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# ALL SEASON TREE CARE LIMITED

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NAUL HOUSE, NAUL, CO. DUBLIN.

Tel: (01) 841 7713. Tel / Fax: (01) 802 0965. Mobile: 087 265 0807.

## Tree Report for Proposed House September 9<sup>th</sup> 2021

**Introduction.** This report was undertaken at the request of my client, Mr. Timothy Hone who is applying for planning permission to construct a single-story house in the grounds of the property of his parents, Mr. Christopher Hone and Ms Mary Jennings

**Site Description.** The proposed house will be located some 50 metres from, but out of view of the principal property, Kilmatead House. The house will be located in a wooded area as shown on the accompanying map. The property will share a common entrance to Kilmatead House and no removal of trees or other disturbance will be required in making an entrance to the new house.

**Impact on flora and fauna and compliance with wildlife legislation.** The site chosen for the house does not require the removal of any special trees of botanical significance nor the disturbance of any wildlife habitats. Site clearance mainly involves the removal of overgrown Portuguese laurel. much of it dead.

Any tree felling or other remedial activity deemed necessary will also take account of the wildlife Acts 1976-2021 and in particular Section 40 which, inter alia, states that: *It shall be an offence for a person to cut grub, burn or otherwise destroy, during the period beginning on the first day of March and ending on the 31<sup>st</sup> August in any year, any vegetation growing on any land not cultivated; or to grub, burn or otherwise destroy any vegetation growing in any hedge or ditch during this period.* Moreover, as a precautionary principle and to ensure that any tree felling or pruning activity does not impact on wildlife, trees and branches shall be soft felled and allowed to remain in dismantled sections for at least 24 hours before removal.

**Impact of services on flora and fauna.** The house will be supplied with potable water through a connection to the mains water supplying Kilmatead House. There are also plans to collect and store rainwater from the roof of the house. Likewise, electricity will be supplied from a spur line from the electricity supply to Kilmatead House. Connection to both services will not involve any tree felling activity or significant disturbance of roots. The septic tank/foul water treatment system will be located away from the wooded area and should not involve the removal of any trees or significant disturbance of their root systems.



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**List of trees adjacent to the proposed house.** A complete list of the adjacent trees is given along with an indication of where remedial action is advised. It should be emphasised that, where remedial work is advised, most of this should be carried out even if there were no plans to build a new house.

### List of Trees

Tree number: 0613  
Tree Variety: Spanish chestnut      *Castanea sativa*  
Description: 70 yr old young mature tree.  
Condition: In good health. Minor dead wood  
Action: No action required.

Tree number: 0612.  
Tree Variety: Copper Beech. *Vagus sylvatica*. "Purpurea"  
Description: Young mature.  
Condition: Fair to good. Fork 3mtrs up, included bark. Minor decay in basal area.  
Action: Cable brace and monitor. Lightly thin.

Tree number: 0611  
Tree variety: Ash. *Fraxinus excelsior*.  
Condition: Young mature. Minor dead wood. One sided crown.  
Action: No action required at present.

Tree number: 0610  
Tree variety: Beech. *Vagus sylvatica*.  
Condition: Young mature, fair to good, included bark split into 5 stems at 3 metres.  
Action: Thin tree and monitor.

Tree number: 0609  
Tree variety: Beech. *Vagus sylvatica*.  
Condition: Young mature, twin stemmed at 2.5 metres, included bark. Minor dead wood. Squirrel damage.  
Action: Light thin and cable brace. Monitor.

Tree number: 0608

Tree variety: Sycamore. Acer pseudoplatanus.  
Description: Semi mature. Fair to good condition. One sided crown, leaning south.  
Squirrel damage. This damage likely to cause branches to shed in the future.  
Light cover of Ivy.  
Action: Heavy prune or fell.

Tree Number: 0607  
Tree variety: Sycamore. Acer pseudoplatanus.  
Description: Semi-mature. Twin forked. Tight fork with included bark at 3.5 metres.  
Heavy cover of Ivy, lost large branch recently. Squirrel damage, minor dead  
wood. Fair to poor condition. Broken stubs, heavy lean to west.  
Action: Heavy prune/fell

Tree number: 0606  
Tree variety: Sycamore. Acer pseudoplatanus.  
Description: Young mature. One sided crown. Heavy Ivy, Squirrel damage. Large hung up  
branch. Minor dead wood. Leaning east. Fair to poor condition.  
Action: Heavy prune/fell.

Tree number: 0605  
Tree variety: Ash. Fraxinus excelsior.  
Condition: Heavy covering of Ivy, leaning North. Fair condition.  
Action: Cut Ivy and monitor.

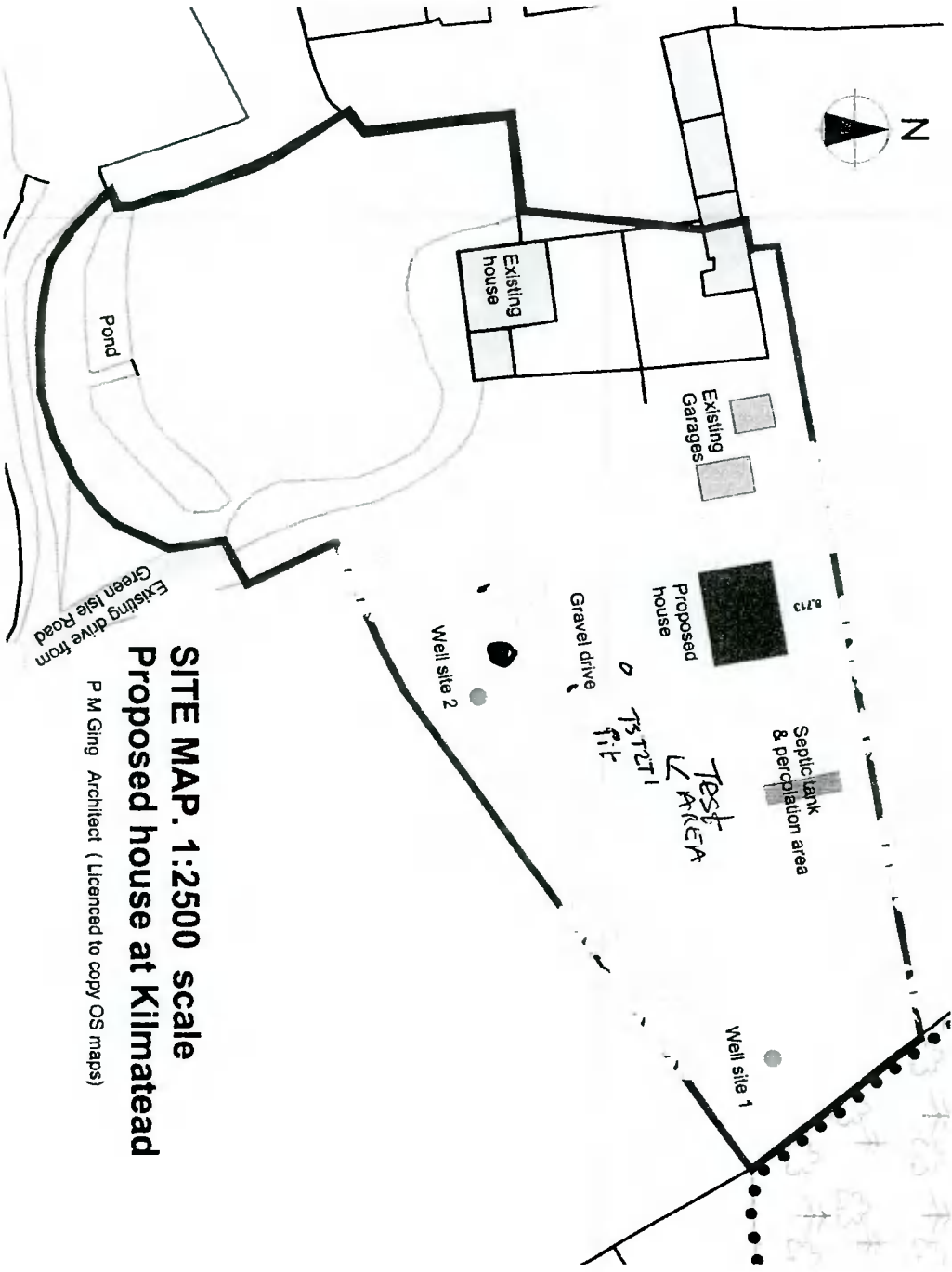
Tree number: 0604  
Tree variety: Portuguese Laurel overgrown shrubbery.  
Condition: Fair.

**Overall Conclusion** The proposed structure should not have any significant impact on the flora or fauna. Furthermore, the construction and subsequent occupation of the house should result in more attention being paid to ensuring that the adjacent trees listed above remain in good and safe condition.

Signed  Date.....

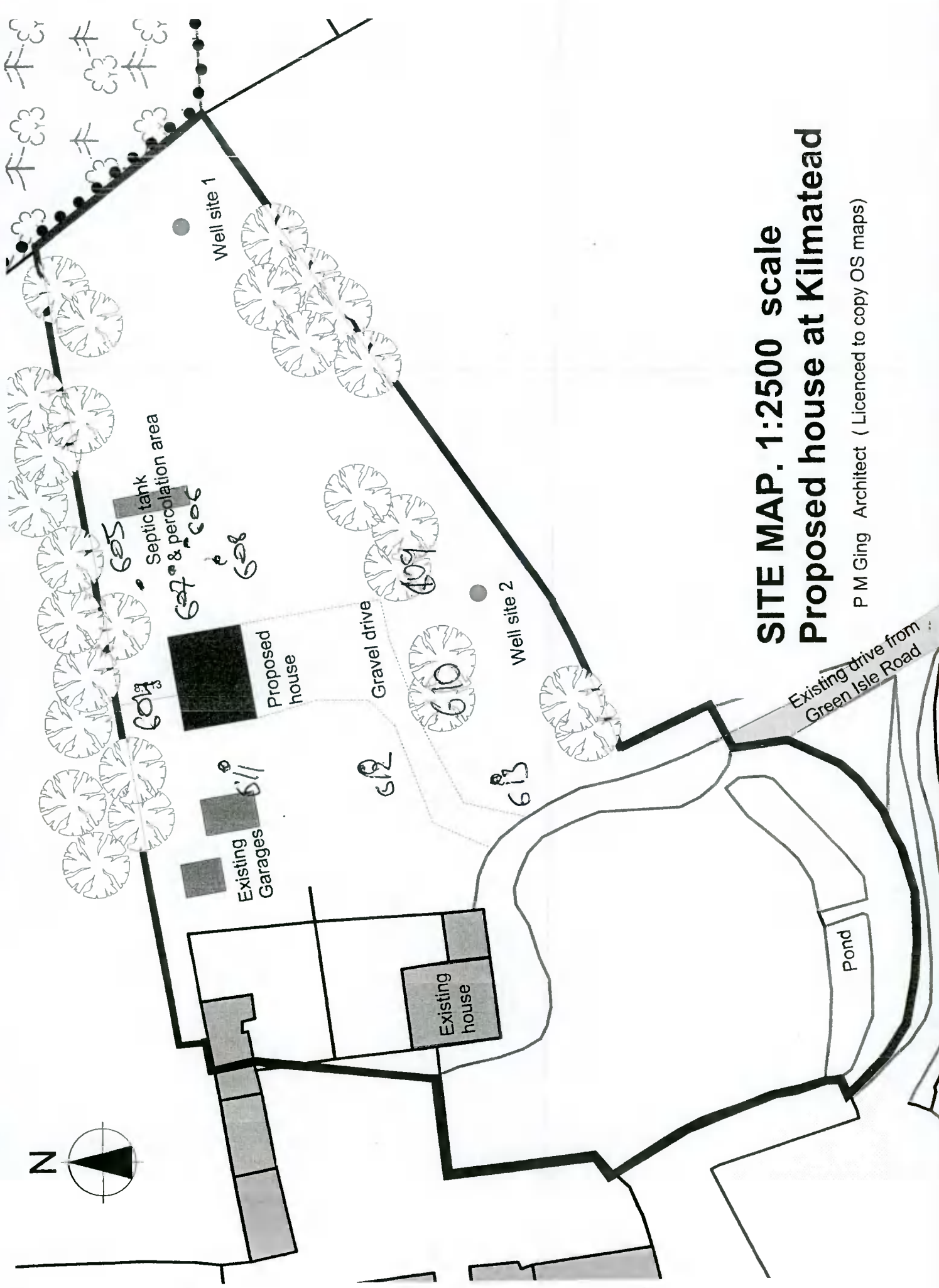
9-09-21

STEPHEN BUCHANAN N.C.H (ARB)



**SITE MAP. 1:2500 scale**  
**Proposed house at Kilmatead**

P M Ging Architect (Licensed to copy OS maps)



**SITE MAP. 1:2500 scale**  
**Proposed house at Kilmatead**

P M Ging Architect (Licenced to copy OS maps)



## P M GING Architect

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P M Ging Dip Arch FRIAI

Mr Brian Harkin, Senior Executive Engineer  
South Dublin County Council  
Water Services Dept  
Civic Offices  
Tallaght  
**Dublin 24**  
D24 A3CX

26 April 2021

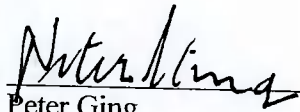
### Proposed House at Kilmatead, Green Isle Road, Clondalkin, Dublin 22

Dear Mr Harkin

I have designed the house in the attached drawings for Timothy Hone on the large property of Kilmatead House where he lives with his parents.

I had a pre-planning consultation on 29.1.21 Ref. No. PP 110/20 and the Planning Officer, Evan Walsh, advised that I should contact you in relation to drainage and water services.

Yours sincerely

  
Peter Ging

Encl

**KILMATEAD / Septic Tank**

**Summary of Discussion with Biran Harkin on 6.5.21**

(086-043 7641)

Effluent: Work-out septic tank calculations based on "T" value of ground.

Surface Water: Check attenuation re. SW  
2 litres/second  
GDRCP  
CD site drainage

Overflow to Camac system wetlands or ponds ideal to slow down release of SW.

(Must not exceed natural discharge.)

Peter Ging, FRIAI, Architect

10 Nov 2021





## SITE CHARACTERISATION REPORT

**Ref:**        **Kilmatead House**  
                 **Green Isle Road**  
                 **Dublin 22**

**DATE:**    **18 August 2021**

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### **Site Assessment Summary:**

- Groundwater:        Not Encountered at 0.9
- Bedrock:             Encountered at 0.9
- T Value:              36
- P Value:              n/a
- Well:                  Mains

Based on the site assessment and percolation test results the following is recommended subject to approval by the County Council:

**Recommended:**

1. Install a 6 person sewage treatment plant
2. Install a 75m squared pressurised soil polishing filter

**Report & Recommendations prepared by: Waste Water Maintenance Ltd.**

**P M GING** Architect

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Mr Oisín Egan  
South Dublin County Council  
Parks & Public Relations Dept  
Civic Offices  
Tallaght  
Dublin D24 A3CX

26 April 2021

Proposed House at Kilmatead, Green Isle Road, Clondalkin, Dublin 22

Dear Mr Egan

I have designed the house in the attached drawings for Timothy Hone on the large property of Kilmatead House where he lives with his parents.

I had a pre-planning consultation on 29.1.21 Ref. No. PP 110/20 and the Planning Officer, Evan Walsh, advised that I should contact you in relation to landscaping, parks and public relations.

Yours sincerely

  
Peter Ging

Encl

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P M Ging Dip Arch FRIAI

### **ARCHITECTURAL IMPACT ASSESSMENT**

#### **Proposed House and Septic Tank at Kilmatead, Green Isle Road, Clondalkin, Dublin 22**

- Location:** The site is located about 300M from Green Isle Road and is served by a private driveway shared with Wilson Plant Sales and Mr Finlay Colley of the Mill House.
- Features of the Site:** The main features of the site are the existing Kilmatead House and its outbuildings and pond at front and the large number of mature trees on the site and adjoining properties, Corcagh Park and the Mill House.
- Ownership:** The property has been in the same family ownership for several hundred years. The present owner, Christopher Hone's mother was Valerie Colley whose family owned Corcagh House and its grounds since the eighteenth century.
- The proposed house is to be built by Christopher Hone's son, Timothy Hone.
- Kilmatead House:** The house was built in the early 19<sup>th</sup> century and has the following architectural characteristics:
- A symmetrical formal design with steeply pitched roof with ornamental bargeboards and large windows broken into repetitive square panes.
  - There is a formal pond in front of the house.

Further to your Pre-Planning Consultation Report of January '21 (Ref. 110/20) I now enclose our planning application, drawings, documents and notices:

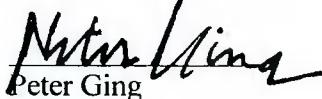
- Planning Application Form
- Newspaper Notice
- Site Notice
- 6 copies of –
  - Location Map
  - Site Plan
  - Plan, Section & Elevations
- Letter from owners, Christopher Hone and Mary Jennings (parents of applicant, Timothy Hone)
- Tree Report from Stephen Buchanan NCH (ARB)
- Report on Percolation Test by Waste Water Maintenance Ltd
- Copies of letters and replies:

In relation to the observations in the Report:

- Conservation Officer - I wrote to Irenie McLoughlin on 29.3.21 and attach her response of 22.4.21.  
Also attached is my Architectural Impact Assessment.
- Report on Trees, Roads & Parking - I wrote to Joe Hegarty on 26.4.21.  
I attach a Tree Report and Survey from Stephen Buchan NCH (ARB) of 9.9.21.
- Foul & Surface Water - I wrote to Brian Harkin on 26.4.21 and he 'phoned me on 6.5.21.  
I attach a Site Characteristics Report from Waste Water Maintenance Ltd of 18.8.21.  
Trial holes were dug and percolation tests carried out.
- Environmental Health Officer - We will liaise with Mr Harkin on the detailed design of the septic tank, percolation area and surface water disposal.
- Roads Department - I wrote to Joe Hegarty on 26.4.21.
- Parks & Landscaping - I wrote to Oisín Egan on 26.4.21.

I trust this is satisfactory.

Yours sincerely

  
Peter Ging

Encls

- The materials used are clay roof tiles, rendered walls and painted timber sash windows.

Proposed House: The proposed house is located about 44M distant and is separated by several mature trees.

It is to be an asymmetrical modern house with a broken pitched roof and large windows to take advantage of the woodland setting. It will compliment the existing house.

The materials to be used are zinc on the roof, rendered walls and steel and aluminium framed windows.

Relationship between the two Houses:

Because of its location at the front of the site and striking formal design and pond, Kilmatead House will continue to be the dominant architectural feature.

The proposed house will be set back into the woodland at the side of the site, far enough away not to compromise the old house.

By its simple modern design, it will blend into the woodland setting. It will also provide an appropriate contract between past and future, reflecting the two generations of the family.

Peter Ging, FRIAI, Architect

10 Nov 2021



## Peter Ging

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**From:** Irenie McLoughlin [imcloughlin@SDUBLINCOCO.ie]  
**Sent:** Thursday, April 22, 2021 10:02 AM  
**To:** 'Peter Ging'  
**Cc:** Evan Walsh  
**Subject:** FW: Proposed new house at Kilmatead  
**Attachments:** Kilmatead 19.3.21.pdf

Dear Peter,

I have assessed the design details provided for the new proposed single-storey House at Kilmatead, a Protected Structure site.

Following a previous pre-planning request under PP-110/20 the following advice was provided by the Councils Architectural Conservation Officer;

*"In principal a new single-storey lightweight dwelling house would be acceptable within the curtilage of the Protected Structure Kilmatead House (RPS Ref. 198) this would be based on the principal that any such dwelling would be at a sufficient distance from the main house, that the new build would not detract from the Protected Structures within the site or the curtilage of the protected structures. That the overall design of the new build should reflect a contemporary sustainable structure which adds to the architectural interest and development of the site. The proposed materials, access to the property and landscaping ensuring minimal impact should be shown as part of an overall design which is sensitive to its location. An Architectural Impact Assessment to include a design rationale and schedule of materials should be included as part of any planning application."*

As detailed in the initial pre-planning details, the proposed new house will be 50m from Kilmatead House, a Protected Structure (RPS Ref. 198). The design details provided as attached provide for a very simple single-storey dwelling which is clearly identifiable as a modern addition within the grounds of Kilmatead House. The design although simple provides architectural interest, with the inclusion of large glazing and its simplicity the structure is lightweight and will sit sensitivity within the existing landscape and setting. In principle and based on the details provided I would consider the proposed design acceptable. An Architectural Impact Assessment to include a Design Rationale and Schedule of Materials should be included as part of the formal planning application.

I hope that above provides the necessary advice required in order that you can now progress this proposal in line with other planning requirements.

I have cc'd the Area Planner, Evan Walsh in on this email so he is aware of the design details and the comments provided.

Kind regards,  
Irenie

**Irenie McLoughlin**  
**Architectural Conservation Officer**  
South Dublin County Council

-----Original Message-----

**From:** Irenie McLoughlin  
**Sent:** Tuesday 30 March 2021 12:16  
**To:** 'Peter Ging' <petergingarchitect@gmail.com>  
**Subject:** RE: Proposed new house at Kilmatead

Dear Peter,

I wish to acknowledge receipt of your email.

KILMATEAD HOUSE





South Dublin County Council  
Planning Dept  
County Hall  
Tallaght  
**Dublin 24 D24 A3CX**

10 Nov 2021

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P M Ging Dip Arch FRIAI

### **Proposed House at Kilmatead, Green Isle Road, Clondalkin** **(Pre-Planning Ref. No. PP 110/20)**

Dear Sirs

On behalf of Mr Timothy Hone, I enclose a planning application for a proposed house at Kilmatead.

I attach a Map and Google Earth Photo showing the location, which is a wooded area zoned for "open space" in the Development Plan.

There are a number of special factors that support this proposal:

- (1) Mr Hone's family have lived here continuously since the 18<sup>th</sup> century. (His grandmother was Valerie Colley of "Corcagh".)
- (2) Mr Hone's mother and father live in Kilmatead House close by.  
Mrs Hone is unwell and needs the support of her son.
- (3) The proposed house will be of a modest size, c.191 sq.M and single storey.  
It will be of lightweight, preformed elements and will make minimal impact on the surrounding woodland where a small clearing will be made.
- (4) Planning permission for a detached granny flat on a nearby site was granted on 25.8.99 (Reg. Ref. S98A/0863) but not acted on.

As part of the application, the site has been tested and proved suitable for treated effluent percolation.