

**Arboricultural Assessment**

(Tree survey)

To assess the trees

On the site at

Hillhouse  
Lucan Road  
Lucan  
Co. Dublin

**August 2022**

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## **PART ONE – ARBORICULTURAL ASSESSMENT**

### **Introduction**

The purpose of this report is to set out the findings following the inspection of trees on site at, **Hillhouse, Lucan Road, Lucan, Co. Dublin.** and set out their condition. The survey work was undertaken 17<sup>th</sup> June 2019 and revised in March 2020 and again in July 2022 by the undersigned a qualified arboricultural consultant. The term of reference for the report is a planning application on the site. The following categories have been used within the tree report tables and, where appropriate, the criterion used to define each category is defined.

- **Tree No.** : refers to the identification tag attached to a tree [also identified as such on the accompanying survey drawings]
- **Species** : refers to the common and scientific name given to the tree.
- **Stem diameter**: refers to the diameter of the tree stem in millimetres, as measured at 1.5 metres above ground level and above the root flare for multi-stemmed trees.
- **Height** : refers to the total height of the tree in metres. ( Heights measured with a TruPluse® 200)
- **Crown spread** : refers to the width of the crown in metres, measured at each cardinal point on the compass. [Dimensions marked with # are estimates as per 4.4.2.6 c) – BS 5837:2012]
- **Condition** : refers to the physiological condition of the tree as a whole described as:
  - Good** – Full healthy canopy but possibly including some suppressed or damaged branches
  - Fair** – Slightly reduced leaf cover, minor dead wood or isolated major dead wood
  - Poor** – Overall sparse leafing or extensive dead wood
- **Age** An estimation of the age of the tree described as;
  - V- Veteran, trees, which by recognized criteria, show 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.
  - OM – Over Mature, trees reaching the end of their life, in decline and senescent.
  - M – Mature, fully grown, with only small annual increments.
  - EM – Early Mature, one-third to two thirds of total life expired.
  - Y – Young, recent planting, with up to one third of total life expired.

- **Remarks:** Descriptive comments about the health (physiological) or form (structural) of the tree, its environment or external influences and may include preliminary management recommendations.

**Category grade**

- **U** -Those trees in such a condition that any existing value would be lost within 10years and which should be in the correct context, be removed for reasons of sound arboricultural management.
  - **A** -Those trees of a high quality and value in such a condition as to be able to make a substantial contribution.
  - **B** - Those trees of a moderate quality and value in such a condition as to be able to make a significant contribution.
  - **C**- Those trees of a low quality and value currently inadequate condition to remain until new planting could be established, or young trees with a stem diameter below 150mm
- **Estimated remaining contribution in years (ERC):** Expressed as less than 10, 10+, 20+, more than 40

**Glossary of terms used:**

**Basal:** The base of the tree close to the ground, (basal shoots are those emanating from the base).

**Crown (canopy):** The leaves and branches of a tree.

**Co-dominant:** Stems or branches of near equal diameter, often weakly attached.

**Decay:** Degradation of wood by fungi and/or bacteria.

**Defect:** Any feature of a tree which detracts from the uniform distribution of mechanical stress, or which makes the tree mechanically unsuited to its environment.

**Dieback:** The death of part of a plant, usually starting from a distal point and often progressing in stages.

**Epicormic :** Pertaining to shoots or roots, which are initiated on mature woody stems; shoots may form in this way from dormant buds or they may be adventitious.

**Dysphotic zone :** A zone within the canopy which does not have enough light to carry out photosynthesis.

**Included Union:** bark of adjacent parts of a tree (usually in forks, acutely angled branches or basal flutes), which is in face-to-face contact, so that there is weakness due to the lack of a woody union.

**Lean:** Departure of the trunk from the vertical.

**Scaffold limbs:** The branches, which form the main framework of the crown of a tree with a decurrent growth habit.

**Shoot:** A shoot derived from a dormant or adventitious bud on the main stem or branch.

**Stub/peg:** A short section of a branch, which may have, been left after previous pruning or storm damage.

**Wound:** Injuries on the surface of a trunk or branch.

**Full:** A canopy, which extends to the ground or nearly to the ground

**Natural suppressed deadwood:** Deadwood in conifers, which died as the crown height extended and the lower branch no longer have a function in the production of foliage.

**Pathogens:** Fungal and /or bacterial infections, which degrade the wood and render trees liable to failure

**Wound wood:** Wood with atypical anatomical features, formed in the vicinity of a wound or the occluding tissue around a wound

**Hazard Limb:** An upwardly curved part in which strong internal stresses may occur, cause wood to crack

**Burr:** Woody protuberances, especially those derived from the mass proliferation of adventitious buds.

**Root protection area (RPA) :** layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority.

Survey Results

Tree no.	Species	Height (m)	Stem dia. (mm)	Spread (m)	Condition	Age	ERC	Remarks	Grade
1778	Sawara Cypress <i>Chamaecyparis pisifera</i>	7.1	400	N 3.0 S 2.0 E 3.0 W 3.0	Poor	M	10+	A tree with a single stem, it has surface roots with abrasions, it has shed a limb on the south side of its crown. It has suppressed and dysphotic deadwood with branch stubs and pegs after pruning.	C
1779	Laburnum <i>Laburnum spp.</i>	8.8	500	N 4.0 S 3.0 E 5.0 W 5.0	Fair	M	20+	This tree has canker below a truncated branch stub. It has ivy on its stem and lower crown. It has two main scaffold stems with scattered deadwood,  Beside it is a dead ivy clad Cherry.	C
	Lawson Cypress <i>Chamaecyparis lawsoniana</i>	3.7	-	1.7	Fair	EM/ M	20+	A reasonable well maintained boundary hedge inside the boundary wall on the eastern and part of the southern boundary.	C
	<i>Prunus domestica</i> Damson	7.5	400	N5.0 S6.0 E3.0 W5.0	Fair	M	10+	A multi-stemmed tree, with dense ivy cover and has basal suckers. It has some large deadwood in the centre of the tree.	C

### **Assumptions and Limitations**

This tree survey was carried out from the ground, no invasive or destructive evaluation techniques were used; all findings observations and recommendations are based on the knowledge and experience of the undersigned a qualified Arboriculturalist. Information contained in this report covers only those items that were examined and reflects the condition of those items at the time of the inspection.

Findings are based on a visual report from ground level only and it should be borne in mind it is subject only to faults visible at the time of inspection, certain pathogens only produce seasonal fruiting bodies and consequentially may not have been noted during this assessment. All trees should be monitored on a regular basis for signs of defects and should be reported to a person qualified to diagnose them and to recommend treatment.

In the event of adverse weather conditions, there is the possibility of any tree, despite having a good report, falling over or suffering crown damage. In the event of a falling tree causing damage to residential or non residential buildings in their proximity, or to any person, any property public or private, or any mechanical vehicle or otherwise no liability will attach to this firm.

There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the trees in question may not arise in the future. The author takes no responsibility for any actions taken by the landowner or their agents by reasons of this report unless subsequent contractual arrangements are made.

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. All trees mentioned in this report should be subject to reassessment every two years to assess physiological and environmental changes.

## **PART TWO - ARBORICULTURAL IMPACT ASSESSMENT**

### **General Description of Site and Surroundings**

The site is comprised of a single residential property with workshop/garage, enclosed by stone boundary walls. To the south and east inside the boundary wall is a well maintained Lawson cypress hedge (*Chamaecyparis lawsoniana*), 3.7 metres tall, at the back of the workshop garage it has been topped and all lateral growth has been pruned back. Outside the wall on the northern boundary are Cherry-laurel. Outside the wall to the west are Cherry-laurel, Sycamore, Cypress and Philadelphus. Outside the site on the pedestrian path is a mature Damson.

Within the garden are some formed hedges and topiary bushes of Yew, Box, Euonymus and Privet. There is Red valerian (*Centranthus ruber*), on the walls and Ivy (*Hedra helix*) within the hedges. In the south west corner are two apple trees and a Pear tree. There is dead ivy clad Chery, a Laburnum and Sawara cypress and mature Lilac.

### **Description of Proposed Development**

The development will consist of the demolition of an existing house, Hillhouse, Lucan Road, and ancillary outbuildings and the construction of one 2 to 4 storey building accommodating 19 apartments comprised of 6 one-bedroom apartments and 13 two-bedroom apartments. Vehicular access to the proposed development will be via Lucan Road with traffic calming measures onto Lucan Road, with 11 car parking spaces and 20 bicycle parking spaces and ancillary services including a detached water storage tank and bin store housing all on a site of 0.1925 hectares.

### **Designations Relating to Trees**

There are no Tree Preservation Orders on the site. There is no objective in the County Development plan to protect and preserve trees and Woodlands at locations within the site.

### **Implications of Proposed Development**

The current proposal under consideration has the following impact on the existing trees.

**(1) Direct Loss of Trees**

The following trees will have to be removed due to a direct impact; 1778 and 1779

Summary Table of survey trees

Grade	Total No.	No. to be removed	% of all trees (2)
U (worst – remove)	0	0	0

Grade	Total No.	No. to be removed*	% of grade	% of all trees (2)
'V' Veteran	0	0	0	0
'A' (best quality)	0	0	0	0
'B' (moderate quality)	0	0	0	0
'C' (low quality)	2	2	100%	100%
<b>Total</b>	<b>2</b>	<b>2</b>		<b>100%</b>

**(2) Indirect Impacts**

There are no indirect impacts, it is planned to remove the garden shrubs and hedges.

**PART THREE - ARBORICULTURAL METHOD STATEMENT**

**Introduction**

No trees are being retained within the proposed development. The boundary hedge is being retained. On the eastern boundary along with the section in good condition along the southern boundary. Tree and hedge on the western boundary are outside the side and will not be impacted by the proposed development.



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**August 2022**

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