



Draft Tree Management Policy

Waterford City Council

April 2009

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1.0 Introduction

Waterford City Council recognises the value of trees in the urban environment and is committed to achieving a good stock of trees throughout the city.

1.1 The overall aim of this Policy is to:

- Ensure effective management and sustainability of the city's tree resource by achieving a consistent and pro-active approach to the treatment and care of trees in public areas and the suitable provision, protection and maintenance of trees in private areas through the planning process.
- Work towards continuity of tree cover throughout the city including incremental development of a well-managed tree stock, promoting the use of native species where possible, with varied species and age distribution, in harmony with other land uses.
- Improve general recognition of the significant aesthetic, landmark, ecological, cultural and historic values that trees impart to the local environment.
- Ensure that trees continue to enhance the character of the city.
- Providing clarity over why decisions and actions are taken, consistently balancing the risk and nuisance to individuals against the common good and environmental benefits of trees.

1.2 Benefits of Trees

Trees around the City are integral to its character and play an important role in enhancing the urban and rural landscape.

1.2.1 Aesthetic Benefits

Trees provide a "green buffer", screening unsightly structures, softening the hard lines of buildings and contributing significantly to the setting of streets and landscapes in and around city which reflect positively on the presentation of the city as a whole.

1.2.2 Environmental Benefits

- Trees absorb pollutants such as nitrogen oxides, sulphur dioxides and carbon monoxide improving the air quality.
- They convert carbon dioxide to oxygen, increasing the quality of the air locally and help reduce 'the greenhouse effect'.
- Trees provide food and habitat for birds and other wildlife, thus increasing nature conservation value and biodiversity of the city.
- They reduce temperature extremes by providing shelter in hot weather and insulation in cold weather; trees adjacent to buildings can reduce air conditioning and heating costs;
- They act as a screen, increasing privacy in residential roads and gardens

1.2.3 Health Benefits

Research has shown that trees provide psychological health benefits, reducing stress significantly. Improved air quality also contributes to a healthier population, reducing lung and respiratory complaints.

1.3 Factors affecting trees

It is essential to recognise that trees, like any other living organism, are susceptible to localised changes in their environment, which can result in physiological stress and death. Urban areas can present a very hostile environment for trees through:

- Nearby development or road and footpath reconstruction
- Trenching works by communications, IT and utilities companies
- Leakage from gas and water pipes
- Pollution
- Drought
- Salt damage
- Poor soil
- Pests and diseases
- Vehicular damage (particularly by skips and high-sided vehicles);
- Climate change, resulting in more frequent high winds, shorter winters, higher temperatures and changes in rainfall
- Vandalism

The life expectancy of trees in urban situations can be greatly reduced, which emphasizes the significance and importance of introducing a tree management policy.

1.4 Policy Review

The Policy will be subject to a five year review, to adjust and incorporate any new working practices or technical developments which may arise.

2.0 Trees on Waterford City Council Owned Land

Policy Statement: “The Council will maintain trees on public streets, parks and open spaces adhering to relevant industry guidelines when carrying out arboricultural works to ensure all trees are in a safe condition and not causing actionable nuisance or foreseen danger”.

2.1 Category of tree by location

2.1.1 Street Trees

Care should be taken when selecting these trees to ensure their suitability in this setting as surfacing, soil condition, growing space, mechanical damage, vandalism, and rain wash will affect growth rate of existing trees and affect the establishment of new trees. These trees are most affected by unfavourable growing conditions and susceptible to stress and pathogen attack.

2.1.2 Trees in Parks and Open spaces

Trees may be planted in these areas as single specimens or as groups of woodlands and are usually subjected to more favourable external factors with much lower mortality rates. Existing sites may already include mature trees which will require ongoing assessment and maintenance. On many of these sites it is likely that very large trees can be planted with consideration for better species diversity to support a wider habitat range whilst also giving greater impact on the visual amenity.

2.1.3 Tenant Gardens

Section 18 of the Tenant agreement states that “The Tenant shall not plant any trees which shall be or become injurious to the premises or to any adjacent property nor cut down without the prior written consent of the City Council, any trees that may stand on the premises”. On new City Council development sites it is essential that care is taken to plant suitable trees into tenant gardens to avoid excessive shading and structural damage.

2.2 Industry Guidelines

The Council will supply high quality standards of tree care adhering to all relevant industry guidelines.

There are currently industry standards and guidelines applicable to most Arboricultural practices or factors that affect trees.

- British Standard 3998, 1989, ‘Tree works’
- British Standard 5837, 2005 ‘Trees in relation to construction’
- NJUG (National Joint Utilities Group) Guidelines for service installation proximate to trees.
- Arboricultural Research, Information and Practice Notes. From the Arboricultural Advisory and Information Service (AAIS)
- BS 3936, Part 1, 1980 ‘Nursery stock specification for trees and shrubs
- BS 4043, 1989 ‘Transplanting root balled trees’

2.3 Pruning Techniques

Where trees form part of the urban landscape it will inevitably lead to a requirement to prune. When carrying out pruning work, form and shape of the tree must be retained and all tree works must be carried out in accordance with British Standard 3998 - Recommendations for Tree Work.

Particular pruning specifications may or may not be appropriate for trees of different ages, species, health and condition, or even between trees of the same species depending on their condition, age and environment.

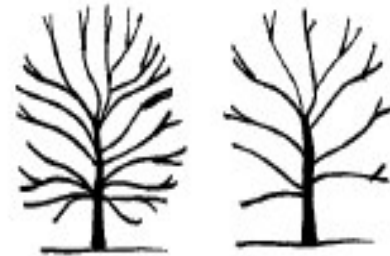
2.3.1 Crown lifting

The removal of the lowest branches of a tree so that the remaining lowest branches are at a specified height, usually 2.4m over a footpath and 5m over a road. This operation is undertaken for a number of reasons, such as to allow access under a tree; to clear branches from low structures; or to allow light under the canopy.



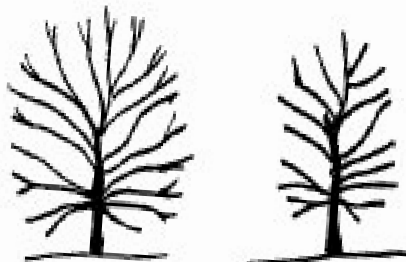
2.3.2 Crown thinning

The removal of a specified proportion of branch material from the interior of the crown without affecting the shape of the tree. This operation is usually undertaken to reduce crown density; form a healthy branch structure by removing dead; diseased, damaged, crossing and rubbing branches, and allow more light through the canopy. Many tree species evolve a canopy density for adaptive reasons and crown-thinning can increase turbulence and cause drought stress and branch failures. For this reason, crown thinning is usually only acceptable when carried out as part of crown cleaning or balancing works.



2.3.3 Crown Reduction

Reducing the overall size of the crown area by a specified percentage by pruning back the leaders and branch terminals to lateral branches that are large enough to assume the terminal roles (at least one third the diameter of the cut stem). Crown reduction up to a maximum of 15-20% may be acceptable to semi-mature trees providing cuts do not exceed 5-7cm and where shaping and restricting size and spread is essential. Crown reduction of mature or older trees is not normally acceptable as it can severely affect tree health and may lead to the death or decline of the tree and is generally only acceptable as management of last resort.



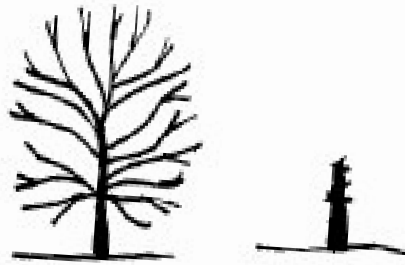
2.3.4 Topping

This entails cutting at a certain height to reduce the height of the tree. Topping is not acceptable as it severely affects the public amenity and health of the tree, sometimes leading to death. Topping can also lead to future problems due to a flush of weak re-growth that can represent a danger and also exacerbate existing problems. If height reduction is considered essential and unavoidable, crown reduction (see above) is preferred.

2.3.5 Pollarding

This severe operation entails the removal of the entire tree's branch structure back to the trunk.

This is an ancient way of maintaining trees that is sometimes necessary, particularly on trees that have been pollarded previously. Only certain species will tolerate this degree of pruning, and new growth may be weak and prone to tearing off. This method of management is not therefore normally acceptable unless



required for the health, integrity or safe retention of the tree.

2.3.6 Dead Wooding or Crown Clean

This operation is similar to a crown thin except that only dead, diseased, crossing and rubbing branches are removed to tidy up the appearance of the tree. No healthy, sound wood is removed. This operation is recommended to help maintain a healthy, safe tree.

2.3.7 Formative Pruning

The removal of problematic or potentially problematic branches, ensuring good tree development.

2.4 Tree Management Commitment

Waterford City Council will put in place an annual arboricultural programme, monitor performance, train staff in pruning techniques, engage consultants to carry out field studies and make recommendations and prioritise resources to maintain a healthy tree population (see Section 7).

3.0 PRIORITISING RESPONSES TO IDENTIFIED ISSUES

Policy Statement: “The Council will ensure that all queries, complaints and recommendations relating to trees are dealt with efficiently, consistently and fairly”

3.1 Enquiries

Enquiries regarding trees on public streets or on public parks and open spaces should initially be made to Waterford City Council, Environmental Services Department. Enquiries regarding trees in tenant gardens should be made to the Housing Community and Enterprise Department.

Enquiries will be passed on to the relevant persons who may then arrange for an inspection to determine what action is required. Tree work will be prioritised to enable efficient allocation of resources. Works required for safety reasons will be given priority. Where trees are removed from Waterford City Council owned land, replacement planting will be carried out subject to available resources and suitability.

3.2 Arboricultural Programme

Where it is agreed that tree works are required to be carried out by Waterford City Council, Environmental Services Department, it will be included for attention in the Annual Arboricultural Programme and works will be scheduled to be carried out from October through February to minimise the impact on wildlife. Only emergency works will be considered outside of these dates.

3.3 Inspections

The Council will adopt a more proactive management approach through regular cyclic inspections. This inspection regime will be an essential tool to mitigate against potential health and safety problems. The frequency of inspections will depend on available resources and the severity of identified defects in the city tree population.

3.4 Common Requests

To ensure that requests for works to trees are dealt with efficiently, consistently and fairly, Council policy in relation to the more common types of request is outlined below:

3.4.1 Obstructing Branches

Tree branches can cause obstructions to public paths, obscuring signs, sightlines or causing a hazard at traffic lights. Appropriate pruning to ameliorate hazards caused by obstructive branches will normally be acceptable, providing efforts are made to retain the shape of the tree.

3.4.2 Shading and Loss of Light

Trees are often perceived to block light to nearby properties and the level of alleged nuisance can be very variable and subjective.

A genuine problem of restricted light can sometimes be temporarily resolved by remedial pruning or crown-thinning of the tree and in exceptional cases, remedial pruning may be considered where it can be carried out in accordance with current acceptable techniques without compromising long-term tree health. The removal of a tree in this instance will not normally be considered.

3.4.3 Damage to Paths

It is often possible to repair paths to take account of adjacent trees and tree roots. Where roots protrude they can be root pruned, or the path can be re-laid around the tree with flexible material such as asphalt to provide a smooth surface. Where trees are considered to be causing damage to paths or footpaths, Waterford City Council will not normally consider tree removal except where there is a risk to public health which cannot otherwise be mitigated.

3.4.4 Root Invasion in Gardens

Tree roots in gardens are a natural occurrence and root presence is unlikely to be affected by tree pruning or removal. Tree felling or branch pruning in response to root invasion in gardens would not normally be appropriate.

Landowners do have a common law right to prune back tree roots to their boundary, providing that this would not lead to tree death and providing that the tree in question is not protected by a Tree Preservation Order (TPO).

3.4.5 Overhead Cables

Utility companies have certain legal rights to carry out works to public or privately owned trees to address health and safety problems and to maintain a clearance between trees and their apparatus. This may sometimes involve the loss of trees. Where works to trees are necessary as a result of proximity or conflict, the Council will encourage utility operators to adopt the most appropriate long term solution, giving consideration to tree health, local tree cover and visual amenity.

3.4.6 Minor Nuisances

There are a variety of additional minor or seasonal nuisances associated with trees that are not mentioned above and which would not normally warrant tree removal. Most of these problems are not responsive to pruning. The more common include:

- Aphid honey dew dropping from leaves on to cars and pavements, which is a natural process and ameliorated through regular cleaning of affected windows, surfaces and structures;
- Insects associated with trees, (spiders, wasps, flies etc.);
- Excessive leaf fall;

4.0 Legislation to protect trees of significant Amenity Value

Policy: “The City Council will use protective legislation in the preservation and management of trees or groups of trees, where appropriate”.

There are a substantial number of trees on private property which contribute significantly to the amenity value of the city. The Council has an objective to protect these trees under the Planning and Development Act 2000.

4.1 Tree Preservation Orders

Making a Tree Preservation Order is the primary mechanism available to a planning authority to ensure that trees of significant value are preserved. The Legislation concerning Tree Preservation Orders is contained under section 205 of the Act allowing the City Council to enter into management agreements if necessary. The purpose of the TPO is to bring tree management within a specific form of control under the Planning Act. The Order makes it an offence to cut down, uproot, prune, damage or destroy the tree or trees in question without the consent of the Council. It should be noted that the obligation to apply for consent under a TPO is not met by the making of planning permission on the relative land. There are three TPO's in the city relating to trees in the grounds of the Glanbia plant at May Park Lane, Ballindud House and Christendom.

4.2 Trees of Special Amenity Value

The Waterford City Development Plan 2007 - 2013 has identified trees of Special Amenity Value – see Appendix 1. This status does raise awareness with planners and developers which can be taken into account when submitting planning applications. Consultation will take place with the Planning Department to determine the best course of action to ensure their long term protection and management.

4.3 Planning Permission

Conditions attached to planning permissions also provide for the protection of existing trees and may also provide for new planting. It is recommended that proposed sites with trees be examined carefully, using appropriate tree surveys and landscape plans drawn up by suitably qualified professionals allowing for appropriate conditioning to protect important trees and cater for new planting to be attached as necessary to planning decisions.

Where appropriate the Planning Department prior to making decisions on planning applications will forward a copy of the application to the Environmental Services Department for report and recommendation. The Council will use its powers to ensure that, unless it is in conflict with other planning objectives, there is a maximum retention of trees on new development sites. Site inspections prior, during and after will be necessary to ensure compliance with the conditions regarding trees to be retained.

The Council will seek the successful retention of trees on development sites, where possible:

- Placing suitable trees under a Tree Preservation Order once they have been identified
- Including conditions, as part of the planning permission, relating to the protection of trees on development sites in accordance with the current version of BS5837
- Ensuring that any arboricultural works requested must be carried out in accordance with BS3998
- Ensuring that the planning conditions or planning agreements are monitored.
- Reviewing the effectiveness of current guidelines for open space development and the Council's taking in charge policy.

Appendix 3 contains a guide for householders/developers carrying out work on trees.

5.0 Awareness & Education

Policy: “The Council, through consultation and education will aim to raise the awareness and appreciation of trees”.

Education on good practice in tree management is essential to improve understanding and appreciation of trees. It is an effective method to dispel any negative concerns and fears that residents may have.

In conjunction with residents associations, youth groups, community groups etc, Waterford City Council will continue to work and develop educational programmes to foster an awareness of the importance of trees in our environment. The Council will continue to work with the Tree Council of Ireland and organise educational tree planting/educational events for National Tree Week.

6.0 Tree Planting

Policy: “The Council will seek to ensure that trees planted on areas maintained by the Council are in compliance with statutory requirements and are given the best possible chance of surviving to maturity”

When planting on public open space sites it shall be policy to:

- Ensure all works carried out are in accordance with good Landscape and Arboricultural Practice.
- Where possible use mainly advanced nursery stock (trees with a diameter of between 12-20cm and a height of approximately 3.5m) to deter casual vandalism and provide an instant impact.
- Attempt to reduce incidences of vandalism to trees by experimenting, when planting new trees, with various staking systems including underground guying on larger specimens. These experiments will continue until the most vandal proof system has been found.
- Take into account any visual landscape factors so that the species chosen will, when mature, have a significant impact in enhancing the character of the area without compromising any existing views, sight lines etc.;
- Allow for the planted tree to be the eventual successor to any existing trees that are either nearing maturity or decline
- Achieve a species mix so that in the event of a future disease affecting one particular species no one area suffers from excessive loss due to a single species being the dominant tree.

The Council will ensure that tree planting on development sites is adequate and appropriate by making recommendations for planting on the following sites

6.1 Planting on newly development sites

- Request that landscape schemes submitted as part of planning process reflect good landscape and arboricultural practice
- Require that the level of tree planting adequately reflects the tree cover removed and the requirements of the development.
- Prior to taking in charge, all new estates will be inspected to ensure all planting / arboricultural works have taken place as required and comply fully with Section 5 of the Council’s “Residential Site Development Standards and Procedures” policy document, adopted February 2008 (see Appendix 2).

6.2 High Density and Commercial sites

Terraced housing with small front or rear gardens and yards have limited space available for tree planting with small gardens, streets and footpaths often too narrow for the growth and development of larger trees. The city centre’s high-density business district, with premises immediately abutting the footpath etc would not have the potential for large trees.

Trees planted in these areas must have the following properties:-

- a) Upright habit
- b) Small or compound leaves
- c) Low water demand
- d) Ingressive root system
- e) Small fruits
- f) Be easily pruned
- g) Produce less shading
- h) Be comparatively unattractive to sap feeding insects.

6.3 Medium Density and Commercial sites:

Terraced and semi-detached housing, with relatively large front and / or rear gardens all have sufficient space either in front of the properties or behind them to accommodate medium sized trees. The presence of many well-established trees makes these areas the more desirable residential parts of the city.

6.3 Low Density Residential, Commercial Areas and large Parkland areas:

The presence of large trees depends largely on the communal grounds available for planting. Generally speaking, these areas provide excellent opportunities for planting large specimen trees.

For possible examples of suitable varieties for trees which fit the above criteria see Appendix 2

6.4 Planting Location

This is especially important, as sites on roads, estates and open spaces will be restricted by the infrastructure associated with such areas - street lamps, road signs, traffic lights, services boxes, underground cables etc. The intention is to pre-empt the problems that can be caused by planting trees too close to street furniture and services. Account must be taken of the future growth and potential ultimate size of any tree.

7.0 Action Plans

No	Policy	Details	Time scale
1	Enhancing the Tree Population	<p>Undertake an annual Planting Programme which will enhance the tree population of the City</p> <p>Provide good quality and appropriate specimens when planting and ensure good planting and husbandry practices.</p>	<p>Annually</p> <p>Ongoing</p>
2	Arboricultural Management	<p>Engage consultants to carry out a detailed tree survey and make recommendations on improving the tree resource within the city; Depending on resources this may have to be carried out on a phased basis with the city centre being given priority.</p> <p>Based on recommendations, put in place a planned inspection regime to ensure proactive management</p> <p>Provide training to ensure staff can make informed decisions when carrying out Arboricultural activities.</p>	<p>Autumn 2011</p> <p>Spring 2010</p> <p>Ongoing</p>
3	Requests/ Complaints	<p>Put in place a recording system to log requests/complaints for works on tress on streets, parks and open spaces. This will allow WCC to prioritise and coordinate an Arboricultural Programme that can be efficiently undertaken.</p> <p>Agree with other sections of the Council a system which will ensure good communication and cooperation, including a system for dealing with concerns of Council tenants.</p>	<p>Spring 2009</p> <p>Spring 2009</p>

<p>4</p>	<p>Protective Legislation</p>	<p>Attach appropriate conditions to planning permissions to protect important trees/hedgerows and cater for new planting</p> <p>Cooperate with Planning Department to decide what options are appropriate to protect trees of Special Amenity Value as outlined in the Development Plan 2007-2013.</p> <p>Use TPO's to protect suitable trees as necessary.</p> <p>Provide Guidance leaflets for developers to help them to comply with taking in charge guidelines.</p> <p>In accordance with the development and taking in charge guidelines ensure sites are monitored and properly assessed prior to taking in charge.</p>	<p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p> <p>Spring 2010</p> <p>Ongoing</p>
<p>5</p>	<p>Consultation/ Education</p>	<p>Publicise national educational events like National Tree Week and carry out tree planting ceremonies to promote the benefits of trees. WCC will commit to working with at least five local schools per annum for this event.</p> <p>Prepare educational leaflets</p>	<p>Ongoing</p> <p>Summer 2010</p>

Appendix 1

Trees of Special Amenity Value (Development Plan 2007-2013)

Trees in the grounds of: Presentation Convent, Slievekeale Rd.
Trees in the grounds of: Waterford Crystal Factory Cork Rd.
Trees in the grounds of: Jurys Hotel Ferrybank
Trees in the grounds of: Sion Hill House Ferrybank
Trees in the grounds of: The Ursuline Convent Ballytruckle
Trees in the grounds of: The Good Shepherd Campus of W.I.T
Trees in the grounds of: Newtown School
Trees in the grounds of: Rockville Newtown
Trees in the grounds of: Fairy Hill Newtown
Trees in the grounds of: Annville Newtown
Trees in the grounds of: Chatsfort, Newtown
Trees in the grounds of: Holmacre Newtown
Trees in the grounds of: Weston, Newtown
Trees in the grounds of: Cove Lodge, Newtown
Trees in the grounds of: Ballycar Newtown
Trees in the grounds of: The Abbey Church, Newtown
Trees in the grounds of: Rocklands, Ferrybank
Trees in the grounds of: Bishopsgrrove, Ferrybank
Trees in the grounds of: Rockingham House, Ferrybank
Trees in the grounds of: The Courthouse
Trees in the grounds of: The People's Park
Trees in the grounds of: Cherrymount, John's Hill
Trees in the grounds of: St John's Hill
Trees in the grounds of: Oak Villa, Military Road
Trees in the grounds of: The Mercy Convent
Trees in the grounds of: Tycor House
Trees in the grounds of: Kings Meadow House
Trees in the grounds of: St. Otteran's Hospital
Trees in the grounds of: Bilberry Rock
Trees in the grounds of: The Glanbia Plant in Glenville
Trees on the River Suir Bank at Glenville
Trees in the Kings Channel Estate
Trees in the grounds of: Waterford Regional Hospital
Trees in the grounds of: Ballinakill House
Trees in the grounds of: Oaklands Ballinakill
Trees in the grounds of: Grantstown House Earls court
Trees in the grounds of: St Thomas's Church
Trees in Ballinakill Downs and the adjoining lands to the north
Trees north of the Dunmore Rd adjacent to Becketts
Trees to the north of Knockboy Cottage
Trees on the River Suir Bank north of Blenheim
Trees in the vicinity of Blenheim Lodge
Trees adjacent to the Halfway House Bridge
Trees on Little Island
Trees in Leoville Estate
Trees in Prospect Mews Ballytruckle
Trees in the grounds of: Ballindud House
Trees in the Townland of Ballybeg, West on the Green Rd
Trees in the grounds of: Butlerstown House
Trees at Gracedieu West, north of Gracedieu House
Trees at Gracedieu East, south of the railway line
Trees at Gracedieu West, north of the railway line
Trees at Morley Terrace, Gracedieu Road

Appendix 2

Extract from “Residential Site Development Standards and Procedures” adopted by Waterford City Council February 2008

SECTION 5: PUBLIC OPEN SPACES AND PLAYGROUNDS

5.1 GENERAL

Public open spaces within residential developments shall be designed so as to complement the residential layout and be informally supervised by residents. They shall be visually and functionally accessible to the maximum number of dwellings. The landscape design of open spaces, including the retention of existing features must be incorporated into the initial design process. The design and layout of the network of public open spaces shall take into account, and make provision for, the need for level areas of sufficient size to accommodate informal sports activities for children.

Prior to commencement of development the developer shall submit full design details of the proposed designated play areas, including boundary treatment, surfacing, fencing, seating and play equipment for the written approval of the Planning Authority. The design shall have regard to the guidelines set out here below. The developer shall, prior to the opening of the play areas, enter into an agreement with the Planning Authority to enable the future management, maintenance and insurance of the playground to be carried out by the Local Authority. The developer shall, prior to the opening of the play areas, submit a certificate from a competent person certifying that the play areas conform to EN1176, EN1177 and EN 748

The facility must comply with Disability Act 2005. The developer shall notify the Local Authority before any works commence on the play area to facilitate inspection.

5.2 DESIGN FEATURES

Waterford City Council is proposing a number of features which could facilitate greater and safer use of Open Spaces by children, young people and adults.

- a) Minimal use of landscaping can encourage children and young adults to use the Open Spaces for play activities.
- b) To facilitate effective management the preferred safety surface is wet pour.
- c) Boundary treatment shall not impede natural supervision
- d) Ensure that Open Spaces are not of a hilly nature so as to encourage parental supervision and play activities particularly ball playing.
- e) The locating of Public open space at a suitable distance from dwellings ensures use for informal ball playing or other sporting activities. The playing of ball sports could be encouraged by the provision of an area of hard surfacing, i.e. tarmac area or a Wetpour Safety Surfacing. An area of 30x 15/20m would be sufficient to encourage a number of youths to play ball games.
- f) Open Space designated for Play and Active Recreation shall be located to allow for overlooking by the fronts of houses on a minimum of three sides. Passive supervision is a concept whereby adults can supervise play from a distance while not interfering with the play activity.
- g) Pathways incorporated into the Open Space could be used by younger children as cycle tracks or areas to roller skate.
- h) Junior Play area: Playground equipment suppliers can provide a range of low level equipment which is easily maintained and inspected , and can include stepping stones, wobble boards, and various obstacles which children of all ages can use. Children aged 4-8 years tend to require at least 5 types of equipment in reasonably close proximity to home (5 minute walk).
- i) Teenage Activity area: Equipment which incorporates a number of activities including a goal and a basketball hoop is useful for older youths. The area designated for older play could also incorporate a stand alone skate ramp of either a concrete or modular design.
- j) There shall be no planting within the playground and teenage areas i.e. within the specialised play surface area.

5.3 TREE PLANTING AND LANDSCAPING

The planting of trees within residential estates and open spaces must give due regard to a number of issues including: biodiversity, landscape quality, visual screening, health and safety requirements and aftercare and monitoring. Landscape design plans which address these issues will ultimately provide for biodiversity, environmental aesthetics and visual amenity while reducing long-term maintenance requirements and potential health and safety concerns.

5.4 BASELINE INFORMATION

The baseline for the establishment of landscape planting shall be a thorough site assessment and the selection of trees shall give due regard to the existing soil factors present on a site and the existing native trees as these will provide good indicators to the type of tree that will thrive within a site.

5.5 BIODIVERSITY

When preparing a landscape design plan, for residential estates and open spaces a designer shall:

- Consider existing features within a site such as woodlands, wetlands and hedgerows before finalising a landscape design plan. This can be achieved by sketching a simple habitat map depicting areas containing trees and shrubs. A development will integrate better with the landscape and be more ecologically sensitive if the design works with the natural features of the site.
- Give due regard to any tree or group of trees protected under Tree Preservation Orders(TPO's), or listed in the Schedule of Trees of Special Amenity Value in the Waterford City Development Plan.
- Consider utilizing native species in the landscape design plan. Plants shall be sourced from local nurseries where possible. The selection of trees shall give due regard to the native species found within habitats on or adjacent to a site (see Table 5.1).
- Consider filling gaps in existing hedgerows, while bat boxes and bird boxes can be installed as part of landscaping works

5.6 LANDSCAPE QUALITY AND VISUAL SCREENING

The landscape designer shall also consider planting trees to retain or restore landscape quality and to provide for visual screening.

- Native trees planted within residential estates and open spaces can contribute to the green cover and existing wildlife corridors within a City.
- Native trees can integrate developments into the surrounding landscape thus retaining landscape quality, regional identity and landscape character.
- Trees and shrubs can be planted on boundaries to reduce visual and noise disturbance from nearby developments.

5.7 HEALTH AND SAFETY

- The positioning of trees shall give due regard to the presence of lighting and lamp standards existing and proposed for a site. Designers shall be aware of the maximum height of trees (see Table 5.1) and set back trees at appropriate distances to avoid maintenance problems and to prevent shading.
- The positioning of trees shall have due regard to sight lines.
- Trees shall be selected based on their suitability to given areas within a site (see Table 5.1) e.g. set back distances from pavements and footpaths.

5.8 AFTERCARE AND MONITORING

- Trees and features that are retained or which have been specified for retention under planning conditions, require aftercare after development completion. Some examples include:
 - Management of trees to determine requirements for thinning. This will prevent any future problems relating to windthrow.
 - Surveying of trees to determine health status and appropriate management.
 - Maintenance of trees until they are established.
 - Appropriate management of Hedges to avoid the bird nesting season between March 1st to August 31st.

Table 5.1

Common name	Latin name	Height (m)	Streets and confined spaces	Open Spaces	
Alder	<i>Alnus glutinosa</i>	22	Yes	Yes	ADPS
Ash	<i>Fraxinus excelsior</i>	28	No	Yes	ADIPS
Aspen	<i>Populus tremula</i>	24	No	Yes	DPSV not close to buildings or services
Blackthorn (Sloe)	<i>Prunus spinosa</i>	3	No	Yes	AHPV
Bramble	<i>Rubus fruticosus agg.</i>	2	No	No	C/H invasive
Broom	<i>Cytisus scoparius</i>	2	Yes	Yes	Tolerates dry conditions
*Black poplar	<i>Populus nigra</i>	35	No	Yes	D requires wet conditions
Common Gorse	<i>Ulex europaeus</i>	2.5	Yes	Yes	HV in rural settings
Crab Apple	<i>Malus sylvestris</i>	6	No	Yes	AHIP
Dog Rose	<i>Rosa canina</i>	2	No	Yes	C/H
Downy Birch	<i>Betula pubescens</i>	18	Yes	Yes	ADIP
Elder	<i>Sambucus nigra</i>	6	No	Yes	V
Guelder Rose	<i>Viburnum opulus</i>	4.5	No	Yes	DH
Hawthorn (Whitethorn)	<i>Crataegus monogyna</i>	9	Yes	Yes	AHIPS
Hazel	<i>Corylus avellana</i>	6	No	Yes	AHS
Holly	<i>Ilex aquifolium</i>	15	Yes	Yes	AHPS
Honeysuckle		Climber	No	Yes	
Ivy		Climber	No	Yes	
Oak - Pedunculate	<i>Quercus robur</i>	30	No	Yes	AI only on large sites
Oak - Sessile	<i>Quercus petraea</i>	30	No	Yes	AI only on large sites
Rowan (Mountain Ash)	<i>Sorbus aucuparia</i>	9	Yes	Yes	ADHIP
Scots Pine	<i>Pinus sylvestris</i>	24	No	Yes	AI
Silver Birch	<i>Betula pendula</i>	18	Yes	Yes	ADIP
Spindle	<i>Euonymus europaeus</i>	7.5	No	Yes	H
Strawberry Tree	<i>Arbutus unedo</i>	8	Yes	Yes	Not frost hardy
Whitebeam	<i>Sorbus aria</i>	12	Yes	Yes	IPS
*Whitebeam	<i>Sorbus devoniensis</i>	12	Yes	Yes	IPS
Wild Cherry	<i>Prunus avium</i>	15	Yes	Yes	AHI
Willow spp.	<i>Salix spp.</i>	6	No	Some	V not close to buildings or services
Wych Elm	<i>Ulmus glabra</i>	30	No	Yes	PS
Yew	<i>Taxus baccata</i>	14	Yes	Yes	AIPS

Table 5.1: Suitability of native trees for streets and confined spaces and open spaces. Modified after The Heritage Council publication 'Conserving and Enhancing Wildlife in Towns and Villages (Heritage Council, 2004)

Appendix 3

GUIDE FOR HOUSEHOLDERS/DEVELOPERS INTENDING TO CARRY OUT WORK TO TREES IN THE CITY

Prior to carrying out any work to trees on your property you are advised to check if the trees are covered by a Tree Preservation Order, are included in the list of Trees of Special Amenity in the Waterford City Development Plan or are protected by a condition of a planning permission. If any of these apply you are required to consult in writing with the Planning Department of Waterford City Council at least four weeks before you intend to carry out any work.

	STATUS OF TREES	HOW TO CHECK THE STATUS YOUR TREE(S)	POLICY CONTAINED IN WATERFORD CITY DEVELOPMENT PLAN	WHAT TO DO PRIOR TO CARRYING OUT WORK
1	Trees of Special Amenity	<p>These trees are listed in the Waterford City Development Plan (<i>Schedule 3 of current Plan</i>) . You may check this list on the Council's website at the following link: http://www.waterfordcity.ie/documents/developmentplan/Schedule3-%20Trees.pdf</p> <p>You may also view a copy of the Development Plan at the Planning Department (<i>Wallace House, Maritana Gate, Canada Street, Waterford</i>) or in any branch of Waterford City Library.</p>	<p>It is the policy of Waterford City Council to protect, preserve and ensure the effective management of trees and groups of trees considered to be of special amenity value included in Schedule 3 of the Development Plan.</p>	<p>Submit a detailed account to the Planning Department of the works proposed to the tree(s) including an arboriculturist report detailing the nature of the works, a detailed justification of the requirement for the proposed works and a time frame for the carrying out of such works, along with details of the exact location of the subject tree(s). Waterford City Council will then assess the works proposed to be carried out to the tree(s) and advise in relation to the acceptability of same and any specific requirements the Local Authority may have in relation to same.</p>
2	Trees covered by a Tree Preservation Order	<p>Currently there are 3 Tree Preservation orders; (1) Glanbia site , Maypark Lane, (2) Lands at Ballindud, and (3) Lands at Christendom. If you require further</p>	<p>In certain cases Waterford City Council has made Tree Preservation Orders to preserve and protect specific groups of trees.</p>	<p>Submit an <i>Application for Consent</i> to the Planning Department accompanied by a detailed account of the works proposed to the tree(s) including an arboriculturist report detailing the nature of the works, a detailed justification of</p>

	STATUS OF TREES	HOW TO CHECK THE STATUS YOUR TREE(S)	POLICY CONTAINED IN WATERFORD CITY DEVELOPMENT PLAN	WHAT TO DO PRIOR TO CARRYING OUT WORK
		<p>clarification in respect of these areas you may contact the Planning Department, - Telephone 051-849562 email planning@waterfordcity.ie</p>		<p>the requirement for the proposed works and a time frame for the carrying out of such works, along with details of the exact location of the subject tree(s). Waterford City Council will then assess the works proposed to be carried out to the tree(s) and advise in relation to the acceptability of same and any specific requirements the Local Authority may have in relation to same.</p>
3	<p>Trees protected by a condition attached to a Planning Permission</p>	<p>Check the Planning Register by visiting the Council's website http://www.waterfordcity.ie/planninglists/index.htm to identify permissions affecting your property and then visit the planning office to check the nature of the conditions attached to the planning permission.</p> <p>Note : conditions attached to permissions granted since 1/1/2006 are available on the above page of the website.</p>	<p>It is the policy of Waterford City Council when approving development that the protection, preservation and management of existing trees (including hedgerows), and the implementation of a planned planting and management scheme are provided for. Consequently, some planning permissions contain conditions providing for the preservation and protection of existing trees and requirements for planting of new trees.</p>	<p>Submit a detailed account to the Planning Department of the works proposed to the tree(s) including an arborculturst report detailing the nature of the works, a detailed justification of the requirement for the proposed works and a time frame for the carrying out of such works, along with details of the exact location of the subject tree(s). Waterford City Council will then assess the works proposed to be carried out to the tree(s) and advise in relation to the acceptability of same and any specific requirements the Local Authority may have in relation to same.</p>

