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# Bat Conservation Plan and Supporting Information for Bat Derogation Licence Extension August 2025

## for the Consented Strategic Housing Development,

## Coolevally, Shankill, Dublin 18.

prepared for Cairn PLC

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## Document Control

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# 1 Introduction

Scott Cawley Ltd. were commissioned by Cairn PLC in December 2023 to produce a Bat Conservation Plan. This Bat Conservation Plan has been produced in response to An Bord Pleanála's Condition of Planning for reg. ref. ABP – 308418-20, items 14 (a), (b) and 15, on the consented development within lands in Coolevally, Shankill, County Dublin (Grid Ref: O 25539 22777) (see Figure 1):

> *14 (a). A bat conservation plan shall be submitted for the written agreement of the planning authority and shall incorporate bat roosts into the site. The recommendation of the bat conservation plan shall be carried out on the site to the written satisfaction of the planning authority and in accordance with the details submitted to An Bord Pleanála with this application, unless otherwise agreed in writing with the planning authority.*
>
> *14 (b). The bat mitigation measures within the Ecological Impact Assessment submitted with the application shall be adhered to at all times during demolition and construction works.*
>
> *Reason: To ensure the protection of the natural heritage on the site.*
>
> *15. Public lighting shall be provided in accordance with a scheme, which shall include design details for a bat friendly lighting scheme, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Such lighting shall be provided prior to the making available for occupation of any dwelling.*
>
> *Reason: In the interests of amenity and public safety.*

The purpose of this Bat Conservation Plan is to:

- incorporate artificial bat roosts into the site prior to the commencement of remedial works on 1 no. tree with a confirmed bat roost;
- provide a schedule of mitigation measures to be implemented during supervision of tree felling/pruning works by the acting ECoW;
- outline monitoring measures for the construction and post-construction phases of the consented development;
- devise a lighting plan for the construction and operational phases of the development;
- provide supporting information on the requirement for a bat derogation licence following the identification of multiple tree roosts of three species of bat (i.e. common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus* and Leisler's bat *Nyctalus leisleri*) by Scott Cawley Ltd. ecologists in June 2020; and

Provide supporting information for an application to extend the previously granted derogation licence (Licence No. DER/BAT 2024–137) issued by the NPWS on 22nd August 2024. The current extension application, submitted on 6th August 2025, seeks approval for further pruning works to two veteran trees (CRT1 and CRT2 in Figure 2, both supporting confirmed roosts), where previous works were completed in August 2024. As the previous derogation expired on 16th April 2025, the client now seeks an extension to

the licence to permit remedial works up to 30th November 2025.

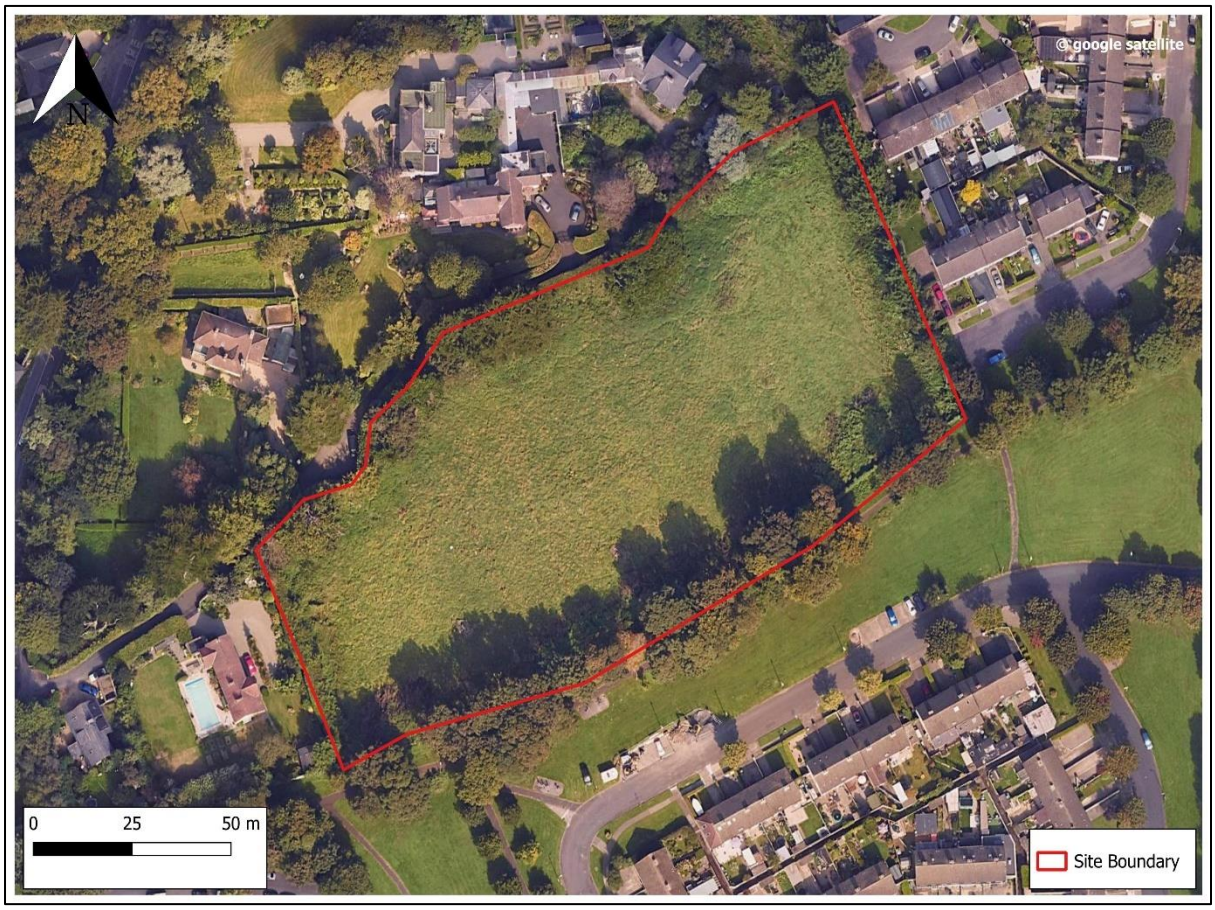


***Figure 1. Map showing the Consented Development Boundary.***

### 1.1 Legal Protection and Conservation Status of Bats in Ireland

It is an offence under Section 23 of the Wildlife Acts and under Section 51 of the *European Communities (Birds and Natural Habitats) Regulations 2011 (as amended)* to kill a bat, to interfere with, damage or destroy the breeding or resting place of a bat species, or to deliberately disturb bats, particularly during their periods of breeding, rearing, hibernation and migration. Under the Regulations it is not necessary for damage or destruction of bats' breeding sites or resting places to be deliberate for an offence to occur. Given that unintentional damage or destruction of bats' breeding sites or resting places gives rise to an offence under the legislation, there is an onus of due diligence on property owners and anyone proposing to carry out works, to avoid any such damage or destruction.

As a signatory to the EUROBATS Agreement (Agreement on the Conservation of Populations of European Bats, 1994), Ireland is required to protect their habitats and important feeding areas from damage or disturbance. All Irish bat species are listed in Appendix I of the Bern Convention (1979), as species requiring protection.

There are nine species of bat known to breed in Ireland, while two other species have been recorded, each on a single occasion. All of Ireland's nine resident bat species are listed as "*least concern*" in the *Ireland Red List No. 12: Terrestrial Mammals*[1].Description of the Permitted Development (reg. ref. ABP – 308418-20)

[1] Marnell, F., Looney, D. & Lawton, C. (2019). *Ireland Red List No. 12: Terrestrial Mammals*. National Parks and Wildlife Service, Department of the Culture, Heritage and the Gaeltacht, Dublin, Ireland.

The consented development, known as 'Coolevally,' is a residential scheme on a greenfield site to the west of the DART railway line, south of Shanganagh Road and north of Rathsallagh Grove in Shankill, Dublin 18. The development comprises 193 no. apartments within four no. blocks ranging in height from five to eight storeys. The apartment mix will comprise of 193 no. units as follows:

- Twelve number studios;
- One hundred and ten number one-bed;
- One number two-bed (three persons); and
- Seventy number two-bed (four persons).

All apartments will be provided with associated private balconies and terraces facing north, south, east and west. The development will include a pavilion, open spaces, tree houses, meeting rooms and flexible workspace, BBQ facilities, resident's gym, and residential amenities areas.

The development will include for a total of 120 number car parking spaces including accessible spaces at undercroft and surface level, 372 number bicycle parking spaces and six number motorcycle spaces. Vehicular connection will be via Clifton Park. Additional pedestrian and cyclist accesses to the south (leading to Shankill Dart station to the south) is also proposed. The development also includes for all associated site development works and services provisions including bin storage areas, substations and switch rooms, plant rooms, boundary treatments and landscaping all located at this site, of circa 1.4 hectares, to the south of "Coolevally", Shanganagh Road, Shankhill, Dublin 18.

### 1.2 Author Statement

This report was authored by Cathal O'Brien and Alison Bourke and reviewed by Barbara Kasl,Eoin Cussen, and Colm Clarke of Scott Cawley Ltd.

Cathal O'Brien is a Senior Consultant Ecologist at Scott Cawley Ltd. with over five years' professional ecological consultancy experience. Cathal is a Qualifying Member of the Chartered Institute of Ecology and Environmental Management (CIEEM) and holds a BSc (Hons) in Environmental Biology from University College Dublin and a MSc (Hons) in Ecology from the University of Bremen. He has a range of fieldwork experience conducting bird, botanical, Fossitt (2000) habitat and mammal surveys in Ireland for a range of large- and small-scale developments. Since joining Scott Cawley, he has primarily been involved in fieldwork, recording data and data analysis, and mapping for residential and infrastructural developments, undertaking Ecological Clerk of Work (ECoW) and monitoring surveys on multiple medium scale projects and for a large-scale agri-environmental scheme. Cathal has been involved in ECoW roles on a number of projects from small scale to infrastructure developments, mainly focusing on mitigation strategies for bats. He has also been involved in the preparation of reports, including Ecological Impact Assessment, Environmental Impact Assessment, Appropriate Assessment Screening reports and Ecological Compliance Technical Note reports for residential, commercial, and infrastructural projects across Ireland.

Alison Bourke is a Consultant Ecologist with Scott Cawley Ltd. She holds an honours degree in Agricultural Environmental Science from University College Dublin. Since joining Scott Cawley, Alison has gained extensive experience in ecological surveying across a range of species and habitats, including bats, birds, and mammals. She has completed a number of Appropriate Assessment (AA) Screenings and has contributed to the preparation of multiple Natura Impact Statements (NIS) and Ecological Impact Assessment (EcIA) reports. Alison has undertaken a series of internal and external training courses to develop her skills in ecological surveying techniques and ecological reporting, including AA and EcIA.

Eoin Cussen is a Senior Ecologist with Scott Cawley Ltd. Eoin holds a BSc (Hons) in Zoology from University College Cork and MSc (Hons) in Ecological Assessment from the same institution. Eoin is an experienced ecologist with over 6 years' professional postgraduate experience in ecological consultancy including planning related casework for state and non-governmental organisations within Ireland and the UK, input to and preparation of Appropriate Assessment (AA) screenings, Natura Impact Statements, Environmental Impact Assessment Reports and Ecological Impact Assessments, and a wide range of experience of ecological surveys for protected habitats and species including botany, mammals, bats and birds. Eoin is

trained and licensed within Ireland to disturb bat roost sites and handle bats where necessary. Eoin is experienced on numerous project types from large infrastructure/ industrial type projects to medium-small scale residential developments across all parts of Ireland.

**1.3** Colm Clarke is an Associate Director, Terrestrial Ecology, with Scott Cawley. He obtained an honours degree in Natural Sciences from Trinity College Dublin, and a Masters in Biodiversity and Conservation from the same institution. Colm is a full member of the CIEEM, a member of Bat Conservation Ireland and Chairperson of the Dublin Bat Group. Colm is an experience bat worker and has authored and overseen the completion of multiple bat mitigation strategies and licensable activities. He is Scott Cawley's bat ecology lead and has reviewed this report as part of Scott Cawley's internal quality assurance process.Barbara Kasl (PhD in Zoology) joined Scott Cawley Ltd., as a Senior Ecologist. Her professional career, largely based within the environmental legislative setting of South Africa, brings to Scott Cawley 20 years' experience in ecological and environmental consulting in the impact assessment sector, with core strengths in impact assessment and technical report writing.**Outline of Mitigation Measures**

The proposed mitigation and monitoring measures outlined in the Ecological Impact Assessment (EcIA)[2] - Section 6 of the EcIA to ensure compliance with legislation which protects bats and their roosts are outlined below:

- *Construction and operational phase lighting will be designed to be sensitive to the presence of bats roosts along the northern treeline and foraging bats along the perimeter of the site, and should adhere to the following guidance:*
  - Bats & Lighting: Guidance Notes for Planners, engineers, architects and developers (Bat Conservation Trust, 2010);
  - Guidance Notes for the Reduction of Obtrusive Light GN01 (Institute of Lighting Professionals, 2020); and
  - Guidance Note 08/18: Bats and artificial lighting in the UK (Bat Conservation Trust, 2018).
- *During the construction phase, the following mitigation should be implemented to protect vegetation:*
  - Prior to felling and/or pruning works, trees with suitability to support roosting bats will be examined at height for the presence of bats and features which could support roosting bats. If bats are encountered, then they will be removed by hand by a suitably qualified and experienced bat ecologist under licence from NPWS and placed in a bat box for release at dusk; and
  - Any trees to be felled or pruned on site which cannot be fully examined at height should be rigged and felled in a way that is sensitive to the potential presence of bats. Trees should be section-felled, and the felled parts left in situ on the ground for a period of 48 hours. This should allow any bats present to escape or bats extracted by a bat worker licensed to handle bats and placed in bat boxes to be erected on site. In addition, any trees which are to have remedial works on their limbs carried out should be checked for the presence of bats by a suitably qualified and experienced bat ecologist prior to any works commencing.
- *In August 2024, a total of nine (9 no.) bat boxes were installed on suitable retained trees in appropriate locations across the site, as determined by a suitably qualified and experienced bat ecologist; and*

[2] Scott Cawley Ltd. (2020). Ecological Impact Assessment. Strategic Housing Development, Abingdon, Shankill, Co. Dublin.

- *Following completion of the works, monitoring of the erected bat boxes will be undertaken to measure the success of the proposed mitigation measure. This will include a manual check of the boxes by a suitably qualified and experienced ecologist that will be undertaken once a year over three consecutive seasons. The Year-1 inspection is scheduled for August/September 2025.*

The landscape plan[3] includes additional native woodland planting of birches and pines along the northern treeline, creating further screening from any light spill from the proposed development.

# 2 Methodology

## 2.1 Desktop Study

A desk study involving retrieval of information from the National Biodiversity Data Centre (NBDC) of protected species records[4] was undertaken.

## 2.2 Tree Survey to Identify Potential Roost Features

A survey of all trees on site that are due to be felled and/or undergo pruning during enabling works were initially assessed for their potential to support roosting bats by Scott Cawley Ltd. in April 2019. A follow-up inspection of all trees on site and 5 no. trees to be felled outside the site along the southern boundary for potential roost features (PRF) was undertaken by Cathal O'Brien of Scott Cawley Ltd. on the 4th of January 2024. The assessment criteria outlined in ***Table 1*** below, are derived from *Bat Surveys for Professional Ecologists: Good Practice* Guidance 4th edition (Collins ed., 2023)[5], and are used for the assessment of the site in terms of its suitability for commuting and foraging bats, and where relevant, the suitability of roosting habitats for bats.

Trees on the proposed development site were inspected externally for PRFs. The identification of PRFs involved a search for evidence of bats such as:

- Dead specimens;
- Bat droppings;
- Urine splashes;
- Fur-oil staining;
- Squeaking noises;
- Feeding remains (moth wings);
- Bat-fly (Nycteribiid) pupal cases; and/or
- Odour

***Table 1***: ***Guidelines for assessing and categorising the potential suitability of trees within a proposed development site based on the presence of potential roost features (PRFs) for bats (Taken from Collins (2023).***

| Suitability | Description |
|---|---|

[3] MOLA (2020) Abingdon Residential Development Landscape Design

[4] National Biodiversity Data Centre Database of records. Available online at www.biodiversityireland.ie [Accessed 18/02/2022]

[5] Collins, J. (ed.) (2023). *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn.).* The Bat Conservation Trust, London. ISBN-978-1-7395126-0-6.

| | |
|---|---|
| PRF-I | PRF is only suitable for individual bats or very small numbers of bats either due to lack of size or lack of suitable surrounding habitats. |
| PRF-M | PRF is suitable for multiple bats and therefore may be used as a maternity colony. |

Each tree, confirmed by the client to be felled and/or to be pruned, was assessed by Cathal O'Brien according to the assessment guidelines. The results of the tree surveys are illustrated in Figure 2 and described in Section 3.3 below.

# 3 Results

## 3.1 Desktop Study

The NBDC holds records of the following species within c. 2km of the consented development:

- Brown Long-eared Bat *Plecotus auratus* – recorded *c.* 0.5km northwest of the consented development in 2010;
- Daubenton's bat *Myotis daubentonii* – recorded *c.* 2km northwest of the consented development in 2004;
- Lesser Noctule *Nyctalus leisleri* – recorded *c.* 2km northwest of the consented development in 2004;
- Common pipistrelle *Pipistrellus pipistrellus* – recorded c. 1.2km northwest of the consented development in 2009; and
- Soprano Pipistrelle *Pipistrellus pygmaeus* – recorded *c.* 0.7km northwest of the consented development in 2004.

## 3.2 Tree Survey to Identify Potential Roost Features

Following an inspection of all trees on site in April 2019, and a follow-up inspection of five additional trees scheduled for felling outside the southern and eastern boundaries, two trees — T115 (sycamore) and T116 (sycamore) — were assessed as having negligible suitability for roosting bats based on good practice guidelines. These are not considered further in this report.

Two other sycamores — T117 and T118 — located along the southern boundary were found to have low suitability for roosting bats. In total, seven trees contained PRFs of moderate suitability, including T111 (CRT1) and T113 (CRT2), both of which support confirmed bat roosts.

## 3.3 Summary of Prior Bat Surveys Results

Two dusk activity surveys were undertaken in October 2019 followed by a post-dusk emergence, and one pre-dawn re-entry and activity surveys were undertaken in June 2020, to inform the baseline conditions of the site. During both of the dusk surveys carried out on 1st and 9th October 2019, two species of bat were recorded commuting predominantly across the northern and northeastern treelines of the site[1]. These two bat species included common pipistrelle *Pipistrellus pipistrellus* and soprano pipistrelle *Pipistrellus pygmaeus.* The activity surveys in 2019 did not confirm if roosting bats were using 5 no. coniferous trees (3 no. Monterey cypress *Cupressus macrocarpa* and 2 no. Monterey pine *Pinus radiata*) identified as having moderate suitability to support bat roosts at the time of the surveys.

A static bat detector (SM2BAT ultrasound detector) was also deployed for a period of 14 days from 25 September to 09 October 2019 along the treeline in the north-western part of the consented development site which recorded common pipistrelle, soprano pipistrelle and Leisler's bat *Nyctalus leisleri*. Data from both the activity surveys revealed common pipistrelle bat was most frequently recorded whereas soprano pipistrelle was infrequently detected. A similar pattern emerged from analysis of the static detector in which Leisler's bat was also frequently recorded.

Three bats were recorded during emergence and activity surveys carried out on 1st and 9th June 2020 including common pipistrelle, soprano pipistrelle and Leisler's bat. Activity was mainly concentrated along the northern and western boundaries of the site.

During the emergence survey, two soprano pipistrelle bats were observed emerging at dusk from a mature Monterey pine tree (labelled CRT1 in ***Plate 2***). While three Leisler's bats and up to four common pipistrelle bats, were noted emerging from a mature Monterey cypress tree (labelled 'CRT2' in Figure 2 and shown in ***Plate 1***).

Three to four common pipistrelle were observed re-entering during the dawn survey into CRT2. However, it was noted that, due to the large number of PRFs and complexity of roosting features observed on all marked PRF trees (especially the trees labelled CRT1 and CRT2 in Figure 2), it was possible that additional emergence of bat species was occurring throughout the northern treeline boundary.

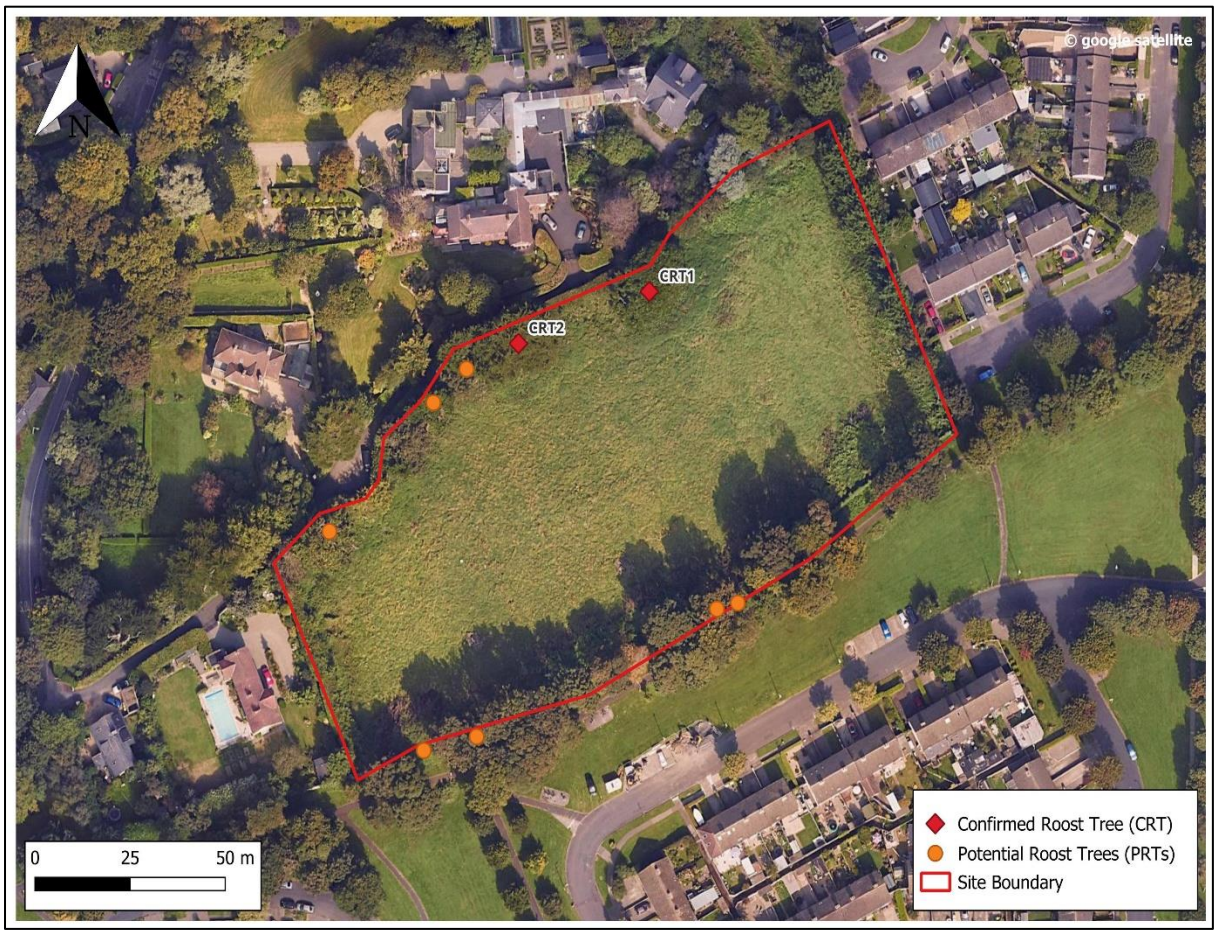


***Figure 2: Illustrating locations of trees with confirmed roosts, potential roosts and negligeable roost potential.***

These prior surveys informed the three subsequent ecological reports submitted in 2020, which were submitted to support the now consented application at this site (reg ref: ABP – 308418-20). These reports were:

- Scott Cawley Ltd. (2020). *Bat survey memo for proposed site at Shankill, Co. Dublin.* Prepared for ES Shan Limited.*; and*
- Stephen Little & Associates (2020). *Ecological Impact Assessment, Strategic Housing Development at lands in Abingdon, Shankill, Co. Dublin*. Prepared for ES Shan Limited.

This Bat Conservation Plan includes the results and recommendations of these reports, specifically the results detailed in the EcIA[1], which are summarised above. Additional mitigation measures in respect of

the lighting plan under Condition 15 have been advised to be implemented for the operational phase of the consented development.

***Plate 1: A veteran Monterey cypress tree 'CRT2' with known bat roosts***

***Plate 2: A mature Monterey pine tree 'CRT1' with known bat roosts***

***Plate 3: Locations of bat roosts in 'CRT2' identified in June 2020***

***Plate 4: Locations of bat roosts identified in 'CRT2' in June 2020***

***Plate 5: Location of a bat roost identified in 'CRT1' in June 2020***

# 4 Mitigation Measures Going Forward

## 4.1 Installation of Bat Boxes

Prior to the commencement of remedial works on trees, nine no. bat boxes were installed in August 2024 on retained trees along the northern boundary and on suitable trees along the eastern boundary which are to be selected by the acting ECoW. The tree-mounted bat boxes will be installed either by the acting ECoW or by the contractor under the supervision of the ECoW, with final location of the boxes to be determined by the onsite SQE on the day of installation. It is preferable that each faces a slightly different aspect from southeast to southwest facing, to provide a range of slightly differing temperature regimes (Bat Conservation Ireland, 2015)[6]. All bat boxes will be installed at least 3m above ground level to minimise the risk of interference by humans. The bat boxes will be located away from areas that are subject to artificial light spill. Guidelines on selection and installation of boxes are provided in Appendix II.

## 4.2 Roost Emergence Survey

One dusk presence/absence emergence survey will be undertaken prior to works to fell and/or prune trees on site by 2 no. Suitably Qualified Ecologists (SQE) from Scott Cawley Ltd. on the night prior to the works commencing. The focus of the emergence survey will be on the northern treeline, where SQEs will be positioned facing 1 no. mature Monterey pine (i.e. 'CRT1' in ***Figure 2*** and illustrated in Plate 2 which is confirmed as supporting a soprano pipistrelle roost of two bats (shown in ***Plate 5)*** and 1 no. veteran Monterey cypress (i.e. ***'***CRT2' in ***Figure 2*** and illustrated ***in*** Plate 2*)* roost which contained up to three Leisler's bats and up to four common pipistrelle bats *(shown in* ***Plate 3*** and ***Plate 4*** above) from emergence/re-entry surveys conducted in 2020. The purpose of the emergence survey is to determine and locate bat roosts which may still be present in both trees. The site-facing branches of CRT1 are to be pruned as part of enabling works. Tree T111 (Monterey cypress) corresponds to CRT2 and is subject to proposed pruning works to reduce the height and width of the canopy by 2–5 m depending on branch length and

[6] Bat Conservation Ireland (2015) Bats & Bat Boxes Guidance Notes for: Agri-environmental Schemes August 2014, Updated January 2015

weight. Further aerial inspection during works is recommended to assess for additional structural defects, and to remove broken or unstable branches. Tree T113 (Monterey pine), adjacent to CRT1, is due to have a damaged branch removed from the northern canopy and will have two flexible bracing systems installed to support a cracked heavy lateral limb on the western side. Both trees present features with potential to support roosting bats and will be subject to emergence survey prior to these works.

The emergence survey will commence 15 minutes prior to sunset and continue for 1.5 hours after sunset. Presence/absence of bats from roost sites and potential roost sites will be recorded by direct observation from ground-level and by handheld ultrasound detectors (Elekon Batlogger M2). Echolocation recordings will be analysed using BatExplorer software. An infra-red camera and infra-red torches will be deployed during the emergence survey to cover the remaining area along the northern treeline, west of CRT1 and CRT2.

### 4.3 Pre-felling inspection survey of trees with PRFs

As per the mitigation measures proposed in Section 6.4.2 of the EcIA (Scott Cawley Ltd. 2020), trees which are to be felled or sections which are to be pruned with suitability to support roosting bats will be examined for the presence of bats and features which could support roosts immediately following the emergence survey. The inspection of all PRFs (i.e. vertical cracks, knot holes and flacking bark) will be conducted on the day of the felling/pruning of each tree by an acting ECoW who will be deployed to the site by Scott Cawley Ltd. Identified PRFs will be visually inspected from ground level where possible and at a height with the aid of an elevated platform (such as MEWP etc.) using an endoscope device (RIGID CA-350) and torch. The SQE on site will direct the operator of the MEWP to move the lift to access PRFs to enable them to inspect each PRF with the endoscope. Where no bats are found in limbs and/or the main stem of trees or sections of same to be removed, these will be felled following the most feasible of two methods as described below in Section 5.4.

4.3.1 Remedial works will be restricted to pruning overhanging branches on trees along the northern boundary, including ‘CRT1’, which contains a soprano pipistrelle roost identified in 2020, and ‘CRT2’, which contains roosts of up to three Leisler’s bats and up to four common pipistrelle bats, also identified in 2020 (Section 3.3). The limbs in which the roosts were identified in the 2020 bat surveys will not be subject to remedial works by the tree surgeons. However, it cannot be ruled out that bats will be encountered during the inspections of PRFs in the site-facing branches which are to be pruned, as advised the project arborist in the Tree Schedule Report and Tree Survey & Works Plan (Charles McCorkell Arboricultural Consultancy, May 2025), for health and safety purposes. Where a bat is encountered during the inspections of PRFs (as described in the preceding paragraph), the acting ECoW will instruct tree surgeons to cease works. Works will cease until the bat leaves the roost, or the bat may be removed from the roost and transferred to a bat box subject to safe accessibility and the professional judgement of the bat worker. In the case that the bat is allowed to vacate the PRF of its own accord, the feature will be soft blocked to prevent re-entry by the bat. Only after confirmation of absence of bats will the remedial works proceed. If bats are discovered during PRF inspections by the acting ECoW (who holds a licence to handle bats), including in trees other than CRT1 or CRT2, works will be suspended immediately. The bat worker will assess the situation, and if necessary, a separate derogation licence will be sought from NPWS prior to resuming any works affecting the tree in question.

### 4.4 Tree felling

Trees identified as having potential to support roosting bats, will be felled/pruned as per the consented mitigation measures using one of the following methodologies:

a) Trees to be section felled and the felled parts left in situ on the ground for a period of 48 hours. This would allow any bats present to escape, or bats extracted by a licenced bat worker and placed in bat boxes to be erected on site; or

b) Trees to be soft felled using heavy plant to push over the tree. In order to ensure the optimum warning for any roosting bats that may still be present, the tree would be pushed lightly two to three times, with a pause of approximately 30 seconds between each nudge to allow bats to become active. The tree would then be pushed to the ground slowly onto brash to reduce the impact of felling and remain in place for 48 hours before removal by the tree surgeons.

### 4.5 Presence/Absence for Breeding Birds

All wild birds, and their nests and eggs, are protected under the Wildlife Acts (as amended). It is advised remedial works on trees take place outside the breeding bird season (March 1st – August 31st). Where felling and/or pruning works must take place within the nesting season, the acting ECoW must inspect all vegetation to be removed in addition to inspections of PRFs for roosting bats. The presence/absence inspections for active nests would be conducted both from ground-level and height in a MEWP, depending on which option is most feasible. The ECoW on site would instruct tree surgeons to cease remedial works and a 30m buffer would then be cordoned off in the event an active nest is located.

### 4.6 Limitations of Pre-works Emergence Survey

The presence/absence bat survey prior to tree felling will primarily target CRT1 and CRT2, where roosts have been confirmed. This focus means that other trees with moderate suitability for roosting bats — two scheduled for felling and three for pruning — will not be surveyed in the same level of detail during the emergence survey. Instead, as outlined in Section 4.3, these trees will be subject to ground-level assessment (GLTA) followed by inspection at height using a MEWP and endoscope where PRFs are identified.

The main limitation is that this approach may not detect bats that use these other moderately suitable trees only occasionally or outside of the specific survey window. Seasonal changes, weather conditions during surveys, and the possibility of transient roost use mean that some roosts could remain undetected until works commence. These residual risks will be managed by on-site inspection immediately prior to works, as per the methodology in Section 4.3.

### 4.7 Lighting

When bats emerge from roosts early in the evening, they tend not to echolocate but rely on eyesight to fly from the roost to adjoining treelines or hedgerows (Bat Conservation Trust, 2010). Dim light conditions are most suited to bats, too much luminance at bat roosts may cause bats to desert a roost. Light falling on a roost exit point can delay bats from emerging and miss peak levels of insect activity at dusk. Any delays of emergence can reduce feeding periods.

Lighting can impair bats feeding behaviour, many nocturnal flying insects are attracted to light, especially UV light. Light tends to draw insects into concentrated areas away from there traditional feeding areas for bats, such as along hedgerows, treelines and watercourses. Illumination of foraging and commuting habitat can result in abandonment of habitat. Although, the response to lighting in Ireland by foraging bats varies by species, with Leisler's bat, a high-flying species, as well as common pipistrelle bat and soprano pipistrelle bat appearing to be least affected by lighting (Roche et al., 2014). However, increased light levels can affect predation, as avian predators tend to rely on vision to catch their prey, and increased light levels at night-time may increase bats vulnerability to predation.

During the bat surveys in June 2020, it was noted that the entire site was very dark, quiet and lacking disturbance throughout with very little light spill due to the treelines. Although, a treeline of Leylandii *Cupressocyparis Leylandi* has since been felled along the southern boundary, possibly increasing light spill into the site, from the public laneway.

As per the planning compliance Condition No. 15, a lighting design sensitive to bats known to roost, forage and commute within the consented development will be devised and implemented during the construction

and operation phases. Any light spill affecting foraging and commuting corridors used by bats identified along the site boundary will be avoided with respect to the Public Lighting Plan. However, due to the unpredictable nature of light spill from the private realm (i.e. apartment windows) during the operational phase, the possibility of light spill affecting commuting bats cannot be ruled out in its entirety.

The public lighting design will be sensitive siting and design of the lighting elements, which will include careful consideration of light placement on buildings, column heights (which will be no greater than 6 metres) and luminaire design with full cut-off lanterns. Accessories such as baffles, hoods or louvres can be used to reduce light spill and direct light to where it is needed. Ideally luminaires are selected which do not emit UV light (e.g. metal halide and fluorescent light sources should be avoided). LED luminaires will be used on all lanterns within the site due to their sharp cut-off, lower intensity, good colour rendition and dimming capability. Lux levels will be maintained at a level of 1 or less along the retained treelines (i.e. along the northern, northeastern and western boundaries) and treeline immediately south of the southern boundary within a public green space, to maintain their long-term suitability for foraging/commuting bats. The light level along the site boundaries will be confirmed via lux level surveys by the acting ECoW.

There is capacity within the Public Lighting Plan[7] for light levels to be dimmed by up to 25% during nighttime hours. The height of light columns will be restricted to 6 metres to reduce light spill where it is not needed.

Monitoring of light levels along the treelines and hedgerows will be undertaken pre-construction, during-construction and post-construction to identify any areas where light spill is affecting background levels during construction or operation.

Reporting on the monitoring will be forwarded to the local authority for their review and any remediation required agreed between them and the applicant.

The lighting will be designed in accordance to the mitigation measures, outlined herein and in Section 5.7 by an experienced bat ecologist to be sensitive to the presence of bats and their roosts, particularly along the northern boundary, and should adhere to Green Infrastructure policies in the Woodbrook – Shanganagh Local Area Plan 2017-2023 and Green Infrastructure and Biodiversity within the Dun Laoghaire-Rathdown County Development Plan 2022-2028, and to the following guidance:

- Bats & Lighting: Guidance Notes for Planners, engineers, architects and developers (Bat Conservation Trust, 2010);
- *Guidance Notes for the Reduction of Obtrusive Light GN01* (Institute of Lighting Professionals, 2021); and
- *Guidance Note 08/18: Bats and artificial lighting in the UK (Bat Conservation Trust, 2018).*

### 4.8 Lighting Plan

The lighting plan for the permitted site7 was reviewed by Cathal O'Brien of Scott Cawley on 27th June 2024. The lighting plan was found to be in line with the guidance as set out in Section 5.6 above and is to the satisfaction of the project ecologist.

The Public Lighting Plan (see ***Figure 3***) carefully considered the existing natural habitat and the wildlife along the site boundary. The luminaires which will be installed on light columns will have a full cut off lantern type, which offers with a G6 Glare rating and no upward light making it dark sky friendly. Other features sensitive to roosting, foraging and commuting bats include:

- An inbuilt multi step dimming program within this luminaire allows for nighttime hours to be dimmed by up to 25%. This means during peak hours of nocturnal foraging, feeding and activity the adjacent public lighting can be further designed to minimize impact on the local wildlife;

[7] Fallon Design M&E Engineering (2020). *Public Lighting Report Residential Development Abingdon.* Abingdon, Shanganagh Road, Shankill, Co. Dublin

- The colour rendering of the selected light fitting is 4000k making the LED fittings a warmer light, helping to further minimize the impact on the local wildlife;
- Greater energy savings will also result using the inbuilt multi-step dimming program during late hours of darkness along the public lighting spaces; and
- The particular local ecology and wildlife as referenced in the Scott Cawley Ecological Impact Assessment, BioSphere Environmental Services report and the Bat survey (conducted by Scott Cawley Ltd.) have been incorporated into the lighting design.

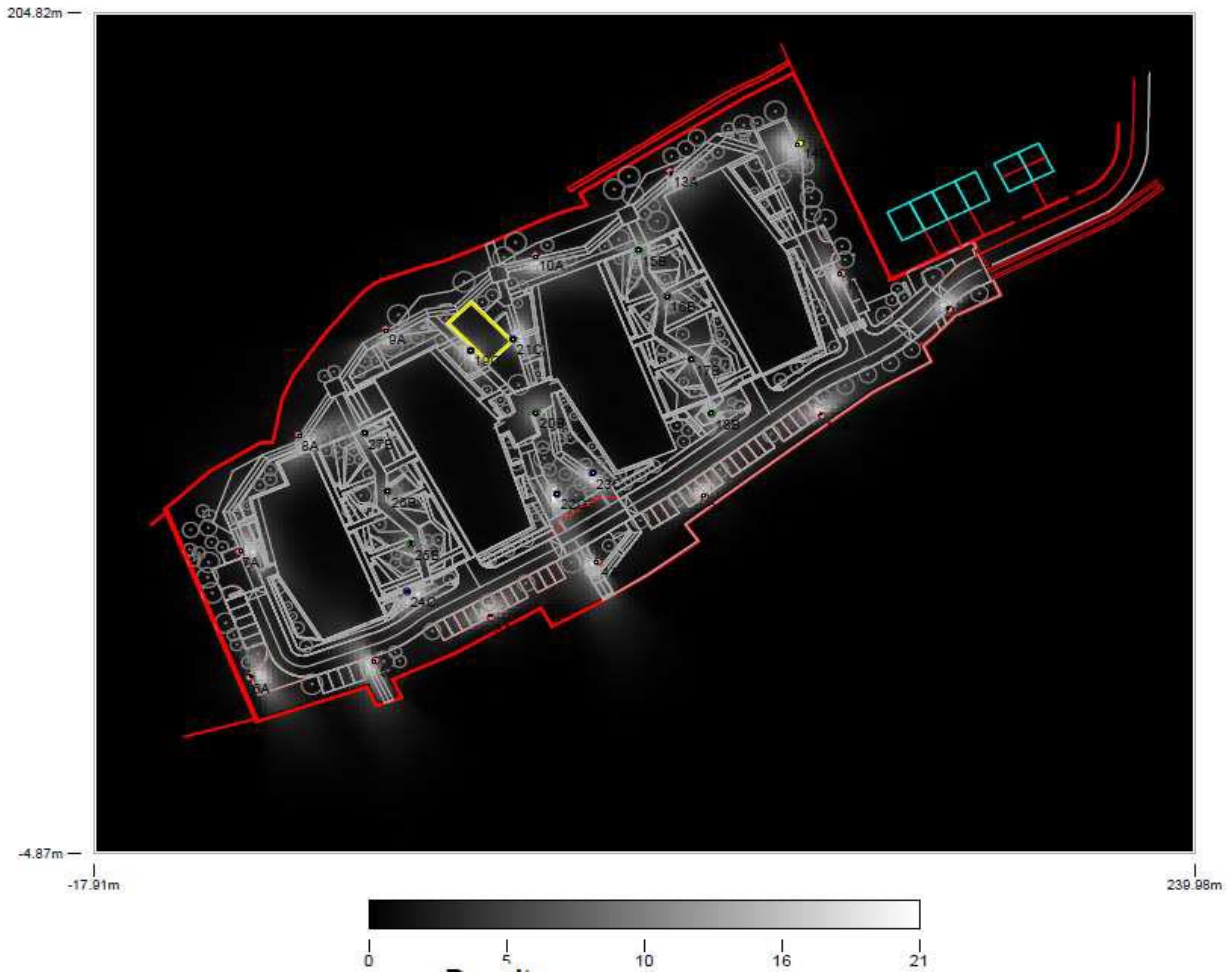


***Figure 3. A greyscale graphic of the Lighting Plan on implementation including the predicted light spill during the operation phase[8] (taken from the Public Lighting Plan report[7]).***

### 4.9 Bat Derogation Licence

As bat roosts have been previously identified in trees CRT1 and CRT2 as outlined in Section 4.3, the pruning works proposed on CRT 1 and CRT 2 will trigger the requirement for a renewed derogation licence, as two prior licences (Licence Ref:) and (Licence Ref:), granted by NPWS, for remedial works, are now expired. A derogation application will be prepared and submitted to the NPWS on the behalf of the client, as it cannot be ruled out that bat roosts will not be encountered by the acting ECoW prior to remedial works to being undertaken by the tree surgeons on site on 'CRT1' and 'CRT2', and other trees with PRFs, along the northern boundary of the site. Any bats found during the inspection of PRFs in both trees can only be captured by

[8] The greyscale plot shows minimal light spill from the boundary and the 0.1 contour lux is closely wrapped around the site boundary.

the ECoW on successfully obtaining a derogation licence, following the strict conditions set-out in this report.

#### *4.9.1 Bat Derogation Licence Extension in August 2024 / February 2025*

Following the granting of a derogation licence (Licence No. DER/BAT 2024 – 137) by the NPWS on 22nd August 2024, initial remedial works on CRT1 were completed on 23rd August 2024[9]. As the derogation expired on 31st December 2024, an extension to this licence was sought by the client on 7th February 2025, to facilitate further remedial works on 'CRT1'. The extension is requested up to 28th February 2025, prior to the closed season for nesting birds (i.e. March 1st – August 31st).

#### *4.9.1 Bat Derogation Licence Extension August 2025*

The current derogation licence extension application was requested by the client on 13th July 2025 for an extension up to 31st November 2025. No pruning works are proposed regarding the veteran Monterrey cypress tree CRT2 which will remain fully intact, including the crown of the tree in which a common pipistrelle and Leisler's bat roost were recorded by Scott Cawley Ltd. ecologists in June 2020.

## 5 Need for The Derogation Licence Extension

Scott Cawley Ltd. will be required to prepare a derogation licence application for Regulation 54 of the European Communities (Birds and Habitats) Regulations 2011 (S.I. 477 of 2011) on behalf of the client, complying with the requirements of the provisions of Regulations 51, 52 and 53 of the same Regulations.

### 5.1 Test 1 – Reason for seeking derogation

The derogation is being sought on the basis that the consented development site (Coolevally, Shankill, Dublin 18) contains multiple roosts in 2 no. veteran trees, and the works are proposed to impact on two of these trees, as described in Section 4.9.1. The proposed works to CRT1 (T111, Monterey pine), which supports a soprano pipistrelle (*Pipistrellus pygmaeus*) roost of two bats, and CRT2 (T113, Monterey cypress), which supports roosts of up to four common pipistrelles (*Pipistrellus pipistrellus*) and three Leisler's bats (*Nyctalus leisleri*) have the potential to result in the disturbance of bats in the roost and/or direct mortality of any bats present, which would be in contravention of the European Communities (Birds and Natural Habitats) Regulations 2011 (as amended) if undertaken in the absence of a derogation licence.

Arboricultural works are required to address structural defects: CRT1 will have a damaged northern branch removed and two flexible braces installed; CRT2 will undergo a 2–5 m canopy reduction, removal of unstable branches, and aerial inspection. These works risk disturbing roosting bats or causing mortality, which would contravene the European Communities (Birds and Natural Habitats) Regulations 2011 (as amended) without a derogation licence. The current application was requested by the client on 13th July 2025.

A derogation is being sought under Regulation 54(2) (c):

"In the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment."

The 2 no. veteran trees (see Plate 1 and Plate 2, Section 3.3) have been largely incorporated into the landscaping of the site (see Tree Protection Plan in Appendix III). The remedial works will facilitate the

[9] Scott Cawley Ltd. (2025). Shankill Abingdon, Ecological Compliance Note to Support a Derogation Licence Extension.

installation of scaffolding and plant during construction works, potentially resulting in a temporary disturbance of any bats within the roost.

For CRT1 (T111 – Monterey pine), overhanging branches on the site (south) facing side are required to be lightly pruned towards the crown as part of enabling works for the construction phase to avoid strike risk and obstruction to scaffolding installation. Works will also include removal of a damaged branch from the northern canopy and installation of two flexible bracing systems to support a cracked heavy lateral limb on the western side, as per arborist recommendations.

For CRT2 (T113 – Monterey cypress), works will include canopy reduction of 2–5 m (depending on branch length and weight), removal of broken or unstable branches, and aerial inspection during pruning to assess for additional structural defects, which may result in further crown reduction.

### 5.2 Test 2 – There is no Satisfactory Alternative

Alternative approaches to the proposed pruning and bracing works (which could result in disturbance to bats but will not lead to the loss of roosting habitat via removal of PRFs) have been considered as follows:

1. Do nothing (no pruning or bracing); This would involve retaining CRT1 and CRT2 in their current state. However, both trees present documented structural defects that create unacceptable health and safety risks. In particular, CRT2 (T113 Monterey cypress) sustained major branch failure during Storm Eowyn in 2025, with a large branch landing across the footpath. Further unstable limbs, identified in the Tree Schedule Report and Tree Survey & Works Plan (Charles McCorkell Arboricultural Consultancy, May 2025), require canopy reduction and removal to prevent hazard. CRT1 (T111 – Monterey pine) requires targeted pruning of overhanging branches and installation of flexible bracing to address a cracked heavy lateral limb and to reduce the risk of limb failure. Not undertaking pruning and bracing is not a satisfactory alternative as it would leave these hazards unaddressed, placing site operatives, the public, and property at risk.
2. Amend project design to avoid works to CRT1 and CRT2; Retaining the trees untouched would require a redesign of the consented development, amendment to planning permission, and demolition of partially constructed buildings. This would compromise the project objective to deliver housing at the approved scale and density and is therefore not a satisfactory alternative.
3. Alter scaffold configuration to avoid CRT1; Adjusting or omitting scaffolding in this location would avoid the necessity for pruning, but would prevent safe access to the exterior of the building for construction works. This would present unacceptable health and safety risks for construction personnel and compromise the delivery of the project.

Given the above, pruning and bracing of CRT1 and CRT2 with mitigation measures to avoid or minimise disturbance to bats — is the only viable option to meet the project objectives while addressing essential health and safety requirements. There is therefore no satisfactory alternative to the issue of a derogation.

### 5.3 Test 3 – Favourable Conservation status

The application relates to specific impacts on bat roosts within two veteran trees on the consented residential development site in Coolevally, Shankill, Dublin 18:

- **CRT1 (T113 – Monterey pine)** - supports a soprano pipistrelle (*Pipistrellus pygmaeus*) roost of two bats.
- **CRT2 (T111 – Monterey cypress)**- supports roosts of up to four common pipistrelles (*Pipistrellus pipistrellus*) and up to three Leisler's bats (*Nyctalus leisleri*).

The strategy outlined in this report includes measures to avoid and minimise disturbance to bats and the provision of alternative roosting sites for the duration of construction and post-construction.

In light of the small size of the roosts relative to the local bat population, and the current conservation status of the species involved soprano pipistrelle (P. pygmaeus) and common pipistrelle (P. pipistrellus): Least Concern; Leisler's bat (N. leisleri): Near Threatened it can be concluded that, following the

implementation of the measures outlined in Sections 3 and 4 of this report, the proposed works will not be detrimental to the maintenance of soprano pipistrelle, common pipistrelle, or Leisler's bat at a favourable conservation status in their natural range.

# 6 Post-Construction Monitoring

While the success of the proposed strategy will not be measured by occupancy of roosts by bats, it is considered to be best practice and appropriate to implement a monitoring plan to gather information and assess whether the bat population has responded favourably to mitigation measures. In this instance, post-construction monitoring checks of occupancy of the alternative roost facilities will be undertaken.

A post-construction light level survey will be undertaken to determine whether light conditions are at baseline levels and whether remediation will be required to mitigate against any light spill to bat sensitive areas such as confirmed tree roosts and along the northern treeline.

## 6.1 Monitoring of Alternative Roosts (Bat Boxes)

A five-year post-installation monitoring programme will be undertaken of the bat boxes. The boxes will be checked for presence of bats or signs of bats on an annual basis between August and September annually for three years, (**Year-1 (2025), Year-3 (2027), and Year-5 (2029)**) post-construction, by an appropriately licensed and qualified ecologist. The results of these surveys will be tabulated and shared with the local authority and the NPWS.

# 7 Conclusions

This amended Bat Conservation Plan relates to the specific impacts on bats and/or their roosts arising from the pruning of two trees on lands at Coolevally, Shankill, Dublin 18. Measures have been provided to reduce potential impacts on bats as far as possible during the tree felling process in the consented development site. The strategy outlined in this report includes the provision of artificial roosting sites (*i.e.* the provision of the woodcrete bat boxes). The requirement for an application for a bat derogation licence has been considered and addressed. Two trees along the northern boundary of the site contain known roosts of common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*), and Leisler's bat (*Nyctalus leisleri*). CRT1 (T113 – Monterey pine), which supports a soprano pipistrelle roost, will be subject to pruning of overhanging branches, removal of a damaged northern branch, and installation of flexible bracing to support a cracked heavy lateral limb. CRT2 (T111 – Monterey cypress), which supports common pipistrelle and Leisler's bat roosts, will undergo a canopy reduction of 2–5 m, removal of broken or unstable branches, and an aerial inspection during pruning to assess for additional structural defects. Common pipistrelle are of 'Least Concern'[10], soprano pipistrelles are of 'Least Concern' and Leisler's bats are 'Near Threatened'[11]. The population of all bat species in Ireland is considered to be 'Least Concern'[12]. Considering a bat derogation licence will be sought from the NPWS and the mitigation measures identified in the Public Lighting Plan with regards to the lighting design, and as outlined in this Bat Conservation Plan concerning remedial works to trees to offset potential impacts to habitat for roosting, foraging and commuting bats, it can be concluded that following the implementation of such measures, the permitted development will

[10] IUNC defines a taxon as 'Least Concern' when it has been evaluated against the Red List criteria and does not qualify for Critically Endangered, Endangered, Vulnerable or Near Threatened. IUCN (2001) IUCN Red List Categories and Criteria: Version 3.1. IUCN Species Survival Commission. IUCN, Gland, Switzerland and Cambridge, UK. IUCN (2003) Guidelines for Application of IUCN Red List Criteria at Regional Levels: Version 3.0. IUCN Species Survival Commission. IUCN, Gland, Switzerland and Cambridge, UK.

[11] IUNC defines a taxon as 'Near Threatened' when it has been evaluated against the criteria but does not qualify for Critically Endangered, Endangered, Vulnerable now, but is close to qualifying for or is likely to qualify for a threatened category in the near future. IUCN (2001) IUCN Red List Categories and Criteria: Version 3.1. IUCN Species Survival Commission. IUCN, Gland, Switzerland and Cambridge, UK. IUCN (2003) Guidelines for Application of IUCN Red List Criteria at Regional Levels: Version 3.0. IUCN Species Survival Commission. IUCN, Gland, Switzerland and Cambridge, UK.

[12] Marnell, F., Looney, D. & Lawton, C. (2019) Ireland Red List No. 12: Terrestrial Mammals. National Parks and Wildlife Service, Department of the Culture, Heritage and the Gaeltacht, Dublin, Ireland.

not be detrimental to the maintenance of the common pipistrelle bat, soprano pipistrelle bat and Leisler's bat at a favourable conservation status, in their natural range.

## Appendix I– Conservation Status and Distribution of Bat Species in Ireland

| Species | Status | Distribution |
|---|---|---|
| Common Pipistrelle Bat *Pipistrellus pipistrellus* | Resident | Widespread |
| Soprano Pipistrelle Bat *Pipistrellus pygmaeus* | Resident | Widespread |
| Nathusius' Pipistrelle Bat *Pipistrellus nathusii* | Resident | Widespread |
| Leisler's Bat *Nyctalus leisleri* | Resident | Widespread |
| Brown Long-eared Bat *Plecotus auritus* | Resident | Widespread |
| Whiskered Bat *Myotis mystacinus* | Resident | Widespread |
| Natterer's Bat *Myotis nattereri* | Resident | Widespread |
| Daubenton's Bat *Myotis daubentonii* | Resident | Widespread |
| Lesser Horseshoe Bat *Rhinolophus hipposideros* | Resident | Restricted to the western seaboard |
| Brandt's Bat *Myotis brandtii* | Vagrant | Single confirmed record from Co. Wicklow |
| Greater Horseshoe *Bat Rhinolophus ferrumequinum* | Vagrant | Single confirmed record from Co. Wexford |

## Appendix II – Guidelines on the Installation of Bat Boxes

| **Installing bat boxes** | |
|---|---|
| Bat box selection | Woodcrete bat boxes are most suitable for installation in Ireland. They offer an advantage over wooden boxes due to their thermal properties – they are better at trapping heat from solar radiation. A range of such woodcrete bat boxes are available for purchase on Veldshop, NHBS, Wildcare or similar websites. |
| Bat box site selection | The boxes should be located at least 3m above ground level. Apart from providing a "drop" zone for bats flying out of the roost, the boxes need to be placed out of reach of humans.<br>In general, it is recommended that several bat boxes (3+) be placed in clusters on the same tree. South and west facing aspects will maximise warmth of the boxes. |
| Bat box installation | Boxes are best installed in places that are not subject to light spill. Bats are sensitive to lighting and light spill may discourage bats from using a box which is otherwise suitable for roosting in.<br>Boxes should ideally be located close to suitable foraging habitat. Irish bats are associated with woodland and woodland edge habitats, such as hedgerows and treelines. In urban areas, they will be associated with parks, and watercourses such as rivers and canals, particularly ones that are lined with trees and scrub. |

## Appendix III – Tree Protection Plan – Construction

## Appendix VI Arborist report

This drawing is to be read in conjunction with the respective arboricultural schedules and reports relevant to this project.

Where contradictions between this drawing and any other design information becomes apparent, the respective authors should be contacted immediately.

It is the responsibility of the main site contractor to check and verify all information and measurements onsite and confirm prior to the commencement of works, and to ensure that all site operatives work in accordance with respective arboricultural reports and BS5837:2012, Trees in relation to design, demolition and construction.

## Key

- Tree, Shrub or Hedgerow Group.
- T10 — Reference Number for Tree, Group or Hedgerow.
- Application Site boudnary.
- No Tree Works Required in GREEN.
- Trees to be Removed in RED.
- Tree Works Proposed in BLUE.

N

0 5m 10m 20m 30m

| Revision | Date | Description |
|---|---|---|

Title: Tree Survey & Works Plan

Project: Abingdon, Shankill, Co. Dublin

Client: Cairn Homes Properties Limited

| | | | |
|---|---|---|---|
| Date: May 2025 | Scale: 1:300 @ A1 | Status: Construction | |
| Drawn by: CMcC | Dwg ref: 211008-C-51 | Rev: - | |
| Checked by: CMcC | | | |



CHARLES MCCORKELL
ARBORICULTURAL CONSULTANCY

# 211008-CD-50-Tree schedule

CHARLES MCCORKELL
ARBORICULTURAL CONSULTANCY

## 211008 - Abingdon

| Tree ID | No. | Species | Height (m) | Stem diameter (cm) | No. of Stems | CROWN SPREAD (m) N | NE | E | SE | S | SW | W | NW | Crown clearance (m) | L.B. (m) | Life stage | Condition Notes / Recommendations | Survey date | RPA ($m^2$) | RPR (m) | Life expectancy (yrs) | BS Category |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Tree T103 | 1 | Aesculus x carnea (Red Horse Chestnut) | 14.0 | 60 | 1 | | 5.0 | | 5.0 | | 7.0 | | 6.0 | 1.0 | | Mature | Structural condition Fair. Physiological condition Poor. Branch weight - Heavy. Branch - Suspended. Die-back - Upper crown. Ivy or climbing plant. Unable to inspect tree closely due to ivy cover. Climbing plant - Sever. and strip the first 1.5m of ivy from the main stem. Remove suspended or broken limb / limbs. Reduce faulted limb / limbs by - Specified extent. - Reduce heavily weighted lateral overhanging neighbouring property by approx. 6-7m to bring in line with main canopy. | 20/05/2025 | 162.9 | 7.2 | 0-10 | U |
| Tree T104 | 1 | Pinus radiata (Monterey Pine) | 22.0 | 143 | 1 | | 10.0 | | 10.0 | | 10.0 | | 6.0 | 2.0 | | Mature | Structural condition Fair. Physiological condition Fair. Arboricultural work - Historic. Deadwood - Minor. Poor past pruning. Deadwood - Stabilise / reduce. | 20/05/2025 | 706.9 | 15.0 | 10-20 | C2 |
| Tree T106 | 1 | Cupressus macrocarpa (Monterey cypress) | 5.0 | 25 | 1 | | 2.0 | | 3.0 | | 3.0 | | 2.0 | 0.0 | | Semi Mature | Structural condition Good. Physiological condition Good. Suppressed crown - Minor. Unbalanced crown - Minor. Management objective. - Prune stub cuts to best practice. | 20/05/2025 | 28.3 | 3.0 | 20-40 | C2 |
| Tree T107 | 1 | Acer pseudoplatanus (Sycamore) | 13.0 | 51 COM | 3 | | 5.5 | | 6.5 | | 3.0 | | 5.5 | 0.0 | | Early Mature | Structural condition Fair. Physiological condition Good. Fork - Weak with included bark. Pruning wounds - Decayed. | 20/05/2025 | 122.1 | 6.2 | 20-40 | C2 |
| Tree T108 | 1 | Pinus radiata (Monterey Pine) | 16.0 | 115 | 1 | | 7.0 | | 7.0 | | 7.0 | | 6.0 | 0.0 | | Mature | Structural condition Fair. Physiological condition Good. Access to inspect base - Restricted / obscured. Branch - Broken. Deadwood - Minor. Ivy or climbing plant. Unable to inspect tree closely due to ivy cover. Climbing plant - Sever. and strip the first 1.5m of ivy from the main stem. Deadwood - Remove. | 20/05/2025 | 598.3 | 13.8 | 20-40 | B2 |

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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# 211008 - Abingdon

| Tree ID | No. | Species | Height (m) | Stem diameter (cm) | No. of Stems | CROWN SPREAD (m) N | NE | E | SE | S | SW | W | NW | Crown clearance (m) | L.B. (m) | Life stage | Condition Notes / Recommendations | Survey date | RPA ($m^2$) | RPR (m) | Life expectancy (yrs) | BS Category |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Tree T109 | 1 | Acer campestre (Field Maple) | 10.0 | 45 COM | 2 | | 5.0 | | 5.0 | | 5.0 | | 4.0 | 0.0 | | Early Mature | Structural condition Fair. Physiological condition Good. Access to inspect base - Restricted / obscured. Deadwood - Minor. Ivy or climbing plant. Unable to inspect tree closely due to ivy cover. Climbing plant - Sever. and strip the first 1.5m of ivy from the main stem. | 20/05/2025 | 92.3 | 5.4 | 40+ | B2 |
| Tree T110 | 1 | Cupressus macrocarpa (Monterey cypress) | 20.0 | 180 | 1 | | 7.0 | | 7.0 | | 7.0 | | 6.0 | 0.0 | | Mature | Structural condition Poor. Physiological condition Fair. Access to inspect base - Restricted / obscured. Arboricultural work - Historic. Branch - Broken. Branch - Suspended. Deadwood - Minor. Ivy or climbing plant. Shedding limb / limbs - Historic. Shedding limb / limbs - Major. Unable to inspect tree closely due to ivy cover. Climbing plant - Sever. and strip the first 1.5m of ivy from the main stem. Reduce crown by - Specified extent. - Reduce the lateral growth of branches extending in the direction of the footpath by 3-4m. If no suitable growth point for reduction is available, consider removing the branch. Remove any broken and suspended branches within the canopy. | 20/05/2025 | 706.9 | 15.0 | 10-20 | C2 |
| Tree T111 | 1 | Cupressus macrocarpa (Monterey cypress) | 27.0 | 180 | 1 | 9.0 | | 15.0 | | 14.0 | | 14.0 | | 2.0 | | Late Mature | Structural condition Fair. Physiological condition Fair. Arboricultural work - Historic. Deadwood - Minor. Ivy or climbing plant. Shedding limb / limbs - Historic. Shedding limb / limbs - Major. Shedding limb / limbs - Recent. Major branch failed following storm Eoywn in 2025. Branch landed across the footpath. Climbing plant - Sever. and strip the first 1.5m of ivy from the main stem. Reduce crown by - Specified extent. - Reduce the height and width of the canopy by 2 to 5m, depending on branch length and weight. Stabilise deadwood >5cm diameter and remove any broken branches throughout canopy. Detailed investigation - Climbing inspection. - During the proposed pruning works, carry out an aerial inspection of the tree, in particular assessing main unions and branches for cracks. This may result in additional crown reduction works being undertaken. | 20/05/2025 | 706.9 | 15.0 | 20-40 | B3 |

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.

# 211008 - Abingdon

| Tree ID | No. | Species | Height (m) | Stem diameter (cm) | No. of Stems | CROWN SPREAD (m) N | NE | E | SE | S | SW | W | NW | Crown clearance (m) | L.B. (m) | Life stage | Condition Notes / Recommendations | Survey date | RPA ($m^2$) | RPR (m) | Life expectancy (yrs) | BS Category |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Tree T113 | 1 | Pinus radiata (Monterey Pine) | 16.0 | 136 | 1 | | 10.0 | | 12.0 | | 14.0 | | 7.0 | 0.0 | | Mature | Structural condition Fair. Physiological condition Good. Arboricultural work - Historic. Branch weight - Heavy. Decay / structural defect in crown limb / limbs - Localised. Deadwood - Minor. Climber identified a crack on the top of the heavy lateral extending on the western side of the canopy.<br>Remove faulted limb / limbs. - Remove the broken and suspended primary branch on the northern side of the canopy sitting on the boundary fence.<br>Deadwood - Stabilise / reduce.<br>Cable - Insert flexible bracing system. - Install 2no. 4T cobra braces to provide additional support to the western heavy lateral. 1st brace must be installed approximately 2m beyond the crack and extend back 2/3rds up the main stem. 2nd brace installed approx. 2-3m towards the stem from the main crack and 2/3rds up the main stem. | 20/05/2025 | 706.9 | 15.0 | 40+ | A1 |
| Tree T114 | 1 | Prunus domestica (Plum) | 7.0 | 30 | 1 | | 3.5 | | 3.0 | | 3.0 | | 1.5 | 1.0 | | Early Mature | Structural condition Fair. Physiological condition Fair. Access to inspect base - Restricted / obscured. Competition - Adjacent trees. Ivy or climbing plant. Unable to inspect tree closely due to ivy cover. | 08/05/2024 | 40.7 | 3.6 | 10-20 | C2 |
| Group G115 | 1 | x Cupressocyparis leylandii (Leyland Cypress) | 19.0 | 35 | 1 | | | | | | | | | 0.0 | | Early Mature | Structural condition Fair. Physiological condition Fair. Line of Leyland cypress, several have been damaged through fire and some branch failures have occurred. Height and stem diameter are average for group.<br>Quantities not recorded, only species mix.<br>Reduce crown by - Specified extent. - Reduce lateral growth and height of hedgerow. Extents of pruning are to be agreed on site with the site manager. | 08/05/2024 | 55.4 | 4.2 | 10-20 | C2 |
| Tree T116 | 1 | Alnus incana (Grey Alder) | 8.0 | 30 | 1 | 2.5 | | 2.5 | | 2.5 | | 2.5 | | 2.0 | | Early Mature | Structural condition Poor. Physiological condition Fair. Access to inspect base - Not possible. Pollard points - Structurally suspect. Pruning wounds - Decayed. Unable to inspect tree closely due to dense undergrowth.<br>Climbing plant - Sever. and strip the first 1.5m of ivy from the main stem.<br>Prune from adjacent structure. - Prune branches back from the proposed new building to facilitate works. | 08/05/2024 | 40.7 | 3.6 | 10-20 | 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

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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# 211008 - Abingdon

| Tree ID | No. | Species | Height (m) | Stem diameter (cm) | No. of Stems | CROWN SPREAD (m) N | NE | E | SE | S | SW | W | NW | Crown clearance (m) | L.B. (m) | Life stage | Condition Notes / Recommendations | Survey date | RPA ($m^2$) | RPR (m) | Life expectancy (yrs) | BS Category |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Tree T117 | 1 | Alnus incana (Grey Alder) | 8.0 | 30 | 1 | | 2.0 | | 2.5 | | 4.0 | | 1.5 | 2.0 | | Early Mature | Structural condition Poor. Physiological condition Fair. Access to inspect base - Not possible. Pollard points - Structurally suspect. Pruning wounds - Decayed. Unable to inspect tree closely due to dense undergrowth. Climbing plant - Sever. and strip the first 1.5m of ivy from the main stem. Prune from adjacent structure. - Prune branches back from the proposed new building to facilitate works. | 08/05/2024 | 40.7 | 3.6 | 10-20 | C2 |
| Tree T121 | 1 | Alnus incana (Grey Alder) | 12.0 | 30 | 1 | 2.5 | | 2.5 | | 2.5 | | 2.5 | | 3.0 | | Early Mature | Structural condition Poor. Physiological condition Poor. Decline - Suspected. Fork - Weak with included bark. Suppressed crown - Major. | 08/05/2024 | 40.7 | 3.6 | 0-10 | U |
| Tree T122 | 1 | Alnus incana (Grey Alder) | 8.0 | 25 | 1 | 2.0 | | 2.0 | | 2.0 | | 2.0 | | 2.0 | | Early Mature | Structural condition Poor. Physiological condition Poor. Decline - Suspected. Fork - Weak with included bark. Suppressed crown - Major. Fell - Ground level. | 08/05/2024 | 28.3 | 3.0 | 0-10 | U |
| Tree T123 | 1 | Alnus incana (Grey Alder) | 8.0 | 35 | 1 | 2.0 | | 2.0 | | 2.0 | | 2.0 | | 2.0 | | Early Mature | Structural condition Poor. Physiological condition Poor. Decline - Evident / observed. Fire damage - Base / bole / principal stems. | 08/05/2024 | 55.4 | 4.2 | 0-10 | U |
| Tree T124 | 1 | Alnus incana (Grey Alder) | 5.0 | 35 | 1 | 2.0 | | 2.0 | | 2.0 | | 2.0 | | 2.0 | | Early Mature | Structural condition Poor. Physiological condition Fair. Arboricultural work - Historic. Suppressed crown - Major. Fell - Ground level. | 08/05/2024 | 55.4 | 4.2 | 0-10 | U |
| Tree T125 | 1 | x Cupressocyparis leylandii (Leyland Cypress) | 9.0 | 30 | 1 | | | | | | | | | 0.0 | | Early Mature | Structural condition Fair. Physiological condition Fair. Trees have been topped. Two dead trees on the northern side of the group. Height and stem diameter are average for group. Quantities not recorded, only species mix. Fell - Marked trees. - Remove dead trees only. Reduce crown by - Specified extent. - Reduce lateral growth and height of hedgerow. Extents of pruning are to be agreed on site. | 08/05/2024 | 40.7 | 3.6 | 10-20 | 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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# 211008 - Abingdon

| Tree ID | No. | Species | Height (m) | Stem diameter (cm) | No. of Stems | CROWN SPREAD (m) N | NE | E | SE | S | SW | W | NW | Crown clearance (m) | L.B. (m) | Life stage | Condition Notes / Recommendations | Survey date | RPA ($m^2$) | RPR (m) | Life expectancy (yrs) | BS Category |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Hedge H130 | 1 | Sambucus nigra (Elder) | 4.0 | 15 AVE | 1 | | | | | | | | | 0.0 | | Early Mature | Structural condition Fair. Physiological condition Fair. Mix hedgerow along site boundary. Height and stem diameter are average for group. Quantities not recorded, only species mix. | 08/05/2024 | 10.2 | 1.8 | 10-20 | C2 |
| | 1 | Prunus spinosa (Blackthorn/Sloe) | | | | | | | | | | | | | | | | | | | | |
| | 1 | Fagus sylvatica (Common Beech) | | | | | | | | | | | | | | | | | | | | |
| | 1 | Rubus fruticosus s. (Blackberry/Bramble) | | | | | | | | | | | | | | | | | | | | |
| Hedge H131 | 1 | x Cupressocyparis leylandii (Leyland Cypress) | 3.0 | 20 | 1 | | | | | | | | | 0.0 | | Early Mature | Structural condition Fair. Physiological condition Fair. Neighbouring hedgerow cut back to boundary line. Height and stem diameter are average for group. Quantities not recorded, only species mix. | 20/05/2025 | 18.1 | 2.4 | 10-20 | C2 |
| Group G132 | 1 | Acer pseudoplatanus (Sycamore) | 6.0 | 15 AVE | 1 | | | | | | | | | 0.0 | | Early Mature | Structural condition Fair. Physiological condition Fair. Boundary group of Leyland cypress with a mix of young trees and scrub. Height and stem diameter are average for group. Quantities not recorded, only species mix. Lift low canopy - Pedestrian clearance. - Crown lift low canopies above proposed footpath to 2.5m. Management objective. - Prune stub cuts to best practice. | 20/05/2025 | 10.2 | 1.8 | 10-20 | C2 |
| | 1 | Fagus sylvatica (Common Beech) | | | | | | | | | | | | | | | | | | | | |
| | 1 | Sambucus nigra (Elder) | | | | | | | | | | | | | | | | | | | | |
| | 1 | x Cupressocyparis leylandii (Leyland Cypress) | | | | | | | | | | | | | | | | | | | | |

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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# 211008 - Abingdon

| Tree ID | No. | Species | Height (m) | Stem diameter (cm) | No. of Stems | CROWN SPREAD (m) N | NE | E | SE | S | SW | W | NW | Crown clearance (m) | L.B. (m) | Life stage | Condition Notes / Recommendations | Survey date | RPA ($m^2$) | RPR (m) | Life expectancy (yrs) | BS Category |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Tree T133 | 1 | Betula pendula (Silver Birch) | 12.0 | 40 | 1 | 4.0 | | 4.0 | | 4.0 | | 4.0 | | 1.5 | | Early Mature | Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Ivy or climbing plant. Unable to inspect tree closely as located in neighbouring property. | 08/05/2024 | 72.4 | 4.8 | 10-20 | C2 |
| Tree T134 | 1 | Betula pendula (Silver Birch) | 14.0 | 45 | 1 | | 5.0 | | 2.0 | | 3.5 | | 4.0 | 2.0 | | Early Mature | Structural condition Poor. Physiological condition Fair. Access to inspect base - Not possible. Ivy or climbing plant. Shedding limb / limbs - Major. Unable to inspect tree closely as located in neighbouring property. | 08/05/2024 | 91.6 | 5.4 | 10-20 | C2 |
| Tree T135 | 1 | Laburnum x watereri (Laburnum) | 5.0 | 25 | 1 | | 3.5 | | 3.5 | | 3.5 | | 3.0 | 1.0 | | Early Mature | Structural condition Poor. Physiological condition Fair. Access to inspect base - Restricted / obscured. Competition - Adjacent trees. Ivy or climbing plant. Unable to inspect tree closely due to ivy cover. | 08/05/2024 | 28.3 | 3.0 | 10-20 | C2 |
| Tree T349 | 1 | Quercus robur (English Oak) | 17.0 | 77 COM | 2 | | 4.5 | | 4.0 | | 3.5 | | 4.0 | 1.5 | | Mature | Structural condition Poor. Physiological condition Fair. Arboricultural work - Historic. Bark wound - Minor. Decay / structural defect - Extensive. Decay / structural defect - Principal stems. Ivy or climbing plant. | 08/05/2024 | 273.7 | 9.3 | 20-40 | C2 |
| Tree T350 | 1 | Fagus sylvatica (Common Beech) | 6.0 | 9 | 1 | 2.0 | | 2.0 | | 2.0 | | 2.0 | | 1.5 | | Young | Structural condition Good. Physiological condition Good. | 08/05/2024 | 3.7 | 1.1 | 40+ | C2 |
| Tree T351 | 1 | Acer pseudoplatanus (Sycamore) | 17.0 | 72 | 1 | | 7.0 | | 5.5 | | 5.0 | | 9.0 | 2.5 | | Mature | Structural condition Fair. Physiological condition Fair. Competition - Adjacent trees. Deadwood - Major. Unbalanced crown - Minor. Suspected infection of sooty bark disease. Excavation works 4.5m from northern side of main stem. Climbing plant - Sever. and strip first 1.5m of ivy from main stem to aid future inspection. Deadwood - Remove. | 20/05/2025 | 234.5 | 8.6 | 10-20 | 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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# 211008 - Abingdon

| Tree ID | No. | Species | Height (m) | Stem diameter (cm) | No. of Stems | CROWN SPREAD (m) N | NE | E | SE | S | SW | W | NW | Crown clearance (m) | L.B. (m) | Life stage | Condition Notes / Recommendations | Survey date | RPA ($m^2$) | RPR (m) | Life expectancy (yrs) | BS Category |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Tree T352 | 1 | Acer pseudoplatanus (Sycamore) | 17.0 | 60 | 1 | | 6.0 | | 6.0 | | 6.5 | | 2.5 | 2.5 | | Mature | Structural condition Fair. Physiological condition Fair. Bark wound - Major. Competition - Adjacent trees. Deadwood - Minor. Decay / structural defect - Bole. Pruning wounds - Decayed. Unbalanced crown - Minor. Climbing plant - Sever. and strip first 1.5m of ivy from main stem to aid future inspection. | 20/05/2025 | 162.9 | 7.2 | 20-40 | C2 |
| Tree T353 | 1 | Quercus robur (English Oak) | 6.0 | 8 | 1 | 1.5 | | 1.5 | | 1.5 | | 1.5 | | 1.5 | | Young | Structural condition Good. Physiological condition Fair. | 08/05/2024 | 2.9 | 1.0 | 40+ | C2 |
| Tree T354 | 1 | Quercus robur (English Oak) | 6.0 | 7 | 1 | 2.0 | | 2.0 | | 2.0 | | 2.0 | | 1.5 | | Young | Structural condition Fair. Physiological condition Fair. | 20/05/2025 | 2.2 | 0.8 | 20-40 | C2 |
| Tree T355 | 1 | Acer pseudoplatanus (Sycamore) | 17.0 | 65 | 1 | | 5.0 | | 5.0 | | 5.0 | | 4.0 | 3.5 | | Mature | Structural condition Fair. Physiological condition Poor. Die-back - Upper crown. Decline - Suspected. Deadwood - Minor. Ivy or climbing plant. Tree infected with sooty bark disease. Excavation works 4.5m from northern side of main stem. Climbing plant - Sever. and strip first 1.5m of ivy from main stem to aid future inspection. Deadwood - Remove. Epicormic growth - Remove from base. | 20/05/2025 | 191.1 | 7.8 | 0-10 | U |
| Tree T356 | 1 | Fagus sylvatica (Common Beech) | 5.0 | 7 | 1 | 1.5 | | 1.5 | | 1.5 | | 1.5 | | 1.5 | | Young | Structural condition Fair. Physiological condition Fair. | 08/05/2024 | 2.2 | 0.8 | 20-40 | C2 |
| Tree T359 | 1 | Acer pseudoplatanus (Sycamore) | 20.0 | 60 | 1 | | 2.0 | | 6.0 | | 6.0 | | 5.0 | 3.5 | | Mature | Structural condition Poor. Physiological condition Poor. Deadwood - Minor. Decay / structural defect - Bole. Exposed crown - Recent. Pruning wounds - Decayed. Unbalanced crown - Minor. Suspected infection of sooty bark disease. Excavation works 4m from northern side of main stem. | 20/05/2025 | 162.9 | 7.2 | 10-20 | 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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# 211008 - Abingdon

| Tree ID | No. | Species | Height (m) | Stem diameter (cm) | No. of Stems | CROWN SPREAD (m) N | NE | E | SE | S | SW | W | NW | Crown clearance (m) | L.B. (m) | Life stage | Condition Notes / Recommendations | Survey date | RPA ($m^2$) | RPR (m) | Life expectancy (yrs) | BS Category |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Tree T360 | 1 | Fagus sylvatica (Common Beech) | 21.0 | 125 | 1 | | 5.5 | | 6.0 | | 5.5 | | 4.5 | 1.5 | | Late Mature | Structural condition Fair. Physiological condition Fair. Access to inspect base - Restricted / obscured. Arboricultural work - Historic. Decay / structural defect - Suspected. Ivy or climbing plant. Unable to inspect tree closely due to ivy cover. Climbing plant - Sever. and strip first 1.5m of ivy from main stem to aid future inspection. | 15/08/2024 | 706.9 | 15.0 | 10-20 | B3 |
| Tree T361 | 1 | Fagus sylvatica (Common Beech) | 21.0 | 79 | 1 | | 5.0 | | 5.0 | | 5.5 | | 5.0 | 3.5 | | Mature | Structural condition Poor. Physiological condition Fair. Decay / structural defect - Base. Decay / structural defect - Bole. Fungal fruiting body - structural decay suspected. Ganoderma australe fungal fruiting bodies on main stem. Kretzschmaria duesta fungal fruiting bodies on stem base. Excavation works 5m from northern side of main stem. | 20/05/2025 | 282.3 | 9.5 | 10-20 | C2 |
| Tree T362 | 1 | Fagus sylvatica (Common Beech) | 21.0 | 120 | 1 | | 8.0 | | 8.5 | | 8.5 | | 5.0 | 1.5 | | Late Mature | Structural condition Fair. Physiological condition Fair. Access to inspect base - Restricted / obscured. Arboricultural work - Historic. Deadwood - Minor. Decay / structural defect - Suspected. Ivy or climbing plant. Unable to inspect tree closely due to ivy cover. Climbing plant - Sever. and strip first 1.5m of ivy from main stem to aid future inspection. | 15/08/2024 | 651.4 | 14.4 | 10-20 | B3 |
| Tree T364 | 1 | Quercus robur (English Oak) | 18.0 | 60 | 1 | | 4.0 | | 5.5 | | 5.0 | | 3.5 | 5.5 | | Early Mature | Structural condition Fair. Physiological condition Fair. Competition - Adjacent trees. Deadwood - Minor. Ivy or climbing plant. Suppressed crown - Minor. Unbalanced crown - Minor. Excavation works 3.3m from northern side of main stem. Climbing plant - Sever. and strip first 1.5m of ivy from main stem to aid future inspection. | 20/05/2025 | 162.9 | 7.2 | 20-40 | B2 |
| Tree T365 | 1 | Quercus robur (English Oak) | 18.0 | 63 | 1 | | 3.5 | | 7.5 | | 6.5 | | 2.0 | 2.0 | | Early Mature | Structural condition Fair. Physiological condition Fair. Arboricultural work - Historic. Bark wound - Minor. Competition - Adjacent trees. Die-back - Mid crown. Deadwood - Minor. Suppressed crown - Minor. Unbalanced crown - Minor. Excavation works 5m from northern side of main stem. Deadwood - Stabilise / reduce. | 20/05/2025 | 179.6 | 7.6 | 10-20 | C2 |
| Tree T366 | 1 | Tilia sp. (Lime sp.) | 5.0 | 14 | 1 | | 3.0 | | 3.0 | | 3.0 | | 2.5 | 1.5 | | Young | Structural condition Good. Physiological condition Good. | 08/05/2024 | 8.9 | 1.7 | 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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# 211008 - Abingdon

| Tree ID | No. | Species | Height (m) | Stem diameter (cm) | No. of Stems | CROWN SPREAD (m) N | NE | E | SE | S | SW | W | NW | Crown clearance (m) | L.B. (m) | Life stage | Condition Notes / Recommendations | Survey date | RPA ($m^2$) | RPR (m) | Life expectancy (yrs) | BS Category |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Tree T367 | 1 | Fagus sylvatica (Common Beech) | 4.5 | 7 | 1 | 1.5 | | 1.5 | | 1.5 | | 1.5 | | 1.5 | | Young | Structural condition Good. Physiological condition Good. | 08/05/2024 | 2.2 | 0.8 | 40+ | C2 |
| Tree T370 | 1 | Acer pseudoplatanus (Sycamore) | 19.0 | 60 | 1 | | 3.5 | | 6.0 | | 6.0 | | 6.0 | 6.0 | | Mature | Structural condition Fair. Physiological condition Fair. Competition - Adjacent trees. Deadwood - Minor. Epicormic growth - Base. Excavation works 1.8m from northern side of main stem.<br>Epicormic growth - Remove from base. | 20/05/2025 | 162.9 | 7.2 | 10-20 | C2 |
| Tree T371 | 1 | Acer pseudoplatanus (Sycamore) | 14.0 | 53 | 1 | | 4.0 | | 5.5 | | 2.0 | | 3.5 | 3.0 | | Early Mature | Structural condition Fair. Physiological condition Poor. Bark wound - Major. Die-back - Throughout crown. Decline - Evident / observed. Suppressed crown - Minor. Unbalanced crown - Minor. | 08/05/2024 | 127.1 | 6.4 | 0-10 | U |
| Tree T372 | 1 | Fagus sylvatica (Common Beech) | 13.0 | 55 | 1 | | 6.0 | | 6.0 | | 2.0 | | 4.5 | 2.0 | | Early Mature | Structural condition Fair. Physiological condition Fair. Access to inspect base - Restricted / obscured. Competition - Adjacent trees. Ivy or climbing plant. Suppressed crown - Minor. Unbalanced crown - Minor. Unable to inspect tree closely due to ivy cover.<br>Climbing plant - Sever. and strip first 1.5m of ivy from main stem to aid future inspection. | 15/08/2024 | 136.8 | 6.6 | 10-20 | C2 |
| Tree T373 | 1 | Fagus sylvatica (Common Beech) | 18.0 | 55 | 1 | | 4.0 | | 6.0 | | 4.0 | | 6.0 | 3.0 | | Early Mature | Structural condition Fair. Physiological condition Fair. Competition - Adjacent trees. Deadwood - Minor. Ivy or climbing plant.<br>Climbing plant - Sever. and strip first 1.5m of ivy from main stem to aid future inspection. | 15/08/2024 | 136.8 | 6.6 | 20-40 | B2 |
| Tree T374 | 1 | Acer pseudoplatanus (Sycamore) | 19.0 | 95 | 1 | | 2.0 | | 7.0 | | 8.0 | | 4.5 | 4.0 | | Mature | Structural condition Fair. Physiological condition Fair. Competition - Adjacent trees. Deadwood - Minor. Ivy or climbing plant. Raised surface roots. Unbalanced crown - Minor.<br>Climbing plant - Sever. and strip first 1.5m of ivy from main stem to aid future inspection. | 15/08/2024 | 408.3 | 11.4 | 20-40 | B2 |

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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# 211008 - Abingdon

| Tree ID | No. | Species | Height (m) | Stem diameter (cm) | No. of Stems | CROWN SPREAD (m) N | NE | E | SE | S | SW | W | NW | Crown clearance (m) | L.B. (m) | Life stage | Condition Notes / Recommendations | Survey date | RPA ($m^2$) | RPR (m) | Life expectancy (yrs) | BS Category |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Tree T375 | 1 | Acer pseudoplatanus (Sycamore) | 19.0 | 100 | 1 | | 6.5 | | 3.5 | | 7.5 | | 8.5 | 6.5 | | Mature | Structural condition Fair. Physiological condition Poor. Access to inspect base - Not possible. Die-back - Throughout crown. Decline - Evident / observed. Decay / structural defect - Suspected. Ivy or climbing plant. Unable to inspect tree closely due to ivy cover. Excavation works approx. 2m from northern side of main stem. Epicormic growth - Remove from base. Climbing plant - Sever. and strip first 1.5m of ivy from main stem to aid future inspection. | 20/05/2025 | 452.4 | 12.0 | 10-20 | C2 |
| Tree T376 | 1 | Acer pseudoplatanus (Sycamore) | 17.0 | 95 | 1 | | 4.0 | | 4.0 | | 3.0 | | 4.5 | 4.0 | | Late Mature | Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Epicormic growth - Base. Ivy or climbing plant. Unable to inspect tree closely due to ivy cover. Climbing plant - Sever. and strip first 1.5m of ivy from main stem to aid future inspection. | 15/08/2024 | 408.3 | 11.4 | 10-20 | C2 |
| Tree T377 | 1 | Quercus robur (English Oak) | 5.0 | 7 | 1 | 1.5 | | 1.5 | | 1.5 | | 1.5 | | 1.5 | | Young | Structural condition Good. Physiological condition Good. | 08/05/2024 | 2.2 | 0.8 | 40+ | C2 |
| Tree T380 | 1 | Acer pseudoplatanus (Sycamore) | 16.0 | 60 | 1 | | 3.0 | | 5.0 | | 4.5 | | 7.0 | 6.5 | | Mature | Structural condition Fair. Physiological condition Fair. Access to inspect base - Restricted / obscured. Competition - Adjacent trees. Ivy or climbing plant. Unable to inspect tree closely due to ivy cover. Excavation works 3m from northern side of main stem. Epicormic growth - Remove from base. Climbing plant - Sever. and strip first 1.5m of ivy from main stem to aid future inspection. | 20/05/2025 | 162.9 | 7.2 | 10-20 | C2 |
| Tree T381 | 1 | Acer pseudoplatanus (Sycamore) | 16.0 | 69 COM | 2 | | 3.5 | | 4.5 | | 5.0 | | 7.0 | 5.5 | | Mature | Structural condition Fair. Physiological condition Fair. Access to inspect base - Restricted / obscured. Bark wound - Minor. Competition - Adjacent trees. Deadwood - Minor. Ivy or climbing plant. Unable to inspect tree closely due to ivy cover. Suspected infection of sooty bark disease. Excavation works 2m from northern side of main stem. Climbing plant - Sever. and strip first 1.5m of ivy from main stem to aid future inspection. Epicormic growth - Remove from base. | 20/05/2025 | 218.3 | 8.3 | 10-20 | C2 |

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# 211008 - Abingdon

| Tree ID | No. | Species | Height (m) | Stem diameter (cm) | No. of Stems | CROWN SPREAD (m) N | NE | E | SE | S | SW | W | NW | Crown clearance (m) | L.B. (m) | Life stage | Condition Notes / Recommendations | Survey date | RPA ($m^2$) | RPR (m) | Life expectancy (yrs) | BS Category |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Tree T382 | 1 | Acer pseudoplatanus (Sycamore) | 16.0 | 56 | 1 | | 5.5 | | 6.5 | | 5.0 | | 5.5 | 5.0 | | Early Mature | Structural condition Fair. Physiological condition Good. Branch - Broken. Deadwood - Minor. Leaning trunk - Minor. Excavation works 2.8m from northern side of main stem. Deadwood - Remove. | 20/05/2025 | 141.9 | 6.7 | 20-40 | B2 |
| Tree T383 | 1 | Tilia sp. (Lime sp.) | 7.5 | 20 | 1 | 4.0 | | 4.0 | | 4.0 | | 4.0 | | 1.5 | | Semi Mature | Structural condition Good. Physiological condition Good. | 08/05/2024 | 18.1 | 2.4 | 40+ | B2 |
| Tree T384 | 1 | Fraxinus excelsior (Ash) | 3.0 | 30 | 1 | | 1.0 | | 1.0 | | 1.0 | | 1.0 | 0.0 | | Early Mature | Structural condition Poor. Physiological condition Poor. Fallen tree / trees - Partial collapse. Storm damage. | 08/05/2024 | 40.7 | 3.6 | 0-10 | U |
| Tree T385 | 1 | Acer pseudoplatanus (Sycamore) | 17.0 | 60 | 1 | | 4.0 | | 3.5 | | 3.5 | | 6.0 | 2.5 | | Mature | Structural condition Fair. Physiological condition Fair. Access to inspect base - Restricted / obscured. Deadwood - Minor. Ivy or climbing plant. Suspected infection of sooty bark disease. Excavation works 2m from northern side of main stem. Deadwood - Remove. Climbing plant - Sever. and strip first 1.5m of ivy from main stem to aid future inspection. Epicormic growth - Remove from base. | 20/05/2025 | 162.9 | 7.2 | 10-20 | C2 |
| Tree T386 | 1 | Acer pseudoplatanus (Sycamore) | 20.0 | 96 COM | 2 | | 7.5 | | 6.5 | | 6.0 | | 7.0 | 1.0 | | Mature | Structural condition Fair. Physiological condition Fair. Bark wound - Major. Decay / structural defect in crown limb / limbs - Localised. Decay / structural defect in crown limb / limbs - Open cavity / cavities. Decay / structural defect - Base. Pruning wounds - Decayed. Excavation works 4.5m from northern side of main stem. Climbing plant - Sever. and strip first 1.5m of ivy from main stem to aid future inspection. | 20/05/2025 | 418.5 | 11.5 | 10-20 | C2 |
| Tree T387 | 1 | Acer pseudoplatanus (Sycamore) | 20.0 | 90 | 1 | | 7.0 | | 7.0 | | 5.0 | | 4.0 | 6.0 | | Mature | Structural condition Fair. Physiological condition Fair. Bark wound - Minor. Ivy or climbing plant. Climbing plant - Sever. and strip first 1.5m of ivy from main stem to aid future inspection. | 15/08/2024 | 366.4 | 10.8 | 20-40 | B2 |

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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# 211008 - Abingdon

| Tree ID | No. | Species | Height (m) | Stem diameter (cm) | No. of Stems | CROWN SPREAD (m) N | NE | E | SE | S | SW | W | NW | Crown clearance (m) | L.B. (m) | Life stage | Condition Notes / Recommendations | Survey date | RPA ($m^2$) | RPR (m) | Life expectancy (yrs) | BS Category |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Tree T388 | 1 | Fraxinus excelsior (Ash) | 20.0 | 57 | 1 | | 4.0 | | 2.5 | | 3.5 | | 6.0 | 2.0 | | Early Mature | Structural condition Fair. Physiological condition Poor. Access to inspect base - Restricted / obscured. Deadwood - Minor. Ivy or climbing plant. Sheltered crown. Unbalanced crown - Minor. Tree is infected with ash dieback - early stages. Excavation works 1.1m from northern side of main stem. Climbing plant - Sever. and strip first 1.5m of ivy from main stem to aid future inspection. | 20/05/2025 | 147.0 | 6.8 | 0-10 | U |
| Tree T389 | 1 | Acer pseudoplatanus (Sycamore) | 18.0 | 60 | 1 | | 4.5 | | 4.0 | | 5.0 | | 6.5 | 3.0 | | Mature | Structural condition Fair. Physiological condition Fair. Deadwood - Minor. Pruning wounds - Decayed. Excavation works 2m from northern side of main stem. Epicormic growth - Remove from base. | 20/05/2025 | 162.9 | 7.2 | 10-20 | C2 |
| Tree T391 | 1 | Acer pseudoplatanus (Sycamore) | 17.0 | 85 | 1 | | 2.5 | | 7.0 | | 5.0 | | 3.0 | 3.0 | | Mature | Structural condition Fair. Physiological condition Fair. Access to inspect base - Restricted / obscured. Epicormic growth - Base. Ivy or climbing plant. Suppressed crown - Minor. Unbalanced crown - Minor. Unable to inspect tree closely due to ivy cover. Climbing plant - Sever. and strip first 1.5m of ivy from main stem to aid future inspection. | 15/08/2024 | 326.9 | 10.2 | 10-20 | C2 |
| Tree T392 | 1 | Acer pseudoplatanus (Sycamore) | 16.0 | 57 | 1 | | 5.0 | | 3.0 | | 5.0 | | 4.0 | 6.0 | | Early Mature | Structural condition Fair. Physiological condition Poor. Bark wound - Minor. Competition - Adjacent trees. Die-back - Upper crown. Deadwood - Minor. Decay / structural defect - Base. Tree infected with sooty bark disease. | 08/05/2024 | 147.0 | 6.8 | 0-10 | U |
| Tree T393 | 1 | Quercus robur (English Oak) | 16.0 | 80 | 1 | | 6.0 | | 9.5 | | 8.5 | | 3.5 | 1.5 | | Mature | Structural condition Fair. Physiological condition Fair. Access to inspect base - Restricted / obscured. Deadwood - Minor. Ivy or climbing plant. Unable to inspect tree closely due to ivy cover. Climbing plant - Sever. and strip first 1.5m of ivy from main stem to aid future inspection. | 15/08/2024 | 289.5 | 9.6 | 20-40 | B2 |
| Tree T396 | 1 | Acer pseudoplatanus (Sycamore) | 19.0 | 110 | 1 | 6.5 | | 5.0 | | 8.0 | | 6.0 | | 1.5 | | Late Mature | Structural condition Poor. Physiological condition Fair. Bark wound - Major. Decay / structural defect in crown limb / limbs - Extensive. Decay / structural defect - Base. Decay / structural defect - Extensive. | 08/05/2024 | 547.4 | 13.2 | 10-20 | 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

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.

# 211008 - Abingdon

| Tree ID | No. | Species | Height (m) | Stem diameter (cm) | No. of Stems | CROWN SPREAD (m) N | NE | E | SE | S | SW | W | NW | Crown clearance (m) | L.B. (m) | Life stage | Condition Notes / Recommendations | Survey date | RPA ($m^2$) | RPR (m) | Life expectancy (yrs) | BS Category |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Tree T397 | | Acer pseudoplatanus (Sycamore) | 18.0 | 70 | 1 | 5.0 | | 3.5 | | 6.0 | | 6.5 | | 1.5 | | Mature | Structural condition Fair. Physiological condition Fair. Deadwood - Minor. Pruning wounds - Decayed. Suspected infection of sooty bark disease. Excavation works 2.6m from northern side of main stem. | 20/05/2025 | 221.7 | 8.4 | 10-20 | C2 |
| Tree T398 | 1 | Tilia sp. (Lime sp.) | 8.5 | 29 | 1 | 4.5 | | 4.0 | | 4.0 | | 4.0 | | 1.5 | | Semi Mature | Structural condition Fair. Physiological condition Good. Branch - Broken. Branch - Suspended. | 20/05/2025 | 38.0 | 3.5 | 20-40 | C2 |
| Tree T399 | 1 | Tilia sp. (Lime sp.) | 8.5 | 20 | 1 | 2.0 | | 4.0 | | 4.0 | | 3.0 | | 1.5 | | Semi Mature | Structural condition Fair. Physiological condition Good. Unbalanced crown - Minor. Lift low canopy - Pedestrian clearance. | 20/05/2025 | 18.1 | 2.4 | 20-40 | 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

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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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**<br><br>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)<br>* Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline<br>* 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<br><br>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**<br><br>**Trees of high quality**<br><br>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 arboricutural 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**<br><br>**Trees of moderate quality**<br>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**<br><br>**Trees of low quality**<br>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** |