Arborist Associates Ltd

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Ref: WHR087976777

For the Attention of Mr. Jong Kim
AKM Design
Unit 4
Orchard Business Centre
2009 Orchard Avenue
Citywest,
Dublin 24
D24FF86

Dear Mr. Kim,

Re: An Arboricultural Assessment of the Site Area Known as 'Capri', Whitechurch Road, Rathfarnham, Dublin 16.

I inspected the trees on the above site area and the proposed development layout drawings forwarded to me as requested and I am pleased to submit the attached arboricultural assessment and tree protection measures.

If you require further information please do not hesitate to contact us, and we will do our best to be of assistance.

Yours sincerely,
For Arborist Associates Ltd.

Felim Sheridan

Felim Sheridan
F. Arbor. A, RFS Dip, Nat. Dip & NCH in Arboriculture

Felim Sheridan's qualifications:
Fellow of the Arboricultural Association (F. Arbor. A), Professional diploma Arboriculture (RFS), National diploma Arboriculture (ND) and National certificate Horticulture (NCH).

Arborist Associates Ltd.

An Arboricultural Assessment of the Site Area Known as 'Capri', Whitechurch Road, Rathfarnham, Dublin 16.

Prepared for: AKM Design.

Prepared by: Felim Sheridan F. Arbor. A, RFS Dip, Nat. Dip & NCH in Arboriculture

Date: 14th June 2019

94 Ballybawn Cottages, Enniskerry, Co. Wicklow. Tel: 2742011
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1.0 Instructions

1.1 I have been instructed by AKM Design (project architects) to assess the site area known as 'Capri', Whitechurch Road, Rathfarnham, Dublin 16 and report on the following:

a. To assess the present condition of the tree vegetation within this site area. See condition tree assessment schedule within 'Appendix 1' of this report and drawing 'No.CWC001' which has been prepared as a constraints drawing for details.

b. To assess the impact of the proposed development layout on the tree vegetation located within and adjoining this site area indicating those for removal and retention. See 'Section 5.0' of this report and Drawing 'No. CWC002' for detail.

2.0 Report Limitations

2.1 The inspection has been carried out from ground level only and is a preliminary report. It does not include climbing inspections or below ground investigations. Should a more detailed inspection be thought necessary on any tree/s, then this will be highlighted within my recommendations.

2.2 The assessment is based on what was visible at the time and recommendations made are subject to the knowledge and expertise of the qualified Arboriculturist that carried out the above inspections.

2.3 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.

2.4 Before undertaking any work to these trees, it would be advisable to check whether there is any planning or tree preservation controls are in operation, if they are it will be necessary to obtain consent before undertaking any works (pruning or felling).

3.0 Aims and Report Brief

3.1 Arborist Associates Ltd. has been commissioned to provide a condition assessment of the existing tree vegetation on the site area, to prepare an arboricultural implication study and to recommend tree protective measures for those trees for retention within the proposed development.

3.2 The Arboricultural data which is presented within the attached tree schedule (see appendix 1), has been recorded in line with BS 5837:2012. The tree survey was

conducted by collecting and assessing the following information on all significant trees located on site and plotted onto the land survey map provided.

- Tree Number (metal tags attached to each tree).
- Tree species both common and botanical.
- Dimensions (Trunk diameter, height, crown spread and crown clearance).
- Age Class
- Physiological Condition
- Structural Condition
- Preliminary Recommendations
- Estimated remaining contribution within their present environment
- Retention category

3.3 Their retention category has been assessed and categorised according to their quality and value within the existing context (BS-4.5), and not in conjunction with any proposed development plans. In making this assessment, particular consideration was given to:

- **Arboricultural Value** – including health, structural form, life expectancy, species and its physical contribution to or affects on other features located on site.
- **Landscape Value** – an assessment of a tree's locality including its contributions to other features as well as to the site as a whole.
- **Cultural Value** – additional contributions made such as conservation, historical, commemorative value.

3.4 The trees have been divided into one of the following categories, in accordance with the cascade chart illustrated in table 1 of BS 5837:2012. The classification process begins by determining whether the tree falls within the (U) category, if not then the process will continue by assuming that all trees are considered according to the criteria for inclusion in the high category (A). Trees that do not meet these strict criteria will then be considered in light of the criteria for inclusion in the moderate category (B) and failing this, they will be allocated a low category (C).

3.5 The trees have been plotted onto the attached drawing (Dwg No.CWC001) by a land survey company and are assumed to be accurate. The tag numbers referred to in the condition tree report have been shown on this drawing along with their crown spreads and their retention category colour coded as recommended by BS 5837 2012.

3.6 On this drawing, I have also shown the tree vegetation that is to be removed either due to condition irrespective of the development of these grounds or due directly to the proposed development layout with 'Red Hatched' crown spreads and those for retention with 'Green Hatched' crown spreads.

4.0 Summary of Survey Findings

4.1 The site area is located at 'Whitechurch Road', Rathfarnham, Dublin 16. The site is broadly rectangular in shape and extends to c.0.15 ha (0.38 acres). It is bounded to the north by 'Whitechurch Stream Estate', to the west by 'Willbrook Lawns Estate', to the south by commercial premises and to the east by the 'Whitechurch Stream' and outside this then is 'Whitechurch Road'. The site area is accessed off the 'Whitechurch Road' with a bridge over the stream.

4.2 There is a single derelict bungalow located at the northern end of the site area and the site has been left unmanaged/derelict for some time. As a result, it is becoming overgrown with weed and scrub vegetation although some clearance had been undertaken in the recent past to open up the site.

4.3 The trees present on this site area are located together in a small group in the south-western corner of the site and they have been numbered Nos.0601-0606. It consists of one mature Crack Willow, one mature Elder and four Sycamore of an early- mature age class, all of which have been allowed to establish here from seed and to grow up through the boundary fence. They are growing over the existing services and there has been some soil disturbance from previous site clearance works. Tree No.0601 a mature Crack Willow and tree No.0602 a mature Elder bush have heaved at the root plate in the past and they both now lean heavily raising concern over their stability and their removal is being recommended as part of management.

4.4 The other trees commented on within this report are those within Tree Line No.1 which consists of a line of Sycamore and Elm of an early- mature age class. These extend northwards away from the site area and are growing on the banks of the stream and are cordoned off from the site area by a block wall. As a group, these trees are of some prominence within the treescape of this area.

4.5 Within the site area, the trees are generally of low quality and tree Nos. 0601 & 0602 have been categorized as 'U' while tree Nos.0603-0606 have been categorized as 'C'.

5.0 Arboricultural Impact Assessment

5.1 The current planning application is to develop this site area for a new residential development of four units and it will be necessary to allow for infrastructural works such as services and car parking.

5.2 On drawing No.CWC002, I have shown the tree vegetation for removal due to the proposed development and condition/management with 'Red Hatched' crown spreads and those to be retained with a 'Green Hatched' crown spread.

5.3 From our assessment of the trees within this site area, I am recommending the removal of tree No.0601 & 0602 due to their condition while tree Nos.0603, 0604, 0605 & 0606 are also being shown for removal to facilitate the proposed development and also to create a wayleave to the stream for 'South Dublin County Council' to facilitate maintenance on the stream.

5.4 As a result, no trees within the site area are proposed to be retained. The trees within Tree Line No.1 which are located on the adjoining property are cordoned off from the site area by the boundary block wall which will also provide protection for these trees restricting access during the construction works.

5.5 The loss of the above tree vegetation is to be mitigated against within the landscaping of this completed development with new tree, shrub and hedge planting that will complement the development and will help provide good quality and sustainable long-term tree cover. See landscape architects drawings and schedules for detail.

5.6 A range of tree sizes are proposed within the finished landscape ranging from whips to semi- mature trees and as these establish and grow in size, they will be continuously mitigating any negative impacts created in the first place and will enhance and secure the treescape of this area into the future.

This report is for the sole use of the above named client and has been produced as part of a planning application for these lands 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.

Signed *Felim Sheridan* Date 14th June 2019

Felim Sheridan
F. Arbor. A, RFS Dip, Nat. Dip & NCH in Arboriculture

Felim Sheridan's qualifications:
Fellow of the Arboricultural Association (F. Arbor. A), Professional diploma Arboriculture (RFS), National diploma Arboriculture (ND) and National certificate Horticulture (NCH).

Appendix 1

Condition Tree Assessment.

On Site Area at 'Capri' Whitechurch Road, Rathfarnham, Dublin 16.

Date: 5th June 2019

Survey Notes

All codes referred to in this report are approximate and serve as a general guide only.

Reference to Numbers: The trees have metal tags attached and these correspond with the numbers in this report.

Reference to age class is as follows:

Young:	A tree, which has been planted in the last 10 years.
Semi Mature	A tree that is less than 1/3 the expected height of the species in question.
Early Mature:	A tree, which is between a 1/3 and 2/3's the expected height of the species in question.
Mature:	A tree that has reached the expected height of the species in question, but still increasing in size.
Over Mature:	A tree at the end of its life cycle and the crown is starting to break up and decrease in size.

Reference to Physiological, Structural Condition and other comments:

Physiological Condition

Good: A tree with no major defects, but possibly including some small defects.
Fair: A tree with some minor defects such as bark Wounds, isolated decay pockets or structure affected due to overcrowding.
Poor: A tree with more serious defects such as extensive deadwood, decay or defective to the point of being dangerous.

Structural condition and other comments –
This records noted visual defects and other information about the trees health and structure.

Estimated Remaining Contribution in years

This is based on an Arboricultural assessment of the tree and is estimated based of the findings noted at time. Trees still need to be reviewed on a regular basis, preferably annually.

Less than (<) 10 years remaining contribution
10 + years remaining contribution
20 + years remaining contribution
40 + years remaining contribution.

Retention Categories

The purpose of the tree categorization method is to identify the quality and value of the existing tree stock, allowing informed decisions to be made concerning which trees should be removed or retained should development occur.

It is carried out in accordance with section 4.5 (Tree Categorization Method) of BS 5837 2012.

Summary

Main categories

Category U – Those trees in such a condition that any existing value would be lost within 10Years. Most of these will be recommended for removal for reasons of sound Arboricultural practice.

Category A - Trees of high quality/value with a minimum of 40 years life expectancy.

Category B – Trees of moderate quality/value with a minimum of 20 year life expectancy.

Category C – Trees of low quality/value with a minimum of 10 years life expectancy

Sub categories

1 – Mainly Arboricultural Values
2 – Mainly Landscape values
3- Mainly Cultural and conservation value

Note: Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation.

If a layout design places Category U trees in an inaccessible location such that concerns over public safety are reduced to an acceptable level, it may be preferable or possible to defer the recommendation to fell.

The terms 'Group, woodland or tree line' 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 to each of the three subcategories.

Reference to Crown spread, Height and Trunk Diameter:
This gives **a guide** to the area taken up by the tree.
Trunk diameter is the diameter of the main trunk taken at a height of 1.5m and is recorded in millimetres (mm).
Height records the overall height of the tree and is given in meters (m).
Crown Spread records the extent of the branches normally in a north, south, east and west direction from the base of the tree and is given in meters (m).
Clear crown height records the distance between the ground and the first branch form the base of the tree and is given in meters (m)

Tree No.	Tree Species	Ht. (m)	Stem Dia. (mm)	Branch Spread (m)	C-Ht. (m)	Age Class	Phys. Con.	Structural Condition Other Comments	Preliminary Recommendation	Remain Contribute in years	Cat. Grade
								N-north S-south E-east W- west Phys.-physiological.	A- average		
		A Condition Assessment of the trees within the site area known as 'Capri' Whitechurch Road, Rathfarnham, Dublin 16.									
		The survey commences in the south -eastern corner of the site.									
0601	**Crack Willow** *Salix fragilis*	3	380/ 320	2N 0S 3E 0W	1.0	Mature	Fair/ Poor	Poor Self-seeded into this area and is growing out from the base of the boundary wall. It has heaved at the base in the past and the crown was cut down. It divides into three stems at a height of c.1.5m. This tree has no long-term potential in this location.	I would recommend its **removal** as part of management.	<10	U
		The following short line of trees have self-seeded into this area and are growing up through the boundary fence line and share a combined canopy.									
0602	**Elder** *Sambucus nigra*	6	240/ 400	2N 2S 3E 1W	2	Mature	Fair	Fair/Poor It has heaved at the base in the past and fallen out to the east before re-growing to its current height. Very heavy Ivy cover on the main trunk extends high up into the crown and is causing suppression. There is extensive decay present on the main stems with fungal fruiting bodies present. This tree has no long-term potential.	I would recommend its **removal** as part of management.	<10	U
0603	**Sycamore** *Acer pseudoplatanus*	10	250/ 260	1N 3S 2E 5W	2.5	Early Mature	Fair	Fair/Poor Self-seeded into this area and is twin-stemmed tree from near ground level. It has grown up through a wire fence resulting in a structural weakness. It has an acute union formation between stems and it has been drawn up for light. A scaffold limb at a height of c.1.5m up extends out to the west. Ivy cover on the main trunk extends up into its	Retain for now as part of the bulking within this area. Cut Ivy at ground level.	10+	C1

Tree No.	Tree Species	Ht. (m)	Stem Dia. (mm)	Branch Spread (m)	C-Ht. (m)	Age Class	Phys. Con.	Structural Condition Other Comments	Preliminary Recommendation	Remain Contribute in years	Cat. Grade
								N-north S-south E-east W- west Phys.-physiological.	A- average		
								crown. This tree has no long-term potential in this location.			
0604	**Sycamore** *Acer pseudoplatanus*	12	180	1N 3S 3E 4W	4	Semi Mature	Fair	Fair/ Poor Self-seeded into this area and is growing out of the base of the boundary fence. It has been drawn up for the light and is being suppressed by the surrounding trees. Ivy growth on the main trunk extends high up into its crown.	Retain for now as part of the bulking within this area. Cut Ivy at ground level.	10+	C1
0605	**Sycamore** *Acer pseudoplatanus*	14	370	3N 3S 4E 4W	4	Early Mature	Fair	Fair/ Poor Self-seeded into this area and is growing out of the base of the boundary fence and has been drawn up for light. A branch has been lost in the past at a height of c.1.8m with a decay pocket developing into the main stem, and this will develop into a structural weakness in the future. Heavy Ivy growth on the main trunk extends high up into its crown and is increasing the wind-sail.	Retain for now as part of the bulking within this area. Cut Ivy at ground level.	10-20	C1
0606	**Sycamore** *Acer pseudoplatanus*	14	400	5N 2S 5E 5W	2.5	Early Mature	Fair	Fair It has self-seeded into this area and is growing out of the base of the boundary fence. It is a single- stemmed tree to a height of c. 2m from where it divides into three stems. There is a branch stub at the union on the east side which may develop into a decay pocket in the future. Very heavy Ivy growth on the main trunk extends high up into its crown and is increasing its wind-sail and is also limiting the visual inspection.	Cut Ivy at ground level. Retain for now as part of the bulking within this area.	10-20	C1

Tree No.	Tree Species	Ht. (m)	Stem Dia. (mm)	Branch Spread (m)	C-Ht. (m)	Age Class	Phys. Con.	Structural Condition Other Comments	Preliminary Recommendation	Remain Contribute in years	Cat. Grade
								N-north S-south E-east W- west Phys.-physiological.	A- average		
Tree Line No.1	**Sycamore** *Acer pseudoplatanus* **Elm** *Ulmus sp.*	A15	A300	A4N A4S A4E A4W	A 1.5.	Early Mature	Fair	Fair This line of trees is located outside the site area and extends on the bank of the stream in front of the existing houses. They are cordoned off from the site area by a block wall. Development works in the past may have impacted on the root zone of these trees.	Management of this tree line is located outside the management control of this site area.	10-20	C2
Notes:											