Comhairle Contae Fhine Gall
Fingal County Council

An Roinn Gnóthaí Corparáideacha
Corporate Affairs Department

12th May 2021

Cllr. David Healy
Green Party
Mayor of Fingal
2020/2021

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Re: Auburn House SHD application

A chairde,

I refer to the above application and make the following observations:

The site forms part of the area which was covered by the Streamstown Local Area Plan, adopted in 2009 and extended in 2014 to last until 2019. At the recent Area Committee where the Fingal County Council planning department were to present the details of the application to the meeting in accordance with s.8 (4) of the Planning and Development (Housing) and Residential Tenancies Act 2016, the planners expressed the view that because the LAP had expired that it was no longer relevant to the planning evaluation of applications within its area.

While the expired LAP may no longer have legal force, it remains an important piece of forward planning analytical work, fortified by the public consultation process through which it was development and the status as a plan adopted by resolution of the Council. In case the Planning Department's evaluation of the irrelevance of the LAP has gone so far as to not supply it to the Board, I enclose a copy of the LAP documents, also available online at https://www.fingal.ie/streamstown-local-area-plan .

The most important considerations of the LAP relevant to the current application are the following:

1. **Protection of Trees.**

   I'm very concerned that the application doesn't meet the LAP's objectives for protecting the significant woodland on the site. I won't try to summarise or

reproduce the detailed analysis in the LAP and its appendices, which I attach for the Board's consideration.

2. Permeability for walking and cycling trips.

As far as I can see the application completely fails to address the issue of pedestrian and cyclist permeability northwards from the site. For example, the transport analysis identifies the bus stops on the Malahide Road as being the closest to the site. I couldn't find any reference to the fact that the bus stops on the Swords Road will be closer to many of the houses, nor any indication of how pedestrian and cycle access northwards will be provided, and if not, why not.

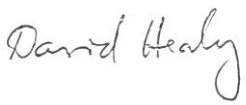
That northwards access will also be a significantly shorter access route to vital local amenities such as a) Pope John Paul II National School and b) Scoil an Duinnínigh and the Malahide Portmarnock Educate Together Secondary School currently under development adjacent to it, which will be reached via a greenway link southwards from Waterside. The objectives for walking and cycling links meeting these desire lines is clear in the Local Area Plan and the Board's duty to the children and parents who will live in this new development is to ensure that the layout of the development does not make it impossible or impractical for them to walk or cycle to school.

Despite being on the railway, but due in many respects to the hostile environment which the streets and roads of the town and the neighbouring roads present for walking and cycling, Malahide is a seriously congested and car-dependent town. A lot of infrastructure is required to remedy this and the Council and NTA are starting on this challenging work. The Board's role in considering this development is to ensure that it is connected to the existing road and street network in such a way as to facilitate walking and cycling, and not developed as a car-dependent cul-de-sac worsening the existing situation.

3. Heights

The LAP developed height limits based on landscape analysis. This application seeks to overturn them based on generalised central government guidelines. I urge the Board to respect the analysis carried out in the forward planning process and protect the landscape value and the residential amenity of both existing and new residents. As with the tree protection objectives of the LAP, I refer the Board to the LAP documents which I attach.

Best regards,



David Healy

Streamstown Local Area Plan

Fingal County Council

Adopted April 2009

Comhairle Contae Fhine Gall
Fingal County Council

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LIST OF MAPS

A separate Volume of Appendices accompanies this Local Area Plan.

The Local Area Plan provides a six-year development strategy for the RS1 lands in Streamstown, as identified in the 2005-2011 Fingal Development Plan. Objective RS1 is "to provide for new residential communities in accordance with approved local area plans and subject to the provision of the necessary social and physical infrastructure".

The total site area is approx. 25.4 hectares, comprising established residential dwellings, an existing landscape business, fields and paddocks. The northern part of the lands comprise Auburn House, a significant late 18th or early 19th Century house (along with its out offices, pigeon loft and curtilage), which is a Protected Structure. There are significant trees and wooded areas on the lands identified on the Development Plan for protection. The Local Area Plan has the benefit of good access to bus and train links, serving Malahide, the city centre and further afield. Malahide Castle Demesne is located adjacent to Streamstown.

The Local Area Plan adopts a sensitive approach to development that will conserve, retain and enhance the existing natural and built environment. Great care has been taken to preserve and protect the existing features of note within the lands while allowing for the flourishing of a new residential community at Streamstown.

Key Principles of the Local Area Plan:

Establishment of Distinctive Character Areas

The design guidance within the Local Area Plan has been set down through the means of designating Character Areas, which respect the individual character of their immediate environs. There are three Character Areas identified, as follows:

- Retention;
- Consolidation;
- New Development Areas.

The New Development Areas have been further sub-divided into three Settlement Quarters, comprising the (a) Northern, (b) Central and (c) Southern Quarters. The sub-division of the overall Local Area Plan allows for the urban design, landscape guidance and access and movement strategies to be tailored to the characteristics of each individual area.

Number of New Residential Units

The RS1 zoning in the Development Plan indicates a gross density of 10 units per hectare. The lands provide a development quantum of 179 new homes.

Access to Sustainable Modes of Transport

The Local Area Plan is well placed to provide good access to sustainable means of transport, including bus routes running along the Malahide Road and the nearby train station in Malahide. The Local Area Plan provides for the establishment of new pedestrian and cycle routes and the upgrading of existing routes in order to provide both north-south and east-west connections.

Retention of Architectural and Natural Heritage
The Local Area Plan places at its core the retention and enhancement of Auburn House and its curtilage and the retention and ongoing maintenance of the trees and established wooded areas within the entire Local Area Plan.

Archaeological Heritage
An archaeological assessment has been undertaken, and does not indicate the presence of archaeological features. However, further archaeological investigations are to be undertaken, including geophysical surveys and test trenching, prior to the lodgement of a planning application.

Roads Improvement Works
As part of development occurring within the Local Area Plan, upgrading works on Streamstown Lane and Carey's Lane will include resurfacing and, if necessary, widening of the roadway, the establishment of footpaths and the creation of a dedicated right-turning lane from the Malahide Road to Streamstown Lane. Junction improvements are also to be provided at the eastern and western ends of Streamstown Lane.

Existing Residential Amenity
Ensuring the protection of the residential amenity of existing housing both within and adjoining the Local Area Plan.

SUDS Strategy
Providing for sustainable urban drainage systems as a means of managing surface water drainage.

Phasing Arrangements
Phasing of development is related to the need for adequate infrastructure and services being addressed, including the availability of mains water, and the management of surface water and foul drainage.

Amenities and Facilities
Class 2 Public Open Space is to be provided, along with two childcare facilities, at locations so as to serve the entire Local Area Plan, in consultation with the Planning Authority.

To facilitate high quality sustainable development that protects and enhances the sensitive historic and natural setting of Auburn House and integrates new development with the conservation and preservation of the protected structure, its curtilage, protected trees and existing residential properties. A strong design emphasis on new development will deliver development that is complementary to and enhances the character of the area, in order to create a new mixed and balanced community.

Views of Streamstown LAP lands

2 Introduction

Streamstown Local Area Plan is situated between the R107 Malahide / Dublin Road and the Feltrim Road, at the southern edge of Malahide (see Map 1 and Map 2 overleaf). The Local Area Plan is approximately 25.4 hectares (62.8 acres) in area with the zoning RS1, the objective of which is:

> *'To provide for new residential communities in accordance with approved local area plans and subject to the provision of the necessary social and physical infrastructure.'*

The purpose of the Local Area Plan is to outline the development framework for the lands in accordance with the objectives of the Fingal Development Plan, 2005-2011, and the proper planning and sustainable development of the area.

Pre-draft public consultation was undertaken between 19 September and 31 October 2007, details of which can be found in the Appendices.

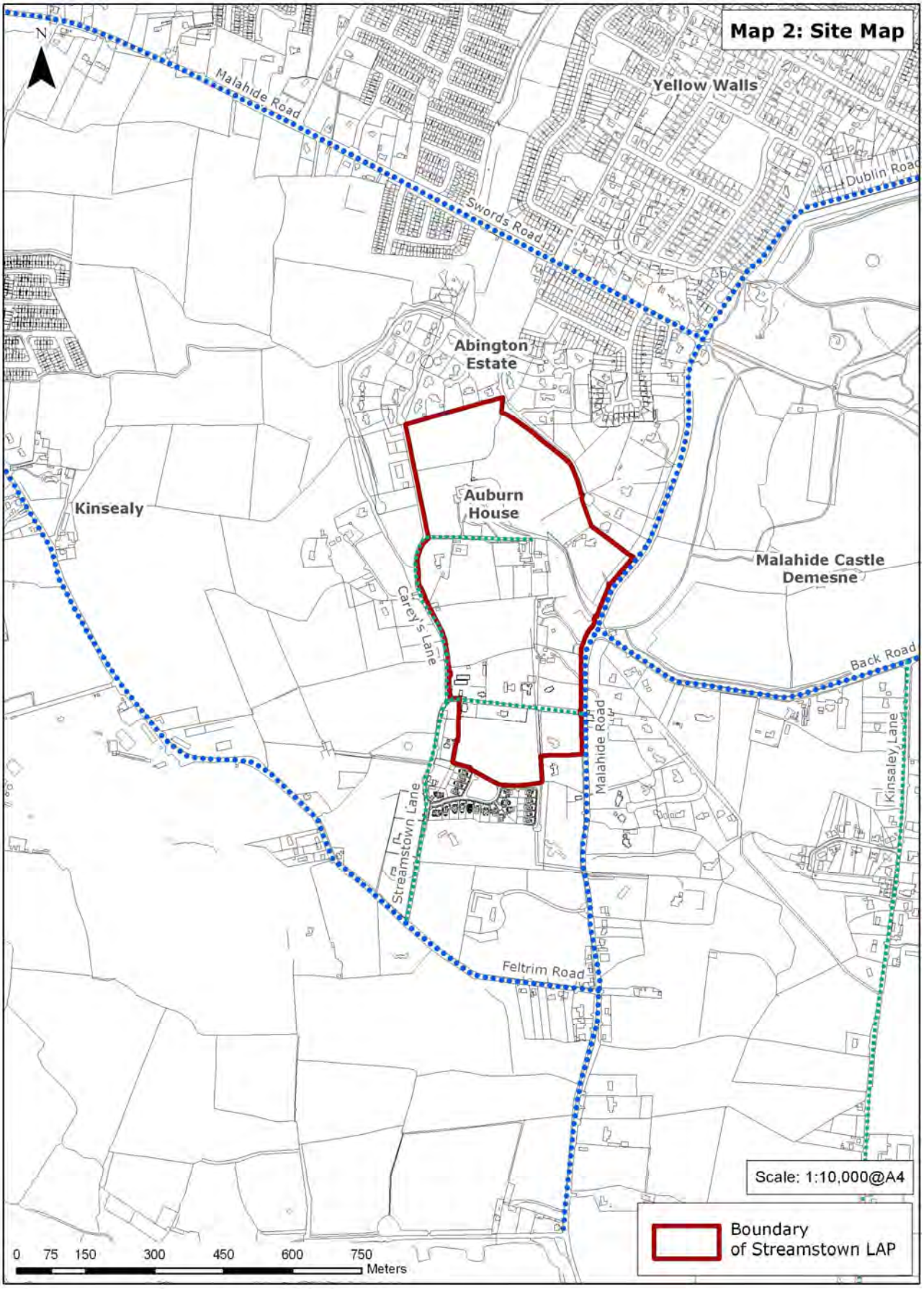
Strategic Environmental Assessment (SEA) Screening, pursuant to the Planning and Development (Strategic Environmental Assessment) Regulations 2004 has been undertaken. The assessment concluded that SEA is not required in respect of the Streamstown Local Area Plan.

Appropriate Assessment (AA) Screening in accordance with Article 6 of the EU Habitats Directive has been undertaken. The assessment concluded that AA is not required in respect of the Streamstown Local Area Plan.

The Department of the Environment, Heritage and Local Government, the Department of Communications, Energy and Natural Resources and the Environmental Protection Agency were contacted during the Strategic Environmental Assessment Screening and the Appropriate Assessment Screening.

This Local Area Plan shall remain in force for a period of six years.


Map 1: Location Map
N
Malahide Station
Local Area Plan Lands
Proposed Metro North
M1 Motorway
M50 Motorway
Dublin - Belfast Rail Line
2.3 km
1.8 km
1.6 km
1.3 km
4.3 km
Scale: 1:50,000


Map 2: Site Map
N
Malahide Road
Swords Road
Yellow Walls
Dublin Road
Abington Estate
Auburn House
Kinsealy
Malahide Castle Demesne
Carey's Lane
Back Road
Malahide Road
Kinsaley Lane
Streamstown Lane
Feltrim Road
Scale: 1:10,000@A4
Boundary of Streamstown LAP
0 75 150 300 450 600 750
Meters

3.1 National Planning Policy

The National Spatial Strategy (2002-2020)

The *National Spatial Strategy (NSS)* is a twenty-year planning framework designed to deliver more balanced social, economic and physical development between regions in Ireland. It provides a national framework and policy guidance for the implementation of regional, county and city plans. In order to drive development in the eight regions in Ireland the NSS proposes that areas of sufficient scale and critical mass will be built up through a network of 'gateways', 'hubs' and 'development centres'.

The concept of balanced regional development is central to the NSS. One of the broad aims of the document is to sustain Dublin's central role in the economy. In relation to the Greater Dublin Area, within which Streamstown is located, the Strategy notes that in order for balanced regional development, the performance of the Greater Dublin Area should be built upon and physically consolidated. The NSS also seeks the effective integration of land use and transportation policy within the spatial structure of the Greater Dublin Area.

National Heritage Plan (2002)

The National Heritage Plan sets out the framework for the protection and enhancement of all aspects of Ireland's heritage, which includes our natural heritage. One of the key concepts underlying this Plan is *'placing heritage at the heart of public life'*. The document seeks to set in place a plan within which priority actions can be taken for the benefit of our heritage.

Transport 21 (2006)

Transport 21 is a transport capital investment framework for the period 2006 to 2015. The primary aim of this framework is to address the twin challenges of past investment backlogs and continuing growth in transport demand.

The projects and programmes that make up Transport 21 will aim to:

- Increase accessibility;
- Ensure sustainability;
- Expand capacity;
- Increase use;
- Enhance quality.

Transport 21 has helped, or is helping, to fund several projects in the vicinity of Streamstown, such as the M1 and M50 motorway upgrade works and investment in bus services in the Greater Dublin Area.

As part of transport 21, the **Metro North** line has been identified for funding, with the new line scheduled for completion by end 2013. Using underground, surface and elevated tracks, Metro North will operate from St Stephen's Green, via Dublin Airport, to Belinstown, north of Swords. An estimated 35 million passengers a year will travel on this service, with trains every four minutes, increasing to every two minutes as the demand builds. The journey time from Belinstown to St Stephen's Green will be approximately 30 minutes. The nearest Metro stop to these lands is approx. 2km away at Fosterstown (south of Swords).

Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities (2008)

The document reviews and updates the *Residential Density Guidelines* (1999) in setting down standards for delivering appropriately designed residential development. With relevance to the Local Area Plan, the document continues to reinforce the view on retaining the open character of certain lands, but where these are to be redeveloped, concentrating increased densities in appropriate selected locations.

Urban Design Manual — A Best Practice Guide (February 2008)

This document is a companion document to the Sustainable Residential Development in Urban Areas—Guidelines for Planning Authorities. The Guidelines fit with and cross-reference this Urban Design Manual in such a way that the user can easily visualise the desired outcomes and study potential solutions based on best practice experiences here in Ireland and across Europe. The two documents are intended to be read together and one complements the other.

Delivering Homes, Sustaining Communities and Quality Housing for Sustainable Communities (2007)

'Delivering Homes, Sustaining Communities' was launched in February 2007. It sets out a range of actions aimed primarily at building sustainable communities and responding effectively to housing need as well as more effective delivery of housing programmes. The Guidelines identify the principles and criteria that are important in the design of housing. They highlight specific design features, requirements and standards that are particularly relevant to the subject area.

'Quality Housing for Sustainable Communities' (2007) assists in the implementation of the policies set out in the above document. The document makes practical recommendations on more specific design issues, such as the layout and orientation of new homes through to detailed design elements, such as electricity socket provision in new residential developments.

Architectural Heritage Protection Guidelines for Planning Authorities (2004)

The guidelines set out the requirements of local authorities in terms of establishing and maintaining a Record of Protected Structures, designating Architectural Conservation Areas and issuing Declarations. General best practice conservation principles are outlined, along with various criteria and development control standards for the consideration of planning applications in respect of projected structures. A number of key principles are explained, including the determination of the extent of "curtilage" and "attendant grounds". Guidance is provided on how the application of building, fire and access regulations may be balanced with the desire and need to conserve historic buildings and their fabric.

Planning System and Flood Risk Management (2008)

The flood risk management guidelines require the planning system at national, regional and local levels to:

1) Avoid development in areas at risk of flooding by not permitting development in flood risk areas, particularly floodplains, unless where it is fully justified that there are wider sustainability grounds for appropriate development and unless the flood risk can be managed to an acceptable level without increasing flood risk elsewhere and where possible, reducing flood risk overall;

2) Adopt a sequential approach to flood risk management based on avoidance, reduction and then mitigation of flood risk as the overall framework for assessing the location of new development in the development planning

processes; and,

3) Incorporate flood risk assessment into the process of making decisions on planning applications and planning appeals.

The guidelines support the use of flood risk assessments and management and the use of Sustainable Urban Drainage Systems (SUDS) within development, in order to assess, minimise and mitigate against flooding.

Childcare Facilities Guidelines for Planning Authorities (2001)

The Childcare Facilities Guidelines provide a framework for local authorities to guide local authorities in the formulation of development plan policy and in order to assess planning policy, and also to guide developers and their designers in developing proposals for childcare facilities.

3.2 Regional Planning Guidance

Regional Planning Guidelines for the Greater Dublin Area (2004-2016)

The Regional Planning Guidelines provide the statutory framework for the future development of the Greater Dublin Area. The overall strategy divides the Greater Dublin Area into a 'Metropolitan' and a 'Hinterland' area. Malahide is located within the Metropolitan area. The current population of Malahide is 14,937 (CSO, 2006), which confers a status of Moderate Growth Town (i.e. towns having a population of 10,000-20,000).

Streamstown is located within the Metropolitan Area as defined in the Regional Planning Guidelines. The Strategy for the Metropolitan area is to consolidate development and increase densities within it. This objective is tempered by a need to respect the established context and type of the built/urban form, therefore any new development within Streamstown will require the delivery of a well designed residential environment.

3.3 Fingal Development Plan (2005 -2011)

The entirety of the Local Area Plan is zoned objective RS1 in the Fingal Development Plan 2005 – 2011, the stated objective of which is:

> *'To provide for new residential communities in accordance with approved local area plans and subject to the provision of the necessary social and physical infrastructure'* (Table 4.12, Fingal Development Plan).

The Council's stated vision, allied to this objective, set out in table 4.12 of the Development plan, is as follows:

'to ensure the provision of high quality new residential environments with good layouts and design, with adequate public transport and cycle links and within walking distance of community facilities; to provide an appropriate mix of houses sizes, types and tenures in order to meet household needs; and to promote balanced communities.'

Development Plan Specific Objectives for the Streamstown Local Area Plan are listed on the table overleaf and refer to Map 3 below for further details.

Table 1 Relevant Fingal Development Plan Objectives and Policies (see Map 3)	
Policy/ Objective Reference	**Policy Description**
Amenity Protection and Enhancement	
Specific Objective	To provide for residential development at a residential density of 10 dwellings per hectare.
Policy RS1	The Local Area Plan is zoned RS1. The policy objective is to provide for new residential communities in accordance with approved Local Area Plan and subject to the provision of the necessary social and physical infrastructure.
Policy DAP 11	A small portion of the southern part of the Local Area Plan is within the Airport's Outer Noise Zone. Policy DAP 11 seeks to strictly control inappropriate development and to require noise insulation where appropriate within the Outer Noise Zone.
Access	
Local Objective 221	No new or widened vehicular entrances will be allowed onto the Dublin Road between Streamstown Lane and the new Swords junction.
Trees	
Objective Malahide 8 and Local Objective 216	To retain the tree-lined approach from the city as an important visual element in the town. This refers to trees along Malahide/ Dublin Road
Specific Objective	To protect and preserve trees, woodlands and hedgerows (as identified on LAP Map 5: Site Constraints).
Protected Structures	
Policy HP9	To protect structures contained in the Record of Protected Structures and features that contribute to the character of the Architectural Conservation Area.
Policy HP10	To ensure that any development, modifications, alterations, or extensions affecting a protected structure, adjoining structure or structure within an ACA are sited and designed appropriately, and are not detrimental to the character of the structure or to its setting or the general character of the ACA.

N.B. It should be noted that this table is a summary of specific Development Plan policies relating to the Local Area Plan. Proposals must comply with all adopted Development Plan policies, as well as the requirements of the LAP.

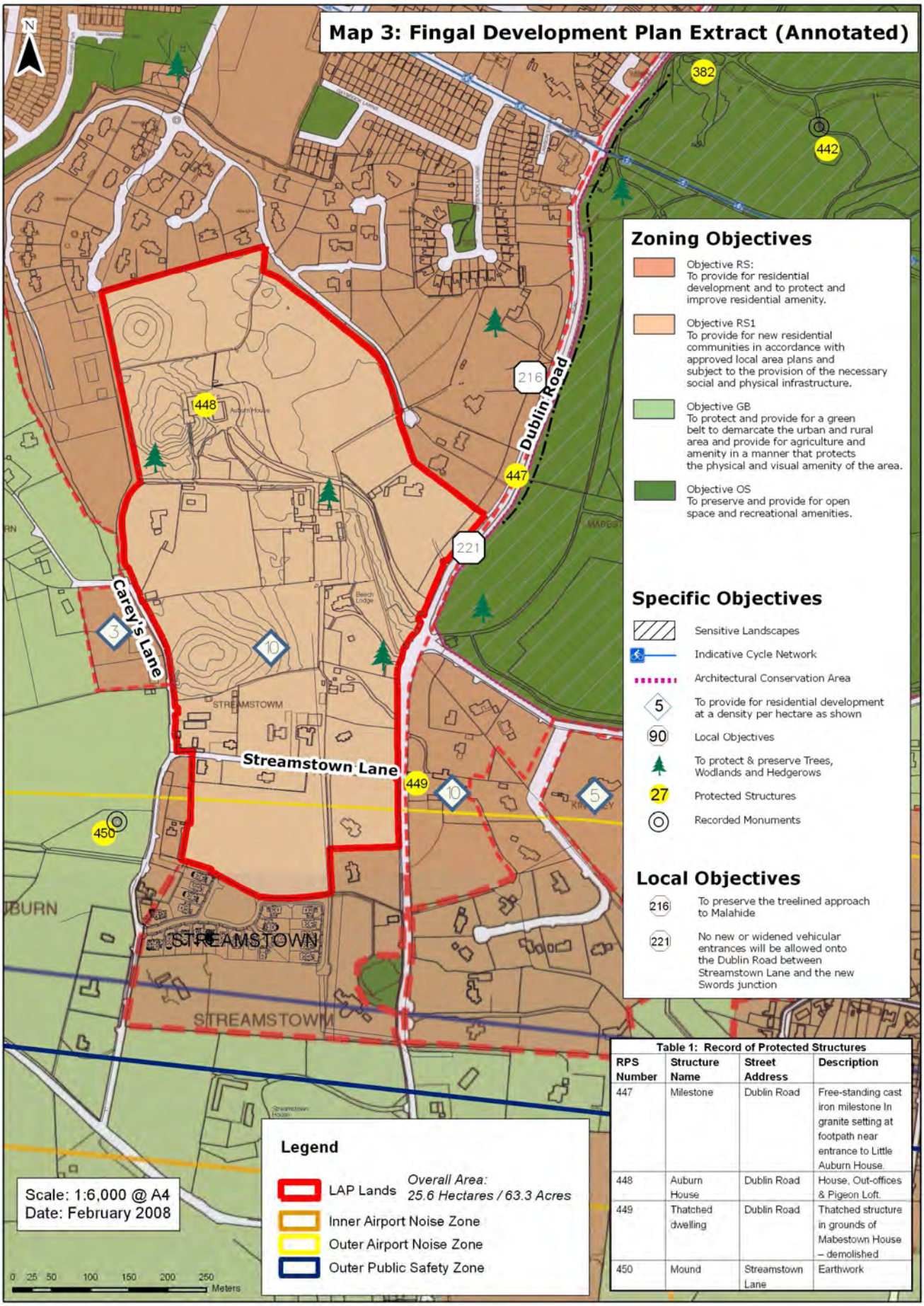


Table 1: Record of Protected Structures

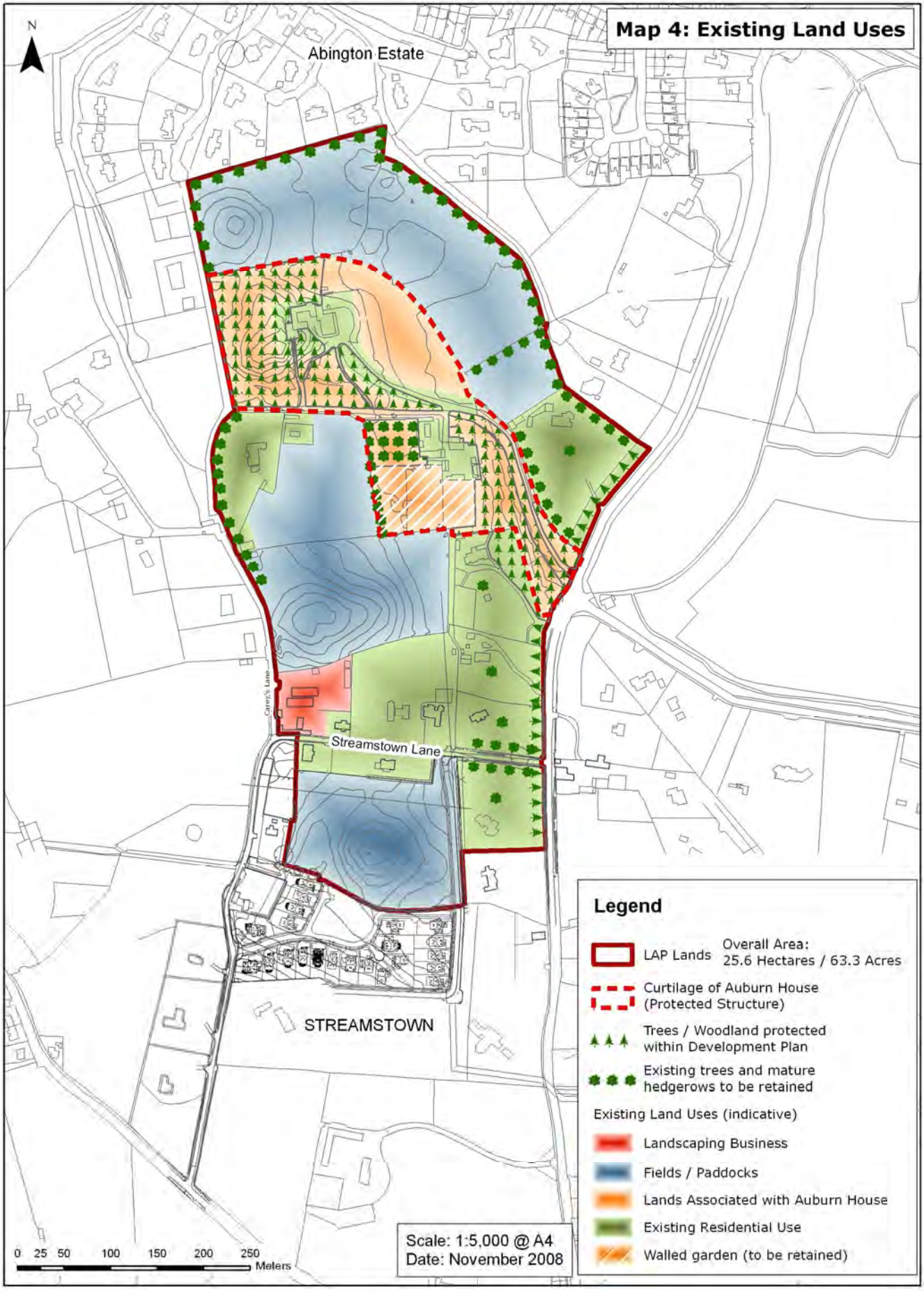
RPS Number	Structure Name	Street Address	Description
447	Milestone	Dublin Road	Free-standing cast iron milestone In granite setting at footpath near entrance to Little Auburn House.
448	Auburn House	Dublin Road	House, Out-offices & Pigeon Loft.
449	Thatched dwelling	Dublin Road	Thatched structure in grounds of Mabestown House – demolished
450	Mound	Streamstown Lane	Earthwork

4.1 Location and Physical Context

Streamstown is located on the south-western sector of Malahide, 1.8km from the town centre. The Local Area Plan comprises approximately 25.4 hectares of low density residential development, agricultural fields and a landscaping contracting business (see Map 4 overleaf). It is bounded by the Abington residential development to the north, the Dublin Road (R107) to the east, Carey's Lane to the west and residential properties to the south.

Malahide Castle is located to the east of the Local Area Plan. The Castle lands are well screened from the adjoining Dublin Road by mature broadleaf trees. Abington residential development to the north is a modern, low-density, housing development, comprising large detached two-storey dwellings. To the west of the subject lands are several modern detached properties, and agricultural pastoral land. A housing estate is currently under construction to the south. More traditional twentieth century residential properties lie between this new development and the Feltrim Road.

Northern portion of Streamstown Local Area Plan lands, looking north towards Malahide Estuary


Map 4: Existing Land Uses
N
Abington Estate
Streamstown Lane
STREAMSTOWN
Legend
LAP Lands
Overall Area:
25.6 Hectares / 63.3 Acres
Curtilage of Auburn House
(Protected Structure)
Trees / Woodland protected
within Development Plan
Existing trees and mature
hedgerows to be retained
Existing Land Uses (indicative)
Landscaping Business
Fields / Paddocks
Lands Associated with Auburn House
Existing Residential Use
Walled garden (to be retained)
0 25 50 100 150 200 250
Meters
Scale: 1:5,000 @ A4
Date: November 2008

Auburn House front façade and fountain

4.2 Architectural and Cultural Heritage

4.2.1 Architectural Heritage

Auburn House and its ancillary out offices and pigeon loft are included as a Protected Structure (Development Plan reference 448) on the Fingal County Record of Protected Structures (RPS). The curtilage of Auburn House is shown on Maps 4 and 5.

Auburn House is a late 18th or early 19th Century house. It is evident on early historic maps, as it is named on John Taylor's Map of 1816 and the house, outbuildings and planting are clearly shown on the first edition of Ordnance Survey Maps, c. 1837. The house is a four-storey structure, with the principle two-storeys over basement level and additional accommodation at attic level.

Auburn House is a large Georgian property within its own mature grounds. These associated lands include an avenue leading to the Malahide Road, a copse of mature, seeded woodland to the rear (west) and more isolated clusters of trees around the house. A walled garden, bounded by a high stone and brick wall, partly in ruins, is located to the south of the house (see Map 4). The demesne's boundaries are formed by traditional field demarcation of hedging and trees.

No other Protected Structures are located within the Local Area Plan, although there are Protected Structures in close proximity, including a milestone and a thatched dwelling on the Dublin Road and an earthwork mound to the west of the site (respectively, Development Plan references 447, 449 and 450, see Map 3).

4.2.2 Cultural (Archaeological) Heritage

In summary, the archaeological heritage impact assessment prepared by Archaeological Development Services Ltd. found as follows:

i. The County Dublin Record of Monuments and Places (RMP) does not record any archaeological monuments within the proposed development area.

ii. In the hinterland of the proposed development site there are known archaeological monuments and evidence of human occupation and settlement from prehistory to the present day.

iii. A search of the topographic files at the National Museum did not identify any artefact findspots from the townlands of Streamstown or Auburn; however, several artefact findspots from the neighbouring townland have been identified.

The front façade of Auburn House

The view from the front façade, looking east wards

Malahide Road, looking south from the entrance to Auburn House

Malahide Road looking north from the entrance to Auburn House

iv. The Excavation Bulletins 1970-2004 show that no previous archaeological excavations have been undertaken within the proposed development area.

v. The majority of the site, including all New Development Areas, were accessed, and nothing of apparent archaeological significance was identified during the field inspection.

vi. In order to ensure that there is no sub-surface archaeological remains surviving, it is proposed that a geophysical survey be undertaken on the lands, and that, prior to the commencement of development, a full programme of pre-development archaeological test trenching should be undertaken by a licensed archaeologist throughout the development area. All recommendations within the report are to be discussed with the relevant authorities prior to proceeding.

The full archaeological report is included in the Appendices.

4.3 Landscape Character and Views

Streamstown is characterised by low-lying, medium-sized fields in agricultural use with low-density detached dwellings. Field boundaries comprise largely self-seeded hedgerows. The local road network is rural in character, with Carey's Lane and Streamstown Lane being bounded by a grass verge, low stone walls and hedgerows.

There are no notable views from the site given the existing planting, the low lying nature of the land and existing properties, both within and adjacent to the site. As a result, the area is considered to have an enclosed character.

4.4 Trees

There are a number of tree stands that are protected within the Fingal Development Plan (see Map 4). In particular, there is an established area of woodland, occupying approximately two hectares, to the rear (west) of Auburn House, which continues in a linear strip along the driveway of Auburn House and terminates at the junction of the avenue with the Malahide Road. A Tree Survey has been undertaken of these trees by Treeforce Ltd., noting the species, height and condition, which is included in the Appendices.

Trees also line a number of field and property boundaries (see Map 4), including along the north of the site and surrounding properties located on the Malahide Road. The trees along the Malahide Road are protected by Local Objective 216 within the Development Plan.

View along Streamstown Lane

Malahide Train Station

4.5 Access

4.5.1 Road

The lands are currently accessible by both pedestrians and vehicles along the following routes (see Map 2):

(i) Streamstown Lane

(ii) Carey's Lane

(iii) Malahide Road

4.5.2 Bus

The number 42 bus service travels along the Malahide Road from the city centre to Malahide, with a service approx every 30 minutes. The number 43 bus travels from Dublin City Centre to Swords Business Park via Malahide Road and Feltrim Lane. There is a bus stop located outside the entrance to Auburn House on both sides of the road (See Map 7).

4.5.3 Train/ DART

Malahide train station is located approx 1.8 km from Streamstown, which is served by both InterCity trains and the DART service. There is a service approx every 15 minutes, serving the city centre and south city and serving intercity stations northwards to Drogheda.

4.5.4 Pedestrian Routes & Cycleways

Currently, both Carey's Lane and Streamstown Lane are not provided with any formalised pedestrian or cycle facilities. There is a pedestrian footpath along the Malahide Road.

4.6 Local Service Provision

4.6.1 Educational Facilities

There are four primary schools - St. Oliver Plunkett's School, St. Andrew's National School, St. Sylvester's and Pope John Paul II School - and one secondary school (Malahide Community School) in Malahide. Other schools can also be found in Portmarnock, Swords and Kinsealy.

4.6.2 Crèche Facilities

There are a number of existing crèche and montessori facilities in the vicinity, including *Cuddles Creche, Malahide Nursery and Montessori*, *Seabury Nursery and Montessori School* and *Feltrim House Montessori & Creche*. More facilities can also be found elsewhere in Malahide and in nearby Feltrim, Kinsealy and Swords.

4.6.3 Retail Services

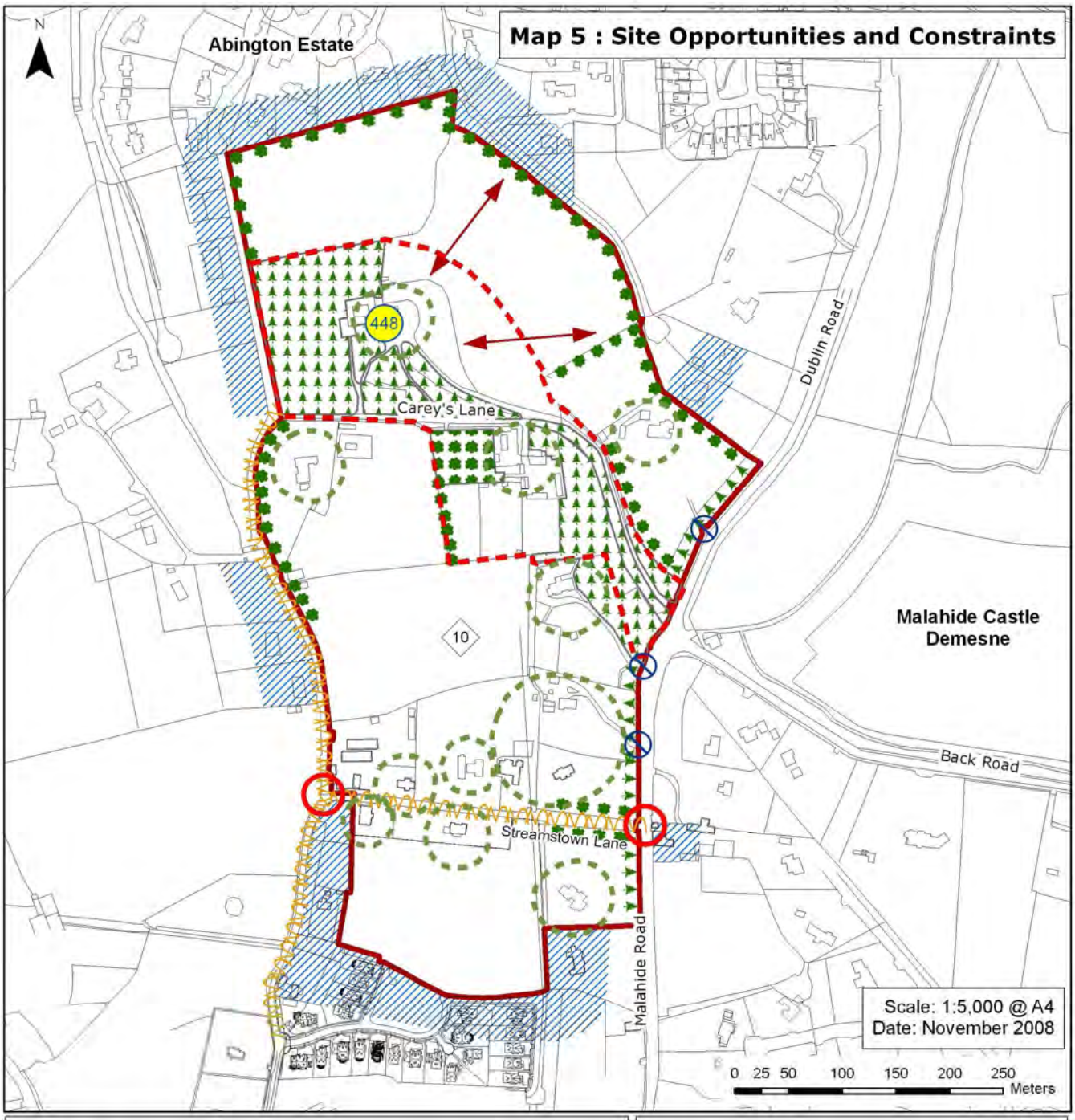
There are numerous retail facilities and service providers such as supermarkets, restaurants and medical facilities less than two kilometres away, in Malahide. Furthermore, there are local services at Kinsaley, including a large SPAR-type convenience store, pharmacy and pub. Swords, the primary town for Fingal, is located 2.3km west of Streamstown, and has an extensive range of shops and retail services, including the recently extended Pavilions Shopping Centre and Airside Retail Park. There is a sufficient level of retail/ service provision in the area to serve the lands.

4.6.4 Recreation, Amenity and Open Space Provision

Malahide Castle and Demesne (located across the Malahide Road) provides around 100 hectares of recreational open space, including formal sporting facilities, playgrounds, walking routes and informal green spaces. There are also a significant amount of sporting facilities within the Malahide and Portmarnock areas, including golf courses, GAA clubs, leisure centres and gyms and Malahide estuary itself provides the location for water-based activities including sailing, canoeing and windsurfing.

4.7 Key Opportunities and Constraints

On the basis of the foregoing, an Opportunities and Constraints Map has been prepared (see Map 5 overleaf).

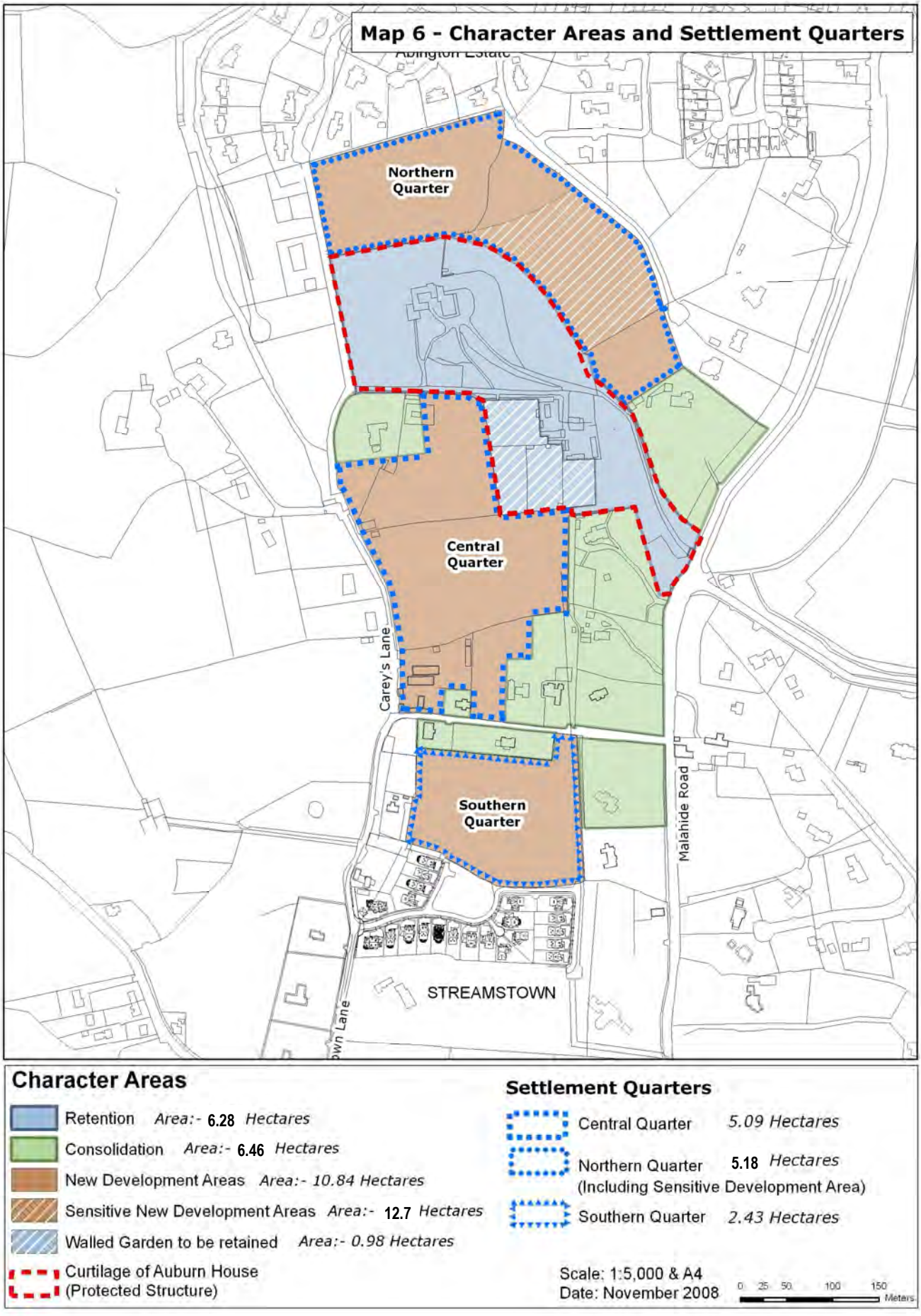


Legend

- LAP Lands — Overall Area: 25.6 Hectares / 63.3 Acres
- Upgrading of Road required to facilitate new development
- No widening permitted of existing entrances on Malahide Road (Local Objective 221)
- Trees / Woodland protected within Development Plan
- Existing trees and mature hedgerows to be retained
- 10 — Residential zoning subject to a density of 10 units per hectare, as per Specific Objective on Fingal Development Plan
- Upgrading of junction required to facilitate new development
- On-site, existing residential amenity to be protected
- Off-site, residential amenity to be protected
- Curtilage of Auburn House (Protected Structure)
- 448 — Protected Structure
- Sensitive relationship with Auburn House

Key Site Opportunities and Constraints:

- **Auburn House** and its status as a protected structure.
- **Mature woodland** located to the rear of Auburn House and the more isolated tree grouping clustered around the house.
- The **tree-lined approach to Malahide** along the Malahide Road.
- **Access restrictions** – access paths and roads are not currently suitable to serve the levels of development envisaged in this LAP.
- The development plan requirement to **restrict new accesses** onto Malahide Road.
- The **Sensitive New Development Area to the front of Auburn House.**
- Requirement to **protect existing residential amenity**, both on and off – site.


Map 6 - Character Areas and Settlement Quarters
Northern Quarter
Central Quarter
Southern Quarter
Carey's Lane
Malahide Road
STREAMSTOWN
Character Areas
Retention Area:- 6.28 Hectares
Consolidation Area:- 6.46 Hectares
New Development Areas Area:- 10.84 Hectares
Sensitive New Development Areas Area:- 12.7 Hectares
Walled Garden to be retained Area:- 0.98 Hectares
Curtilage of Auburn House (Protected Structure)
Settlement Quarters
Central Quarter 5.09 Hectares
Northern Quarter 5.18 Hectares
(Including Sensitive Development Area)
Southern Quarter 2.43 Hectares
Scale: 1:5,000 & A4
Date: November 2008
0 25 50 100 150
Meters

5.1 Land Use

5.1.1 Residential

The Local Area Plan will provide predominantly residential development, in line with the RS1 zoning objective, and in accordance with the Character Areas identified on the Indicative Masterplan (contained in Section 9).

5.1.2 Open Space

Open space must be provided in tandem with new development, in accordance with the standards set out in this document. It is to be landscaped and finished in accordance with Development Plan standards and to the satisfaction of the Parks Department of Fingal County Council.

5.1.3 Childcare Facilities

A minimum of two childcare facilities are to be provided, in accordance with the standards set out in the *Childcare Facilities Guidelines*, and in consultation with the Planning Authority.

5.1.4 Other Facilities and Services

It is considered that there are sufficient local service, retail, medical and educational facilities within close proximity to the Local Area Plan to service the needs of future residents.

5.1.5 Assisted Care Facility for the Elderly

The Planning Authority will facilitate and encourage the provision of an assisted care facility for the elderly within the LAP lands.

5.2 Character Areas

Analysis of the Streamstown Local Area Plan highlights the natural sub-division of the lands into three types of "Character Areas", which have varying locational, access and physical characteristics. The Character Areas identified (see Map 6), are as follows:

1. Retention Area;
2. Consolidation Area;
3. New Development Areas.

5.2.1 Retention Area

The retention area can be described as the curtilage of Auburn

View of Walled Garden

Walled Garden

Existing Courtyard-style development located southeast of Auburn House

House, i.e. the house, ancillary structures, avenue and the lands directly associated with the house. Historically and architecturally, this is the most important area within the Local Area Plan. The area for retention includes Auburn House itself as well as the associated copse to the rear (west) of the house, the curtilage, the gardens in front of the house, the walled garden to the south and the tree-lined driveway approach from Malahide Road. This area contains mature landscaping, a protected structure and distinct historical character.

The walled garden of Auburn House will be retained as an open area, orchard and amenity area ancillary to Auburn House. In the context of new development, the walls of the walled garden must not be breached and the tower-type follies along the walls on the north-western and south-eastern corners of this area must not be negatively impacted. Development will need to ensure the architectural and historic features of this structure are retained, and where possible, enhanced.

5.2.2 Consolidation Area

The consolidation area comprises smaller parcels of land, predominantly in established residential use. There is potential for infill development in the consolidation area on sites, subject to normal planning considerations and subject to the overall maximum density restriction of 10 units per hectare.

In the case of dwellings that are currently accessed from the Malahide Road, a maximum of two additional dwellings will be permitted within the curtilage of these established residential properties using existing entrances. It should be noted that the Development Plan (Specific Objective 221) does not permit the creation of new entrances and the widening of existing entrances on the Malahide Road. Development in excess of two dwellings is only permitted where the access is via Streamstown/Carey's Lane, in accordance with the indicative access points identified in this Local Area Plan.

5.2.3 New Development Areas

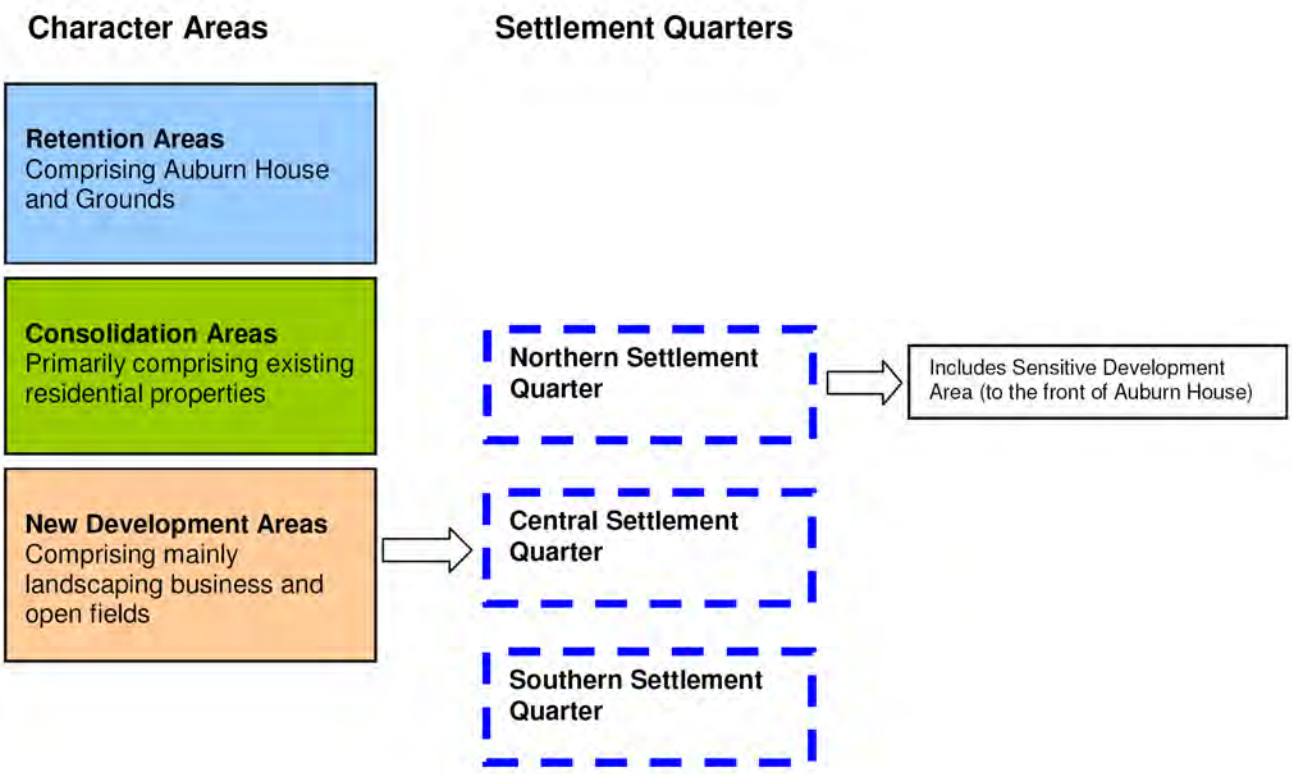
New Development Areas are appropriate locations for new residential development. The New Development Areas have been sub-divided into the following Settlement Quarters:

(i) Northern Quarter

(ii) Central Quarter

(iii) Southern Quarter

The chart overleaf explains the hierarchy and relationship between the Character Areas and the Settlements Quarters.



5.3 New Development Areas: Settlement Quarters

5.3.1 Northern Settlement Quarter

The Northern Settlement Quarter is the lands located to the north and east of Auburn House. This Quarter has the following characteristics:

- Adjacent to the curtilage of Auburn House;
- Bounds existing residential properties to the north and east, with some of these properties located close to the LAP boundary.

New development within the Northern Quarter, the Sensitive Development Area and off the main avenue of Auburn House should be well screened by natural planting. Additional planting of native tree species will be required in certain locations to achieve this. Along the visual corridor mature planting should be used. Earth berms should also be used to screen elements that would be visible from sensitive areas.

Overall development considerations in this area will be the sensitive design, siting, location and orientation of new residential development so as to enhance and protect the special character of Auburn House (a Protected Structure) and its curtilage. Furthermore, the residential amenity of adjoining properties outside the Local Area Plan must be retained in the context of new development.

View of lands located to the front of Auburn House

View along Auburn House avenue (towards Malahide Road)

The northern quarter will be accessed via Carey's Lane. This will involve a new vehicular access running east-west along an established rear vehicular entrance to Auburn House, screened from the house itself by woodland. This access will necessitate tree removal in order to allow for a route sufficient to cater for two-way traffic. A separate cycle and pedestrian route will also be created. A detailed tree survey was undertaken and the plotting of this route through the trees with care has resulted in minimal impact in this area. This route emerged as the preferred option from a route selection process, with the primary considerations being the protection of the architectural and natural heritage at Auburn House, principally the retention of high-quality trees. This route will necessitate the removal of 9 trees, 4 of which have been identified for removal in the tree survey (they are decayed or dying). Further information on the route selection process and a detailed drawing of the access route and tree survey are provided in the Appendices.

Cycle and pedestrian links are to be provided from Abington to the Malahide Road, linking to Malahide Castle demesne and bus stops.

A Sensitive Development Area has been identified in the Northern Character Area, located to the east of Auburn House (as indicated by hatched shading on Map 6). This area shall provide development sympathetic to the design of Auburn House. The design of this area, as shown on the Indicative Masterplan, is expected to be in a courtyard-type arrangement and may comprise a mews-style development, of a scale subservient to Auburn House. Low-key roads access is to be provided, including the use of shared surfaces. Residential courtyard development has already been permitted within the site, to the southeast of Auburn House.

The sensitive development area includes a significant parcel of land to the front (east) elevation of Auburn House which is to be retained as green space in order to provide a visual buffer, thus retaining views to and from the house.

Sensitive Development Area

Elements to be considered:

- The context and the scheme's response to it.
- The variety presented by the scheme.
- Its distinctiveness — does it establish its own sense of place while being deferential to its sensitive surroundings?
- Layout.
- Public realm.
- Amenity of individual units.

The quality of materials and external design should be used to make a positive contribution to the locality and should serve to support the schemes overall response to its context. The landscape design should also have a core role in the response to context and should serve to emphasise the quality of the whole design. In particular how its boundaries are treated is very important. The access road will require a particular landscape response and consideration should be given to hiding it behind a raised ditch so that traffic travelling along it is not visible from the adjoining Protected Structure. Elements such as car parking, bin storage, services, public lighting should be subject to scrutiny and should be integrated into any design. Materials should be of high quality, durable and not requiring a high maintenance regime. Natural materials and traditional building techniques should be given a priority. The scheme should be deferential and reserved in view of its setting and not compete with or detract from Auburn House. This does not mean that pastiche of any particular historical style is desirable. A layout plan form of small scale courtyard development or similar traditional form would be appropriate. A maximum ridge height of 6m should pertain throughout the scheme in the 'Sensitive Development Area.'

5.3.2 Central Settlement Quarter

The Central Settlement Quarter is predominantly bounded by residential properties, either within or adjacent to the Local Area Plan boundary. One of the primary aims of new development in the Central Character Area is to ensure the residential amenity of these existing properties is not adversely affected.

Access to this Quarter will also be from Carey's Lane, with pedestrian and cycle links also connecting this area to the Malahide Road.

In respect of development immediately adjacent to the western boundary of Beech Lodge, Dublin Road, Malahide:

- No development shall take place within eleven metres of the property boundary of Beech Lodge.
- Only dormer type dwellings with a maximum ridge height of seven metres will be permitted at this location.
- No habitable rooms with windows or roof lights at 1st floor level will be permitted on the eastern (rear) elevation of future properties (i.e. those overlooking Beech Lodge).

5.3.3 Southern Settlement Quarter

The Southern Settlement Quarter is located south of Streamstown Lane and is bounded on the north, east and west by established residential development and to the south by Streamstown Wood. The development form in this area will be required to be compatible with that of the Streamstown Wood, which comprises large detached houses, predominantly orientated around a central open space, with a residential density of just over 9.5 units per hectare.

Pedestrian, cycle and vehicular access to this Quarter will be via Streamstown Lane, with access also being provided from Streamstown Wood, which in turn has a second access point to its south-west corner on Streamstown Lane.

6.1 Residential Density

The residential density across the Local Area Plan is restricted by a Specific Objective in the Fingal Development Plan to 10 units per hectare. This outlines the maximum quantum of development (residential yield) of each individual character area and settlement quarter.

6.2 Residential Quantum

Based on the total site area of 25.4 hectares, the fully developed Streamstown Local Area Plan could accommodate a total of 195 residential units. Excluding the 16 established residential dwellings and the retention area, this results in a total yield of 179 new residential units. The breakdown of this total, by character area, is provided below.

6.2.1 Retention Area

The retention area comprises Auburn House and its curtilage. New development will only be permitted in this area that is ancillary to Auburn House and existing courtyard units. One additional dwelling may be provided in the vicinity of the courtyard, subject to normal planning considerations being met, more detail of which is provided in the Design Guidance Matrix in Section 9.

6.2.2 Consolidation Area

In the consolidation area, individual residences will be permitted to undertake infill development, subject to a maximum density of 10 units per hectare and subject to the following considerations:

(i) The maximum density on these sites shall not exceed 10 units per hectare gross (including on a pro-rata basis for sites of less than 1 hectare);

(ii) The residential amenity of existing residential dwellings must be protected;

(iii) Normal planning considerations will apply, such as, *inter alia*, requirements for parking, private open space, minimum design standards and servicing;

(iv) It must be demonstrated that the sites can be accessed safely and to the satisfaction of the Roads Department of Fingal County Council and in accordance with access provisions within this Local Area Plan;

(v) In the case of dwellings that are currently accessed from the Malahide Road, a maximum of two additional dwellings will be permitted within the curtilage of these established residential properties using existing entrances. It should be noted that the Development Plan (Specific Objective 221) does not permit the creation of new entrances and the widening of existing entrances on the Malahide Road. Development in excess of two dwellings is only permitted where the access is via Streamstown/ Carey's Lane, in accordance with the indicative access points identified in this Local Area Plan.

The consolidation area measures 6.46 hectares, with 11 established residences. This area has a maximum residential yield of 54 units (see Table 2 below).

Table 2 RESIDENTIAL QUANTUM OF CONSOLIDATION AREA		
Total Area	**Number of Established Residences**	**Maximum Number of New Units (based on a density of 10 units per hectare)**
6.46 hectares	11	54

6.2.3 New Development Areas

The table below indicates that the three New Development Areas have the capacity to accommodate up to a maximum of 127 units.

Table 3 RESIDENTIAL QUANTUM OF CHARACTER AREAS		
Character Area	**Land Area**	**Max. No. of Units (at 10 units per hectare density)**
Retention Area	6.28 hectares	Only development ancillary to Auburn House and existing courtyard units to be permitted in this area
Consolidation Area	6.46	54 (excluding established residences)
New Development Areas		
Northern Quarter	5.18 hectares	54
Central Quarter	5.09 hectares	50
Southern Quarter	2.43 hectares	24
RESIDENTIAL YIELD OF NEW DEVELOPMENT AREAS		127
TOTAL RESIDENTIAL YIELD OF NEW DEVELOPMENT		179
Existing Residential Properties		16

7.1 Transport and Movement Objectives

Transport and movement objectives are indicated below, to be read in tandem with Map 7.

TM1	Provision of a right-turn lane for south-bound traffic off Malahide Road, onto Streamstown Lane.
TM2	Upgrade Carey's Lane and Streamstown Lane vehicular access routes, including widening, resurfacing, and provide footpaths.
TM3	In conjunction with the required road upgrading works, new footways will be required along Streamstown Lane and Carey's Lane.
TM4	Limited residential development (two additional dwellings) will be permitted within the curtilage of existing dwellings that have direct vehicular access onto Malahide Road. More intensive development will be permitted within these curtilages where an appropriate access solution from Streamstown Lane / Carey's Lane can be achieved.
TM5	Planning applications must demonstrate that development proposals provide direct, safe, secure and attractive pedestrian and cycle links to promote walking and cycling along networks reserved exclusively for this type of movement.
TM6	Internal circulation routes are to be provided in order to ensure access to, and connectivity between, all New Development Areas and Consolidation Areas, as necessary. Access points and indicative circulation routes are identified on the Indicative Masterplan. Internal roads shall have a standard width of 5 metres and footpaths a standard width of 1.8 metres.
TM7	Parking of up to 3 spaces per dwelling and up to 2 spaces per apartment is to be provided, in consultation with the Transportation Department of Fingal County Council.
TM8	To ensure that the access road to the front (east) of Auburn House shall be sensitively designed with minimum impact to Auburn House (Protected Structure) and its associated outbuildings, walled garden and general curtilage.

7.2 Introduction

This Local Area Plan is well placed to minimise the use of the private car. Existing bus routes run from the site boundary (Malahide Road) serving Malahide and the city centre, and from nearby Feltrim Lane serving Kinsaley and Swords. Furthermore, Malahide train station is located 1.8km away, linked by good pedestrian routes. New pedestrian and cycle routes have been identified that will improve both internal and external linkages across the lands in a north-south and east-west direction.

7.3 Public Transport

There are numerous public transport services in the immediate Streamstown area. There are bus stops, as noted on Map 7, on

the Malahide Road, Feltrim Lane and the Swords Road with services to Swords, Malahide, Portmarnock, Dublin Airport and Dublin City Centre. Improvements to pedestrian links as shown on Map 7, will improve access on foot to these local transport routes. Malahide Train Station is located approximately 1.8 kilometres away to the north east. There are regular commuter services on both DART and InterCity rail links to Dublin City Centre and Dundalk / Drogheda from Malahide. Dublin airport is approximately five kilometres to the south west.

7.4 Pedestrian and Cycle Routes

At present there are no footpaths or cycleways within the Local Area Plan, and there are limited pedestrian facilities along the Malahide Road. The main pedestrian and cycle desire lines are from Abington and Carey's Lane / Streamstown Lane to the Malahide Road. These routes have been facilitated within a network of new footpaths and cycleways being provided to 'knit' the main housing areas into one another and into the surrounding area. Of particular importance in facilitating this connectivity is the pedestrian / cycle route along the Auburn House avenue to Malahide Road. These cycle and pedestrian routes, in turn, provide very good access to the amenities and open space of Malahide Demesne and to the services and facilities in Malahide.

In conjunction with the required road upgrading works, new footways will be required along Streamstown Lane and Carey's Lane and the new routeway accessing the Auburn House lands. It is an objective of the Local Area Plan that these pathways shall have a standard width of 1.8 metres (with a minimum of 1.5 metres in width). Such new pedestrian and cycle routes represent a tangible 'community gain' by way of safe, secure and attractive routes through Streamstown, and are in accordance with Development Plan Policies TP22, TP23 and TP24, which relate to pedestrian and cycle facilities.

In the event that there is insufficient width to accommodate the upgraded road and footpath, the Transportation Department of Fingal County Council must be consulted in order to agree a proposal that accommodates both pedestrians and vehicles to the satisfaction of normal safety and circulation standards.

7.5 Surrounding Roads Improvements

The principal roads in the vicinity are the Malahide Road to the east and Streamstown Lane / Carey's Lane to the west. Connecting the two, and bisecting the site on an east-west axis, is

a section of Streamstown Lane. Carey's Lane runs from Streamstown Lane northwards. Feltrim Lane is located to the south of the site, but is separated from the site by both existing residential development and development currently under construction. Map 2 illustrates the surrounding road network.

Map 7 provides an indicative movement strategy and includes access points to the LAP lands from both Streamstown Lane and Carey's Lane.

The primary 'concentration point' or node for traffic will be at the junction of Streamstown Lane and Malahide Road. A secondary node is envisaged at the junction of Streamstown Lane and Carey's Lane, predominantly as a focus for both car and pedestrian based transport.

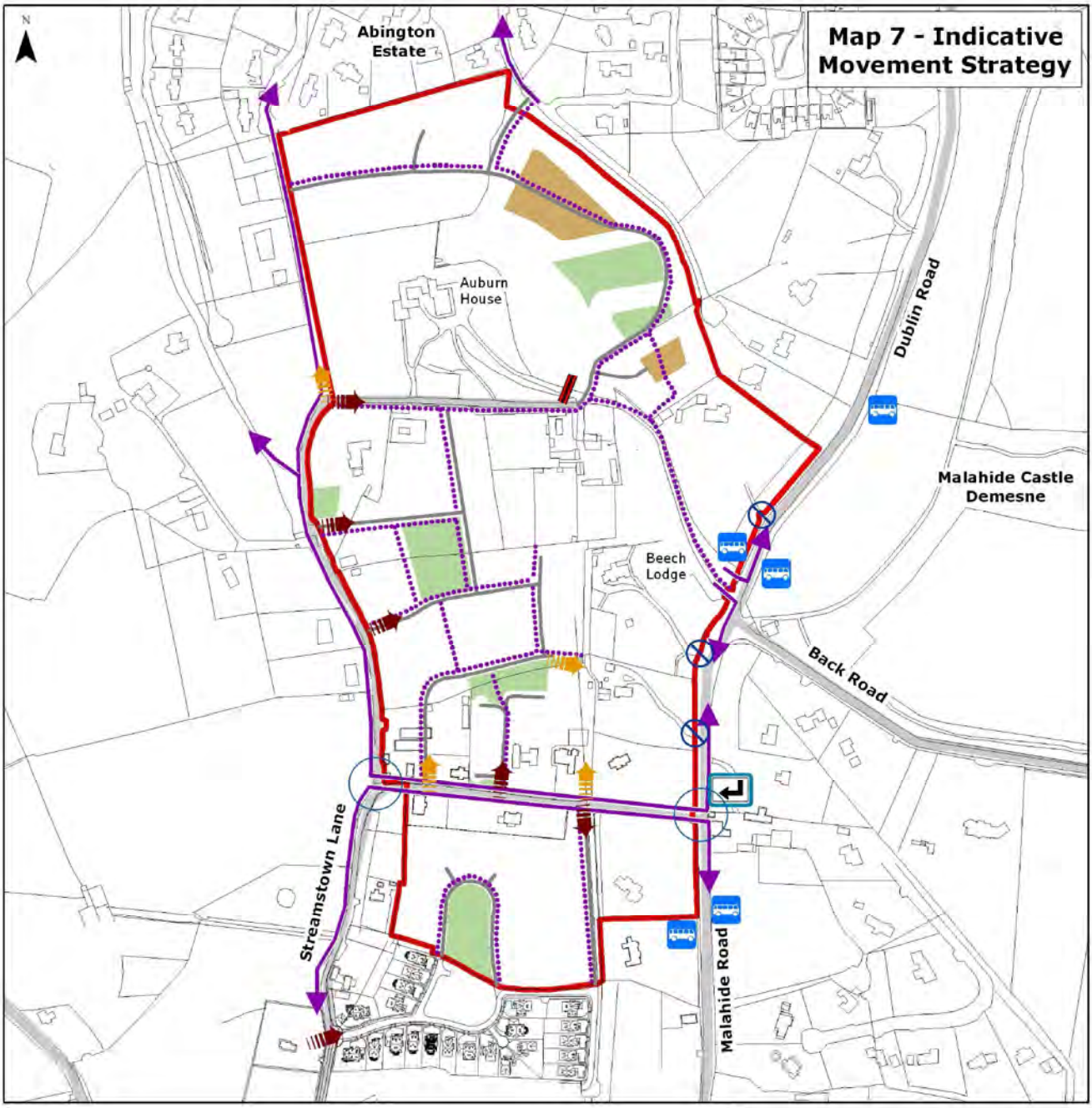
Upgrading works to Streamstown Lane and Carey's Lane (including a junction improvement) and at the Malahide Road junction are shown on Map 7 with further detailed drawings included in the Appendices. A standard road width of 5.5 metres is to be provided, with a minimum road width of 5 metres. In the event that there is insufficient width to accommodate the upgraded road and footpath, the Transportation Department of Fingal County Council must be consulted in order to agree a proposal that accommodates both pedestrians and vehicles to the satisfaction of normal safety and circulation standards.

New access and the widening of existing accesses will not be permitted on the Malahide Road. Limited residential development, up to a maximum of two (2) new dwellings, will be permitted within the curtilage of established residential dwellings accessed off the Malahide Road, subject to normal planning considerations. The reason for this is to restrict the significant intensification of multiple access points directly onto the Malahide Road.

However, the Local Area Plan recognises that the curtilage of these properties may be more fully and comprehensively developed, over and above two dwellings, if an alternative, suitable access can be provided via Streamstown or Carey's Lanes, which may include access through the defined New Development Areas to the west. An access point has been indicated to facilitate such development (see Map 7).

7.6 Internal Movements

Internal vehicular circulation routes are to be provided in accordance with the access points and the routeways indicated on the Indicative Masterplan. Standard road widths are to be 5.5 metres, and standard footpath widths are to be 1.8 metres. These



Legend

- LAP Lands — Overall Area: 25.6 Hectares / 63.3 Acres
- Primary vehicular access routes serving the site
- Primary pedestrian / cycle movements
- Internal Road Network
- Indicative open space
- Indicative open areas (Internal courtyard type areas)
- New Access points
- Indicative pedestrian routes
- New right turn lane on Malahide Road
- Junction improvements required
- No widening permitted of existing entrances on Malahide Road (Local Objective 221)
- Location of new gate
- Location of Bus Stops

Key Movement Objectives

- Provision of a **right-turn lane** for south-bound traffic off Malahide Road, onto **Streamstown Lane**;
- Upgrade **Carey's Lane and Streamstown Lane** vehicular access routes and provide pedestrian footways as appropriate;
- **Limited residential development** (two additional dwellings) will be permitted within the curtilages of existing dwellings which enjoy direct vehicular access onto Malahide Road. More intensive development will be permitted within these curtilages where an appropriate access solution from Streamstown Lane/Carey's Lane can be achieved;
- Provision of direct, safe, secure and attractive **pedestrian and cycle links** from the site to Malahide Road.

0 25 50 100 150 200 250 Meters

may be located so as to accommodate the shortest pedestrian route, rather than running along the roadway. In particular, the pedestrian route indicated along the east-west access routes from Carey's Lane serving the Northern Character Area must be sensitively routed so as to avoid trees.

The access road to serve the Auburn House lands has emerged from a careful selection process as having the least impact on architectural heritage and on trees. This route will necessitate the removal of 9 trees, 4 of which have been identified for removal in the tree survey (they are decayed or dying). Further information on the route selection process and a detailed drawing of the access route and tree survey are provided in the Appendices.

Access Road to Northern Quarter

The design of the new road to access the Auburn House lands must be sensitive to the visual impact of this insertion on the Protected Structure of Auburn House and its setting, as the indicative route cuts through the visual corridor established for Auburn House. The access road to the front (east) of Auburn House shall be sensitively designed with minimum impact to Auburn House (Protected Structure) and its associated outbuildings, walled garden and general curtilage. Prior to the lodgement of planning applications in this area, consultation with the Conservation Officer and Transportation Department is recommended. The layout within the visual corridor lands should run as close as possible to the LAP boundary. The character of the route should be more that of a rural road rather than an urban street i.e. hedges should be used as boundaries rather than walls and railings. The road width of 5.5m set out in Section 7.6 as the standard for roads within the LAP does not apply in this area. The width for the carriageway and footpaths will be set after the above mentioned consultation but should range closer to the minimum acceptable standard. The position and design of any street lighting needs to be carefully considered and road signage should be kept to a minimum and not extend into the visual corridor if possible. Mature planting should be used.

7.7 Car Parking

Car parking must be provided in accordance with Development Plan maximum standards and in consultation with the Transportation Department of Fingal County Council.

Table 4 PARKING STANDARDS	
Type of Dwelling	**Maximum Number of Spaces**
Dwelling house	1-3 spaces dependent on dwelling size
Apartment	1-2 spaces per dwelling (depending on design)

8.1 Open Space Objectives

The following table outlines specific objectives for open space provision, and should be read in tandem with Map 8.

OS1	To ensure that areas of public open space are easily accessible by pedestrians and cyclists, including the nearby Malahide Demesne.
OS2	To ensure all areas of public open space have appropriate natural surveillance and are appropriately designed and landscaped in line with the standards set out in the Development Plan.
OS3	To ensure a private open space requirement for each house (exclusive of car parking area) in excess of the Development Plan requirement of 60 sq.m. to provide for an adequate level of residential amenity.
OS4	To permit in certain layouts (e.g. courtyard layouts) the provision of a combination of private and semi-private spaces. This could be in the form of small private terraces for each dwelling opening directly onto a semi-private enclosed landscaped space solely for the use of the residents.
OS5	To require that all houses (terraced, semi-detached, detached) will have an area of private open space behind the building line in order to ensure privacy for occupiers.
OS6	To accept financial contributions in lieu of the provision of Class 1 Open Space.
OS7	To provide Class 2 Open Space at the maximum Development Plan standard of 13 hectares per 10,000 persons.

8.2 Introduction

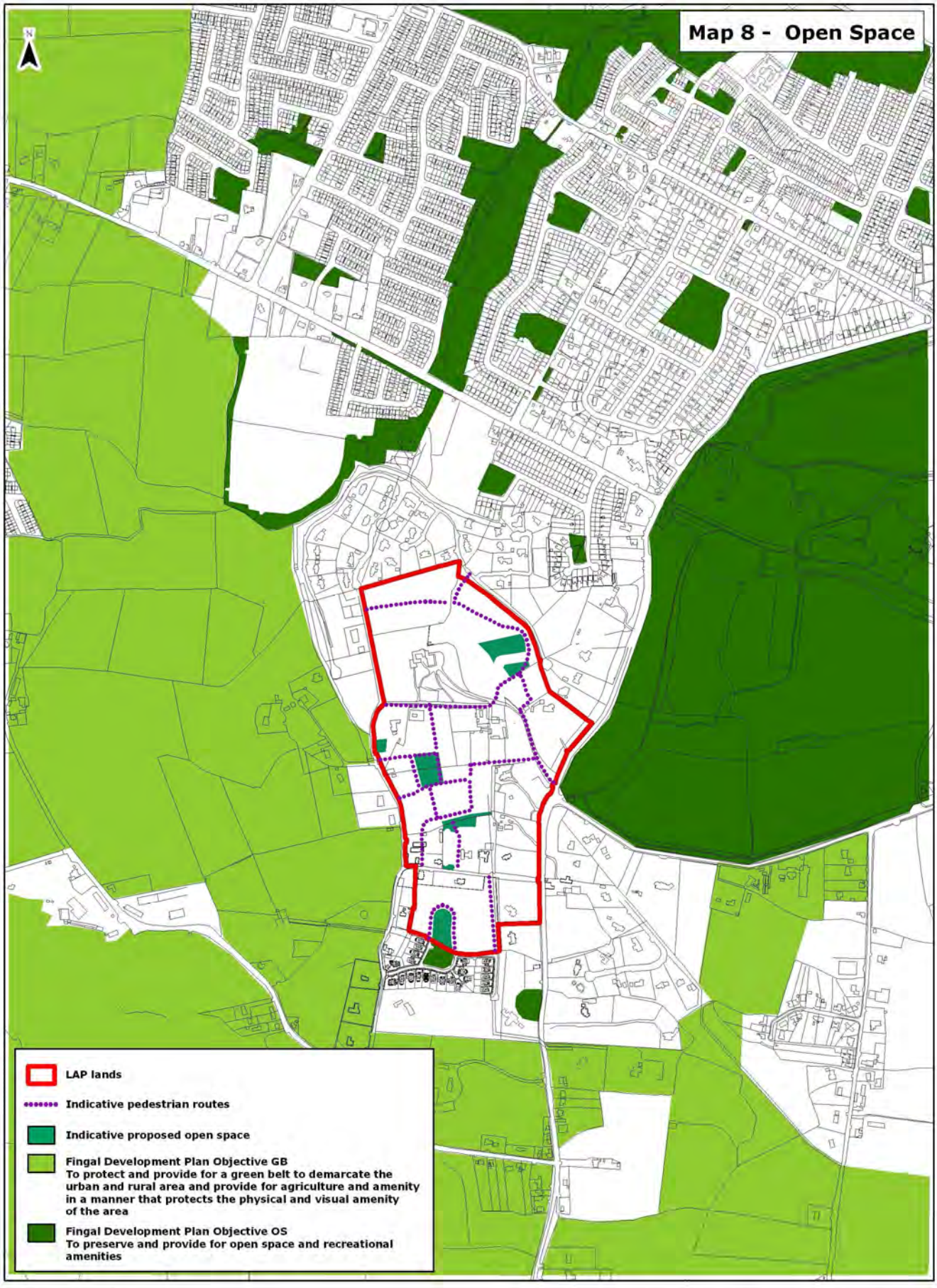
The site has a semi-rural character, being bounded to the west by Green Belt zoned lands and to the east by a significant area of Open Space in the form of Malahide Castle demesne (see Map 8).

The open space strategy requires that access to a range of public open space shall be provided for the future occupiers of the Local Area Plan. The range of open space is divided into three levels, or types of open space, as follows:

i. **Class 1 Open Space** comprises larger open spaces including playing pitches;

ii. **Class 2 Open Space** consists of smaller, casual spaces suitable for younger children's play, informal kick-about and passive amenity;

iii. **Class 3 Open Space**, which is provided by residential gardens and 'informal', areas of open space, which would normally be smaller than those provided under class 2, such as verges or areas adjacent to residential properties, but which are not privately owned.



Scale: 1:10,000
Date: November 2008

0 50 100 200 300 400 500 Meters

8.3 Open Space Strategy

In general terms, the Council will require public open space provision to be in line with Development Plan Objective R09, which requires the following in relation to the treatment of residential open space:

- It is located where it is accessible to the maximum number of dwellings in the area;
- It is overlooked allowing for easy supervision and may not be to the rear or side of housing or other development;
- Parking is not permitted along the roadside frontage of open space;
- Landscape treatment reflects the use to which the area is put;
- Existing trees and hedgerows are incorporated into the design of housing layouts to the greatest extent possible, taking into consideration the most sustainable use of land;
- Existing rights-of-way are protected and not blocked by development and new rights of way are established within new developments;
- Open spaces are designed in such a way as to minimise anti -social behaviour and criminal activity.

8.4 Development Plan Open Space Requirements

Development Plan Policy OSP2 requires that open space provision should be at 2.5 hectares per 1000 population. This provision is sub-divided as indicated on the table below (extracted from the Fingal Development Plan).

Table 5 FINGAL DEVELOPMENT PLAN OPEN SPACE REQUIREMENTS (extract from Fingal Development Plan)

Urban Open Space Requirements (per 10,000 population)

Class	Category	Recreational Use	Average Unit Size	Persons per Unit	Provision per 10,000 persons (minimum)
1	Neighbourhood Parks	Active and Passive	18 ha (44.5 ac)	10,000	20 ha (max.) (49.5 ac) 12 ha (min.) (30 ac)
2	Local Parks	Generally passive but allows for active pursuits	0.4 ha (1 ac)	-	13 ha (max.) (32ac) 5 ha (min.) (12.5 ac)
3	Environmental Open Space	Preservation of trees, visual relief and screen planting	Additional to the above	-	-
				Total:	**25 ha** (62 ac)

Malahide Castle Demesne

8.5 Class 1 Public Open Space

At present, there is no designated Class 1 open space within the Local Area Plan. However, Malahide Castle Demesne is located adjacent to the Local Area Plan. The Demesne comprises approximately 100 hectares of fields and recreational facilities including areas of public open space, playing fields, children's playgrounds, walking routes, formal gardens and Malahide Castle itself. As well as providing these facilities, the Malahide Demesne allows direct pedestrian and cycle access to Malahide Town Centre.

The proximity of Malahide Castle and demesne provides a close natural amenity, along with facilities for a range of age groups. In accordance with Development Plan Policy OSP5, financial contributions will be accepted in lieu of the provision of Class 1 Public Open Space within the Streamstown Local Area Plan.

8.6 Class 2 Public Open Space

Class 2 public open space should be safe, secure and well designed, enjoying passive surveillance from surrounding dwellings. These areas shall be provided at several different locations throughout the site so as to provide each residential area with sufficient public open space at locations that are convenient to them. These spaces must be of a scale and configuration so as to perform a function as an attractive green space, provide a green lung and act as a usable area of children's play space and "kickabout space" for young children.

Table 6 CLASS 2 OPEN SPACE PROVISION IN NEW DEVELOPMENT AREAS

Settlement Quarter	Number of Units (based on a gross density of 10 units per hectare)	Population (based on an occupancy rate of 3.5 per-sons)	Requirement of Class 2 Open Space*
Northern	54	186	0.52 Ha#
Central	50	175	0.23 Ha
Southern	24	84	0.11 Ha
TOTALS	127	445	0.86 Ha (2.13 acres)

PLEASE NOTE:

** This calculation is based on the maximum Development Plan Class 2 provision of 13 hectares per 10,000 persons.*

 # This is a maximum requirement and the level of Class 2 Open Space to be provided will depend on the unit numbers, in accordance with Development Plan standards. The range of unit numbers in this area is set down in Table 3.

8.7 Class 3 Open Space

Class 3 public open space encompasses green strips along roads, visual relief buffers and screen planting. The Development Plan does not indicate a specific requirement for Class 3 open space. Class 3 Open Space is not included in the Indicative Masterplan, but will arise in the context of developing detailed layout designs for the areas within the Local Area Plan. These spaces should not be incorporated into layouts as simply "left over" areas. They may benefit from planting and will be retained in areas where the Masterplan layout provides for the retention of trees and hedgerows.

8.8 Private Open Space

In relation to private open space within the development, which would primarily comprise garden space, these are expected to be large, relative to other modern residential developments. This is due to the Development Plan requirement that development should be at a relatively low density of ten units to the hectare – relatively fewer dwellings per hectare will almost always result in larger private gardens.

Privacy is an essential part of the quality of a residential environment. The provision of an adequately sized external space, which is free from undue observation, is a fundamental tenet of residential amenity. Privacy can be achieved in a wide variety of ways through:

- The relationship of residential buildings to each other, to open space (both public and private) and to the road system;
- The location of fenestration such that overlooking of adjoining dwellings is minimised;
- The use of adequate screening devices and landscaping elements.

Development Plan Objective OSO29 requires a minimum private open space provision of 60 sq.m. (excluding parking) for each house. The minimum rear garden depth must be 10 metres. All dwellings should have an area of private open space behind the building line in order to ensure that most household activities are accommodated in a 'private' space. Such areas should be orientated to allow for adequate sunshine and encourage plant growth.

In the case of courtyard developments, the provision of a combination of private and semi-private spaces is permitted. Semi-

private open space occurs in such instances where a dwelling abuts a public area such as open space or a street, the main function of which is to provide a 'transitional zone' between public and private areas. This form of development would be appropriate, for example in courtyard-style layouts, where each dwelling could have private space opening into a semi-private enclosed landscaped space intended for the use of the residents only. This is further outlined in Development Plan policy OSO32, which states the following:

> *To permit in appropriate layouts (e.g. courtyard layouts) the provision of a combination of private and semi-private spaces. This could be in the form of small private terraces for each dwelling opening directly onto a semi-private enclosed landscaped space solely for the use of the residents. In such cases, the Council may accept the sum of the area of both spaces as satisfying the private open space requirement for these dwellings.*

8.9 Retention of Trees

The Local Area Plan has been based around the core principal of preserving and retaining important features, including trees and mature hedgerows. These have been identified on Map 5 and on the Indicative Masterplan, and include significant stands of trees within the curtilage of Auburn House. There are two wooded areas that form part of the Auburn House demesne, as follows:

(i) Woodland to the west (rear) of Auburn House;

(ii) Bank of trees along the south of the Avenue leading to Auburn House from the Malahide Road.

It is not envisaged that these wooded areas will form part of areas of public open space. These areas are to be retained as part of the Auburn House lands and will be maintained and managed into the future. In particular, the wooded areas to the rear of Auburn House include a significant range of deciduous trees and represents a habitat amenity in providing home and refuge for a range of birds, insects and other animals. A comprehensive tree survey has been undertaken in this area, which has identified trees that are dead or decaying. It is proposed that, as part of development on the Northern Settlement Quarter, a management and maintenance programme be commenced to ensure the continuance of this woodland, which may include the following measures:

- Pruning and trimming of trees;
- Removal of trees that are dead or dying, as the event of them falling over could damage other healthy trees;
- Replanting as necessary and appropriate, in order to maintain the biodiversity of this area;
- Maintaining the range and species of trees, as these offer

natural biodiversity and attract differing species to live / nest / feed;

- Clearing of low-quality and evergreen trees / shrubs and self-seeded undergrowth in order to ensure the healthy survival of specimens identified on the tree survey (see Appendices for full copy of survey).

This area will be managed in a way that adopts an approach of conserving the woodland and its habitats and ensures its ongoing survival into the future. All works in relation to this area shall be supervised by a qualified landscape horticulturalist or arboriculturalist.

9.1 Urban Form Design Objectives

The Key Design Objectives are indicated below, and refer to Indicative Masterplan and Design Guidance Matrix.

UD1	To ensure the historical and architectural value and character of Auburn House is not adversely affected.
UD2	To protect the amenity of existing residential occupiers, both within the Local Area Plan and adjacent to it.
UD3	To protect the mature woodland located to the rear of Auburn House and the more isolated tree grouping clustered around the house, and to replant similar species where trees are removed.
UD4	To restrict any new accesses onto Malahide Road, and restrict widening of any existing accesses. Development on sites accessed off the Malahide Road is limited to a maximum of two additional dwellings. More intensive development will be permitted within these curtilages where an appropriate access solution from Streamstown Lane / Carey's Lane can be achieved.
UD5	To develop the lands at a residential density of 10 dwellings per hectare.
UD6	To provide appropriate footpaths, cycleways and roads to serve the levels of development envisaged in this LAP.
UD7	To preserve the tree lined approach to Malahide along the Dublin Road.
UD8	To ensure appropriate building heights across the site. The majority of buildings will be two-storey in height, with a maximum of three (3) storeys being permitted.
UD9	To ensure that an appropriate mix of unit types are provided.
UD10	A Construction Waste Management Plan must be submitted with each planning application for development in excess of 15 units (including developments where the cumulative total is in excess of 15 units within one ownership).
UD11	Developers shall take adequate measures to minimise the impacts of traffic noise and dust on residential amenity during construction phases.

Auburn House details – outbuilding fenestration and rear archway

9.2 General Concept

The Local Area Plan sets out the framework for the creation of a sustainable, low density suburban quality housing environment through the provision of:

- High quality urban design;
- Establishing distinct character areas with bespoke Design Guidelines for each character area (see below);
- High standards in landscaping, public lighting and street furniture;
- Protecting the amenity of existing residents;
- A high quality living environment for residents;
- Maximised energy efficiency through sensitive design, building materials and optimising the benefits of solar gain;
- Internal access roads that are designed so as to provide a residential environment that is free from through traffic;
- Appropriate linkages between existing and new residential areas;
- Provision of pedestrian and cycle routes;
- Improving access to public transport links;
- Establishing green spaces;
- High quality landscaping and the preservation of native trees and hedgerows.

9.3 Principal Design Objectives

The key site opportunities and constraints are identified in Section 4. The identification of these opportunities and constraints, the relevant planning context (Section 3) and the undertaking of technical background work has created a series of design objectives for the lands which will help achieve the appropriate and sustainable development of the lands. Underpinning the design of the site will be the objective of protecting the amenity of existing and future residents, both within and outside the Local Area Plan.

In order to create variety and diversity, proposals should be of a high quality design and not necessarily replicate existing layouts in the vicinity. The Indicative Masterplan provides an indicative form and layout for development. There may be other preferable design solutions that meet all the requirements of the Local Area Plan.

9.4 Layout and Urban Form

Generally, the urban form should be designed so as to respect the character and the key qualities of each Character Area (outlined in Section 5). The Indicative Masterplan has been based on the following principles:

1. Protection of the residential amenity of existing residential properties (both within and outside the Local Area Plan);
2. Use of strong road frontage to demarcate the transition from public to private space;
3. To ensure the privacy of rear gardens and to accommodate in-curtilage parking;
4. Organic forms, with clustered units and the use of the courtyard form;
5. Shared surfaces where possible, minimising the impact of the roadway, and giving priority to pedestrians and cyclists;
6. Passive surveillance of areas of open space.

In respect of the three Character Areas, design guidelines are provided in the form of a Design Guidance Matrix (overleaf), that details the requirements of the Local Area Plan in respect of the following:

(i) Site Layout;
(ii) Residential Design;
(iii) Landscape Design.

Planning applications must demonstrate how they have taken these guidelines into account in the design, layout, urban form and landscape design of new developments. A design statement with supporting illustrative material should be submitted in this regard, clearly demonstrating how the proposed development complies with the Local Area Plan.

9.5 Residential Mix: Unit Types

The Local Area Plan seeks a range of dwelling types in order to accommodate different household types and to contribute positively towards the development of a balanced community structure in Streamstown (in accordance with Development Plan Policy DP10).

In general, semi-detached and detached dwelling houses will be provided, with some apartment type units to be accommodated,

predominantly in the Northern Settlement Quarter, within the area identified for "Sensitive New Development". Apartment type units are to be provided in the form of a courtyard or mews-type development.

9.6 Residential Mix: Unit Sizes

In general, larger unit sizes will be accommodated across the Local Area Plan, in keeping with the established character of dwellings, including those in Abington and Streamstown Wood (under construction). Courtyard developments will provide a mix of 2 and 3-bedroom units. Dwelling houses will provide a range of house types, including 3, 4 and 5-bedroom units.

9.7 Building Heights

Building heights will vary throughout the site, including the use of half storeys and dormers, in order to create a varied roofscape. In general, building heights throughout the Local Area Plan will be two-storey. The maximum height permitted will be three (3) storey, which must be demonstrated to perform an urban design function – i.e.. terminating a vista, turning a corner, acting as an internal landmark or highlighting an entrance point. Planning applications will be required to provide a plan clearly indicating varied building heights, with a supporting statement providing a justification for heights proposed, particularly in the case of taller buildings.

9.8 Phasing of Development

Phasing of development is related to the need for adequate infrastructure and services being addressed, including the availability of mains water, and the management of surface water and foul drainage.

Prior to the lodgement of any planning application on the new development areas, a detailed programme for the delivery of the roads improvements outlined in Section 7.0 and in the Appendices shall be agreed with the Transportation Department of Fingal County Council.

Two childcare facilities are to be provided, at locations so as to serve the entire Local Area Plan, in consultation with the Planning Authority.

9.9 Part V- Social and Affordable Housing

All planning applications are required to comply with Part V of the Planning and Development Acts, 2000-2002, and the Fingal County Housing Strategy.

9.10 Construction Waste Management

Fingal County Council will require responsible environmental management in the construction and development phase of this Local Area Plan. Developers must ensure that waste generated during the construction phase of development are appropriately managed to avoid any adverse impact on surface water courses and their associated habitats and species. It is an objective of this plan that developers shall put in place a programme for the proper management and (as appropriate) recovery or disposal of soil / construction / demolition waste material generated at the site during the construction phases of development.

In accordance with Development Plan policy, all planning applications for development in excess of 15 units must be accompanied by a Waste Management Plan, detailing (as a minimum) the provision for construction and demolition waste management, including the recovery of disposal of this waste. This programme shall also indicate the location of proposed site depots / storage areas and wheel washing facilities, etc. The levels of cut and fill should be balanced in so far, as is practicable. Where appropriate, excavated material from development sites is to be re-used for landscaping, land restoration or for preparation for development. Details of any surplus material to be disposed of shall be included in the Waste Management Plan. All planning applications / planning consent applications will have to clearly demonstrate compliance with the above.

It is an objective of this plan that developers shall take adequate measures to minimise the impacts of traffic noise and dust on residential amenity during construction phases.

10.1 Mains Water

There are a number of existing public watermains in the Streamstown area, including a 300mm diameter watermain along the Swords Road. The availability of capacity on this network is to be agreed with the Water Services Department of Fingal County Council at planning application stage.

10.2 Foul Water

There is an existing foul sewer network within Abington (to the north of Streamstown). This network is in private ownership and it is currently not possible to connect to same without the prior approval of the owners of the estate. There is an existing public foul sewer to the south east of Streamstown.

The majority of existing properties are served off septic tanks. It is an objective of this LAP that developments should facilitate, where possible, the connection of existing residential units (as shown within the consolidation area) to the mains.

Connection to the foul sewerage network shall be subject to one of the following being achieved / completed:

(i) Completion of the Malahide Regional Drainage Scheme – due to be completed in 2013; OR,

(ii) The Swords Road foul sewer having adequate capacity.

This connection is to be agreed with Water Services in Fingal County Council at planning application stage.

10.3 Surface Water

Surface water drainage is currently to a number of watercourses within Streamstown area. Future discharge to local watercourses must be agreed, at planning application stage, with the Water Services Department of Fingal County Council.

Future development of lands will require that a storm water management system be provided in line with Sustainable Urban Drainage Systems (SUDS) principles and in accordance with the recommendations and guidelines set out in the Greater Dublin Strategic Drianage Study (Vol.2). The drainage systems are subject to appropriate design and agreement with Fingal County Council. Underground attenuation tanks are not acceptable to Fingal County Council and will only be permitted in exceptional circumstances.

All water courses shall be protected during construction and operational phases.

10.4 Flooding

All planning applications will require the submission of a flood risk assessment in accordance with the FEMFRAMS (Fingal and East Meath Flood Risk Assessment and Management Study) and the *Planning System and Flood Risk Management Guidelines* (Draft dated September 2008, and as finalised).

10.5 Electricity

Electricity is readily available, although new connections and extensions of the existing service may be required.

10.6 Gas

At present there is no gas available.

10.7 Broadband

Broadband is available in the area.

11.1 Energy & Sustainability Objectives

Objectives for achieving energy efficiency and sustainability within the Local Area Plan are included within the table below.

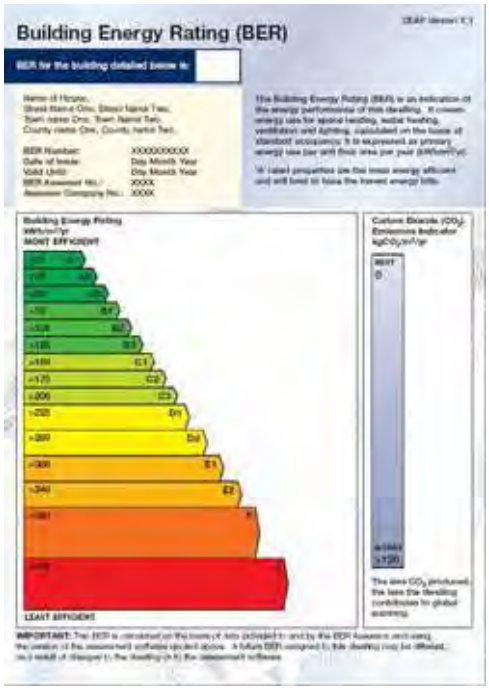
ES1	A minimum Building Energy Rating (BER) of A3 for each apartment and B1 for each house shall be achieved within new development.
ES2	Residential developments shall be designed and laid out so as to maximise passive solar gain, maximise natural light, optimise thermal performance, use natural ventilation and other such sustainable design features, as are appropriate.
ES3	All residential development must have suitable and adequate internal and external storage space designed for three waste streams – residual waste, dry recyclables and organic waste.

11.2 Introduction

A primary objective of the Local Area Plan is to achieve improved standards of sustainable design and construction, in tandem with sustainable development through macro design considerations, such as proximity to public transport routes and orientation for solar gain.

The foregoing sections of this document have set down how development will be sustainable, including through the following measures:

- Minimising the use of the private car, through promoting walking, cycling and the use of public transport.
- Encouraging best use of building land and optimal utilisation of services and infrastructure in the provision of new housing.
- Seeking to ensure that residents of new housing schemes enjoy the benefits of first-rate living conditions in a healthy, accessible and visually attractive environment.
- Placing environmental protection and enhancement (both natural and cultural heritage) at the forefront of the development considerations.



Example of a BER Certificate

11.3 Housing Design Standards

Sustainable development, through energy and use efficiency, will be achieved in Streamstown through the following means:

- Adopting passive solar building design principles through the orientation of buildings, selection of materials on the basis of thermal performance, the use of insulation, natural ventilation, curtain walls and sun shading as appropriate.
- Maximising the use of natural light.
- Introducing high efficiency artificial lighting systems and layouts.
- Considering natural ventilation to all or part of the buildings.
- Adopting ecologically sustainable material selection policies and practices.

Table 7 MINIMUM BUILDING ENERGY RATING

Dwelling Type	MINIMUM RATING
House	B1
Apartment	A3

11.4 BER Rating

The Energy Performance of Buildings Directive (EPBD) contains a range of provisions aimed at improving energy performance in residential and non-residential buildings, both new-build and existing. As part of the Directive, a Building Energy Rating (BER) certificate, which is effectively an energy label, will be required at the point of sale or rental of a building, or on completion of a new building. All new dwellings constructed will require a BER certificate before they are offered for sale or rent. The minimum BER certification required of all new homes is indicated in Table 7.

11.5 Waste Recycling Requirements

All residential development must have suitable and adequate internal and external storage space designed for three waste streams—residual waste, dry recyclables and organic waste. It will also comply with the *'Waste and Recycling Storage Requirements for Residential and Non-Residential Developments in Fingal.'*

Streamstown Local Area Plan

Fingal County Council

Appendices

Adopted April 2009

Comhairle Contae Fhine Gall

Fingal County Council

CONTENTS

Appendix 1 Summary of Submissions Received

Local Area Plan Pre-Draft Consultation and Submissions Received

A Pre-Draft Public Consultation period took place prior to the publication of the Draft Streamstown Local Area Plan. This is a non-statutory process, and is at the discretion of the local authority. An advertisement announcing the consultation was published in local newspapers on the 19th September 2007. The closing date for receipt of submissions and observations was 31st October 2007. Eight submissions were received and the following briefly outlines the main issues raised;

- The upgrading of the local road network including new footpaths etc and implications for traffic flows on the Dublin Road – new roads servicing the lands should be located sensitively;
- Closing Streamstown Lane to through traffic should be considered, along with a priority junction 'third lane' on the Malahide Road to facilitate right turning traffic onto Streamstown Lane;
- Safe cycle and pedestrian routes to local schools, clubs and train station, including new crossing facility for cyclists and pedestrians on the Malahide Road at the corner of Malahide Castle Demesne connecting with the Local Area Plan lands and to the Swords Road beyond;
- Possibility of gas supply to the Local Area Plan lands;
- Protect and enhance existing trees, hedgerows and natural amenities, including the trees running from Streamstown Lane to the Swords Road;
- Protect the existing residential properties and their amenity;
- Preserve Auburn House and its curtilage;
- Need for a small neighbourhood centre including shop and crèche in the area;
- Improvements needed to Streamstown Lane, including making Streamstown Lane one way and providing lighting along it;
- Provision of foul water, drainage and public water infrastructure – drainage plan required;
- Need to provide for future residential expansion to lands west of the Local Area Plan lands;
- Density should be restricted to 10 units per hectare throughout the Local Area Plan area;
- Density should be restricted to 3 units per acre;
- Will the foul sewer system be upgraded and extended to Streamstown?;

- Lack of small scale office developments, crèches and retirement living in the area;
- Tree planting should be 'conditioned' within new developments;
- Road safety an important issue, in particular on Streamstown Lane – there is a need to add pathways, road resurfacing, new kerbs, removal of dangerous bends, widening of the roadway, improve the road surface and road signage.
- Speed bumps are required between Feltrim Road and Malahide Road;
- Planting important to retain character of the area'
- Sites should be development as small stand-alone clusters with large dwellings overlooking children's play areas and with a variety of housing types.
- Large interconnecting housing developments should be avoided;
- More fire hydrants required in the area
- Encourage landscaped and safe children's play areas and sufficiently spaced housing with a variety of types and designs.

These submissions have been fully considered in preparing this Local Area Plan and have informed this final draft document.

Appendix 2 Details of Access Route to Auburn Lands

NOTES:

1. DO NOT SCALE. USE FIGURED DIMENSIONS ONLY.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECTURAL AND ENGINEERING DRAWINGS.

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11.24

REV.	DATE	AMENDMENT	DRN	APPD
A	12/12/08	ROAD ALIGNMENT REVISED	G.B.	J.G.

CAD REF. I:\CAD\07\07-049\JMA\PRELIM

STATUS **FOR INFORMATION ONLY NOT FOR CONSTRUCTION**

Moylan
Consulting Engineers & Project Managers,
Wilson House, Fenian Street, Dublin 2
t 01 6648900 f 01 6613518 e info@moylan.ie, web www.moylan.ie

CLIENT	STREAMSTOWN LAP GROUP
ARCHITECT	KEITH SIMPSON ASSOCIATES
PROJECT	LANDS AT AUBURN / STREAMSTOWN MALAHIDE, Co.DUBLIN
TITLE	PROPOSED ROAD UPGRADE GENERAL ARRANGEMENT

DRAWN	DESIGNED	APPROVED	DATE
G.Byrne	JG	JG	
SCALE	JOB NO.	DRG. NO.	REVISION
1:1250 @A1	07-049	SK06	A

TREE LEGEND

276 — *Trees as located on supplied drawing*

Crown Forms

Colour coded category representation.
Crown form (green) represents balance or asymmetry of crown shape.

- *Category B Trees (Moderate Quality)*
- *Category C Trees (Poor Quality)*
- *Category R Trees (Dying & Dangerous & for removal)*

NOTES:

1. DO NOT SCALE. USE FIGURED DIMENSIONS ONLY.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECTURAL AND ENGINEERING DRAWINGS.
3. ARCHITECTURAL LAYOUT RECEIVED FROM CPM ARCHITECTURE RIVER HOUSE, EAST WALL ROAD, DUBLIN 13
4. LAND SURVEY RECEIVED FROM PRECISION SURVEYS, "Scelig", BALLYMADROUGH, DONABATE,Co.DUBLIN. Ph.01.8406252, FAX 01.8405553

Lawson Cypress adjoining Lane with Sitka Spuce to rear (north)

PRIVATE ENTRANCE

REV.	DATE	AMENDMENT	DRN	APPD

CAD REF. E\CAD\07\07-049\JMA\PRELIM

STATUS **FOR INFORMATION ONLY NOT FOR CONSTRUCTION**

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t 01 6648900 f 01 6613618 e info@moylan.ie, web www.moylan.ie

TREE'S TO BE REMOVED

Category B Trees = (2)

Category C Trees = (2)

Category R Trees = (1)

CLIENT	*STREAMSTOWN LAP GROUP*
ARCHITECT	
PROJECT	*LANDS AT AUBURN / STREAMSTOWN MALAHIDE, Co.DUBLIN*
TITLE	*PROPOSED ROAD UPGRADE WORKS AND TREES TO BE REMOVED OPTION E*

DRAWN	DESIGNED	APPROVED	DATE
G.Byrne	JG	JG	DEC. '08
SCALE	JOB NO.	DRG. NO.	REVISION
1:500 @A1	07-049	SK21	

PLAN VIEW

TREE LEGEND

276 — *Trees as located on supplied drawing*

Crown Forms

Colour coded category representation.
Crown form (green) represents balance or asymmetry of crown shape.

- *Category B Trees (Moderate Quality)*
- *Category C Trees (Poor Quality)*
- *Category R Trees (Dying & Dangerous & for removal)*

NOTES:

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4. LAND SURVEY RECEIVED FROM PRECISION SURVEYS, "Scelig", BALLYMADROUGH, DONABATE,Co DUBLIN. Ph.01.8406252, FAX 01.8405953

Lawson Cypress adjoining Lane with Sitka Spuce to rear (north)

PRIVATE ENTRANCE

REV.	DATE	AMENDMENT	DRN	APPD
C	26/11/08	ROAD WIDTH REVISED	GB	JG
B	18/11/08	MINOR AMENDMENTS TO LEGEND	GB	JG
A	17/11/08	CROSS SECTION DETAILS ADDED	GB	JG

CAD REF. E:\CAD\07\07-049\JMA\PRELIM

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TREE'S TO BE REMOVED

Category B Trees = (2)

Category C Trees = (5)

Category R Trees = (4)

CLIENT	*STREAMSTOWN LAP GROUP*
ARCHITECT	
PROJECT	*LANDS AT AUBURN / STREAMSTOWN MALAHIDE, Co.DUBLIN*
TITLE	*PROPOSED ROAD UPGRADE WORKS AND TREES TO BE REMOVED OPTION D*

DRAWN	DESIGNED	APPROVED	DATE
G.Byrne	JG	JG	NOV. '08
SCALE	JOB NO.	DRG. NO.	REVISION
1:500 @A1	07-049	SK19	C

PLAN VIEW

Appendix 3 SEA Screening Report

Streamstown Local Area Plan

Screening Report for submission to:

Environmental Protection Agency,

Department of Environment, Heritage and Local Government

and

The Department of Communications, Marine and Natural Resources

Prepared by Planning Dept.,
Fingal County Council,
Swords.
August 2007

Strategic Environmental Assessment – Screening

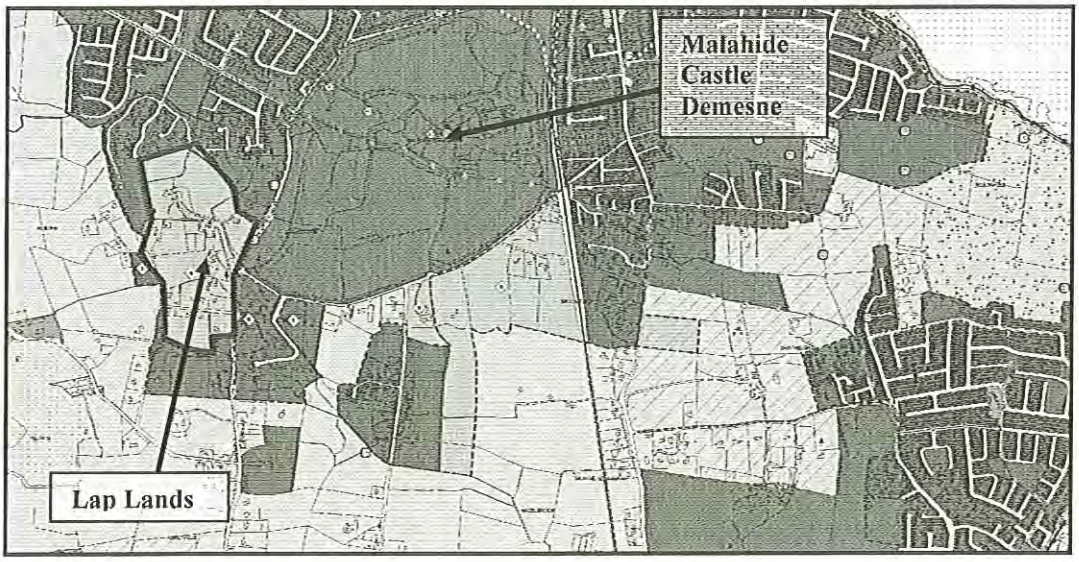
Report pursuant to the Planning and Development (Strategic Environmental Assessment) Regulations 2004.

1.0 Introduction:

The Strategic Environmental Assessment Planning Guidelines 2004 states that 'screening' of Plans is required in the case of Local Area Plans where the population is less than 10,000 persons. 'Screening' is the process for deciding whether a particular plan other than those for which SEA is mandatory, would be likely to have significant environmental affects, and would thus warrant SEA. It is the intention of the Planning Authority to prepare a Local Area Plan for the lands at Streamstown, which would have a population below the 10,000 persons threshold. The purpose of this report is to screen the subject lands to determine whether the Local Area Plan requires a Strategic Environmental Assessment.

2.0 Site Location:

The Plan lands are located in the south western environs of Malahide, c. 1.5 km southwest of the town centre, immediately west of Malahide Castle Demesne (see Map no. 1 below). The subject lands, the topography of which is generally flat, comprise three primary land uses, namely agricultural, residential and commercial. The area of the LAP lands is c. 63.3 acres (c. 25.61 hectares). The lands are bound to the north by existing residential properties, to the east by a public road, to the west by agricultural land and residential development and the south by existing residential units.



Map no. 1: Site Location

3.0 Policy Context:

The Streamstown Local Area Plan was designated in the Fingal Development Plan, 2005-2011. The subject lands are governed with the following specific objectives:

- The Fingal Development Plan 2005 provides that the LAP area is intended to provide for new residential communities in accordance with approved local area plan and subject to the provision of social and physical infrastructure.
- It is a specific objective of the 2005 Development Plan to provide for residential development in the LAP at a density of 10 units per hectare.
- There are a number of protected trees on the land.
- Auburn House, out-offices and pigeon loft, located on the lands, are identified as protected structures in the 2005-2011 County Development Plan.

4.0 Characteristics of the Local Area Plan:

The lands the subject of this LAP are already identified for development in the Fingal Development Plan 2005-2011 by way of the aforementioned objectives under Section 3 above. It is envisaged that the LAP will establish a land-use framework for the sustainable development of the area in a co-ordinated and coherent manner. The retention of the protected trees and protected structures (and curtilage) will be a primary facet of the LAP. Furthermore, it will be an objective of the LAP to ensure any new development will be sympathetic to the setting and character of the protected structures on site. Land uses anticipated within the LAP include primarily for the provision of residential units, open space and childcare facilities.

5.0 Criteria for determining the likely significant environmental impacts:

Schedule 2A of the Planning and Development Regulations 2001 sets out the criteria for determining the likely significance environmental effects of the Plan. The following section of the report will assess the Local Area Plan against the criteria set out in Schedule 2A.

5.1 Characteristics of the Local Area Plan, having regard to:.

The degree to which the LAP sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.

The LAP, having regard to site specific Development Plan objectives, will set a broad framework for the development of the primarily greenfield lands. The main characteristics of the LAP are to retain the protected trees and protected structures and to develop the lands for low density residential development, sympathetic to the protected structures.

The Streamstown Local Area Plan was designated in the Fingal Development Plan, 2005-2011. The subject lands are governed with the following specific objectives:

- The Fingal Development Plan 2005 provides that the LAP area is intended to provide for new residential communities in accordance with approved local area plan and subject to the provision of social and physical infrastructure.

- It is a specific objective of the 2005 Development Plan to provide for residential development in the LAP at a density of 10 units per hectare.

- There are a number of protected trees on the land.

- Auburn House, out-offices and pigeon loft, located on the lands, are identified as protected structures in the 2005-2011 County Development Plan.

The LAP will adhere to the aforementioned objectives.

The degree to which the LAP influences other plans or programmes including those in the hierarchy.

It is considered that the LAP will influence positively the 2005-2011 County Development Plan, as it is a requirement of the 2005 Plan to prepare a LAP for the lands and the LAP will adhere to all site specific Development Plan objectives.

The relevance of the LAP for the integration of environmental considerations in particular with the view of promoting sustainable development.

The lands are zoned primarily for residential development in the 2005-2011 Fingal County Development Plan. The purpose of preparing a Local Area Plan for the lands is to establish a landuse framework for the sustainable development of the area in a co-ordinated and coherent manner prior to the lands being developed. The Local Area Plan will conform to the principles, objectives and policies of the Fingal Development Plan and therefore have a strong emphasis on promoting the sustainable development of the area.

Environmental problems relevant to the LAP.

The c. 63.30 acre site comprises three primary land uses, namely agricultural, residential and commercial, with no particular special environmental designation. The site does not form part of any proposed Natural Heritage Area, Special Area of Conservation or other similar designated area. There are no recorded monuments or Zone of Archaeological Importance located within the site. There are a number of recorded monument located a short distance from the LAP lands. Therefore, archaeological monitoring within the LAP lands will be required at planning application stage. There are no protected views or prospects listed on site in the Development Plan.

There are a number of protected structures located within the Plan area, namely Auburn house and ancillary structures. These protected structures will be retained in the LAP. Furthermore, it will be an objective of the LAP to ensure any new development will be sympathetic to the setting and character of the protected structures on site. Fingal County Council Conservation Officer has designated a

curtilage associated with the protected structures, within which development will be significantly curtailed.

There are a number of trees listed for protection on the lands. The LAP will have a strong emphasis on the retention of the protected trees.

It is noteworthy that the Malahide Castle Demesne, a designated Architectural Conservation Area (ACA) and sensitive landscape, is located to the east of the LAP lands. The Demesne contains a number of protected structures, recorded monuments and protected trees. The 2005 County Development Plan, under Section 8.2, requires that any new development is not detrimental to the character or setting of the ACA. A primary consideration of the adjacent LAP will be to ensure that any new development will be sympathetic to the ACA. Consultation with Fingal County Council's Conservation Office will take place in the preparation of the LAP. The Planning Authority is satisfied that the lands can be developed is a manner sympathetic to the ACA, given that the lands are physically separated by a public road and that it is a specific objective of the 2005 Development Plan to provide for residential development in the LAP at a low density of 10 units per hectare. Furthermore, strong landscaping exists between the Castle lands and LAP lands, which will greatly assist in acting as a visual buffer.

The development of the LAP lands will result in the creation of additional traffic levels in the area. However, the traffic levels generated will be limited due to the density restriction referred to earlier. The Planning Authority is satisfied that the traffic levels accruing will not generate strategic environmental issues.

The relevance of the LAP for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste management or water protection).

The Planning Authority considers that the LAP is not considered of any significant relevance in this regard.

5.2 <u>Characteristics of the effects and of the area likely to be affected by the proposed LAP:</u>

The probability, duration, frequency and reversibility of the effects.

It is considered that there will be no significant negative effects of a strategic nature upon the implementation of the LAP. It is expected that the effects will be permanent and irreversible.

The cumulative nature of the effects.

No notable cumulative negative effects are anticipated given the scale and nature of the LAP.

The transboundary nature of the effects.

It is not anticipated that the Plan will have any national, regional or inter-county transboundary effects.

The risk to human health and the environment.

The implementation of the Local Area Plan is not likely to result in any risks to human health or the environment. The nature of the development on site, i.e. residential, is not considered a high risk land-use. Also of note is that the lands are fully serviced and located within walking distance of the town centre, thus, minimising risk to human health and environment.

The magnitude and special extent of the effects (geographical area and size of the population likely to be effected).

The effects are considered localised only i.e. the LAP lands and immediate environs.

The value and vulnerability of the area likely to be affected due to:

a) Special natural characteristics or cultural heritage.

The c. 63.30 acre site comprises three primary land uses, namely agricultural, residential and commercial with no particular special environmental designation. The site does not form part of any proposed Natural Heritage Area, Special Area of Conservation or other similar designated area. There are no recorded monuments or Zone of Archaeological Importance located within the site. There are a number of recorded monument located a short distance from the LAP lands. Therefore, archaeological monitoring within the LAP lands will be required at planning application stage. There are no protected views or prospects listed on site in the Development Plan.

There are a number of protected structures located within the Plan area, namely Auburn house and ancillary structures. These protected structures will be retained in the LAP. Furthermore, it will be an objective of the LAP to ensure any new development will be sympathetic to the setting and character of the protected structures on site. Fingal County Council Conservation Officer has designated a curtilage associated with the protected structures, within which development will be significantly curtailed.

There are a number of trees listed for protection on the lands. The LAP will have a strong emphasis on the retention of the protected trees.

It is noteworthy that the Malahide Castle Demesne, a designated Architectural Conservation Area (ACA) and sensitive landscape, is located to the east of the LAP lands. The Demesne contains a number of protected structures, recorded monuments and protected trees. The 2005 County Development Plan, under Section 8.2, requires that any new development is not detrimental to the character or setting of the ACA. A

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b) exceeded environmental quality standards or limit value.

It is anticipated that environmental quality standards will not be exceeded and that the value of the area will not be limited as a result of the LAP implementation.

c) intensive land use.

The LAP will ensure that the development of this area for residential development is undertaken with due cognisance to its surrounding environment, which could be categorised as low-intensity. Specific objective of the 2005 Development Plan to provide for residential development in the LAP at a low density of 10 units per hectare will ensure an appropriate intensive land-use.

Effects on areas or landscapes, which have a recognised national, community or internal protection status.

As noted above, there are no features within the Plan boundary which have a recognised European and international protection status.

6.0 <u>Conclusion:</u>

The Planning Authority is satisfied that the Local Area Plan will ensure that the lands will be developed in a sustainable and environmentally sound manner and in accordance with the 2005-2011 County Development Plan. A primary facet of the Local Area Plan is to preserve the protected structures (and associated curtilage) and protected trees on the lands. The Planning Authority is satisfied that the development will not have a strategic environmental effect on the area, having regard in particular to the findings of Section 5 above. In view of the foregoing, it is considered that a Strategic Environmental Assessment is not required in respect of the Streamstown Local Area Plan.

Appendix 4 AA Screening Report

Streamstown Local Area Plan

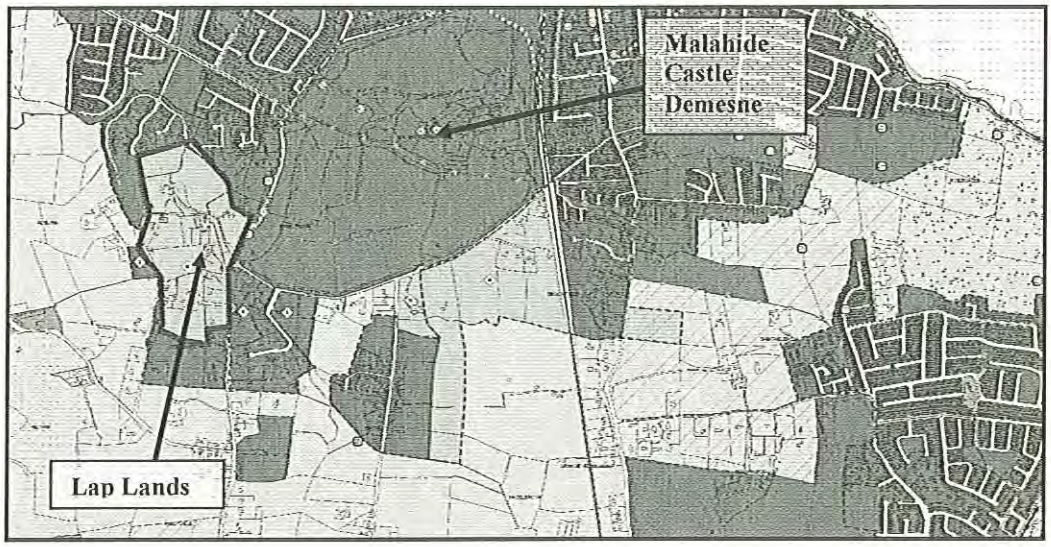
Appropriate Assessment Screening in accordance with Article 6 of the Habitats Directive

1.0 Introduction

European Directive (92/43/EEC) on the Conservation of Natural Habitats and Wild Flora and Fauna (known as the Habitats Directive) protects habitats and species of European nature conservation purpose. The Habitats Directive establishes a network of sites designated for their ecological protection. These are referred to as Natura 2000 sites or European sites, normally called Special Areas of Conservation (SACs) and Special Protection Areas (SPAs). Article 6 of the Habitats Directive requires any draft land use plan (development plans, local area plans, regional planning guidelines, schemes for strategic development zones) or amendment/variation to it proposed under the Planning and Development Act 2000 (as amended) to be screened for any potential impact on areas designated as Natura 2000 sites. The purpose of this report is to screen the Streamstown Local Area Plan to assess the potential impacts on Natura 2000 sites.

2.0 Description of Proposed Streamstown Local Area Plan (LAP)

The Plan lands are located in the south eastern environs of Malahide, c. 1.5 km south of the town centre (see Map no. 1), immediately west of Malahide Castle Demesne and comprise of approximately 63.3 acres (c. 25.61 hectares) of agricultural and residential land. The LAP, having regard to site specific Fingal Development Plan 2005 - 2011 objectives, will set a broad framework for the development of the primarily greenfield lands. The main characteristics of the LAP are to develop the lands primarily for low density residential development. It is a specific objective of the 2005 Fingal Development Plan to provide for residential development on the LAP lands at a density of 10 units per hectare.



Map no. 1: Site Location

3.0 Natura 2000 Sites

There are no Natura 2000 sites on the Plan lands. There are two Natura 2000 sites located a short distance from the Plan lands, namely Malahide Estuary and Baldoyle Estuary. The following sub sections give a brief description of each area.

3.1 Malahide Estuary

The Malahide Estuary is located approximately 1.3km north of Streamstown. Malahide Estuary is designated in accordance under the EU Birds Directive, EU Habitats Directive, the Wildlife (Amendment) Act 2000 and the Ramsar Convention.

Malahide Estuary is internationally important for both light-bellied Brent Geese and Black-Tailed Godwit and has nationally important numbers of a further twelve species. The significance of these classifications is that any threat to the habitats of these species could have consequences for either the all-Ireland or international populations of these birds, depending on the species affected.

Site Name	*Designated Areas*	*Basis*
Malahide Estuary	Special Protection Area	EU Birds Directive
	Candidate Special Area of Conservation	EU Habitats Directive
	Proposed Natural Heritage Area	Wildlife (Amendment) Act, 2000
	Ramsar site	Ramsar Convention

Designated area	*Sub-sites*	*Principal Habitat types*
Malahide Estuary	Broadmeadow Estuary	Mudflats, lagoon, saltmarsh
	Outer Malahide estuary	Mudflats, sandflats, saltmarsh
	Corballis to Malahide Island	Sand dunes, saltmarsh, sandy beach

3.2 Baldoyle Estuary

Baldoyle Estuary is located approximately 3.5km south east of Streamstown. Baldoyle Estuary is designated in accordance under the EU Birds Directive, EU Habitats Directive, the Wildlife (Amendment) Act 2000 and the Ramsar Convention. Baldoyle is a tidal estuarine bay protected from the open sea by a large sand dune system. Two small rivers, the Mayne and the Sluice, flow into the inner part of the estuary. Large areas of intertidal flats are exposed at low tide.

Site Name	*Designated Areas*	*Basis*
Baldoyle Estuary	Special Protection Area	EU Birds Directive
	Candidate Special Area of Conservation	EU Habitats Directive
	Natural Heritage Area	Wildlife (Amendment) Act, 2000
	Statutory Nature Reserve	Wildlife Acts, 1976 and 2000
	Proposed Candidate Special Area of Conservation	EU Habitats Directive
	Ramsar site	Ramsar Convention

4.0 Screening Assessment of potential impacts

The following table assesses the key areas of sensitivity in relation to Malahide Estuary and Baldoyle Estuary.

Description of Plan	Streamstown Local Area Plan
Habitat Loss & Fragmentation of Site/Species	It is not anticipated that the Streamstown LAP will result in any loss or fragmentation of site/species given (a) its location and distance c. 1.3km from Malahide Estuary and c. 3.5km from Baldoyle Estuary (b) the land use type proposed and (c) the limited scale of development vis a vis density restriction.
Quality of Water in Sluice and Mayne Rivers	Appropriate measures will be implemented to ensure water quality in the Rivers in not adversely impacted upon.
Quantity of water flowing into the Estuaries	The Streamstown LAP will not result in any reduction in water quality flowing into the Malahide or Baldoyle Estuaries as SUDS will apply.
Capacity of SWWTP	Sufficient capacity to cater for the subject lands.
Disturbance of Key Species	There is no anticipated disturbance to key species within the estuaries.
Noise	There is no anticipated noise impact on the estuaries.
Air Pollution	There is no anticipated air pollution impact on the estuaries.
Construction Impact	There is not anticipated impact due to the distance of Streamstown to the estuaries.
Physical changes that will flow from plan/project	There is no anticipated impact on the estuaries in terms of physical changes which will flow from the LAP.
Transportation Requirements	Internal roads, footpaths and cycle ways.
Plan Implementation Period	2009-2015.
Cumulative Impacts with other Plans/Projects	No notable cumulative negative effects are anticipated, with particular regard given to the proposed Broomfield Local Area Plan.
Land Take	N/A.
Climate Change	There is no anticipated impact on the climate.

Interference with key relationships that define the structure/function of site	There will be no impact on the key relationships that define the structure/function of site due to the location and distance of Streamstown to the estuaries.

On the basis of the above assessment, it is the opinion of Fingal County Council that the proposed Local Area Plan to which this screening relates is

i. not directly connected with or necessary to the management of the site, and

ii. not likely to have a significant effect on a European site (in combination with other plans or projects).

Accordingly an appropriate assessment is not required

Appendix 5 Report on Trees Options Considered and Tree Survey (Treeforce Ltd.)

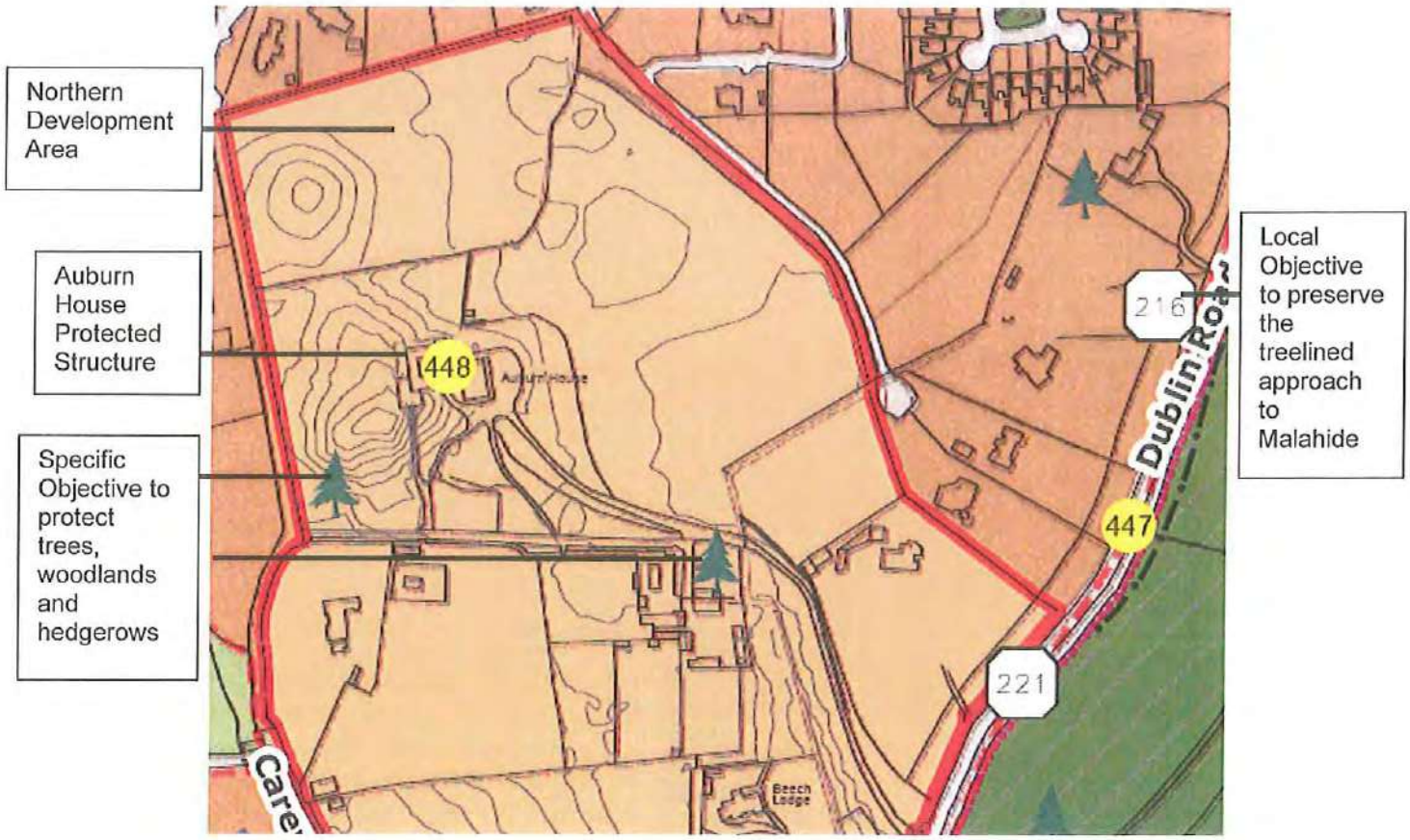
Introduction

Prior to the indicative layout illustrated within this Local Area Plan being investigated, the quality of the trees across the lands was assessed.

At the initial baseline technical stage of the Local Area Plan's preparation during 2007, a full arboricultural (tree) survey was undertaken by Treeforce, a firm of qualified arboriculturalists in relation to the trees to the rear and south of Auburn House.

These trees across the lands subject of this Local Area Plan are extremely important in the context of the overall site. The entire lands covered by this docuement, including Auburn House and the copse of trees to the rear, are zoned for residential use under the RS1 zoning. However, on commencement of the project, it was determined that the significant trees on site would require to be retained in any future development of the overall lands. In particular the trees to the rear of Auburn House form an essential element to be retained.

The importance of these trees is recognised in the current Fingal Development Plan which seeks to protect the trees to the rear of Auburn House:



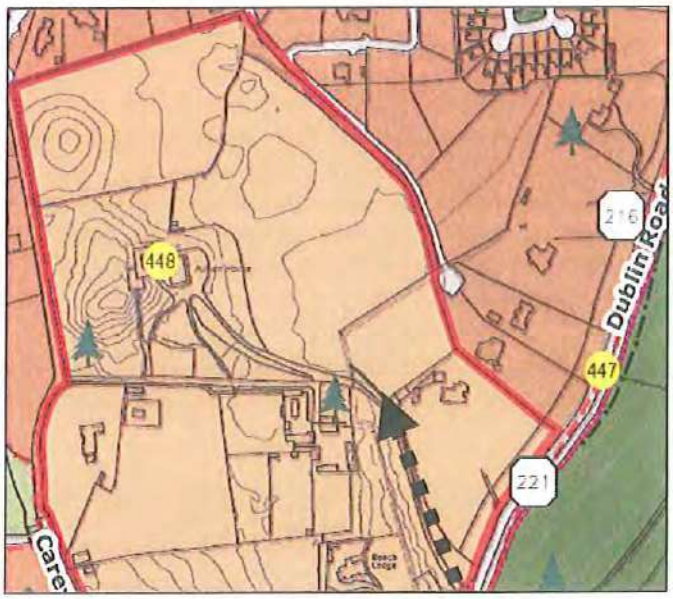
Fingal Development Plan 2005-2011 excerpt.

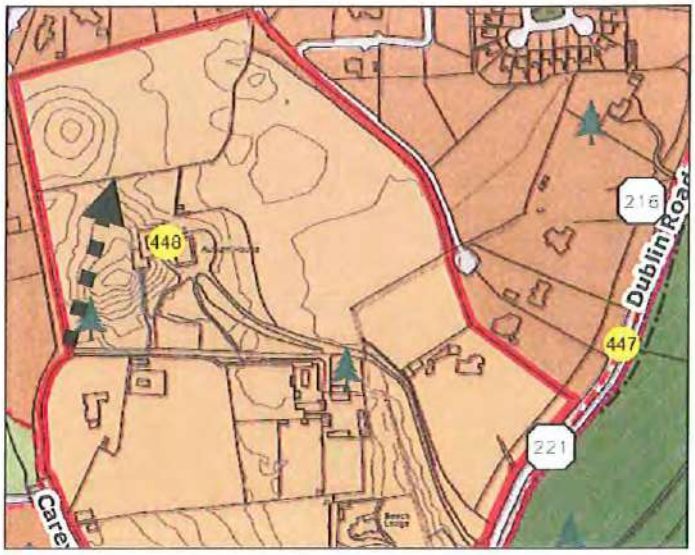
The Northern Development Area

Following this tree survey and throughout 2008, several options have been robustly explored in relation to gaining an access to the northern development area, directly to the north of Auburn House. These are outlined below:

Route Directly from Malahide Road

The first option which was explored is an access directly from the Malahide Road to the east of the site, along the driveway towards Auburn House and to the south of the house, before running northwards towards the northern development area. This option was discounted at an early stage due to the quality of the trees lining Malahide Road. The quality of these trees is recognised in the current Development Plan, which seeks to protect these trees via a local objective (number 216), as shown above.



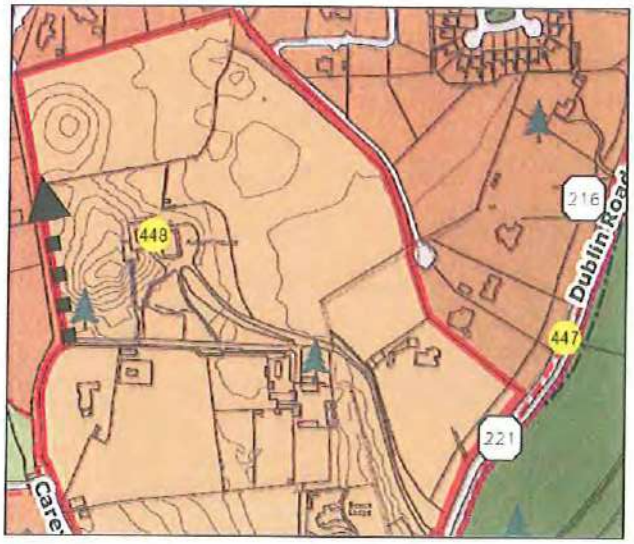


Route through centre of the copse of trees to rear of Auburn House

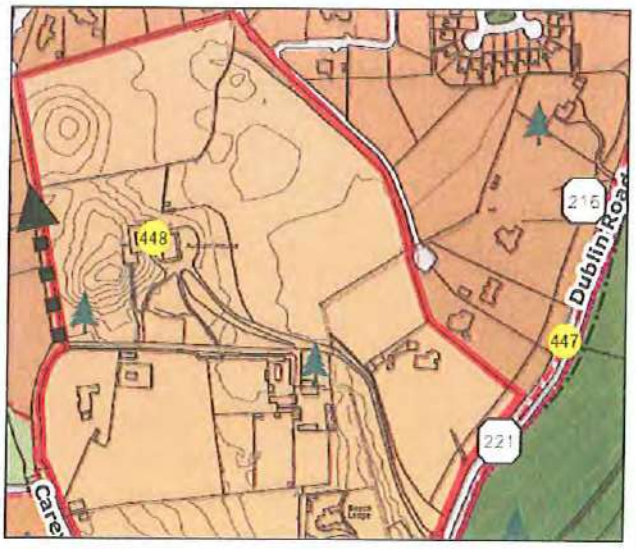
Subsequent to the completion of the tree survey, the option of pursuing a route though the centre of the copse of trees to the rear of Auburn was explored. Whilst this would have resulted in a relatively low number of trees being removed, having taken expert advice on the issue, it was considered that the segregation of the copse into two separate elements would have reduced the overall arboricultural value of the tree grouping.

Vehicular Access Route at western edge of Auburn House copse

This route follows a route along the western edge of the copse of trees, as shown below. This option seeks to reduce the impact on the entire group of trees outlined in the above option by selecting a route along the edge of the copse. In order to reduce the impact on the trees as much as possible, it was considered that a single lane access would be appropriate, with 'pull ins' or laybys at appropriate locations along the route to enable safe passing. These laybys would have the effect of making the single track wider and were proposed at locations were a lower number of trees would have to be removed, and trees of lower quality.



The associated pedestrian footpath would meander alongside the road and comprise a gravel pathway rather than a tarmacadam or paved finish. The route of the track is also proposed to 'wind' through the trees so as not to adversely impact upon them. It was considered that there could still be considerable tree loss with this option which has been discounted at the current time.

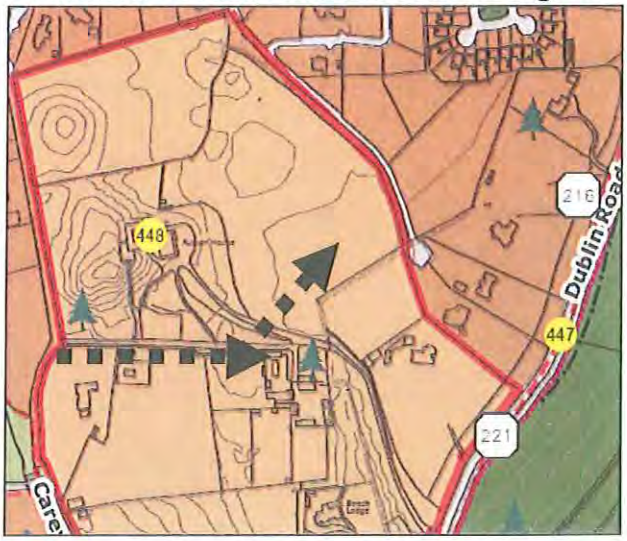


Route Along Existing Lane to Rear of Auburn House

This route is discounted due to the third party ownership of this laneway and its location outside the boundary of the Local Area Plan.

Favoured Option

Vehicular Access route at southern edge of Auburn House copse



This route was proposed as it was considered among the options using the Local Area Plan lands only, fewer trees would need to be removed than with the above options. It involves a route along the edge of the copse of trees although to the south. This would be a single track, and with pull ins or lay-bys. The route would then be carefully routed to the front of Auburn House and into the Northern Development Area seeking to restrict any adverse impact on Auburn House.

This favoured option results in the removal of a total of nine (9) trees: one category B tree, four category C trees and four category R trees. No category A trees require removal. Of the total of nine trees, four are of poor quality and four are indicated within the tree survey as requiring removal.

The proposed access route, as indicated on the Moylan drawings in Appendix 2, has a standard road width of 5.5 metres, and incorporates two pinch points, where the road narrows to 5 metres to accommodate two further trees. Should the road width be retained at a width of 5.5 metres, two additional trees would need to be removed, one category B and one category C.

TreeForce

specialist tree and shrub management

Tree Survey
Investigation of Woodlands at
Auburn House
Malahide
Co Dublin

June 2007

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INDEX

INTRODUCTION

The survey has been prepared by-
Andy Worsnop
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Brookfield House
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Co Dublin

Introduction

The survey has been compiled by Mr Andrew Worsnop who gained his NCH (Arbor) in 1983. From that time he accrued 5 years practical Arboricultural experience and from 1988, undertook all aspects of report writing, Tree Survey compilation and litigation work for Southern Tree Surgeons (Irl) Ltd and for The F.A. Bartlett Tree Expert Co (Ireland) Ltd subsequent to their takeover of Southern Tree Surgeons in 1996. Since May of 2002, he has bee responsible for all such works undertaken by TreeForce Ltd.

Work experience pertaining to this report would include the compilation and submission of Tree Surveys on behalf of numerous developers in a greater proportion of the states counties. Such Tree Surveys have typically taken 1 of 3 forms. A simple Tree Survey without regard to a particular development, an Arboricultural Implication Study, i.e. reviewing the site with regard to a specific development or the creation of a tree survey as a basis for the management of a specified tree population (Publicly accessible garden, Estates, Stud Farms etc). In addition to the above, commissions have also included Implication studies in regard to national developments (Road Network), the compilation and submission of information to Public Enquiries as well as An Bord Pleanala hearings. Work has also required the review of sites and compilation of reports with regard to legal argument (and insurance assessment etc) and has included the presentation of evidence in both the Circuit and High Courts.

Survey Brief

TreeForce Ltd was instructed to undertake a "Tree Survey" of the woodland area to the north, west and south of Auburn House.

The intention of this report is to assess the tree population of specific areas of the Auburn house woodland with the intention of identifying potential impacts and affects as may be asserted by the proposed development of new access roads.

Survey Summary and Findings

Site Context

The report concentrates on the boundary fringes of the Auburn house woodland. In particular, two areas, currently supporting laneway have to be reviewed including the laneway orientated in approximately east and west, commencing at its eastern end adjoining the entrance and to Bellevue and Auburn Lodge and terminating at its western end with the western boundary of the overall Auburn house site as it adjoins the newly developed Abington site.

These second zone includes the pre-existing laneway area running along the western boundary of the Auburn house woodland block, commencing at the western end of the first laneway mentioned above and continuing in a northerly direction to the north-western corner of the Auburn house woodland block.

In light of investigations regarding the potential development of vehicular access routes about or within the woodland, the survey has been divided into zones.

In light of the fact that a pre-existing thoroughfares exist adjoining the woodland, it has been assumed from the outset that such thoroughfares will attain preference for use. As such, trees directly adjoining this thoroughfare have been dealt with on a tree by tree basis.

Elsewhere, and in appreciation of the fact that the woodland exists as a cohesive unit, the woodland has been described en masse by way of a woodland survey.

Woodland survey

The woodland in question is generally square of shape notwithstanding an indentation on its eastern side providing the location for Auburn house.

The woodland has well defined boundaries as provided by the access and vehicular parking area to the east of the house, a land drainage ditch to the north of the woodland and pre-existing vehicular access tracks to both the west and south of the woodland.

Additional note is made of secondary paths that traverse the woodland, in a generally north south orientation, the western most path existing as little more than a footpath however the easternmost track appears to have sustained intensive historical usage and exists in conjunction with a retaining wall and appears to support a gravelled, vehicular bearing surface.

The woodland

The woodland is dominated by mature trees. League woodland upper storey supports a variety of species including Beech, Sycamore, Ash, Horse Chestnut, Oak, lime, and Wych Elm. Most trees can be regarded as being mature with the majority having attained an apparent age circa 100 years. In light of the preponderance of Chestnut, Beech, Oak and lime, it is envisaged that the woodland was planted as a plantation and is of non-natural origin.

Notwithstanding the average age profile of the mature trees, note has been made of a small number of particularly large specimens. It is envisaged that such specimens may attained ages in excess of 200 years and as such may relate to the original site layout, design and development.

The middle-upper storey is dominated by what appears to be natural regeneration. This story of the woodland tends to be dominated by Ash, Sycamore and Wych Elm together with two notable softwood plantations. This element of the woodland supports trees typically in the 10 to 40 year age profile. These are suspected to be adventitious in origin assuming natural regeneration possibly subsequent to harvesting and timber extraction or because of natural loss.

The lower the mid-story is dominated by Holly and Cherry Laurel. Such specimens rarely exceed 10.00 m and though intermittent and variable, tend to provide a continuous under-story thicket.

Lower story and herbaceous material tends to comprise natural regeneration of the tree species mentioned above together with substantial Ivy cover of the lower levels. Note is made that Ivy penetration throughout the woodland serves to stifle more diverse herbaceous growth though note is made of firms and Bramble in some areas.

Current Woodland Structure

At present, the woodland tends to be of a good structure in as much as it supports a great diversity of tree ages and sizes. Some concerns exist regarding the remnant mature tree population in that its diminution with time will see the exacerbated exposure of individuals thereby predisposing them to higher risks of impromptu failure. Whilst such failure should be regarded as natural and in general terms unavoidable, some degree of management may be of benefit as such tree failure not only presents a physical risk of injury and damage to local infrastructure but can also be devastating to the otherwise naturally regenerating woodland under story and younger plant specimens.

Note has been made of the extent of natural regeneration within the woodland structure. At this time, and in light of a degree of seedling survival, it is envisaged that the woodland will survive and continue without planting intervention. Attention is however drawn to the fact that Ash, Sycamore and Wych Elm the dominant species and therefore, should there be a preference towards the woodland profile and species proportions associated with the original planting scheme then, some degree of intervention would be required. Such intervention would typically involve the culling of less favoured species, possibly Ash and Sycamore and the augmentation of the original tree population by planting such species such as Oak, lime, Horse Chestnut and Beech.

Without such intervention, it is envisaged that the next 5 to 10 decades is likely to result in a substantial species shift within the woodland at that time becoming dominated by the Sycamore, Ash and Elm. Whilst this may not prove to be problematic, due consideration should be given to the predisposition of the Elms to Dutch Elm disease thereby suggesting a distinct likelihood that the woodland will become dominated by Ash and Sycamore alone.

Woodland Management

The management of the woodland must be advised by intended use.

Impromptu and occasional social usage may allow for minimal intervention as a result of reduced safety related risks and concerns. If however the woodland is envisaged to gain higher degrees of use in the future then, the woodland must be managed for safety. Such safety would typically be according to zone, that requiring that areas of the usage, possibly the path and thoroughfares be identified with regard to potential falling range by neighbouring trees, such zones being monitored and managed as required.

Equally, areas attaining minimal usage or at substantial ranges from such areas or elements of infrastructure may require only cursory review and minimal intervention.

In light of the intent of this report, it is envisaged that such zones may apply in the future to the pre-existing access roads, footpaths and of course, trees existing within falling range of the existing house and infrastructure to the eastern side of the woodland.

Southern Laneway

The southern laneway exists as a wooded glade between the adjoining house entrance is and its junction with and ancillary Lane running north south. The existing track appears to be substantially compacted and currently supports a gravel surface. Note is made that the southern side of the track becomes raised to a level of some 250 mm 300 mm above track level for

approximately 3.00 m where upon it descends to a water bearing on ditch estimated to be some 400 me millimetres below track level. This southern side of the track supports an intermittent tree population on both sides of the described ditch together with substantial thicket redevelopment dominated by Hawthorn, Holly, Wych Elm, Ash, Privet, Ivy and Bramble. Notwithstanding the continuity of cover pertaining to these smaller specimens, most individuals would be regarded as being of poor form, being suppressed and comprising general thicket undergrowth as opposed to any specimen status. Note is however made that of the larger tree population, the dominant species is Ash as defined within the survey table.

The northern side of the track he is notably and variable commencing at its eastern end with a substantially open woodland-like effect dominated by Chestnut, Beech and Sycamore.

Prior to attaining the intersection with the lane running north, note is made of a substantial plantation of early mature Lawson Cypress who was a linear alignment confirms artificial planting.

The western portion of the first track is defined by to existing gates. This area relates specifically to the naturalised woodland block.

In continuation with the first portion of this lane, note is made that the track, embankment and southern side ditch remain, however at this point, the ditch appears to have attained greater depths, possibly some 600 mm below laying levels. The southern side of the track is dominated by a disbursed group of large Beech together with a smaller number of early mature specimens. The northern side of the track is dominated by the woodland block fringe and is again dominated by the Beech with a smaller number of Ash within the population.

The southern side of the track, presumably because of suppression, supports a diminished thicket level population typically dominated by Holly and Wych Elm together with Ivy. The northern side of the track supports a greater population of Holly creating a generally impenetrable thicket beneath the canopies of typically mature Ash with a smaller number of Sycamores.

Western Boundary

In keeping with the southern lane, note is made that the western boundary lane supports a substantial previously gravelled track. The western side of the track is defined by a variable embankment as sending to some 200 mm up to 500 mm above laying levels. Approximately 2.50 m west of the current lane edge, there exists, a substantial ditch that at the time of inspection appeared to be dry and descends to in excess of 500 mm below laying level. The tree population in this area tends to arise from the embankment between the lane edges and ditch, however a small number of trees arise from the adjoining property to the west of the ditch. The tree population is notably variable, dominated by a small number of mature trees, typically Sycamore with more general continuity being provided by younger sapling and early mature specimens of Ash, Wych Elm and a vestigial hedge alignment currently dominated by suppressed Holly and Hawthorn.

A note has been made that the northern 50% of this boundary appears to have been subsumed into the adjoining Abington development and currently supports a wire panel fence alignment positioned approximately centrally upon the earthen embankment. The latter 50 m of the alignment, prior to attaining the terminus of the woodland block, now supports a twin rail supported planting alignment including a close-knit plantations of Beech and Hawthorn currently attaining little in excess of 2.00 m.

The eastern side of the lane effectively comprises the western fringe of the Auburn House woodland block. In keeping with the western side of the lane, the eastern side is also defined by a notable ditch commencing at approximately 2.00 m east of the current Lane edge and descending to levels in excess of 750 mm below laying levels. The margin between the lane and ditch edge currently supports minimal vegetation beyond scrub up form but does support a notable population of Holly, Wych Elm, Sycamore and Ash saplings. The dominant vegetation in this area arises in positions to the east of the ditch alignment, this comprising the principal woodland specimens including Oak, Beech, Sycamore and Ash over a generally continuous under-story dominated by Holly.

Potential Environmental Impacts

The intention to develop a vehicular thoroughfare through the woodland area raised a number of concerns that must be addressed if damage and repercussions are to be minimised.

The principal direct impact concerns would be twofold, relating the effect the completed structures would have upon existing trees as well as the effect that the construction processes will incur.

Unless carefully designed, thoroughfares of vehicle bearing capacity are likely to affect current ground conditions, particularly be way of the sealing of surfaces and the interruption of drainage, water ingress, porosity and breath-ability.

Relating to the above, many construction techniques require the excision of ground space by excavation that will result in damage and loss of tree root material.

Regardless of the nature of the completed structure, its construction may require the use of heavy plant and machinery that can cause ground compaction.

Indirectly, concern would relate to the holistic effects that development might have upon the woodland. Such concerns would include fragmentation and exposure that may require that retained trees be evaluated regarding potential ill-effects in light of the change of woodland usage, because of the access created.

Design of Thoroughfares
Mitigation of Damage and Impact

The successful completion of the intended project will require the co-ordination of construction methodologies and materials. In particular, a "No Dig" policy should be incorporated wherever possible and only rescinded where other specific methodologies intended to minimise negative tree impacts are employed.

It is advised that the project be divided into at least three separate facets, including the construction of the vehicular access road surface, the provision of services to the site and access to undertake all works required.

It is understood that alternative methodologies exist for the creation of vehicle bearing surfaces. Attention is drawn to the use of "cellular confinement systems" whereby drainage, porosity and breath-ability can be maintained whilst at the same time creating a stable and load bearing surface.

For your own information, attention would be drawn to such proprietary systems as produced by "Terram" and "Cellweb".

Such systems are typically installed on the surface thereby requiring some raising-up of final surfaces. Such factors should be borne in mind during the design stage.

Attention is also drawn to the fact that specific procedures are to be adopted during the construction phase effectively requiring a pre-protection programme during installation whereby the completion of the preceding section provides instant vehicular access to the next section of work.

Whilst the incorporation of such methodologies allows for vehicular access to positions within the "Root Protection Area" of trees, it must nonetheless be appreciated that tree protection is still required. Where unprotected ground exists within the root protection areas of trees, such ground must be protected from ancillary construction related activities by the erection of "construction exclusion zone" fencing.

The provision of services to the site may prove to be problematic in that it is assumed that the proposed combined services will require that underground installation is involved.

Notwithstanding a preliminary recommendation towards the routing of such services through areas that will not impact trees, attention is drawn to the recommendations and methodologies set our in the document "NJUG10" (National Joint Utilities Group - Recommendations for the installation and maintenance of underground services near trees).

If the principles as outlined above prove acceptable, an "Arboricultural Method Statement" should be inaugurated, to manage the required site-works in light of tree-protection requirements.

Design Recommendations

The findings of this tree survey have been set out on a tree-by-tree basis within the survey schedule in Appendix 1 of this document.

It is advised that all category "R" trees are considered for removal prior to any development, as most are defective or of such poor quality as to render then unsuitable for retention. The possibility exists that a category "R" tree may be retained though this would typically be conservation related and must bear in mind any safety related issues as may attach to such retention.

In light of the above, it is suggested that all category "R" trees be considered for removal including – 889, 893, 898, 900, 911, 930, 931, 940, 945, 950, 951, 960, 7, 10, 11, 26, 49, 62, 117, 118, 126, 138, 139, 143, 144, 145, 146, 152, 158, 178, 179, 185, 187, 188, 189, 209, 223, 224, 230, 235, 242, 252, 296 and 312.

Category "C" trees should be regarded as being of low quality and whilst retention may be desirable, such specimens should not be regarded as being of a quality or longevity enough to act as a constraint to development. Category "C" trees might be considered suitable for short-term or interim retention, dependant upon retention context, for example to provide for continuity of cover during the establishment of new planting. Such trees may however require notable and regular maintenance and may be ill-suited to retention in areas of high usage or occupancy and therefore only suitable for retention within larger open spaces.

It is recommended that caution should be exercised regarding the potential retention of all trees but particularly category "C" trees, retention being reviewed within the context of an "Arboricultural Implication Assessment" (AIA) when the full extent of site development is understood. Whilst the retention of trees may be desirable, it must be appreciated that such retention must be subject to regular review, monitoring and maintenance as required.

All remaining trees on site, subject to the findings of the "AIA" and the provision of adequate protection in accordance with Table 2, BS5837: 2005 (see below) and subject to site context, may prove suitable for retention. Such an assessment will combine both noted tree conditions as well as the cumulative effects of both tree losses as required by fault and ill-health as well as changes in site usage, context and safety requirements.

It is advised that during design, consideration by given to potential falling ranges as well as to the required "Root protection Area" and "Construction Exclusion Zones" that would normally pertain to development works.

Appendix 1 – Tree Survey

Nature of Survey

This survey has been based upon many of the criteria put forward in BS 5837: 2005 – Trees in Relation to Construction – Recommendations.

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

This survey relates to the site and the conditions thereon at the time of the survey. It is likely that changes in site usage, development or other environmental changes with require an amendment of recommendations and in some instances may require the re-classification of a tree's suitability for retention.

Drawing References

The survey should be read in conjunction with drawing "Auburn-TCP-06-07" (supplied digitally only) with regard to the representation of tree positions, crown forms, "RPA" extents and colour reference to category systems. Where trees were not located on the supplied drawing, trees may have been given "sketched" locations within "Auburn-TCP-06-07". It is advised that any such trees are accurately located by professional means so that the constraints such trees have upon the site can be accurately gauged.

Each tree is represented by a coloured circle, scaled to represent the north, east, south and west crown radii as denoted in the survey table. Each tree (categories A-green, B-blue and C-grey only) have been apportioned a "Root Protection Area" (RPA) denoted as a dashed orange circle. This circle represents the minimum area requiring protection form the effects of development activity and should, for the purposes of design, be considered as approximating the position of the tree protection fencing that must be erected prior to the commencement of any site works, thus excluding all site activities other than those dealt with by way of the "Arboricultural Implication Assessment" and "Arboricultural Method Statement"

Site Description

Survey Data Collection and Methodology

The Survey

The survey was carried out in May of 2007. The survey as set out below is not an Arboricultural Implication Assessment though may provide some of the basic information regarding its compilation in the future, if required.
The survey has been undertaken in light of the recommendations of BS 5837 – 2005 Trees in Relation to Construction – Recommendations.
Note should be made that this survey typically includes only tree specimens of a stem diameter in excess of 150mm as measured at approximately 1.50 metres from ground level.
The survey is to include information regarding the trees on site in relation to their current setting and context.

The survey is not a safety assessment and the parameters reviewed within this survey context would be substantially deficient in extent to provide for a reliable safety assessment. The survey is intended to provide a general over-view regarding the suitability of an individual tree for retention on a development site. All trees, even those apparently healthy, are subject to impromptu failure and damage. The assessment of risk as may be presented by a tree in a given context requires the review of numerous factors in excess of those noted herein and as such, remains outside the scope of this document. Any attempt to use the information herein for such proposes will render the information invalid

Identification
Each of the trees described individually within the text has been affixed with a consecutively numbered, alloy disk. The number from this disk relates directly to the survey text. Wherever possible the disk was attached to the tree at approximately 1.5m from ground level and orientated in such a way as to assist in relocation.

Measurements
All measurements are metric and defined in metres and millimetres.
All trees referred to in the survey text have been measured to provide information regarding canopy height and canopy spread (north, East, South and West radii), level of canopy base and stem diameter at 1.50 meters from ground level. Canopy heights where gained with the assistance of a Suunto PM-5/1520 clinometer (Serial No. 215190) and canopy spreads with the assistance of a 30m fibre glass field tape or hand held Laser measure. Figured dimensions do not infer symmetry. The dimensions provided are intended to provide a reasonable representation of a trees size and form.
It should not be assumed that the highest part of a trees crown exists above the stem centre. Whilst effort are made to maintain accuracy, visual obstruction, specially regarding trees in groups, requires that some tree dimensions are estimated by comparison with a neighbouring tree.

Inspection and Evaluation Limitations and Disclaimers

The information set out in this report relates to the review of a tree population as defined by the site in question. As such, the information provided is based on a general review of the individual trees within that population and does not constitute a detailed review of any one of the individual specimens. Such and evaluation (tree report) would require the gathering of substantially more information than that dealt with in this survey and indeed would likely require that the individual tree be reviewed under a substantially greater and more diverse group of criteria.

All inspection and tree assessment has been completed by competent an experienced Arborist. The inspection involves visual assessment only, which has been carried out from ground level. No below ground, internal, invasive or aerial (climbing) inspection has been carried out.

Trees are living organisms whose health, condition and safety can change rapidly. It is recommended that all trees should be re-evaluated regarding its condition on an annual basis or subsequent to substantial trauma such a storm event, other damage or injury. It is advised that the results and recommendations of this survey will require review and reassessment after one year from the date of execution.

This survey does not constitute a review of tree or site safety. Attempts to use the contents herein for such purposes will render the contents invalid.

Throughout the undertaking of the survey, a number of factors acted against the inspectors, contriving to reduce the accuracy of the survey.

Seasonality
The survey was commenced during the late spring period.
Some of the signs, typically symptomatic of ill health within a tree may not have been available to view at the time of the survey or may have been obscured by seasonality related factors. Some of the fruiting bodies of various fungi, parasitic upon trees, will have been out of season and unavailable to view. Many diseases whose symptoms are foliage based will have been obscured by emerging foliage at this time.

Climbing Plants
Throughout the survey, note is made of the extent of Ivy cover on some trees. Such cover, whilst in it-self not indicative of ill health can readily obscure other symptoms. In particular, many larger trees carried ivy cover so extensive as to prevent full visual evaluation and as such no assumptions can be made as to such a tree not being effected by one of the major diseases that if not for the Ivy (or other climbing plants) might have been visually obvious.

Survey Key

Species - Refers to the specific tree species

Age - Referred to in generalized categories including:-

Y -	Young	A young and typically small tree specimen.
S/M -	Semi-Mature	A young tree, having attained dimensions that allow it be regarded independently of its neighbours but typically, would be less that 50% of its ultimate size.
E/M -	Early-Mature	A specimen, typically 50% - 100% of ultimate dimensions but with substantial capacity for mass and dimensional increase remaining.
M -	Mature	A specimen of dimensions typical of a full-grown specimen of its species. Future growth would tend to be extremely slow with little if any dimensional increase.
O/M -	Over-Mature	An old specimen of a species having already attained or exceeded its naturally expected longevity.
V -	Veteran	An extremely old, veteran specimen of a species, usually of low vigour and typically subject to rapid decline and deterioration or of very limited future longevity.

Tree Dimensions	All dimensions are in meters. See notes regarding limitation of accuracy.
Ht.	Tree Height
C-Ht	Lowest canopy height
Sp: R	Tree Canopy Spread measured by radii at north, east, south and west
Dia.	Stem diameter at approx. 1.5m from ground level.
RPA	Root protection Area, as a radius measured from the tree centre.

Physical Condition - (Con)

G	Good -	A specimen of generally good form and health
G/F		
F	Fair-	A specimen with defects or ill health that can be either rectified or managed.
F/P		
P	Poor-	A specimen whom through defect, disease attack or reduced vigour has a limited longevity or may be un-safe
D	Dead-	A dead tree

Structural Condition
A commentary regarding the structural form, defects, damage, injury or disease supported by the tree

PMR – Preliminary Management Recommendations
Recommendation for Arboricultural actions or works considered necessary at the time of the inspection and relating to the existing site context and tree condition. Note is also made of works considered as urgent.

Retention Period
S – Short – Typically 0 -10 years
M – Medium – Typically 10 -20 years
L – Long – typically 20 – 40 years
L+ - Typically in excess of 40 years

Category System

The Category System is intended to quantify a tree with regard to its Arboricultural value as well as a combination of its structural and physical health. Note should be made of the fact that tree categorization relates to the current site and tree locations therein. As site changes occur, it may become necessary to re-evaluate trees with regard to there relationship to new features.

Category R – Typically relates to trees that are dead, dying or dangerous. Such trees may present a threat of suffer from a defect or disease that is considered irremediable. Most R specimens will be removed in keeping with sound Arboricultural practice.

Category A – Typically a good quality specimen, which is considered to make a substantial Arboricultural contribution
Category B – Typically including trees regarded as being of moderate quality
Category C – Typically including generally poor quality trees that may be of only short term or interim value.

The above categories (A, B and C) will be further subdivided with regard to the nature of their values or qualities. A tree may be awarded one or more value categories depending upon its aspect, nature or cultural links. Such attributes do note infer any additional value and it may be possible for a tree may qualify for one or more of the categories as below.

Sub-Category 1 – Mainly Arboricultural values such as species interest, good species context, landscape design or prominent aspect.
Sub-Category 2 – Mainly Landscape values such as woods, groups, avenues, lines that may provide a cumulative landscape value.
Sub-Category 3 – Mainly cultural values such as conservation or may have commemorative or historical links.

Terminology

Clean Out
This involves the removal of all materials detrimental to the trees health. Typically, this would require the removal of all dead wood or broken branches, the re-pruning of broken stubs back to the branch collar and the pruning out of deformed, crossing and rubbing branches as well as those whom in the opinion of the Arborist may prove un-sound.
In addition, this operation would include the removal of spurious debris such as tree houses, ropes, cables etc.

Crown Thin
The systematic removal of living branches in a balanced manner from throughout the tree crown, intending to reduce crown weight, wind resistance, to admit more light and to improve air circulation.

Crown Reduction
The shortening back of canopy limbs and branches to bring about an overall reduction in crown dimensions.

Tree Protection and Management within the Scope of a Development

It is advised that the design and management recommendations as set out in BS5837: 2005 are considered as "best practice" with regard to the selection, retention, protection and management of tree within the scope of a new development.

The development of a Tree Constraints Plan (TCP) provides a design tool with regard to tree retention. Such a plan combines the topographical land survey drawing with additional information as provided by the tree survey. The aspects of the tree's existence to be recorded on the "TCP" are, firstly, the tree canopies, be represented in accordance with the four cardinal compass point radii (Sp: R in survey table). Secondly, each tree's Root Protection Area (RPA) must be represented as below.

Calculation of RPA - Extrapolation from Table 2, BS5837: 2005

Single stem Tree

1) RPA Radius = Stem Diameter x 12

2) RPA Area = sum (RPA radius^2) x π (π =3.14)

Tree with more that one stem arising below 1.50 metres from ground level

3) RPA Radius = Stem Diameter x 10

4) RPA Area = sum (RPA radius^2) x π (π =3.14)

Some smaller or shrubby or multi-stemmed specimens noted may be of a form that does not readily allow for the application of the above formulas. Such specimens have been afforded an estimated "RPA" represented as an increase in radius over and above the specimens crown radius. Such specimens would be denoted under the "RPA" column as "CrnSp +", this denoting a plants physical crown spread as noted on site plus a figure in metres considered to provide adequate range to prevent undue encroachment.

The completed Tree Constraints Plan (TCP) will depict the extent and location of constraints, placed upon the site by the trees. The "TCP" will represent both the true canopy form (north, east, south and west radii) but also the "RPA" as defined above. These constraints must be considered with regard to the design and layout of a proposed development.

Specific regard should be paid to the "RPA" (Root Protection Area), depicted upon the supplied drawing as well as related figuratively under the "RPA" column of the survey table. This should be regarded as a minimum radial range of tree protection. It will serve to define the location of tree protection fencing that will enclose the "Construction Exclusion Zone" of the site.

Any aspect of a development undertaken within this area is likely to have a negative impact upon tree health and suitability for retention. In some instances, specifically designed and executed structures can be installed; however, the constraint upon engineering and methodology required can incur notable costs and time delays.

On submission of a proposed development design, it should be reviewed under the auspices of an Arboricultural Implication Assessment (AIA). This assessment is intended to quantify the nature and extent of effect that the proposals will have upon the reviewed trees. Ultimately, the "AIA" should identify potential problems thus allowing scope for review of the design and methodology.

On completion of any amendments as may be required because of the "AIA", it will be necessary to write an Arboricultural Method Statement (AMS) and produce a Tree Protection Plan (TPP). The "AMS" would review and advise construction methodologies in light of the "TCP" requirements and would set out its own methodologies with regard to the provision and maintenance of tree protection. It would also provide any alterations as would be required regarding the individual tree management requirements in light of the changed environment and context.

The "TPP" will set out specifically, the location of the tree protection measures (Construction Exclusion Zone-CEZ) in accordance with section 7.1 and 7.2 of BS 5837: 2005. The TPP will also depict all trees for retention, all trees for removal as well as annotated CEZ dimensions.

Tree Protection

Tree protection must effectively prevent access to and protect areas defined as an "RPA" or Construction Exclusion Zone "CEZ" within the "TPP". It may however be possible, if carried out in accordance with the requirements of the "AMS" and the "TPP" as well as in accordance with section 9.3 of BS5837: 2005 regarding ground protection, to gain some degree of entry into an "RPA" area. Advice on this can however, only be provided subsequent to the submission of engineering and access requirements and necessary methodologies for scrutiny be the site Arborist.

All such protection, whether vertical or horizontal, must conform or equate to the recommendations of section 9, BS5837: 2005, must be fit for purpose and commensurate with the nature of development and the expected day-to-day activities of the site works.

Tree Pruning and Management

All site trees should be re-evaluated with regard to the possible befits as would be gained by the application of various pruning type works. Such works should only be decided upon in light of the AIA and the AMS as once the full impact of site works are know, amendments to the provisional management recommendations (as set out in the survey table) may be required regarding tree retention in relation to either the development or possibly health and safety related issues.

It is likely that the developed site will create an altered environment that in it's self, may require that individual trees undergo pruning to provide some level of adjustment etc. Such trees may be those originally suppressed, misshapen or unbalanced by the proximity of now removed trees. Such specimens may require attention to address imbalances or to remove/reduce limbs that may protrude outside of the normal crown sphere.

In some instances, malformations or imbalances within trees may be extensive enough to question the suitability of such specimens for retention in isolation or even in positions of increased exposure.

It should be noted that retained trees might be encroached upon by site development works and off ground construction requirements that in some instances should be addressed. For this reason, it may be required that some of the retained trees undergo pruning works to improve clearance and to provide space for construction activities. Such requirements can be reviewed by the site Arborist as such necessities become apparent.

All retained trees should undergo standard improvement work including "Cleaning Out" (BS 3998: A Standard for Tree Works) as well as any remedial works as required to address noted faults or other problems.

Table 1 – Survey Findings

No.	Species	Age	Con	Ht.	C-Ht.		Spr	Stems	Dia.	RPA	Structural Condition	PMR	Yrs	Cat
885	Sycamore *(Acer pseudoplatanus)*	M	G/F	18.00	7.00	N E S W	9.00 8.00 7.00 4.00	1	0.67	8.02	Of reduced vigour with signs of both storm damage and minor cavity development.	Clean-out and monitor with regard to potential future decline.	M	C1-2
886	Horse Chestnut *(Aesculus hippocastanum)*	E/M	F/P	16.00	2.00	N E S W	8.00 6.00 3.00 3.00	2	0.58	5.80	Twin stemmed from ground level, suppressed and notably unbalanced to north east. Maintaining good vigour, but is considered to be of poor structural form.	Cut Ivy and monitor.	M	C2
887	Sycamore *(Acer pseudoplatanus)*	M	G/F	20.00	6.00	N E S W	10.00 6.00 8.00 7.00	1	0.84	10.12	In generally good form and vigour though supporting notable deadwood.	Clean-out and monitor.	L	A1-2
888	Holm Oak *(Quercus ilex)*	M	P	15.00	1.00	N E S W	1.00 7.00 9.00 2.00	1	0.46	5.58	Chronically distorted because of suppression. Has sustained notable crown failure.	Will require radical pruning for retention.	S	C2
889	Beech *(Fagus sylvatica)*	M	F/P	19.00	2.00	N E S W	5.00 7.00 8.00 4.00	1	0.83	10.01	Large specimen exhibiting classics signs of decline and exhibiting bark necrosis and fungal activity on lower side of western stem. Continued decline and deterioration is expected with stability now becoming undermined.	Must be considered as requiring removal within short term.	N/A	R
890	Holm Oak *(Quercus ilex)*	E/M	P	10.00	1.00	N E S W	1.00 4.00 9.00 2.00	1	0.42	5.04	Chronically distorted because of suppression and notably unbalanced to south. Considered to be of limited future value and is currently gaining support from adjoining wall structure.	Retention will require radical pruning.	S	C2
891	Beech *(Fagus sylvatica)*	M	F	20.00	3.00	N E S W	6.00 5.00 9.00 6.00	1	0.93	11.19	A large and visually imposing specimen of variable crown vigour and noted to support deadwood.	Clean-out and monitor on regular basis.	L	B1-2
892	Sycamore *(Acer pseudoplatanus)*	S/M	F/P	9.00	4.00	N E S W	3.00 2.00 2.00 3.00	1	0.17	1.99	Young vigorous but suppressed and distorted. Of questionable long-term value but present no threat at this time.	Monitor.	M	C2

No.	Species	Age	Con	Ht.	C-Ht.		Spr	Stems	Dia.	RPA	Structural Condition	PMR	Yrs	Cat
893	Beech *(Fagus sylvatica)*	S/M	P	12.00	3.00	N E S W	2.00 3.00 3.00 3.00	1	0.21	2.48	Is maintaining good vigour but supported upon decayed stem. Is liable to collapse.	Remove.	N/A	R
894	Horse Chestnut *(Aesculus hippocastanum)*	M	G/F	21.00	3.00	N E S W	4.00 4.00 4.00 6.00	1	c	7.45	Of generally drawn up and up and columnar form. Heavily divided at a 10.00 m. Has sustained minor storm damage in past but remains vigorous.	Clean-out and monitor.	L	B1-2
895	Horse Chestnut *(Aesculus hippocastanum)*	M	G/F	21.00	4.00	N E S W	6.00 5.00 4.00 5.00	1	0.60	7.22	Of good general vigour. Has sustained past storm damage and limb loss. Is heavily forked at 10.00 m.	Clean-out and Monitor.	L	B2
896	Horse Chestnut *(Aesculus hippocastanum)*	M	G/F	20.00	4.00	N E S W	7.00 6.00 5.00 5.00	1	0.67	8.02	Suppressed by proximity of near neighbours but is apparently vigorous at this time. Has sustained substantial storm damage resulting in localised decay to numerous limbs and stumps.	Clean-out and cut Ivy re-evaluate subsequent to Ivy shedding.	S	C1-2
897	Horse Chestnut *(Aesculus hippocastanum)*	M	P	19.00	5.00	N E S W	7.00 5.00 4.00 5.00	1	0.59	7.10	Exhibiting classic signs of decline and defoliation particularly about crown apex. Has sustained widespread storm damage in past. Is considered to be of poor quality and limited longevity.	Clean-out and monitor with regard to suitability for retention.	S	C1-2
898	Beech *(Fagus sylvatica)*	M	P	22.00	6.00	N E S W	6.00 7.00 6.00 3.00	1	0.68	8.21	Of reduced vigour and apparently in decline. Exhibits fruiting bodies of still minor at ground level.	Deterioration is expected to continue with a requirement for removal within short term.	N/A	R
899	Horse Chestnut *(Aesculus hippocastanum)*	M	F	19.00	3.00	N E S W	4.00 8.00 9.00 5.00	1	0.67	7.98	Heavily unbalanced to south as result of past suppression. General vigour appears fair at this time.	Clean-out in consider application of weight reduction works on southern side of canopy. Monitor.	L	B2
900	Beech *(Fagus sylvatica)*	M	P	17.00	6.00	N E S W	2.00 5.00 7.00 7.00	1	0.99	11.92	Has been decapitated by storm damage, exists in stump-form. Supports small number of lateral limbs. Is considered unsuitable for retention with risk existing with regard to collapse of remaining laterals.	Conservation retention may be allowed for by removal of laterals thereby retaining stump supporting in light of sucker material only.	N/A	R

No.	Species	Age	Con	Ht.	C-Ht.		Spr	Stems	Dia.	RPA	Structural Condition	PMR	Yrs	Cat
901	Beech *(Fagus sylvatica)*	M	G/F	22.00	4.00	N E S W	2.00 7.00 10.00 4.00	1	0.69	8.29	Substantially one-sided as result of suppression originally provided for by 900. Now substantially exposed on northern side. Vigour remains good though tree has sustained minor mechanical damage to collapse of near neighbour.	Clean-out and monitor.	L	B1-2
902	Beech *(Fagus sylvatica)*	M	G/F	21.00	2.00	N E S W	5.00 4.00 9.00 7.00	1	0.78	9.40	Such a one-sided and unbalanced to south west as a result of past suppression. General vigour appears good though substantial deadwood is noted.	Clean-out and monitor.	L	B1-2
903	Horse Chestnut *(Aesculus hippocastanum)*	E/M	F	17.00	3.00	N E S W	4.00 3.00 3.00 6.00	1	0.42	5.04	A young and vigorous specimen distorted as result of suppression.	Clean-out and monitor.	L	B2
904	Sycamore *(Acer pseudoplatanus)*	M	F/P	18.00	2.00	N E S W	4.00 2.00 5.00 5.00	1	0.52	6.19	Appears vigorous at this time. Crown apex supported number of truncated limbs suggesting past of decline.	Clean-out and monitor on regular basis with regard to continued decline. Cut Ivy.	L	B2
905	Beech *(Fagus sylvatica)*	M	G/F	18.00	3.00	N E S W	5.00 5.00 8.00 4.00	1	0.58	6.95	Supports notable imbalance to south but remains vigorous. Lower crown supports notable deadwood.	Cut Ivy and clean out. Monitor.	L	B2
906	Beech *(Fagus sylvatica)*	M	F	23.00	4.00	N E S W	5.00 7.00 9.00 7.00	1	1.03	12.38	A large visually imposing specimen of variable crown vigour. Currently supports limited deadwood.	Clean-out and monitor.	L	B1-2
907	Beech *(Fagus sylvatica)*	E/M	G/F	14.00	4.00	N E S W	4.00 4.00 4.00 4.00	1	0.34	4.13	Young and vigorous though slightly suppressed by proximity of near neighbours.	Cut Ivy and monitor.	L	B2
908	Horse Chestnut *(Aesculus hippocastanum)*	M	G/F	19.00	4.00	N E S W	7.00 5.00 6.00 6.00	1	0.62	7.45	At generally good vigour and set back from road.	Clean-out and monitor.	L	B1-2

No.	Species	Age	Con	Ht.	C-Ht.		Spr	Stems	Dia.	RPA	Structural Condition	PMR	Yrs	Cat
909	Beech *(Fagus sylvatica)*	S/M	F	7.00-9.00	2.00	N E S W	N/A	1	N/A	CrnSp +1	A close-knit alignment of specimens presumably intended as a beech hedge. Some specimens are becoming suppressed and beginning to fail with others becoming dominant. Larger specimens appear to be located at western end of a line.	Clean-out and cut Ivy. Monitor.	L	B2
910	Beech *(Fagus sylvatica)*	E/M	F	13.00	2.50	N E S W	2.00 4.00 4.00 3.00	1	0.32	3.86	A large specimen at western end of above-mentioned alignment. Distorted suppressed and supporting notable Ivy cover.	Clean-out and cut Ivy. Monitor.	M	C2
911	Beech *(Fagus sylvatica)*	E/M	D	4.00	N/A	N E S W	0.50 0.50 0.50 0.50	1	N/A	CrnSp +1	Exists as remnant of original beach alignment. Unsuitable for retention.	Remove.	N/A	R
912	Sycamore *(Acer pseudoplatanus)*	E/M	F	14.00	5.00	N E S W	4.00 2.00 4.00 5.00	1	0.33	3.93	Heavily distorted but maintaining good vigour.	Clean-out and cut Ivy. Monitor.	L	B2
913	Lawson Cypress *(Chamaecyparis lawsoniana)*	E/M	F	10.00	2.00	N E S W	2.00 2.00 2.00 2.00	1	0.16	1.91	A close-knit and highly regimented triangular plantation of young trees intended to provide a screen for an adjoining Spruce population located to the north. All specimens remaining alive however proximity to one another has calls suppression and any diminution in canopy retention. Retention at this time, as part of the plantation shield is likely to prove desirable.	Cut Ivy and monitor.	L	B2
914	Ash *(Fraxinus excelsior)*	E/M	F	16.00	N/A	N E S W	3.00 5.00 5.00 4.00	3	N/A	CrnSp +1	A close-knit and multi stemmed group arising from ditch embankment age and consider to be naturally arising. Of reduce mechanical form and heavily Ivy clad but providing good screening at this time.	Cut Ivy and re-evaluate.	M	C2

No.	Species	Age	Con	Ht.	C-Ht.		Spr	Stems	Dia.	RPA	Structural Condition	PMR	Yrs	Cat
915-917	Ash *(Fraxinus excelsior)*	E/M	F	16.00	N/A	N E S W	5.00 7.00 4.00 6.00	3	N/A	CrnSp +1	A close-knit community of multi stemmed individuals combining to create a disbursed but overall contiguous crown form. Individual specimens are considered to be of poor quality, being multi stemmed and supporting numerous compression forks. Long term viability is considered limited but currently provides substantial screening.	Cut Ivy and re-evaluate on regular basis.	M	C2
918-919	Ash *(Fraxinus excelsior)*	E/M	F	15.00	N/A	N E S W	3.00 4.00 3.00 3.00	3	N/A	CrnSp +1	A close knit community of multi stemmed specimen is considered to be of poor mechanical form and heavily Ivy clad. Long-term retention would appear to be undermined; however, retention at this time would be desirable on screen grounds.	Cut Ivy and re-evaluate on regular basis.	M	C2
920	Ash *(Fraxinus excelsior)*	M	G/F	17.00	2.00	N E S W	6.00 6.00 8.00 5.00	2	0.57	6.80	A large twin stemmed specimen of apparently good vigour but heavily Ivy clad preventing detailed inspection. Note is made of crown deadwood.	Cut Ivy and remove deadwood re-evaluate subsequent to Ivy shedding.	L	B2
921	Ash *(Fraxinus excelsior)*	S/M	F	14.00	2.00	N E S W	5.00 2.00 0.00 2.00	1	0.18	2.14	A young whip notably unbalanced to north as result of suppression.	Cut Ivy and Clean-out monitor regularly.	M	C2
922	Beech *(Fagus sylvatica)*	M	F	22.00	4.00	N E S W	5.00 7.00 8.00 2.00	1	1.01	12.07	Notably one-sided because of proximity to near neighbours. Crown vigour appears variable with minor deadwood development awards apex. Principal stem is heavily Ivy clad preventing detailed inspection.	Clean-out, remove deadwood and cut Ivy. Re-evaluate subsequent to Ivy shedding.	L	B1-2
923	Beech *(Fagus sylvatica)*	M	G/F	23.00	2.00	N E S W	7.00 4.00 11.00 5.00	1	0.95	11.38	A large specimen heavily divided at 9.00 m. General vigour appears good with limited deadwood carriage at this time.	Clean-out and cut Ivy. Monitor.	L	B1-2

No.	Species	Age	Con	Ht.	C-Ht.		Spr	Stems	Dia.	RPA	Structural Condition	PMR	Yrs	Cat
924	Beech *(Fagus sylvatica)*	M	G/F	22.00	3.00	N E S W	6.00 3.00 9.00 7.00	1	0.84	10.12	One-sided because of suppression by near neighbours. Apparently vigorous, supporting limited deadwood.	Clean-out and cut Ivy. Monitor regularly.	L	B1-2
925	Beech *(Fagus sylvatica)*	M	P	22.00	3.00	N E S W	9.00 7.00 9.00 6.00	1	1.08	12.99	Note is made fruiting bodies of Ganoderma at two points on principal stem suggesting ongoing in internal decay. Current crown vigour is there though deadwood is noted at crown apex.	Will require removal within short to medium term future though cleaning out and monitoring may allow for interim retention.	S	C1-2
926	Beech *(Fagus sylvatica)*	E/M	F/P	16.00	4.00	N E S W	1.00 3.00 8.00 3.00	1	0.43	5.16	Substantially suppressed with entire crown apex deflected to south. Is considered to be of questionable retention merit though provides a notable screening at this time.	Clean-out and cut Ivy re-evaluate subsequent Ivy shedding.	S	C2
927	Sitka Spruce *(Picea sitchensis)*	E/M	F	15.00	0.00	N E S W	2.00 2.00 2.00 2.00	1	0.23	2.75	Supports limited high crown of reduced vigour. Entire stem is heavily Ivy clad. Of questionable retention merit.	Monitor regularly with regard to suitability for retention.	S	C2
928	Beech *(Fagus sylvatica)*	M	F	19.00	12.00	N E S W	6.00 6.00 2.00 4.00	1	0.49	5.88	Substantially suppressed because of proximity to Beech 930. Unbalanced to north. Appears to be maintaining fair vigour at this time.	Clean-out and cut Ivy re-evaluate subsequent to Ivy shedding.	M	C2
929	Beech *(Fagus sylvatica)*	E/M	F/P	16.00	3.00	N E S W	4.00 0.00 3.00 5.00	1	0.41	4.89	Drawn up and whip like, unbalanced to southwest as result of suppression.	Cut Ivy and monitor regularly.	M	C2
930	Beech *(Fagus sylvatica)*	M	P	19.00	3.00	N E S W	6.00 6.00 8.00 9.00	1	1.03	12.38	Entire crown structure exhibit signs of ongoing decline deterioration and dieback. Lower stem supports notable and extensive decay on northern side. Consider unsuitable for retention.	Remove.	N/A	R
931	Ash *(Fraxinus excelsior)*	S/M	P	10.00	2.00	N E S W	0.00 0.00 4.00 3.00	1	0.18	2.10	Exists as a suckering and whip arising from damaged stump. Considered unsuitable for retention.	Remove.	N/A	R

No.	Species	Age	Con	Ht.	C-Ht.		Spr	Stems	Dia.	RPA	Structural Condition	PMR	Yrs	Cat
932	Beech *(Fagus sylvatica)*	E/M	F	18.00	4.00	N E S W	2.00 2.00 4.00 4.00	1	0.31	3.74	Drawn up and whip like, supporting notable Ivy on principal stem. Vigour appears good at this time.	Cut Ivy and re-evaluate.	M	C2
933	Beech *(Fagus sylvatica)*	E/M	F	15.00	4.00	N E S W	2.00 3.00 5.00 4.00	1	1.34	16.04	Drawn up and suppressed by proximity of near neighbours but maintaining good vigour at this time.	Cut Ivy and monitor.	L	B2
934	Ash *(Fraxinus excelsior)*	E/M	F	19.00	10.00	N E S W	3.00 3.00 4.00 1.00	1	0.31	3.74	Of drawn up and columnar form with principal stem heavily Ivy clad. Vigour appears fair at this time.	Cut Ivy and re-evaluate subsequent to Ivy shedding. Monitor regularly.	L	B2
935	Sycamore *(Acer pseudoplatanus)*	E/M	F	12.00	12.00	N E S W	1.00 3.00 5.00 4.00	1	0.28	3.32	Distorted and suppressed by proximity of larger neighbours. Principal stem supports notable Ivy cover, though general vigour appears good.	Cut Ivy and monitor.	M	C2
936	Beech *(Fagus sylvatica)*	M	F	18.00	6.00	N E S W	5.00 5.00 5.00 5.00	1	0.46	5.58	Principal stem heavily Ivy clad with notable distortion evident at 12.00 m.	Cut Ivy and re-evaluate subsequent shedding. Clean-out and monitor.	L	B2
937	Sycamore *(Acer pseudoplatanus)*	M	F	19.00	4.00	N E S W	5.00 6.00 7.00 4.00	1	0.75	9.01	Apparently maintaining good vigour though principal stem is heavily Ivy clad preventing detailed inspection.	Clean-out and cut Ivy, re-evaluate subsequent to Ivy shedding. Monitor.	L	B2
938	Beech *(Fagus sylvatica)*	M	G/F	22.00	2.00	N E S W	7.00 5.00 6.00 6.00	1	0.74	8.94	Of apparently good vigour, supporting limited deadwood.	Cut Ivy and clean out. Monitor.	L	B1-2
939	Beech *(Fagus sylvatica)*	M	G/F	23.00	5.00	N E S W	9.00 6.00 8.00 8.00	1	1.18	14.13	A large visually imposing specimen of apparently good vigour at this time.	Cut Ivy and Clean-out monitor regularly.	L	B1-2
940	Oak *(Quercus robur)*	M	P	18.00	5.00	N E S W	7.00 6.00 6.00 7.00	1	1.08	12.99	Entire crown is in state of decline with substantial dieback evident throughout. Printable stem is heavily Ivy clad. Is considered ill-suited to retention.	Remove.	N/A	R

No.	Species	Age	Con	Ht.	C-Ht.		Spr	Stems	Dia.	RPA	Structural Condition	PMR	Yrs	Cat
941	Beech *(Fagus sylvatica)*	S/M	F	11.00	2.00	N E S W	3.00 3.00 5.00 5.00	1	0.24	2.86	Possibly a surviving remnant of original Beech hedge. Now suppressed and distorted together with Ivy cover on principal stem.	Cut Ivy and monitor.	M	C2
942	Wych Elm *(Ulmus glabra)*	S/M	F	9.00	2.00	N E S W	3.00 3.00 2.00 2.00	1	0.18	2.10	Young and vigorous, comprises general thicket development and adjoining ditch. .	Cut Ivy and monitor.	L	B2
943	Ash *(Fraxinus excelsior)* Sycamore *(Acer pseudoplatanus)*	S/M	F/P	10.00	0.00		N/A	1	N/A	N/A	An irregular bus generally continuous and alignment of suckering young trees including Ash and Sycamore. All specimens appear to be multi stemmed and of configurations that suggests prior cutting and subsequent re-suckering from a remnant stump. Tree quality is considered poor though small stature at this time serves to create a substantial thicket like effect and notable screening. General vigour is good and presentation of threat at this time is considered minimal.	The severance of Ivy near ground level will improve visual appraisal in future.	M	C2
944	Wych Elm *(Ulmus glabra)*	S/M	F	10.00	2.00	N E S W	3.00 3.00 3.00 3.00	1	0.17	2.06	Young and vigorous, becoming affected by climbing Bramble. May be susceptible to Dutch Elm disease in future.	Monitor.	L	B2
945	Ash *(Fraxinus excelsior)*	S/M	P	8.00	0.00	N E S W	5.00 5.00 5.00 0.00	3	0.65	6.50	Chronically distorted, exists as sucker redevelopment. Considered ill-suited to retention.	Remove.	N/A	R
946	Sycamore *(Acer pseudoplatanus)*	M	F	17.00	2.00	N E S W	8.00 4.00 4.00 6.00	1	0.99	11.84	Slightly one-sided because of suppression. General vigour appears fair at this time though principal stems and trunk heavily Ivy clad.	Cut Ivy and clean out. Monitor.	L	B2

No.	Species	Age	Con	Ht.	C-Ht.		Spr	Stems	Dia.	RPA	Structural Condition	PMR	Yrs	Cat
947	Ash *(Fraxinus excelsior)* Sycamore *(Acer pseudoplatanus)* Wych Elm *(Ulmus glabra)*	S/M	F	10.00	0.00	N E S W	N/A	5	N/A	CrnSp +1	A generally continuous one variable thicket supporting Ash, Wych Elm and Sycamore. All specimens arise as multi stemmed individuals suggesting prior cutting and subsequent re-suckering from remnant stumps. General quality of individuals is considered poor though they are noted to provide excellent screening at this time. Threat presentation is considered minimal.	Cut Ivy and monitor.	M	C2
948	Wych Elm *(Ulmus glabra)*	S/M	F	10.00	1.50	N E S W	3.00 4.00 3.00 5.00	3	0.22	2.22	Possibly arising as sucker redevelopment from a previous stump. Remains vigorous at this time.	Cut Ivy and monitor.	M	C2
949	Ash *(Fraxinus excelsior)*	E/M	F	16.00	4.00	N E S W	3.00 6.00 5.00 5.00	2	0.50	5.00	Twin stemmed from near ground level and effected by development of drive way on adjoining property. Principal stem divided at 2.00 m with Weston stem having been decapitated. Crown vigour is variable with deadwood noted. Printable stem is heavily Ivy clad preventing detailed inspection.	Cut Ivy and re-evaluate with regard to suitability for retention.	S	C2
950	Ash *(Fraxinus excelsior)*	E/M	F	16.00	5.00	N E S W	3.00 3.00 1.00 4.00	1	0.23	2.79	Drawn up and whip like, has sustained notable physical damage to lower stem and arises from extensively disturbed ground. Lower stem is heavily Ivy clad with crown vigour being below that expected for tree of this age. Considered ill suited for retention.	Consider early removal.	N/A	R

No.	Species	Age	Con	Ht.	C-Ht.		Spr	Stems	Dia.	RPA	Structural Condition	PMR	Yrs	Cat
951	Ash *(Fraxinus excelsior)*	E/M	F/P	17.00	4.00	N E S W	4.00 3.00 3.00 5.00	1	0.26	3.09	Exists in close proximity to two additional stem is located immediately to east. Arises from western side of ditch side embankment that has sustained notable of extensive ground disturbance compaction and excavation damage. Crown vigour is notably for poor with extensive deadwood throughout. Specimens are considered unsuitable retention.	Remove.	N/A	R
952	Sycamore *(Acer pseudoplatanus)*	E/M	F	16.00	4.00	N E S W	4.00 4.00 4.00 4.00	1	0.48	5.77	Arising from eastern side of ditch embankment. Apparently maintaining good vigour though supporting extensive Ivy cover at this time.	Cut Ivy and re-evaluate.	L	B2
953	Ash *(Fraxinus excelsior)*	E/M	F/P	17.00	5.00	N E S W	3.00 0.00 2.00 5.00	1	0.52	6.19	Suppression has caused and one-sided development with imbalance to west. Crown vigour is below that expected tree of this age with extensive deadwood throughout canopy. Principal stem is heavily Ivy clad.	Cut Ivy and Clean-out re-evaluate on regular basis with regard to potential onset of decline.	S	C2
954	Ash *(Fraxinus excelsior)*	E/M	F	18.00	6.00	N E S W	3.00 2.00 3.00 6.00	1	0.47	5.62	Suppression has lead to implants to west. Crown vigour appears fair though deadwood is noted.	Clean-out and cut Ivy, monitor regularly.	L	B2
955	Sycamore *(Acer pseudoplatanus)*	S/M	F	12.00	1.00	N E S W	3.00 3.00 3.00 3.00	1	0.22	2.67	Young and vigorous though it will stem is Ivy clad.	Cut Ivy monitor.	L	B2
956	Ash *(Fraxinus excelsior)*	E/M	P	17.00	3.00	N E S W	2.00 2.00 3.00 6.00	1	0.47	5.69	Heavily Ivy clad and unbalanced to west. Crown supports extensive deadwood suggesting possible onset of decline.	Cut Ivy and Clean-out monitor regularly with regard suitability for retention.	M	C2
957	Ash *(Fraxinus excelsior)*	E/M	F	17.00	6.00	N E S W	3.00 0.00 3.00 6.00	1	0.50	5.96	Suppression has lead to development of crown imbalance to west. General vigour appears good.	Cut Ivy and monitor regularly.	L	B2

No.	Species	Age	Con	Ht.	C-Ht.		Spr	Stems	Dia.	RPA	Structural Condition	PMR	Yrs	Cat
958	Ash *(Fraxinus excelsior)*	E/M	F	17.00	10.00	N E S W	2.00 0.00 3.00 4.00	1	0.33	3.93	Drawn a specimen elongated as result of woodland suppression.	Cut Ivy and monitor.	L	B2
959	Ash *(Fraxinus excelsior)*	E/M	F	18.00	5.00	N E S W	4.00 2.00 3.00 5.00	1	0.58	6.95	Heavily divided near ground level but maintaining good vigour at this time.	Cut Ivy and clean-out, monitor.	L	B2
960	Beech *(Fagus sylvatica)*	E/M	P	15.00	4.00	N E S W	3.00 2.00 2.00 5.00	1	0.36	4.32	Maintaining good vigour but supported on extensively decayed base. Risk of collapse is considered high.	Remove.	N/A	R
961	Ash *(Fraxinus excelsior)*	E/M	G/F	18.00	9.00	N E S W	3.00 3.00 3.00 3.00	1	0.26	3.13	Drawn up with limited high crown.	Cut Ivy and monitor.	L	B2
962	Ash *(Fraxinus excelsior)*	E/M	F	16.00	8.00	N E S W	2.00 0.00 2.00 4.00	1	0.25	2.98	Distorted and drawn up because of suppression.	Cut Ivy and monitor.	L	B2
963	Ash *(Fraxinus excelsior)*	E/M	F/P	16.00	7.00	N E S W	4.00 0.00 0.00 5.00	1	0.42	5.04	Heavily distorted with entire crown apex unbalanced to north west.	Cut Ivy and clean-out, re-evaluate subsequent to Ivy shedding with regard to suitability for retention.	M	C2
964	Ash *(Fraxinus excelsior)*	E/M	F	18.00	8.00	N E S W	3.00 1.00 3.00 4.00	1	0.42	5.04	Drawn up and unbalanced to west as result of suppression. It is maintaining good vigour at this time.	Cut Ivy and clean out. Monitor.	L	B2
965	Ash *(Fraxinus excelsior)*	E/M	G/F	18.00	12.00	N E S W	3.00 2.00 2.00 3.00	1	0.35	4.16	Drawn up with limited high crown only.	Cut Ivy and monitor.	L	B2
966	Ash *(Fraxinus excelsior)*	M	F	18.00	7.00	N E S W	4.00 2.00 3.00 7.00	1	0.48	5.77	Substantially one-sided and unbalanced to west. Is apparently maintaining good vigour at this time.	Cut Ivy and clean out. Monitor.	L	B2
967	Sycamore *(Acer pseudoplatanus)*	M	G/F	18.00	5.00	N E S W	4.00 4.00 5.00 6.00	1	0.61	7.33	Good general form and vigour. Clean-out and cut Ivy.	Monitor.	L	B2

No.	Species	Age	Con	Ht.	C-Ht.		Spr	Stems	Dia.	RPA	Structural Condition	PMR	Yrs	Cat
968	Beech *(Fagus sylvatica)*	E/M	G/F	17.00	3.00	N E S W	5.00 4.00 4.00 9.00	1	0.47	5.65	Young and vigorous though deflected as result of suppression to west.	Cut Ivy and clean out. Monitor.	L	B2
969	Oak *(Quercus robur)*	M	F	18.00	6.00	N E S W	5.00 5.00 4.00 7.00	1	0.84	10.12	Generally good vigour though supporting notable deadwood. Lower crown is heavily Ivy clad preventing detailed inspection.	Cut Ivy and Clean-out monitor.	L	B2
970	Beech *(Fagus sylvatica)*	E/M	G/F	16.00	2.00	N E S W	3.00 3.00 3.00 6.00	1	0.38	4.51	A generally good form and vigour though crown development is extended to west as result of suppression.	Clean-out and cut Ivy. Monitor.	L	B2
971	Sycamore *(Acer pseudoplatanus)*	M	G/F	18.00	5.00	N E S W	4.00 4.00 4.00 6.00	1	0.69	8.33	Suppression is lead to extend the development of crown to west. Has sustained past storm damage and minor limb truncation. Principal stem is heavily Ivy clad preventing detailed inspection at this time.	Clean-out and cut Ivy re-evaluate subsequent to Ivy shedding. Monitor.	L	B2
972	Oak *(Quercus robur)*	M	F	18.00	4.00	N E S W	4.00 1.00 5.00 13.00	1	0.43	5.16	Notably unbalanced to west as result of suppression. Has sustained extensive past storm damage but remains relatively vigorous at this time. Crown supports notable deadwood. May be predisposed to storm damage.	Clean-out and apply weight reduction works to western side of crown. Cut Ivy and re-evaluate subsequent to Ivy shedding. Monitor regularly.	M	C2
973	Sycamore *(Acer pseudoplatanus)*	M	F	19.00	5.00	N E S W	5.00 7.00 5.00 4.00	1	0.45	5.42	A generally good form and vigour though supporting deadwood and notable Ivy cover.	Clean-out and cut Ivy. Monitor.	L	B2
974	Beech *(Fagus sylvatica)*	M	G/F	18.00	3.00	N E S W	7.00 6.00 7.00 6.00	1	0.99	11.84	Of apparently good vigour and form.	Cut Ivy, clean-out. Monitor.	L	B2
975	Ash *(Fraxinus excelsior)*	E/M	F	17.00	8.00	N E S W	1.00 0.00 3.00 4.00	1	0.39	4.62	Drawn-up with limited high crown. Principal stem heavily Ivy clad.	Cut Ivy Clean-out monitor regularly.	L	B2

No.	Species	Age	Con	Ht.	C-Ht.		Spr	Stems	Dia.	RPA	Structural Condition	PMR	Yrs	Cat
976	Ash *(Fraxinus excelsior)*	S/M	F	15.00	10.00	N E S W	0.00 0.00 2.00 4.00	1	0.23	2.71	Entire tree unbalanced to west as result of suppression. Supports limited high crown only.	Cut Ivy and monitor.	M	C2
977	Beech *(Fagus sylvatica)*	E/M	G/F	17.00	4.00	N E S W	4.00 4.00 3.00 5.00	1	0.45	5.39	Slightly distorted as result of suppression. Maintaining good vigour at this time.	Cut Ivy and monitor.	L	B2
978	Beech *(Fagus sylvatica)*	M	G/F	23.00	4.00	N E S W	7.00 8.00 9.00 9.00	1	1.03	12.41	Of generally good form and vigour though supporting notable crown deadwood.	Clean-out remove deadwood and cut Ivy. Re-evaluate subsequent to Ivy shedding.	L	B1-2
979	Beech *(Fagus sylvatica)*	M	G/F	18.00	6.00	N E S W	5.00 6.00 5.00 4.00	1	0.47	5.62	Of good general vigour.	Cut Ivy and monitor.	L	B2
980	Ash *(Fraxinus excelsior)*	E/M	F/P	14.00	7.00	N E S W	0.00 0.00 6.00 7.00	1	0.34	4.13	Heavily suppressed and notably unbalanced to south west raising concerns regarding overall stability. Heavily Ivy clad.	Cut Ivy re-evaluate subsequent to Ivy shedding consider application of crown reduction works to reduce weight extend to south west.	M	C2
981	Ash *(Fraxinus excelsior)*	M	G/F	19.00	10.00	N E S W	3.00 2.00 4.00 7.00	1	0.53	6.30	Supports notable imbalance to west as result of suppression. General vigour is good.	Cut Ivy and clean out. Monitor.	L	B2
982	Ash *(Fraxinus excelsior)*	E/M	F/P	16.00	6.00	N E S W	0.00 5.00 7.00 3.00	1	0.45	5.39	Chronically distorted as result of past suppression. Heavily Ivy cover prevents detailed inspection of middle crown region.	Cut Ivy re-evaluate.	M	C2
983	Oak *(Quercus robur)*	M	P	17.00	5.00	N E S W	2.00 2.00 4.00 6.00	1	0.55	6.57	Distorted and unbalanced to south west. Appears to be of reduced vigour with substantial deadwood emanating from heavily Ivy clad stems.	Clean-out remove deadwood and apply crown reduction works re-evaluate on regular basis with regard suitability for retention.	S	C2
984	Ash *(Fraxinus excelsior)*	M	F	18.00	10.00	N E S W	5.00 1.00 4.00 7.00	1	0.54	6.49	Supports minor imbalance to west. Appears to be of good vigour though supports notable deadwood.	Cut Ivy and clean out. Monitor.	L	B2

No.	Species	Age	Con	Ht.	C-Ht.		Spr	Stems	Dia.	RPA	Structural Condition	PMR	Yrs	Cat
985	Beech *(Fagus sylvatica)*	S/M	F	12.00	4.00	N E S W	3.00 2.00 3.00 5.00	1	0.26	3.09	Unbalanced to west as result of suppression. This be maintained being good vigour.	Cut Ivy and monitor.	L	B2
1	Beech *(Fagus sylvatica)*	S/M	G	11.00	3.00	N E S W	3.00 3.00 3.00 3.00	1	0.65	3.00	Of good form and vigour.	Monitor.	L	A2
2	Wych Elm *(Ulmus glabra)*	S/M	G	10.00	2.00	N E S W	2.00 2.00 2.00 2.00	1	0.58	2.00	Of good form and vigour.	Monitor.	L	B2
3	Horse Chestnut *(Aesculus hippocastanum)*	M	P	13.00	1.82	N E S W	5.00 6.00 6.00 5.07	1	0.58	6.95	Has sustained traumatic decapitation at 12.00 m resulting in loss of substantial proportion of crown. Remaining crown is of variable vigour with deadwood noted. Will be subject to ongoing decay and further deterioration.	Application of crown reduction works may allow for interim retention.	S	C2
4	Beech *(Fagus sylvatica)*	E/M	F/P	13.00	2.00	N E S W	3.00 3.00 4.00 4.00	2	0.40	4.81	Twin stemmed and distorted from ground level with stem bonding at 3.00 m. Of poor mechanical form though maintaining good vigour.	Cut Ivy and monitor.	M	C2
5	Beech *(Fagus sylvatica)*	M	P	17.00	4.00	N E S W	4.00 5.00 6.00 8.00	2	0.99	9.90	Originally multi stemmed with north-western stem lost resulting in extensive cavity development and decay near ground level. Remaining crown is Twin stemmed with compression forked at 2.00 m undermining structural integrity and predisposing tree to further mechanical failure. Worthy of retention within woodland scenario.	Cut Ivy and monitor regularly.	M	C2
6	Sycamore *(Acer pseudoplatanus)*	E/M	F	15.00	1.41	N E S W	3.00 3.00 3.00 6.00	1	0.45	5.39	Entire tree is unbalanced to west and becomes heavily forked at 4.00 m. General vigour is good though deadwood is noted.	Cut Ivy and clean out. Monitor.	L	B2

No.	Species	Age	Con	Ht.	C-Ht.		Spr	Stems	Dia.	RPA	Structural Condition	PMR	Yrs	Cat
7	Horse Chestnut *(Aesculus hippocastanum)*	E/M	P	13.00	4.00	N E S W	3.00 0.00 4.00 9.00	1	0.47	5.69	Appears to comprise a sucker redevelopment from a previous stump. Is substantially unbalanced to north west with substantial necrotic strip extending from ground level to approximately 5.00 m. Appears to be unstable and is predisposed to collapse. Presents limited threat though is of questionable retention merit.	Monitor with regard to suitability for retention.	N/A	R
8	Holly *(Ilex aquifolium)*	M	F	11.00		N E S W	3.00 3.00 3.00 3.00	1	0.37	4.43	A mature specimen of reduced vigour.	Monitor regularly with regard to possible continued decline. Cut Ivy.	M	C2
9	Hawthorn *(Crataegus monogyna)*	M	F/P	10.00	4.00	N E S W	2.00 0.00 0.00 7.00	1	0.42	5.00	Heavily unbalanced to north west as result of suppression. May prove to be unstable but present limited threat at this time.	Cut Ivy and monitor.	M	C2
10	Holly *(Ilex aquifolium)*	E/M	P	7.00		N E S W	2.00 2.00 2.00 2.00	1	0.64	7.64	Of reduced vigour with apex now dead. Presents minimal threat but appears to be of Limited future longevity.	Monitor with regard to suitability for retention.	N/A	R
11	Holly *(Ilex aquifolium)*	M	D	6.00	N/A	N E S W	0.50 0.50 0.50 0.50	1	0.00	0.00	Exists as a dead stump.	Remove.	N/A	R
12	Ash *(Fraxinus excelsior)*	E/M	F	15.00	8.00	N E S W	5.00 5.00 8.00 3.00	2	0.55	5.48	Twin stemmed from near ground level and heavily Ivy clad. Appears to be maintaining good vigour with minimal deadwood.	Clean out and cut Ivy. Monitor.	L	B2
13	Sycamore *(Acer pseudoplatanus)*	E/M	F/P	16.00	0.00	N E S W	6.00 5.00 5.00 7.00	3	0.59	5.92	A close-knit multi stemmed community apparently arising as sucker redevelopment. Supports numerous compression forks near ground level together with localised decay and cavities. Is maintaining good vigour at this time.	Cut Ivy and monitor.	M	C2

No.	Species	Age	Con	Ht.	C-Ht.		Spr	Stems	Dia.	RPA	Structural Condition	PMR	Yrs	Cat
14	Ash *(Fraxinus excelsior)*	M	G/F	18.00	6.00	N E S W	1.00 2.00 5.00 4.00	1	0.46	5.50	One sided as a result of suppression. Maintaining good vigour.	Clean out and cut Ivy. Monitor.	L	B2
15	Holly *(Ilex aquifolium)*	M	P	7.00	0.91	N E S W	1.00 3.00 4.00 1.00	1	0.38	4.58	Suppressed and distorted but maintaining good vigour. Supports notable decay on lower stem.	Clean out and monitor.	S	C2
16	Holly *(Ilex aquifolium)*	M	F/P	8.00	0.00	N E S W	3.00 1.00 1.00 2.00	1	0.24	2.86	Distorted and suppressed. Of reduced vigour resulting from suppression. Supports localised decay and bark necrosis.	Monitor with regard to suitability for retention.	S	C2
17	Ash *(Fraxinus excelsior)*	E/M	F	16.00	8.00	N E S W	7.00 7.00 4.00 3.00	1	0.57	6.84	Heavily divided near ground level. Suppressed and unbalanced to east. Is maintaining good vigour.	Cut Ivy and clean out. Monitor.	L	B2
18	Plum *(Prunus cerasifera)*	M	F	9.00	1.00	N E S W	5.00 5.00 3.00 4.00	2	0.48	4.77	Twin stemmed from ground level and heavily Ivy clad.	Cut Ivy and clean out. Monitor.	M	C2
19	Sycamore *(Acer pseudoplatanus)*	E/M	G/F	11.00	2.00	N E S W	5.00 5.00 3.00 3.00	1	0.36	4.32	Notably unbalanced to north east as result of suppression. Principal stem Ivy clad with squirrel related bark damage noted within crown structure.	Clean out and cut Ivy. Monitor.	L	B2
20	Ash *(Fraxinus excelsior)*	M	G/F	22.00	6.00	N E S W	8.00 7.00 7.00 8.00	1	1.01	12.07	A large specimen of apparently good vigour.	Clean out and monitor.	L	B2
21	Wych Elm *(Ulmus glabra)*	S/M	F	10.00	5.00	N E S W	3.00 3.00 2.00 4.00	1	0.22	2.67	Distorted as result of suppression by near neighbours. Is maintaining good vigour at this time.	Cut Ivy and monitor.	L	B2
22	Yew *(Taxus baccata)*	M	F	10.00	3.00	N E S W	4.00 4.00 3.00 3.00	1	0.29	3.48	Supports minor imbalance to north east and appears to be of reduced vigour.	Cut Ivy and monitor.	L	B2

No.	Species	Age	Con	Ht.	C-Ht.		Spr	Stems	Dia.	RPA	Structural Condition	PMR	Yrs	Cat
23	Yew *(Taxus baccata)*	M	F	11.00	2.00	N E S W	4.00 4.00 3.00 4.00	1	0.42	5.04	Of good general form but appears to be of reduced vigour.	Cut Ivy and monitor.	L	B2
24	Ash *(Fraxinus excelsior)*	S/M	F	10.00	2.00	N E S W	5.00 3.00 2.00 4.00	1	0.24	2.83	Heavily suppressed and distorted, unbalanced to north. Is maintaining good vigour at this time.	Cut Ivy and monitor.	L	B2
25	Yew *(Taxus baccata)*	E/M	F	9.00	2.00	N E S W	5.00 4.00 2.00 4.00	1	0.25	2.98	Suppressed and unbalanced to north west. It is of reduced vigour.	Clean out and monitor.	M	C2
26	Holly *(Ilex aquifolium)*	M	P	13.00	3.00	N E S W	2.00 3.00 3.00 1.00	1	0.43	5.16	Rapidly approaching death with substantial proportion of stem effectively defunct and decaying. Unsuitable for retention.	Remove.	N/A	R
27	Beech *(Fagus sylvatica)*	E/M	G/F	15.00	3.00	N E S W	6.00 6.00 6.00 4.00	1	0.40	4.85	Supports minor imbalance to east. Lower stem heavily Ivy clad.	Clean out and cut Ivy. Monitor.	L	B2
28	Lime *(Tilia europea)*	M	G/F	20.00	1.00	N E S W	4.00 7.00 6.00 4.00	1	0.58	6.99	A large specimen of apparently good vigour.	Clean out and monitor.	L	B2
29	Beech *(Fagus sylvatica)*	M	F/P	23.00	5.00	N E S W	14.00 8.00 16.00 8.00	1	0.94	11.31	Notably distorted as result of past suppression in combination with dramatic crown failure. Has sustained notable limb loss and consequential wounding at 14.00 m. Remaining crown appears vigorous though is considered to be predisposed to continued mechanical failure.	Clean out and apply weight reduction works to heavy lateral limbs. Cut Ivy and monitor.	M	C2
30	Ash *(Fraxinus excelsior)*	E/M	F/P	17.00	6.00	N E S W	0.00 5.00 12.00 5.00	2	0.58	5.79	Twin stemmed from near ground level and heavily unbalanced to south east. Lower stem has bonded creating an unstable union. Consider to be of poor quality but presents minimal threat at this time.	Clean out and cut Ivy. Monitor.	M	C2

No.	Species	Age	Con	Ht.	C-Ht.		Spr	Stems	Dia.	RPA	Structural Condition	PMR	Yrs	Cat
31	Portuguese Laurel *(Prunus lusitanica)*	M	F	8.00	2.00	N E S W	5.00 5.00 4.00 1.00	1	0.27	3.21	Comprises part of thicket like undergrowth. Distorted but presents limited threat.	Monitor.	M	C2
32	Holly *(Ilex aquifolium)*	E/M	F	9.00	0.00	N E S W	2.50 2.50 2.50 2.50	3	0.27	2.71	Comprises a multi stemmed group, the original stem of which is now failing.	Clean out and monitor.	S	C2
33	Oak *(Quercus robur)*	M	P	17.00		N E S W	11.00 8.00 3.00 2.00	1	0.75	9.01	Heavily unbalanced to north east and exhibiting classic signs of decline and deterioration. Current canopy represents approximately 25% of canopy expectation for tree of this age.	Cut Ivy and clean out, apply crown reduction works to northern and eastern crown to address imbalance and monitor regularly with regard to suitability for retention.	S	C2
34	Beech *(Fagus sylvatica)*	M	G/F	25.00	2.00	N E S W	12.00 6.00 9.00 10.00	1	1.21	14.52	A large visually imposing specimen of relatively good vigour though supporting fruiting bodies indicating substantial basal decay. Has sustained past lower canopy failure and is considered likely to deteriorate mechanically weak time. Presents limited threat at this time but must be monitored on a regular basis.	Cut Ivy and clean out. Monitor.	S	C2
35	Sycamore *(Acer pseudoplatanus)*	S/M	G/F	14.00	10.00	N E S W	3.00 3.00 3.00 3.00	1	0.26	3.13	Supports minor imbalance to north but is of generally good form and vigour with a raised canopy.	Clean out and monitor.	L	B2
36	Sycamore *(Acer pseudoplatanus)*	E/M	F	13.00	7.00	N E S W	5.00 5.00 0.00 1.00	1	0.29	3.48	Unbalanced to north east as a result of suppression. Is maintaining good vigour though has sustained extensive squirrel related bark damage.	Cut Ivy and clean out. Monitor.	M	C2
37	Holly *(Ilex aquifolium)*	M	F	14.00	3.00	N E S W	2.00 4.00 4.00 3.00	2	0.46	4.65	Twin stemmed from ground level. Note is made of reduction canopy vigour. Lower stems have sustained localised but notable decay and bark necrosis.	Cut Ivy and monitor.	S	C2

No.	Species	Age	Con	Ht.	C-Ht.		Spr	Stems	Dia.	RPA	Structural Condition	PMR	Yrs	Cat
38	Holly *(Ilex aquifolium)*	M	F	10.00	1.00	N E S W	4.00 4.00 3.00 3.00	2	0.27	2.71	Twin stemmed from near ground level. Distorted as result of suppression but maintaining fair vigour.	Cut Ivy monitor.	L	B2
39	Sycamore *(Acer pseudoplatanus)*	E/M	F	14.00	4.00	N E S W	3.00 6.00 3.00 0.00	1	0.33	4.01	Notably unbalanced to east but maintaining good vigour.	Cut Ivy and monitor.	L	B2
40	Holly *(Ilex aquifolium)*	E/M	F	9.00	1.00	N E S W	1.00 3.00 2.00 2.00	1	0.23	2.71	Suppressed and distorted but maintaining fair vigour.	Monitor.	M	C2
41	Holly *(Ilex aquifolium)*	M	F	10.00	1.00	N E S W	3.00 3.00 2.00 3.00	1	0.23	2.75	Suppressed by neighbouring trees and impacted by failure of adjoining and Elm stem.	Clean out and monitor.	M	C2
42	Ash *(Fraxinus excelsior)*	M	P	16.00	4.00	N E S W	5.20 7.00 8.00 1.00	1	0.59	7.10	Distorted from near ground level, appears to arise as sucker redevelopment. Southernmost stem has failed at 2.00 m and is perched within crown of adjoining Holly tree. Consider to be of limited retention merit.	Remove collapsed stem, clean out and cut Ivy on remaining stems. Monitor.	S	C2
43	Sycamore *(Acer pseudoplatanus)*	E/M	F	16.00	5.00	N E S W	3.00 3.00 3.00 3.00	1	0.34	4.09	Young and vigorous though suppressed by proximity of near neighbours.	Cut Ivy monitor.	L	B2
44	Ash *(Fraxinus excelsior)*	M	F	16.00	7.00	N E S W	3.00 4.00 5.00 2.00	2	0.31	3.09	Twin stemmed from near ground level with mechanically poor basal union supporting sucker extension to south.	Clean out and monitor, remove basal suckers.	M	C2
45	Ash *(Fraxinus excelsior)*	E/M	F	17.00	10.00	N E S W	3.00 0.00 5.00 5.00	1	0.39	4.62	Distorted and notably unbalanced to west.	Clean out and monitor.	M	C2
46	Yew *(Taxus baccata)*	M	F	15.00	00.00	N E S W	8.00 6.00 5.00 8.00	1	0.88	10.50	Slightly suppressed and unbalanced. Of reduced vigour with crown apex exhibiting possible early signs of decline.	Cut Ivy and clean out. Monitor regularly.	L	B2

No.	Species	Age	Con	Ht.	C-Ht.		Spr	Stems	Dia.	RPA	Structural Condition	PMR	Yrs	Cat
47	Holly *(Ilex aquifolium)*	E/M	F	9.00	0.00	N E S W	2.00 2.00 2.00 2.00	1	0.26	3.09	Suppressed but maintaining good vigour.	Monitor.	L	B2
48	Yew *(Taxus baccata)*	M	F	14.00	0.00	N E S W	10.00 10.00 7.00 5.00	1	1.04	12.45	Lower limbs to north and east of stem have laid at ground level. Crown vigour is variable with substantial deadwood noted.	Clean out and monitor.	L	B2
49	Wych Elm *(Ulmus glabra)* Stump	M	D	8.00	N/A	N E S W	0.50 0.50 0.50 0.50	1	0.00	0.00	In a state of imminent collapse.	Remove immediately.	N/A	R
50	Beech *(Fagus sylvatica)*	M	G	22.00	2.00	N E S W	7.00 7.00 7.00 7.00	1	2.23	26.74	Heavily Ivy clad but of apparently good vigour.	Clean out and cut Ivy. Monitor.	L	B2
51	Holly *(Ilex aquifolium)*	M	G/F	13.00	2.00	N E S W	4.00 3.00 2.00 4.00	1	0.47	5.65	Comprises part of general woodland undergrowth. It is good vigour but supports notable Ivy cover.	Cut Ivy and monitor.	L	B2
52	Sycamore *(Acer pseudoplatanus)*	M	G/F	18.00	4.00	N E S W	3.00 4.00 7.00 4.00	1	0.52	6.23	Drawn up with limited high crown. Of good general vigour.	Monitor.	L	A2
53	Beech *(Fagus sylvatica)*	E/M	G	17.00	1.00	N E S W	6.00 6.00 6.00 6.00	1	0.52	6.19	Of good general form and vigour.	Clean out and monitor.	L	A2
54	Sycamore *(Acer pseudoplatanus)*	E/M	G	16.00	8.00	N E S W	0.00 2.00 5.00 5.00	1	0.39	4.70	Drawn up and notably unbalanced to south west. Lower stem supports notable Ivy cover.	Cut Ivy and monitor.	L	B2
55	Beech *(Fagus sylvatica)*	M	F	18.00	2.00	N E S W	2.00 4.00 7.00 5.00	1	0.57	6.84	Notably unbalanced to southwest but maintaining good vigour.	Clean out and cut Ivy. Monitor.	L	B2
56	Sycamore *(Acer pseudoplatanus)*	M	G/F	18.00	8.00	N E S W	4.00 8.00 2.00 2.00	1	0.48	5.77	Notably unbalanced to north east but maintaining good vigour.	Clean out and cut Ivy. Monitor.	L	B2

No.	Species	Age	Con	Ht.	C-Ht.		Spr	Stems	Dia.	RPA	Structural Condition	PMR	Yrs	Cat
57	Sycamore *(Acer pseudoplatanus)*	E/M	P	13.00	6.00	N E S W	4.00 3.00 3.00 4.00	1	0.35	4.24	Chronically suppressed exhibiting evidence of crown failure. Is heavily Ivy clad. Present minimal threat at this time but appears to be of questionable retention merit.	Cut Ivy and clean out. Monitor regarding suitability for retention.	S	C2
58	Ash *(Fraxinus excelsior)*	M	G/F	18.00	12.00	N E S W	5.00 6.00 1.00 1.00	1	0.47	5.69	Supports minor imbalance to north east but is of good general form and vigour.	Clean out and monitor.	L	B2
59	Holly *(Ilex aquifolium)*	M	G/F	11.00	0.00	N E S W	1.00 2.00 3.00 2.00	1	0.26	3.13	Supports minor imbalance to south. Supports notable Ivy cover.	Clean out and cut Ivy. Monitor.	L	B2
60	Sycamore *(Acer pseudoplatanus)*	M	F	17.00	4.00	N E S W	5.00 5.00 5.00 4.00	1	0.71	8.56	Heavily Ivy clad preventing detailed inspection. Principal stem appears disproportionately large for retained canopy suggesting possibility of crown failure and breakage obscured by Ivy cover.	Cut Ivy and re-evaluate subsequent Ivy shedding.	S	C2
61	Holly *(Ilex aquifolium)*	M	F	10.00	0.00	N E S W	4.00 1.00 0.00 2.00	1	0.28	3.32	Notably unbalanced to north and suppressed by adjoining trees. Is maintaining fair vigour.	Monitor.	M	C2
62	Wych Elm *(Ulmus glabra)*	E/M	D	8.00	N/A	N E S W	0.25 0.25 0.25 0.25	1	0.00	0.00	Exists as a partially collapsed stump.	Remove.	N/A	R
63	Ash *(Fraxinus excelsior)*	E/M	F/P	12.00	6.00	N E S W	0.00 3.00 5.00 2.00	1	0.29	3.48	Substantially distorted but maintaining good vigour. Currently supports notable Ivy.	Cut Ivy and monitor.	M	C2
64	Ash *(Fraxinus excelsior)*	M	G/F	19.00	8.00	N E S W	4.00 5.00 5.00 3.00	1	0.56	6.72	Heavily Ivy clad preventing detailed inspection though appears to be of good vigour at this time.	Cut Ivy and clean out. Monitor.	L	B2
65	Wych Elm *(Ulmus glabra)*	S/M	G/F	9.00	3.00	N E S W	2.50 2.50 2.50 2.50	1	0.17	2.06	Young and vigorous though heavily Ivy clad.	Cut Ivy and monitor.	L	B2

No.	Species	Age	Con	Ht.	C-Ht.		Spr	Stems	Dia.	RPA	Structural Condition	PMR	Yrs	Cat
66	Holly *(Ilex aquifolium)*	E/M	F	9.00	1.00	N E S W	3.00 3.00 3.00 3.00	1	0.22	2.60	Comprises part of general woodland thicket.	Monitor.	L	B2
67	Holly *(Ilex aquifolium)*	M	G/F	11.00	2.00	N E S W	1.00 2.00 4.00 2.00	1	0.33	3.97	Unbalanced to south but maintaining fair vigour.	Cut Ivy and monitor.	L	B2
68	Sycamore *(Acer pseudoplatanus)*	M	F	17.00	9.00	N E S W	3.00 4.00 3.00 3.00	1	0.58	6.91	Supports limited high crown with entire stem Ivy clad. Appears to be of good vigour at this time.	Cut Ivy and re-evaluate subsequent to Ivy shedding.	L	B2
69	Holly *(Ilex aquifolium)*	E/M	F	8.00	1.00	N E S W	2.50 2.50 2.50 2.50	1	0.19	2.33	Appears to comprise a sucker redevelop from a now defunct plant.	Remove dead stem to south east. Monitor.	L	B2
70	Horse Chestnut *(Aesculus hippocastanum)*	E/M	F/P	13.00	1.00	N E S W	5.00 5.00 5.00 5.00	1	0.49	5.88	Heavily distorted as a result of suppression. All primary stems and limbs are heavily Ivy clad.	Cut Ivy and clean out. Monitor regularly.	M	C2
71	Sycamore *(Acer pseudoplatanus)*	E/M	F	15.00	2.00	N E S W	4.00 4.00 0.00 3.00	1	0.44	5.27	Notably unbalanced to north and supporting extensive Ivy cover.	Cut Ivy and monitor.	L	B2
72	Wych Elm *(Ulmus glabra)*	S/M	F	9.00	3.00	N E S W	4.00 5.00 4.00 3.00	1	0.23	2.71	Suppressed and distorted but maintaining good vigour.	Cut Ivy and monitor.	M	C2
73	Sycamore *(Acer pseudoplatanus)*	E/M	F	14.00	6.00	N E S W	4.00 4.00 4.00 2.00	1	0.39	4.62	Heavily Ivy clad preventing detailed inspection though visible crown portions appear vigorous.	Cut Ivy and clean out re-evaluate subsequent to Ivy shedding.	L	B2
74	Sycamore *(Acer pseudoplatanus)*	M	F	15.00	9.00	N E S W	2.00 3.00 4.00 3.00	1	0.55	6.61	Supports disproportionately large stem for canopy suggesting possibility of mechanical crown failure. Entire stem and Crown is obscured by heavy Ivy cover at this time. Visible portions of crown appear vigorous.	Cut Ivy and clean out re-evaluate subsequent to Ivy shedding.	S	C2

No.	Species	Age	Con	Ht.	C-Ht.		Spr	Stems	Dia.	RPA	Structural Condition	PMR	Yrs	Cat
75	Sycamore *(Acer pseudoplatanus)*	M	F	17.00	8.00	N E S W	2.00 3.00 4.00 3.00	1	0.58	6.91	Appears to support disproportionately small crown for stems size suggesting possibility of crown failure. Stem and crown currently Ivy clad preventing detailed inspection.	Cut Ivy and clean out re-evaluate subsequent to Ivy shedding.	S	C2
76	Sycamore *(Acer pseudoplatanus)*	E/M	F	14.00	3.00	N E S W	1.00 3.00 6.00 3.00	1	0.27	3.21	Suppressed distorted and unbalanced to south but maintaining good vigour.	Cut Ivy and monitor.	L	B2
77	Sycamore *(Acer pseudoplatanus)*	E/M	F	13.00	6.00	N E S W	3.00 2.00 6.00 4.00	1	0.30	3.59	Principal stem heavily unbalanced to west and Ivy clad. Crown appears vigorous at this time.	Cut Ivy monitor.	M	C2
78	Sycamore *(Acer pseudoplatanus)*	S/M	F	13.00	5.00	N E S W	1.00 2.00 4.00 1.00	1	0.22	2.64	A drawn up whip, part of an extended group of whips. Suppressed and unbalanced to south.	Cut Ivy and monitor.	L	B2
79	Beech *(Fagus sylvatica)*	E/M	G/F	18.00	6.00	N E S W	4.00 5.00 5.00 4.00	1	0.55	6.65	Principal stem heavily Ivy clad though canopy form appears vigorous.	Cut Ivy and clean out.	L	B2
80	Ash *(Fraxinus excelsior)*	M	F	19.00	12.00	N E S W	4.00 7.00 3.00 2.00	1	0.53	6.42	An elongated and drawn up specimen supporting a limited high crown. Principal stem heavily Ivy clad preventing detailed inspection.	Cut Ivy and clean out. Monitor.	L	B2
81	Ash *(Fraxinus excelsior)*	M	G/F	19.00	13.00	N E S W	5.00 2.00 4.00 7.00	1	0.69	8.25	Drawn up and supporting limited high crown. Appears to be of good vigour but stem is heavily Ivy clad.	Cut Ivy and clean out. Monitor.	L	B2
82	Ash *(Fraxinus excelsior)*	E/M	F/P	14.00	6.00	N E S W	3.00 3.00 2.00 2.00	1	0.28	3.32	Drawn up and whip like with principal stem being heavily Ivy clad.	Cut Ivy and re-evaluate subsequent to Ivy shedding.	M	C2
83	Ash *(Fraxinus excelsior)*	M	F	20.00	15.00	N E S W	8.00 9.00 6.00 1.00	1	0.55	6.57	Notably unbalanced to east but apparently maintaining good vigour. Principal stem is heavily Ivy clad preventing detailed inspection.	Cut Ivy and re-evaluate. Clean out and monitor.	L	B2

No.	Species	Age	Con	Ht.	C-Ht.		Spr	Stems	Dia.	RPA	Structural Condition	PMR	Yrs	Cat
84	Beech *(Fagus sylvatica)*	M	G/F	21.00	6.00	N E S W	8.00 9.00 7.00 7.00	1	1.00	11.99	A large and apparently vigorous specimen heavily Ivy clad preventing detailed inspection.	Clean out remove larger deadwood cut Ivy and re-evaluate subsequent to Ivy shedding.	L	B2
85	Sycamore *(Acer pseudoplatanus)*	E/M	F/P	12.00	3.00	N E S W	5.00 5.00 4.00 4.00	1	0.31	3.71	Crown structure is distorted presumably as a result of squirrel damage. Lower stem supports notable area of decay. Consider to be of reduced long-term value.	Cut Ivy and clean out monitor regularly regarding suitability for retention.	M	C2
86	Wych Elm *(Ulmus glabra)*	S/M	F	10.00	2.00	N E S W	2.00 1.00 2.00 3.00	1	0.17	2.02	A drawn up whip suppressed and nature.	Cut Ivy monitor.	M	C2
87	Sycamore *(Acer pseudoplatanus)*	M	F	19.00	7.00	N E S W	7.00 7.00 6.00 7.00	1	1.18	14.13	A large triple stemmed specimen supported upon substantial compression forks. Crown vigour appears good though middle crown region is heavily obscured by Ivy cover.	Clean out remove large deadwood and cut Ivy. Monitor regularly.	M	C2
88	Ash *(Fraxinus excelsior)*	M	G/F	18.00	10.00	N E S W	1.00 4.00 8.00 4.00	1	0.46	5.58	Notably unbalanced to south and apparently maintaining good vigour. Entire crown structure is heavily Ivy clad preventing detailed inspection.	Cut Ivy and re-evaluate subsequent to Ivy shedding.	M	C2
89	Ash *(Fraxinus excelsior)*	M	G/F	22.00	15.00	N E S W	5.00 6.00 4.02 6.00	1	0.55	6.57	Drawn up with limited high crown. Appears to be of good vigour though lower stem and Middle crown is heavily Ivy clad.	Cut Ivy and monitor.	L	B2
90	Wych Elm *(Ulmus glabra)*	S/M	F	9.00	3.00	N E S W	3.00 4.00 2.00 0.00	1	0.20	2.41	Suppressed and unbalanced to east of maintaining good vigour.	Cut Ivy and monitor.	M	C2
91	Ash *(Fraxinus excelsior)*	E/M	F	18.00	12.00	N E S W	3.00 3.00 5.00 4.00	1	0.39	4.66	Of apparently good vigour though is supported upon distended bases suggesting possibility of internal decay. General vigour appears good at this time.	Clean out and monitor regularly.	S	C2

No.	Species	Age	Con	Ht.	C-Ht.		Spr	Stems	Dia.	RPA	Structural Condition	PMR	Yrs	Cat
92	Beech *(Fagus sylvatica)*	M	F	20.00	6.00	N E S W	6.00 6.00 6.00 6.00	1	0.84	10.08	A large specimen of variable Crown vigour with dieback and decline evident within the crown form. Middle crown area heavily obscured by Ivy cover.	Clean out and cut Ivy re-evaluate on a regular basis with regard to potential deterioration.	S	C2
93	Beech *(Fagus sylvatica)*	E/M	F	15.00	7.00	N E S W	2.00 2.00 2.00 3.00	1	0.30	3.59	Of drawn up and column form, heavily Ivy clad.	Cut Ivy and monitor.	L	B2
94	Oak *(Quercus robur)*	M	F/P	18.00	6.20	N E S W	6.00 7.00 2.00 0.00	1	0.84	10.12	Heavily Ivy clad with substantial bark necrosis and bark damaged near ground level. Stag heading and deadwood is evident within crown.	Clean out remove large deadwood and apply crown reduction works to address overall crown imbalance. Cut Ivy and monitor on regular basis with regard to suitability for retention.	S	C2
95	Sycamore *(Acer pseudoplatanus)*	M	F	18.00	8.00	N E S W	7.00 7.00 6.00 2.00	1	0.53	6.38	Notably unbalanced to east but apparently of good vigour. Middle crown region is heavily Ivy clad preventing detailed inspection. Is heavily forked at 5.00 m.	Cut Ivy and clean out, re-evaluate subsequent to Ivy shedding.	L	B2
96	Sycamore *(Acer pseudoplatanus)*	S/M	F	10.00	4.00	N E S W	3.00 3.00 4.00 1.00	1	0.26	3.09	Suppressed and slightly distorted but maintaining good vigour.	Cut Ivy and monitor.	L	B2
97	Wych Elm *(Ulmus glabra)*	S/M	F	11.00	0.00	N E S W	4.00 2.00 2.00 4.00	1	0.39	4.62	A suckering group comprising part of the woodland under story.	Monitor.	M	C2
98	Ash *(Fraxinus excelsior)*	M	F/P	18.00	2.00	N E S W	9.00 8.00 4.00 0.00	1	0.62	7.49	Remaining crown is substantially unbalanced to east, towards adjoining buildings and yard. Retention would require application of radical pruning works to address imbalance together with constant monitoring.	Consider early removal.	S	C2
99	Ash *(Fraxinus excelsior)*	M	F	18.00	9.00	N E S W	5.00 4.00 8.00 7.00	1	0.74	8.86	An open crown specimen of apparently good vigour.	Clean out remove deadwood and cut Ivy. Monitor.	L	B2

No.	Species	Age	Con	Ht.	C-Ht.		Spr	Stems	Dia.	RPA	Structural Condition	PMR	Yrs	Cat
100	Ash *(Fraxinus excelsior)*	S/M	F	14.00	7.00	N E S W	4.00 3.00 4.00 2.00	1	0.27	3.21	Of apparently good vigour but has sustained canker related dieback and damage.	Clean out and monitor.	S	C2
101	Sycamore *(Acer pseudoplatanus)*	E/M	F/P	14.00	5.00	N E S W	4.00 3.00 0.00 4.00	1	0.38	4.51	Lower stem Ivy prevents detailed inspection of the stem .Appears to have sustained damage and supports notable dieback. Substantial deadwood supported within crown suggests possible mechanical failure.	Clean out and re-evaluate subsequent to ivy cutting.	S	C2
102	Wych Elm *(Ulmus glabra)*	S/M	P	9.00	1.00	N E S W	3.00 7.00 4.00 2.00	1	0.29	3.48	Heavily distorted and unbalanced to east. Comprises part of general undergrowth thicket.	Monitor.	M	C2
103	Wych Elm *(Ulmus glabra)*	E/M	F	11.00	7.00	N E S W	3.00 7.00 5.00 2.00	1	0.37	4.47	Supports minor imbalance to east and is heavily Ivy clad preventing detailed inspection. Upper crown exhibits evidence of past storm damage and mechanical failure.	Cut Ivy and re-evaluate subsequent to Ivy shedding.	M	C2
104	Ash *(Fraxinus excelsior)*	M	F	20.00	12.00	N E S W	2.00 4.00 7.00 3.00	1	0.69	8.33	Drawn up with limited high crown supported on the notably distorted stem with deflection to south. General vigour appears fair at this time.	Cut Ivy and clean out. Monitor.	M	C2
105	Wych Elm *(Ulmus glabra)*	E/M	G/F	13.00	5.00	N E S W	5.00 4.00 4.00 2.20	1	0.27	3.29	Of relatively good form and vigour.	Clean out and monitor.	L	B2
106	Sycamore *(Acer pseudoplatanus)*	S/M	F/P	9.00	2.00	N E S W	3.00 2.00 3.00 3.00	1	0.25	2.94	Distorted and heavily Ivy clad.	Cut Ivy and re-evaluate subsequent to Ivy shedding.	M	C2
107	Wych Elm *(Ulmus glabra)*	S/M	F	11.00	6.20	N E S W	2.00 3.00 2.00 2.00	1	0.23	2.75	Apparently vigorous but heavily Ivy clad.	Cut Ivy and re-evaluate.	L	B2

No.	Species	Age	Con	Ht.	C-Ht.		Spr	Stems	Dia.	RPA	Structural Condition	PMR	Yrs	Cat
108	Wych Elm *(Ulmus glabra)*	S/M	F	10.00	6.00	N E S W	4.00 2.00 2.00 2.00	1	0.25	3.02	Slightly distorted but maintaining good vigour.	Clean out and monitor.	L	B2
109	Beech *(Fagus sylvatica)*	M	F	23.00	8.00	N E S W	6.00 9.00 13.00 8.00	1	0.99	11.92	Supports minor imbalance to south, towards adjoining buildings. Crown vigour is variable with a notably reduced vigour about crown apex. Crown system is supported upon heavy three-way fork union with notable bark inclusions predisposing tree to mechanical failure.	Clean out remove existing deadwood. Apply crown weight reduction works to the southern side of crown. Monitor regularly.	M	C2
110	Holly *(Ilex aquifolium)*	E/M	F	10.00	1.00	N E S W	2.00 2.00 2.00 2.00	1	0.18	2.14	Of relatively good form and vigour though slightly suppressed.	Monitor.	L	B2
111	Holly *(Ilex aquifolium)*	M	F	11.00	0.00	N E S W	2.00 3.00 4.00 1.00	1	0.24	2.90	Notably unbalanced to south east but maintaining good vigour.	Monitor.	L	B2
112	Wych Elm *(Ulmus glabra)*	S/M	F	11.00	3.00	N E S W	3.00 3.00 3.00 3.00	1	0.17	2.06	Young and vigorous, comprising part of woodland under story.	Monitor.	L	B2
113	Ash *(Fraxinus excelsior)*	M	F	18.00	10.00	N E S W	4.00 0.00 7.00 6.00	1	0.48	5.73	Drawn up with limited high crown, unbalanced to south west. Of good vigour but has sustained past storm damage.	Clean out and monitor on regular basis.	M	C2
114	Ash *(Fraxinus excelsior)*	M	F	18.00	9.00	N E S W	6.00 6.00 7.00 3.00	2	0.74	7.39	Twin stemmed from ground level and apparently maintaining good vigour. Has sustained minor storm damage in past.	Clean out and monitor.	L	B2
115	Ash *(Fraxinus excelsior)*	E/M	F/P	16.00	6.00	N E S W	2.00 5.00 6.00 3.00	1	0.36	4.32	Notably unbalanced to south and supports storm damage wound and associated cavity at 6.00 m. As of good vigour at this time and would appear to present limited threat.	Clean out and monitor regularly with regard to suitability for retention.	S	C2

No.	Species	Age	Con	Ht.	C-Ht.		Spr	Stems	Dia.	RPA	Structural Condition	PMR	Yrs	Cat
116	Wych Elm *(Ulmus glabra)*	E/M	F	15.00	7.00	N E S W	4.00 4.00 3.00 3.00	1	0.26	3.09	Of generally good form and vigour.	Monitor.	L	B2
117	Ash *(Fraxinus excelsior)*	E/M	P	12.00	3.00	N E S W	0.25 0.25 0.25 0.25	1	0.31	3.71	Crown spread not applicable. Principal stem has sustained delamination fracture and is collapsing to east.	Remove immediately.	N/A	R
118	Beech *(Fagus sylvatica)*	M	P	14.00	N/A	N E S W	0.25 0.25 0.25 0.25	1	0.91	10.89	Exists as a dead and substantially decayed stump. Appears to present limited threat at this time but will collapse subject to ongoing decay.	Remove	N/A	R
119	Holly *(Ilex aquifolium)*	E/M	F	11.00	2.00	N E S W	3.00 3.00 2.00 1.00	1	0.20	2.44	Suppressed and one-sided. Has sustained past pruning of western branches. Comprises part of general woodland undergrowth.	Clean out and monitor. .	M	C2
120	Ash *(Fraxinus excelsior)*	E/M	F	15.00	10.00	N E S W	4.00 3.00 1.00 1.00	1	0.23	2.75	Supports minor imbalance to north east. Remains vigorous.	Monitor.	L	B2
121	Ash *(Fraxinus excelsior)*	S/M	F	13.00	10.00	N E S W	2.00 2.00 2.00 2.00	1	0.21	2.48	Young and vigorous but supporting heavily Ivy cover.	Cut Ivy and monitor.	M	C2
122	Sycamore *(Acer pseudoplatanus)*	E/M	F	13.00		N E S W	4.00 4.00 4.00 2.00	3	0.43	4.30	Multi stemmed from near ground level with general imbalance to east. All stems support notable Ivy cover. Upper crown illustrates squirrel related bark damage.	Cut Ivy and clean out, monitor regularly.	M	C2
123	Ash *(Fraxinus excelsior)*	E/M	F	16.00	3.00	N E S W	5.00 5.00 4.00 4.00	1	0.28	3.32	Apparently vigorous but supporting extensive Ivy cover. Exhibits signs on bark included compression forked at 2.50 m.	Cut Ivy and re-evaluate subsequent to Ivy shedding.	L	B2
124	Wych Elm *(Ulmus glabra)*	E/M	F	15.00	4.00	N E S W	3.00 3.00 3.00 3.00	1	0.25	2.98	Young and vigorous, of generally good balance.	Monitor.	L	B

No.	Species	Age	Con	Ht.	C-Ht.		Spr	Stems	Dia.	RPA	Structural Condition	PMR	Yrs	Cat
125	Ash *(Fraxinus excelsior)*	E/M	G/F	15.00	4.00	N E S W	3.00 3.00 3.00 3.00	1	0.24	2.90	Young and vigorous, of apparently good form.	Cut Ivy and monitor. .	L	B2
126	Ash *(Fraxinus excelsior)*	E/M	P	14.00		N E S W	5.00 6.00 3.00 1.00	1	0.55	6.65	Exists as a remnant of a once larger tree with the entire western side of crown now lost resulting in major damage to lower stem. Remaining Western crown will be subject to debilitation and decay of stem. Appears to present minimal threat at this time but will collapse in time.	Consider early removal.	N/A	R
127	Sycamore *(Acer pseudoplatanus)*	E/M	G	16.00	6.00	N E S W	4.00 3.00 3.00 4.00	1	0.29	3.48	Of apparently good vigour though supporting notable Ivy cover within Middle and upper crown.	Cut Ivy and re-evaluate	L	B2
128	Sycamore *(Acer pseudoplatanus)*	E/M	F	16.00	4.00	N E S W	3.00 4.00 4.00 4.00	1	0.34	4.13	Apparently of good vigour and balanced but heavily Ivy clad.	Cut Ivy and re-evaluate	L	B2
129	Ash *(Fraxinus excelsior)*	M	F	26.00	6.00	N E S W	4.00 6.00 9.00 8.00	1	0.94	11.31	A particularly large and drawn up specimen exhibiting signs of variable crown of vigour. Stem is completely Ivy clad for 70% of extent. Anomalies of the stem of former exist at 12.00 m suggesting high likelihood of prior mechanical failure. Current Ivy levels prevent detailed inspection. Concerns exist with regard to mechanical integrity of tree.	Cut Ivy and re-evaluate subsequent to Ivy shedding with regard to suitability for retention.	S	C2
130	Beech *(Fagus sylvatica)*	M	F	26.00	3.00	N E S W	9.00 7.00 8.00 5.00	1	1.03	12.38	A particularly large specimen whose overall crown form has been influenced by proximity of the near neighbours. Crown vigour is generally good but of variable exhibiting deadwood carriage at extremities suggesting reduction in overall vigour. Principal stem is heavily Ivy clad preventing detailed inspection.	Cut Ivy and clean out remove deadwood. Re-evaluate subsequent to Ivy shedding	L	B2

No.	Species	Age	Con	Ht.	C-Ht.		Spr	Stems	Dia.	RPA	Structural Condition	PMR	Yrs	Cat
131	Beech *(Fagus sylvatica)*	M	F	21.00	3.00	N E S W	7.00 5.00 6.00 3.00	1	0.88	10.62	Suppressed and distorted as result of proximity to near neighbours. Principal stem is heavily Ivy clad preventing detailed inspection. General vigour appears good at this time.	Cut Ivy and re-evaluate subsequent to Ivy shedding. Clean out remove existing deadwood.	L	B2
132	Beech *(Fagus sylvatica)*	M	F	23.00	3.00	N E S W	9.00 6.00 7.00 7.00	1	0.94	11.31	Of variable crown vigour suggesting possible onset of decline. Principal stems are heavily Ivy clad preventing detailed inspection.	Cut Ivy and re-evaluate subsequent to Ivy shedding. Clean out remove larger deadwood. Monitor regularly	L	B2
133	Beech *(Fagus sylvatica)*	M	F/P	24.00	6.00	N E S W	4.00 6.00 7.00 6.00	1	0.99	11.84	Of fair vigour though principal stem is heavily Ivy clad. Full inspection is impossible at this time. Note is made of substantial wound on southern side of lower stem that is already subject to superficial decay and is considered likely to deteriorate and undermine tree health and stability in time.	Cut Ivy and clean out. Re-evaluate subsequent to Ivy shedding and monitor regularly with regard to deterioration of lower stem.	M	C2
134	Beech *(Fagus sylvatica)*	M	P	24.00	2.00	N E S W	7.00 5.00 6.00 5.00	1	0.80	9.55	Lower stem is substantially affected by cavity development on southern side attaining a minimum of 50% of cross-section. Crown vigour is notably poor with chlorosis evident. Principal stem is heavily Ivy clad preventing detailed inspection. Considered to be of limited retention value and will require removal within short term.	Cut Ivy and re-evaluate subsequent to Ivy shedding. Clean out remove deadwood and monitor regularly regarding suitability for retention.	S	C2
135	Sycamore *(Acer pseudoplatanus)*	S/M	F/P	10.00	2.00	N E S W	4.00 0.00 0.00 3.00	1	0.21	2.56	A small apparently naturally arising sucker unbalanced to north west as a result of suppression by near neighbours.	Cut Ivy and monitor.	M	C2
136	Wych Elm *(Ulmus glabra)*	S/M	F	13.00	4.00	N E S W	5.00 4.00 1.00 3.00	1	0.28	3.32	Part of the woodland's natural regeneration. Remains vigorous but is notably distorted.	Monitor.	L	C2

No.	Species	Age	Con	Ht.	C-Ht.		Spr	Stems	Dia.	RPA	Structural Condition	PMR	Yrs	Cat
137	Wild Cherry *(Prunus avium)*	E/M	F	14.00	4.00	N E S W	4.00 3.00 3.00 2.00	1	0.27	3.21	Comprises part of the woodland's natural regeneration.	Cut Ivy and monitor.	L	B2
138	Beech *(Fagus sylvatica)*	M	P	10.00	N/A	N E S W	0.25 0.25 0.25 0.25	1	0.00	0.00	Exists as a decapitated and decayed stump. Impromptu collapse is expected.	Remove.	N/A	R
139	Ash *(Fraxinus excelsior)*	E/M	P	9.00	6.00	N E S W	2.00 2.00 2.00 2.00	1	0.39	4.70	Exists as a decapitated stump supporting minimal soccer regeneration. Present minimal threat but is of minimal retention merit.	Consider early removal.	N/A	R
140	Ash *(Fraxinus excelsior)*	M	F	20.00	9.00	N E S W	2.00 5.00 6.00 4.00	1	0.66	7.91	A drawn up specimen supporting a limited high crown. Crown supports notable deadwood and exhibit signs of past storm damage. Canopy appears vigorous at this time.	Clean out and monitor.	L	B2
141	Ash *(Fraxinus excelsior)*	E/M	F	15.00	5.00	N E S W	2.00 4.00 4.00 3.00	1	0.37	4.47	Slightly on arts to south and heavily Ivy clad preventing detailed inspection. Supports notable deadwood and minor imbalance to south.	Cut Ivy and clean out. Monitor.	L	B2
142	Beech *(Fagus sylvatica)*	M	F	21.00	3.00	N E S W	7.00 4.00 6.00 6.00	1	0.99	11.84	Of apparently good vigour with principal stem heavily Ivy clad preventing detailed inspection. Cut Ivy and re-evaluate subsequent to Ivy shedding.	Clean out to remove deadwood. Monitor.	L	B2
143	Horse Chestnut *(Aesculus hippocastanum)*	M	F	17.00	2.00	N E S W	4.00 5.00 4.00 4.00	1	0.49	5.88	Of apparently good vigour with principal stem heavily Ivy clad. Note is made of slime fluxing on lower stem.	Cut Ivy and monitor regularly.	N/A	R
144	Beech *(Fagus sylvatica)*	M	P	24.00	7.00	N E S W	6.00 3.00 3.00 6.00	1	0.58	6.99	Of drawn up form with limited high crown. Canopy vigour is notably poor with apical dieback in evidence. Consider to be in decline and likely to deteriorate further. Of particularly limited potential longevity and likely to require early removal.	Consider early remove.	N/A	R

No.	Species	Age	Con	Ht.	C-Ht.		Spr	Stems	Dia.	RPA	Structural Condition	PMR	Yrs	Cat
145	Ash *(Fraxinus excelsior)*	M	P	25.00	10.00	N E S W	6.00 4.00 4.00 7.00	1	0.57	6.84	Apparently vigorous but has sustained traumatic damage at 12.00 m resulting in extensive cavity development that is considered likely to undermine upper crown stability. Consider the unsuitable for retention as result of collapse risk.	Consider early removal.	N/A	R
146	Sycamore *(Acer pseudoplatanus)*	M	P	8.00	N/A	N E S W	1.00 1.00 1.00 1.00	1	0.70	8.40	Exists as a decapitated stump	Remove.	N/A	R
147	Sycamore *(Acer pseudoplatanus)*	S/M	P	10.00	5.00	N E S W	3.00 4.00 1.00 2.00	1	0.23	2.71	Arises as natural regeneration. Is heavily Ivy clad, distorted and damaged by squirrel feeding.	Cut Ivy and clean out monitor.	M	C2
148	Wych Elm *(Ulmus glabra)*	S/M	F	13.00	6.00	N E S W	4.00 4.00 2.00 1.00	1	0.25	2.98	Exists as naturally arising regeneration. Unbalanced to north-west of maintaining good vigour.	Cut Ivy and monitor.	L	B2
149	Sycamore *(Acer pseudoplatanus)*	M	F	17.00	6.00	N E S W	3.00 3.00 5.00 5.00	1	0.50	6.04	Supports a competitive sucker arising near ground level. It is heavily Ivy clad but remains vigorous.	Cut Ivy and clean out. Monitor.	L	B2
150	Sycamore *(Acer pseudoplatanus)*	E/M	F	13.00	7.00	N E S W	3.00 3.00 3.00 3.00	1	0.24	2.83	Young and vigorous though slightly suppressed by near neighbours.	Cut Ivy and monitor.	L	B2
151	Oak *(Quercus robur)*	M	F	18.00	9.00	N E S W	5.00 5.00 4.00 4.00	1	0.74	8.82	Heavily Ivy clad preventing detailed inspection though vigour appears fair at this time.	Cut Ivy and clean out. Re-evaluate subsequent to Ivy shedding	L	B2
152	Sycamore *(Acer pseudoplatanus)*	M	P	10.00	N/A	N E S W	1.00 1.00 1.00 1.00	1	0.86	10.31	Exists as a decapitated stump. Considered likely to collapse.	Remove	N/A	R
153	Wych Elm *(Ulmus glabra)*	S/M	F	9.00	5.00	N E S W	3.00 3.00 3.00 3.00	1	0.19	2.33	Comprises part of natural regeneration. Is of distorted form and supports minor Ivy	Cut Ivy and monitor.	M	C2

No.	Species	Age	Con	Ht.	C-Ht.		Spr	Stems	Dia.	RPA	Structural Condition	PMR	Yrs	Cat
154	Beech *(Fagus sylvatica)*	E/M	F	18.00	3.00	N E S W	4.00 6.00 6.00 5.00	1	0.49	5.88	0 f drawn up form It is developing notable Ivy-cover on principal stem. Currently maintains good vigour and supports limited deadwood.	Cut Ivy and monitor.	L	B2
155	Ash *(Fraxinus excelsior)*	M	F	18.00	3.00	N E S W	9.00 4.00 3.00 7.00	1	1.00	12.03	Notably unbalanced as a result of woodland suppression. Multi stemmed from lower level with all stems heavily Ivy clad. But apparently vigorous but has sustained local storm damage in past and supports visible deadwood. Ivy cover prevents detailed inspection. Cut Ivy and re-evaluate subsequent to Ivy shedding with particular regard to past storm damage and possible localised decay.	Clean out and monitor regularly.	M	C2
156	Ash *(Fraxinus excelsior)*	E/M	F/P	15.00	8.00	N E S W	6.00 0.00 2.00 5.00	1	0.36	4.32	Heavily unbalanced to north west as a result of suppression. Lower stem to mid crown is heavily Ivy clad preventing detailed inspection. Concerns exist regarding long-term stability in light of imbalance.	Cut Ivy and re-evaluate subsequent to Ivy shedding.	M	C2
157	Beech *(Fagus sylvatica)*	S/M	F	9.00	0.00	N E S W	5.00 4.00 4.00 3.00	1	0.27	3.21	Of generally good vigour though distorted and unbalanced to north as result of suppression.	Cut Ivy and monitor. .	M	C2
158	Ash *(Fraxinus excelsior)*	M	P	10.00	N/A	N E S W	1.00 1.00 1.00 1.00	2	0.00	0.00	Originally Twin stemmed, one stem has collapsed from ground level with the second stem decapitated at 9.00 m. Unsuitable for retention	Remove.	N/A	R
159	Ash *(Fraxinus excelsior)*	E/M	F/P	11.00		N E S W	6.00 3.00 1.00 3.00	1	0.35	4.24	Notably unbalanced to north as result of woodland suppression. Multi stemmed and heavily Ivy clad, considered to be of distorted form. Of questionable long-term value but present limited threat at this time.	Cut Ivy and monitor.	M	C2

No.	Species	Age	Con	Ht.	C-Ht.		Spr	Stems	Dia.	RPA	Structural Condition	PMR	Yrs	Cat
160	Ash *(Fraxinus excelsior)*	E/M	F/P	12.00	2.00	N E S W	7.00 2.00 1.00 3.00	1	0.52	6.26	Arising from embankment edge and notably unbalanced to north as result of woodland suppression. Heavily Ivy clad preventing detailed inspection.	Cut Ivy and re-evaluate subsequent Ivy shedding.	M	C2
161	Sycamore *(Acer pseudoplatanus)*	M	G/F	17.00	4.00	N E S W	6.00 4.00 2.00 5.00	1	0.51	6.15	Supports general imbalance to north as result of suppression by near neighbours. General vigour appears good though middle ground area is heavily Ivy clad preventing detailed inspection.	Cut Ivy and clean out, remove collapsed stem currently lodged within crown. Monitor.	L	B2
162	Ash *(Fraxinus excelsior)*	M	G/F	20.00	12.00	N E S W	5.00 5.00 3.00 5.00	1	0.68	8.21	Drawn up with limited high crown, obscured by notable Ivy cover. General vigour appears good with limited deadwood carriage.	Cut Ivy and re-evaluate subsequent to Ivy shedding. Monitor.	L	B2
163	Sycamore *(Acer pseudoplatanus)*	E/M	F	17.00	6.00	N E S W	3.00 5.00 5.00 3.00	1	0.44	5.23	Of distorted form as a result of suppression by near neighbours. Of apparently good vigour though supporting notable Ivy cover.	Cut Ivy and monitor.	L	B2
164	Sycamore *(Acer pseudoplatanus)*	S/M	F	14.00	3.00	N E S W	3.00 3.00 4.00 2.00	1	0.28	3.36	Distorted as result of suppression and supporting notable Ivy cover. Of apparently good vigour at this time.	Cut Ivy and monitor.	L	B2
165	Ash *(Fraxinus excelsior)*	M	F	18.00	9.00	N E S W	5.00 4.00 4.00 3.00	1	0.52	6.23	Of drawn up form with limited high crown. Use of apparently good vigour though supports notable Ivy cover.	Cut Ivy and monitor.	L	B2
166	Ash *(Fraxinus excelsior)*	M	F	18.00	11.00	N E S W	3.00 4.00 6.00 4.00	1	0.54	6.53	Supports notable deflection to south and has sustained mechanical damage and subsequent localised decay at 15.00 m potentially undermining integrity and stability of upper crown. Consider to present minimal threat within current context.	Cut Ivy and clean out and monitor deterioration of upper crown and wound	M	C2

No.	Species	Age	Con	Ht.	C-Ht.		Spr	Stems	Dia.	RPA	Structural Condition	PMR	Yrs	Cat
167	Ash *(Fraxinus excelsior)*	M	G/F	22.00	12.00	N E S W	5.00 5.00 6.00 4.00	1	0.68	8.14	Of drawn up form with limited high crown. Principal stem and middle ground area heavily Ivy clad.	Cut Ivy and clean out to remove deadwood. Monitor	L	B2
168	Holly *(Ilex aquifolium)*	M	F	10.00	0.00	N E S W	3.00 4.00 2.00 2.00	1	0.34	4.09	Slightly suppressed by canopy cover and comprising part of general woodland under story.	Monitor.	M	C2
169	Beech *(Fagus sylvatica)*	M	F	21.00	10.00	N E S W	6.00 5.00 4.00 5.00	1	0.65	7.79	Crown vigour is variable with minor deadwood noted at this time.	Cut Ivy and clean out. Monitor with regard to potential deterioration in future	L	B2
170	Wych Elm *(Ulmus glabra)*	M	F/P	19.00	8.20	N E S W	5.00 4.00 5.00 10.00	1	0.77	9.21	Heavily obscured by extensive Ivy growth that prevents detailed inspection. Entire crown is notably unbalanced to west and is variable vigour with deadwood noted suggesting possible onset of decline.	Cut Ivy and re-evaluate subsequent to Ivy shedding. Remove deadwood and monitor regularly with regard to continuity of decline and requirement for remedial action	M	C2
171	Wych Elm *(Ulmus glabra)*	E/M	F	11.00	8.20	N E S W	2.00 4.00 4.00 3.00	1	0.31	3.74	Of notably distorted form, comprising part of general woodland undergrowth.	Cut Ivy and monitor.	M	C2
172	Wych Elm *(Ulmus glabra)*	S/M	G/F	10.00	6.00	N E S W	3.00 3.00 3.00 3.00	1	0.21	2.48	Slightly distorted, comprising part in woodland natural regeneration.	Monitor.	L	B2
173	Holly *(Ilex aquifolium)*	E/M	F	9.00	0.00	N E S W	3.00 3.00 3.00 3.00	2	0.43	4.27	Twin stemmed from near ground level and comprising part of general woodland undergrowth.	Monitor.	M	C2
174	Holly *(Ilex aquifolium)*	E/M	F	8.00	1.00	N E S W	3.00 3.00 0.00 0.00	1	0.20	2.44	Notably unbalanced to north west as result of suppression. Comprises part of general woodland under story.	Monitor.	M	C2

No.	Species	Age	Con	Ht.	C-Ht.		Spr	Stems	Dia.	RPA	Structural Condition	PMR	Yrs	Cat
175	Beech *(Fagus sylvatica)*	M	F	18.00	1.00	N E S W	10.00 6.00 2.00 1.00	1	0.53	6.38	Heavily unbalanced to north presumably as a result of past suppression. Concerns exist with regard to mechanical integrity and stability. All stems are heavily Ivy clad preventing detailed inspection. Crown vigour is considered to be below that expected for tree of this age.	Cut Ivy and re-evaluate subsequent to Ivy shedding with regard to suitability for retention. .	M	C2
176	Beech *(Fagus sylvatica)*	M	F	23.00	2.00	N E S W	8.00 7.00 6.00 7.00	1	1.04	12.49	A large specimen of apparently good vigour. Supports notable Ivy cover on principal stem preventing detailed inspection.	Cut Ivy and clean out. Re-evaluate subsequent to Ivy shedding.	L	B2
177	Ash *(Fraxinus excelsior)*	E/M	F	18.00	4.00	N E S W	9.00 5.00 1.00 2.00	1	0.46	5.58	Notably unbalanced to north west raising concerns regarding long-term stability. Is of apparently good vigour at this time.	Cut Ivy and clean out. Monitor.	L	B2
178	Ash *(Fraxinus excelsior)*	M	P	13.00	N/A	N E S W	1.00 1.00 1.00 1.00	1	0.70	8.40	Exists as a decapitated and Ivy clad stump.	Remove.	N/A	R
179	Beech *(Fagus sylvatica)*	E/M	P	12.00	2.00	N E S W	1.00 1.00 1.00 1.00	1	0.41	4.97	In a state of imminent collapse.	Remove.	N/A	R
180	Ash *(Fraxinus excelsior)*	M	G/F	20.00	14.00	N E S W	8.00 9.00 2.00 5.00	1	0.67	8.02	Generally unbalanced to north east. It is of apparently good vigour though is heavily Ivy clad. .	Cut Ivy and clean out. Monitor.	L	B2
181	Silver Fir *(Abies alba)*	M	F/P	20.00	10.00	N E S W	2.00 5.00 6.00 5.00	1	0.69	8.33	Heavily Ivy clad with substantial deadwood particularly with the lower canopy. Canopy vigour appears to be reduced suggesting onset of decline.	Cut Ivy and clean out, monitor regularly with regard to continued decline and suitability for retention.	M	C2
182	Oak *(Quercus robur)*	M	F/P	19.00	9.00	N E S W	4.00 3.00 4.00 3.00	1	0.53	6.42	One drawn up form with limited high crown. Lower canopy supports notable deadwood. Heavily Ivy cover prevents detailed inspection.	Cut Ivy and clean out to remove deadwood, re-evaluate subsequent to Ivy shedding.	L	B2

No.	Species	Age	Con	Ht.	C-Ht.		Spr	Stems	Dia.	RPA	Structural Condition	PMR	Yrs	Cat
183	Silver Fir *(Abies alba)*	M	F/P	24.00	10.00	N E S W	5.00 5.00 5.00 5.00	1	1.05	12.61	A large specimen supporting notable deadwood and of apparently reduced vigour.	Cut Ivy and clean out monitor with regard to continued decline and suitability for retention. .	M	C2
184	Horse Chestnut *(Aesculus hippocastanum)*	E/M	F/P	16.00	2.00	N E S W	6.00 5.00 5.00 5.00	3	0.00	0.00	A multi stemmed and suckering group arising in coppice fashion. Appears to arise as sucker regeneration from a previous stump and may be subject to basal decay. This vigorous at this time though is developing a substantial Ivy cover.	Cut Ivy and monitor on regular basis with regard to suitability for retention.	S	C2
185	Beech *(Fagus sylvatica)*	E/M	P	9.00	N/A	N E S W	0.50 0.50 0.50 0.50	1	0.00	0.00	Exists as a dead stump and is considered likely to collapse the near future.	Remove.	N/A	R
186	Beech *(Fagus sylvatica)*	E/M	F	16.00	2.00	N E S W	4.00 3.00 3.00 3.00	1	0.45	5.42	Heavily Ivy clad and has apparently sustained notable Crown apex failure presumably as a result of storm damage. Remaining crown appears vigorous.	Cut Ivy and monitor with regard to future deterioration and suitability for retention.	M	C2
187	Silver Fir *(Abies alba)*	E/M	P	13.00	N/A	N E S W	2.00 2.00 2.00 2.00	1	0.26	3.09	In a state of likely collapse.	Remove	N/A	R
188	Ash *(Fraxinus excelsior)*	E/M	P	7.00	N/A	N E S W	0.50 0.50 0.50 0.50	1	0.00	0.00	Exists as a decapitated stump.	Remove	N/A	R
189	Sycamore *(Acer pseudoplatanus)*	E/M	P	15.00	7.00	N E S W	5.00 4.00 1.00 2.00	1	0.45	5.39	Notably distorted and unbalanced to north west. Lower stem region supports Major canker related cavity and associated decay. Is considered to be highly subject to wind blow and must be considered for removal.	Remove.	N/A	R
190	Ash *(Fraxinus excelsior)*	E/M	F/P	13.00	2.00	N E S W	7.00 2.00 0.00 3.00	1	0.36	4.32	Chronically suppressed and unbalanced to north as result of woodland suppression. Of questionable long-term value.	Cut Ivy and monitor regularly regarding suitability for retention.	M	C2

No.	Species	Age	Con	Ht.	C-Ht.		Spr	Stems	Dia.	RPA	Structural Condition	PMR	Yrs	Cat
191	Ash *(Fraxinus excelsior)*	E/M	F	15.00	4.00	N E S W	6.00 3.00 1.00 3.00	1	0.34	4.09	Notably unbalanced to north as a result of woodland suppression. Of good vigour but should be monitored regularly with regard to stability.	Cut Ivy monitor.	M	C2
192	Ash *(Fraxinus excelsior)*	E/M	F	18.00	10.00	N E S W	4.00 2.00 1.00 2.00	1	0.28	3.40	Notably drawn up with limited high crown. It is to support potential cavity damage at 9.00 m on southern side of stem raising concerns regarding stability of remaining crown.	Cut Ivy and Inspector cavity extent.	S	C2
193	Sycamore *(Acer pseudoplatanus)*	E/M	F	17.00	7.00	N E S W	4.00 5.00 4.00 3.00	2	0.53	5.35	Twin stemmed from 1.50 m raising concerns regarding integrity of compression fork. Of good general vigour and supporting limited Ivy-cover.	Cut Ivy and monitor	M	C2
194	Beech *(Fagus sylvatica)*	E/M	F	18.00	2.00	N E S W	4.00 4.00 2.00 2.00	1	0.47	5.62	Of drawn up form having sustained notable storm damage particularly on northern side of crown apex. Is maintaining good vigour.	Cut Ivy and clean out. Monitor.	M	C2
195	Ash *(Fraxinus excelsior)*	E/M	F	19.00	10.00	N E S W	6.00 3.00 3.00 4.00	1	0.43	5.16	Generally drawn up form with notable imbalance to north. Of good general vigour and minimal Ivy cover.	Clean out and monitor.	L	B2
196	Beech *(Fagus sylvatica)*	E/M	F	15.00	1.00	N E S W	4.00 1.00 2.00 3.00	1	0.54	6.53	A drawn up and whip like specimen substantially suppressed and arising from edge of woodland margin. Apparently maintaining fair vigour.	Cut Ivy monitor.	M	C2
197	Ash *(Fraxinus excelsior)*	E/M	F	17.00	8.00	N E S W	6.00 2.00 0.00 2.00	1	0.27	3.21	Drawn up and whip like, arising as part of woodland margin. Apparently vigorous but Ivy clad.	Cut Ivy and monitor.	M	C2
198	Ash *(Fraxinus excelsior)*	E/M	F	18.00		N E S W	6.00 2.00 0.00 3.00	1	0.28	3.32	Ivy clad and unbalanced to north as a result of woodland suppression. Apparently maintaining fair vigour.	Cut Ivy and monitor.	M	C2

No.	Species	Age	Con	Ht.	C-Ht.		Spr	Stems	Dia.	RPA	Structural Condition	PMR	Yrs	Cat
199	Beech *(Fagus sylvatica)*	E/M	F	17.00	1.00	N E S W	4.00 3.00 2.00 3.00	1	0.27	3.21	Young and vigorous, arising as part of the woodland margin. Suppressed and unbalanced to north.	Cut Ivy and monitor.	L	B2
200	Ash *(Fraxinus excelsior)*	M	F	19.00	2.00	N E S W	7.00 5.00 1.00 3.00	1	0.90	10.85	Notably one-sided and unbalanced to north as result of woodland suppression. Lower stem heavily Ivy clad preventing detailed inspection though vigour appears fair notwithstanding support of deadwood.	Cut Ivy and clean out. Monitor.	L	B2
201	Oak *(Quercus robur)*	M	F	19.00	8.00	N E S W	6.00 7.00 9.00 7.00	1	0.75	8.98	Has sustained past storm damage and supports notable deadwood. Crown vigour appears fair with lower stem Ivy clad.	Clean out and cut Ivy. Monitor.	L	B2
202	Ash *(Fraxinus excelsior)*	S/M	P	10.00	4.00	N E S W	6.00 0.00 1.00 4.00	3	0.22	2.16	Distorted and multi stemmed, notably unbalanced to north west. Of questionable retention merit.	Monitor with regard to suitability for retention.	S	C2
203	Sycamore	E/M	P	15.00	3.00	N E S W	3.00 3.00 3.00 3.00	1	0.26	3.13	Suppressed but well balanced and of good vigour.	Cut Ivy and monitor.	L	B2
204	Ash *(Fraxinus excelsior)*	S/M	F	12.00	4.00	N E S W	2.00 2.00 2.00 2.00	1	0.18	2.22	Ivy clad and a drawn up and whip.	Cut Ivy and monitor.	L	B2
205	Larch *(Larix decidua)*	S/M	F	15.00	3.00	N E S W	1.00 3.00 2.00 1.00	1	0.23	2.71	Slightly unbalanced to east but maintaining fair vigour.	Cut Ivy and monitor.	M	C2
206	Larch *(Larix decidua)*	S/M	F	14.00	3.00	N E S W	2.00 2.00 2.00 2.00	1	0.23	2.75	Slightly suppressed but of good vigour.	Cut Ivy and monitor.	L	B2
207	Ash *(Fraxinus excelsior)*	S/M	P	11.00	4.00	N E S W	3.00 1.00 0.00 2.00	1	0.17	2.02	Suppressed distorted and affected by collapse of adjoining tree. Of questionable retention merit.	Cut Ivy and monitor.	S	C2

No.	Species	Age	Con	Ht.	C-Ht.		Spr	Stems	Dia.	RPA	Structural Condition	PMR	Yrs	Cat
208	Larch *(Larix decidua)*	S/M	P	16.00	14.00	N E S W	0.50 0.50 0.50 0.50	1	0.25	2.94	Particularly drawn up with limited high crown. Of questionable stability.		S	C2
209	Ash *(Fraxinus excelsior)*	E/M	P	17.00	6.00	N E S W	3.00 2.00 4.00 5.00	1	0.30	3.63	Substantial decay noted on eastern side of base. Potentially unstable and considered ill suitable for retention. Consider early removal.	Consider early removal.	N/A	R
210	Larch *(Larix decidua)*	E/M	F	16.00	14.00	N E S W	2.00 2.00 2.00 2.00	1	0.31	3.74	Supports minor imbalance to east but is maintaining good vigour.	Cut Ivy and monitor.	L	B2
211	Larch *(Larix decidua)*	E/M	F	17.00	13.00	N E S W	2.00 2.00 2.00 2.00	1	0.32	3.86	Of generally good form and vigour.	Cut Ivy and monitor.	L	B2
212	Larch *(Larix decidua)*	M	G/F	18.00	3.00	N E S W	6.00 6.00 6.00 6.00	1	0.64	7.64	Of Generally good form and vigour with limited Ivy-cover.	Cut Ivy and clean out. Monitor.	L	A2
213	Sycamore *(Acer pseudoplatanus)*	S/M	F	14.00	3.00	N E S W	2.00 2.00 2.00 3.00	1	0.21	2.48	Of drawn up form with limited high canopy. Of good general vigour.	Cut Ivy and monitor.	L	B2
214	Sycamore *(Acer pseudoplatanus)*	E/M	F	16.00	5.00	N E S W	4.00 1.00 2.00 4.00	1	0.28	3.36	Notably unbalanced to north west as a result of suppression. Middle crown area supports extensive ivy cover.	Cut Ivy and re-evaluate subsequent to Ivy shedding.	M	C2
215	Beech *(Fagus sylvatica)*	M	F	18.00	7.00	N E S W	4.00 3.00 4.00 7.00	1	0.86	10.28	Heavily divided at 1.500 m. Middle crown region is heavily Ivy clad preventing detailed inspection. Anomalous limb development to west creates imbalance in that direction. Appears to be of good general vigour.	Cut Ivy and clean out. Monitor.	L	B2
216	Sycamore *(Acer pseudoplatanus)*	M	F	18.00	7.00	N E S W	5.00 2.00 5.00 4.00	1	0.58	6.95	Of distorted crown form as result of suppression. Principal stem and middle crown is heavily Ivy clad preventing detailed inspection.	Cut Ivy and clean out, re-evaluate subsequent to Ivy shedding.	L	B2

No.	Species	Age	Con	Ht.	C-Ht.		Spr	Stems	Dia.	RPA	Structural Condition	PMR	Yrs	Cat
217	Larch *(Larix decidua)*	M	P	18.00	14.00	N E S W	0.00 2.00 4.00 0.00	1	0.39	4.62	Particularly drawn up with limited remaining crown. Heavily Ivy clad and unbalanced. Consider to be of minimal retention merit.	Cut Ivy and re-evaluate with regard to suitability for retention.	S	C2
218	Sycamore *(Acer pseudoplatanus)*	E/M	F	17.00	4.00	N E S W	5.00 5.00 2.00 1.00	1	0.44	5.23	Notably suppressed unbalanced to north east as result of proximity to near neighbours. Supports substantial Ivy cover reducing ability to visually inspect. General vigour appears good with minimal deadwood carriage.	Clean out and cut Ivy. Monitor.	L	B2
219	Holly *(Ilex aquifolium)*	M	F	9.00	0.00	N E S W	2.50 2.50 2.50 2.50	1	0.21	2.56	2Maintaining good vigour notwithstanding suppression.	Monitor.	L	B2
220	Beech *(Fagus sylvatica)*	M	F	19.00	5.00	N E S W	6.00 5.00 5.00 7.00	1	0.72	8.67	A substantial specimen, supporting extensive ivy-cover preventing detailed inspection. General vigour appears fair though deadwood is noted within crown structure.	Cut Ivy and re-evaluate subsequent to Ivy shedding. Clean out to remove existing deadwood.	L	B2
221	Holly *(Ilex aquifolium)*	M	G/F	16.00	0.00	N E S W	4.00 5.00 3.00 2.00	1	0.35	4.16	A particularly large specimen of this species supporting a notable imbalance to the west. General vigour appears fair at this time.	Cut Ivy and monitor.	L	B2
222	Beech *(Fagus sylvatica)*	M	G/F	22.00	4.00	N E S W	3.00 5.00 7.00 5.00	1	0.75	8.98	Supports minor imbalance to west but appears vigorous. Is heavily Ivy clad.	Cut Ivy and clean out. Monitor.	M	B2
223	Ash *(Fraxinus excelsior)*	M	D	18.00	0.00	N E S W	0.75 0.75 0.75 0.75	1	0.72	8.67	Partially uprooted and lodged against stem of Beech two to two. Presents a tangible risk through continued collapse.	Remove.	N/A	R
224	Beech *(Fagus sylvatica)*	M	D	19.00	12.00	N E S W	0.50 0.50 0.50 0.50	1	0.52	6.23	Completely dead and existing as a decaying stump. In a state of imminent collapse.	Remove immediately.	N/A	R

No.	Species	Age	Con	Ht.	C-Ht.		Spr	Stems	Dia.	RPA	Structural Condition	PMR	Yrs	Cat
225	Beech *(Fagus sylvatica)*	M	F	24.00	10.00	N E S W	7.00 9.00 3.00 8.00	1	0.75	9.05	Of distorted crown form as a result of proximity to near neighbours. General vigour appears good with limited deadwood noted within canopy. Principal stem and middle crown region is heavily Ivy clad preventing detailed inspection.	Cut Ivy and clean out. Monitor regularly.	L	B2
226	Beech *(Fagus sylvatica)*	M	F	19.00	5.00	N E S W	2.00 6.00 6.00 4.00	1	0.67	8.02	Suppressed and distorted as result of proximity to near neighbours. General vigour appears fair at this time though crown supports notable deadwood.	Cut Ivy and clean out. Monitor regularly.	L	B2
227	Larch *(Larix decidua)*	M	F	27.00	16.00	N E S W	2.00 3.00 4.00 3.00	1	0.73	8.75	Particularly tall but supporting limited crown. Crown is noticed to support deadwood thou crown apex appears to remaining vigorous at this time. Lower stem and please suggest possibility of internal spitting and predisposition towards collapse.	Cut Ivy and clean out monitor regularly with regard to suitability for retention.	S	C2
228	Sycamore *(Acer pseudoplatanus)*	E/M	F	17.00	10.00	N E S W	1.00 1.00 5.00 6.00	1	0.45	5.39	Suppressed and drawn up, notably unbalanced to south west. Appear to be maintaining good vigour though supports notable Ivy cover.	Cut Ivy and monitor.	M	C2
229	Sycamore *(Acer pseudoplatanus)*	E/M	F	19.00	12.00	N E S W	5.00 4.00 2.00 5.00	1	0.44	5.27	Notably unbalanced to north as result of woodland suppression. Is maintaining good vigour though Ivy development is becoming notable.	Cut Ivy and monitor.	L	B2
230	Beech *(Fagus sylvatica)*	M	P	18.00	12.00	N E S W	4.00 10.00 5.00 0.00	1	0.68	8.21	Partially uprooted and unbalanced to east. Consider to be at risk of impromptu collapse.	Remove.	N/A	R
231	Sycamore *(Acer pseudoplatanus)*	M	G/F	21.00	4.00	N E S W	7.00 7.00 5.00 5.00	1	0.66	7.87	A large specimen supporting a principal stem imbalance to north east. Crown vigour is variable with deadwood and Minor storm damage noted. Remaining lower crown canopy appears vigorous.	Clean out remove existing deadwood and monitor regularly with regard to continued deterioration and decline.	M	C2

No.	Species	Age	Con	Ht.	C-Ht.		Spr	Stems	Dia.	RPA	Structural Condition	PMR	Yrs	Cat
232	Beech *(Fagus sylvatica)*	M	F	23.00	5.00	N E S W	7.00 6.00 4.00 5.00	1	0.74	8.82	Supports minor overall imbalance to north west. Principal stem is heavily Ivy clad preventing detailed inspection. Crown vigour appears good though deadwood and Minor storm damage is noted.	Cut Ivy and clean out re-evaluate subsequent to Ivy shedding.	L	B2
233	Beech *(Fagus sylvatica)*	M	F	22.00	12.00	N E S W	6.00 9.00 9.00 4.00	1	1.00	11.96	Of apparently good vigour but supporting notable Ivy cover. It is affected by partial collapse of neighbouring tree.	Cut Ivy and clean out, remove adjoining partially collapsed tree. Re-evaluate subsequent to Ivy shedding.	L	B2
234	Beech *(Fagus sylvatica)*	M	G/F	22.00	9.00	N E S W	2.00 7.00 8.00 7.00	1	0.93	11.19	Notably one-sided and unbalanced to south but apparently maintaining good vigour. Supports notable Ivy cover preventing detailed inspection.	Cut Ivy and clean out monitor.	L	B2
235	Elm *(Ulmus glabra)*	M	D	17.00	0.00	N E S W	2.00 7.00 2.00 0.00	1	0.42	5.04	Exists as a partially collapsed stem lodged against the crown of Beech 233. Consider to be in a state of imminent collapse.	Remove immediately.	N/A	R
236	Beech *(Fagus sylvatica)*	M	G/F	26.00	16.00	N E S W	8.00 5.00 6.00 6.00	1	0.99	11.92	A large and well balanced specimen supporting a limited higher crown. Prince will stem is heavily Ivy clad. General vigour appears good though deadwood is noted.	Cut Ivy and clean out. Monitor.	L	B2
237	Sweet Chestnut *(Castanea sativa)*	M	F	19.00	19.00	N E S W	8.00 5.00 9.00 6.00	1	0.90	10.81	Substantially distorted as result of suppression with notably diverging crown stems considered likely to predispose tree to mechanical failure. General vigour appears fair though substantial deadwood is noted.	Clean out and monitor.	S	C2
238	Beech *(Fagus sylvatica)*	M	F	19.00	7.00	N E S W	8.00 5.00 5.00 5.00	1	0.61	7.33	Slightly distorted and unbalanced to north. Appears to be maintaining good vigour with no Ivy cover and limited deadwood carriage.	Monitor.	L	B2

No.	Species	Age	Con	Ht.	C-Ht.		Spr	Stems	Dia.	RPA	Structural Condition	PMR	Yrs	Cat
239	Larch *(Larix decidua)*	M	F	19.00	16.00	N E S W	3.00 3.00 3.00 3.00	1	0.39	4.70	239, larch, mature, fair, height 19.00 m grandparents 16.00 m girth 1.23 m crown spread 3.00 m symmetrical. Of generally good form and vigour though supporting limited high crown.	Cut Ivy and clean out.	L	B2
240	Sycamore *(Acer pseudoplatanus)*	S/M	F	15.00	6.00	N E S W	4.00 0.00 2.00 4.00	1	0.23	2.71	Drawn up and whip like, notably unbalanced to west.	Cut Ivy and monitor.	M	C2
241	Sycamore *(Acer pseudoplatanus)*	S/M	F	18.00	9.00	N E S W	5.00 3.00 2.00 5.00	1	0.52	6.26	Notably unbalanced to north-west and twin stemmed from near ground level. Is maintaining good vigour though western stems support notable Ivy cover.	Cut Ivy and monitor.	M	C2
242	Larch *(Larix decidua)*	E/M	P	16.00	15.00	N E S W	0.20 0.20 0.20 0.20	1	0.26	3.13	Heavily Ivy clad and contagious canopy cover prevents inspection. Appears to be decapitated.	Remove.	N/A	R
243	Larch *(Larix decidua)*	E/M	F	18.00	14.00	N E S W	2.00 2.00 2.00 2.00	1	0.31	3.67	Supports minor imbalance to south as result of suppression.	Cut Ivy and monitor.	M	C2
244	Larch *(Larix decidua)*	E/M	F	19.00	16.00	N E S W	2.00 2.00 2.00 2.00	1	0.34	4.09	Slender and drawn up, supporting limited high crown only.	Cut Ivy and monitor.	M	C2
245	Sweet Chestnut *(Castanea sativa)*	E/M	F/P	18.00	9.00	N E S W	4.00 4.00 6.00 3.00	1	0.87	10.43	Apparently arising sucker redevelopment from a previous stump with substantial decay noted on north-eastern side of stump base. Overall tree and unbalanced to south raises concerns with regard to long-term stability notwithstanding good vigour at this time.	Cut Ivy and clean out, monitor regularly with regard to suitability for retention.	S	C2
246	Larch *(Larix decidua)*	E/M	F	18.00	12.00	N E S W	2.00 3.00 1.00 0.00	1	0.26	3.17	Drawn up with imbalance to east and supporting limited high crown only.	Cut Ivy and remove deadwood.	M	C2

No.	Species	Age	Con	Ht.	C-Ht.		Spr	Stems	Dia.	RPA	Structural Condition	PMR	Yrs	Cat
247	Larch *(Larix decidua)*	E/M	F	19.00	14.00	N E S W	2.00 5.00 1.00 0.00	1	0.29	3.48	Drawn up with limited high crown and substantial Ivy cover about in ties stem. Supports notable imbalance to east.	Cut Ivy and re-evaluate subsequent to Ivy shedding.	M	C2
248	Larch *(Larix decidua)*	E/M	F	20.00	16.00	N E S W	4.00 4.00 1.00 2.00	1	0.35	4.16	Supports limited high crown upon heavily Ivy clad stem. General vigour appears fair.	Cut Ivy and clean out. Monitor.	L	B2
249	Sycamore *(Acer pseudoplatanus)*	S/M	F	15.00	7.00	N E S W	3.00 3.00 4.00 3.00	2	0.52	5.16	Twin stemmed from near ground level and maintaining good vigour.	Cut Ivy monitor.	M	C2
250	Ash *(Fraxinus excelsior)*	E/M	G	19.00	15.00	N E S W	5.00 5.00 5.00 5.00	1	0.46	5.50	Of good general form and vigour, support the only minimal Ivy cover.	Cut Ivy monitor.	L	A2
251	Larch *(Larix decidua)*	E/M	F	18.00	15.00	N E S W	4.00 4.00 0.00 0.00	1	0.26	3.09	Heavily Ivy clad and supporting only limited high crown. Note and unbalanced to north-east.	Cut Ivy and monitor.	M	C2
252	Larch *(Larix decidua)*	E/M	D	18.00	0.00	N E S W	0.20 0.20 0.20 0.20	1	0.29	3.44	Exists as an Ivy-clad stem.	Remove.	N/A	R
253	Larch *(Larix decidua)*	E/M	G/F	20.00	16.00	N E S W	2.00 5.00 1.00 0.00	1	0.29	3.48	Supports minor imbalance to north east with heavily Ivy clad stem.	Cut Ivy and monitor.	L	B2
254	Sweet Chestnut *(Castanea sativa)*	S/M	F	14.00	0.00	N E S W	4.00 3.00 2.00 4.00	4	0.24	2.39	Principal stem comprises part of an extended suckering group. Suppressed and distorted but maintaining good vigour.	Cut Ivy monitor.	M	C2
255	Sweet Chestnut *(Castanea sativa)*	E/M	F	18.00	7.00	N E S W	6.00 5.00 2.00 2.00	1	0.29	3.44	Notably unbalanced to north east but maintaining good vigour.	Cut Ivy and monitor.	M	C2
256	Ash *(Fraxinus excelsior)*	E/M	F	18.00	7.00	N E S W	5.00 3.00 4.00 4.00	1	0.44	4.42	Supports minor imbalance to north but is of good vigour.	Clean-out and Monitor.	L	B2

No.	Species	Age	Con	Ht.	C-Ht.		Spr	Stems	Dia.	RPA	Structural Condition	PMR	Yrs	Cat
257	Ash *(Fraxinus excelsior)*	E/M	F	18.00	9.00	N E S W	4.00 3.00 0.00 3.00	1	0.28	3.40	Distorted and drawn up with limited high crown.	Cut Ivy and monitor.	L	B2
258	Larch *(Larix decidua)*	E/M	F	18.00	16.00	N E S W	2.00 2.00 2.00 2.00	1	0.25	3.02	Heavily Ivy clad without crown apex appears to be maintaining good vigour.	Cut Ivy and monitor.	M	C2
259	Larch *(Larix decidua)*	E/M	F	18.00	15.00	N E S W	2.00 4.00 1.00 0.00	1	0.25	3.02	Drawn up with limited high crown, notably unbalanced to north east.	Cut Ivy and re-evaluate.	M	C2
260	Beech *(Fagus sylvatica)*	M	G/F	22.00	7.00	N E S W	4.00 4.00 5.00 7.00	1	0.69	8.29	Supports minor imbalance to west with notable Ivy cover on principal stem don't maintaining good vigour.	Clean out remove larger deadwood and cut Ivy. Monitor.	L	B2
261	Wych Elm *(Ulmus glabra)*	E/M	F	17.00	4.00	N E S W	2.00 4.00 8.00 4.00	1	0.67	8.02	Notably unbalanced to south and Twin stemmed from 1.00 m. It is maintaining good vigour with Easton stem supporting notable Ivy cover.	Clean out and cut Ivy. Monitor.	L	B2
262	Larch *(Larix decidua)*	E/M	F	19.00	16.00	N E S W	2.00 2.00 2.00 2.00	1	0.28	3.40	Supports notable Ivy, and limited high crown.	Cut Ivy monitor.	L	B2
263	Beech *(Fagus sylvatica)*	M	G/F	21.00	5.00	N E S W	7.00 6.00 6.00 5.00	1	0.77	9.24	Of good general form and vigour with limited Ivy cover.	Cut Ivy and monitor.	L	A2
264	Ash *(Fraxinus excelsior)*	E/M	F	20.00	11.00	N E S W	5.00 1.00 2.00 7.00	1	0.50	6.04	Distorted and notably unbalanced to west. Principal stem supports notable Ivy cover.	Cut Ivy and monitor.	L	B2
265	Silver Fir *(Abies alba)*	M	F	26.00	10.00	N E S W	2.00 6.00 3.00 2.00	1	0.74	8.82	Drawn up with limited high crown. Supports extensive and heavy deadwood along principal stem.	Cut Ivy and clean out. Monitor.	M	C2
266	Sycamore *(Acer pseudoplatanus)*	E/M	G/F	18.00	7.00	N E S W	2.00 3.00 4.00 3.00	1	0.43	5.19	Drawn up but vigorous form.	Cut Ivy and monitor.	M	C2

No.	Species	Age	Con	Ht.	C-Ht.		Spr	Stems	Dia.	RPA	Structural Condition	PMR	Yrs	Cat
267	Sycamore *(Acer pseudoplatanus)*	M	F	18.00	8.00	N E S W	2.00 4.00 4.00 3.00	1	0.48	5.77	Drawn up form with minor imbalance to south. Heavily forked at 5.00 m.	Cut Ivy and monitor.	L	B2
268	Sycamore *(Acer pseudoplatanus)*	M	F	23.00	5.00	N E S W	4.00 5.00 8.00 5.00	1	0.79	9.47	Of distorted overall form but apparently vigorous. Middle crown region is heavily Ivy clad preventing detailed inspection.	Cut Ivy and clean out. Monitor.	L	B2
269	Horse Chestnut *(Aesculus hippocastanum)*	E/M	F	18.00	5.00	N E S W	5.00 6.00 3.00 3.00	1	0.54	6.53	Notably unbalanced to north east. Supports minimal Ivy cover on lower stem. Upper crown support notable rubbing branches with associated wound.	Clean out and monitor.	L	B2
270	Beech *(Fagus sylvatica)*	M	G/F	24.00	13.00	N E S W	6.00 6.00 6.00 6.00	1	0.90	10.85	Of good general form and balance. Appears to be vigorous at this time.	Clean out remove deadwood including a large truncated stem at 10.00 m.	L	B2
271	Beech *(Fagus sylvatica)*	M	P	20.00	12.00	N E S W	6.00 4.00 5.00 5.00	1	0.74	8.82	Apparently in decline with substantial proportion of crown apex dying and of low vigour. Principal stems support notable Ivy cover. Consider to be of limited future longevity.	Cut Ivy and clean out. Monitor with regard to suitability for retention.	S	C2
272	Ash *(Fraxinus excelsior)*	E/M	F	20.00	15.00	N E S W	4.00 2.00 1.00 4.00	1	0.35	4.16	Particularly drawn up with limited high crown. Principal stem is heavily Ivy clad a tree appears to be of good vigour.	Cut Ivy and monitor.	L	B2
273	Sycamore *(Acer pseudoplatanus)*	E/M	F	18.00	9.00	N E S W	4.00 4.00 4.00 5.00	2	0.53	5.32	Divided from near ground level but maintaining good vigour.	Cut Ivy and monitor.	L	B2
274	Ash *(Fraxinus excelsior)*	M	G/F	22.00	15.00	N E S W	2.00 1.00 5.00 7.00	1	0.52	6.23	Supports notable imbalance to west but appears to be maintaining good vigour.	Cut Ivy and monitor.	L	B2
275	Beech *(Fagus sylvatica)*	M	F	20.00	12.00	N E S W	6.00 4.00 5.00 6.00	1	0.55	6.65	Heavily Ivy clad preventing detailed inspection. Canopy vigour appears to be below that expected for tree of this age.	Cut Ivy and re-evaluate subsequent to Ivy shedding. Monitor.	L	B2

No.	Species	Age	Con	Ht.	C-Ht.		Spr	Stems	Dia.	RPA	Structural Condition	PMR	Yrs	Cat
276	Ash *(Fraxinus excelsior)*	E/M	F	19.00	6.00	N E S W	5.00 2.00 4.00 6.00	1	0.46	5.50	Supports minor imbalance to west. Becomes multi stemmed at 6.00 m.	Cut Ivy and monitor.	L	B2
277	Beech *(Fagus sylvatica)*	S/M	F	13.00	4.00	N E S W	3.00 3.00 3.00 3.00	1	0.20	2.44	Young and vigorous but small stature is leading to suppression.	Cut Ivy and monitor.	L	B2
278	Ash *(Fraxinus excelsior)*	E/M	F	19.00	10.00	N E S W	3.00 6.00 5.00 1.00	1	0.44	5.31	Supports notable imbalance to east but is maintaining good vigour. Prince will stem is heavily Ivy clad.	Cut Ivy and monitor.	L	B2
279	Beech *(Fagus sylvatica)*	M	F	23.00	10.00	N E S W	7.00 6.00 5.00 6.00	1	0.79	9.43	Of good general form and vigour though supporting notable stem Ivy.	Clean out and cut Ivy. Monitor.	L	B2
280	Sycamore *(Acer pseudoplatanus)*	E/M	F	15.00	6.00	N E S W	1.00 2.00 3.00 4.00	1	0.23	2.75	Drawn up and whip like, supporting notable stem Ivy. Is notably suppressed but maintaining good vigour.	Cut Ivy and monitor.	M	C2
281	Ash *(Fraxinus excelsior)*	E/M	G/F	18.00	14.00	N E S W	4.00 2.00 3.00 5.00	1	0.39	4.74	Of good general for and vigour though supporting notable imbalance to west. Supports notable Ivy cover.	Cut Ivy and monitor.	L	B2
282	Beech *(Fagus sylvatica)*	M	F/P	19.00	10.00	N E S W	4.00 2.00 5.00 7.00	1	0.62	7.45	Has sustained dramatic failure of secondary them at 8.00 m resulting in support of decaying stump. Ongoing decay is considered likely to undermine integrity of remaining crown leader.	Cut Ivy and clean out for Limited future retention.	S	C2
283	Beech *(Fagus sylvatica)*	S/M	F	13.00	4.00	N E S W	2.00 2.00 3.00 5.00	1	0.28	3.32	Heavily suppressed and distorted, unbalanced to west.	Requires no action at this time but should be monitored.	L	B2
284	Beech *(Fagus sylvatica)*	M	F	21.00	7.00	N E S W	7.00 10.00 7.00 9.00	1	1.02	12.26	Principal stem support notable imbalance to east. Crown vigour is variable and exhibit signs of impromptu localised storm damage and deadwood development.	Clean out remove large deadwood monitor on regular basis with regard to potential deterioration.	M	C2

No.	Species	Age	Con	Ht.	C-Ht.		Spr	Stems	Dia.	RPA	Structural Condition	PMR	Yrs	Cat
285	Beech *(Fagus sylvatica)*	M	F	23.00	7.00	N E S W	4.00 4.00 6.00 6.00	1	0.84	10.12	Suppressed and drawn up. Principal stem supports notable Ivy cover. General vigour appears fair.	Cut Ivy and clean out. Monitor.	L	B2
286	Sycamore *(Acer pseudoplatanus)*	S/M	F	10.00	3.00	N E S W	3.00 3.00 3.00 3.00	1	0.23	2.71	Squat and suppressed, supporting notable Ivy cover.	Cut Ivy and monitor.	M	C2
287	Beech *(Fagus sylvatica)*	E/M	F	20.00	9.00	N E S W	4.00 3.00 5.00 5.00	1	0.46	5.54	Has developed drawn up in stature as result of suppression. Principal stem is Ivy clad preventing detailed inspection though vigour appears good.	Cut Ivy and monitor.	L	B2
288	Beech *(Fagus sylvatica)*	M	F	19.00	5.00	N E S W	6.00 3.00 4.00 8.00	1	0.55	6.57	Supports minor imbalance to west. Crown vigour is variable with minor deadwood noted.	Cut Ivy and clean out. Monitor.	L	B2
289	Ash *(Fraxinus excelsior)*	E/M	F	19.00	12.00	N E S W	3.00 1.00 2.00 5.00	1	0.41	4.97	Particularly drawn up with limited high crown supported upon heavily Ivy clad stem. Deadwood is noted within crown.	Clean out and cut Ivy. Monitor.	L	B2
290	Ash *(Fraxinus excelsior)*	E/M	F	18.00	14.00	N E S W	6.00 3.00 0.00 2.00	1	0.39	4.62	Substantially drawn up as a result of suppression. Supports notable imbalance to west but is maintaining good vigour.	Cut Ivy and monitor.	M	C2
291	Sycamore *(Acer pseudoplatanus)*	E/M	F	14.00	14.00	N E S W	2.00 3.00 3.00 4.00	1	0.39	4.62	Suppressed and heavily Ivy clad but maintaining good vigour.	Cut Ivy and clean out. Monitor.	L	B2
292	Beech *(Fagus sylvatica)*	E/M	F	14.00	5.00	N E S W	5.00 3.00 2.00 4.00	1	0.33	3.93	Suppressed and distorted as result of proximity to near neighbours. Is maintaining good vigour at this time.	Cut Ivy and monitor.	M	C2
293	Beech *(Fagus sylvatica)*	M	G/F	22.00	10.00	N E S W	4.00 6.00 7.00 6.00	1	0.77	9.21	Apparently vigorous though supporting extensive Ivy cover on principal stem. Deadwood carriage is minimal.	Cut Ivy and clean out. Monitor.	L	B2

No.	Species	Age	Con	Ht.	C-Ht.		Spr	Stems	Dia.	RPA	Structural Condition	PMR	Yrs	Cat
294	Beech *(Fagus sylvatica)*	M	G/F	21.00	10.00	N E S W	7.00 5.00 4.00 4.00	1	0.71	8.56	Supports minor imbalance to north east but is maintaining good vigour. Prince will stem is Ivy clad the canopy supports minimal deadwood.	Cut Ivy and clean out. Monitor.	L	B2
295	Beech *(Fagus sylvatica)*	E/M	F	16.00	3.00	N E S W	4.00 3.00 5.00 4.00	1	0.30	3.59	Suppressed and distorted, affected by collapse of minor adjoining stem to north west. Heavily Ivy clad preventing detailed inspection though vigour appears good at this time.	Cut Ivy and clean out. Monitor.	L	B2
296	Holly *(Ilex aquifolium)*	M	D	8.00	0.00	N E S W	2.00 2.00 2.00 2.00	1	0.26	3.13	Decapitated with entire crown apex dead. Unsuitable for retention.	Remove.	N/A	R
297	Ash *(Fraxinus excelsior)*	M	F	22.00	11.00	N E S W	2.00 6.00 8.00 8.00	1	0.87	10.43	Substantially unbalanced to north west but maintaining fair vigour. Principal stem is heavily Ivy clad preventing detailed inspection. Note is made of storm damage and deadwood carriage.	Cut Ivy and clean out. Monitor.	L	B2
298	Sycamore *(Acer pseudoplatanus)*	M	F	17.00	7.00	N E S W	2.00 8.00 10.00 5.00	1	0.69	8.25	Notably unbalanced with crown and normally suggesting high likelihood of prior partial collapse. Principal stem is heavily Ivy clad preventing detailed inspection though mechanical damage and potential decay is considered likely.	Cut Ivy and re-evaluate subsequent to Ivy shedding.	S	C2
299	Sycamore *(Acer pseudoplatanus)*	M	F/P	21.00	7.00	N E S W	2.00 4.00 6.00 5.00	1	0.75	9.05	Supports minor imbalance to south with evidence of dieback and deadwood development throughout crown apex suggesting onset of decline. Principal stem is heavily Ivy clad preventing detailed inspection.	Cut Ivy and re-evaluate subsequent to Ivy shedding.	S	C2
300	Ash *(Fraxinus excelsior)*	E/M	F	18.00	14.00	N E S W	5.00 3.00 1.00 3.00	1	0.29	3.48	Drawn up with limited high crown formation. Principal stem is heavily Ivy clad but tree appears to be vigorous at this time.	Cut Ivy and monitor.	L	B2

Photo 3

This image depicts the western most section of the southern track. Note is made of the overgrown nature of this area resulting from the development of scrub under story and its encroachment upon the track confines. This area does however support notable number of large trees located on either side of the tree and existing track.

Photo 4

This image depicts the western track looking in a northerly direction. Attention is drawn to the fact that much of the material directly adjoining this track is of a scrubby and small stature and nature.

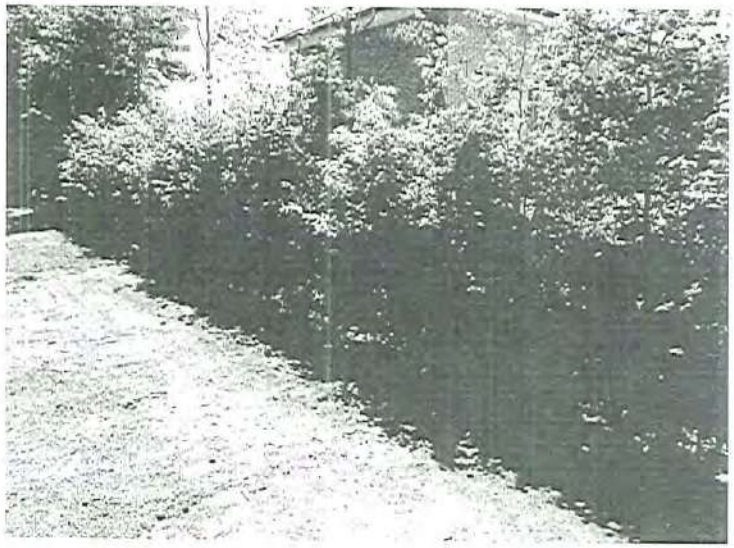
Photo 5

The northern end of this track appears to have been subsumed into the adjoining property and is currently divided from it by the existence of a one a panel fence. In position is to the north of the fence, there is a brick built a wall outside of which there has been developed a close-knit planting of Beech and Hawthorn.

Photo 6

Towards the northern extent of the track, note has been made of substantial environmental change and disturbance having taken place is appears to be commensurate with development works. Some trees in this area have been impacted by such disturbance and are considered unsuitable for retention.

Photo 7



This image depicts the recent development of new fencing and associated planting at the northern end of the western boundary.

This material appears to be associated with the adjoining Abington development.

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Project Title
Tree Survey
Auburn House
Malahide
Co Dublin

Drawing Title
Tree Survey and Constraints Plan

Scale	Date	Drg No.
1:500 @ A1	June 2007	Auburn-TCP-06-07

N

276 Trees as located on supplied drawing

276 Trees not located on supplied drawing. Locations are estimated only.

Crown Forms

Colour coded category representation.
Crown form (green) represents balance or asymmetry of crown shape.

- Category A Trees
- Category B Trees
- Category C Trees
- Category R Trees
- "RPA" Area. Representation of minimum area requiring protection from construction activities.

Archaeological Impact Assessment

Proposed Development at
Streamstown and Auburn
Co. Dublin

AUTHOR: Garrett Sheehan
Eimear O' Connor
SUBMISSION DATE: Novemeber 2008

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1 Introduction

Archaeological Development Services (ADS) were to compile an archaeological desktop study of lands in Streamstown, Malahide, Co. Dublin to form part of a Local Area Plan submission to Fingal County Council. An archaeological desktop study, otherwise known as an archaeological impact assessment, identifies the potential impacts a proposed development may have on the archaeological resource, and contains a mitigation strategy to avoid, reduce or resolve those impacts. This report assesses the potential archaeological impact of any development taking place in the Streamstown area as part of the Local Area Plan for Fingal County Council.

2 Research Methodology

2.1 DESK BASED STUDY

2.1.1 Record of Monuments and Places

The Record of Monuments and Places (RMP) were established under the National Monuments Acts (1930-94). It is based upon the older non-statutory Sites and Monuments Record and information from county archaeological inventories. It records known upstanding archaeological monuments, the original location of destroyed monuments and the location of possible sites identified through, documentary, cartographic, photographic research and field inspections. The RMP consists of a numbered list, organised by county and subdivided by 6" map sheets showing the location of each site. The RMP data is compiled from the files of the Archaeological Survey, which combines cartographic sources and all published, and publicly available documentary sources including periodicals, the records of the National Museum of Ireland (NMI) and the aerial photographs of the Geological Survey of Ireland (GSI).

2.1.2 The Topographic Files of the National Museum of Ireland

The topographical files of the National Museum of Ireland (NMI) identify all recorded stray finds held in the NMI archive that have been acquired by the state in accordance with national monuments legislation. The files sometimes include correspondence and reports on excavations undertaken by NMI archaeologists in the early 20th century. The amount and the usefulness of the information on each stray find vary considerably. The finds are listed by county and townland and/or street name.

2.1.3 Excavations Bulletin

The Excavations Bulletin, published each year, and its online database contains summary accounts of all the excavations carried out in Ireland – North and South – from 1970 to 2004 (currently the latest edition). It has been compiled from the published Excavations Bulletins from those years, with a similar format. The number of excavations carried out annually in Ireland has increased enormously during this period. (To illustrate, Excavations 1970 has 41 reports, while Excavations 2000 contains over 1100.) The website database gives access to almost 6000 reports and can be browsed or searched over the internet using multiple fields, including Year, County, Site Type, Grid Reference, Licence No., Sites and Monuments Record No. and Author.

2.1.4 Cartographic Research

Two historic editions of the Ordnance Survey (OS) 6" Maps, Co. Dublin, Sheet 12 (1843, 1908) were analysed. Comparisons were made between the historic maps and later 20th century OS mapping.

2.1.5 Documentary Research

Various published sources, including local and national journals, were consulted to establish a historical background for the proposed development site.

2.1.6 Toponyms

Townland names are a valuable resource of information as they can indicate, for example, the type of topography or archaeological sites that have long since been forgotten. They can be a rich source of information for the land use, history, archaeology and folklore of an area. The placename can have a variety of language origins such as, Irish, Viking, Anglo-Norman and English.

2.2 SITE INSPECTION

The purpose of a site inspection is to assist in verifying the location, condition and extent of known features and to also identify areas of archaeological potential. By noting the setting and condition of any recorded monuments and structures a better understanding of the archaeological heritage of proposed development area can be achieved.

3 Desk based study

3.1 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

There is archaeological evidence for human activity in County Dublin from the Mesolithic period onwards. There is little evidence in the immediate vicinity of Streamstown and Auburn for Mesolithic activity, however, on Paddy's Hill, south of Malahide estuary; a number of microliths were recovered during excavations (Stout and Stout 1992, 7). Possible Bann flakes were also found near Feltrim Hill.

3.1.1 Neolithic Period

The most common upstanding monuments, dating to the Neolithic period, are megalithic tombs. These tombs are divided into four classes; court tombs, portal tombs, passage tombs and wedge tombs. The three latter classes are represented in County Dublin. A typical portal tomb, such as the one at Howth Demesne, consists of two large door stones or portals, a back stone and often side stones. A large capstone, often of enormous proportions, is placed on the stones, providing a small chamber. Passage tombs are by far the most numerous megalithic tombs in Ireland, with a passage tomb cemetery located in Bremore, near Balbriggan. Passage tombs get their name from the large orthostats, occasionally with decorated with megalithic art, used to construct a passage usually leading into a burial chamber. Some passage tombs may have multiple chambers and are generally covered by a cairn or mound. Wedge tombs are so named by the distinctive manner in which the roof slopes down towards the back of the tomb and are taller and wider at the entrance.

Excavations on Feltrim Hill revealed considerable evidence for Neolithic settlement evidence. Several diagnostic artefacts including pottery, stone and flint implements, axes and waste material were found but no structural remains were identified. Any structural remains may have been destroyed by later early medieval occupation of the hill (Waddell 2000, 38).

No megalithic structures are known of in the vicinity of the proposed development.

3.1.2 The Bronze Age

There is little evidence for activity in the area during the Bronze Age in the study area. Bronze Age activity is represented by a range of monuments including stone circles, standing stone, stone alignments, tumuli, cairns and barrows. Tumuli are mounds of earth often used to covered or contain burial deposits. Cairns are stone mounds used for the same purpose. Barrows are burial monuments dating to the Bronze Age and Iron Age. There are several different classes of barrows but in general they consist of a circular enclosing element of ditches and sometimes banks. The interior, where burials are usually found, may be flat or have a mound of varying height. Bronze Age burials are often found in flat cemeteries in stone cists or earth-cut pits. These cemeteries are generally not evidence above ground. A ringditch containing a central cremation pit was excavated in Drinan townland. The earthwork in Malahide Demesne (DU012-029) may also be a barrow.

Evidence for Bronze Age domestic sites can often only be uncovered through excavation, but are generally not evident above ground. The house sites of the Bronze Age are generally circular in plan and between 7–15m in diameter. A pit excavated in Broomfield indicates that there was activity in the area during the Bronze Age. The pit excavated at Drinan/Nevinstown East, although yet undated, may date to this period. One of the best indicators of Bronze Age settlement are *fulachta fiadh* which are comprised of mounds of heat shattered stones. It is understood that hot stones were placed in a trough of water, thus heating the water for a variety of possible purposes such as cooking or bathing. The nearest example of such a site occurs in Robswall (DU012-065).

No sites of Bronze Age date were noted during the field inspection of the site.

3.1.3 The Iron Age

The evidence for human activity during the Iron Age is not as forthcoming as in other periods and no sites from this period have been identified in the area.

3.1.4 Early Medieval Period

In the fifth century Christianity was introduced to Ireland and monastic sites began to be founded throughout Ireland. No early church sites are known of in the immediate vicinity of the proposed development. However, by the sixth century the monastery at Swords was founded. The presence of a holy well in the neighbouring townland of Feltrim (DU012-026) may be indicative of an early religious tradition in the area.

During the early medieval period a new type of settlement enclosure became common. Ringforts consist of a circular area enclosed by a bank and an external ditch, sometimes there can be up to three sets of such defences. When stone defences were used in such sites they are referred to as cashels. Some enclosure sites may represent less well-preserved ringforts. Occasionally souterrains are associated with ringforts, but are also found in isolation. A souterrain is an underground chamber probably used as a place of refuge during attack or as a storage place in more peaceful times.

The cashel (DU012-02501) on Feltrim Hill was excavated in the late 1940s by Eogan and Hartnett and had extensive evidence for occupation from the early medieval period. Some of the artefacts are thought to have had evidence for a Viking influence (Stout and Stout 1992, 17). The Viking influence is not surprising as this area is located in Fingal or the 'Territory of the Foreigners' and was settled by the Hiberno-Norse in the tenth and eleventh century (Mitchell and Ryan 1997, 300). It is possible that the earthwork (DU012-029) in Malahide Demesne may represent a platform ringfort.

No sites of Early Medieval date were noted during the field inspection of the site.

3.1.5 Medieval Period and onwards

The archaeological and historical evidence for this area suggests a burgeoning of activity from the historic period onwards, especially in the medieval period. The lands and harbour of Malahide were granted by Henry II to Richard Talbot in 1185 (Bennett 1994, 129). A castle (DU012-030) was built just northeast of the proposed development site in Malahide Demesne. This castle has undergone a significant number of additions over the years but it contains the only surviving medieval great hall in Ireland. A church site (DU012-03101) was also established beside the castle and may predate it. Two sheela-na-gig figures (DU012-03102 and DU012-03103) and a mitred head (DU012:03104) have been incorporated into the walls of the church. A graveyard is associated with the church (DU012:03106) and inside the church a medieval altar tomb (DU012:03105) dedicated to Maud Plunkett can be found. A medieval church (DU015-00201) and graveyard (DU015:00202) can also be found in Kinsaley townland. Excavations of a mound (DU012-028) in Auburn townland and to the immediate west of the proposed development revealed that it was most likely a landscape feature in the Demesne of nearby Feltrim House. A tree ring excavated in Broomfield indicates that the landscape in this area has continued to be modified in more recent times.

In the hinterland of the proposed development there is also evidence for post-medieval activity. The Georgian Auburn House (DU-50-O-209453) was built at this time. A windmill (DU012-027) was also located just west of the proposed site on Feltrim Hill. Rocque's (1756) and Stoke's (1750) maps indicate the location of the windmill, as does Archer's list of mills for 1801 (Simms and Fagan 1992, 104). The windmill was demolished in 1973.

No sites of Medieval date were noted during the field inspection of the site.

3.1.6 Significant settlements in the area

The proposed development is located between the towns of Malahide and Swords, thus an understanding of the history and development of these towns may give an indication of the broader archaeological and historical landscape of the area.

3.1.7 Swords

There is some evidence for prehistoric activity in Swords; however, it was during the early medieval period that its origins as a settlement can be attributed. The monastery of Swords was founded in 512, by St. Columbkill, who appointed St. Finn Lobhair, or the Leper, as its first abbot and blessed a holy well (Ryan 2001, 244). The town of Swords derives its name from the Irish word sord, which means 'pure', originally applied to St Columba's well. The monastery and settlement continued to grow and expand and incorporated several places of worship, including chapels dedicated to St. Finan and St. Brigit. The monastery was burnt by Maelseachlainn in 994 and it was plundered and burnt several times by the Danes between 1012 and 1066. The only remaining feature of St. Columba's Church is the Round Tower which stands seventy five foot tall.

The castle was built in the 12th century with the appointment of the first Norman bishop of Dublin, John Comyn. In 1192 a patent was granted to Archbishop Comyn that authorised him to hold an annual fair in his manor of Swords for the eight days after the feast of St. Columbcille. In 1216 the manor of Swords was granted to Henry de Loundres on condition that he build and maintain a castle on his manor of Castlekevin near Glendalough, to be used in the defence of the Pale against attacks by the O'Byrnes and O'Tooles. The extent of the manor of Swords in 1326 noted that there were 122 burgesses (McNeill 1950, 177), and there were many references to burgesses in Archbishop Alen's register throughout the following century, certainly sufficient to show that the borough functioned continually into the sixteenth century (McNeill, 1950, 291). However, by 1324 documentary evidence indicates that the castle was in disrepair but by 1583 the Castle was re-occupied by Dutch Protestants under order of the Land Deputy, Sir Henry Sydney. References in the Carew manuscripts refer to the 'quite spoiled old castle', indicating the ruinous state of the Castle. The Dutch Protestants repaired parts of the Castle and "the late oven attached to the buildings west of the gateway may be part of their refurbishing" (Fanning 1975, 57).

The town was granted a new charter by Elizabeth I in 1578, which established it as a parliamentary borough. This was confirmed in 1603 upon the accession of James I, together with a weekly market on Monday. This document refers to the place as 'the Archbishop's manor at Swords.' A grant of two additional fairs was made to it in 1699. It continued to send representatives to parliament until the Act of Union.

3.1.8 Malahide

Prehistoric activity in the vicinity of Malahide town was revealed during excavations at Robswall on the southeast of the town where Neolithic and Bronze Age activity was identified. However it is in the early medieval and medieval period when extensive settlement began to develop in the area. By the 8th century Malahide had become a Viking stronghold (Bennett 1994, 129). Several earthworks and enclosure in the area may represent early medieval ringfort sites.

In 1185 the lands and harbour of Malahide were granted by Henry II to Richard Talbot who built the aforementioned castle in Malahide Demesne. The castle is a quadrangular building situated on limestone rock and has been modified and renovated several times over the years. It was probably at this time that Malahide Abbey was built in Malahide Demesne. Malahide was part of the parish of Swords from the end of the monastic system of organisation in the 12th century until 1941 when it became a parish in its own right. By 1630, the Abbey was stated to be in a ruinous condition and may have been closed since the Dissolution of the Monasteries by Henry VIII.

During the Cromwellian wars, the castle was besieged and taken by Cromwell, who took up residency there and during which time he passed sentence of outlawry upon Thomas, Lord Talbot, and gave the castle to a Miles Corbet, who maintained possession of the castle for

seven years. During the Restoration, and after the execution in 1660 of Miles Corbet for signing Charles I's death warrant, the Talbot family regained possession of the estates.

By the 16th century the town had continued to expand as a fishing port and privileges were granted to the port of Dublin. The town also had a small oyster fishing trade and an interesting oyster midden has recently been excavated in Malahide Demesne (06E0661).

3.2 RECORDS OF MONUMENTS AND PLACES (RMP)

In the hinterland of the proposed development there are a range of recorded monuments many of which date to the early medieval and medieval periods (table 1). The earliest datable site was the Neolithic habitation activity on Feltrim Hill. Early medieval activity in the area is represented by a cashel site and an earthwork site which may represent a ringfort or even possibly a ringditch, which usually date from the Bronze Age. The presence of a holy well in the vicinity of the cashel could possibly have had its origins in the prehistoric period. In Malahide Demesne a medieval castle is situated in proximity to a church with two sheela na gig figures and a mitred head incorporated into it. A medieval altar tomb is located in the interior of the church while there is a graveyard surrounding the exterior. In the townland of Kinsaley there is a second medieval church and associated graveyard. A windmill site and mound/landscape feature represent post medieval activity in the area.

Table 1: Record of Monuments and Places

RMP NO.	TOWNLAND	CLASSIFICATION	NOTES
DU012-02501	Feltrim	Cashel Site	Early medieval cashel (35m by 25m dia), excavated in 1940's and produced evidence for earlier Neolithic occupation
DU012-02502	Feltrim	Habitation Site	Early medieval cashel (35m by 25m dia), excavated in 1940's and produced evidence for earlier Neolithic occupation
DU012-026	Feltrim	Holy Well	Known as 'Lady Well' and located on the north face of Feltrim Hill, now destroyed
DU012-027	Feltrim	Windmill Site	Located on the summit of Feltrim Hill, all demolished except for the base.
DU012-028	Auburn	Mound	Mound known as the 'fairy dell', excavated and thought to be a landscape feature
DU012-029	Malahide Demesne	Earthwork Site	Earthen platform enclosed by ditch, bank and outer ditch. The centre has been quarried
DU012-030	Malahide Demesne	Castle/Cast	Medieval castle built by Richard Talbot. It contains the only surviving medieval great halls and has been modified over the years.
DU012-031	Malahide Demesne	Ecclesiastical Remains	Redundant Record
DU012-03101	Malahide Demesne	Church	The remains of a medieval church in the ground of Malahide castle. The nave and chancel survive but are in a ruinous state
DU012-03102	Malahide Demesne	Sheela na Gig	Sheela na Gig built into a quoin at the northeast corner of the church
DU012-03103	Malahide Demesne	Sheela na Gig	Sheela na Gig built into the east gable wall of the church
DU012:03104	Malahide Demesne	Architectural fragment	Mitred head on the apex of the south door of the church
DU012:03105	Malahide Demesne	Tomb	Altar tomb dedicated to Maud Plunkett located in the interior of the church

DU012:03106	Malahide Demesne	Graveyard	Graveyard associated with the medieval church in Malahide Demesne
DU015-00201	Kinsaley	Church	Roadside church probably of medieval date. In a ruinous state
DU015:00202	Kinsaley	Graveyard	Rectangular walled graveyard associated with the medieval church

3.3 PREVIOUS EXCAVATIONS

While no archaeological excavations have taken place in Streamstown previously a number of archaeological investigations have been carried out in the vicinity of the proposed development site, as revealed by the Excavations Bulletin (Table 2). Two sites have evidence for Bronze Age activity. The pit at Drinan/Nevinstown may also date to this period and is indicative of the possibility that further archaeological activity may be found in the area. The watching brief at Malahide castle has revealed information about the construction and use of the castle. The landscape feature and tree ring also indicate that the landscape in this area has continued to be modified in more recent times. The aforementioned excavations on Feltrim Hill are not included in the database.

Table 2: Previous excavations in the vicinity

LICENCE NO.	LOCATION	TYPE	NOTES
Not available	Auburn	Landscape feature	Mound known as the 'fairy dell', excavated and thought to be a landscape feature
03E1362 ext.	Drinan/Nevinstown East	Pit	Subrectangular pit (3m long, 1m wide) with nine stakeholes at the bottom. Its function and date are unclear.
04E1066	Mountgorry Site B, Malahide Road, Drinan	Ringditch	Circular ringditch with entrance to the southeast. At the centre was a single pit containing cremated bones. Bronze Age pottery sherds were recovered from the ditch and pit
04E1528	Malahide Castle, Malahide Demesne	Post-medieval garden	A watching brief on engineering pits of the gardens in Malahide castle near the Barbican Tower
Not Available	Broomfield	Circular Ditched Enclosure	Excavation of a circular enclosure and a number of pits. Thought to have been a ploughed out tree ring which was erected in an area of Early Bronze Age activity

3.4 TOPOGRAPHIC FILES OF THE NATIONAL MUSEUM OF IRELAND

The Topographic files at the Irish Antiquities Department, National Museum of Ireland were inspected with regard to the following townlands in the vicinity of Streamstown, County Dublin; Streamstown, Feltrim, Abbeyville, Greenwood, Rahulh, Auburn, Drinan, Yellow Walls, Mabestown, Malahide Demesne, Kinsaley, Broomfield, Grange and Hazelbrook. A large number of lithic artefacts have been found in these areas indicating extensive prehistoric activity in the region. Several early medieval and medieval artefacts have also been found through this area.

Table 3: Stray finds from the vicinity of the site

NMI REGISTER NO.	TOWNLAND	FIND	NOTES
1966:42	Broomfield	Flint scraper	Surface find of flint scraper
1968:174-184	Broomfield	Flint artefacts	Neolithic flint cores, scrapers and flakes, possibly Neolithic in date
1968:151-171	Broomfield	Lithics, animal tooth and bone, bronze knob, iron object	A number of surface finds included prehistoric tools, including axeheads, waste material, flakes and scrapers and possibly more modern artefacts.
1964:29-30	Broomfield	Flint waste	Surface find of twenty eight flint waste flakes

NMI REGISTER NO.	TOWNLAND	FIND	NOTES
		flakes and a gun flint	and a gun flint
1964:64	Yellow Walls	Flint scraper	Surface find of brown flint scraper
1968:120-121	Yellow Walls	Pot sherds	Two glazed sherds of wheel thrown pottery found near the seashore
1974:90	Yellow Walls	Stone axehead	Polished stone axehead found during foundation digging
1964:31	Drinan	Flint core	Flint core found in an embankment near Feltrim.
1947:285-1053	Feltrim	Various artefacts	Various artefacts recovered during excavation and collected by locals in the vicinity of the site
1964:85	Feltrim	Bronze ring	Bronze coiled ring found on Feltrim Hill
1949:50	Feltrim	Flint arrowhead	Flint leaf-shaped arrowhead found on Feltrim Hill
1947:159	Feltrim	Flint arrowhead	Surface find of flint arrowhead tip
1968:185-186-92B	Feltrim	Flint artefacts	Stray surface find of nine flint flakes and a flint core
1965:13-16	Feltrim	Arrowheads and stone axe	Polished axe or adze head, a barbed arrowhead and two leaf-shaped arrowheads recovered from Feltrim Hill
1964:71	Feltrim	Bronze ring	Cast bronze ring 2.7cm in diameter. Surface find from Feltrim Hill
1969:22-33	Feltrim	Flint artefacts	Ten flint scrapers and blade, 44 fragments of flint waste material and one chert core. Stray surface finds from Feltrim Hill
1970:181	Feltrim	Polished stone axe	Polished stone axe portion from Feltrim Hill
1965:22	Feltrim	Polished stone adzehead	Polished stone adzehead fragment from Feltrim Hill
1965:55	Feltrim	Flint slug knife	Slug knife of white flint. Stray surface find from Feltrim Hill
1966:63-92	Feltrim	Flint and chert artefacts	Seven flint arrowheads, 22 flint scrapers and one chert knife from Feltrim Hill
1966:122-47	Feltrim	Stone artefacts	Polished stone axehead, flint knives, blades, scrapers, blades, a javelin head and a saddle quern and rubber stones were found in bulldozed material from Feltrim Hill.
1946:333	Feltrim	Roman coin	Bronze Roman coin (284-304 AD) from Feltrim Hill
1967:179	Feltrim	Bronze Mount	Bronze Mount with human face protruding from the top with blue glass studs as eyes. Found near Feltrim Hill
1968:84-119, 172-173	Feltrim	Various artefacts	Various artefacts including a number of lithics, the tooth of a sperm whales, two iron objects and a clay bead were recovered from Feltrim Hill

3.5 CARTOGRAPHIC SOURCES

The following cartographic references were consulted at the Trinity Map Library: Ordnance Survey 6" map of Co. Dublin, 1st edition (1843) and the Ordnance Survey 25" map, Co. Dublin, 3rd edition (1908)

3.5.1 1st Edition Ordnance Survey Map, Co. Dublin (1843)

The Ordnance Survey, undertaken in the 19th century, was part of a countrywide effort to enable the accurate valuation of all property and assess liability for taxes and rates. The Ordnance Survey maps illustrated the Irish landscape with a level of detail not attempted before that time. The 1st edition OS map depicting the proposed development area was published in 1843.

Comparison of the 1837 map with recent OS mapping indicates that there has been substantial change to the area during the intervening years (Fig. 2 and 3). The 1837 map depicts Auburn House and its associated buildings as the only structures within the area of the proposed site. A significant proportion of the northern part of the development was covered by woodlands associated with Auburn House. Just beyond the proposed development area and to the south two gravel pits are depicted. To the east of Feltrim Hill the windmill, earthwork and holy well are depicted but several quarries and encroaching onto the sites.

3.5.2 3rd Edition Ordnance Survey Map, Co. Dublin (1908)

The 3rd edition OS map (1908) shows little appreciable difference when compared with the 1st edition map (1843). Three additional building appear on this map and the small fields in the south-western area of the proposed development have been joined together to form larger fields. By the time Feltrim Hill was surveyed the earthwork had been completely destroyed by quarrying and the windmill is recorded as 'in ruins'. Lady's Well is also marked. In the intervening years the field layout has remained mush the same with the exception of the division of small plots for houses along the road.

3.6 TOPONYMS

The site of the proposed development is situated in the townlands of Streamstown and Auburn. While Auburn remains the same in Irish Streamstown translates to *Baile an tSrutháin* meaning home of the streams. The village to the west of the site is known as Feltrim or *Fealdruim/ Faoldroim* meaning Wolf Ridge (Flanagan and Flanagan 1994).

4 Results of Field Inspection

A field walkover inspection was carried out in the subject site area in order to:

- verify the location, extent and condition of known features (if any)
- identify and record the location, extent and condition of new features (if any)
- identify areas of potential archaeological interest where no upstanding features are visible (e.g. wetlands, river crossings, or areas between concentrations of upstanding features)
- assess potential impacts of a proposed development on all of the above to gather information towards detailed and specific proposals for avoidance or mitigation of these impacts.

The study area comprises a series of fields and properties (Areas A-J), which taken together have an overall east west extent of 800m and an overall north south extent of 375m (Fig. 4). The inspection was carried out on the 11th of November 2008 in dry, sunny conditions.

Area A consists of the property of Auburn House and its grounds, which has a total area of 11.6 Hectares.

The southwest corner of the property consisted of an overgrown grass field, bordered by a tarmac roadway to the west, mature hedgerows and tree lines to the north and east and a water filled boundary ditch and low bank to the south (Plates 1-3). The field itself sloped broadly downwards from west to east. An elevated area was noted towards the west end of the field, with an area of uneven, rutted ground covered with scrub at the southwest side of the elevation.

Immediately to the south of this field, on the other side of the water filled ditch described above, was an area of dense woodland at the rear of Auburn House (Plates 4-6). A pathway did extend in a broad north to south direction through this wooded area, but in general the tree and shrub growth was too dense to determine whether or not any archaeological features were present.

To the east of the overgrown field and wooded area was a fenced area of short grass, which was being as grazed by horses (Plates 7-9). This field was irregular in shape and was defined by a modern wooden fence, with a line of young trees planted at regular intervals around the north and northeast side, running parallel to the fence. The field was generally flat in appearance around its periphery, but had an elevated area towards the centre-west. Towards the northwest the ground was slightly uneven, with a slight, northeast to southwest aligned, linear depression visible towards the perimeter fence (Plate 10).

Bordering the southeast corner of this field was a cropped grass lawn, defined at the west, southwest, northeast and north by a water filled boundary ditch and hedgerow, and at the southeast by a modern building (Plate 11). This lawn sloped downwards from the southeast to northwest.

The approach to Auburn House consisted of a tarmac driveway, which was bordered at the north and northeast by cropped grass and a mature tree line and at the south and southwest by a strip of woodland, adjoining a narrow stream, which curved from the south east to the west (Plates 12-13).

On the west and southwest side of the stream, to the southeast of Auburn House, was a group of three modern or recently converted buildings, sited around a gravel-covered courtyard (Plate 14). At the east side of this group of buildings was a mown lawn with some formal garden features. A number of modern features were associated with the stream in this area, including a wooden footbridge and a concrete sluice gate (Plates 15-16). The stream was culverted at several points to allow access from the driveway to the property on this side of the stream. To the south and west of the modern buildings and courtyard were four adjoining walled gardens, which had been modified to varying extent

in recent years with the inclusion of tennis courts and other recreational features (Plate 17). The courtyard was approached by a small, north south aligned lane extending off the main driveway, and to the west of this lane was a small yard with central shed buildings, which was used as a storage and maintenance area (Plate 18).

Area B was a broadly rectangular shaped area measuring 1.6 hectares, which abutted the southwest side of the Auburn House property. This area consisted of a mown grass and scrub field, with an elevated area towards the centre north, which was occupied by a modern bungalow (Plates 19-20). A trial hole or service pit had apparently been excavated at the rear of the bungalow, on the north side of the property. This area was defined at the north by a narrow field boundary ditch, aligned with the above described stream, at the west by a boundary ditch and tar macadam road, and at the east and south by mature hedgerows.

Area C was located to the south of Area B, and comprised a broadly rectangular, east west aligned field, with an adjoining yard area, which was occupied by the offices of a landscaping firm (Plate 21). This field measured 2.9 hectares in area and was defined by field boundary ditch and external hedgerow at the east, a young tree line and the tar macadam road at the west, a mature hedgerow at the north, and a young hedgerow and tree line at the south. The field consisted of overgrown grass and was highest at the centre, with gentle slopes to the north, west and south, and a sharper downwards slope to the fields lowest point at the east (Plate 22).

Area D was an L-shaped property measuring 0.73 hectares in area, abutting the south side Area C. This property consisted of a manicured lawn defined by sculpted hedgerows and garden fences (Plate 23).

To the east of these last two Areas and abutting the southeast edge of the Area A, were four adjoining properties (Areas E-H). Where visible all four appeared to consist of private residences with mown grass lawns, defined by fences and mature hedgerows.

The areas discussed above were all located on the northern side of an east to west running public road, two further survey areas were located on the south side of this road. The first of these, Area I, measured approximately 90m north south by 50m east west; again, this property was not accessible but clearly consisted of a private residence with mown lawn and driveway, with its borders defined by tree lines and mature hedgerows.

The second of these properties, Area J, was an east west aligned, broadly rectangular shaped area measuring 175m east west by 150m north south. This property was surrounded by hoarding and could not be viewed at this date. However, spoil heaps were visible beyond the hoarding and the site had clearly been subject to soil reduction and development in the recent past. Although there was a gated entrance and office huts at the southeast corner of the site, there was no construction activity at this date and the site was closed.

No recorded or previously unidentified monuments were positively identified in the subject area during the assessment; however not all of the study area could be accessed at this date and there is the possibility that the inaccessible areas may contain features of archaeological significance. Also, although no features of obvious archaeological significance were noted on the field surfaces, it is possible that sub surface archaeological remains may survive, and any such sub surface features could be negatively impacted upon by the proposed development.

5 Summary & Conclusions

5.1 This report indicates that the site of the proposed development in the townlands of Streamstown and Auburn, which are situated within an area of moderate archaeological activity spanning from the prehistoric to the medieval period.

5.2 The County Dublin Record of Monuments and Places (RMP) does not record any archaeological monuments within the Local Area Plan boundary.

5.3 In the hinterland of the proposed development site there are known archaeological monuments which include a Neolithic habitation site, possible ringfort or barrow site, a cashel, a holy well, two medieval churches and associated graveyards, a windmill and a landscape feature. The range of types of recorded monuments and structures within the hinterland of the proposed development site attests to human occupation and settlement in the area from prehistory to the present day.

5.4 A search of the topographic files at the National Museum did not identify any artefact findspots from the townlands of Streamstown or Auburn; however, several artefact findspots from the neighbouring townland have been identified.

5.5 The Excavation Bulletins 1970-2004 show that no previous archaeological excavations have been undertaken within the proposed development area. However, a landscape feature was excavated in the townland of Auburn immediately west of the proposed development. It should be noted that in the neighbouring townland Drinan a pit and a ringditch were excavated in two separate developments. Bronze Age activity was identified at Broomfield. A substantial Neolithic habitation site and medieval cashel were excavated on Feltrim Hill, just west of the development.

5.6 The County Dublin Record of Protected Structures (RPS) does not record any protected structures within the Local Area Plan boundary.

5.7 The Local Area Plan area comprises a series of fields and properties (Areas A-J). Not all areas of the proposed development could be accessed, thus there is the possibility that the inaccessible areas may contain features of archaeological significance. Nothing of apparent archaeological significance was identified during the field inspection. It is possible; however, that sub surface archaeological remains may survive, and any such sub surface features could be negatively impacted upon by the proposed development.

5.8 It is considered possible, given the number of known archaeological site and artefact findspots in the neighbouring townlands that as yet unknown subsurface archaeological remains may exist within the proposed development area.

5.9 Construction or preconstruction groundworks have the potential to impact any as yet unknown subsurface archaeological remains that may potentially survive within the proposed development area.

6 RECOMMENDATIONS[1]

This study has shown that no recorded monument exists within the Local Area Plan boundary. This study has also shown however that there are a number of recorded archaeological monuments in the hinterland.

Given that the proposed development would have a negative impact on any potential unknown archaeological remains or artefacts that may survive below ground it is recommended that:

6.1 Due to the large size of the proposed development area a geophysical survey would be advisable to ascertain whether any archaeological sites survive below ground.

6.2 If planning permission for any development at this location to proceed is granted, a full programme of pre-development archaeological test trenching should be undertaken by a licensed archaeologist throughout the development area. In this way the extent, nature and significance of any as yet unknown archaeological material that might potentially survive below ground may be determined at the earliest possible stage.

6.3 Following on from the results of the test trenching further archaeological mitigation strategies such as the excavation, preservation by record or preservation *in situ* of uncovered archaeological features may be required by the relevant heritage authorities. Further to the results of testing the heritage authorities may also require that all topsoil stripping and ground works associated with the proposed development be monitored by a licensed archaeologist.

6.4 All recommendations in this report are subject to discussion with and approval from the relevant authorities, which will advise on any further remedial action that they may consider necessary.

6.5 The principles as outlined in the document Framework and Principles for the Protection of the Archaeological Heritage (Dept of Arts, Heritage, Gaeltacht & the Islands, 1999) have been taken into account in the compilation of these recommendations[2].

6.6 The developer's attention is drawn to the relevant sections of national monuments legislation, the National Monuments Legislation 1930-1994, which state that in the event of the discovery of archaeological finds or remains that the relevant authorities, that is the Department of the Environment, Heritage and Local Government (DoEHLG) and the National Museum of Ireland should be notified immediately. These institutions can be contacted at:

National Museum of Ireland,
Kildare St.
Dublin 2

National Monuments Service
Dun Sceine
Harcourt Lane
Dublin 2

[1] All archaeological recommendations are subject to the approval of the relevant heritage authorities. The principles & recommendations as outlined in the *Framework and principles for the protection of the archaeological heritage* document (Dept. of Arts, Heritage, Gaeltacht & the Islands 1999) have been taken into account in compiling Section 5.

[2] In summary the framework and principles document sets out the national policy with regard to the archaeological heritage. Its core principles are:

- The archaeological heritage is a finite, non-renewable resource.
- There should always be a presumption in favour of avoidance of developmental impacts on the archaeological heritage and preservation in situ of archaeological sites and monuments must be presumed to be the preferred option
- Where archaeological sites or monuments have to be removed due to development then it is essential that the approach of preservation by record be applied
- The carrying out of an archaeological assessment where appropriate (or where part of a planning condition) is the first step in ensuring that preservation in situ and preservation by record take place
- The costs of archaeological work necessitated by development are a legitimate part of development costs.

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Appendix I: Record of monuments and places

List of recorded archaeological sites and monuments within the vicinity of the proposed development.

RMP No	**DU012-02501**
Townland	Feltrim
Nat Grid Ref	32006/24455
Classification	Cashel Site
Description	Situated on the west summit of Feltrim hill. Prior to quarrying, the site comprised an oval area (35m east–west, 25m north–south) enclosed by a drystone wall (2m wide, 1m high). Entrance in the east (2m wide), originally protected by an inner and outer timber gate (Eogan and Hartnett 1964, 21). Excavation in the late 1940s produced extensive evidence for an impressive domestic assembly on the site.
References	Eogan and Hartnett 1964, 21

RMP No	**DU012-02502**
Townland	Feltrim
Nat Grid Ref	32006/24
Classification	Habitation Site
Description	As with DU012-02501
References	No entries

RMP No	**DU012-026**
Townland	Feltrim
Nat Grid Ref	32023/24461
Classification	Holy Well
Description	Known as 'Lady Well'. Formerly located on the north facing slope of Feltrim Hill. This site was removed during quarrying operations (Ó Danachair 1958, 79).
References	Ó Danachair 1958, 79

RMP No	**DU012-027**
Townland	Feltrim
Nat Grid Ref	32033/24452
Classification	Windmill Site
Description	Located on the summit of Feltrim Hill. According to Flanagan this was erected as a wooden mill after 1667 using Dutch bricks (1984, 52–59). It was converted to a corn mill in the 19th century. Originally this was of cylindrical shape and tapers towards the top rising to three-storeys in height. Demolished Oct 23rd 1973 except for base.
References	Flanagan 1984, 52–59

RMP No	**DU012-028**
Townland	Auburn
Nat Grid Ref	32083/24465
Classification	Mound
Description	The site was excavated in 1982. This mound was also known as the 'fairy dell'. It lay approximately 7.5m OD and was overlooked by higher ground to the north, south and west. A small river flows close to the south of the mound. The mound was circular in shape (15m in diameter, 1m high). The mound was saucer shaped with steep sides and no evidence for an accompanying ditch or kerb. Several sherds of pottery were recovered from the mound and included late 13th/early 14th century examples and 17th/18th century sherds, indicating a terminus ante quem of the late 17th/early 18th century for the construction of the mound. It is probable that this was a landscape feature (Keeling, D 1985).

References Flanagan 1984, 74
Keeling, D 1985

RMP No **DU012-029**
Townland Malahide Demesne
Nat Grid Ref 32175/24551
Classification Earthwork Site
Description This site was marked on the 1937 OS edition map but has been since quarried out. According to Westrop (1915) the site originally comprised an earthen platform *c.*17m in diameter, enclosed by a fosse (3–4m wide), a bank (2m wide) and an outer fosse (3–4m wide, 1m deep). It was quarried in the centre for gravel when Westropp visited it.
References Healy, P. 1975, 26
Westropp, T.J. 1915 152

RMP No **DU012-030**
Townland Malahide Demesne
Nat Grid Ref 32201/24542
Classification Castle/Cast
Description Marked in OS maps 1843 and 1937 editions. This is an occupied medieval castle with later additions. The medieval great hall is still preserved and dates to the 15th century. The castle was re-roofed and added to in the 19th century. The opposite side of the castle to the great hall once contained four tapestry hung rooms but these were destroyed by a fire in 1760. It was rebuilt in the 1770s in Georgian Gothic character and two large drawing rooms replaced the four smaller rooms.
References Healy 1975, 26
Anon 1897, 456–7
Anon 1914, 255–7
Little, G.A 1948–9, 8–12
Flanagan, N 1984, 22, 24, 25–42

RMP No **DU012-031**
Townland Malahide Demesne
Nat Grid Ref 32207/24542
Classification Ecclesiastical Remains
Description This is a heading entry used to indicate an archaeological complex. This is an obsolete term in the Archaeological Survey of Ireland and the record is redundant.
References No entries

RMP No **DU012-03101**
Townland Malahide Demesne
Nat Grid Ref 32206/24545
Classification Church
Description Marked on both 1843 and 1937 OS map editions. Located in the grounds of Malahide castle. The remains comprise a nave (L16.9m, Wth 6.8m) and chancel (L8.8m, Wth 5.6m) with a two storied sacristy attached to the southeast corner. There are stepped battlements on the north and south walls of the nave. Built of coursed, well mortared limestone masonry. There as buttresses against the west gable either side of the window and a batter or buttress in the southwest corner. The church is entered towards the west end of the nave through diametrically opposed doorways with pointed arches, chamfered jambs and hood moulding. The area of the hood mouldings on the exterior of the south door is surmounted by a 'mitred head' and a zoomorphic figure at one of the hood moulding terminals. There are bolt holes present. Inside the south door is a red sandstone stoup secured to the wall and an alter tomb dedicated to Maud Plunkett (D. 1494) with a recumbent effigy of a female figure in a horned cap. Interior is lit by a fine

	triple light, ogee-headed W window of 15th century date and two double-light tracery windows in the east end. Above the west gable is a triple bellcote with steps leading up to it. The chancel is entered through a pointed, segmented chancel arch. Interior is lit by wide, flat-arched windows in the south wall. The east window is a large, limestone, triple-light, tracery window. Corbels project from the east wall at altar level. There is an external stairs to first floor which contains a fireplace and wall presses in the east wall. At the exterior east gable wall there is a sheela-na-gig (Healy 1975, 26; Anon 1914, 257; Hartnett, P.J. 1954, 179–181). Another sheela-na-gig is built into a quoin at the northeast angle of the chancel.
References	Healy 1975, 26 Anon 1897, 457–8 Anon 1914, 257 Little, G.A 1948–9, 6–8, 66–67 Flanagan, N 1984, 43–51 Hartnett, P.J. 1954, 179–181

RMP No	**DU012-03102**
Townland	Malahide Demesne
Nat Grid Ref	32207/24545
Classification	Sheela na Gig
Description	A sheela-na-gig is built into a quoin at the northeast angle of the chancel of the medieval Church. Comprises a framed seated figure carved in false relief on red-sandstone block. It has a large shapeless head, short neck and squashed body (Hartnett 1954, 179).
References	Hartnett, P.J. 1954, 179

RMP No	**DU012-03103**
Townland	Malahide Demesne
Nat Grid Ref	32206/24546
Classification	Sheela na Gig
Description	At the exterior east gable wall of the church there is a sheela-na-gig (Healy 1975, 26; Hartnett 1954, 179, 181). It comprises a carved head and neck in red sandstone, the lower portion is damaged. The facial features are well pronounced.
References	Hartnett, P.J. 1954, 179–180 Healy 1975, 26

RMP No	**DU012:03104**
Townland	Malahide Demesne
Nat Grid Ref	32490/24402
Classification	Architectural fragment
Description	Apex on the exterior of the south door of the church contains a 'mitred head'.
References	No entries

RMP No	**DU012:03105**
Townland	Malahide Demesne
Nat Grid Ref	32207/24543
Classification	Tomb
Description	In the interior of the church there is an altar tomb dedicated to Maud Plunkett (d. 1494) with a recumbent effigy of a female figure in a horned cap.
References	No entries

RMP No	**DU012:03106**
Townland	Malahide Demesne
Nat Grid Ref	32208/24543
Classification	Graveyard
Description	Graveyard associated with church. No further details available.

References No entries

RMP No **DU015-00201**
Townland Kinsaley
Nat Grid Ref 32178/24314
Classification Church
Description This roadside church is a plain rectangular building, aligned east–west and built of random rubble masonry. Only the nave survives (L10.25m, Wth 5.10m, wall T0.95cm). There are opposed pointed arched doorways in the west end of the nave. The interior is lit by narrow slit apes on the south wall and a tall round arched window at loft level in the west gable which contains a double bellcote. The chancel arch is all that survives of the chancel. It is of pointed segmental type. Probably late medieval in date.
References Healy 1975, 28

RMP No **DU015:00202**
Townland Kinsaley
Nat Grid Ref 32178/24314
Classification Graveyard
Description A rectangular walled graveyard by the roadside. There is a kink in the wall along the southeast section possibly indicating the former existence of an earlier enclosure.
References No entries

Appendix II: Previous Excavations

List of previous excavations undertaken in the vicinity of the proposed development

Previously published archaeological excavations in the area from 1970 to 2004 (www.excavations.ie) are summarised in chronological order below.

Site name	**Auburn**
Nat Grid Ref	O207445
Excavation No.	Not available
Excavations ref.	1980-84:0093
Classification	Landscape feature
Description	Keeling, D. (1985) 'Excavation of a mound at Auburn, Malahide, Co. Dublin' Dublin Hism'. Record 38, No.3, 103-6.
Author	D. Keeling, "Waterfront", Kilcreagh, Donabate, Co. Dublin

Site name	**Drinan/Nevinstown East**
Nat Grid Ref	31920 2540
Excavation No.	03E1362 ext.
Excavations ref.	2004:0503
Classification	Pit
Description	The monitoring of a large-scale development in the townlands of Drinan and Nevinstown East, Swords, Co. Dublin, commenced in 2003. This first phase of monitoring was conducted by Christine Baker (Excavations 2003, No. 489); nothing of an archaeological nature was uncovered. The second phase of development was monitored over the summer of 2004. This phase was located on a greenfield site on relatively high ground that sloped gently towards the north. During the monitoring, one feature, a subrectangular pit c. 3m in length, 1m in width and up to 0.8m in depth, was located at the southern limits of the site, on the high ground. At the base of the pit were nine stake-holes, eight around the base perimeter and one centrally placed. The pit contained three distinct fills. These were all variants of compact grey clay with much charcoal. The date and function of the pit are not known. It may, however, indicate the presence of further archaeological activity in the fields to the south, Phase 3 of the housing development. Monitoring of this phase is due to take place during 2005.
Author	Abi Cryerhall, Margaret Gowen & Co. Ltd, 27 Merrion Square, Dublin 2.

Site name	**Mountgorry Site B, Malahide Road, Drinan**
Nat Grid Ref	3196 2451
Excavation No.	04E1066
Excavations ref.	2004:0504
Classification	Ring-ditch
Description	The site was identified during monitoring (03E1505) by Stephen Johnson for a residential development. The development is just to the south-west of the junction of the Malahide Road and the new M1 Northern Motorway. The site was situated on high ground that sloped gently down to the north. A second site, Mountgorry Site A, located 150m to the south-east, is currently being excavated and will be reported on in Excavations 2005. Mountgorry Site B consisted of a circular ditch opening to the south-east. A single large pit filled with charcoal and burnt bone was found in the centre of the ring-ditch. These features were associated with Bronze Age pottery. A number of post-medieval agricultural features were also present.

The ring-ditch was of subcircular shape with fairly steep edges and a concave base. It measured 18m (north-south) by 20m in diameter and c. 0.25m in depth. The width of the ditch varied from 0.5m to 0.9m, averaging 0.6m. A 3m-wide entrance into the ditched enclosure was found to the south-east. The ditch thinned noticeably to 0.3m in width at the entrance terminus. The ditch was substantially levelled, probably due to modern agricultural activity. It was also cut by three east-west-running field drains.

In general, the ditch was primarily filled by a pale-yellowish-brown sandy silt with small stones, animal bone and flecks of charcoal. Over this was a dark-grey clayish-silt with burnt and unburnt stone, animal bone and frequent charcoal. Two pieces of unworked flint and one possible crude flint scraper were retrieved from the fill. Two fragments of a heat-fractured polished stone and fragments of Bronze Age pottery were recovered from the northern end of the fill.

A single large pit was located centrally within the area enclosed by the ring-ditch. It was an irregular oval shape and measured 1.9m long (north-south) by 1.7m wide and 0.45m deep. The sides of the pit were generally steep, but along the eastern edge the side was vertical or slightly undercut. A number of small pockets or notches were noted within the pit, c. 0.15m in diameter.

The fill consisted of a dark-greyish-black clayish-silt with a high frequency of charcoal. Ash was noted towards the base of the pit, but otherwise the fill was relatively homogenous. The fill also contained fire-cracked pebbles and small stones, and burnt and unburnt bone. Small fragments of possible Bronze Age pottery were also retrieved from the pit. Based on the feature's irregular shape (suggesting numerous cuts), central location within the ditch enclosure, and fill, it is suggested that it functioned as a multiple burial pit.

Fragments of pottery, preliminarily dated to the Bronze Age, were recovered from the ditch fill and the central pit. A Bronze Age date fits in well with the general date range for ring-ditches. Ring-ditch sites are not uncommon and generally consist of a circular or penannular ditch ranging from 5m to 25m in diameter. All are associated with cremated human remains, which are generally found in the ditch or in separate pits. At several of the excavated sites, for example Kilmahuddrick, Co. Dublin, excavated by Ian W. Doyle (Excavations 2000, No. 225, 00E0448), and Tullyallen, Co. Louth, excavated by Robert M. Chapple (Excavations 2000, No. 715, 00E0429), a centrally located pit within the enclosed area revealed cremated bone and Bronze Age pottery.

John Waddell suggests (Waddell 2000, 161) that simple cremations in pits associated with ring-ditch sites may date to the later part of the Bronze Age, after 1500 BC. Ring-barrows and ring-ditches appear to have been constructed from the later Bronze Age to the early centuries AD (ibid., 366-8). These monuments relate to funerary practices that generally involved cremation (ibid., 368).

Author Antoine Giacometti, 71 The Coombe, Dublin 8, for Arch-Tech Ltd.

Site name	**Malahide Castle, Malahide Demesne**
Nat Grid Ref	32210 24544
Excavation No.	04E1528
Excavations ref.	2004:0625
Classification	Post-medieval garden
Description	A watching brief on engineering pits was undertaken in the grounds of Malahide Castle in the area of the Barbican Tower, within a garden known as the 'Chicken Yard'. The work was necessitated by the apparent subsidence of the tower itself. Two pits were excavated down the side of the tower's stone foundations, which were stepped out by c. 0.1m. The foundations were bedded directly onto natural clay, with the slightest of construction cuts, which may actually have been formed by subsidence rather than by design. A thin layer of redeposited natural clay incorporating building materials lay above this, which in turn was sealed by garden topsoil. Although assumed to date from the 14th century, a visual inspection of the tower strongly suggests a much later date, an impression bolstered by the building material recovered from the redeposited natural. The associated garden was instated by 1801, and the tower construction may be contemporary with this. Far from fulfilling a defensive function during the early history of the castle (land granted to Richard Talbot by Henry II in 1185), it appears that the tower was built in imitation of castellated defensive architecture. It was not purely a folly, however, as it was used as a pigeon loft, apple store, garden store and, most interestingly, as a bee house for over-wintering bees. The western wall of the ground-floor chamber has 28 structurally integral niches: sixteen smaller ones for the collection of wax and twelve larger recesses at a lower level to hold the skeps themselves.
Author	Tim Stevens and Ruairi O'Baoill, Archaeological Development Services Ltd, Unit 48, Westlink Enterprise Centre, 30-50 Distillery Street, Belfast BT12 5

Site name	**Broomfield**
Nat Grid Ref	0163546
Excavation No.	Not Available
Excavations ref.	1985:23
Classification	Circular Ditched Enclosure
Description	This site is one of three barely visible circular ditched enclosures, situated just below the south-facing brow of a low E./W. ridge, on the 150' (45.7m) contour. Excavation revealed a flat circular area, l4m. in diameter, enclosed by a ditch 0.90 to 1.00 m. deep (50 - 60 cm. into subsoil), with slight internal bank (10 - 15 cm. high X 1 - 1.5m. wide) and sixteen pits. Fifteen of these pits were contemporary with the enclosure. One pit (No. 1 6) was earlier and was sealed beneath the internal bank. Around the entire circumference of the base of the ditch a line of 2" tile drains (c. 1800 - 1850) had been inserted, and a sod drain had been dug across the interior of the enclosure. Pits Nos 1 and 12 contained remains of tree roots:- Pinus sylvestris (Scots pine) and Taxus (Yew) or Pseudotsuga menziesii (Douglas fir M. Scannell). Pit No. 16 (sealed beneath the internal bank) was larger and deeper than the other pits and yielded three sherds of Beaker pottery, a quantity of charcoal, Quercus (Oak), and burnt earth. The evidence points to the enclosure being the remains of a ploughed out tree ring which had been erected in the l8th/l9th century upon an area of Early Bronze Age activity.
Author	Betty O'Brien

Appendix II: Topographic files

List of stray finds from the vicinity of the proposed development

NMI Register No.	**1966:42**
Find(s)	Fragment of flint scraper
Monument	N/A
Townland	Broomfield
Parish	Portmarnock
Barony	Coolock
County	Dublin
Method of Acquisition	N.G. Flanagan
Notes	Honey brown flint side scraper, partly cortex covered (L 2.8cm, W 1.9cm, T 4mm). Surface find.

NMI Register No.	**1968:174-184**
Find(s)	Flint cores, scrapers and flakes
Monument	N/A
Townland	Broomfield
Parish	Portmarnock
Barony	Coolock
County	Dublin
Method of Acquisition	Declan Cahill
Notes	Twenty flint cores, two hollow scrapers and 62 flint flakes were acquired from Declan Cahill. All were stray surface finds and probably date to the Neolithic

NMI Register No.	**1968:151-171**
Find(s)	Two stone axeheads, waste, flakes, scrapers, animal tooth, bone fragment, bronze knob, iron object
Monument	N/A
Townland	Broomfield
Parish	Portmarnock
Barony	Coolock
County	Dublin
Method of Acquisition	N.G. Flanagan
Notes	Several stray surface finds were handed into the museum by N.G. Flanagan. The finds include two polished stone axeheads, flint waste material, flint flakes, flint scrapers and chert flakes. Other finds include a worked animal tooth that has been blunted and polished, a transversely sawn piece of animal bone, a bronze or brass knob of probably modern date and a small cylindrical iron object which was fractured at one end.

NMI Register No.	**1964:29-30**
Find(s)	Flint waste flakes and a gun flint
Monument	N/A
Townland	Broomfield
Parish	Portmarnock
Barony	Coolock
County	Dublin
Method of Acquisition	N.G. Flanagan
Notes	Twenty eight flint waste flakes and a gun flint were acquired by the museum. All were surface finds.

NMI Register No.	**1964:64**
Find(s)	Flint scraper
Monument	N/A
Townland	Yellow Walls
Parish	Malahide
Barony	Coolock
County	Dublin
Method of Acquisition	N.G. Flanagan
Notes	Brown flint scraper with part of the cortex still in place. Wedge shaped in cross section with secondary chipping (L 4.4cm, W 3.4cm, T 2.3cm). Found near the shore.

NMI Register No.	**1968:120-121**
Find(s)	Potsherds
Monument	N/A
Townland	Yellow Walls
Parish	Malahide
Barony	Coolock
County	Dublin
Method of Acquisition	N.G. Flanagan
Notes	Two glazed sherds of wheel thrown pottery found near the seashore. The first sherd is brick red ware with a red brown glaze on one side and chocolate brown and yellow-streaked glaze on the other. The second sherd is possibly part of a dish with a dark brown glaze.

NMI Register No.	**1974:90**
Find(s)	Polished stone axehead
Monument	N/A
Townland	Yellow Walls
Parish	Malahide
Barony	Coolock
County	Dublin
Method of Acquisition	N. Gaughan
Notes	Polished stone axehead, triangular in shape and oval in cross section with the butt pointed (L 20.5cm, max. W 6.8cm, min. W 1.3cm, T 4cm). Found during deep foundation digging in the 18th century.

NMI Register No.	**1964:31**
Find(s)	Flint core
Monument	N/A
Townland	Drinan
Parish	Kinsaley
Barony	Coolock
County	Dublin
Method of Acquisition	N.G. Flanagan
Notes	Water rolled flint core with flakes struck off two faces. White in colour with some cortex remaining (L5.2cm, W5.1cm, W 2.4cm). Found in an embankment near Feltrim.

NMI Register No.	**1947:285-1053**
Find(s)	Various artefacts
Monument	Feltrim Hill
Townland	Feltrim
Parish	Kinsaley
Barony	Coolock
County	Dublin
Method of Acquisition	Through excavation and Miss Stackpoole, Miss Brodigan and G.F. Mitchell

Notes	Various artefacts recovered during the excavation of the cashel on Feltrim Hill by P.J. Hartnett in the 1940's. Early medieval artefacts including pins, ring brooches, bone combs, iron knives, and jet beads were recovered. The excavations also produced a number of Neolithic lithics. A range of artefacts were also collected by Miss Stackpoole, Miss Brodigan and G.F. Mitchell.

NMI Register No.	**1964:85**
Find(s)	Bronze ring
Monument	Feltrim Hill
Townland	Feltrim
Parish	Kinsaley
Barony	Coolock
County	Dublin
Method of Acquisition	J. Thompson
Notes	Bronze ring made of a coiled strip of bronze, now corroded to a green colour and broken at both ends (1.55cm diameter). Found among bulldozed material from the quarry at Feltrim Hill.

NMI Register No.	**1949:50**
Find(s)	Flint arrowhead
Monument	Feltrim Hill
Townland	Feltrim
Parish	Kinsaley
Barony	Coolock
County	Dublin
Method of Acquisition	Miss R. Birmingham
Notes	Flint leaf-shaped arrowhead found on Feltrim Hill.

NMI Register No.	**1947:159**
Find(s)	Flint arrowhead
Monument	N/A
Townland	Feltrim
Parish	Kinsaley
Barony	Coolock
County	Dublin
Method of Acquisition	Olaf Raftery
Notes	Tip of flint arrowhead, triangular in outline and elliptical in cross section. Trimming all over both faces (L 1.2cm, W 1.6cm, T 1.3 cm). Surface find.

NMI Register No.	**1968:185-186-92B**
Find(s)	Flint artefacts
Monument	Feltrim Hill
Townland	Feltrim
Parish	Kinsaley
Barony	Coolock
County	Dublin
Method of Acquisition	Declan Cahill
Notes	Small multifaceted flint core (L 3cm, W 1.9cm) and nine flint flakes ranging between 2.55cm – 4cm in length. All stray surface finds from Feltrim Hill.

NMI Register No.	**1965:13-16**
Find(s)	Arrowheads and stone axe
Monument	Feltrim Hill
Townland	Feltrim
Parish	Kinsaley
Barony	Coolock
County	Dublin
Method of Acquisition	N.G. Flanagan
Notes	Polished greenstone axe or adze head (L 9.5cm, W 4.8cm, T 2.75cm). Barbed arrowhead with secondary working on one face (L 2.4cm, W 2cm, T 4mm). Two leaf-shaped flint arrowheads with evidence of secondary working (L 3.7cm, W 1.85cm, T 5mm; L2.4cm, W1.3cm, T 3mm). All found amongst bulldozed material from Feltrim Hill.

NMI Register No.	**1964:71**
Find(s)	Bronze ring
Monument	Feltrim Hill
Townland	Feltrim
Parish	Kinsaley
Barony	Coolock
County	Dublin
Method of Acquisition	N.G. Flanagan
Notes	Well preserver bronze ring, now patented green in colour (2.7cm in diameter). The casting seems to have been flattened but not removed. At opposite points of the external perimeter are two flattened areas as if the ring was cast in a row of similar rings which were then segmented. Surface find from Feltrim Hill

NMI Register No.	**1969:22-33**
Find(s)	Flint artefacts
Monument	Feltrim Hill
Townland	Feltrim
Parish	Kinsaley
Barony	Coolock
County	Dublin
Method of Acquisition	N.G. Flanagan
Notes	Ten flint scrapers and blade, 44 fragments of flint waste material and one chert core. Stray surface finds from Feltrim Hill

NMI Register No.	**1970:181**
Find(s)	Polished stone axe
Monument	Feltrim Hill
Townland	Feltrim
Parish	Kinsaley
Barony	Coolock
County	Dublin
Method of Acquisition	M. Morris
Notes	Polished stone axe portion, broken near butt and along one side (l 5.6cm, max W 6.2cm, min W 4.6cm, T 4.3cm). Some cortex remaining and relatively highly polished. Stray surface find from Feltrim Hill

NMI Register No.	**1965:22**
Find(s)	Polished stone adzehead
Monument	Feltrim Hill
Townland	Feltrim
Parish	Kinsaley
Barony	Coolock
County	Dublin
Method of Acquisition	J. Thompson
Notes	Polished stone adzehead fragment (L 7.8cm, W 6.9cm, T 3.6cm). Badly damaged and made from Lambay Porphry. Found in bulldozed material from Feltrim Hill.

NMI Register No.	**1965:55**
Find(s)	Flint slug knife
Monument	Feltrim Hill
Townland	Feltrim
Parish	Kinsaley
Barony	Coolock
County	Dublin
Method of Acquisition	N.G. Flanagan
Notes	Slug knife of white flint with striking platform present (L 5.75cm, W 2.2cm, T 6mm). Secondary chipping along the edges and several longitudinal flakes have been removed on one face. Stray surface find from Feltrim Hill.

NMI Register No.	**1966:63-92**
Find(s)	Flint and chert artefacts
Monument	Feltrim Hill
Townland	Feltrim
Parish	Kinsaley
Barony	Coolock
County	Dublin
Method of Acquisition	N.G. Flanagan
Notes	Seven flint arrowheads, 22 flint scrapers and one chert knife were found in bulldozed material from Feltrim Hill.

NMI Register No.	**1966:122-47**
Find(s)	Various stone artefacts
Monument	Feltrim Hill
Townland	Feltrim
Parish	Kinsaley
Barony	Coolock
County	Dublin
Method of Acquisition	N.G. Flanagan
Notes	Polished stone axehead, flint knives, blades, scrapers, blades, a javelin head and a saddle quern and rubber stones were found in bulldozed material from Feltrim Hill.

NMI Register No.	**1946:333**
Find(s)	Roman coin
Monument	Feltrim Hill
Townland	Feltrim
Parish	Kinsaley
Barony	Coolock
County	Dublin
Method of Acquisition	C. Cooke
Notes	Bronze Roman coin found just under Feltrim Hill. It is a third brass of diocletion (284-304 AD)

NMI Register No.	**1967:179**
Find(s)	Bronze Mount
Monument	Feltrim Hill
Townland	Feltrim
Parish	Kinsaley
Barony	Coolock
County	Dublin
Method of Acquisition	N.G. Flanagan
Notes	This mount consists of an openwork disc with a human face protruding in relief at the top. The face shows a headband like feature on the brow, two eyes of blue glass studs, a nose and a mouth. The arms and legs are lightly incised. Found 30m north of the cashel on Feltrim Hill in the topsoil.

NMI Register No.	**1968:84-119, 172-173**
Find(s)	Various artefacts
Monument	Feltrim Hill
Townland	Feltrim
Parish	Kinsaley
Barony	Coolock
County	Dublin
Method of Acquisition	N.G. Flanagan
Notes	Two large flint blades (possibly Bann Flakes), polished stone axes, leaf shaped arrowhead, scrapers, blades, flakes, plano-convex knife, arrowheads and a collection of flint waste were recovered. The tooth of a sperm whale, an iron spike and chisel, a bronze stud and a clay bead were also found in bulldozed material from Feltrim Hill.

FIGURES & PLATES

FIG 1: Extract from Discovery Series Map No. 50, showing site location, Scale 1:50,000

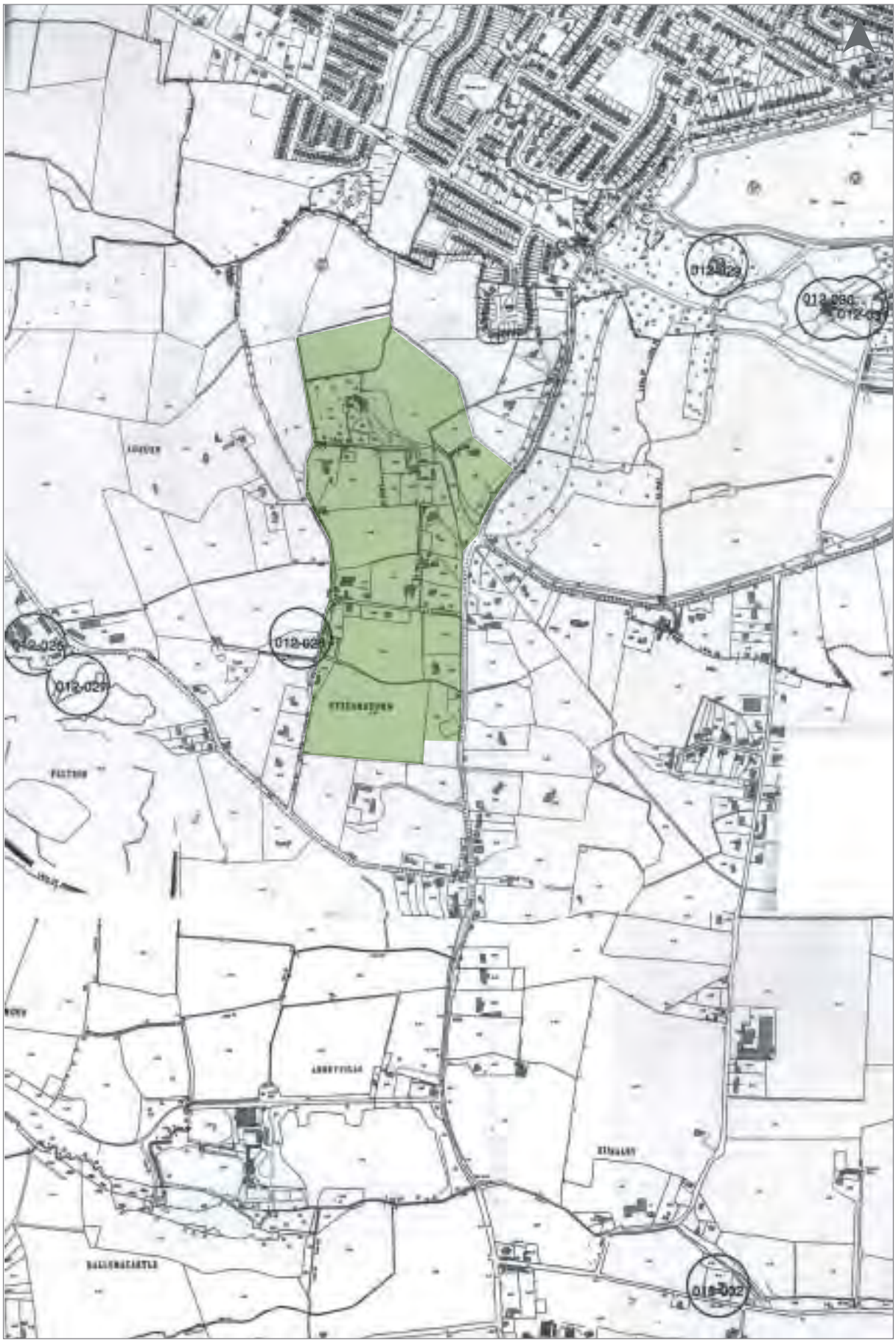

FIG 2: Location of surrounding RMP sites, showing site location

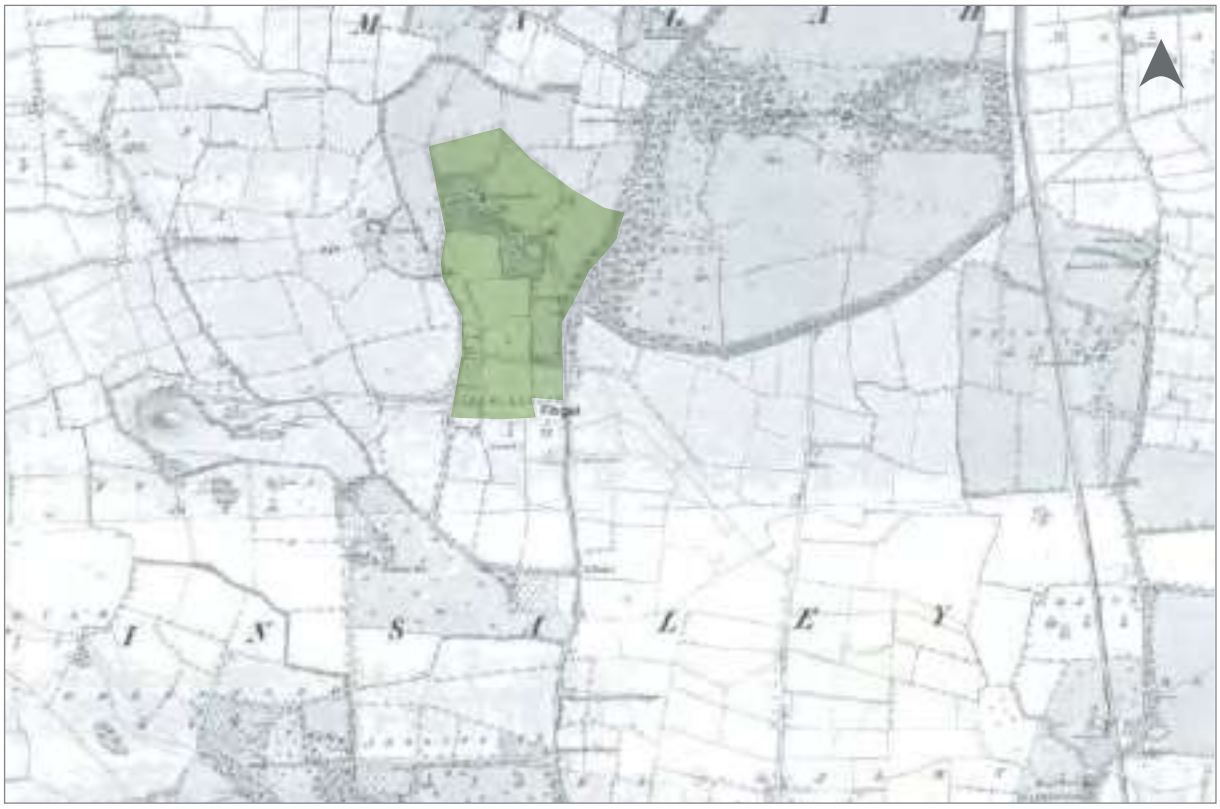

FIG 3: OS Sheet 12 (1st edition) 1843 6" map, showing site location

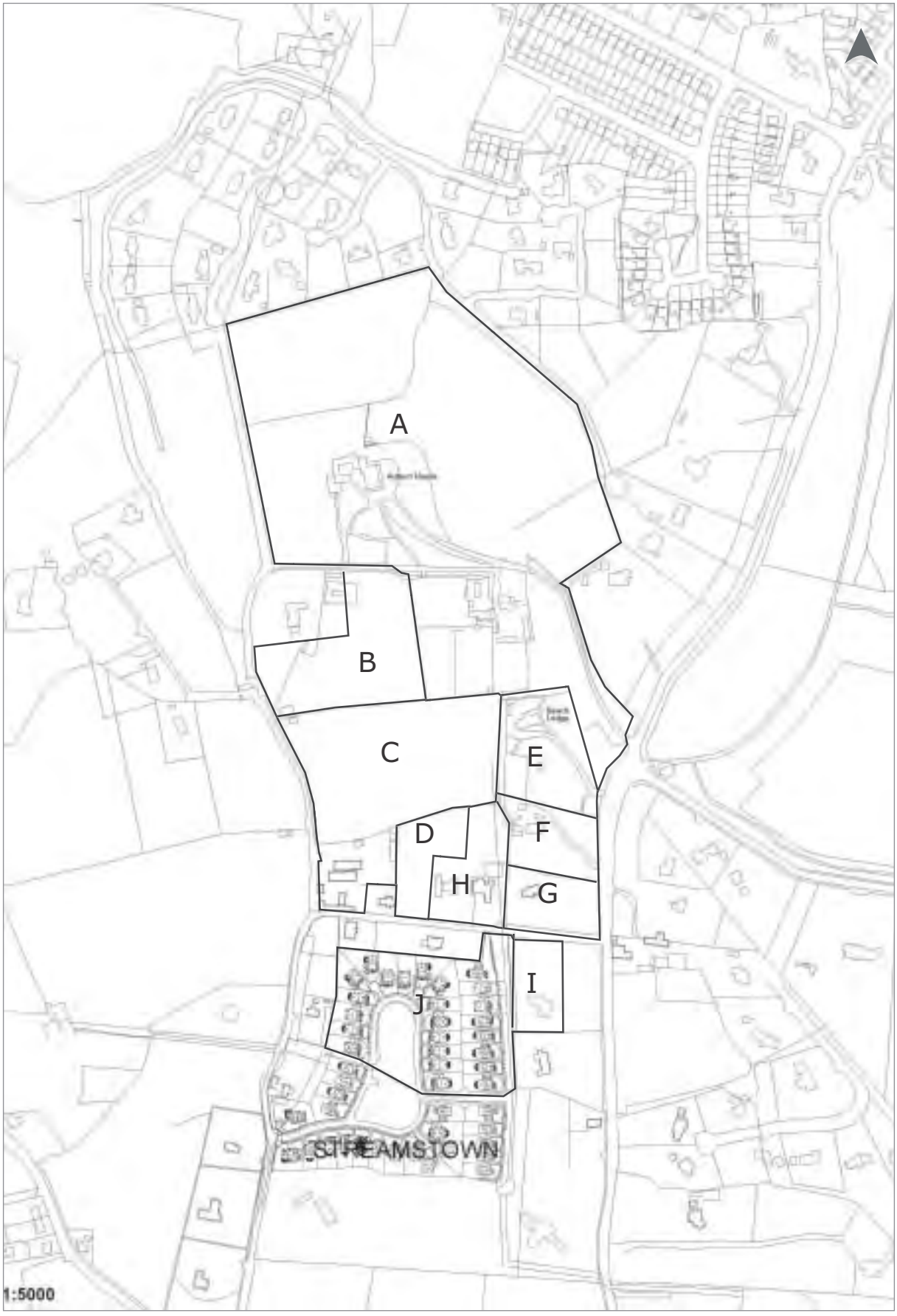

FIG 4: Divisions of site inspection area

PLATE 1: Area A northwest field looking east

PLATE 2: Area A northwest field looking north

PLATE 3: Area A northwest field looking west

PLATE 4: Area A wooded area at rear of Auburn House

PLATE 5: Area A western limit of wooded area

PLATE 6: Area A pathway through wooded area leading to rear of Auburn House

PLATE 7: Area A northeast field looking west

PLATE 8: Area A northeast field looking northwest

PLATE 9: Area A northeast field looking north

PLATE 10: Area A northeast field; uneven ground at northwest

PLATE 11: Area A northern field

PLATE 12: Area A driveway

PLATE 13: Area A stream at south side of driveway

PLATE 14: Area A courtyard

PLATE 15: Area A footbridge

PLATE 16: Area A sluicegate

PLATE 17: Area A walled garden

PLATE 18: Area A yard

PLATE 19: Area B looking southeast

PLATE 20: Area B looking south

PLATE 21: Area C yard

PLATE 22: Area C field looking southeast

PLATE 23: Area C looking north

Streamstown
Adopted Local Area Plan

Legend:

- LAP Lands *Overall Area: 25.6 Ha / 63.3 Ac*
- Development Area
- Sensitive Development Area
- Walled Garden to be retained
- Existing Residential Properties
- Indicative Residential Frontages
- Indicative open areas
- On-site residential amenity to be protected, Infill development of existing properties will be permitted subject to normal planning considerations
- Off-site residential amenity to be protected
- Appropriate buffer to be retained between new and existing properties and Malahide Road to ensure preservation of established trees and hedgerows
- Indicative Road Layout
- Road Upgrading required
- Proposed new access road
- Trees / Wodland protected within Development Plan (see Appendix D for further information)
- Existing trees and mature hedgerows to be retained
- Indicative Position of new gate
- Indicative Pedestrian Routes
- Visual Corridor from Auburn House
- Primary pedestrian / cycle movements
- New right turn lane on Malahide Road
- No widening permitted of existing entrances on Malahide Road (Local Objective 221)
- New access points
- Potential access points
- Junction improvement works
- 448 Protected Structure

Comhairle Contae Fhine Gall
Fingal County Council

Director of Services : Gilbert Power	
Senior Executive Officer : Brian Buckley	
Scale : 1:3,000	**Date : April 2009**
Adopted by Council on 15/04/2009	

DRINAN
YELLOW-WALLS
GAINSBOROUGH PARK
ABINGTON
YELLOW WALLS
GATEBROOK LAWNS
Auburn Grove
DUBLIN ROAD
MALAHIDE DEMESNE
448
AUBURN
MABESTOWN
STREAMSTOWN
MALAHIDE
KINSALEY
FELTRIM
Permitted Layout F06A/1576

Comhairle Contae Fhine Gall
Fingal County Council

PLANNING AND DEVELOPMENT ACTS, 2000 – 2013

FINGAL DEVELOPMENT PLAN 2011 – 2017

Streamstown Local Area Plan (2009 – 2015)

Notice is hereby given in accordance with Section 12 of the Planning & Development (Amendment) Act 2010 (which amends section 19 of the Principal Act), that the Council of the County of Fingal at its meeting held on Monday 10th February, 2014 made the following resolution for the Streamstown Local Area Plan 2009-2015.

'That the members having considered the Manager's Report under Section 19 (1) (e)(ii) and having addressed the provisions of Section 19(1)(e)(i), AGREE, in accordance with section 19 (d), 'to defer the sending of a notice under Section 20(3)(a)(i) and publishing a notice under Section 20(3)(a)(ii) for a period not exceeding 5 years' and thereby approve the extension of the life of the Streamstown Local Area Plan 2009-2015, for a period of 5 years from the 10th February 2014 up to the 9th February 2019.

Notice of the resolution, and the County Managers report thereon, is available for inspection at the offices of Fingal County Council:

County Hall, Swords, Fingal, Co. Dublin,
9.30 am. – 4.30 pm. Mon to Fri

Grove Road, Blanchardstown, Fingal, Dublin 15,
9.30 am – 4.30 pm Mon to Fri.

Alternatively, the resolution and the report may be viewed on the Council's website, at www.fingal.ie.

Senior Executive Officer
Planning Department

Dated: 20th February 2014