CHARLES MCCORKELL
ARBORICULTURAL CONSULTANCY

Charles McCorkell Arboricultural Consultancy
12 Churchfield Grove, Ashbourne, Co. Meath

October 2021
Our Ref: 210916

Planning Department
South Dublin County Council, County Hall,
Tallaght, Dublin 24.

Re: Arboricultural response to Point 2 (in-part) of the Additional Information request, planning reference SD21A/0181.

Dear Sir/Madam,

I have been instructed by the Applicant, Ballyfermot United Sports & Social Club (BUSSC), to address the arboricultural element of Point 2 of the Additional Information request by South Dublin County Council, planning reference 21/616, in relation to the proposed development works at Cloverhill Road, Clondalkin, Dublin 22 (the 'Application Site').

I visited the Application Site on the 6 October 2021 to assess the trees and vegetation that may be impacted as a result of the proposed development. This survey was carried out in accordance with *BS5837:2012 - Trees in relation to design, demolition and construction*. Details of the trees assessed are provided within the Tree Schedule at Appendix A and their location within the site is shown on the Tree Survey Plan at Appendix B.

To facilitate the proposed development, one U Category ash and elm tree group (G8) and one C Category ash tree (T11) are required to be removed. These trees have naturally regenerated and are of a young and semi-mature age only (Refer to Photo 1). Their removal is not deemed to be significant and will not have an adverse impact on the character and appearance of the local surrounding landscape.

The development includes adequate space for new tree and shrub planting to be carried out. Such structured tree planting will help to mitigate the loss of the young naturally regenerated trees and enhance the visual appearance of the new development and local area.

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Photo 1: *View from Cloverhill Road of the naturally regenerated ash and elm trees that are required to be removed as part of the development proposal.*

The construction of the proposed development, including the installation of floodlight columns, has been assessed and will have a negligible impact on the health and structural condition of the retained trees, as all working operations are proposed outside their Root Protection Areas (RPAs).

In conclusion, the development proposal is achievable and can be undertaken without having a negative impact on the character and appearance of the local landscape. There are no notable or high quality trees required to be removed and no working operations are required within the RPAs of retained trees.

If there are any queries regarding the above, please do not hesitate to contact me.

Yours faithfully,

Charles McCorkell **B.Sc. (Hons), MICFor, MArborA**

Chartered Arboricultural Consultant

Appendix A

- Tree Schedule (210916-PD-10)

Appendix B

- Tree Survey & Removals Plan (210916-P-10)

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210916 - Ballyfermot United Sports & Social Club

Tree ID	No.	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes / Recommendations	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T1	1	Acer pseudoplatanus (Sycamore)	9.0	38	1	3.5		3.5		3.5		3.5		2.0		Early Mature	Structural condition Good. Physiological condition Good. Unable to inspect tree closely due to dense scrub.	06/10/2021	65.3	4.6	20-40	B2
Tree T2	1	Acer pseudoplatanus (Sycamore)	8.0	25	1	2.5		2.5		2.5		2.5		3.0		Early Mature	Structural condition Fair. Physiological condition Fair. Unable to inspect tree closely due to dense scrub.	06/10/2021	28.3	3.0	20-40	C2
Tree T3	1	Acer pseudoplatanus (Sycamore)	6.0	15	1	2.0		2.0		2.0		2.0		2.5		Semi Mature	Structural condition Fair. Physiological condition Fair. Unable to inspect tree closely due to dense scrub.	06/10/2021	10.2	1.8	20-40	C2
Tree T4	1	Acer pseudoplatanus (Sycamore)	6.0	20	1	2.5		2.5		2.5		2.5		3.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Unable to inspect tree closely due to dense scrub.	06/10/2021	18.1	2.4	20-40	C2
Tree T5	1	Acer pseudoplatanus (Sycamore)	6.0	25	1	2.5		2.5		2.5		2.5		3.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Unable to inspect tree closely due to dense scrub.	06/10/2021	28.3	3.0	20-40	C2
Tree T6	1	Cerasus avium (Wild Cherry)	6.0	20	1	2.5		2.5		2.5		2.5		3.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Unable to inspect tree closely due to dense scrub.	06/10/2021	18.1	2.4	20-40	C2
Tree T7	1	Acer pseudoplatanus (Sycamore)	12.0	45	1	5.0		5.0		5.0		5.0		3.0		Early Mature	Structural condition Fair. Physiological condition Fair. Unable to inspect tree closely due to dense scrub.	06/10/2021	91.6	5.4	10-20	C2
Group G8	1	Ulmus glabra (Wych Elm)	3.0	10 AVE	1									0.0		Young	Structural condition Fair. Physiological condition Fair. Natural regeneration. Height and stem diameter are average for group. Quantities not recorded only species mix. Group of self-seeded young ash and elm trees of poor quality. Fell - Ground level.	06/10/2021	4.5	1.2	0-10	U
	1	Fraxinus excelsior (Ash)																				

Stem green Estimated value
Stem AVE Average stem diameter for tree groups
Stem COM Combined stem diameter in accordance with BS5837
L.B. Height of lowest branch attachment (m) - where relevant

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

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210916 - Ballyfermot United Sports & Social Club

Tree ID	No.	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes / Recommendations	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Group G9	1	Sambucus nigra (Elder)	6.0	15 AVE	1									0.0		Early Mature	Structural condition Fair. Physiological condition Fair. Height and stem diameter are average for group. Quantities not recorded, only species mix. Area of overgrown scrub and hedgerow.	06/10/2021	10.2	1.8	20-40	C2
	1	Rubus fruticosus s. (Blackberry/Bramble)																				
	1	Rosa canina (Dog-rose)																				
	1	Prunus spinosa (Blackthorn/Sloe)																				
	1	Hedera helix (Common Ivy)																				
	1	Crataegus monogyna (Common Hawthorn/Quick/May)																				
	1	Buddleja davidii (Buddleja)																				
Group G10	1	x Cupressocyparis leylandii (Leyland Cypress)	18.0	40	1									0.0		Early Mature	Structural condition Fair. Physiological condition Fair. Height and stem diameter are average for group. Group of Leyland cypress acting as screening between the site and road. Several declining trees within group. Quantities not recorded, only species mix.	06/10/2021	72.4	4.8	10-20	C2
Tree T11	1	Fraxinus excelsior (Ash)	6.0	20	1	2.5		2.5		2.5		2.5		3.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Unable to inspect tree closely due to dense scrub. Fell - Ground level.	06/10/2021	18.1	2.4	10-20	C2

Stem **green** Estimated value
Stem **AVE** Average stem diameter for tree groups
Stem **COM** Combined stem diameter in accordance with BS5837
L.B. Height of lowest branch attachment (m) - where relevant

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Table 1 of BS5837 (2012) **Cascade chart for tree quality assessment**

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	* Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) * Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline * Trees infected with pathogens of significance to health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7			RED
	1 Mainly arboricultural qualities	**2 Mainly landscape qualities**	**3 Mainly cultural values, including conservation**	
Trees to be considered for retention				
Category A **Trees of high quality** with an estimated remaining life expectancy of at least 40 years	Tree that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue).	Trees, groups or woodlands of particular visual importance as arboricutural and/or landscape features.	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture).	GREEN
Category B **Trees of moderate quality** with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation.	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.	Trees with material conservation or other cultural value.	BLUE
Category C **Trees of low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits.	Trees with no material conservation or other cultural value.	GREY

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