
Tree Report for a Development Site

The tree report for a development site accompanies an application for planning consent. To satisfy the Local Planning Authority, the report will contain some or all of the following elements, depending on the specific requirements of the proposed development;

Land survey

An accurately measured land survey showing all relevant existing site features including the location of all trees, shrub masses and hedges. It maybe necessary to include spot heights of ground levels throughout the site.

Tree Survey

The survey should include all trees included in the land survey and it should categorize trees or groups of trees for their quality and value within the existing context.

Tree Constraints Plan (TCP)

A plan showing; a) the root protection areas (RPAs) and b) representing the effect that the mature height and spread of retained trees will have on layout design through shade, dominance, etc.

Construction Exclusion Zone

An area based on the RPA, identified by an arboriculturist, to be protected during development by the use of barriers and/or ground protection fit for purpose to ensure the successful long term retention of a tree.

Tree Protection Plan (TPP)

A scale drawing showing the finalized layout proposals, tree retention and tree and landscape protection measures detailed within the arboricultural method statement (AMS), which can be shown graphically.

Arboricultural Implications Assessment (AIA)

A study, undertaken by an arboriculturist, to identify, evaluate and possibly mitigate the extent of direct and indirect impacts on existing trees that may arise as a result of the implementation of any site layout proposal.

Arboricultural Method Statement (AMS)

A method statement for the implementation of any aspect of development, that has the potential to result in loss of or damage to a tree or trees.

Pre Development Tree Work

A schedule of tree works, prepared by an arboriculturist, listing all the trees to be removed to clear the main development area and those remaining that require remedial works.

Post Development Management

An arboricultural management plan that specifies present and possible future works to trees that have been adversely affected by the development.

Proposals for New Planting

A plan and schedule, prepared by a landscape architect or other competent person, showing the intended location of new planting, taking into consideration the future use, layout and design of a development site.