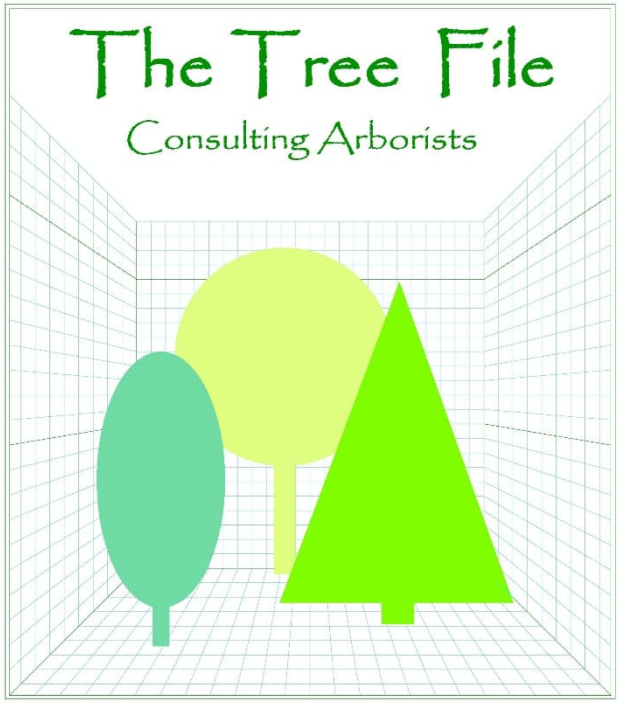

Arboricultural Report

Trees at Proposed Site at
158A Richmond Road
Dublin 3

February 2023

The Tree File Ltd
Consulting Arborists
Ashgrove House
26 Foxrock Court
Dublin 18
D18 R2K1
086-3819011

Contents

Associated Drawings

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

	Drawing Title	Drawing Subject
1)	Richmond Road Tree Constraints Plan	**Tree Constraints Plan** A plan depicting the predevelopment location, size, calculated constraints, and simplified tree quality category system
2)	Richmond Road Tree Impacts Plan	**Tree Impacts Plan** This plan represents the effects of the proposed development works on the above tree population and depicts trees to be retained and removed.

1 Report Summary

1.1 The developable site supports no trees but is adjoined by three trees that arise from positions immediately outside of its boundaries. The trees include two roadside Sycamore (Nos. 769 and 770) to the north-west of the site, and a third Sycamore (tree A) a sapling arising from a wall and derelict shed structure to the south of the site.

1.2 Tree A adjoins but is located outside of the site area and will not be affected by the proposed works. Nonetheless, the tree is considered unsustainable and its removal is advised. It is noted that if the flood wall is required, it will have no impact on the findings of this report as there will be no changes to tree impacts. However, the removal of "Tree A" is still advisable, but appreciates that such removal can only be undertaken by or with the express permission of its legal owner.

1.3 Trees 769 and 770 are of mediocre to poor condition and appear to offer limited sustainability. While both trees are minimally affected by the proposed development, the associated upgrade of Richmond Road and its associated pedestrian and cycle path will require the removal of both trees. It is therefore proposed to remove the two trees on Richmond Road in agreement with Dublin City Council.

1.4 Preplanning discussions with DCC Transport Planning determined that any redevelopment proposals for the subject Leydens site must setback the development proposals a sufficient distance within the site and include the construction of the off-site Richmond Road enhancement roads (along the entire site frontage) as per DCC Objective SMT027. The implementation the Richmond Road upgrade works along the site frontage, will require the relocation of the existing corridors southern kerb edge some 4.86m southwards towards the subject Leydens site. For this reason, the redevelopment proposals for the subject Leydens site at 158A Richmond Road include the removal of the existing street trees to the south of Richmond Road and to the northwest of the proposed development site.

1.5 The tree removal aspect is based on the fact that both trees conflict with the proposed cycle-way. Sycamore 170 is positioned directly within what will be the new cycle-way. Sycamore 169 is positioned so close to the edge of the proposed cycle-way as to make damaging the tree during construction works, impossible in light of necessary construction methodologies and the achievement of finished levels.

1.4 As no trees are being retained in conjunction with the proposed development, this report provides no tree management or tree protection details.

2 Introduction

2.1 This report was commissioned by-
Malkey Limited

This report has been prepared by-
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Report Brief

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

Report Context

2.3 This report includes a Arboricultural review of the proposed development project. This includes an assessment of the sites existing tree population within its current context, as well as an assessment of their potential for sustainable retention in the post-development scenario and the likely effects and repercussions of the development and construction process upon those trees. It also provides information regarding the necessary tree protection and the avoidance of damage to trees during the construction process, necessary to achieve sustainable tree retention.

2.4 This assessment summarises the Arborists findings and recommendations, arrived at after reviewing the proposed project details as provided, and after an evaluation of trees as defined and described in the tree survey at "Appendix 2". This report does not include an "Arboricultural Method Statement" as no trees will be retained within or directly adjoining the proposed site.

2.3 This report must not be regarded as a critique of the proposed development. It is an impartial assessment of the development implications as they relate to the sustainable retention of trees, whether that be any, some, or all trees on a site. This report is for planning purposes only and may be deficient for construction phase use.

Report Limitations

2.5 This report relates the Arborists interpretation of information provided to him before the report compilation and gained by him during the undertaking of the site review and tree survey. The site review data is subject to the limitations as set out under "Inspection and Evaluation Limitations and Disclaimers" in "Appendix 2" of this report. The findings and recommendations made within this report are compiled, based upon the knowledge and expertise of the inspecting Arborist.

2.6 The "Implication Assessment" element of the report builds on assumptions and estimates, particularly in respect of how construction works might proceed on a day to day basis and appreciates the "design" stage of the project, as opposed to "detail design" or "construction" detail.

2.7 Accordingly, this assessment is premised on all its elements/recommendations, and the omission or alteration of any part of it, particularly the application of tree protection methodologies, can radically alter outcomes in respect of sustainable tree retention.

3 Site Description

3.1 The site is located to the south of Richmond Road. The site is adjoined by further commercial and residential premises to the west and south-east.

3.2 The site in question comprises a commercial complex supporting large storage warehousing, as well as extensive parking and vehicular access.

3.3 The site is broadly artificial, retaining little soft landscape. The site supports little vegetation, and this is associated with the site's south-western boundary. At this position, note is made of a sapling Sycamore and a Buddleia associated with the wall structure.

4 Pre-Development Arboricultural Scenario

4.1 With the exception of two small plants, the site is devoid of vegetation. The site's south-western boundary is defined by a block wall, where a Sycamore and a Buddleia arise from the wall footing.

4.2 Both plants, while healthy, are wholly unsustainable and unsuitable for retention.

4.3 The proposed works adjoin and will affect two roadside Sycamores. Trees 769 and 770 are located on a small area of soft landscape to the south of Richmond Road. Both trees have been categorised as "C" grade specimens and exhibit symptoms that suggest that they have already been adversely affected by previous disturbance and encroachment. These trees appear to offer limited sustainability.

5 Planning Scenario in Respect of Tree

5.1 In respect of trees as they relate to planning within the Dublin City Council area, note is made of two areas of guidance including - **The Dublin City Tree Strategy 2016-2020** and **Dublin City Development Plan 2022-2028.**

5.2 **The Dublin City Tree Strategy 2016-2020 is a** strategy document that outlines various intents and desires surrounding trees and woodlands within the city council area.

5.3 Within the **Dublin City Development Plan**, Chapter 10, Green Infrastructure and Recreation makes multiple references to tree retention and planting and includes a number of policies (GI40, GI41, GI42 and GI44) and objectives (GIO41. GIO42 and GIO43). Fig 10.4 of Chapter 10 illustrates the local Tree Preservation Orders.

5.4 The retention and management of trees and hedges is also noted in Section 15 Development Standards. This section includes stipulations on the financial evaluation of trees lost to development.

5.5 Notwithstanding the notes above, the current development plan shows no specific objectives to protect and preserve trees and woodland on or near the site. Equally, the site area supports no Tree Preservation Orders.

6 Other Legislative and Legal Constraints

6.1 Under the Forestry Act 2014, the felling of a tree standing in a county area requires a felling license, however, as this site are exists wholly within an urban area, then there appears to be no requirement for a tree felling licence.

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

7 Construction Activities and their Effect on Trees

7.1 Retaining trees requires space. There is a big difference between physically preserving a tree and ensuring its future survival. Sustainable tree retention often depends on the extent and nature of construction protection.

7.2 Like all living things, trees are highly dependent on the environment in which they exist, including continuity in water supplies and soil nutrients. Any long-term change in ground conditions can easily affect a tree's metabolism, health, and sustainability.

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

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

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

7.6 Retained trees should be considered in respect of shadow-cast, light admission, and view-blocking. Wind patterns can affect leaf shedding, causing drifts and

accumulations, creating management issues around drains and gullies, or creating slippery surfaces.

8 Nature of Project Works

8.1 The proposed development is described as below:

8.1.1 Malkey Limited intend to apply for permission for development (Large-scale Residential Development (LRD)) at this c. 0.55 hectare site at the former Leydens Wholesalers & Distributors, No. 158A Richmond Road, Dublin 3, D03 YK12. The site is bounded to the north-east by Richmond Road, to the west/south-west by No. 146A and Nos. 148-148A Richmond Road (pending application ABP Reg. Ref. TA29N.312352), to the south/south-west by a residential and commercial development (Distillery Lofts) and to the east/south-east by the Former Distillery Warehouse (derelict brick and stone building). Improvement works to Richmond Road are also proposed including carriageway widening up to c. 6 metres in width, the addition of a c. 1.5 metre wide one-way cycle track/lane in both directions, the widening of the northern footpath on Richmond Road to a minimum of c. 1.8 metres and the widening of the southern footpath along the site frontage which varies from c. 2.2 metres to c. 7.87 metres, in addition to a new signal controlled pedestrian crossing facility, all on an area of c. 0.28 hectares. The development site area and road works area will provide a total application site area of c. 0.83 hectares.

The proposed development will principally consist of: a Large-scale Residential Development (LRD) comprising the demolition of existing industrial structures on site (c. 3,359 sq m) and the construction of a mixed-use development including artist studios (c. 749 sq m), a creche (c. 156 sq m), a retail unit (c. 335 sq m), and a gym (c. 262 sq m), and 133 No. residential units (65 No. one bed apartments and 68 No. two bed apartments). The development will be provided in 3 No. blocks ranging in height from part 1 No. to part 10 No. storeys as follows: Block A will be part 1 No. storey to part 4 No. storeys in height, Block B will be part 1 No. storeys to part 10 No. storeys in height (including podium) and Block C will be part 1 No. storeys to part 9 No. storeys in height (including podium). The proposed development has a gross floor area of c. 14,590 sq m and a gross floor space of c. 13,715 sq m.

The development also proposes the construction of: a new c. 204 No. metre long flood wall along the western, southern and south-eastern boundaries of the proposed development with a top of wall level of c. 6.4 metres AOD to c. 7.15 metres AOD (typically c. 1.25 metres to c. 2.3 metres in height) if required; and new telecommunications infrastructure at roof level of Block B including shrouds, antennas and microwave link dishes (18 No. antennas enclosed in 9 No. shrouds and 6 No. transmission dishes, together with all associated equipment) if required. A flood wall and telecommunications infrastructure are also proposed in the adjoining Strategic Housing Development (SHD) application (pending decision ABP Reg. Ref.

TA29N.312352) under the control of the Applicant. If that SHD application is granted and first implemented, no flood wall or telecommunications infrastructure will be required under this application for LRD permission (with soft landscaping provided instead of the flood wall). If the SHD application is refused permission or not first implemented, the proposed flood wall and telecommunications infrastructure in the LRD application will be constructed.

The proposed development also provides ancillary residential amenities and facilities; 25 No. car parking spaces including 13 No. electric vehicle parking spaces, 2 No. mobility impaired spaces and 3 No. car share spaces; 2 No. loading bays; bicycle parking spaces; motorcycle parking spaces; electric scooter storage; balconies and terraces facing all directions; public and communal open space; hard and soft landscaping; roof gardens; green roofs; boundary treatments; lighting; ESB substation; switchroom; meter room; comms rooms; generator; stores; plant; lift overruns; and all associated works above and below ground.

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

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

9 Specific Issues and Arboricultural Concerns

9.1 The greatest issues affecting trees has been the consumption of site space.

9.2 The trees associated with the site are of generally poor quality and offer minimal sustainability, regardless of site development.

10 Design Iterations and Arboricultural Considerations

10.1 An earlier tree survey was undertaken in March of 2021 and was reviewed and updated and extended in August of 2022. Much of the preliminary information was in the position of the design team. This information was added to in respect of an additional sapling tree arising from the boundary area.

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

11 Identification of Development Impacts to Trees

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

11.2 In this drawing, trees denoted with "Broken Pink" crown outlines are to be removed and those denoted with "Continuous Green" crown outlines are to be retained.

11.3 Detail of the development proposals were gained from drawings provided by-

- RKD Architects – Architectural Layout
- Mitchell Associates Landscape Architects – Landscape Design

11.4 The evaluation is primarily based on minimum protection ranges as defined paragraphs 4.6.1, 4.6.2 and 4.6.3 of BS 5837:2012. Any structure, action or apparent need to enter or otherwise disturb/convert the "root protection area" of a site tree has been considered likely to have a negative impact, with the potential to render a tree wholly unsuitable for retention, unsafe or unsustainable.

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

12 Tree Retention and Loss

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

12.2 As noted within the survey data, the developable site area supports no trees, but the site area is adjoined by three trees that arise from positions on Dublin City Council lands. These include 2No. category "C" trees and 1No. category U tree.

12.3 Both category “C” trees will require removal to facilitate the proposed works road improvement works, including Nos.769 and 770.

12.4 Tree “A” located to the south of the site is considered unsustainable as it arises from wall and shed structures. While this tree will not be affected by the proposed works, “Tree A” has been categorised as a “U” grade tree and its removal is advised. However, this tree can only be removed by its legal owner.

13 Bibliography

13.1 British Standards Institution (2010) BS 3998:2010: Tree Work - Recommendations. London: British Standards Institution.

13.2 British Standards Institution (2012) BS 5837:2012: Trees in Relation to Design, Demolition and Construction - Recommendations. London: British Standards Institution.

13.3 Jackson, R.B et al (1996) A Global Analysis for Root Distribution in Terrestrial Biomes Oecologica, 108 (1996) pp389-411, Springer Verlag

13.4 Lonsdale, D. (2005) Principals of Tree Hazard Assessment and Management, London, TSO

13.5 Mattheck, C. and Breloer, H. (1994) The Body Language of Trees, London, TSO

13.6 Roberts, J. and Jackson, N. and Smith, M. (2006) Tree Roots in the Built Environment, London, TSO

13.7 Strouts, R.G. and Winter, T.G. (1994) Diagnosis of Ill-Health in Trees, London, HMSO

A1 Appendix 1 - Tree Survey

Nature of Survey

A1.1 The criteria put forward in "BS5837:2012 – Trees in Relation to Design, Demolition and Construction – Recommendations" have provided a basis for this report.

A1.2 The data collected has been represented in table form as "Table 1" within "Appendix 1" to this report. This appendix includes a Survey Methodology, Survey Key, Survey Abbreviations, Condition Category Definitions and a brief resume of the typical application of Tree Protection measures as defined within the above standard and as relates to the "RPA" zones defined both within the survey table and on the "TCP" drawing.

A1.3 The survey, its findings and management recommendations relate to the site and the conditions thereon at the time of the survey. It relates to a "do nothing" or "as is" scenario and intends to provide an impartial representation of the site's tree population, regardless of any possible development works. It is likely that changes in site usage, development or other environmental changes will require an amendment of any tree's potential retention status and its preliminary management recommendations, and in some instances, may require the re-classification of a tree's suitability for retention.

Drawing References

A1.4 The survey must be read with the "Tree Constraints Plan" drawing "Richmond Road Tree Constraints Plan" regarding the representation of tree positions, crown forms, "RPA" extents and colour reference to category systems. Trees omitted from the supplied drawing may be "sketched in" to "Richmond Road Tree Constraints Plan". Any such trees should be located and plotted by professional means to identify the constraints such trees have upon the site.

A1.5 A green coloured outline represents each tree crown. It is scaled to represent the north, east, south, and west crown radii as denoted in the survey table. Each tree (categories A-green, B-blue, and C-grey only) have been apportioned a "Root Protection Area" (RPA see below) denoted as a dashed orange circle.

A1.6 The development of a Tree Constraints Plan (TCP) provides a design tool regarding tree retention. Such a plan combines the topographical land survey drawing with additional information as provided by the tree survey. The aspects of the tree's existence recorded on the "TCP" are, firstly, the tree canopies, represented by the four cardinal compass point radii (Sp: R in survey Table 1). Secondly, and following paragraphs 4.6.1, 4.6.2 and 4.6.3 of BS5837: 2012, we represent each tree's "Root Protection Area" (RPA).

A1.7 The “Tree Constraints Plan” (TCP) depicts the extent and location of constraints, placed upon the site by the trees. The “TCP” represents both the true canopy form (north, east, south, and west radii) but also the “RPA” as defined above. These constraints are provided to advise regarding the design and layout of a proposed development.

Survey Intent and Context

A1.8 This document intends to highlight the extent and nature of the material of Arboricultural interest on the site in question.

Survey Data Collection and Methodology

The Survey

A1.9 An earlier survey was carried out in March of 2021.This was updated and extended to include “Tree A” in August of 2022. This survey portion of the overall report is not an Implication Assessment though but provided some of the basic information regarding its compilation. The compilation of this survey was guided by the recommendations of BS 5837: 2012. This survey typically includes trees of stem diameters exceeding 150mm at approximately 1.50 metres from ground level. The survey relates to current site conditions, setting and context.

A1.10 Each tree in the survey has a consecutive number that relates directly to the survey text. Measurements are metric and defined in metres and millimetres. All trees referred to in the survey text have been measured to provide information regarding canopy height and canopy spread (north, east, south, and west radii), level of canopy base and stem diameter at 1.50 meters from ground level. The dimensions provided are intended to provide a reasonable representation of a tree’s size and form. While efforts are made to maintain accuracy, visual obstruction, especially regarding trees in groups, requires that some tree dimensions be estimated only.

Inspection and Evaluation Limitations and Disclaimers

A1.11 The information set out in this report relates to the review of a tree population on the site in question. As such, the information provided is based on a general review of trees and does not constitute a detailed review of any one of the individual specimens. Such an evaluation (tree report) would require the gathering of substantially more information than that dealt with in this survey.

A1.12 The survey is not a safety assessment and the parameters reviewed within this survey context would be substantially deficient in extent to provide for a reliable safety assessment. The survey is intended to provide a general and qualitative review to assist in gauging the suitability of an individual tree for retention within a development context. All trees are subject to impromptu failure and damage. The assessment of risk as may be presented by a tree requires the review of numerous factors more than those

noted herein and as such, remains outside the scope of this document and any attempt to use the information herein for such proposes will render the information invalid.

A1.13 A competent and experienced Arborist has completed all inspection and tree assessment. The inspection involves visual tree assessment (Mattheck and Breloer 1994) only, which has been carried out from ground level. No below ground, internal, invasive, or aerial (climbing) inspection has been carried out.

A1.14 Trees are living organisms whose health, condition and safety can change rapidly. All trees should be re-evaluated regarding their condition on an annual basis or after substantial trauma such a storm event, other damage, or injury. The results and recommendations of this survey will require review and reassessment after one year from the date of execution. This survey does not constitute a review of tree or site safety. Attempts to use the contents herein for such purposes will render the contents invalid.

A1.15 Several factors acted against the tree inspector, contriving to reduce the accuracy of the survey. Particularly, the survey have been completed during specific seasons. Some of the signs, typically symptomatic of ill-health or defect within a tree, may not have been available to view at the time of the survey or may have been obscured by seasonality related factors. Some of the fruiting bodies of various fungi, parasitic upon or causing decay or disease in trees, may have been out of season and unavailable to view. This survey can only comment upon symptoms of ill-health or defects visible at the time of the inspection.

Survey Key

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

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

Table 1 – Tree Data Table

No.	Species	Age	Con	Ht	CH	N	E	S	W	Stm	Dia	RPA	Structural Condition	PMR	Yrs	Cat
769	Sycamore *(Acer pseudoplatanus)*	M	G/F	14.00	2.00	5.50	4.50	4.50	4.50	1	818	9.82	A once larger tree appears to have been severely cut back at an earlier stage of life. General vigour and vitality is variable though note is made that prior Ivy cover has been recently curtailed. Previous cut points are now subject to localised decay and cavity development. Tree arises from a highly artificial landscape in close proximity to ornamental and retaining walls as well as paved areas.	Review regarding retention context.	M	C2
770	Sycamore *(Acer pseudoplatanus)*	E/M	F	10.00	1.50	4.00	3.50	3.00	2.00	1	376	4.51	A relatively small tree supporting extensive deadwood and evidence of dieback about lower southern crown. Tree arises from artificial landscape curtailed to south by retaining wall and adjoining highly compacted pedestrian surfaces. Notwithstanding this, higher crown vigour and vitality remains fair.	Cut Ivy and review regarding retention context.	M	C2
A	Tree A Sycamore *(Acer pseudoplatanus)*	S	F/P	5.50	2.50	2.00	2.00	2.00	2.00	0.65	207	2.48	A young tree growing from the structure of the boundary wall and adjoining sheds. This tree is not sustainable	Remove	N/A	U