/03/2026	5.5	1.3	40+	C2
Tree T38	1 Tilia x vulgaris (Common Lime)	5.0	11	1	1.0	1.0	1.0	1.0					0.5		Young	Structural condition Good. Physiological condition Good. Branch - Broken. Young planted tree / trees.	18/03/2026	5.5	1.3	40+	C2
Tree T39	1 Acer campestre (Field Maple)	4.0	11	1	1.0	1.0	1.0	1.0					1.5		Young	Structural condition Good. Physiological condition Good. Bark wound - Minor.	18/03/2026	5.5	1.3	40+	C2
Tree T40	1 Acer campestre (Field Maple)	4.0	14	1	1.0	2.0	2.0	2.0					2.0		Semi Mature	Structural condition Good. Physiological condition Good.	18/03/2026	8.9	1.7	40+	C2
Tree T41	1 Acer campestre (Field Maple)	3.0	9	1	1.0	1.0	1.0	1.0					1.5		Young	Structural condition Good. Physiological condition Good. Bark wound - Minor.	18/03/2026	3.7	1.1	40+	C2

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

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Table 1 of BS5837 (2012)

Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	* Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) * Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline * Trees infected with pathogens of significance to health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7	RED		
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Tree that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue).	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture).	GREEN
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation.	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.	Trees with material conservation or other cultural value.	BLUE
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits.	Trees with no material conservation or other cultural value.	GREY

260220-PD-12-A - Planning Tree Works Schedule

260220 - Flemington Lane

ID	No. / Species	BS5837 Category	Purpose of works Recommended works	Status
H22	1 <i>Crataegus monogyna</i> Common Hawthorn/Quick/May	B2	To facilitate development	Proposed
	1 <i>Fraxinus excelsior</i> Ash		Fell - Ground level. Partial removal of group as shown on the Tree Removal Plans.	
	1 <i>Hedera helix</i> Common Ivy			
	1 <i>Rosa canina</i> Dog-rose			
	1 <i>Rubus fruticosus s.</i> Blackberry/Bramble			
	1 <i>Sambucus nigra</i> Elder			
T25	1 <i>Fraxinus excelsior</i> Ash	U	Good arboricultural practice Pollard - Initiate new regime. Pollard to height of hedgerow.	Proposed
T26	1 <i>Fraxinus excelsior</i> Ash	U	To facilitate development Fell - Ground level.	Proposed
H28	1 <i>x Cupressocyparis leylandii</i> Leyland Cypress	C2	To facilitate development Reduce lateral limb / limbs. Reduce lateral growth as shown on the Tree Removal Plans.	Proposed
T29	1 <i>Fraxinus excelsior</i> Ash	U	To facilitate development Fell - Ground level.	Proposed
T30	1 <i>Fraxinus excelsior</i> Ash	U	To facilitate development Fell - Ground level.	Proposed
H31	1 <i>Crataegus monogyna</i> Common Hawthorn/Quick/May	B2	To facilitate development	Proposed
	1 <i>Fraxinus excelsior</i> Ash		Fell - Ground level. Partial removal of group as shown on the Tree Removal Plans.	
	1 <i>Hedera helix</i> Common Ivy			
	1 <i>Prunus spinosa</i> Blackthorn/Sloe			
	1 <i>Rubus fruticosus s.</i> Blackberry/Bramble			
	1 <i>Sambucus nigra</i> Elder			

ID	No. / Species	BS5837 Category	Purpose of works Recommended works	Status
H32	1 <i>Acer pseudoplatanus</i> Sycamore	C2	To facilitate development Fell - Ground level.	Proposed
	1 <i>Crataegus monogyna</i> Common Hawthorn/Quick/May			
	1 <i>Hedera helix</i> Common Ivy			
	1 <i>Prunus spinosa</i> Blackthorn/Sloe			
	1 <i>Rubus fruticosus s.</i> Blackberry/Bramble			
H33	1 <i>Acer pseudoplatanus</i> Sycamore	C2	To facilitate development Fell - Ground level. Partial removal of group to site boundary line as shown on the Tree Removal Plans.	Proposed
	1 <i>Crataegus monogyna</i> Common Hawthorn/Quick/May			
	1 <i>Fraxinus excelsior</i> Ash			
	1 <i>Hedera helix</i> Common Ivy			
	1 <i>Rubus fruticosus s.</i> Blackberry/Bramble			
H34	1 <i>Crataegus monogyna</i> Common Hawthorn/Quick/May	C2	To facilitate development Fell - Ground level. Partial removal of group as shown on the Tree Removal Plans.	Proposed
	1 <i>Fraxinus excelsior</i> Ash			
	1 <i>Hedera helix</i> Common Ivy			
	1 <i>Prunus spinosa</i> Blackthorn/Sloe			
	1 <i>Rubus fruticosus s.</i> Blackberry/Bramble			
H35	1 <i>Crataegus monogyna</i> Common Hawthorn/Quick/May	C2	To facilitate development Fell - Ground level. Partial removal of group as shown on the Tree Removal Plans.	Proposed
	1 <i>Fraxinus excelsior</i> Ash			
	1 <i>Hedera helix</i> Common Ivy			
	1 <i>Prunus spinosa</i> Blackthorn/Sloe			
	1 <i>Rubus fruticosus s.</i> Blackberry/Bramble			
T41	1 <i>Acer campestre</i> Field Maple	C2	To facilitate development Fell - Ground level.	Proposed

Appendix B - Plans

Document	Reference	Revision
Tree Survey Plan 01	260220-P-10-01	B
Tree Survey Plan 02	260220-P-10-02	B
Tree Removal Plan 01	260220-P-11-01	B
Tree Removal Plan 02	260220-P-11-02	B
Tree Protection Plan 01	260220-P-12-01	B
Tree Protection Plan 02	260220-P-12-02	B

