Arboricultural Report

Tree Survey,

Arboricultural Impact Assessment &

Arboricultural Method Statement

In relation to the development proposal at:

Lands on Greenhills Road,

Tallaght,

Dublin 24

May 2022

220202-PD-11

CHARLES MCCORKELL
ARBORICULTURAL CONSULTANCY

Contents

Section 1: Arboricultural Impact Assessment

1 Summary

1.1 This arboricultural report has been instructed by Greenhills Living Ltd. (the 'Applicant')

1.2 The proposal is for the construction of a strategic housing development at Lands on Greenhills Road (north of Bancroft Park, south/west of Hibernian Industrial Estate and east of Airton Road junction), Tallaght, Dublin 24 (the 'Application Site').

1.3 This report includes:

- an assessment of the trees, their quality and value in accordance with BS 5837:2012 - Trees in relation to design, demolition and construction;
- the site context and observations on the trees;
- local planning policies relevant to the consideration of trees on the site;
- the impact of the proposed development upon the tree population in and around the site;
- methods of reducing impacts on trees; and
- measures to be taken to protect trees during the proposed works.

1.4 My conclusions are that the proposed development is achievable in both arboricultural terms and in relation to local planning policy as it relates to trees.

1.5 The proposed development requires the removal of one low quality and value (C Category) group of naturally regenerated trees and brambles (G628). The loss of these trees will not have a significant impact on the character and appearance of the surrounding landscape due to their low quality and value.

1.6 The development proposal offers a good opportunity to remove the low-quality trees and carry out new high-quality structured tree planting that can have a positive impact on the site and the surrounding local area.

1.7 Tree impacts have been assessed and tree protection measures have been specified in accordance with best practice and are sufficient to safeguard retained trees during the proposed works.

2 Introduction

Instructions

2.1 This arboricultural report has been instructed by Greenhills Living Ltd. to provide information to assist all parties involved in the planning process, to make balanced judgements with regard to arboricultural features in relation to the proposed development works at Lands on Greenhills Road (north of Bancroft Park, south/west of Hibernian Industrial Estate and east of Airton Road junction), Tallaght, Dublin 24.

Development proposal

2.2 The proposed development is for:

(i) demolition of existing substation and removal of existing advertisement structure on site;

(ii) construction of a residential development of 197 no. apartments (79 no. one-bedroom, 105 no. two-bedroom and 13 no. three-bedroom) in 4 no. blocks (ranging in height from seven to eight storeys with eighth floor level roof garden) as follows:

- Block A containing 41 no. apartments (6 no. one bedroom, 34 no. two bedroom and 1 no. three-bedroom) and measuring eight storeys in height (with eighth floor roof garden);
- Block B containing 79 no. apartments (33 no. one bedroom, 34 no. two bedroom and 12 no. three bedroom) and measuring eight storeys in height;
- Block C containing 42 no. apartments (24 no. one bedroom and 18 no. two bedroom) and measuring seven storeys in height; and,
- Block D containing 35 no. apartments (16. no one bedroom and 19 no. two bedroom) and measuring seven storeys in height.

(iii) all apartments will have direct access to an area of private amenity space, in the form of a balcony, and will have shared access to internal communal amenities including 2 no. resident lounges (114.7sq.m), gym (98sq.m) external communal amenity space (1,490.8sq.m) and public open space (1,667sq.m);

(iv) provision of 78 no. vehicular parking spaces (including 3 no. car-share parking spaces, 4 no. mobility parking spaces, and 8 no. electric vehicle parking spaces), 4 no. set-down vehicular parking spaces (including 1 no. mobility parking space) and 448 no. bicycle parking spaces (including 100 no. visitor parking spaces) at ground

floor/ground level accessible via new vehicular entrance gate off access road off Greenhills Road;

(v) provision of 4 no. commercial units (871.5sq.m total) and 1 no. childcare facility (329.7sq.m) with associated external amenity space (168.8sq.m) located at ground floor level; and,

(vi) all ancillary works including public realm/footpath improvements, landscaping, boundary treatments, internal footpaths/access roadways, bin storage, foul and surface water drainage, green roofs, removable solar panels, ESB substation and all site services, site infrastructure and associated site development works necessary to facilitate the development.

Qualification and experience

2.3 This report has been prepared by Charles McCorkell. Charles is a Chartered Arboricultural Consultant dealing with trees in relation to all forms of human activity, including the built environment. He is a Professional Member of the Institute of Chartered Foresters, a Professional Member of the Arboricultural Association, a qualified professional tree inspector (LANTRA), and has a BSc Honours Degree in Arboriculture from the University of Central Lancashire.

Scope and limitations

2.4 The survey undertaken is not a health and safety assessment of trees; however, trees identified as imminently dangerous will have been highlighted and recommendations made, where appropriate.

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Methodology and guidance

2.6 The author of this report has referred to *British Standard 5837: Trees in relation to design, demolition and construction (2012)* which provides a methodology for the assessment of trees and other significant vegetation on development sites.

2.7 BS 5837 (2012) is intended to assist decision making with regard to existing and proposed trees and sets out the principles and procedures to be applied to achieve a harmonious relationship between existing and new trees and structures that can be sustained for the long term.

2.8 The BS 5837 (2012) recommends the National Joint Utilities Group (NJUG) document *Guidelines for the planning, installation and maintenance of utility apparatus in the proximity to trees.* Volume 4, issue 2. London: NJUG, 2007, as a normative reference for guidance on the installation of utilities within proximity to trees.

Supporting information

2.9 This report should be read in conjunction with the following supporting documents attached to this report.

Document	Reference	Location
Arboricultural Method Statement	N/A	Section 2
Tree Schedule	220202-PD-10	Appendix A
Tree Work Schedule	220202-PD-12	Appendix A
Tree Survey & Constraints Plan	220202-P-10	Appendix B
Tree Removals & Protection Plan	220202-P-11	Appendix B

Definitions

2.10 **Root Protection Area (RPA)** – a layout design tool indicating the area surrounding a tree that contains sufficient rooting volume to ensure the survival of the tree.

2.11 **Tree Protection Zone (TPZ)** – an area based on the RPA in m^2 identified by an arboriculturist, to be protected during development, including demolition and construction work, by the use of barriers and/or ground protection fit for purpose to ensure the successful long-term retention of a tree.

3 Observations & Context

Site visit

3.1 The Application Site was visited by Charles McCorkell on 1 March 2022. The purpose of the visit was to survey trees and vegetation on and adjacent to the site that may be of significance to the proposed development.

3.2 The survey was carried out from ground level in accordance with *British Standard 5837: Trees in relation to design, demolition and construction (2012)*.

Site location and description

3.3 The Application Site is an unoccupied brownfield site that is located on the eastern side of Greenfields Road (Map 1).

3.4 The site does not contain any substantial trees. There is a group of naturally regenerated semi-mature trees and brambles located along the southern boundary of the site.

3.5 The area surrounding the site contains commercial buildings to the north and east and the Tallaght Astro Park and Bancroft Park to the south.

Map 1: *Location of the development proposal within the local area.*

View of the site and trees

Image 1: *View of the site looking towards the southern boundary showing the group of naturally regenerated trees and brambles.*

Image 2: *View showing the neighbouring lime and horse chestnut trees T624 to T627.*

4 Local Planning Policy

Development Plan 2016-2022

4.1 The current South Dublin County Council Development Plan 2016-2022 contains several policies that relate to trees. These include:

G2 Objective 5

To integrate Green Infrastructure as an essential component of all new developments;

G2 Objective 9

To preserve, protect and augment trees, groups of trees, woodlands and hedgerows within the County by increasing tree canopy coverage using locally native species and by incorporating them within design proposal and supporting their integration into the Green Infrastructure network;

HCL15 Objective 3

To protect existing trees, hedgerows, and woodlands which are of amenity or biodiversity value and/or contribute to landscape character and ensure that proper provision is made for their protection and management in accordance with Living with Trees: South Dublin County Council's Tree Management Policy 2015-2020.

Development Plan 2022-2028

4.2 The Draft County Development Plan 2022-2028 contains the following policies that relate to trees and are to be considered:

GI1 Objective 1

To establish a coherent, integrated and evolving GI Network across South Dublin County with parks, open spaces, hedgerows, trees including public street trees and native mini woodlands (Miyawaki-Style), grasslands, protected areas and rivers and streams and other green and blue assets forming strategic links and to integrate and incorporate the objectives of the GI Strategy throughout all relevant land use plans and development in the County.

GI5 Objective 3

To ensure compliance with the South Dublin Climate Change Action Plan and the provisions of the Council's Tree Management Strategy.

- Increase the County's tree canopy cover by promoting annual planting, maintenance preservation and enhancement of trees, woodlands and hedgerows within the County using locally native species and supporting their integration into new development.

GI5 Objective 6

To provide more tree cover across the county, in particular to areas that are lacking trees.

NCBH11 Objective 3

To protect and retain existing trees, hedgerows, and woodlands which are of amenity and/or biodiversity and/or carbon sequestration value and/or contribute to landscape character and ensure that proper provision is made for their protection and management taking into account Living with Trees: South Dublin County Council's Tree Management Policy (2015-2020) or any superseding document and to ensure that where retention is not possible that a high value biodiversity provision is secured as part of the phasing of any development to protect the amenity of the area.

Tree Management Policy 2015-2020

4.3 The South Dublin County Council Tree Management Policy 'Living with Trees' 2015-2020 contains information within Chapter 7 Trees and Development that relates to the retention, protection and planting of trees on development sites. Relevant points within this section include:

- The Council will use its powers to ensure that where it is conductive with the objectives of the County Development Plan, and other planning objectives there is maximum retention of trees on new development sites.
- In the processing of planning applications, the Council will seek the retention of trees of high amenity / environmental value taking consideration of both their individual merit and their interaction as part of a group or broader landscape feature.
- On construction sites all work must be in accordance with British Standard 5837 (2012): Trees in Relation to Design, Demolition and Construction – Recommendations.
- The Council will promote the replacement of trees removed to facilitate approved planning and development of urban spaces, buildings, streets, roads, infrastructural projects and private development sites.

5 Technical Information

Tree data

5.1 The Tree Survey & Constraints Plan at Appendix B illustrate the location of trees, the extent of the spread of their crowns, and their root protection areas. Dimensions, comments and information for each tree are given in the Tree Schedule at Appendix A.

Life stage analysis

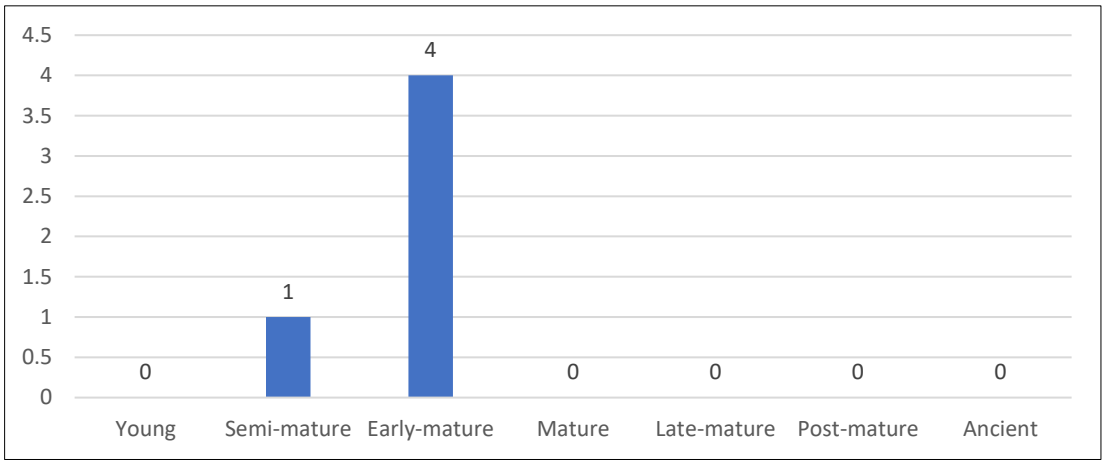

Figure 1: *Life stage analysis of the five survey entries recorded.*

BS5837 (2012) category breakdown

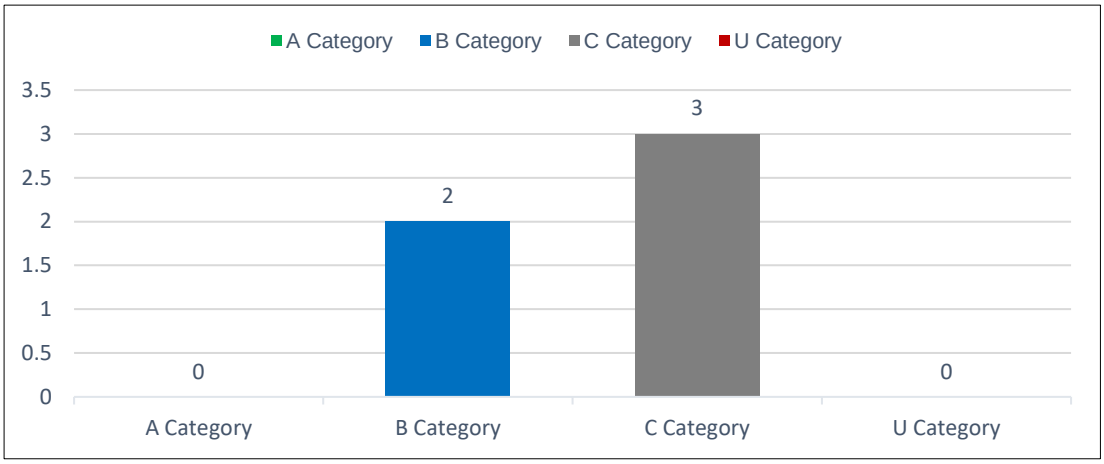

Figure 2: *Breakdown of BS5837:2012 categories of the five survey entries recorded.*

6 Analysis of the Proposal in Respect of Trees

Arboricultural Impacts

6.1 ***Loss of trees –*** The proposed development will require the removal of one low quality and value (C Category) group of semi-mature naturally regenerated trees and brambles (G628).

6.2 The loss of these trees will not have a significant impact on the character and appearance of the surrounding local area and can be adequately replaced with new high-quality tree planting across the site.

6.3 Details of the proposed tree removals are specified within the Tree Work Schedule at Appendix A and their location within the site is highlighted in the Tree Removals & Protection Plan at Appendix B.

6.4 ***Pruning works –*** Minor pruning works will be required to branches from the neighbouring lime tree (T624) that are overhanging the site boundary. This is to provide sufficient height clearance for pedestrians.

6.5 These works are considered to be minor and will not have a negative impact on the health or visual appearance of the tree concerned.

6.6 Details of the proposed tree pruning works are specified within the Tree Work Schedule at Appendix A.

6.7 ***Construction operations –*** The proposal requires excavation works which marginally encroach into the RPA of the neighbouring lime tree (T624). The area affected constitutes a very small proportion of the rooting area of this tree and is not considered at all likely to have a significant impact on its long term health or structure.

6.8 As the excavation works are located within the tree's RPA, they must be carried out under the supervision and guidance of the arboricultural consultant. Any root pruning required must only be undertaken under arboricultural supervision using sharp, sterile tools suitable to the size of the root to be cut.

Arboricultural mitigation

6.9 A landscape design that includes new high-quality tree planting has been produced as part of the development proposal. This new planting can have a positive impact on the character and visual appearance of the development and contribute to the local surrounding landscape.

7 Discussion & Conclusion

General Change

7.1 The proposed loss of trees has been assessed and will not have a significant impact on the character and appearance of the surrounding landscape. The site is currently of restricted public benefit and the new development presents an opportunity to regenerate its visual amenity value through structured tree planting and appropriate landscape enhancements.

Proposal in relation to local planning policy

7.2 The proposed development complies with local planning policies as they relate to trees. The loss of trees has been assessed and a new landscape proposal that includes high-quality tree planting has been proposed and can have a positive long term impact on the local surrounding area.

7.3 The proposal has been assessed in accordance with best practice BS5837:2012 and provided the recommendations as detailed within this report are followed, all retained trees can be successfully protected for the duration of construction.

Conclusion

7.4 Provided the recommendations and methods of work as outlined within this report are followed, the proposed development can be successfully carried out without having a negative impact on the local area.

Section 2: Arboricultural Method Statement

Introduction

This report has been prepared in accordance with British Standard 5837: Trees in relation to design, demolition and construction – Recommendations (2012) which provides a methodology for the assessment and protection of trees and other significant vegetation on development sites.

Sequence of Operations

- Proposed tree works.
- Enabling works, including the installation of a site compound.
- Construction, including the installation of drainage and services.
- Landscaping.

Alternative sequences can be discussed and agreed with the local authority and project manager if required.

Supervision

All key / critical activities that will affect trees during construction will be inspected and monitored by the approved arboricultural consultant.

- Supervision during excavation works within tree RPAs;
- Supervision during any other works that may affect retained trees; and
- Tree inspection upon completion.

Arboricultural Method Statement

Scope	**Methodology**
Tree Works	Please refer to the Tree Work Schedule at Appendix A for a list of all proposed tree works. The location of trees to be removed is highlighted in the Tree Removals & Protection Plan at Appendix B. It is the responsibility of the Site Manager to ensure all tree works have been approved by the local planning authority. All tree works will be carried out by a reputable arboricultural contractor in accordance with the recommendations given in BS 3998:2010 – Tree Work Recommendations.

	All tree works should be carried out in accordance with Section 40 of the Wildlife Act 1976 and Section 46 of the Wildlife (Amendment) Act 2000. It is the responsibility of the arboricultural contractor to ensure that no protected species are harmed whilst carrying out site clearance or tree surgery works.
Compound Area	The site compound must be located outside the designated TPZs as highlighted in the Tree Removals & Protection Plan at Appendix B. No excavation works within tree RPAs are permitted to install temporary services for site cabins and facilities. Any temporary services within tree RPAs must be above ground and protected accordingly. No operating generators or toxic liquids will be stored within the RPAs of retained trees during construction. Overhanging tree canopies must be taken into consideration when transporting, installing and removing site cabins near tree crowns. A banksman will be present during this process to ensure that all operations are carried out in a controlled manner and no part of the cabin meets overhanging tree crowns.
Excavation within tree RPAs	Excavation works within the RPAs of T624 must be carried out using the following methodology: The section of the footpath, as highlighted in the Tree Removals & Protection Plan, will be excavated manually with the use of hand tools under arboricultural supervision. Exposed roots will be cleanly pruned by the contractor, under arboricultural supervision, using a sharp, sterile tool, suitable to the size of the root to be cut. Once excavated, the edge of the trench will be lined using 1000-gauge polythene to prevent any liquid cement from leaching into the surrounding soil.
Drainage and Service Installation	All methods of work for the installation of drainage runs or services within the RPAs of retained trees will follow the guidance within Table 3 of BS 5837 (2012), or National Joint Utilities Group (NJUG) *Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees*. Volume 4, issue 2, London NJUG 2007.

	Any approved works within the TPZ will be carried out using either hand tools such as an air lance and vacuum excavator or trenchless techniques as outlined within Table 3 of BS5837:2012. For excavation works, all roots greater than 25mm in diameter will be retained and will be immediately wrapped in dry hessian to prevent desiccation and temperature fluctuations. Roots will be pushed aside to allow for runs to be installed. In some cases, individual roots less than 25mm in diameter may be pruned, making a clean cut with a suitable sharp sterile tool (e.g. secateurs or hand saw). Prior to root pruning taking place, the contractor will consult the arboricultural consultant. Trenches should not remain open for more than one day. If this is unavoidable, any exposed roots should be watered and covered with hessian until the area is backfilled with soil. No machinery will be permitted within the TPZ at any time unless ground protection is installed and agreed upon with the arboricultural consultant beforehand. The requirement for temporary ground protection must be installed in accordance with Section 6.2.3.3 of BS 5837:2012. Prior to drainage or service installation works commencing within RPAs, the arboricultural consultant will be contacted, and a date agreed for a site meeting to run through the proposed methods of work on-site with the site manager and relevant site operatives.
General Principals to Avoid Damage to Trees	All tree works will be carried out in accordance with the recommendations given in BS 3998 (2010). No fires will be permitted within 20m of the crown of any tree. No changes in soil levels will take place within the tree protection zones without the prior written consent of the local authority. Any liquid materials spilt on site will be immediately cleared up and removed from the site. If liquid fuel or cement products are spilt within 2m of the tree protection zone, the contractor will report the incident to the arboricultural consultant immediately. The contractor will report any damage to trees or shrubs, whether caused by construction activities or from any other cause, to the arboricultural consultant immediately.

Landscape Operations	All landscape operations within the protected area will be carried out by hand, using hand tools only, unless otherwise agreed with by the arboricultural consultant. All tree roots within the RPAs greater than 25mm diameter will be retained and worked around. Soil levels will not be increased or reduced within the RPAs of trees without prior agreement from the arboricultural consultant.

Appendix A - Schedule

Document	Reference	Revision
Tree Schedule	220202-PD-10	-
Tree Work Schedule	220202-PD-12	-

220202-HD-02-Tree schedule

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220202 - Bancroft View SHD

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	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T624	1	Tilia x vulgaris (Common Lime)	12.0	35	1	4.0		4.5		4.0		3.5		0.0		Early Mature	Structural condition Fair. Physiological condition Fair. Arboricultural work - Recent. Epicormic growth - Base. Fork - Weak with included bark.	01/03/2022	55.4	4.2	20-40	B2
Tree T625	1	Aesculus hippocastanum (Horse Chestnut)	9.0	35	1	4.5		4.5		4.5		2.0		2.0		Early Mature	Structural condition Fair. Physiological condition Fair. Bark exudation. Bark wound - Minor. Competition - Adjacent trees. Suppressed crown - Major. Bleeding canker of horse chestnut.	01/03/2022	55.4	4.2	10-20	C2
Tree T626	1	Aesculus hippocastanum (Horse Chestnut)	12.0	42	1	4.0		4.5		4.5		3.0		0.0		Early Mature	Structural condition Poor. Physiological condition Fair. Bark exudation. Epicormic growth - Base. Fork - Weak with included bark. Ivy or climbing plant. Bleeding canker of horse chestnut.	01/03/2022	79.8	5.0	10-20	C2
Tree T627	1	Tilia x vulgaris (Common Lime)	13.0	39 COM	2	4.0		4.5		4.5		4.0		0.0		Early Mature	Structural condition Fair. Physiological condition Fair. Arboricultural work - Recent. Epicormic growth - Base. Fork - Weak with included bark.	01/03/2022	70.9	4.8	20-40	B2

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.

Generated By MyTREES tree management software

220202 - Bancroft View SHD

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	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Group G628		Alnus glutinosa (Common Alder)	4.5	10 AVE	1									0.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Natural regeneration. Height and stem diameter are average for group. Group of young and semi-mature self-seeded trees overgrown with brambles. Quantities not recorded only species mix.	01/03/2022	4.5	1.2	20-40	C2
	1	Betula pendula (Silver Birch)																				
	1	Buddleja davidii (Buddleja)																				
	1	Fraxinus excelsior (Ash)																				
	1	Rubus fruticosus s. (Blackberry/Bramble)																				

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.

Generated By MyTREES tree management software

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**

220202-PD-12 - Planning Tree Works Schedule

220202 - Bancroft View SHD

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ID	No. / Species	BS5837 Category	Purpose of works Recommended works	Status
T624	1 *Tilia x vulgaris* Common Lime	B2	To facilitate development Lift low canopy - Pedestrian clearance. Crown lift low branches overhanging boundary to 2.5m above ground level.	Proposed
G628	1 *Alnus glutinosa* Common Alder	C2	To facilitate development Fell - Ground level.	Proposed
	1 *Betula pendula* Silver Birch			
	1 *Buddleja davidii* Buddleja			
	1 *Fraxinus excelsior* Ash			
	1 *Rubus fruticosus s.* Blackberry/Bramble			

Tree work analysis (trees and trees in groups)

	To facilitate development	Total
Fell - Ground level	1	1
Lift low canopy - Pedestrian clearance	1	1
Total	2	2

Appendix B - Plans

Document	Reference	Revision
Tree Survey & Constraints Plan	220202-P-10	-
Tree Removals & Protection Plan	220202-P-11	-

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