



January 19th, 2026

BS5837 TREE SURVEY REPORT

*Site at Beaumont Road / Beaumont Grove / Grace Park
Court / Ellenfield Road, Beaumont, Dublin 9. Lands include former properties at 72
Beaumont Road (D09 YD32) (and lands to the rear of same) and adjoining site at the
junction of Beaumont Road and
Beaumont Grove (D09 XR63*

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Site at *Site at Beaumont Road / Beaumont Grove / Grace Park Court / Ellenfield Road, Beaumont, Dublin 9. Lands include former properties at 72 Beaumont Road (D09 YD32) (and lands to the rear of same) and adjoining site at the junction of Beaumont Road and Beaumont Grove (D09 XR63)*

Site Description-Construction of a Large Scale Residential Development of 104 no. apartments/duplexes (comprising 17 no. studios. 45 no. 1-beds, 29 no. 2-beds and 13 no. 3 beds) within 4 no. blocks ranging in height from 3 to 6 storeys. All associated site development works, services provision, open spaces, car parking, cycle parking, bin stores, vehicular/pedestrian accesses, landscaping and boundary treatment works.

Survey details

This BS 5837 2012 tree survey report was requested by the client and concerns the tree population of the site.

All information proved to the author of this report is assumed to be accurate.

The scope of this report is to complete a BS5837 2012- Trees in relation to construction- specification tree survey of the trees and make recommendations for any tree management required.

The survey was carried out using Visual Tree Assessment (VTA) methodologies from ground level only. No below ground, invasive or destructive tests were undertaken. No soil / root samples were taken for analysis.

Weather conditions during the survey were dry with a light wind.

Due to the changing nature of trees and other site circumstances this report, and any recommendations made are limited to a 1-year period. Any alteration to the subject site, trees or any development could change the current circumstances and may invalidate this report and any recommendations made.

The report is valid only for normal weather conditions. Healthy trees or parts of healthy trees may fail in normal weather situations although the risk is significantly increased in storm conditions and as the consequences of such weather phenomena are unforeseeable the tree surveyor cannot be held liable for any such failures.

Any alteration or deletion from this report shall invalidate it as a whole.

The tree has been assigned a category from the British standard which can be found in the attached survey schedule.

A. This describes a tree which is a good example of the species and is in a prominent position with many decades of contribution remaining.

B. Trees assigned to this category include healthy attractive trees with remediable defects that are in a condition as to be able to make a significant contribution for a minimum of 20 years.

C. Trees in this category include unremarkable trees of limited merit, small-growing, young species which have a relatively low potential amenity value, and low landscape benefits.

U. Trees assigned to this category are in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years and/or are unsuitable for retention in the proximity of new dwellings or areas of public open space.

For a complete list of observations and recommendations on a tree-by-tree basis please consult the attached tree survey schedule.

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Trees Suitable for Retention

Where possible, it is generally considered desirable for Category 'A' and Category 'B' trees to be retained and incorporated into new developments and layouts. Category 'U' trees are not considered to be appropriate for retention.

In assessing the Arboricultural Impact on the trees of the proposed development and which trees might be suitable for retention in the context of the proposed layout the following factors should be considered.

- Shading-
- Future Pressure for Tree Removal and Pruning
- Seasonal Nuisance
- Infrastructure
- Direct Damage
- Root Protection Areas
- Future Management
- Demolition/Ground Works
- Construction Activity

Tree constraints Plan- TCP

A Tree Constraint Plan was drawn up.

The Tree Constraint Plan is a clear and accurate plan. It contains the positions and dimensions of the tree on a site at the time of the initial survey.

The Tree Constraint Plan helps to inform future tree management and tree preservation and protection plans. The tree dimensions used on a Tree Constraint Plan include the crown spreads measured at the four cardinal compass points to create a realistic intimation of their shape.

The Tree Constraint Plan will also include root protection areas to indicate both the above and below ground constraints the trees pose.

Recommendations

All recommendations are as per the survey schedule below. Recommendations are based on the site at present and may change as its usage develops.

A full tree survey Schedule can be found below.

Each tree or group has been assigned a unique numerical identifying number with the Prefix 'T' for individual trees and 'G' for groups of trees.

The following information has been recorded for each tree or group of trees.

All information given is in accordance with British Standards 5837:2012 – Trees in relation to design, demolition and construction – Recommendations.

- I. Identification of tree by number value (collates with the associated plans)
- II. Common tree species
- III. Height (m)
- IV. Stem diameter (mm) at 1.5m above ground using a DBH tape (or as per BS5837 figC.1)
- V. Branch spread to the four cardinal points (m)
- VI. Existing height above ground of first branch and direction (m)
- VII. Existing height above ground of canopy (m)
- VIII. Life Stage (Young, Semi Mature, Early Mature, Mature, Over Mature)
- IX. Estimated Remaining contribution (yrs.) <10, 10+, 20+, 40+
- X. General observations; Condition and Preliminary management recommendations; Physical condition and structural defects
- XI. Category as per BS5837 Table 1
- XII. Root Protection Area (RPA) radius (m)
- XIII. Root Protection Area (RPA) m²

Tree survey Schedule -

TREE SURVEY TO THE BRITISH STANDARD 5837:2012 "TREES IN RELATION TO CONSTRUCTION - RECOMMENDATIONS"**FIELD KEY:**

TREE No.	Tree identification method in sequential order – TXXX=Existing trees, Gx=Group of trees
SPECIES	Species and/or common name;
HEIGHT in (m)	Approximate height of tree in metres;
DBH in (mm)	Stem diameter in millimetres taken at 1.5 metres above ground level; AV=average diameter (see appendix III)
Branch Spread in (m) N - E - S - W	Branch spread in metres reflecting the spread at the four principal compass points; N/A= Not Applicable in woodland settings
Existing height above ground in (m)	Height in metres of crown clearance above existing ground level: To include first significant branch and direction of growth (e.g., 2.5 – N) Height of lower form of Canopy to inform current ground clearance, crown/stem ratio and shading
Life Stage	Age classification (Y=young, SM=semi-mature, EM=early-mature, M=mature, LM=late-mature, OM=over-mature)
Est. remain years	Approximate years remaining (+40=minimum of 40 years, +20=minimum of 20 years, +10=minimum of 10 years, <10 less than 10 years)
General Observations	Condition of tree (good, fair, poor, dead); Structural and/or physiological condition, and/or preliminary management recommendations.
Preliminary management recommendations	Works needed in order to retain tree in current setting or where works would be needed in order to facilitate development.
Physical Condition and Structural Condition	Physiological condition (good, fair, poor, dead); to include and Structural defects such as the presence of any decay, fungal issues, pathogens, defects)
RPA in (m ²)	Area directly calculated from the DBH measurement (single stem/multiple stem variant, as outlined within the Standard, see appendix III);

BS5837 Report

Urban Life Developments Ltd

Beaumont Rd Dublin

Retention Category	No. trees
B	57
C	2
Total	
59	

Rem. Contrib.	No. trees
10+ Years	51
20+ Years	8



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-BS5837 Tree Surveys, Tree Constraints Plans-
-Arboricultural Impact Assessments
-Arboricultural Method Statements
-Arboricultural Supervision and Site Monitoring-
-Mortgage Tree Report-



Ref.	Species	Full Structure	Measurements	Survey Notes	Retention Category	RPA	Comments	Measurements2	Recommendations
T001	Field maple <i>(Acer campestre)</i>	Tree	Height (m): 9 Stem Diam(mm): 270 Spread (m): 4N, 1E, 4S, 3W Life Stage: Early Mature Rem. Contrib.: 10+ Years	A Single stemmed tree. Healthy spreading crown.	B1	Radius: 3.2m. Area: 32 sq m.	This tree will form the constraint to the East side of the site.	Physiological Cond: Fair Structural Cond: Fair	Pre construction: No action required. During construction: No action required. Post construction: No action required.
T002	Field maple <i>(Acer campestre)</i>	Tree 4 stems	Height (m): 9 4 stems (mm): 220, 210, 130, 140 Spread (m): 4N, 4E, 4S, 3W Life Stage: Early Mature Rem. Contrib.: 10+ Years	A multi stemmed tree. Healthy spreading crown. Partially overgrown with Ivy.	B1	Radius: 4.3m. Area: 58 sq m.	This tree will form the constraint to the East side of the site.	Physiological Cond: Fair Structural Cond: Fair	Sever ivy at base.
T003	Field maple <i>(Acer campestre)</i>	Tree 4 stems	Height (m): 7 4 stems (mm): 220, 210, 130, 140 Spread (m): 4N, 4E, 4S, 3W Life Stage: Early Mature Rem. Contrib.: 10+ Years	A multi stemmed tree. Healthy spreading crown.	B1	Radius: 4.3m. Area: 58 sq m.	This tree will form the constraint to the East side of the site.	Physiological Cond: Fair Structural Cond: Fair	Pre construction: No action required. During construction: No action required. Post construction: No action required.
T004	Field maple <i>(Acer campestre)</i>	Tree 4 stems	Height (m): 9 4 stems, avg.(mm): 290 Spread (m): 3N, 3E, 3S, 3W Life Stage: Early Mature Rem. Contrib.: 10+ Years	A single stemmed tree. Healthy spreading crown. Partially overgrown with Ivy.	B1	Radius: 7.0m. Area: 154 sq m.	This tree will form the constraint to the East side of the site.	Physiological Cond: Fair Structural Cond: Fair	Sever ivy at base.
T005	Field maple <i>(Acer campestre)</i>	Tree 3 stems	Height (m): 7 3 stems (mm): 190, 240, 140 Spread (m): 4N, 2E, 3S, 4W Life Stage: Early Mature Rem. Contrib.: 10+ Years	A multi-stemmed tree. Healthy spreading crown. Partially overgrown with Ivy.	B1	Radius: 4.0m. Area: 50 sq m.	This tree will form the constraint to the East side of the site.	Physiological Cond: Fair Structural Cond: Fair	Sever ivy at base.

Ref.	Species	Full Structure	Measurements	Survey Notes	Retention Category	RPA	Comments	Measurements2	Recommendations
T006	Norway maple x40 (<i>Acer platanoides</i>)	Group 40 trees	Height (m): 12 40 stems, avg.(mm): 300 Spread (m): 3N, 3E, 3S, 3W Life Stage: Early Mature Rem. Contrib.: 10+ Years	A dense planting of trees creating a small linear woodland. The trees are in fair condition and offer a good landscape feature. All single-stemmed with healthy crowns. Minor deadwood. Minor Ivy.	B1	Area: 742 sq m.	This tree will form the constraint to the East side of the site.	Physiological Cond: Fair Structural Cond: Fair	Pre construction: No action required. During construction: No action required. Post construction: No action required.
T007	Norway maple (<i>Acer platanoides</i>)	Tree	Height (m): 12 Stem Diam(mm): 380 Spread (m): 3N, 3E, 3S, 3W Life Stage: Early Mature Rem. Contrib.: 10+ Years	A Single stemmed tree. Healthy spreading crown. Overhangs adjacent road Partially overgrown with Ivy.	B1	Radius: 4.6m. Area: 66 sq m.	This tree will form the constraint to the East side of the site.	Physiological Cond: Fair Structural Cond: Fair	Sever ivy at base.
T008	Horse chestnut (<i>Aesculus hippocastanum</i>)	Tree	Height (m): 12 Stem Diam(mm): 510 Spread (m): 2N, 4E, 4S, 4W Life Stage: Mature Rem. Contrib.: 10+ Years	A Single stemmed tree. Healthy spreading crown. Deadwood in the crown. Partially overgrown with Ivy.	B1	Radius: 6.1m. Area: 117 sq m.	This tree will form the constraint to the East side of the site.	Physiological Cond: Fair Structural Cond: Fair	Sever ivy at base.
T009	Horse chestnut (<i>Aesculus hippocastanum</i>)	Tree	Height (m): 12 Stem Diam(mm): 460 Spread (m): 3N, 3E, 3S, 5W Life Stage: Mature Rem. Contrib.: 10+ Years	A Single stemmed tree. Healthy spreading crown. Deadwood in the crown. Partially overgrown with Ivy.	B1	Radius: 5.5m. Area: 95 sq m.	This tree will form the constraint to the East side of the site.	Physiological Cond: Fair Structural Cond: Fair	Sever ivy at base.
T010	Horse chestnut (<i>Aesculus hippocastanum</i>)	Tree	Height (m): 12 Stem Diam(mm): 30 Spread (m): 3N, 2E, 2S, 4W Life Stage: Mature Rem. Contrib.: 10+ Years	A Single stemmed tree. Healthy spreading crown. Deadwood in the crown. Partially overgrown with Ivy. Minor decay pockets on the main stem.	B1	Radius: 0.4m. Area: 1 sq m.	This tree will form the constraint to the East side of the site.	Physiological Cond: Fair Structural Cond: Fair	Sever ivy at base.
T011	Leyland cypress (<i>X Cuprocyparis leylandii</i>)	Tree	Height (m): 16 Stem Diam(mm): 400 Spread (m): 2N, 2E, 2S, 2W Life Stage: Mature Rem. Contrib.: 10+ Years	A Single stemmed tree. Healthy spreading crown. First tree in a row. Overhangs adjacent property.	C1	Radius: 4.8m. Area: 72 sq m.	This tree will form the constraint to the East side of the site.	Physiological Cond: Fair Structural Cond: Fair	Pre construction: No action required. During construction: No action required. Post construction: No action required.
T012	Common ash (<i>Fraxinus excelsior</i>)	Tree	Height (m): 6 Stem Diam(mm): 130 Spread (m): 3N, 3E, 3S, 3W Life Stage: Young Rem. Contrib.: 10+ Years	A Single stemmed tree. Healthy spreading crown.	C1	Radius: 1.6m. Area: 8 sq m.	In proposed communal area.	Physiological Cond: Fair Structural Cond: Fair	Pre construction: No action required. During construction: No action required. Post construction: No action required.
T013	Maple (<i>Acer sp.</i>)	Tree	Height (m): 4 Stem Diam(mm): 150 Spread (m): 3N, 3E, 3S, 3W Life Stage: Early Mature Rem. Contrib.: 20+ Years	Street trees. A Single stemmed tree. Healthy spreading crown.	B1	Radius: 1.8m. Area: 10 sq m.	Outside site	Physiological Cond: Fair Structural Cond: Fair	Pre construction: No action required. During construction: No action required. Post construction: No action required.

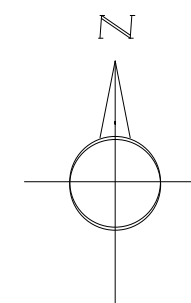
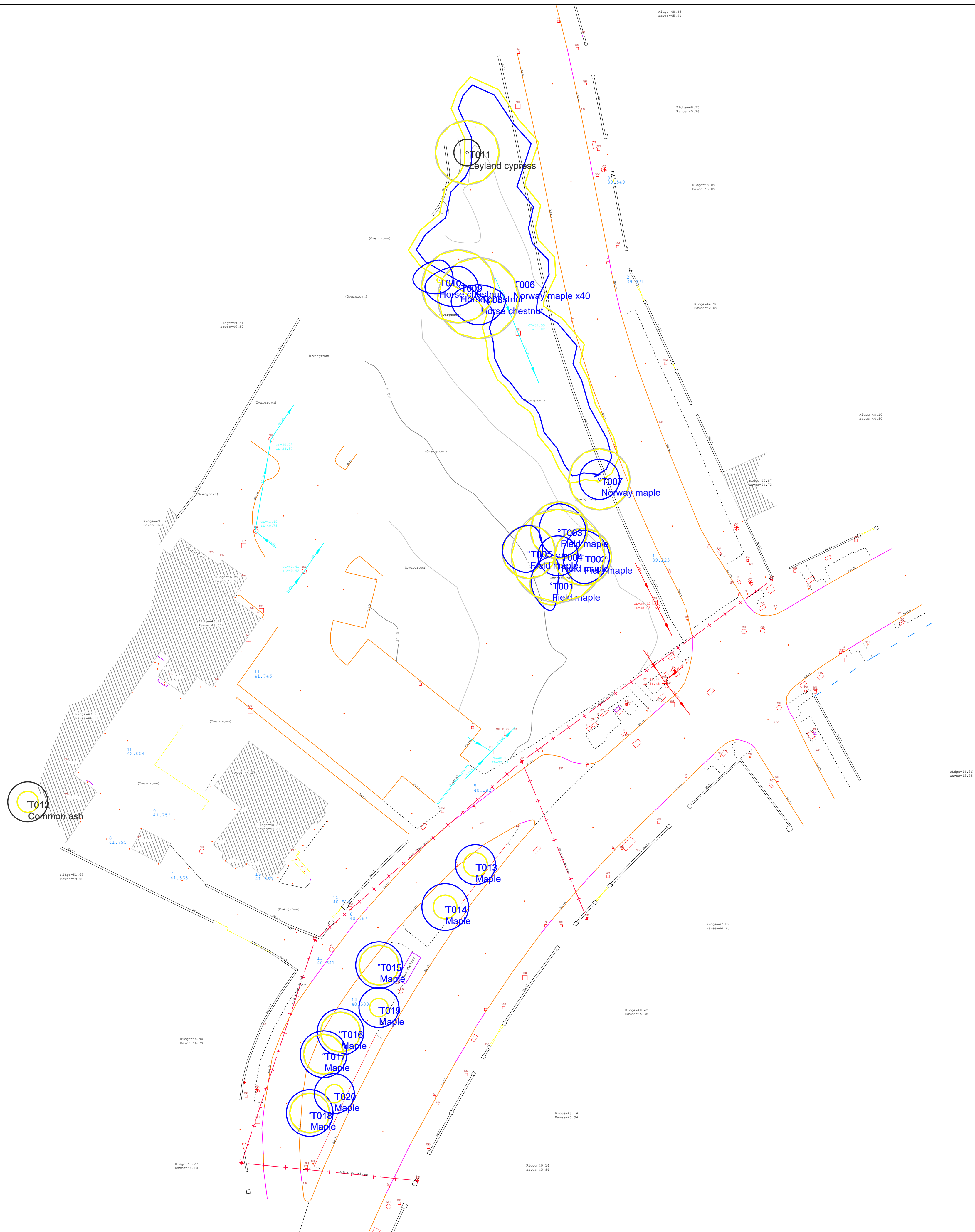
Ref.	Species	Full Structure	Measurements	Survey Notes	Retention Category	RPA	Comments	Measurements2	Recommendations
T014	Maple (<i>Acer sp.</i>)	Tree	Height (m): 4 Stem Diam(mm): 150 Spread (m): 3.5N, 3.5E, 3.5S, 3.5W Life Stage: Early Mature Rem. Contrib.: 20+ Years	Street trees. A Single stemmed tree. Healthy spreading crown.	B1	Radius: 1.8m. Area: 10 sq m.	Outside site	Physiological Cond: Fair Structural Cond: Fair	Pre construction: No action required. During construction: No action required. Post construction: No action required.
T015	Maple (<i>Acer sp.</i>)	Tree	Height (m): 4 Stem Diam(mm): 250 Spread (m): 3.5N, 3.5E, 3.5S, 3.5W Life Stage: Early Mature Rem. Contrib.: 20+ Years	Street trees. A Single stemmed tree. Healthy spreading crown.	B1	Radius: 3.0m. Area: 28 sq m.	Outside site	Physiological Cond: Fair Structural Cond: Fair	Pre construction: No action required. During construction: No action required. Post construction: No action required.
T016	Maple (<i>Acer sp.</i>)	Tree	Height (m): 4 Stem Diam(mm): 250 Spread (m): 3.5N, 3.5E, 3.5S, 3.5W Life Stage: Early Mature Rem. Contrib.: 20+ Years	Street trees. A Single stemmed tree. Healthy spreading crown.	B1	Radius: 3.0m. Area: 28 sq m.	Outside site	Physiological Cond: Fair Structural Cond: Fair	Pre construction: No action required. During construction: No action required. Post construction: No action required.
T017	Maple (<i>Acer sp.</i>)	Tree	Height (m): 4 Stem Diam(mm): 250 Spread (m): 3.5N, 3.5E, 3.5S, 3.5W Life Stage: Early Mature Rem. Contrib.: 20+ Years	Street trees. A Single stemmed tree. Healthy spreading crown.	B1	Radius: 3.0m. Area: 28 sq m.	Outside site	Physiological Cond: Fair Structural Cond: Fair	Pre construction: No action required. During construction: No action required. Post construction: No action required.
T018	Maple (<i>Acer sp.</i>)	Tree	Height (m): 4 Stem Diam(mm): 250 Spread (m): 3.5N, 3.5E, 3.5S, 3.5W Life Stage: Early Mature Rem. Contrib.: 20+ Years	Street trees. A Single stemmed tree. Healthy spreading crown.	B1	Radius: 3.0m. Area: 28 sq m.	Outside site	Physiological Cond: Fair Structural Cond: Fair	Pre construction: No action required. During construction: No action required. Post construction: No action required.
T019	Maple (<i>Acer sp.</i>)	Tree	Height (m): 4 Stem Diam(mm): 120 Spread (m): 3N, 3E, 3S, 3W Life Stage: Early Mature Rem. Contrib.: 20+ Years	Street trees. A Single stemmed tree. Healthy spreading crown.	B1	Radius: 1.4m. Area: 6 sq m.	Outside site	Physiological Cond: Fair Structural Cond: Fair	Pre construction: No action required. During construction: No action required. Post construction: No action required.

Ref.	Species	Full Structure	Measurements	Survey Notes	Retention Category	RPA	Comments	Measurements2	Recommendations
T020	Maple (<i>Acer sp.</i>)	Tree	Height (m): 4 Stem Diam(mm): 120 Spread (m): 3N, 3E, 3S, 3W Life Stage: Early Mature Rem. Contrib.: 20+ Years	Street trees. A Single stemmed tree. Healthy spreading crown.	B1	Radius: 1.4m. Area: 6 sq m.	Outside site	Physiological Cond: Fair Structural Cond: Fair	Pre construction: No action required. During construction: No action required. Post construction: No action required.

Appendix 1.

BS5837:2012 Table 1 – Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) - Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline - Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see [BS5837:2012] 4.5.7.</i>			
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	



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Client
Urban Life

Project
Beaumont Rd Dublin

Drawing title
Tree Constraints Plan

Date
19/01/2026

Scale
1:500 on A1

Drawing number
a **001**

Horizontal Datum:
IRLGRID

Vertical Datum:
OSBM