Arboricultural Impact Assessment

Prepared for:

John Shenton & Margaret Hanlon

Proposed site:

St. Clare Villa, Lucan road,

Lucan, Co. Dublin

Prepared by:

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Arboricultural ASSOCIATION
Professional Member

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1 Summary

1.1 This arboricultural report has been commissioned by GAP Architecture on behalf of John Shenton & Margaret Hanlon o provide information to assist with the planning process in relation to the proposed development at the above location.

1.2 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

2.0 Introduction

2.1 Instructions

Arbor-Care Ltd (Professional Consulting Tree Service) was retained to undertake an on-site inspection of all trees that could be potentially be impacted by the development works within the site extents (Figure 1), the findings of the report will be used to inform design of development works and support a planning application for same.

The objective of the impact assessment was to identify the areas that contained trees, groups of trees, and hedgerows, and to ensure where possible that these areas would be retained and to identify the trees and or hedgerows that are to be removed to facilitate the proposed development.

The survey concentrated on the trees within area the development area.

The below impact assessment report is based on the British standard *BS 5837:2012 Trees in relation to design, demolition and construction recommendations*, this standard gives recommendations and guidance on the principles to be applied to achieve a satisfactory juxtaposition of trees, including shrubs, hedges and hedgerows, with structures. It sets out to assist those concerned with trees in relation to construction to form balanced judgements. This impact assessment report will be accompanied by an inventory of trees and hedgerows on site and a tree protection plan. The Arboricultural Impact Assessment and a tree protection plan was prepared for the site identifying trees that may be impacted on by the proposed development based on the proposed design.

2.2 Methodology

An initial tree survey and visual condition assessment was undertaken on the 17th August 2021. The purpose of this report and in accordance with *BS 5837: 2012 Trees in relation to design, demolition and construction. Recommendations* only trees with diameters of 75mm or greater were surveyed. Also in accordance with section 4.4.2.3 of the British standard document where trees and hedgerows form obvious groups these were assessed and recorded as groups. The following report is based on recent updated site layout.

Section 4.4.2.3 of BS 5837: 2012 states:

Trees growing as groups/hedgerows or woodland should be identified and assessed as such where the arboriculturist determines that this is appropriate. However, an assessment of individuals within any group should still be undertaken if there is a need to differentiate between them, e.g. in order to highlight significant variation in attributes (including physiological or structural condition).

NOTE: The term "group" 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 of each of the three subcategories.

The survey concentrated primarily on the significant trees located within and adjacent to the proposed development area and has been based on the topographical survey plan provided. The objective of this survey was to gather information regarding the trees within or adjacent to the development area and the impact the proposed scheme may have on the trees. **Please refer to Appendix A for the tree inventory**.

Significant trees can be equated as those trees whose visual importance to the surrounding area are sufficient to justify special efforts to protect/preserve and whose loss would have an irremediable adverse impact on the local environment. Significance can also be placed depending on the trees age, another variable to imply significance can be the aesthetic merit of the tree based on its unusual size, intrinsic physical features or outstanding appearance or occurring in a unique location or context, and thus provides a special contribution as a landmark or landscape feature.

All above parts of the trees were visually examined. Tree diameters (DBH) were estimated at 1.5 meter above grade as per standard arboricultural practice. Tree height was measured with the use of a clinometer (Where practical). A generalised system was employed to describe the overall health of the trees. The system uses a three tier rating scale with the following descriptors:

Specimen condition 3-tier rating system

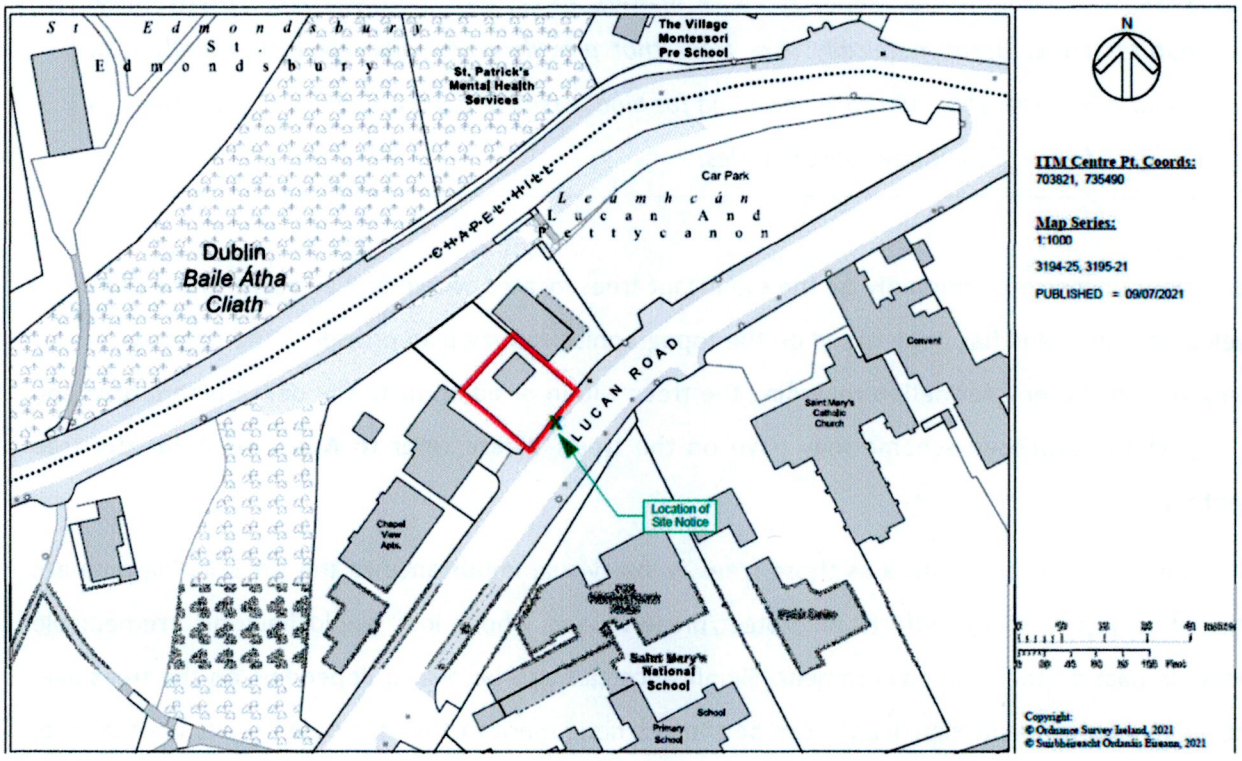
- Poor- 1-30%
- Fair- 31-60%
- Good- 61-100%

3. Initial Tree Survey Overview

3.1 The Site

The site is an existing private residential property with typical garden trees and shrubs.

Figure 1. Site Location, highlighted in red



4.0 The Trees

A total of 7 individual trees were surveyed. The site is made up of a small urban house with a front garden. The garden is quite overgrown with shrubs and is primarily made up of the seven early mature trees

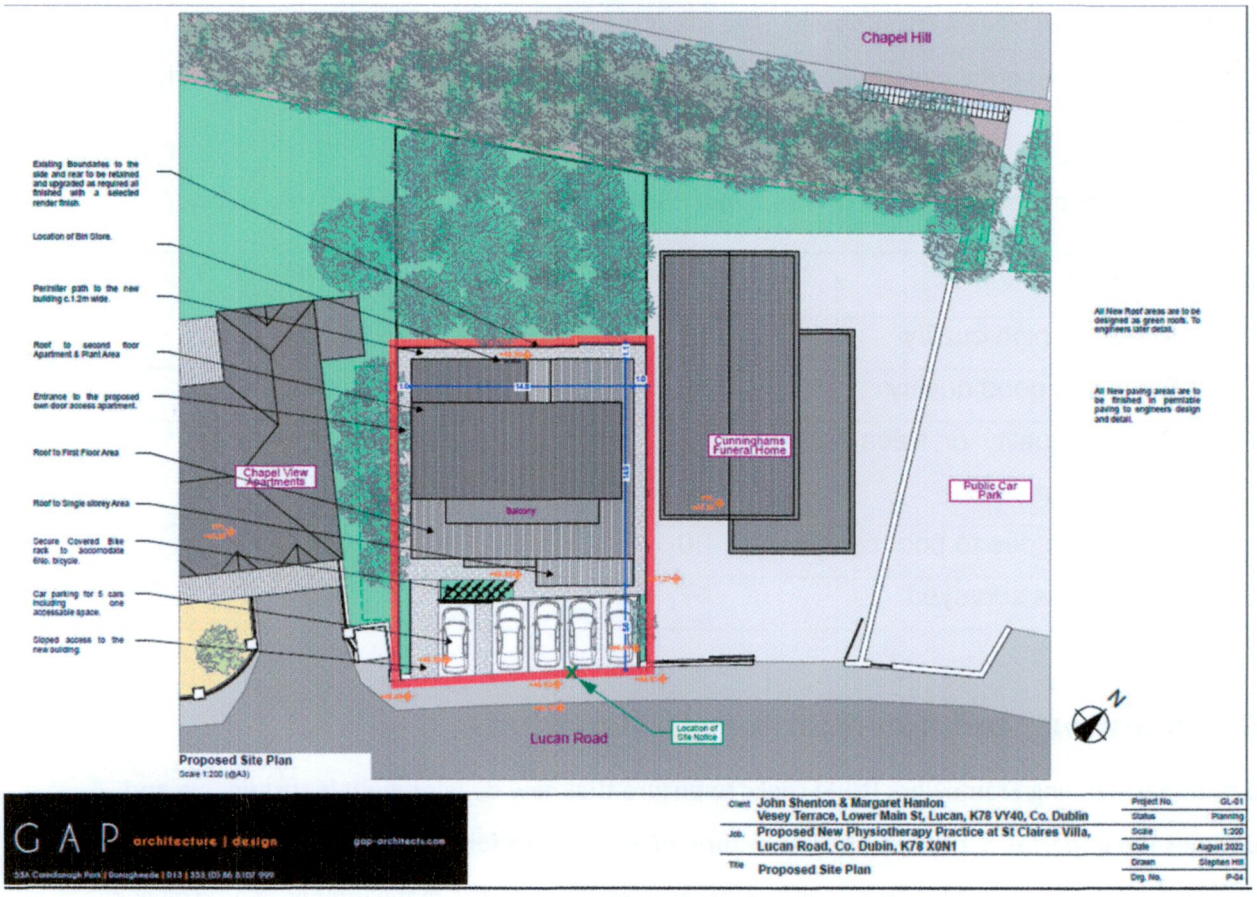
A breakdown of the Tree Categories on site as per BS 5837 2012 is set out in the table below:

Category	Quantity	Category %
A-Tree of high quality	0	0%
B-trees of good quality	0	00%
C (Low quality or trees less than 75mm diameter)	7	100%
U (remove due to poor condition)	0	0%
Total Trees surveyed	7	100%

5.0 Statutory and Non-Statutory Designations

The National Planning Framework (NPF) seeks to ensure that new development is sustainable and underlines the importance of Green Infrastructure, of which trees form an integral part. This encompasses recognition of the importance of trees in relation to the management of air, soil and water quality along with other associated ecosystem services and climate change adaption. The NPF also seeks to achieve the protection and enhancement of landscapes and a net gain in biodiversity.
The site is located within the jurisdiction of *South* Dublin *County Council.* The Local Planning Authorities have a statutory duty to consider both the protection and planting of trees when considering planning applications. The potential impact of development on all trees (including those not protected by a Tree Preservation Order or other statutory designation) is therefore a material consideration. I have reviewed *South Dublin County Council Development Plan 2023-2029 Tree Preservation Orders (TPO's)* . There are no TPO's identified within the development site.

6. The Proposed Development (figure 2)



Brief Summary Development Description

The proposed development is a redevelopment of a prime site along Lucan Road adjacent to a funeral home and apartment development. On the opposite side of the street is Scoil Mhuire National School and St. Mary's Church.

Currently the site accommodates just a single dwelling house and it is proposed to demolish this house and construct a new purpose built physiotherapy practice with a single one bed apartment over.

This class of development (Health Centre) is open for consideration under the SDCC zoning objective for the site which is "RES" – To protect and/or improve residential amenity. The proposal allows for 5 consultation rooms, office space, staff areas as well as a rehab gym and studio over two floors at ground and first floor level. In addition it is proposed to have a one bedroom apartment located at second floor level, this will be served by it own access and have dedicated private balcony area. Car parking and bicycle parking has been provide onsite.

7.0 Analysis of the Proposal in Respect of Trees

Arboricultural Impacts

This impact assessment sets out the likely principal direct and indirect impacts of the proposed development on the trees within the site

It is proposed to remove all vegetation from the site, it must be emphasized that the site is a small front urban garden that is overgrown with shrubs and low quality trees.

7.1 Loss of trees-all vegetation to be removed

7.2 Arboricultural works – none required

7.3 Site access – The site is located off an existing road, therefore there will be no access issues.

Discussion & Conclusion

8.1 The proposed development complies with local planning policy as it relates to trees. A tree survey has been carried out in accordance with best practice.

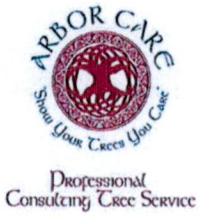
Appendix A: Key to Abbreviations Used in the Survey

Ref No	Specific identification number given to each tree or group. T=Tree/H=Hedge/G=Group/W=Woodland/S=Shrub.	
Tag No.	Tree marked with individual tree tag of this reference number on site.	
Species	Common name followed by botanical name shown in *italics*	
RPA	Root Protection Area (As defined by BS5837)	
Stem diameter	Diameter of main stem, measured in millimetres at 1.5 m above ground level. (MS = Multi-stem tree measured in accordance with BS5837 Annexe C)	Av / Average: indicates an average representative measured dimension for the group or feature
Spread	The width and breadth of the crown. Estimated on the four compass points in metres.	
Crown clearance	The estimated height (in metres) above ground level of the lowest significant branch attachments.	
#	Estimated dimensions	
*	Indicates estimated position of tree (not indicated on topographical survey).	
P	Privately owned tree (e.g. tree not located in the public highway or adjacent public land).	
Category	Categorisation of the quality and benefits of trees on Site as per Table 1 and 2 of BS5837:2012. 1=Arboricultural quality/value 2=Landscape quality/value 3=Cultural quality/value (including conservation)	
	A=High quality/value 40yrs+ (light green). B=Moderate quality/value 20yrs+ (mid blue) C=Low quality/value min 10yrs/stem diameter less than 150mm (grey). U=Unsuitable for retention (dark red).	
Life stage	**Young (Y):** Newly planted tree 0-10 years. **Semi-Mature (SM):** Tree in the first third of its normal life expectancy for the species (significant potential for future growth in size). **Early Mature (EM):** Tree in the second third of its normal life expectancy for the species (some potential for future growth in size) **Mature (M):** Tree in the final third of its normal life expectancy for the species (having typically reached its approximate ultimate size). **Over Mature (OM):** Tree beyond the normal life expectancy for the species. **Veteran (V):** Tree which is of interest biologically, aesthetically or culturally because of its condition, size or age.	
Structural condition	**Good:** No significant structural defects **Fair:** Structural defects which can be resolved via remedial works. **Poor:** Structural defects which cannot be resolved via remedial works. **Dead:** Dead.	
Physiological condition	**Good:** Normal vitality including leaf size, bud growth, density of crown and wound wood development. **Fair:** Lower than normal vitality, reduced bud development, reduced crown density, reduced response to wounds. **Poor:** Low vitality, low development and distribution of buds, discoloured leaves, low crown density, little extension growth for the species. **Dead:** Dead **Fair/Good** = Indicates an intermediate condition **Fair – Good** = Indicates a range of conditions (e.g. within a group)	
Preliminary management recommendations	Works identified during the tree survey as part of sound arboricultural management, based on the current context of the Site (where relevant reference has been made to tree management based on the potential future context of the site).	
Works to facilitate the development	Tree works identified as necessary to facilitate the Proposed Development following a desk top analysis of the proposals in relation to tree constraints.	

Appendix 1 **St. Clare Villa**

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
2947	*Juniperus communis* Juniper	EM	100	4	N=1 S=1 E=1 W=1	1	Fair	An early mature juniper that is overgrown with ivy	Remove to facilitate the development	Remove	C2	
2948	Juniper	EM	100	3	N=1 S=1 E=1 W=1	1	Fair	An early mature juniper that is overgrown with ivy	Remove to facilitate the development	Remove	C2	
2949	*Chamaecyparis lawsoniana* Lawson cypress	SM	100	3	N=1 S=1 E=1 W=1	.5	Fair	A semi-mature cypress	Remove to facilitate the development	Remove	C2	
2950	*Fraxinus excelsior* Ash	EM	120	6	N=2 S=2 E=2 W=2	1	Good	An early mature ash located along the front boundary	Remove to facilitate the development	Remove	C2	
2951	*Malus spp* Apple	Sm	100	3	N=2 S=2 E=2 W=2	2	Good	A semi-mature apple displaying a good overall condition	Remove to facilitate the development	Remove	C2	
2952	Cherry	EM	150	6	N=2 S=2 E=2 W=3	2	Good	An early mature cherry	Remove to facilitate the development	Remove	C2	

Tree #	Species Botanical Name	Age class	Size (mm)	Height (M)	Crown Sp. (M)	Crown Cl.(M)	Condition	Structural/Physiological Observations	Impact of the development	PMR	Category	R.P.A. Meters
2953	Cherry	EM	150	6	N=2 S=2 E=2 W=3	2	Good	An early mature cherry	Remove to facilitate the development	Remove	C2	



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Yours in Conservation,
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