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TREE REMOVAL & PROTECTION REPORT

FOR

REDEVELOPMENTS & ALTERATIONS TO
UNIT 2007/20008 ORCHARD AVE.,
CITY WEST, CO. DUBLIN

ON BEHALF OF

GOWAN GROUP

July 2021

1.0 INSTRUCTIONS

1.1 Gannon + Associates were commissioned by EMD Architects, to conduct a site survey to identify the trees required to be removed to facilitate the proposed development and propose a tree protection plan to protect the trees to be retained.

1.2 This report is to be read in conjunction with drawing 21127_TRPP_01.

1.3 The survey was carried out by Jonathan Gannon of Gannon + Associates, Consultant Landscape Architect and Arborist, B.Ag.Sc Landscape Architecture, L.L.M Environmental Law and Sustainable Development, Member of the Irish Landscape Institute (MILI).

2.0 REPORT LIMITATIONS

2.1 The trees are subject to a visual inspection only. A visual inspection is from ground level only. It does not include a climbing inspection, below ground or internal investigations.

2.2 Trees should be inspected on a regular basis as their health and condition can change rapidly due to biotic and abiotic agents. The recommendations within this report are valid for a 12-month period only and this may be reduced in the case of any change in conditions to or in the proximity of the trees.

3.0 SURVEY DATE COLLECTION AND METHODOLOGY

3.1 The site was surveyed on the 19th of July 2021 by this practice. The conditions were dry and visibility was good with clear foliage present on the trees. The site was entered from the vehicular access off Orchards Avenue The site was walked around and the findings have been summarised and recorded in the following report.

3.2 The survey was limited to the areas on site where construction works may cause the removal of trees on site and where tree protection fencing will be required. The following data was recorded from the site survey:

- Trees to be removed were identified on the map
- Tree species was recorded
- Tree height was recorded
- Appropriate position of tree protection fencing was identified.

3.3 This information has been recorded on drawing 21127_TRPP_01 identifying the trees to be removed, their species, size and the tree protection fencing and construction exclusion zones have been proscribed.

4.0 SUMMARY OF FINDINGS

4.1 The subject site of a total of 2.3 ha comprises of a large industrial unit with parking to the front and sides, rear truck access and associated landscaping of a mix of native, semi-mature tree planting, grass and groundcover shrubs.

Figure 1. Aerial view of site (google earth)

4.2 The site was surveyed in specific areas which are to be the subject of construction works and where trees will be required to be removed. Areas A to C have been identified on the tree protection drawing and these areas were subject to a more thorough investigation.

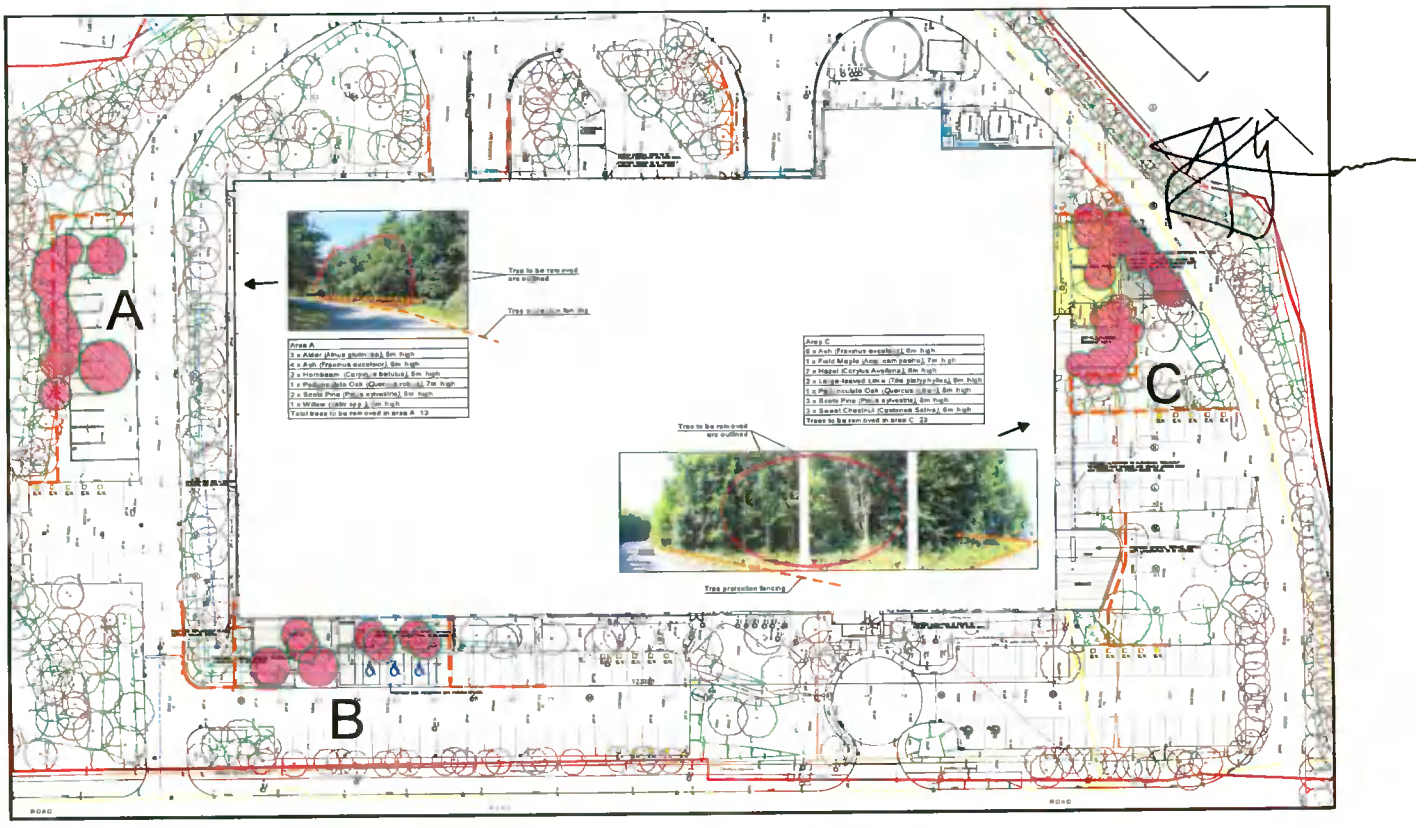


Figure 2. Excerpt from Tree Removal & Protection Plan 21127_TRPP_01

4.3 Area A

In Area A the construction of 14no. car parking spaces is proposed and 13no. trees will be removed to facilitate construction at this location. The trees were a mix of 3 x Alder *(Alnus glutinosa)*, 4 x Ash *(Fraxinus excelsior)*, 2 x Hornbeam *(Carpinus betulus)*, 1 x Oak *(Quercus robur)*, 2 x Scots Pine *(Pinus sylvestris)* and 1 x Willow (*Salis spp.)*.

Figure 3. Site photo of area A facing east.

4.4 Area B

In Area B the construction of an external terrace and additional stepped and ramped access to the building and 3no. accessible car parking spaces is proposed and 8no. trees will be removed to facilitate construction at this location. The trees are a mix of 1 x Cherry laurel *(Prunus laurocerasus rotundifolia)* and 7 x Downy Birch (*Betula pubescens)*.

Figure 4. Site photo of Area B facing south-east

4.5 Area C

In Area C the construction a single storey extension with tarmacadam access to same and bicycle parking/smoking area deck is proposed and 23no. trees will be removed to facilitate construction in this location. The trees are a mix of 6 x Ash *(Fraxinus excelsior)*, 1 x Field Maple *(Acer campestre)*, 2 x Large-leaved Lime *(Tilia platphyllos)*, 3 x Scots Pine *(Pinus sylvestris)*, 1 x Oak *(Quercus robur)*, 3 x Sweet Chestnut (*Castanea sativa)*.

Figure 5. Site photo of Area C facing north-west

4.6 No invasive species were detected at the time of the survey.

5.0 ARBORICULTURALIMPACT ASSESSMENT

5.1 There is no record of tree protection orders on the trees within this site at present. The trees surveyed are part of the industrial estate landscaping and offer a dense woodland screening effect.

5.2 The proposed development will require the removal of 44 no. trees to facilitate the development.

5..3 An estimated 471no. trees are to be retained and protected on site.

5.4 A construction exclusion zone (CEZ) has been proposed to protect the below ground roots of the trees that are to be retained. The CEZ secures the trees to be protected with 150 ln.m of tree protection fencing as set out in drawing 21127_TRPP_01. The root protection fencing shall be erected prior to construction works taking place and must be supervised by a qualified arborist and must not be removed until all construction works have been completed. There should be no storage of materials or construction works of any kind to take place within the CEZ.

5.5 There is no impact caused by the trees on the proposed works on site, the foliage size and density should not cause unacceptable shade and falling fruit / seeds should not cause an unacceptable hazard.

5.6 The trees will become part of an overall management program where their amenity shall be enhanced and longevity ensured.

6.0 ARBORICULTURAL METHOD STATEMENT

6.1 Site access will be through the existing vehicular gates only. Work traffic is free to enter and as they do not interfere with the tree canopies.

6.2 The intensity and nature of construction of the proposed works, is considered to be relative to the size and scale of the site and can be completed within the provided space, beyond the CEZ. Workers car parking and

site huts, temporary latrines and areas for storing of materials, spoil and fuel and the mixing of cement and concrete will be outside CEZ.

6.3 The first phase of works involves the erecting of tree protection fencing to be supervised by this practice. These will be put in place before any construction or demolishing works will commence on site. Following from this, tree removal and construction can take place. Tree protection fencing to be in place until all construction on site is completed.

6.4 Working areas will not interfere with the existing trees to be retained. Services will not interfere with the existing trees to be retained. There should be no ground level changes proposed within the protected CEZ. See drawing 21127_TRPP_01 in order to protect the existing tree roots and avoid unnecessary root removal of ground compaction.

6.5 Works on potentially harmful liquids should be executed outside the CEZ.

6.6 Tree Protection Measures will be in accordance with BS 5837: 2005 Trees in relation to Construction, as detailed in Drawing No. 21127_TRPP_01.

6.7 The client will be responsible for the installation and maintenance of the protection measures on site. The arborist shall approve the installation of protection measures and only he can instruct when to dismantle same on completion of works. The arborist is to be available throughout works on site should their advice be sought or to remedy any unforeseen incidents.

6.8 Remedial tree works if any to be instructed by the arborist and undertaken by a qualified tree contractor. Works to be in accordance with BS 3998: 1990 Recommendations for Tree Works.

7.0 **CONCLUSIONS**

7.1 The proposed works on site will require the removal of 44 trees in total to facilitate construction. It is considered that given the nature of the site and semi-mature existing landscape that the removal of these trees can be accommodated without negatively impacting the verdant aesthetic of the site. A total of approximately 471 no. trees will remain on site and will be protected throughout the construction phase.

8.0 RECOMMENDATIONS

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

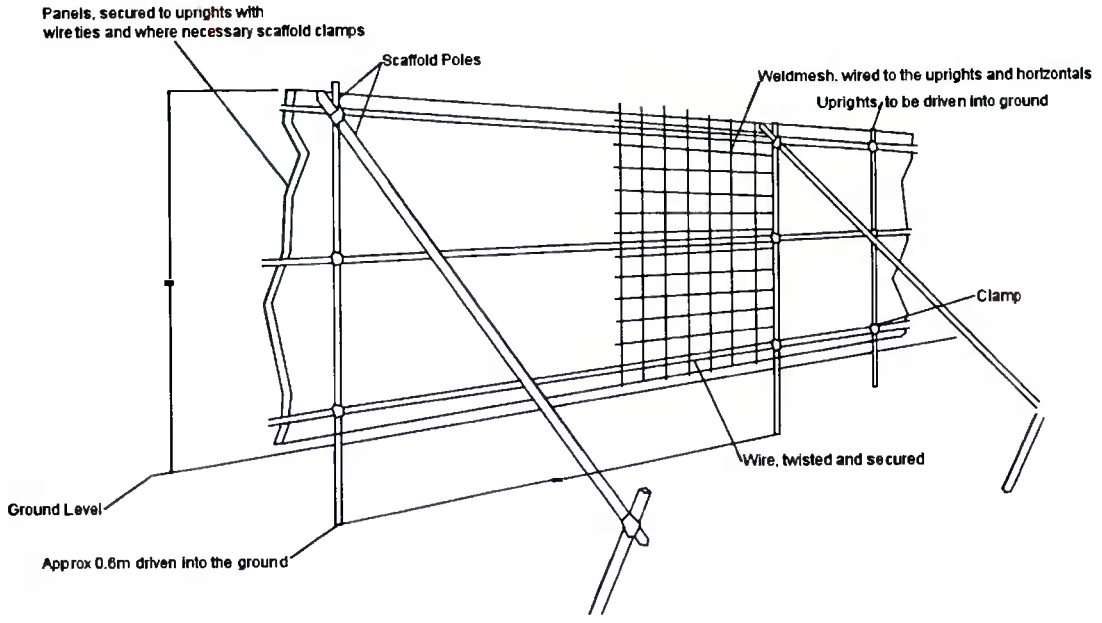
8.2 In accordance with BS 5837:2005 "Trees in relation to construction" undisturbed land shall be protected throughout construction with the election of the proposed tree protection fencing as shown in drawing 21127_TRPP_01.

8.3 This report has been produced as part of a planning application for these lands and is for the sole use of the above-named client and refers to only those trees identified within. Its use by any other person(s) in attempting to apply its contents for any other purpose renders the report invalid for that purpose.

8.4 Construction materials located in close proximity to the proposed trees to be remained should be moved immediately and tree protection fencing as advised should be erected to avoid further compaction of the soil and damage to the tree.

9.0 TREE PROTECTION MEASURES

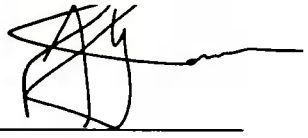
9.1 Trees that are to be retained should be protected so that soil disturbance and changes in soil levels do not occur. The construction exclusion zone and calculated root protection zone surrounding a tree shall contain sufficient rooting volume to ensure the survival of the tree. The location and erection of protective fences and extent of ground protection is as specified in accordance with BS 5837:2005 "Trees in Relation to Construction" and on the drawings, (see drawing no. 21127_TRPP_01 for detail). All of the above will be in accordance with *Item 11 Demolition and construction in proximity to existing trees in BS 5837:2005 Trees in relation to Construction.*



9.0 DISCLAIMERS

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. The conclusions and recommendations in this report are only valid for a period of one year. This period of validity may be reduced in the case of any change in conditions to or in proximity to the tree. In the event of adverse weather conditions, there is the possibility of any tree despite good report surveys, falling over. In the event of a falling tree causing damage to residential or non residential buildings in their proximity, no liability will attach to this firm, in the event of damage by such trees, to any person, any building public or private, or any mechanical vehicle or otherwise. Recommendations made in this report are subject to the knowledge and expertise of the qualified Arborist that carried out the above inspections.

Undertaken by:



Signed_____ Dated: 16/08/2021

Jonathan Gannon

Consultant Arborist

B. Ag.Sci (Landscape Architecture)

LL.M (Environmental Law and Sustainable Development)

M.I.L.I (Member of the Irish Landscape Institute)