

ARBECO LTD.

Tree Survey

An Arboricultural Assessment, Impact Statement &
Method Statement for

Silveracre Bungalow & No. 6,
Whitechurch Road, Rathfarnham, Dublin 14

Prepared for: Dungrey Ltd.

Prepared by: Graeme Cahill BSc. Rural Environmental Mangt. MArborA

Date: 19th July 2022

Report carried out by Graeme Cahill BSc. Rural Environmental Mangt,
HND Landscape Construction & Design,
National Cert. Conservation & Countryside mangt.
City & Guilds Arboriculture
MArborA, Lantra Certified Professional Tree Inspector

1.0 Instructions

I have been instructed by Dungrey Limited to survey, assess and record the condition of the trees located at Silveracre Bungalow and No. 6 Whitechurch Rd, Rathfarnham, Dublin 14, and produce the relevant document to accompany a planning application in accordance with BS 5837 Trees in Relation to Design, Demolition and Construction

A - To assess the present condition of the trees and shrubs within this site area. See 'Appendix 1' for detail of my findings.

B - To assess the impact of the proposed development layout on the trees and shrubs indicating those for removal and retention.

C - To show also on this drawing the position of the line of protective fencing if necessary, that is to be erected around the trees to be retained at the very start of the works and maintained until all construction works are complete.

2.0 Report Limitations

2.1 The inspection of the site has been carried out on July 7th 2021 from ground level only, is a preliminary report and does not include climbing inspections, internal investigations of the timber or below ground investigations. The assessment is based on what was visible at the time of the inspection and recommendations made are subject to the knowledge and expertise of the qualified Arboriculturist that carried out the above inspections.

2.2 This report only relates to factors apparent at the time of the inspection, as a result, further monitoring is imperative if potential problems/hazards are to be avoided. The recommendations within this report are valid for a 12 month period only, unless otherwise stated within the recommendations of the attached report.

2.3 Before undertaking any work to these trees, it would be advisable to check whether 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 Survey Data Collection and Methodology

3.1 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 on the land survey map provided:

Tree Number/Letter

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**

3.2 There were no trees of any significance on the site, therefore the small trees, are represented on the drawing by letters which correspond to species and a brief description. The hedging and shrubs are marked on the accompanying drawing **DWG No. AB 2021-05-01**, with a brief description below in Appendix 1

3.3 The inspection of the trees and hedges involves a visual assessment from ground level only and does not include any invasive means of assessing the trees internally, their below ground parts or the aerial parts that are not visible from the ground. Good, fair and poor have been used to summarise the physiological and structural conditions of these trees with the comments giving more detail. Other items that may limit the assessment of a tree included Ivy cover, scrub vegetation and/or basal suckers.

3.4 Their retention category has been assessed and categorized according to their quality and value within the existing context, and not in conjunction with any proposed development plans. In making this assessment, **particular consideration was given to;**

Arboricultural value – An assessment of the tree's health, structural form, life expectancy, species and its physical contribution to or effects 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 or commemorative value.

3.5 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).

The following summarizes each of the categories:

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

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

To facilitate development trees: A, B & C, all shrubs, and hedging within the proposed development boundary

DWG No. AB2021-05-01

The following is a list of trees to be removed, they are marked blue on the accompanying local area. Any impacts can easily be mitigated by appropriate planting post construction. arboreal, landscape or cultural value. Its removal will have little or no impact on the development. The existing vegetation is of low quality, value, and size and has no development. It is proposed to remove all tree and shrub vegetation on the site as part of the

5.2 Impact Assessment

no retentions. On the accompanying drawing Trees have been marked for either retention or removal with the appropriate RPA. In this instance all trees, shrubs and hedging are to be removed with from adverse impacts for the duration of the construction period.

It is being proposed to construct 22 residential units on the site with a 580m² open space. This section of document is designed to assess the impact of the proposed development layout on the tree and hedge vegetation within this site area and to look at the necessary measures that will need to be undertaken to help retain any trees shown for retention free from adverse impacts for the duration of the construction period.

5.1 Introduction

5.0 Arboricultural Implication Study

several unremarkable shrubs, some small trees and dividing hedges. The site is accessed by a main road (Whitechurch road) running north to south along the western boundary and is surrounded by a block wall on all sides with a Privet (*Ligustrum vulgare*) hedge running along the inside of the north west boundary. Within the grounds are

4.2 The site is accessed by a main road (Whitechurch road) running north to south along the western boundary and is surrounded by a block wall on all sides with a Privet (*Ligustrum vulgare*) hedge running along the inside of the north west boundary. Within the grounds are several unremarkable shrubs, some small trees and dividing hedges.

4.1 The proposed site for development has an existing bungalow to the north an existing cottage fronting Whitechurch Road and several building ruins to the south west.

4.0 Findings

3.6 The trees and hedges have been plotted onto the attached drawing DWG No. AB 2021-05-01. The trees were plotted on to the drawing by the surveyor and represent approximate locations.

Category C – Trees of low quality/value with a minimum of 10 years life expectancy.
Category B – Trees of moderate quality/value with a minimum of 20 year life expectancy.

5.3 Visual Impact

Most of the proposed site is covered in a short grass sward where the existing trees and shrubs offer little in the way of screen or cover. The visual impact of the proposed development will be minimal and again easily mitigated if not improved by appropriate planting and screening

5.4 Impact of tree and shrub vegetation on the proposed development

There will be no tree or shrub retention and therefore it will have no impact on the proposed development

5.4.2 Any new tree planting carried out will require maintenance to encourage good growth habits and to alleviate any safety concerns that they may present as they grow in size.

5.5 Main areas for consideration during the proposed development

Works Protection Measures and Tree Pruning: Tree Protection Protective fencing is not necessary as there are no trees being retained or in need of protection

Construction: Construction works are free to use all available space on site, consideration should be given to areas proposed for planting and the area of green space where excessive compaction and soil degradation should be avoided if possible or remediated post construction.

Work Yards, Storage of Material, Staff Car parking, Site Huts: The entirety of the site can be utilised, consideration should be given to areas proposed for planting and the area of green space where excessive compaction and soil degradation be avoided if possible or remediated post use.

Services: There are no restrictions with regard to services and root zones

5.6 Monitoring

Not applicable

6.0 Arboricultural Method Statement/Tree Protection Strategy

Not applicable

Landscaping – Soil compaction and degradation should be avoided at proposed planting and green space locations if possible. If unavoidable, post construction, the soil should be rotovated, aerated, mulched and improved prior to landscaping works taking place to improve plant survival rates, growth and development.

Not applicable

Excavations –

Unnecessary

Protective Fencing

6.9 The Construction Works Stage

Not applicable

6.8 Root Protection Area (RPA)

Not applicable

6.7 Erection of the Protective Fencing (See Appendix 1)

The developer or the main contractor is to appoint a tree surgery company/landscaper competent of carrying out the small tree, shrub, and hedge removal necessary to clear the site. The contractor is to produce a method statement detailing how he plans to undertake the works and informing the site foreman of the process so the necessary steps can be taken to ensure the works are carried out safely and efficiently.

6.6 Tree Works

Appendix 1

ARBORICULTURAL ASSESSMENT

ARBORICULTURAL ASSESSMENT

Introduction

The purpose of this report is to set out the findings following the inspection of tree and shrub vegetation on the site at, Whitechurch Road, Rathfarnham, Dublin 14, and set out their condition. The survey work was undertaken on July 7th of 2021 by the undersigned and qualified arboricultural consultant. The term of reference for the report is the submission of 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 drawing)
- **Species:** Refers to the common and scientific name given to a tree
- **Stem diameter:** Refers to the diameter of the tree stem in centimetres, 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
- **Crown spread:** Refers to the width of the crown in metres, measured at each cardinal point on the compass
- **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

Vitality: Refers to the

Good:

Moderate:

Poor:

- **Age:** An estimation of the age of the tree described as:
 - V:** Veteran, trees which by recognised 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, breeding trees with only small annual increments
 - EM:** Early Mature, one or two-thirds of its total life expired
 - Y:** Young, recent planting, with up to one-third of its total life expired

- **ERC:** Estimated remaining contribution in years, expressed as less than 10, 10+, 20+ or more than 40

- **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:**
 - 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 15cm
 - U:** Those trees in such a condition that any existing value would be lost within 10 years and which should be in the correct context, removed for reasons of sound arboricultural management

Sub Category	1:	Mainly arboricultural qualities < 40yrs
Sub Category	2:	Mainly Landscape qualities < 20yrs
Sub Category	3:	Mainly Cultural values, including conservation < 10yrs

Glossary of terms used:

- Basal:** The base of the tree close to the ground (basal shoots are those emanating from the base)
- Burr:** Woody protuberances, especially those derived from the mass proliferation of adventitious buds
- Compression union:** A 'V' shaped union of co-dominant stems prone to failure
- Crown (canopy):** The leaves and branches of a tree
- Crown reduction:** Specified pruning i.e. 2m, 3m etc. of the entire crown
- Co-dominant:** Stems or branches of ear equal diameter, often weakly attached
- Co dominant canopy:** Where 2 or more trees make up a single canopy due to proximity
- 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 growth:** 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
- Fruiting bodies:** Reproduction bodies of Fungi i.e. Mushrooms, Brackets etc.
- Full canopy:** Canopy which extends to the ground or nearly to the ground
- Hazard Limb:** An upwardly curved part in which strong internal stresses may occur and cause wood to crack
- Included Bark/
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 causing weakness due to the lack of a woody union.
- Lean:** Departure of the trunk from the vertical

NSD: *Natural suppressed deadwood* – Found in conifers, deadwood which has died as the crown height extended and the lower branch no longer has a function in the production of foliage

Occluded Bark: Where the tree has successfully and completely sealed a wound

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

Prune: To cut and remove any part of a tree or shrub

RPA: *Root protection area* – 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

Scaffold limbs: Branches which form the main framework of the crown of a tree with a decurrent growth habit

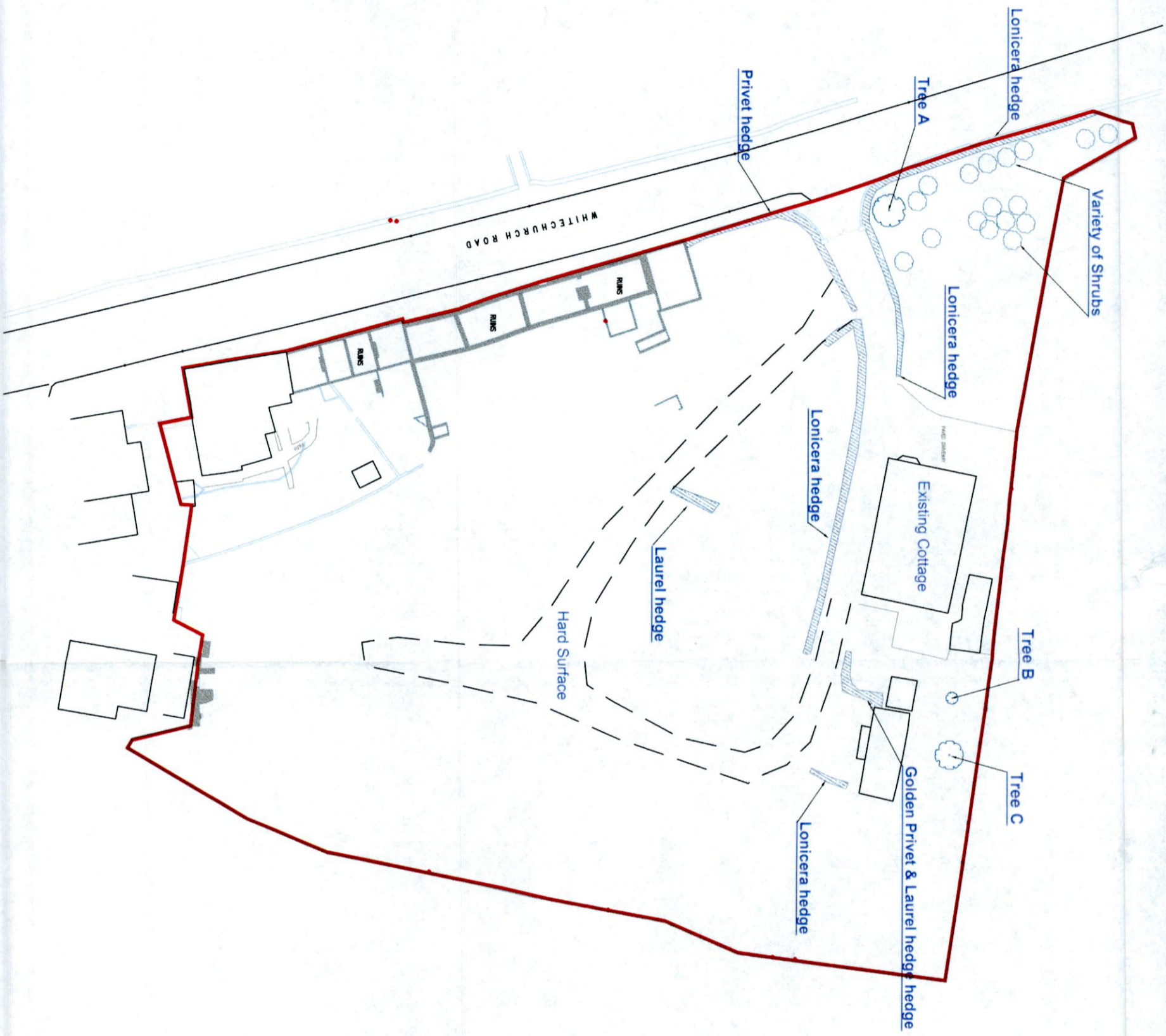
Shoot: Derived from a dormant or adventitious bud on the main stem or branch

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

Wound: Injuries on the surface of a trunk or branch

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





Tree No.	Species	Height (m)	M/Stem Diameter (cms)	Spread (m)	Condition	Vitality	Age	ERC	Remarks	Grade
A	<i>Prunus</i> Purple Leaved Plum	7	15	N-2 E-2 S-2 W-2	Fair	Good	M	-10	Single Stemmed, symmetrical, dominant canopy. Multiple co-dom V shaped unions @ 2m, minor deadwood (typical for species). No obvious disease or decay	C3
B	<i>Prunus sp 'fastigiata'</i> Cultivated Plum	5	15	N-1 E-1 S-1 W-1	Good	Good	M	-10	Remove to facilitate construction Single Stemmed, symmetrical fastigiated dominant canopy. No obvious disease or decay.	C3
C	<i>Malus sp</i> Cultivated Apple	5	15	N-2 E-2 S-2 W-2	Good	Good	M	-10	Remove to facilitate construction Single Stemmed, symmetrical, dominant canopy. No obvious disease or decay	C3
Shrubs	Selection of shrubs including <i>Euonymus</i> , <i>Hypericum</i> , <i>Ligustrum</i> , <i>Fuschia</i> <i>Acuba</i> , <i>Viburnum</i> , <i>Cotoneaster</i> , <i>Fagus</i>	2-5	5-10	N-1.5 E-1.5 S-1.5 W-1.5	Fair	Good	M	-10	Remove to facilitate construction A variety of individual non-native shrubs.	C3
Hedges	Boxleaf Honeysuckle <i>Lonicera nitida</i> Privet <i>Ligustrum ovalifolium</i> (<i>'Aureum'</i>) Laurel <i>Prunus laurocerasus</i>	2	5	.5m-1m wide	Good	Good	M	-10	Remove to facilitate construction Standard, maintained hedges averaging, 2 metres in height and 1m wide	C3
									Remove to facilitate construction	

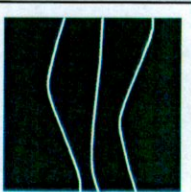


Existing Tree & Hedge Survey
Scale 1: 500



LEGEND:

-  EXISTING TREES TO BE REMOVED
-  EXISTING SHRUBS TO BE REMOVED
-  EXISTING HEDGE TO BE REMOVED
-  SITE BOUNDARY

 <p>Arbeco info@arbeco.ie</p>		
<p>Project: Existing tree survey at Silveracre, Rathfarmham, Co. Dublin 14.</p>		
Date: 09.08.2021	Job no.: - AB2021-05	
Scale: 1 : 500	Plot date: 09.08.2021	
Drawn by: AC	Checked: AC	
<p>Drawing Title: Tree & Hedge Survey</p>		
Drawing no.: AB2021-05-01	Issue:	Revision:

