



Arboricultural Impact Assessment

Prepared for:

Jordanstown Properties Limited

Proposed site:

Site C, Greenogue Newcastle Road, Rathcoole, Co. Dublin

Prepared by:

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1.1 Background

Arbor-Care Ltd (Professional Consulting Tree Service) was retained by Jordanstown Properties Limited to undertake an Arboricultural Impact Assessment, identifying the trees, groups of trees or hedgerows that may be impacted on by the proposed development. The surveyed trees contained within this report are located within or adjacent to the proposed development (Figure 1.0 below). The objective of the impact assessment was to identify the areas that contained trees, groups of trees or hedgerows, and to ensure where possible that these areas would be retained and to identify the trees that are to be removed to facilitate the development.

The survey commenced on the 17th October 2021.

The below impact assessment report is based on the British standard *BS 5837:2012 Trees in relation to design, demolition and construction recommendations*, this standard gives recommendations and guidance on the principles to be applied to achieve a satisfactory juxtaposition of trees, including shrubs, hedges and hedgerows, with structures. It sets out to assist those concerned with trees in relation to construction to form balanced judgements. The Arboricultural Impact Assessment was prepared for the site identifying trees that may be impacted on by the proposed development based on the proposed design.

1.2 Methodology

An initial tree survey and visual condition assessment was on the 17th of September 2021. The purpose of this report and in accordance with *BS 5837: 2012 Trees in relation to design, demolition and construction*.

Recommendations only trees with diameters of 75mm or greater were surveyed. Also in accordance with section 4.4.2.3 of the British standard document where trees formed obvious groups these were assessed and recorded as groups.



Section 4.4.2.3 of BS 5837: 2012 states:

Trees growing as groups or woodland should be identified and assessed as such where the arboriculturist determines that this is appropriate. However, an assessment of individuals within any group should still be undertaken if there is a need to differentiate between them, e.g. in order to highlight significant variation in attributes (including physiological or structural condition).

NOTE: The term "group" is intended to identify trees that form cohesive arboricultural features either aerodynamically (e.g. trees that provide companion shelter), visually (e.g. avenues or screens) or culturally, including for biodiversity (e.g. parkland or wood pasture), in respect of each of the three subcategories.

Typically the tree survey would concentrate primarily on the significant trees/hedgerows and groups located within and adjacent to the proposed development area and has been based on the topographical survey plan provided. The objective of this survey was to gather information regarding the trees adjacent to the proposed development and to determine the impact the proposed scheme may have on the trees. **Please refer to Appendix A for the tree inventory.**

Significant trees can be equated as those trees whose visual importance to the surrounding area are sufficient to justify special efforts to protect/preserve and whose loss would have an irremediable adverse impact on the local environment. Significance can also be placed depending on the trees age, another variable to imply significance can be the aesthetic merit of the tree based on its unusual size, intrinsic physical features or outstanding appearance or occurring in a unique location or context, and thus provides a special contribution as a landmark or landscape feature.

All above parts of the trees were visually examined. Tree diameters (DBH) were estimated at 1.5 meter above grade as per standard arboricultural practice. Tree height was measured with the use of a clinometer (Where practical). A generalised system was employed to describe the overall health of the trees. The system uses a five tier rating scale with the following descriptors:

Specimen condition 3-tier rating system

- Poor- 1-30%
- Fair- 31-60%
- Good- 61-100%



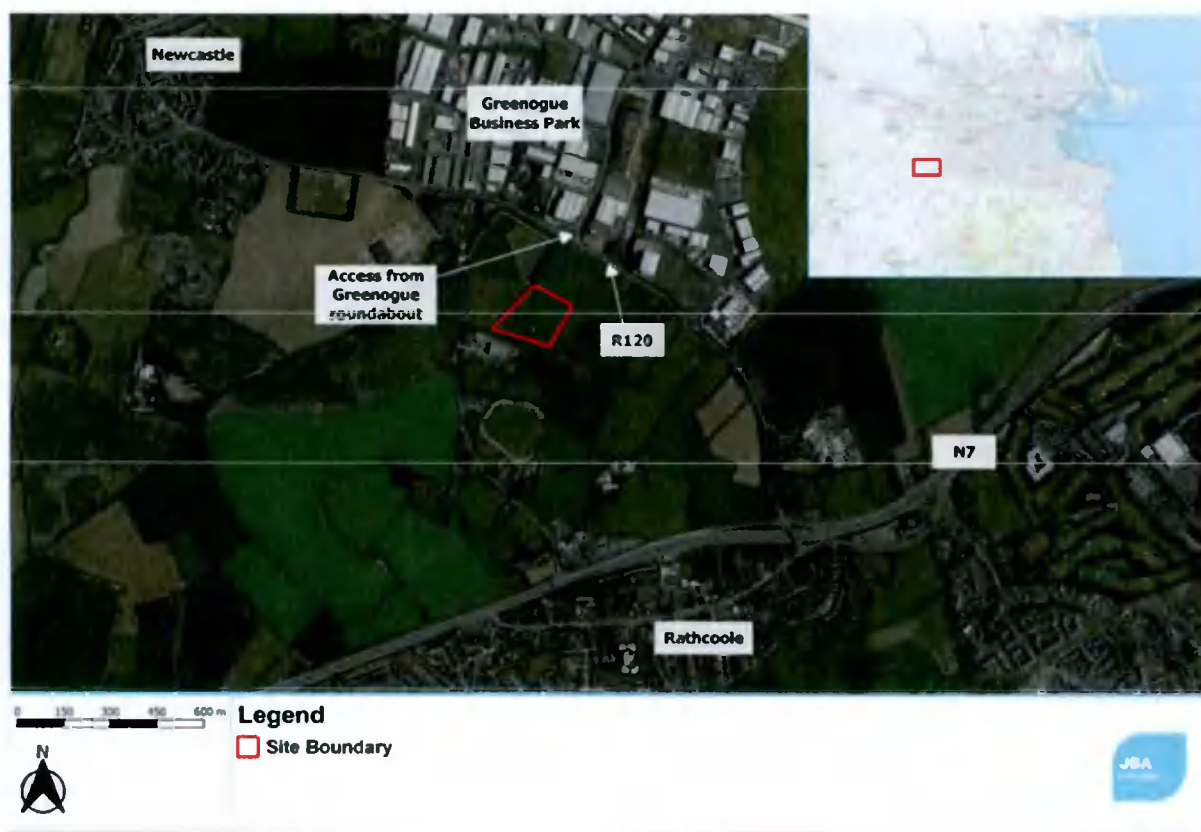
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2.0 Initial Tree Survey Overview

2.1 The Site

The proposed development is located within a former agricultural field adjacent to College Lane (R120), Greenogue, Rathcoole, Co. Dublin (Figure 2-1). Site C is located south of Greenogue Business Park and the R120. Industrial developments are permitted to the east and west of the proposed site under Reg. Refs. SD19A/0065 and SD18A/0265 and will share their road infrastructure to connect to the roundabout on the R120. The site is approximately 0.8km north of Rathcoole town and 1.0km south-east of Newcastle town.

Figure 1. The proposed site highlighted in red



3.0 The Trees.

There are no trees within the site, along the western boundary of the site there is a low lying hawthorn hedge, it is outside the boundary of the site. There will be no impact on this hedgerow however due to its proximity to the site and to ensure that it is protected it is recommended that a line of protective fencing is placed to the dripline of the hedge. There are no internal trees.

| Category | Quantity | Category % |
|--|------------|------------|
| A-Tree of high quality | 0 | 0% |
| B-trees of good quality | 1-hedgerow | 100% |
| C (Low quality or trees less than 75mm diameter) | 0 | 0% |
| U (remove due to poor condition) | 0 | 0% |
| Total Trees surveyed | 0 | 0% |

4.0. Statutory and Non-Statutory Designations

The National Planning Framework (NPF) seeks to ensure that new development is sustainable and underlines the importance of Green Infrastructure, of which trees form an integral part. This encompasses recognition of the importance of trees in relation to the management of air, soil and water quality along with other associated ecosystem services and climate change adaptation. The NPF also seeks to achieve the protection and enhancement of landscapes and a net gain in biodiversity.

The Local Planning Authorities have a statutory duty to consider both the protection and planting of trees when considering planning applications. The potential impact of development on all trees (including those not protected by a Tree Preservation Order or other statutory designation) is therefore a material consideration. I have reviewed the *Existing Tree Preservation Orders (TPO's)* of the South Dublin County Council and there are no TPO's identified within the development area.

5.0. The Proposed Development

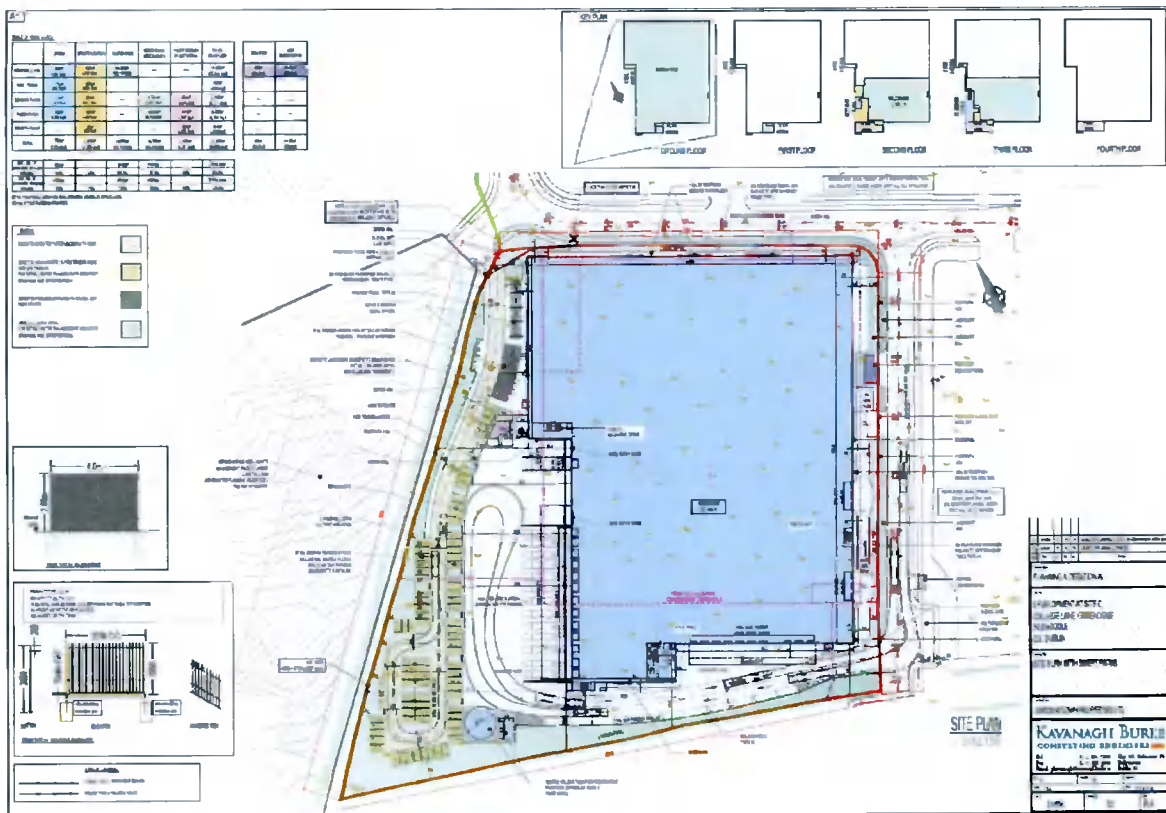
The amendments principally comprise: an overall increase in the commercial floor area by 13,724 sq m from the permitted 13,959 sq m to 27,683 sq m. The permitted scheme has 3 No. internal ancillary office floor levels, and the proposed alterations provide 2 No. mezzanine levels in the warehouse area (i.e a total of 5 No. internal floor levels). The permitted maximum height of the development at 23.7 metres will remain unchanged.

The additional 13,724 sq m development proposed will comprise an increase in the warehouse floor area from 12,369 sq m to 14,225 sq m, staff facilities from 548 sq m to 1,616 sq m and a reduction in ancillary office area from 1,042 sq m to 776 sq m. In addition to the provision of a 2 No. storey mezzanine warehouse area (9,703 sq m), the proposed development will comprise an integrated plant room (434 sq m) and plant area on 2 No. floors (929 sq m).

The development will also comprise a reduction in the previously permitted 119 No. ancillary car parking spaces to 87 No. car parking spaces; 12 No. designated van parking spaces (no dedicated van spaces previously proposed); 124 No. permitted cycle parking spaces; reconfiguration of the HGV yard and an increase in the number of HGV dock levellers from 12 No. to 14 No. and the provision of 16 No. van loading level entry doors; the provision of an additional egress on the eastern boundary to facilitate vans exiting the site; sprinkler tank and associated underground pumps; repositioned ESB substation (42.6 sq m and 3 m height); bin storage (45 sq m and 2.9 m height); amended lighting layout; modifications to hard and soft landscaping and boundary treatments; and associated site development works above and below ground.



Figure 2. The Proposed development



6.0 Arboricultural Impact Assessment

This impact assessment sets out the likely principal direct and indirect impacts of the Proposed Development on the trees on or immediately adjacent to the Site and suitable mitigation measures to allow for the successful retention of significant trees or to compensate for trees to be removed, where appropriate.

The proposed development will involve no tree loss as the site is devoid of any trees, the proposed landscaping plan will significantly enhance the local biodiversity whilst also increasing the arboreal footprint of the site.

Table 1: Summary of Removals, incursions and pruning to facilitate the Proposed Development

| Impact | Category A | Category B | Category C | Category U | Un-surveyed tree features |
|--|--------------------|---------------------|---------------------|--------------------|---------------------------|
| Trees to be removed to facilitate the Proposed Development | 0 individual tree, | 0 individual trees, | 0 individual trees. | 0 individual trees | 0 individual trees |
| Total | 0 feature | 0 features | 0 features | 0 features | features |
| Trees subject to an RPA incursion | 0 individual tree | 0 tree features | 0 tree features | 0 individual trees | 0 |
| Total | 0 feature | 0 features | 0 features | 0 features | 0 |
| Trees to be pruned to facilitate the Proposed Development | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 0 | 0 |

7.0 Trees to be Removed

The development will involve no tree removals.

8.0 Conclusions

The arboricultural impact of the proposed development on the site will be low. It is proposed to remove no trees.

The proposed high-quality scheme of new tree planting as detailed in the proposed landscape plans represents an opportunity to increase the quality, impact, diversity and resilience of the local tree stock.



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Yours in Conservation,

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