

Assumptions and Limitations

This tree survey was carried out from the ground, no invasive or destructive evaluation techniques were used; all findings observations and recommendations are based on the knowledge and experience of the undersigned a qualified Arboriculturalist. Information contained in this report covers only those items that were examined and reflects the condition of those items at the time of the inspection.

Findings are based on a visual report from ground level only and it should be borne in mind it is subject only to faults visible at the time of inspection, certain pathogens only produce seasonal fruiting bodies and consequently may not have been noted during this assessment.

All trees should be monitored on a regular basis for signs of defects and should be reported to a person qualified to diagnose them and to recommend treatment.

In the event of adverse weather conditions, there is the possibility of any tree, despite having a good report, falling over or suffering crown damage. In the event of a falling tree causing damage to residential or non residential buildings in their proximity, or to any person, any property public or private, or any mechanical vehicle or otherwise no liability will attach to this firm.

There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the trees in question may not arise in the future. The author takes no responsibility for any actions taken by the landowner or their agents by reasons of this report unless subsequent contractual arrangements are made.

This report is intended solely for the benefit of the parties to whom it is addressed and no responsibility is extended to any third party for the whole or any part of its contents. All trees mentioned in this report should be subject to reassessment every two years to assess physiological and environmental changes.

PART TWO - ARBORICULTURAL IMPACT ASSESSMENT

General Description of Site and Surroundings

The site is comprised of a well maintained lawn, gravel car park, and mature shrubbery. To the north is the nursing home and further north is the Firhouse Road. To the west and south are residential properties. To the east is an area of open space and residential properties. The mature shrubbery have not been maintained and are overgrowth, there are some new recent tree and shrub planting. Species include: Cherry Laurel, Bay Laurel, Portuguese Laurel, Photinia, Griselinia, Cotoneaster, Holly, Kohuhu (pittosporum), Choyisia, Eleagnus, Hebe, Aucuba, Robinia, Rowan, Elder, Elm, Hawthorn, Cherry-plum, Viburnum, Lonicera, Beech and Box.

Description of Proposed Development

The development comprises the demolition of a modern single storey structure attached to the west of the existing building, a protected structure for construction structure of a two-storey extension to the west, a two storey bedroom wing extension with a link corridor to the south, a one storey extension to the north of the existing building, a protected structure. Permission is also sought for minor internal alterations to the ground and first floor of the existing building, a protected structure and all associated site works.

Designations Relating to Trees

There are no Tree Preservation Orders on the site. There is no objective in the County Development plan to protect and preserve trees and Woodlands at locations within the site. The trees are within the attendant grounds / curtilage of a protected structure.

Implications of Proposed Development

The current proposal under consideration has the following impact on the existing trees.

(1) Direct Loss of Trees

The following trees will have to be removed due to a direct impact; Yew 1247 and Yew 1252

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ARBORICULTURAL CONSULTANTS

**TREE SURVEY | SITE AT SALLY PARK NURSING HOME, SALLYPARK CLOSE, BALLYCULLEN ROAD
FIRHOUSE, DUBLIN 24**

Summary Table of survey trees

Grade	Total No.	No. to be removed	% of all trees (22)	
U (worst – remove)	1	1	100%	
Grade	Total No.	No. to be removed*	% of grade	% of all trees (22)
'V' Veteran	0	0	0	0
'A' (best quality)	0	0	0	0
'B' (moderate quality)	4	2	50%	9.1%
'C' (low quality)	17	10	58.8%	45.4%
Total	22	13		54.5%

(2) Indirect Impacts

Changes in Ground Level / Changes in Ground Surface within Root protection area (RPA).

A number of trees are within close proximity to the new building, new road layout and car parking: Ash, 1236,1257, Cypress 1237, Sycamores, 1243,1245, 1249, 1251,1255, Lawson cypress and 1253, Holly 1254.

Services

No trees are being removed to facilitate instillation of services.

Condition

Tree 1244 Sawara Cypress is being removed due to its condition.

Change in Site Use and Tree Management Implications

Above ground constraints

The retained trees are in locations where they will not be affected by the proposed buildings. Tree 1242 an old Beech, this a remnant of a old hedge and will need to be re shaped.

Potential Root Damage to Infrastructure

Modern construction techniques, soil types together with the species and age of the retained trees and their location make damage to infrastructure unlikely.

Potential Nuisance

The proposed development is being constructed with and existing Nursing home, there will no risk of potential nuisance from retained trees that might cause concerns and a requirement to remove them. All retained trees will have appropriate remedial tree surgery works, to remove all deadwood and potential hazard branches from their canopies prior to the development being occupied and will have normal ongoing arboricultural management.

Construction Implications

General precautions in storage or mixing of materials that may be injurious to trees will need to be taken. All toxic materials, (cement, mortar, bitumen, diesel, bonding agents, etc) will be stored 10m from root protection areas. No wash out facilities will be provided for ready mix concrete/mortar deliveries. All fuels stored on site will be bunded to prevent spillage or leakage.

Proposals for tree management

All retained trees will have necessary remedial tree surgery to ensure there are no hazard branches, deadwood and weak limbs. All retained trees will be subject to regular inspections.

PART THREE - ARBORICULTURAL METHOD STATEMENT

Introduction

This document sets out the methodology for all proposed works that affect trees on and adjacent to the site. Compliance with this method statement will be a requirement of all relevant contractors associated with the development proposals. Copies of this document will be available for inspection on site. The developer will inform the local planning authority within twenty-four hours if the arboricultural consultant is replaced.

The contractor shall take all precautions to ensure that any trees, which are to be retained, shall remain undisturbed and undamaged.

All works to trees and all operations adjacent to trees should be undertaken in accordance with the Method Statement. The contractor shall undertake no works to trees unless instructed by the Contract Administrator. All works within or close to the protected tree zones are to be supervised by the appointed Consultant Arboriculturalist. Two working days notice of intention to undertake such works to be given prior to any works commencing.

Root Protection Area

In accordance with the Method statement and as per the issued drawings protective fences shall be erected before the commencement of building works any works on site (other than remedial tree works and erection of the boundary fence). The area within the tree fencing should be clearly identified with signage as the 'Protected Tree Zone'. The local planning authority will be notified in writing once the fencing is in place. Strictly no access should be permitted to this zone unless instructed by the CA. The appointed Consultant Arboriculturalist should be notified of any works or access to this zone. The fencing will remain in place until completion of the main construction phase and then only removed with the consent of the local planning authority to permit completion of the scheme.

Other than works detailed within this method statement or approved in writing by the local planning authority, no works including storage or dumping of materials shall take place within the exclusion zones defined by the protective fencing. No fires should be lit close to or within 20 metres of the trunk of any tree that is to be retained. No materials that are likely to have an adverse effect on tree health such as oil, bitumen or cement will be stored or discharged within 10 metres of the trunk of a tree that is to be retained.



Code of Practice for the preservation of trees

The following code of practice is intended for the preservation of existing trees. These guidelines will help sustain vigour and minimise adverse growing conditions, for trees set out for retention.

This code will be brought to the attention of all site personnel including Main Contractor, sub-contractors and engineering specialists associated with the project. As appropriate this method statement should be translated. All operations are to be in accordance with BS 5837: 2012, *Trees in relation to design, demolition and construction*. The main contractor should purchase and make available on site a copy of the above.

Prior Notice and Tree removal

All necessary tree works are to be undertaken prior to the commencement of any other works on site. Trees must only be removed with the necessary licenses (Forestry Act 2014)¹ or permits. All necessary licenses and permits should be inspected by the appointed Consultant Arboriculturalist prior to commencement of works.

The Arboricultural Consultant will:

- Liaise with the relevant authorities during the project.
- Constantly monitor the project with regard to tree health to ensure that no damage is caused to the subject trees during the operational works.
- Report any negligent damage to trees, which will prejudice their health.
- Monitor works carried out by the Arboricultural Contractor and Main Contractor within the 'Root Protection Area'.

Construction access

In areas where there is site access (scaffolding), permanent car parking and access for construction of xxx near trees, the ground shall be covered with Fibertex or similar geo textile fabric and a three dimensional cellular confinement system such as geoweb should be laid over the fabric. Where

¹ Note that under the Forestry Act 2014, a felling licence will be required even on receipt of planning permission, as the trees are within the attendant grounds /curtilage of a protected structure.

Hard Landscaping within the protection zone (footpath)

Where permanent hard landscaping is to be provided within root protection zones, special measure shall be implemented. All existing hollows/ drains shall be filled with 50mm crushed stone, with no fines, and then overlaid with geo fabric and a cellular confinement system. The path will be worked around the stems of existing retained trees, so as to preserve existing ground levels. Paving within root protection areas shall be in accordance with APN 12 (2007). See appendix 2 for details.

Soft Landscaping within Exclusion Zones

Preparation of ground in these areas will be carried out under the supervision of the arboricultural consultant.

Guidelines for Root Pruning:

- Roots smaller than 25mm diameter may be pruned back, roots with a diameter greater should only be cut following consultation with an arboriculturist.
- Roots should be cut cleanly after excavation to promote callus formation and wound closure.
- Exposed roots to be protected where an area of work is to be left open, particularly along the face of the excavation for the underground car parking. In winter, exposed roots are to be wrapped with dry sacking overnight.
- In summer, exposed roots are to be covered with damp sacking at all times. A suitable irrigation / drip feed system should be installed to keep sacking wet at all times.
- Back filling materials used around roots are to be of a fine granular material with no toxins and not susceptible to frost heave.

Offences and Penalties

Any damage whatsoever, caused to the protected trees shall be notified to JM McConville + Associates, so that the damage can be assessed and rectified and the main contractor subject to financial penalty as per the Conditions of Contract. Value of damaged tree will be assessed using the 'Hellwell System'.

Supervision and Monitoring

The arboricultural consultant will be responsible for monitoring of all arboricultural works and issuing a certificate of practical completion.

In addition, the arboricultural consultant will inspect the protective fencing and monitor any works within exclusion zones. A record of site visits will be maintained for inspection on site and copies forwarded to the developer / agent and to the local planning authority. The Contractor shall not fell any trees under any circumstances. All works within the protected tree zones are to be supervised by the arboricultural consultant.

Tree Protection Barrier Fencing

Tree protection barriers are to be in accordance with BS 5837:2012, clause 6.2. Barrier fencing to be 2.0 m high, comprising of 'Herros' style fence, each panel to be secured to the adjoining panel fixed to scaffold poles in with a minimum of 2 anti-tamper couplers, installed so that they can only be removed from inside the fence. The panels are to be supported by stabilizers struts on the inside. Barrier fencing is to be installed to an agreed alignment. The Alignment is to be marked out on site and approved by the arboricultural consultant prior to erection of the barrier fencing. 'Construction Exclusion Zone' signage to be securely attached to the fence. Barrier fencing is to be maintained by the main contractor for the duration of the contract. All damage to be reported immediately to the Arboricultural consultant. Damaged fencing is to be repaired within 2 hours of the damage occurring to the satisfaction of the Arboricultural consultant.

All site operations in the vicinity of the damaged fencing are to be suspended until the fencing is repaired. During site inspections the Arboricultural consultant reserves the right to authorise the cessation of all works in proximity to the protected zones with immediate effect. A breach of such an instruction will be deemed to be a dismissible offence for the employee. As contract work progresses the protective barrier fence can only be adjusted under the supervision of the arboricultural consultant.

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