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TREE & HEDGEROW SURVEY, ASSESSMENT, MANAGEMENT, MITIGATION & PROTECTION MEASURES

FOR

PROPOSED CHANGE OF USE OF RESIDENTIAL UNITS
AT
WESTPARK CRESCENT, GARTERS LANE, SAGGART, Dublin 22

On behalf of

Suites Hotel Management CLG.

July 2022

1.0 INSTRUCTIONS

1.1 Gannon + Associates were commissioned by Joseph Cunningham and Associates LTD to conduct a tree survey and complete this tree survey report and associated drawings for the proposed development at Westpark Crescent, Garters Lane, Saggart, Dublin 24 (Planning Ref SD22A/0082) for the client Suites Hotel Management CLG. This report identifies and details the trees found on site during the survey, and provides a detailed assessment, impact assessment and recommendations for their management and protection. The survey was carried out by Jonathan Gannon of Gannon + Associates, Consultant Landscape Architect and Arborist, B.Ag.Sc Landscape Architecture, L.L.M Environmental Law and Sustainable Development, Member of the Irish Landscape Institute (MLI).

1.2 This report and associated drawings includes all the necessary information requested as part of South Dublin County Councils request for Additional Information dated the 18th May 2022 as they relate to landscape and trees

- Items 2 (a), (b) and A. (i) to (v) and B and C have been addressed in the accompanying landscape plan 22151_LP_01 which includes a detail drawing of the proposed landscape treatment including all planting operations and details on the implementation of same.
 2. In relation to landscaping and open space the applicant is requested to submit the following:
 - (a) Documentation/drawings identifying the area(s) of usable communal open space for the proposed development (within the subject site). The applicant should also address how public open space has been considered.
 - (b) Comprehensive and detailed landscape proposals for the development, prepared by a qualified Landscape Architect. Such proposals should include a scaled landscape plan(s) with cross-sections, showing the layout and hard and soft treatment of all boundaries, features, external areas and green spaces. The proposals shall be accompanied by specifications for materials, workmanship and maintenance, together with proposed design details. Hard landscape details are to include, where applicable, those for any proposed lighting, seating, kerbing, boundaries, edging, surfacing and water features. Soft landscape details are to include detailed planting plans and planting schedules, stating species/varieties, quantities, sizes, rootball presentation and spacings. The landscape plan shall be accompanied by a timescale for its implementation, including a minimum 18-month landscape maintenance period and defects liability clause. The Landscape Proposals shall provide the following detailed information:
 - A. A Landscape Masterplan to scale of not less than 1:500 showing –
 - i. The species, variety, number, size and locations of all proposed planting
 - ii. Details of Hard landscape works, specifying surface material and furniture
 - iii. Details of natural SuDs features
 - iv. Details of proposed play provision
 - v. Detailed Sections and Elevations
 - B. Specifications for mounding, levelling, cultivation and other operation associated with plant and grass establishment
 - C. A timescale for implementation
- Items 2 (c) (i) – (ix) have been addressed in this report and the accompanying tree protection drawing 22151_TP_01.

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- (c) A detailed Tree and Hedgerow Survey and Arboricultural Impact Assessment, Tree Constraints Plan, Tree Protection Plan and Arboricultural Method Statement, all in accordance with, BS 5837: 2012 Trees in relation to design, demolition and construction – recommendations. The report should be carried out by an independent, qualified Arborist and shall include all of the following:
- (i) Tree Survey Plan: all trees and hedges on and adjacent to the subject site (i.e. within falling distance thereof) shall be accurately plotted, tagged and shown on a scaled drawing of a topographical survey of the site
 - (ii) Tree Survey Schedule: a summary of the surveyed trees and hedges, giving a breakdown of their tag nos., species, size, age, condition and useful life expectancy
 - (iii) Arboricultural Impact Assessment: a thorough, detailed and realistic analysis and assessment of
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the likely impacts of the proposed development on the surveyed trees and hedges; along with a summary table of the tree population and quantification of impacts/losses etc. (total number surveyed and total numbers/percentage to be retained and felled respectively).

(iv) Design Iteration - Adjustments, Revisions to Proposed Site Layout: subsequent to and arising from the Impacts Assessment, the applicant's design team [especially arborist, consulting architect(s) and engineer(s)] shall demonstrate in their submission, that it has sufficiently explored and investigated layout alternatives, to achieve an optimal solution that meets South Dublin County Councils Tree Strategy and its Development Plan standards in respect of tree preservation and tree retentions, as appropriate

(v) Tree Constraints Plan: a scaled site plan (1:500@A1) showing the impacts of all surveyed trees in relation to the site layout of the proposed development.

(vi) Tree Protection Plan: a scaled site plan (1:500@A1) of the proposed development, clearly showing and distinguishing (by colour coding) those trees and hedges to be retained and protected and those to be removed ; showing alignments of Tree Protection Fencing and areas to be excluded from construction activities and compound(s), site office(s), plant, equipment and materials storage. Root Protection Areas (RPAs) of all trees and hedgerows to be clearly shown on this drawing.

(vii) Arboricultural Method Statement: clear and practically-achievable measures to be used during the construction period, for the protection and management of all trees and hedges that are to be retained, as shown in the Tree Protection Plan.

(viii) Summary Table: Summary of all trees and hedgerow proposed for removal and retention to include numbers and percentages.

(ix) The applicant is requested to submit pictures of the existing trees/hedgerows subject to any tree protective fencing. This shall include a location map of where each picture was taken from.

2.0 REPORT LIMITATIONS

2.1 The trees are subject to a visual inspection only. A visual inspection is from ground level only and it shall be borne in mind it is subject only to external defects visible at the time of inspection. It does not include a climbing inspection, below ground or internal investigations.

2.2 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.

3.0 SURVEY DATE COLLECTION AND METHODOLOGY

3.1 The site was surveyed on the 22nd June 2022 by this practice. The conditions were dry and visibility was good with foliage still present on the trees. The site was entered from the vehicular access. The site was walked around and the findings have been summarised and recorded in the following report. The trees identified are found in a large grouping, treeline and as such they have been collectively grouped and their qualities described in this report.

3.2 This survey assesses the trees on the lands included within the site area. Details have been given on the trees individually and within their growing environment and this information has been presented in tabular format within appendix 1 under the following headings:

- Tree Group Identification
- Tree species both common and botanical.
- Dimensions
- Age Class
- Physiological Condition
- Structural Condition
- Preliminary Recommendations
- Estimated remaining contribution within their present environment
- Retention category – this indicates in my opinion the value of the tree to the site/area based on Arboricultural and landscape merits.

3.3 The trees have been plotted onto the accompanying drawing 22151_TP_01 and the geographical information was supplied by a land survey company and are assumed accurate. The tag numbers referred to in the condition tree report have been shown on this drawing along with their crown spreads, retention category colour coded and minimum root protection areas (constraints).

4.0 SUMMARY OF FINDINGS

4.1 The subject site is that of an existing short term tourist accommodation development located at the junction between Garter Lane and the Nass Road (N7) southbound. The site is located in the northeast corner of an existing apartment development – Westpark Developments. The subject site

of Westpark Crescent contains the existing curved apartment block and all associated car parking with a deep landscape fringe which envelopes the sites north and east boundaries.



Figure 1 Site plan

4.2 The most prominent trees located on the site are located along the northern boundary with the Nass Road N7 and along the Eastern Boundary with Garters Lane. These trees provide dense visual screening of the exiting development and are a prominent feature of the site and are significant to the wider receiving environment. There are two tree groups located within this boundary and they are Group 1 along the northern boundary and Group 2 along the eastern boundary.



Figure 2 Northern boundary

4.3 Group 1 is a dense woodland screening edge that is planted on part of an existing earthen berm along this boundary. The trees in this boundary contain a 50/50 mix of the deciduous *Populus nigra* (Black Poplar) and *Cupressus Leylandii* (Leland cypress). A total of c.52 trees were identified in this group and are all in good condition at present providing a robust visual and noise screening with the motorway to the north. The depth of this tree belt is approx. 10m and the trees rise to a height of c. 18ms tall. These trees shall be retained and protected.



Figure 3 Group 1 - Black Poplar and Leyland Cypress

4.4 Group 2 is a similarly dense woodland screening edge that is found along the site's eastern boundary providing a strong visual screening element between the site and Garter Lane. This group comprises of 50% *Populus nigra* (Black Poplar), 25% *Cupressus Leylandii* (Leland cypress) and 25% *Quercus robur* (Common Oak). A total of approx. 20 trees are found along this boundary with a total height of 12-18ms. The understorey is planted with some *Crataegus monogyna* (Hawthorn), *Rubus idaeus* (Bramble) and *Hedera helix* (Ivy). These trees shall be retained and protected.

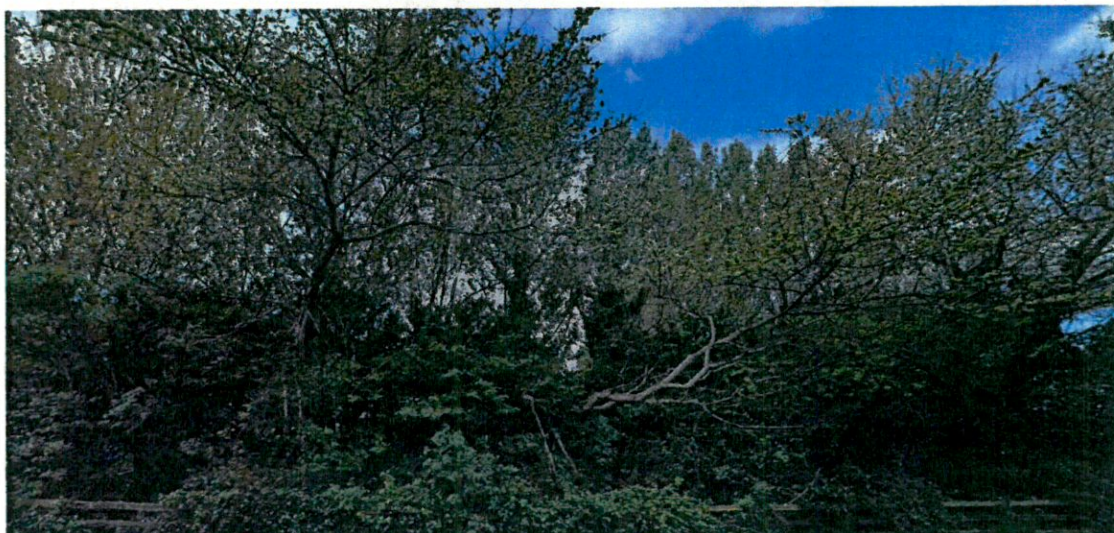


Figure 4 Group 2 - Black Poplar and Common Oak

4.5 The remaining specimen trees outlined on our survey sheets as numbers T01 – T08 are a mixed collection of multi-stem *Betula pubescens* (Birch) and *Fraxinus excelsior* (Ash). These trees are in reasonable condition and can remain for approx. 10 -20 years in their current condition. Due care and reasonable attention should be offered to the *Fraxinus excelsior* specimens which are suffering from mild Ash dieback and may need to be removed at some stage and a suitable replacement specimen planted in its stead.



Figure 6 Ash trees around the building



Figure 5 Birches at front elevation of the building

4.6 No invasive species were detected at the time of the survey.

5.0 ARBORICULTURAL IMPACT ASSESSMENT

5.1 There is no record of tree protection orders on the trees within this site at present. The trees surveyed are a mix of semi-mature tree species that were largely planted as part of the boundary screening between the boundary screening between the site and the N7 and Gartons Lane. This screening is still in excellent condition and will be retained in its entirety allowing for the continued enjoyment and contribution that these trees can offer to the site and the wider receiving environment.

5.2 The proposed development will require the removal of a small section of *Buxus* groundcover and one tree to facilitate the construction of balcony and additional car parking. No screening trees

will be removed as part of this proposal thereby retaining the significant visual screening presented by the combination of Group 1 and Group 2 trees.

5.3 To mitigate against the loss of the tree to be removed and some of the groundcover, a robust planting scheme is proposed which will provide additional specimen trees in the public open space associated with the proposed development as demonstrated on the accompanying landscape plan 22151_LP_01

5.4 All trees on the sites boundaries are to be retained and protected. Where construction has the possibility of interacting with trees a construction exclusion zone (CEZ) has been proposed to protect the below ground roots of the trees that are to be retained. The CEZ secures the trees to be protected with tree protection fencing as set out in drawing 22151_TS_01. The root protection fencing shall be erected prior to construction works taking place and must be supervised by a qualified arborist and must not be removed until all construction works have been completed. There should be no storage of materials or construction works of any kind to take place within the CEZ. A limited amount of work will be permitted within the CEZ to accommodate car parking and vehicular access.

5.5 There is no impact caused by the trees on the proposed works on site, the foliage size and density should not cause unacceptable shade and falling fruit / seeds should not cause an unacceptable hazard.

5.6 The trees will become part of an overall management program where their amenity shall be enhanced and longevity ensured.

6.0 ARBORICULTURAL METHOD STATEMENT

6.1 Site access will be through the existing vehicular access at the entrance to the site. Work traffic is free to enter and exit the site through the entrance as they do not interfere with the tree canopies.

6.2 The intensity and nature of construction of the proposed works, is considered to be relative to the size and scale of the site and can be completed within the provided space, beyond the CEZ. Workers car parking and site huts, temporary latrines and areas for storing of materials, spoil and fuel and the mixing of cement and concrete will be outside CEZ.

6.3 The first phase of works involves preliminary tree works recommended in this report and the installation of tree protection measures. These will be put in place before any construction or

demolishing works will commence on site. The final phase of works will be the removal of the tree protection measures under arborist instruction.

6.4 Working areas will not interfere with the existing trees to be retained. Services will not interfere with the existing trees to be retained. There should be no ground level changes proposed within the protected CEZ. See drawing 22151_TP_01 in order to protect the existing tree roots and avoid unnecessary root removal of ground compaction.

6.5 Works on potentially harmful liquids should be executed outside the CEZ.

6.6 Tree Protection Measures will be in accordance with BS 5837: 2005 Trees in relation to Construction, as detailed in Drawing No. 22151_TP_01

6.7 The client will be responsible for the installation and maintenance of the protection measures on site. The arborist shall approve the installation of protection measures and only he can instruct when to dismantle same on completion of works. The arborist is to be available throughout works on site should their advice be sought or to remedy any unforeseen incidents.

6.8 Remedial tree works if any to be instructed by the arborist and undertaken by a qualified tree contractor. Works to be in accordance with BS 3998: 1990 Recommendations for Tree Works.

7.0 CONCLUSIONS

7.1 The proposed works on site will require the removal of 1 tree in total which can be considered to be of low quality and providing a limited landscape benefit trees in total. The proposed tree planting scheme as part of the development will provide for a total 8 no. semi-mature trees.

7.2 The existing trees associated with sites northern and eastern boundary are to be retained and protected throughout the construction phase. The proposed tree protection fencing should be erected prior to any further works taking place on site and no works will be undertaken in the construction exclusion zone. There will be no level change adjacent to the hedgerow which will be retained. No compaction or excavation will take place in this area.

8.0 RECOMMENDATIONS

8.1 All trees should be monitored on a regular basis for signs of defects and should be reported to an arborist qualified to diagnose them and recommend treatment.

8.2 In accordance with BS 5837:2005 "Trees in relation to construction" undisturbed land shall be protected throughout construction with the erection of the proposed tree protection fencing as shown in drawing 22151_TP_01

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

9.0 TREE PROTECTION MEASURES

9.1 Trees that are to be retained should be protected so that soil disturbance and changes in soil levels do not occur. The construction exclusion zone and calculated root protection zone surrounding a tree shall contain sufficient rooting volume to ensure the survival of the tree. The location and erection of protective fences and extent of ground protection is as specified in accordance with BS 5837:2005 "Trees in Relation to Construction" and on the drawings, (see drawing no. 22151_TP_01 for detail). All of the above will be in accordance with *Item 11 Demolition and construction in proximity to existing trees in BS 5837:2005 Trees in relation to Construction*.

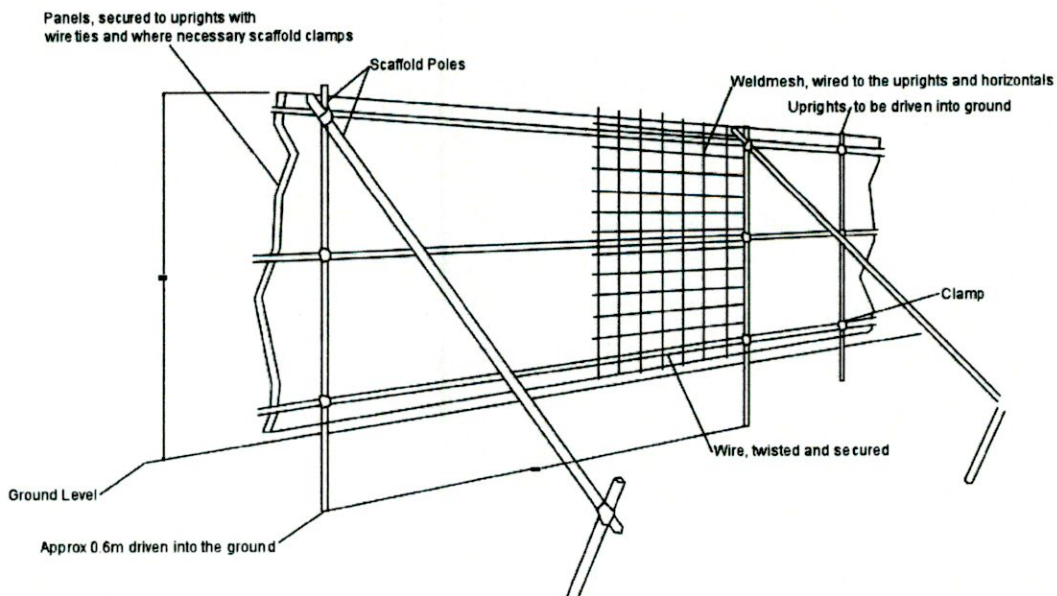


Figure 7 Tree protection fence detail

10.0 TREE SURVEY FOR: CITY WEST RESIDENTIAL

DATE OF SURVEY: 18TH May 2022

Tree Survey was carried out on the lands of the proposed accommodation development at Westpark Crescent, Garter Lane, Saggart, Dublin 24.

Reference to Tree Numbers on Plan: Trees have metal tags attached and these correspond with the numbers in this report.

Reference to Tree Species: Trees species are identified and logged in both the Latin botanical name and common name in English.

Reference to Height: Refers to height of tree measured in meters.

Reference to Stem Diameter: Refers to stem diameter measured in millimeters at 1.5m above adjacent ground level (on sloping ground to be taken on the upslope side of the tree base) or immediately above the root flare for multi-stemmed trees

Reference to Branch Spread: Refers to branch spread in meters taken at the four cardinal points, north, south, east and west to derive an accurate representation of the crown

Reference to Height of Crown Clearance: Refers to height of crown clearance is the height in meters of crown clearance above adjacent ground level

Reference to age / class is as follows:

Y - Young: A tree, which has been planted in the last 10 years or is less than 1/3 expected height of the species in question.

SM – Semi Mature: A tree, which is between a 1/3 and 2/3's the expected height of the species in question.

M - Mature : A tree that has reached the expected height of the species in question, but still increasing in size.

O - Over Mature: A tree at the end of its life cycle and the crown is starting to break up and decrease in size.

V – Veteran A tree showing features of biological, cultural or aesthetic value that are characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned.

Reference to Physiological Condition is as follows:

Good: A full healthy crown and trunk, but possibly including some suppressed, physically damaged branches or other small defects.

Fair: Canopy slightly sparse when in leaf; some minor or isolated major deadwood and some defects such as bark wounds or included bark.

Poor: A tree with more serious sparse leaf cover, extensive deadwood or defective to the point of being dangerous.

Dead: A tree that is dead or is showing signs of significant, immediate and irreversible overall decline.

Reference to Structural Condition: Refers to the general condition of a tree, e.g. tree collapsing, the presence of any decay or physical defect, etc.

Reference to Preliminary Management Recommendations: Refers to preliminary management recommendations e.g. further investigation of suspected defects that require more detailed assessment or potential for wildlife habitat, etc.

Reference to Estimated Remaining Contribution: Refers to estimated remaining contribution in years e.g. less than 10, 10-20, 20-40, more than 40.

Reference to Tree Categorisation is as follows:

Category A *Trees of high quality and value:* in such condition as to be able to make a
(Green) substantial contribution - (a minimum of 40 years is suggested)

Sub categories

1. Mainly Arboricultural values – Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or informal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)

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2. Mainly landscape values – Trees, groups or woodland which provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance e.g. avenues or other arboricultural features assessed as groups)
 3. Mainly cultural values, including conservation – Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood pasture)

Category B *Trees of moderate quality and value:* those in such a condition as to make a (Blue) significant contribution - (a minimum of 20 years is suggested)

Sub categories

1. Mainly Arboricultural values – Trees that might be included in the high category, but are downgraded because of slightly impaired condition e.g. presence of redeemable defects including unsympathetic past management and minor storm damage)
2. Mainly landscape values – Trees present in numbers, usually as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals but which are not, individually, essential components of formal or semi-formal arboricultural features (e.g. trees of moderate quality within an avenue that includes better, A category specimens), or trees situated mainly internally to the site, therefore individually having little visual impact on the wider locality.
3. Mainly cultural values, including conservation – Trees with clearly identifiable conservation or other cultural benefits.

Category C *Trees of low quality and value:* currently in adequate condition to remain until (Grey) new planting could be established (a minimum of 10 years is suggested) or young trees with a stem diameter below 150mm

Sub categories

1. Mainly Arboricultural values – Trees not qualifying in higher categories
2. Mainly landscape values – Trees present in groups or woodlands, but without this conferring on them a greater landscape value, and/or trees offering little or no screening benefit.
3. Mainly cultural values, including conservation – Trees with very limited conservation or other cultural benefits.

Category R Trees in such a condition that any existing value would be lost within 10 years
(Red) and which should, in the current context be removed for reasons of sound arboricultural management

- Trees that have a serious, irremediable, structural defect, such that their loss is expected due to collapse including those that will become unviable after removal of other R category trees (i.e. 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 the health and/or safety of other trees nearby (Dutch elm disease) or very low quality trees suppressing adjacent trees of better quality.

9.0 DISCLAIMERS

This report is intended solely for the benefit of the parties to whom it is addressed and no responsibility is extended to any third party for the whole or any part of its contents. The conclusions and recommendations in this report are only valid for a period of one year. This period of validity may be reduced in the case of any change in conditions to or in proximity to the tree. In the event of adverse weather conditions, there is the possibility of any tree despite good report surveys, falling over. In the event of a falling tree causing damage to residential or non residential buildings in their proximity, no liability will attach to this firm, in the event of damage by such trees, to any person, any building public or private, or any mechanical vehicle or otherwise. Recommendations made in this report are subject to the knowledge and expertise of the qualified Arborist that carried out the above inspections.

Undertaken by.

Signed _____

Jonathan Gannon

B. Ag.Sci (Landscape Architecture)

LL.M (Environmental Law and Sustainable Development)

M.I.L.I (Member of the Irish Landscape Institute)

Dated: 25/07/2022

Tree No.	Type	Species	Height (m)	Stem DBH (mm)	Spread (m, N,S,E,W)	Ht of crown clearance (m)	Age	Condition	Condition Notes & Recommendations	ERC (years)	Grade
T01	Tree	Downy Birch, <i>Betula pubescens</i>	6	270	6,6,5,5	0	SM	Good	Good condition	20-40	C2
T02	Tree	Downy Birch, <i>Betula pubescens</i>	6	220	3,2,3,3	0	SM	Good	Good condition	20-40	C1
T03	Tree	Downy Birch, <i>Betula pubescens</i>	6	520	3,2,3,4	2	SM	Good	Good condition	20-40	B2
T04	Tree	Ash, <i>Fraxinus excelsior</i>	7	400	2,2,1,3	2	Y	Good	Fair tree suffering from mild Ashdieback, (REMOVED to facilitate proposed development	<10	B2
T05	Tree	Ash, <i>Fraxinus excelsior</i>	8	500	2,2,1,2	2	Y	Good	Fair tree suffering from mild Ashdieback, monitor for future removal.	<10	C1
T06	Tree	Ash, <i>Fraxinus excelsior</i>	8.5	520	2,2,1,1	2	Y	Good	Fair tree suffering from mild Ashdieback, monitor for future removal.	<10	C1
T07	Tree	Ash, <i>Fraxinus excelsior</i>	7.5	450	2,2,1,0	2	Y	Good	Fair tree suffering from mild Ashdieback, monitor for future removal.	<10	C1
T08	Tree	Ash, <i>Fraxinus excelsior</i>	7.5	570	2,2,1,1	2	Y	Good	Fair tree suffering from mild Ashdieback, monitor for future removal.	10-20	B2
G00	Group 01	Black Poplar, <i>Populus nigra</i> and Leyland cypress, <i>Cupressus x leylandii</i>	13 - 18m	inaccessible	N/a	0	M	Good	Good condition / Shared canopy / Combined canopy form / Crown lift / Monitor roadside branches for removal where necessary / Remove dead ivy	40+	B1
G01	Group 02	Tree: Black Poplar, <i>Populus nigra</i> <i>Quercus robur</i> , Oak; Shrubs: Bramble Bush, <i>Rubus idaeus</i> , Hawthorn, <i>Crataegus monogyna</i>	13 - 18m	inaccessible	N/a	0	M	Good	Leyland cypress showing dead/poor branches. Good condition / Shared canopy / Combined canopy form / Crown lift / Monitor roadside branches for removal where necessary / Remove dead ivy	40+	B1
S1	Shrubs	Common Box, <i>Buxus sempervirens</i>	0.5	N/A			M	Good	Good hedge condition	10-20	B1
H02	Hedge	Common Box, <i>Buxus sempervirens</i>	1	N/A		0	M	Good	Good hedge condition	10-20	B1
H03	Hedge	Laurel, <i>Prunus laurocerasus</i>	3.5	N/A			M	Good	Good hedge condition	10-20	B2

Table 1 Tree survey

