# Arboricultural Report

Tree Survey &

Arboricultural Impact Assessment

In relation to the development proposal at:

**Lands at Kingswood Truck Wash**

**Old Naas Road**

**Kingswood Cross**

**Dublin 22**

On behalf of:

**Bradawl Limited**

**October 2022**

**220728-PD-11**

*Additional Information Request Point 3 (a)(b)(c)*

*Planning Reference: SD22A/0150*

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2.6 To the west of G6, along the same boundary line, there is a mixed tree and shrub group (G1) that contains a variety of native and non-native trees. To the east of G6, there is a gap where trees and a section of hedgerow have been removed. This is up to the poor quality elm (T7) and ash (T8).

2.7 Adjacent to the northern boundary, within the neighbouring property, there is a variety of trees and shrubs and a large section of Leyland cypress that have been topped.

2.8 The trees and hedgerows assessed are of low (C Category) and poor (U Category) quality and value only. There are no moderate or high quality trees and hedgerows present adjacent to the site.

2.9 The Tree Survey Plan at Appendix B illustrates the location of the existing trees and hedgerows, 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.

***Photo 1:*** *View of the existing hawthorn and elder hedgerow (G6) and early-mature ash (T2, T4, T5) located adjacent to the southern boundary.*

***Photo 2:*** *View of the mixed tree and shrub group (G1) located adjacent to the southern boundary and to the west of the hawthorn and elder hedgerow.*

***Photo 3:*** *View of the existing gap where trees and hedging have been removed. This is located along the southern boundary between the hedgerow (G6) and two poor quality trees (T7 & T8).*

***Photo 4:*** *View looking west at the neighbouring tree and shrub groups (G13 & G14) located adjacent to the northern boundary of the site and main entrance road.*


***Photo 5:*** *View looking east at the neighbouring tree and shrub groups (T15 to G17) located adjacent to the northern boundary of the site and main entrance road.*

## Removed tree and hedge cover

2.10 The extent of trees and the section of hedgerow that was removed between G6 and T7 was approximately 25 linear metres in length. The exact number of trees removed could not be determined during the site visit as no stumps were remaining.

2.11 Based on old google images, the trees and hedgerows removed appear to have been similar to what is currently present along the existing boundary. It would appear that several early-mature overstorey elm and ash trees were removed and a section of understorey hawthorn and elder.

2.12 The elm and ash trees would most likely have been assessed as being of low or poor quality, considering they have a limited life expectancy due to the risks posed by their associated fungal pathogens, Dutch elm disease and ash dieback. The hawthorn hedgerow would have been of a low or moderate quality depending on its condition.


***Photos 6 & 7:*** *Comparison of Google images from 2019 and 2022 showing the extent of trees and the section of hedgerow that has been removed.*

# 3 Arboricultural Impacts

3.1 ***Loss of trees*** – Approximately 25 linear metres of the trees and hedgerow cover along the southern boundary has been removed. The trees removed appear to have been elm and ash. These would likely have been graded as being of low (C Category) or poor (U Category) quality only, due to the risk posed by the fungal pathogens Dutch elm diseases and ash dieback. Both of which reduce the life expectancy of a tree. The understorey native hawthorn hedgerow would likely have been graded as being of low quality (C Category) or moderate quality (B Category).

3.2 The removals were carried out along the side of the neighbouring residential property, 24 Brownsbarn Wood. Even though the overstorey elm and ash trees may have been of low quality, their loss has had a visual impact on the adjacent neighbouring dwellings, as they now overlook the Application Site.

3.3 ***Arboricultural mitigation*** – To mitigate the loss of trees, a detailed landscape proposal, that includes new high quality trees, hedgerows, and woodland planting, has been prepared by Jane McCorkell Landscape Architects.

3.4 To allow for new planting, two large areas of concrete are required to be removed to a depth of 1m and new soil and drainage installed to provide a good growing medium for plant establishment.

3.5 The planting areas are located in the south-eastern corner of the site, where trees and hedgerows have been removed, and in the south-western corner of the site, to enhance the existing vegetation located adjacent to the N7.

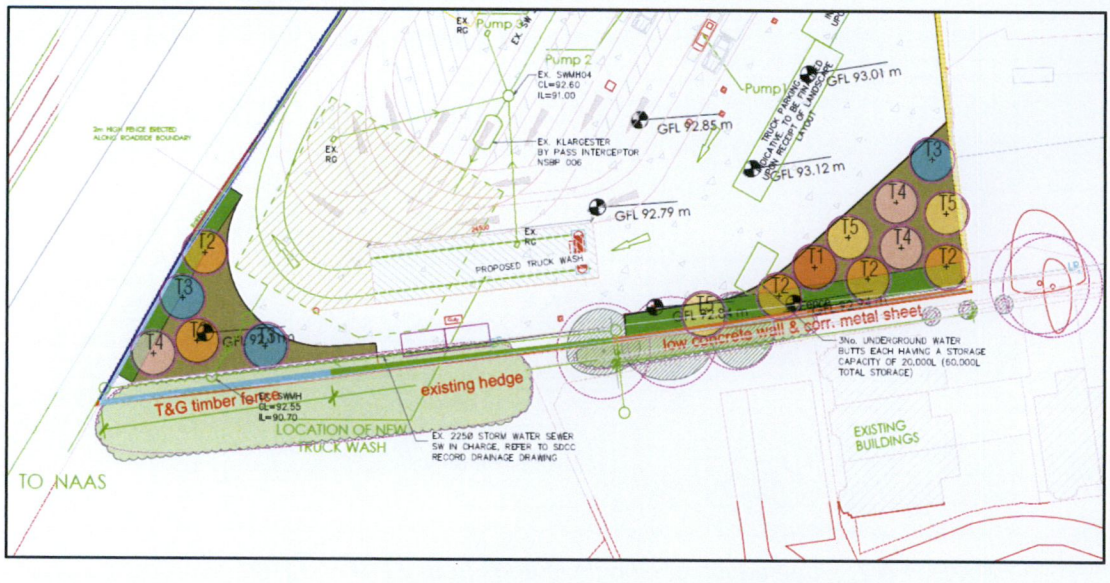


***Image 1:*** *Extract from the landscape architect's plan showing the two new planting areas.*

3.6 The new planting includes 70 linear metres of mixed native hedging, 310m$^2$ of native woodland planting, and 15 semi-mature trees. The extent of the new planting proposed is greater than what has been removed from the site. In the medium to long term, this will have a positive impact on local canopy cover as well as replacing the trees and section of hedgerow that have been removed.

3.7 ***Tree protection measures*** – All neighbouring trees can be successfully retained and protected during the proposed development works. The location and specification of tree protection measures are highlighted in the Tree Protection Plan at Appendix B.

# 4 Discussion & Conclusion

## General Change

4.1 The trees and section of hedgerow that were been removed have had a visual impact on some neighbouring residential properties. To mitigate these losses, a detailed landscape proposal, that includes new high quality trees, hedgerows, and woodland planting, has been proposed. This planting will replace the tree and hedge cover lost along the southern boundary and increase the canopy cover on the site.

## Conclusion

4.2 This Arboricultural Impact Assessment and the associated documents have addressed Point 3 of the Additional Information.

4.3 A tree survey has been carried out in accordance with BS5837:2012 and provides a record of existing trees and hedgerows on and adjacent to the site. This information is provided in Appendix A and B.

4.4 Using all available information, details on the tree and hedgerow removals that were carried out have been provided within this report.

4.5 To replace the trees and section of hedgerow that have been removed and to enhance the existing boundary treatment, a detailed landscape plan that includes new high quality trees, hedgerows, and woodland planting, has been prepared by the landscape architect. Please refer to the documents provided by Jane McCorkell Landscape Architects for further information.

4.6 Based on the tree survey information and the proposed development works, a Tree Protection Plan has been produced and is available at Appendix B.

# Appendix A - Schedule

| Document | Reference | Revision |
|---|---|---|
| Tree Schedule | 220728-PD-10 | - |

# 220728-PD-10-Tree schedule

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## 220728 - Lands at Kingswood Truck Wash

| 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 G1 | 1 | x Cupressocyparis leylandii (Leyland Cypress) | 8.0 | 30 AVE | 1 | | | | | | | | | 0.0 | | Early Mature | Structural condition Fair. Physiological condition Fair. Mixed boundary tree and shrub group. Excavation works have occurred and caused some root damage. Quantities are not recorded, only species mix. | 20/08/2022 | 40.7 | 3.6 | 10-20 | C2 |
| | 1 | Sambucus nigra (Elder) | | | | | | | | | | | | | | | | | | | | |
| | 1 | Prunus cerasifera 'Nigra' (Purple Cherry Plum) | | | | | | | | | | | | | | | | | | | | |
| | 1 | Laurocerasus officinalis (Cherry Laurel) | | | | | | | | | | | | | | | | | | | | |
| | 1 | Griselinia littoralis | | | | | | | | | | | | | | | | | | | | |
| | 1 | Eucalyptus sp. (Eucalyptus Tree) | | | | | | | | | | | | | | | | | | | | |
| | 1 | Crataegus monogyna (Common Hawthorn/Quick/May) | | | | | | | | | | | | | | | | | | | | |
| | 1 | Acer campestre (Field Maple) | | | | | | | | | | | | | | | | | | | | |

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.



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# 220728 - Lands at Kingswood Truck Wash

| 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 T2 | 1 | Fraxinus excelsior (Ash) | 12.5 | 42 COM | 2 | 4.5 | | 4.0 | | 2.5 | | 4.0 | | 3.0 | | Early Mature | Structural condition Fair. Physiological condition Fair. Excavation within root zone - Recent. Ivy or climbing plant. Root damage - Severence. | 20/08/2022 | 81.4 | 5.1 | 10-20 | C2 |
| Tree T4 | 1 | Fraxinus excelsior (Ash) | 12.5 | 40 COM | 5 | 3.0 | | 4.5 | | 4.0 | | 5.5 | | 5.0 | | Early Mature | Structural condition Fair. Physiological condition Fair. Arboricultural work - Historic. Competition - Adjacent trees. Excavation within root zone - Recent. Ivy or climbing plant. Root damage - Severence. | 20/08/2022 | 73.3 | 4.8 | 10-20 | C2 |
| Tree T5 | 1 | Fraxinus excelsior (Ash) | 13.0 | 34 COM | 3 | 4.0 | | 4.0 | | 4.0 | | 3.0 | | 6.0 | | Early Mature | Structural condition Fair. Physiological condition Fair. Arboricultural work - Historic. Branch - Broken. Excavation within root zone - Recent. Ivy or climbing plant. Root damage - Severence. | 20/08/2022 | 54.3 | 4.2 | 10-20 | C2 |
| Group G6 | 1<br>1 | Sambucus nigra (Elder)<br>Crataegus monogyna (Common Hawthorn/Quick/May) | 7.0 | 30 AVE | 1 | | | | | | | | | 0.0 | | Mature | Structural condition Fair. Physiological condition Fair. Hawthorn and elder understorey hedgerow. Excavation works have occurred and caused some root damage. Quantities are not recorded, only species mix. | 20/08/2022 | 40.7 | 3.6 | 10-20 | C2 |
| Tree T7 | 1 | Ulmus procera (English Elm) | 16.5 | 45 | 1 | 8.0 | | 5.0 | | 1.0 | | 3.0 | | 5.0 | | Early Mature | Structural condition Poor. Physiological condition Fair. Exposed crown - Recent. Ivy or climbing plant. Leaning trunk - Minor. Root damage - Suspected. Unbalanced crown - Major. Unable to inspect tree closely due to restricted access. | 20/08/2022 | 91.6 | 5.4 | 0-10 | U |
| Tree T8 | 1 | Fraxinus excelsior (Ash) | 14.5 | 45 | 1 | 3.0 | | 2.0 | | 5.0 | | 1.0 | | 5.0 | | Early Mature | Structural condition Poor. Physiological condition Poor. Die-back - Upper crown. Exposed crown - Recent. Ivy or climbing plant. Unbalanced crown - Major. Unable to inspect tree closely due to restricted access.<br>Tree is infected with ash dieback. | 20/08/2022 | 91.6 | 5.4 | 0-10 | U |

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

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# 220728 - Lands at Kingswood Truck Wash

| 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 T9 | | Betula jacquemontii (Himalayan Birch) | 4.0 | 5 | 1 | 1.0 | | 1.0 | | 1.0 | | 1.0 | | 2.0 | | Young | Structural condition Fair. Physiological condition Fair. Young planted tree / trees. Tree is located on neighbouring site. | 20/08/2022 | 1.1 | 0.6 | 20-40 | C2 |
| Tree T10 | 1 | Betula jacquemontii (Himalayan Birch) | 5.0 | 5 | 1 | 1.0 | | 1.0 | | 1.0 | | 1.0 | | 2.0 | | Young | Structural condition Fair. Physiological condition Fair. Young planted tree / trees. Tree is located on neighbouring site. | 20/08/2022 | 1.1 | 0.6 | 20-40 | C2 |
| Tree T11 | 1 | Betula jacquemontii (Himalayan Birch) | 4.5 | 5 | 1 | 1.0 | | 1.0 | | 1.0 | | 1.0 | | 2.0 | | Young | Structural condition Fair. Physiological condition Fair. Young planted tree / trees. Tree is located on neighbouring site. | 20/08/2022 | 1.1 | 0.6 | 20-40 | C2 |
| Tree T12 | 1 | Pinus nigra (Black Pine) | 9.0 | 25 | 1 | 3.0 | | 3.0 | | 4.0 | | 3.0 | | 3.0 | | Early Mature | Structural condition Fair. Physiological condition Good. Access to inspect base - Not possible. Ivy or climbing plant. Unable to inspect tree closely as located in neighbouring property. | 20/08/2022 | 28.3 | 3.0 | 20-40 | C2 |
| Group G13 | 1 | Syringa sp. (Lilac sp.) | 7.0 | 15 AVE | 1 | | | | | | | | | 0.0 | | Early Mature | Structural condition Fair. Physiological condition Fair. Mixed tree and shrub group located within neighbouring property. Quantities are not recorded, only species mix. | 20/08/2022 | 10.2 | 1.8 | 10-20 | C2 |
| | 1 | Salix alba (White Willow) | | | | | | | | | | | | | | | | | | | | |
| | 1 | Griselinia littoralis | | | | | | | | | | | | | | | | | | | | |
| | 1 | Fraxinus excelsior (Ash) | | | | | | | | | | | | | | | | | | | | |
| | 1 | Crataegus monogyna (Common Hawthorn/Quick/May) | | | | | | | | | | | | | | | | | | | | |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Group G14 | 1 | x Cupressocyparis leylandii (Leyland Cypress) | 6.0 | 20 | 1 | | | | | | | | | 0.0 | | Early Mature | Structural condition Fair. Physiological condition Fair. Arboricultural work - Historic. Leyland cypress hedgerow located within neighbouring property. Trees have been topped. Quantities are not recorded, only species mix. | 20/08/2022 | 18.1 | 2.4 | 10-20 | C2 |
| Tree T15 | 1 | Eucalyptus sp. (Eucalyptus Tree) | 8.5 | 28 | 1 | 3.5 | | 3.5 | | 3.5 | | 3.5 | | 5.0 | | Early Mature | Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Deadwood - Minor. Unable to inspect tree closely as located in neighbouring property. | 20/08/2022 | 35.5 | 3.4 | 10-20 | C2 |
| Tree T16 | 1 | Eucalyptus sp. (Eucalyptus Tree) | 10.0 | 32 | 1 | 4.0 | | 4.0 | | 4.5 | | 4.0 | | 1.5 | | Early Mature | Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Deadwood - Minor. Unable to inspect tree closely as located in neighbouring property. | 20/08/2022 | 46.3 | 3.8 | 10-20 | C2 |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Group G17 | 1 | Viburnum sp. (Viburnum sp.) | 6.0 | 15 AVE | 1 | | | | | | | | | 0.0 | | Early Mature | Structural condition Fair. Physiological condition Fair. Mixed tree and shrub group located within neighbouring property. Quantities are not recorded, only species mix. | 20/08/2022 | 10.2 | 1.8 | 10-20 | C2 |
| | 1 | Sorbus intermedia (Swedish Whitebeam) | | | | | | | | | | | | | | | | | | | | |
| | 1 | Pyracantha sp. (Pyracantha) | | | | | | | | | | | | | | | | | | | | |
| | 1 | Prunus sp. (Cherry sp.) | | | | | | | | | | | | | | | | | | | | |
| | 1 | Laurocerasus lusitanica (Portugal Laurel) | | | | | | | | | | | | | | | | | | | | |
| | 1 | Chamaecyparis sp. (False Cypress) | | | | | | | | | | | | | | | | | | | | |
| | 1 | Griselinia littoralis | | | | | | | | | | | | | | | | | | | | |
| | 1 | Cotoneaster sp. (Tree Cotoneaster) | | | | | | | | | | | | | | | | | | | | |
| | 1 | Betula pendula (Silver Birch) | | | | | | | | | | | | | | | | | | | | |

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L.B. Height of lowest branch attachment (m) - where relevant

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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**<br><br>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)<br>* Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline<br>* 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<br><br>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**<br><br>**Trees of high quality**<br><br>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**<br><br>**Trees of moderate quality**<br>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**<br><br>**Trees of low quality**<br>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** |

# Appendix B - Plans

| Document | Reference | Revision |
|---|---|---|
| Tree Survey Plan | 220728-P-10 | - |
| Tree Protection Plan | 220728-P-11 | - |

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