walsh associates
ARCHITECTS & PROJECT MANAGERS

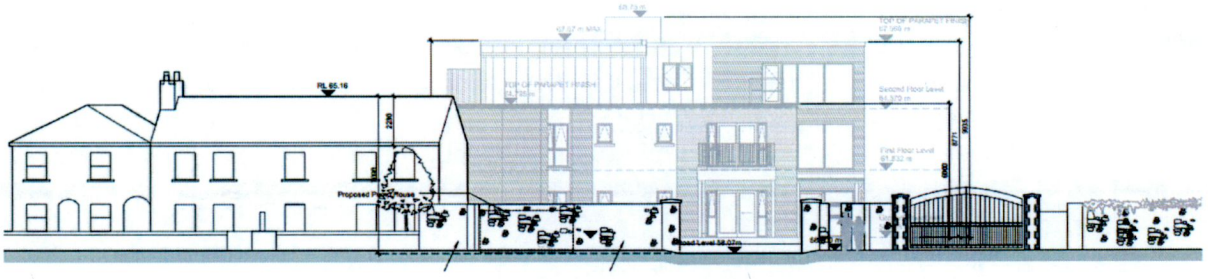
Architectural Design Support Statement

Proposed Apartment Development @
Old Nangor Road, Clondalkin, Dublin 22

For

Dublin Simon Community.

Date : 25.10.2022



1.0 Background

Dublin Simon Community, as part of their discussions with South Dublin County Council, are aware of a pressing need to provide residential units for single users in the Local Authority areas. In response to this need, Dublin Simon Community are proposing to construct 10 no. 1-bedroom apartments on this site.

This Architectural Design Support Statement should be rear in conjunction with the planning statement prepared by Downey Planning.

The site is located in a town centre environment, close to amenities and all public transport.

Previously Planning Permission was granted for an apartment development on this site, include Ref. No. SD05A/0370 and SD16A/0450.
SD16A/0450 planning permission is due to expire 30th October 2022.

As part of the Planning Compliance submission for SD16A/0450, the naming of the development was agreed with Peter Moffat & Stephen Murray SDCC (09.11.21) as 'The Flour Mill – An Muileann Plúir'. It is the applicants intention to use this name going forward for the new development upon grant of this new planning application.

2.0 Pre-Planning Consultations

2.1 Pre Planning Meeting

A pre-planning consultation took place with Siobhan Duff, David Murray and Larry Kelly on 25th February in 2016 in South Dublin County Council's offices prior to the submission of SD16A/0450. The current proposed development reflects the design previously granted under SD16A/0450.

2.2 Roads Engineering

The Roads Engineer, Helena Fallon, was consulted in respect of planning application SD16A/0450. She advised (a) widen the footpath to 1800mm and set back the existing stone boundary wall and (b) the existing angled entrance to the site would not be acceptable and therefore the proposed vehicular entrance will be revised centrally to the front of the site. These recommendations have been incorporated into the design. The existing stone wall is to be rebuilt at the back of this footpath.

2.3 Conservation

As requested by the Planning Officer, The Conservation Officer, Irenie McLoughlin, was consulted in respect of planning application SD16A/0450. She advised as follows;

The site in question is immediately outside the Architectural Conservation Area for Clondalkin and it was for this reason why you were advised to contact me. The site is also adjacent to a Protected Structure (Riverside House, RPS Ref. 136). The boundary wall, although not protected, does adjoin the front boundary of the Protected Structure and contributes to the character of the adjoining ACA with regards to its streetscape value. I am satisfied that the drawing provided showing the wall elevation and section shows the proportion of the wall which adjoins the front boundary of wall of RPS Ref. 136 retained which will then join the new 2m high wall which is to be set back to improve sight lines. You have stated and provided an example of where an original stone boundary wall has been reinstated using the original material and this is something which has also been achieved in SDCC. My preferred

option would be to leave the original stone wall and piers in its original location but if this is the only way to deal with traffic safety issues then I would be open to the idea of relocating the section of the wall using the original materials. I would advise that a method statement should be provided with the formal planning application to provide specific details on how the wall will be dismantled and reinstated adhering to good conservation principles using the correct methods and materials.

The Conservation Officers recommendations have been incorporated into the design.

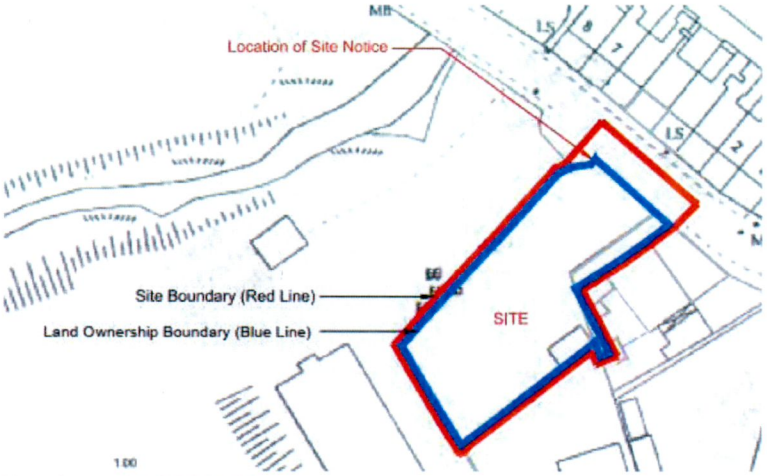
A. As outlined in the Conservation Officers comments the current proposed development (the subject of this application) will not in any way impact the front boundary of the protected structure RPS 136 or the portion of same which will join the new 2m high stone wall which is to be set back to improve sightlines.
B. The northern gable & boundary wall of the RPS 136 facing the subject site will be fully protected during the course of construction of the proposed development. A detailed Methodology for same will be sought from the contractor for approval by the Conservation Architect prior to commencement of the development.
C. The proposed 2 / 3 storey development is located at the rear of the site, thus mitigating any potential impact on the setting of RPS Ref 136.

D. Method Statement for Stone Boundary Wall:

- The existing front boundary comprises (a) a random rubble limestone wall adjacent to the footpath, (b) a squared rubble limestone pier, built in courses and (c) a steel entrance gate with concrete piers and blockwork at the sides. The gate is built at an angle leading away from the stone pier and road. There are some remains of plaster render evident on the stone wall and pier.
- It is necessary to re-locate the front boundary wall so as to facilitate widening of the footpath for safety reasons and to create new vehicular and pedestrian entrances to the site in accordance with SDCC Road Engineers wishes.
- It is proposed to dismantle the existing wall/pier/entrance gate and re-build the stone wall with 2 piers, using the original material and some imported limestone to match where necessary.
- It is proposed to cap the piers & wall with made up limestone bow top profile cappings.
- Carefully remove the gate and concrete pillars at each side of the existing entrance and dispose.
- Remove the remaining render from the stone walls.
- Carefully dismantle the existing stone wall and pier and store for re-use.
- The stone is to be cleaned before re-use.
- Set out the new line for the boundary wall and piers.
- Pour concrete strip foundations.
- Build 600mm wide concrete block rising walls up to ground level.
- Using existing salvaged stone (and any imported new stone to match) re-construct the random rubble stone wall and squared rubble limestone piers in their new locations using mortar mix: 1 part moderately hydrated lime (NHL3.5): 2 ½ parts sand. Wall to an average thickness of 600mm and built with double side by side coursing.
- The lime mortar joints to be brushed so that they are slightly recessed from the face of the stone.

3.0 The Site

3.1 Site Location



Ordnance Licence Number : AR 0088422

3.2 Description of the Site

- The area of the site = 1213.32 sqm (0.121 hectares).
- Concrete block walls, approx. 2m high, define the site boundaries to the north, west and south.
- A stone wall defines the boundary to the east (front of site).
- There is an existing vehicular entrance which is angled to the road. It shares a set back with the entrance to the adjoining pitch and putt club.
- The ground level rises by approx. 1m from the road to the rear boundary on the west.
- There is a very narrow footpath along the front boundary of the site.
- Planning Permission has been recently granted for a separate apartment development at the rear (adjacent to our site) on The Mill Lane, Ref. No. SD18A/0271 (followed by SD22A/0038), this development has commenced on site and the buildings well advanced in construction (see in background below).

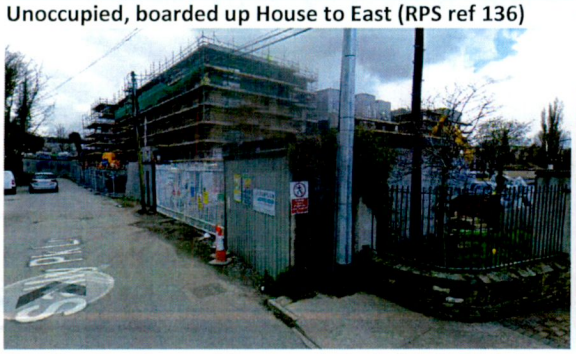
3.3 Arborist Report

Attached is an Arborist Report from Arborist Associates Ltd.

3.4 Adjoining Properties

Unoccupied, boarded up House to East (RPS ref 136)

Jehovah Witness Hall to South



Ongoing development to rear of site (off Sally Pk Ln)

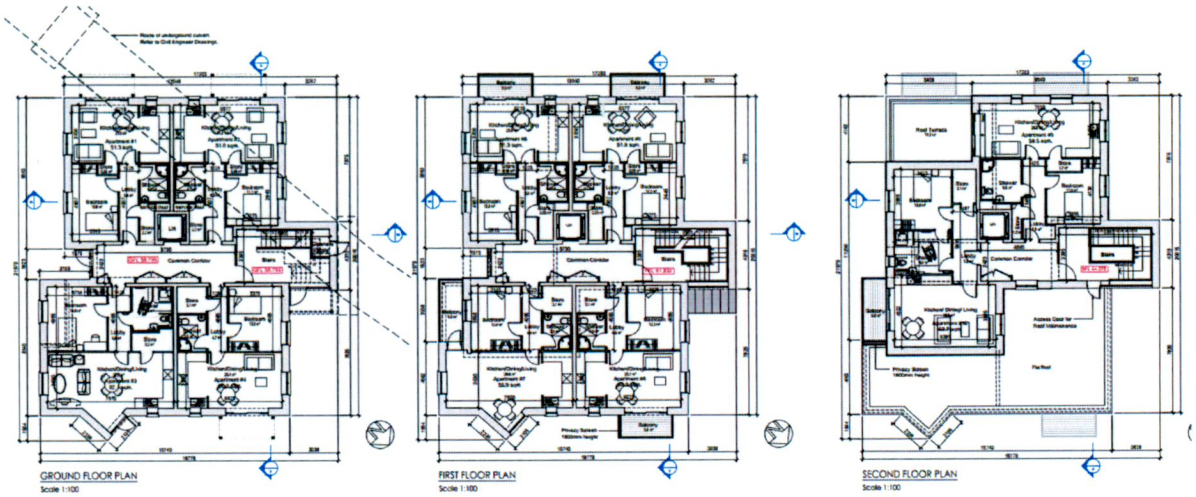
CPM Pitch & Putt Club to North and West (rear of site).

4.0 Current Application

- The application is for 10 no. 1-bedroom apartments including ancillary accommodation bin store, pump house, car & bicycle parking.

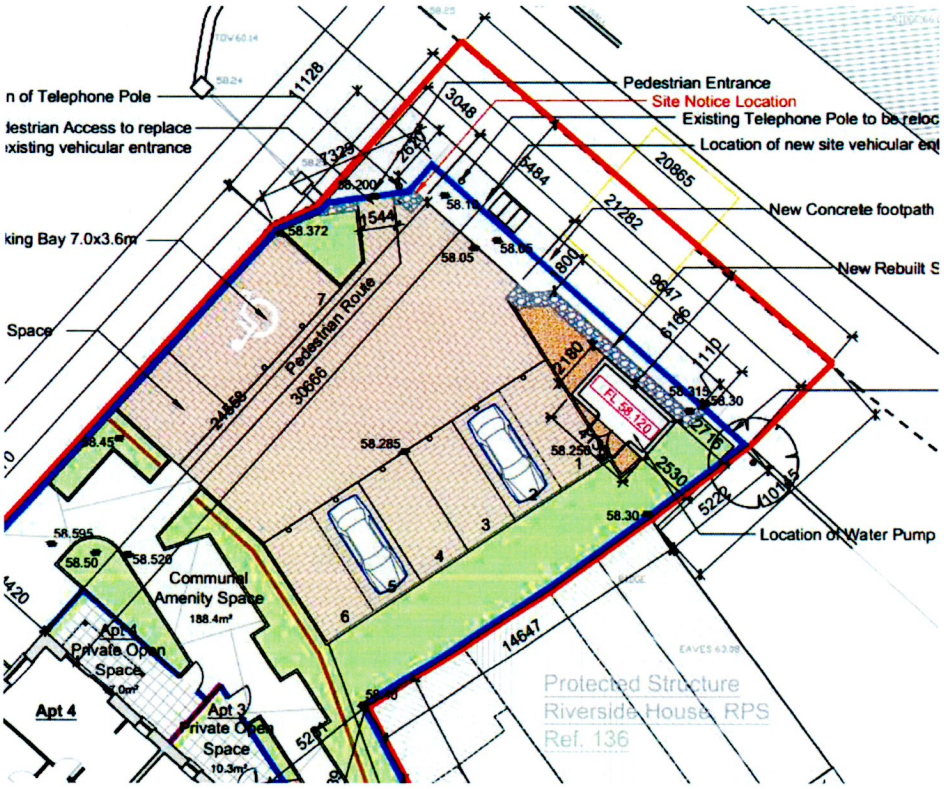
- Floor areas:
    a) Ground Floor Area = 270.5 sqm
    b) First Floor Area = 264.3 sqm
    c) Second Floor Area = 161.5 sqm
    d) Total Floor Area = 969.3 sqm

- The proposed building is arranged so that it is partly 2-storey and partly 3-storey.

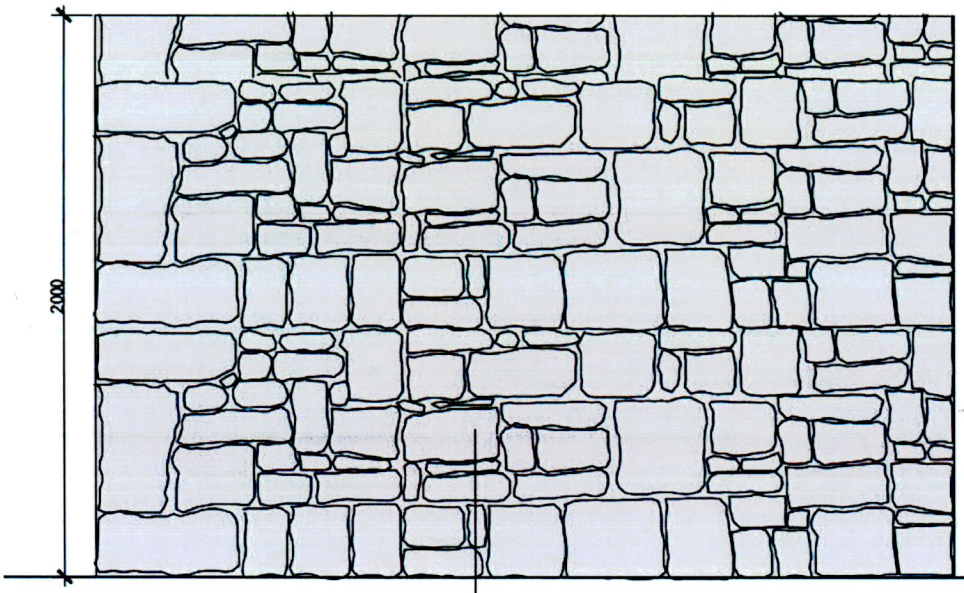


- SDCC Development Plan Standards required 0.75 (Zone 2) per Apartment however having regard for guidance in the *'Design Standards for New Apartments 2020'*, the developments proximity to

Clondalkin Town Centre and a high frequency bus service it is proposed to provide 7 no. car parking spaces, including 1 universal access space for visitors.



- In order to comply with the previous recommendation of the SDCC Roads Engineer the existing stone wall will be set back and re-built using the original materials and the entrance will be centrally located in the front boundary:



Stone Wall Elevation (Wall Type C) (PUBLIC FACING BOUNDARY)
Scale 1:20

New Stone Wall to Road Side boundary:
Existing stone wall to be carefull demolished and all stone to be salvaged for rebuilding the new wall set back from the footpath. 600mm average thickness to the new wall built in double coursing of the original stone. Coursing tied together with 150mm expanded metal ties @ average 600mm horizonal centres (& average 600mm vertical centres). Wall to be built off a reinforced concrete foundation to engineers specification. Solid blockwork rising wall (below ground level). Wall to be capped with a bow top profile using the salvaged stone. Hydraulic Lime mortar to be used and pointed to a flush brushed finish. Vertical Movement joints @ Circa 6m spacings pointed out with external grade mastic.

5.0 Scale and Massing

- The building has been modelled to provide a variety of different sized components with varying heights, set-backs and materials to provide a suitable scale and provide visual interest.

- The 3-storey part of the building has been set back from the road to the rear of the site.

- Elements of the building have indents along the sides to break up the facades.

FRONT ELEVATION (NORTH-EAST)
Scale 1:100

SIDE ELEVATION (SOUTH-EAST)
Scale 1:100

6.0 Design of the Apartments

6.1 Approach to the Design of the Apartments

- The aim is to provide well-designed apartments which exceed minimum standards and will be set into an attractively landscaped setting.

- In many cases wheelchair accessible units would be provided at a rate of 1 in 20 units which would be equivalent to 1 for this development. However, it is proposed to exceed this by providing 2 no. fully wheelchair accessible apartments with the remaining 10 no. apartments being visitable by people with disabilities.

- All apartments are dual aspect.

- A landscape architect has been appointed. The landscaping has been designed by *'ait Urbanism and Landscape'* to create an attractive and appropriate environment for the residents as part of these proposals. Please refer to *'ait Urbanism and Landscape'* report & drawings included in this application.

- Each apartment will be provided with private open space by either balconies or patio areas, some of which will be particularly generous.

- Public access can be gained via vehicular and pedestrian openings from the public road/footpath. Security and privacy of private open spaces (for the 2no. rear ground floor apartments), which are further into the site, will be provided by gate access at either side of the building.

- Potential overlooking of the houses to the east (front) of the site will be addressed through;

    a) Setting back the second-floor apartments and orientation of its windows so that the line of sight from these private windows are not directly facing or looking over to these terraced houses. The balcony to apartment 10 (on the side of the building) has a privacy screen erected to close off overlooking from the balcony towards the terrace of houses to the front of the site (east).

There will be no access to the flat roof for residents.

b) The balcony to the first-floor Apartment No. 7 is screened by the apartment itself so that overlooking will not be possible to the east.

c) A 1.8m high opaque glass screen is proposed to the side of the balcony to the first-floor Apartment no. 8.

6.2 Apartment Design Standards

The apartments have been designed to exceed new apartment design standards contained in the *Design Standards for New Apartments (DSFNA)* issued by the Department of Housing, Local Government and Heritage in December 2020. Reference to 'minimum guideline; in the tables below refers to that guidance.

GROUND FLOOR PLAN					
One Bedroom Apartments	Minimum Guidelines *	Apartment #1	Apartment #2	Apartment #3	Apartment #4
Minimum Overall Apartment Floor Area	45.0 sqm	51.3 sqm	51.6 sqm	62.1 sqm	50.0 sqm
Aggregate Floor Areas for Living/Dining/Kitchen Rooms	23.0 sqm	23.0 sqm	24.3 sqm	29.7 sqm	23.4 sqm
Width of Living/Dining Room	3.3 m	3.7 m	3.7 m	3.5 m	3.5 m
Minimum Bedroom Areas	11.4 sqm	13.0 sqm	11.7 sqm	14.8 sqm	13.3 sqm
Minimum Bedroom Widths	2.8 m	2.9 m	3.3 m	3.8 m	3.4 m
Minimum Storage Space	3.0 sqm	3.0 sqm	3.0 sqm	3.2 sqm	3.1 sqm
Minimum Floor Area for Private Amenity Space	5.0 sqm	87.8 sqm	73.5 sqm	10.3 sqm	17.0 sqm

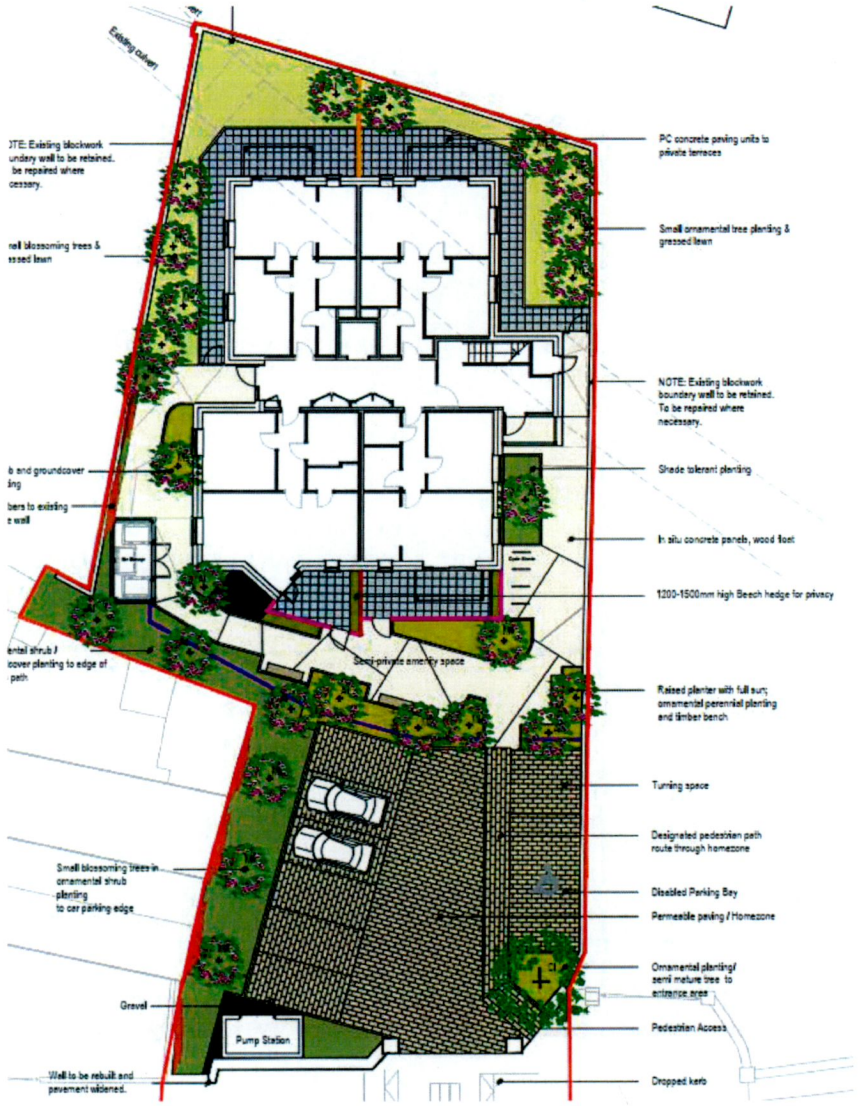
FIRST FLOOR PLAN					
One Bedroom Apartments	Minimum Guidelines *	Apartment #5	Apartment #6	Apartment #7	Apartment #8
Minimum Overall Apartment Floor Area	45.0 sqm	51.3 sqm	51.6 sqm	55.9 sqm	50.0 sqm
Aggregate Floor Areas for Living/Dining/Kitchen Rooms	23.0 sqm	23.0 sqm	24.3 sqm	29.8 sqm	23.1 sqm
Width of Living/Dining Room	3.3 m	3.7 m	3.7 m	3.5 m	3.5 m
Minimum Bedroom Areas	11.4 sqm	13.0 sqm	11.7 sqm	12.4 sqm	13.3 sqm
Minimum Bedroom Widths	2.8 m	2.9 m	3.3 m	3.1 m	3.4 m
Minimum Storage Space	3.0 sqm	3.0 sqm	3.0 sqm	3.1 sqm	3.1 sqm
Minimum Floor Area for Private Amenity Space	5.0 sqm	5.0 sqm	5.0 sqm	5.3 sqm	5.0 sqm

SECOND FLOOR PLAN			
One Bedroom Apartments	Minimum Guidelines *	Apartment #9	Apartment #10
Minimum Overall Apartment Floor Area	45.0 sqm	58.5 sqm	62.7sqm
Aggregate Floor Areas for Living/Dining/Kitchen Rooms	23.0 sqm	26.0 sqm	26.9 sqm
Width of Living/Dining Room	3.3 m	3.4 m	3.9 m
Minimum Bedroom Areas	11.4 sqm	11.8 sqm	13.6 sqm
Minimum Bedroom Widths	2.8 m	3.4 m	3.6 m
Minimum Storage Space	3.0 sqm	3.0 sqm	3.1 sqm
Minimum Floor Area for Private Amenity Space	5.0 sqm	17.7 sqm	5.0 sqm

The minimum total private open space required for 10no. apartments is 50 sqm, it is proposed to provide 221.6sqm

6.3 Landscaping

Dublin Simon Community appointed *'ait Urbanism and Landscape'* to create an attractive external environment around the proposed apartments. A mixture of materials of varying textures and shapes have been incorporated in the hard landscaping which is then supported by low maintenance soft landscaping. The site has been divided into public and private open spaces with selected screening and fencing.



7.0 Materials

- Good quality materials have been chosen as requested by the planning officers, appropriate for the area, with low maintenance. The development has been designed so that proposed mix of materials will reflect the dominant materials of the existing buildings along Old Nangor Road.

- External walls will be mostly brick with limited areas of painted rendering. Two brick colours will be chosen from the Kingscourt Manor Range, iBStock or similar and will be used on various elements of the building facades. The stair core will be finished in buff / yellow with other brick facades in red /brown brick.
  There are red and yellow bricks used in surrounding existing buildings, As stated, the view of the Planning Officers is that red brick is more dominant than yellow in the area.

- Painted render will be an off white or buff colour.
- Zinc/grey metal cladding to second floor apartment walls.
- Alu-clad timber/ aluminium windows and doors will be a powder coated grey finish on the outside.
- Rainwater goods will be a powder coated metal finish.

8.0 Traffic

- Old Nangor is a two-way carriageway with footpath either side & no cycle lanes along the road, traffic speeds are relatively low outside the site. Refer to Lifecycle Report for public transport links.

9.0 Flood Risk

- The floor level of the building has been set at a height to overcome flood risk. Refer to Engineers Report prepared by Hayes Higgins.

10.0 Heat/Energy Conservation

- The heating system will be designed to maximise current sustainable building technology with Heat Pumps the preferred method to achieve NZEB Compliance as required under the Building Regulations.

11.0 Conclusions

- This development will respond to an urgent need for 1-bed social housing units in the area.
- The site has been derelict and was overgrown for a number of years and had been used for illegal dumping in the past.
- The building has been designed to sensitively respect adjoining properties.
- The proposed development exceeds current minimum design standards.
- It complies with objectives of the South County Dublin Development Plan.

Arborist Associates Ltd

94 Ballybawn Cottages, Enniskerry, Co. Wicklow

Tel: 2742011
Mobile: 087-2629589
Email: arborist@eircom.net

Ref: SCNR0768684

30th March 2016

For the Attention of Ms. Eva Bridgeman
Downey Planning
1 Westland Square
Pearse Street
Dublin 2

Dear Ms. Bridgeman,

Re: An Arboricultural Assessment of the Site Area on 'Old Nangor Road', Clondalkin, Dublin 22.

I inspected the tree vegetation on the above site area, the proposed development layout drawings forwarded to me as requested and am pleased to submit the attached Arboricultural report.

Recommendations made in this report are subject to the knowledge and expertise of the qualified Arboriculturist that carried out the above assessment.

If you require further information or clarification, please do not hesitate to contact us, and we will do our best to be of assistance.

Yours sincerely,
For Arborist Associates Ltd.

Felim Sheridan
F. Arbor. A, RFS Dip, Nat. Dip & NCH in Arboriculture

Felim Sheridan's qualifications:
Fellow of the Arboricultural Association (F. Arbor. A), Professional diploma Arboriculture (RFS), National diploma Arboriculture (ND) and National certificate Horticulture (NCH).

Arborist Associates Ltd.

An Arboricultural Assessment of the Site Area on 'Old Nangor Road', Clondalkin, Dublin 22.

Prepared for: Downey Planning

Prepared by: Felim Sheridan F. Arbor. A, RFS Dip, Nat. Dip & NCH in Arboriculture

Date: 30th March 2016

94 Ballybawn Cottages, Enniskerry, Co. Wicklow.

Tel: 2742011
Mobile: 087 2629589
Email arborist@eircom.net

Summary

The site area is located on the western side of the 'Old Nangor Road' and is adjoined on its north and west sides by the grounds of the adjoining pitch & putt club, to its south for the first part by the grounds of a neighbouring dwelling which is derelict and for the latter part by the grounds of the adjoining hall. The site is cordoned off from all these adjoining properties with the exception of the private dwelling house by block work walls and from this dwelling by the remnants of a chain link fence.

The site has lain derelict for some time and has become overgrown with the bulk of the site being covered by Bramble with some self-seeded Ash and Sycamore trees developing throughout, in particular around the perimeters and this is generally of low quality. A large number of these trees are growing from the base of the boundary walls and have the potential as they grow in size to lead to structural damage to these walls and their removal would be seen necessary as part of active management whether or not this site is developed.

Drawing No.ONR001 has been developed as a constraint drawing which shows all the tree vegetation included within this assessment including their measured crown spreads, their category grades and their calculated RPA (Root Protection Areas) which have been shown using an orange coloured circle around each tree.

It is being proposed to develop this site area for a residential scheme consisting of a number of apartments contained within one building block and it will be necessary to allow for infrastructural works such as services and car parking.

To accommodate the proposed development, it will be necessary to remove all of the tree vegetation which consists of self-seeded Sycamore trees with some Ash and one Elm ranging in age from young seedlings to those of an early-mature age class. On the accompany drawing (Dwg. No.ONR002), I have marked the tree vegetation for removal with a 'Red' crown spread.

The impact of the loss of this tree vegetation to the surrounding area is minimal as most of the trees have established naturally from seed and would need to be removed for one reason or another as part of the active management of this site area whether this site area is developed for its current propose development or not.

To help mitigate the impact of tree loss from this site area to accommodate the proposed development, it will be necessary to include new tree planting within the landscaping of this completed development. See project landscape architects drawings and schedule for full detail on the landscaping.

1.0 Instructions

1.1 I have been instructed by Downey Planning (project planning consultants) to assess the site area on the 'Old Nangor Road', Clondalkin, Dublin 22 and to report on the following:

A - To assess the present condition of the tree vegetation within the site area. See 'Appendix 2' and drawing No.ONR001 for detail.

B - To assess the impact of the proposed development layout on the tree vegetation located within the site area indicating those for removal and retention. See 'Section 5.0 of this report and 'Drawing No.ONR002' for detail.

2.0 Report Limitations

2.1 The inspection has been carried out from ground level only and is a preliminary report. It does not include climbing inspections or below ground investigations. Should a more detailed inspection be required on any tree, this will be highlighted within my recommendations.

2.2 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.

2.3 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 unless otherwise stated within the recommendations of the attached report.

2.4 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 or adjoining the site area and plotted on the land survey map provided.

- Tree Number
- 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 The assessment 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 summarize 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.

3.3 Their retention category has been assessed and categorized according to their quality and value within the existing context (BS-4.5), and not in conjunction with any proposed development plans. In making this assessment, particular consideration was given to;

Arboricultural Value – An assessment of the trees health, structural form, life expectancy, species and its physical contribution to or affects on other features located on site.
Landscape Value – An assessment of a trees 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.

3.4 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.

These would be seen as trees that have little or no potential either due to their physiological and/or structural condition and their removal would been seen necessary either now or in the short-term as the most appropriate management option. Due to the condition of these trees, they should not be considered a constraint on the design layout of the proposed development of this site area.

From our assessment of the tree vegetation within this site area, tree line Nos. 1 & 2 and tree No.0462 have been identified within this category. These have been identified on our drawings (No.ONR001 & ONR002) with a 'Red' donut around their trunk positions.

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

These would be seen as trees that have the potential to contribute to the tree cover of these grounds for the long-term and consists of trees of all age classes from a young to mature.

From our assessment of the trees within this site area, no trees have been identified as category 'A'.

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

These would be seen as trees that have the potential to contribute to the tree cover of these grounds for the medium term and consists of trees of all age classes from semi-mature to mature.

From our assessment of the trees within this site area, no trees have been identified as category 'B'.

Category C – Trees of low quality/value with a minimum of 10 years life expectancy

These trees would be seen as having the potential to provide tree cover for the short to medium term. As part of the future management, some of these would be removed for one reason or another. These trees should not been seen as a considerable constraint on the development of these lands, but should be considered for retention where viable.

From our assessment of the tree vegetation within this site area, trees tagged Nos.0458 – 0461 have been identified within this category. These have been identified on our drawings (No.ONR001& ONR002) with a 'Grey' donut around their trunk positions.

3.5 The trees have been plotted onto the attached drawing (No.ONR001) by a land survey company. This drawing has been developed as a constraint drawing to aid the design team in the layout of the development and the tag numbers referred to in the condition tree report have been shown on this drawing along with their crown spreads and their retention categories have been colour coded as recommended by BS 5837 2012. The constraint (Minimum Root Protection Area) for each tree has been shown with an 'Orange Circle' and all proposed development should be planned to be positioned outside those trees proposed for retention allowing for additional space for construction activities.

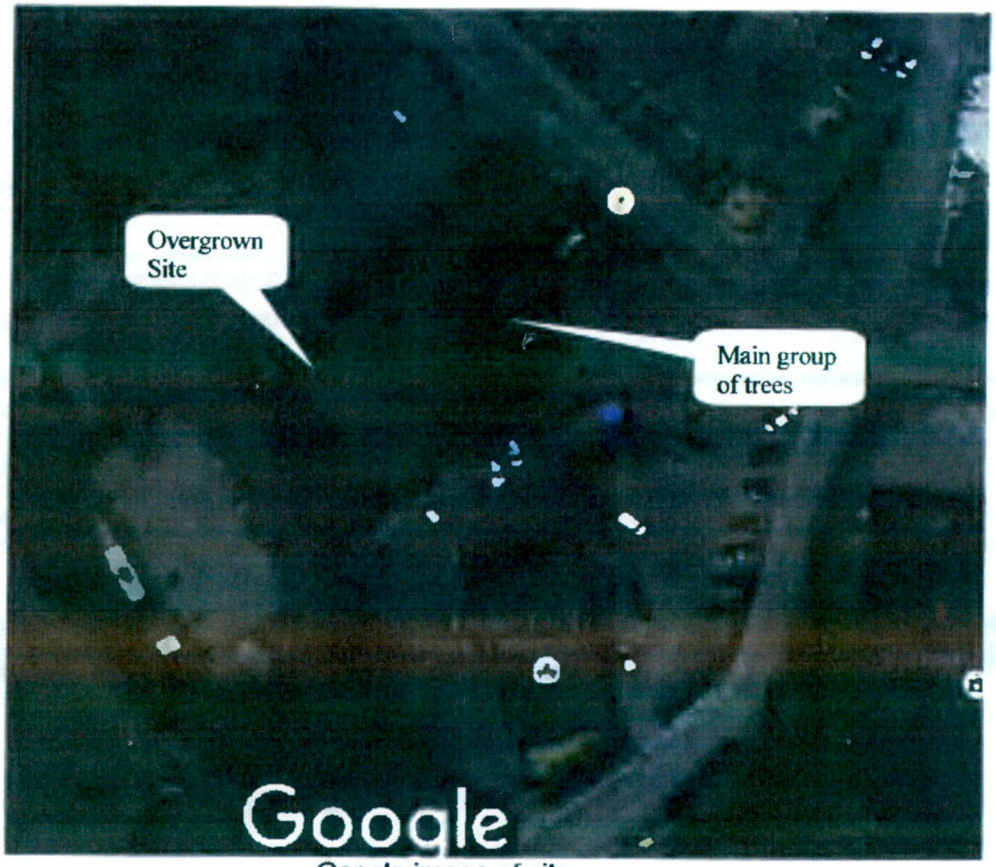
3.6 I have developed a drawing (No.ONR002) to produce a 'Tree Removal Plan' to show the proposed development layout for this site area and the tree vegetation for removal to accommodate the proposed development or due to their condition or as part of the most appropriate management with a 'Red' crown spread.

4.0 Summary of Survey Findings.

4.1 The site area is located on the western side of the 'Old Nangor Road' and is adjoined on its north and west sides by the grounds of the adjoining pitch & putt club, to its south for the first part by the grounds of a neighbouring dwelling which is derelict and for the latter part by the grounds of the adjoining hall. The site is cordoned off from all these adjoining properties with the exception of the private dwelling house by block work walls and from this dwelling by the remnants of a chain link fence.

4.2 The site has lain derelict for some time and has become overgrown with the bulk of the site being covered by Bramble with some self-seeded Ash and Sycamore trees developing throughout, in particular around the perimeters. A large number of these trees are growing from the base of the boundary walls and have the potential as they grow in size to lead to structural damage to these walls.

4.3 Growing up through the chain link fence along the southern boundary with the adjoining derelict house, is a short line of self- seeded Sycamore of a semi-early mature age class. These have been tagged Nos.0458 – 0461 and they are growing up together to form part of the one group canopy formation and collectively, they are of some prominence within this area. They are growing up through the chain link boundary fence where the fencing wire is causing some damage to their lower trunks. They are also growing in on top of the neighbouring house causing heavy shading and if this house was to be renovated or developed it would be likely, as part of management that these trees would either be removed completely or be heavily cut back in order to improve their juxtaposition and this would have an impact on their visual value within this area.



Google image of site.

5.0.0 Arboricultural Implication Study

5.1.0 Introduction

5.1.1 It is being proposed to develop this site area for a new residential development of apartments within one building for the 'Simon Community' and it will also be necessary to allow for infrastructural works such as services and car parking.

5.1.2 This section of my report is designed to assess the impact of the proposed development layout on the existing tree vegetation within this site area. On the accompany drawing (Dwg. No.ONR002), I have marked the trees vegetation for

removal directly or indirectly as a result of the proposed development layout or condition with a 'Red' crown spread.

5.2.0 Impact on Tree vegetation

5.2.1 To accommodate the proposed development, it will be necessary to remove all of the tree vegetation which consists of self-seeded Sycamore trees with some Ash and one Elm ranging in age from young seedlings to those of an early mature age class.

5.2.2 The impact of this loss of tree vegetation to the surrounding area is minimal as most of the trees have established naturally from seed and would need to be removed for one reason or another as part of the active management of this site area whether it is developed for its current propose use or not.

5.2.3 To help mitigate the impact of tree loss from this site area to accommodate the proposed development, it will be necessary to include new tree planting within the landscaping of this completed development.

5.2.4 The following table summarizes the vegetation to be removed:

Tree No.	Tree Species	Age	Comments/reasons for removal	Cat Grade
Tree Line No.1	Sycamore with some Ash	Young	Self-seeded and growing from the base of the northern boundary wall. The removal of most of these would be seen necessary as part of active management to prevent structural damage occurring to the boundary wall whether this proposed development proceeds or not. As a result, this line of trees has been given a category 'U' grading.	U
Tree Group No.1 (0458-0461)	Sycamore	Young – Early mature	These trees have self-seeded along the boundary chain link fence on the boundary with the adjoining residential dwelling which is derelict. They overcrowd this property and it would be necessary to either remove them completely or to heavily cut them back which would impact on their visual appearance if this adjoining property is to be renovated or developed whether this proposed development proceeds or not. As a result, the long- term retention of these trees would not been seen possible.	C
0462	Elm	Early mature	This tree is growing from the base of the boundary wall and has structural issues. As a result, its stability and long-term potential would not be seen viable whether this proposed development proceeds or not. As a result, it has been given a category 'U' grading.	U
Tree Line No.2	Sycamore with some Ash	Young	Self- seeded and growing from the base of the western boundary wall. The removal of most of these would be seen as necessary as part of active management to prevent structural damage occurring to the boundary wall whether this proposed development proceeds or not. As a result, this line of trees has been given a category 'U' grading.	U

This report has been produced as part of a planning application for this site area 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.

Signed_____ Date_____

Felim Sheridan
F. Arbor. A, RFS Dip, Nat. Dip & NCH in Arboriculture

Felim Sheridan's qualifications:
Fellow of the Arboricultural Association (F. Arbor. A), Professional diploma Arboriculture (RFS), National diploma Arboriculture (ND) and National certificate Horticulture (NCH).

Appendix 1

Condition Tree Assessment

Of the Site Area on the 'Old Nangor Road', Clondalkin, Dublin 22.

Date: 30th March 2016

Survey Notes

All codes referred to in this report are approximate and serve as a general guide only.

Reference to Numbers: The trees have metal tags attached and these correspond with the numbers in this report.

Reference to age class is as follows:

Young:	A tree, which has been planted in the last 10 years or is less than 1/3 the expected height of the species in question.
Early Mature:	A tree, which is between a 1/3 and 2/3's the expected height of the species in question.
Mature:	A tree that has reached the expected height of the species in question, but still increasing in size.
Over Mature:	A tree at the end of its life cycle and the crown is starting to break up and decrease in size.

Reference to Physiological, Structural Condition and other comments:

Physiological – This is given on the first line as

Good:	A tree with no major defects, but possibly including some small defects.
Fair:	A tree with some minor defects such as bark Wounds, isolated decay pockets or structure affected due to overcrowding.
Poor:	A tree with more serious defects such as extensive deadwood, decay or defective to the point of being dangerous.

Structural condition and other comments – given below physiological condition within this column and records noted visual defects and other information about the trees health and structure.

Estimated Remaining Contribution in years

This is based on an Arboricultural assessment of the tree and is estimated based of the findings noted at time. Trees still need to be reviewed on a regular basis, preferably annually.

Less than (<) 10 years remaining contribution
10 + years remaining contribution
20 + years remaining contribution
40 + years remaining contribution.

Retention Categories

The purpose of the tree categorization method is to identify the quality and value of the existing tree stock, allowing informed decisions to be made concerning which trees should be removed or retained should development occur.

It is carried out in accordance with section 4.3 (Tree Categorization Method) of BS 5837 2005.

Summary

Main categories

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

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

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

Category C – Trees of low quality/value with a minimum of 10 years life expectancy

Sub categories

1 – Mainly Arboricultural Values
2 – Mainly Landscape values
3- Mainly Cultural and conservation value

Note: Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation.

If a layout design places Category R trees in an inaccessible location such that concerns over public safety are reduced to an acceptable level, it may be preferable or possible to defer the recommendation to fell.

The terms 'Group, woodland or tree line' 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 to each of the three subcategories.

Reference to Crown spread, Height and Trunk Diameter:
This gives a guide to the area taken up by the tree.

Trunk diameter is the diameter of the main trunk taken at a height of 1.5m on a single stem tree and above the root flare on multi stemmed trees.
Height records the overall height of the tree and is given in meters (m).
Crown Spread records the extent of the branches normally in a north, south, east and west direction from the base of the tree and is given in meters (m).
Clear crown height records the distance between the ground and the first branch form the base of the tree and is given in meters (m)

Tree No.	Tree Species	Ht. (m)	Stem Dia. (mm)	Branch Spread (m)	C-Ht. (m)	Age Class	Phys. Con.	Structural Condition Other Comments	Preliminary Recommendation	Remain Contribute in years	Cat. Grade
								N-north S-south E-east W- west Phys.-physiological.	A- average		
		A condition assessment of the tree vegetation within the site area on the 'Old Nangor Road', Clondalkin, Dublin 22.									
		This site is rectangular in shape and consists of an area that has been closed off and left derelict for some time and as a result, it has become overgrown by scrub species, predominately Bramble with Goat Willow, Elder and Buddleia making access difficult. There are some self-seeding trees consisting predominately of Sycamore with Ash and Elm protruding out of this area.									
Tree Line No.1	**Sycamore** *Acer pseudoplatanus* **Ash** *Fraxinus excelsior*	**It extends along the northern boundary wall of the site with the adjoining car park area.** The trees are of a young age class in fair condition physiologically and in fair/ poor condition structurally. They consist of self-seeding Sycamore and Ash and the bulk of them are growing from the base of the boundary wall and as a result they are causing structural damage to this wall and this is likely to worsen as these trees grow in size and may put further pressure on this wall. The side branches extending out over the boundary wall have been trimmed back.							I would recommend their **removal**, in particular those growing tight to the base of the boundary wall in order to lessen the risk of structural damage being caused to this wall.		U
		Ht. (m) / A 7 — **Stem Dia. (mm)** / A140 — **Branch Spread (m)** / A1N/3S/2E/2W — **C.Ht. (m)** / A0									
Tree Group No.1	**Sycamore** *Acer pseudoplatanus*	**The following trees are located on the southern boundary of the site area with the adjoining property.** They are growing up within a group environment and collectively they are of some value to the treescape of this area. They are growing up through the old boundary chainlink fence which is causing damage to their lower trunks in places. They have self-seeded into this area and have been allowed to grow into trees and are overcrowding the adjoining house which is derelict. **The following trees are located within this group.**							The exact ownership of these trees will need to be identified prior to carrying out any works. It is likely that these trees would be removed or heavily cut back impacting on their visual appearance if this adjoining property is renovated or developed.		
0458	Sycamore	12	(300)	4N	3	Semi	Fair	Poor	At present, cut Ivy at ground	10+	C1

Tree No.	Tree Species	Ht. (m)	Stem Dia. (mm)	Branch Spread (m)	C-Ht. (m)	Age Class	Phys. Con.	Structural Condition Other Comments	Preliminary Recommendation	Remain Contribute in years	Cat. Grade
								N-north S-south E-east W- west Phys.-physiological.	A- average		
	Acer pseudoplatanus			3S 4E 1W		mature		It forms a twin-stemmed tree from low down with stems intertwining with one another at a height of c.2m causing a weakness at this point. It is self-seeded into this area and is growing up through the boundary chain link fence. Ivy is beginning to suppress its crown and its structure has been affected due to its group growing environment. It would not isolate well as an individual tree due to structure.	level and tidy up the area around its base.		
0459	**Sycamore** *Acer pseudoplatanus*	14	(450)	6N 1S 7E 3W	3	Early Mature	Fair	Fair/ Poor Self-seeded into this area and is growing up through the boundary fence at the corner between the two side fences. It forms a multiple-stemmed tree from base and its structure has been affected due to overcrowding/ competition from neighbouring trees. Ivy cover on the main trunk is beginning to extend up into its crown. The boundary fence is causing some damage to the lower trunk and wire has also been attached to the lower trunk.	At present, cut Ivy at ground level and tidy up the area around its base.	10-20	C1
0460	**Sycamore** *Acer pseudoplatanus*	14	(640)	3N 3S 4E	3	Early Mature	Fair	Fair / Poor It is growing from the base of the adjoining boundary wall and this may	At present, prune back lower branches in order to improve clearance with the adjoining	10-20	C1

Tree No.	Tree Species	Ht. (m)	Stem Dia. (mm)	Branch Spread (m)	C-Ht. (m)	Age Class	Phys. Con.	Structural Condition Other Comments	Preliminary Recommendation	Remain Contribute in years	Cat. Grade
								N-north S-south E-east W- west Phys.-physiological.	A- average		
				5W				lead to structural damage to this wall as it grows in size due to its close proximity. It forms a central tree and is one of the better trees within this group and is of value to the overall group canopy structure. Twin-stemmed from base with further subdivisions from low down. Heavy Ivy cover on the main trunk is beginning to extend up into its crown. It is growing on the site side of the boundary fence.	building. Cut Ivy at ground level and tidy up the area around its base.		
0461	**Sycamore** *Acer pseudoplatanus*	14	(430)	2N 5S 5E 5W	2	Early Mature	Fair	Fair / Poor It is growing from the base of the adjoining boundary wall and may lead to structural damage to this wall as it grows in size due to its close proximity. It forms a twin-stemmed tree from base and is growing up through the boundary fence line. Ivy cover on the main trunk is beginning to extend up into its crown and there are suckers developing from its base. Some soil alterations have occurred around its base in the past and soil has been stock pilled within this area. It forms part of the group canopy structure and is sheltered within its present group environment.	Prune lower branches in order to raise up its crown over the boundary wall and the adjoining building. Cut Ivy at ground level and tidy up the area around its base.	10-20	C2

Tree No.	Tree Species	Ht. (m)	Stem Dia. (mm)	Branch Spread (m)	C-Ht. (m)	Age Class	Phys. Con.	Structural Condition Other Comments	Preliminary Recommendation	Remain Contribute in years	Cat. Grade
								N-north S-south E-east W- west Phys.-physiological.	A- average		
0462	**Elm** *Ulmus glabra*	10	(280)	4N 3S 4E 4W	2	Early Mature	Fair	Fair/ Poor It is located west of Tree Group No.1 along the southern boundary wall. It forms a twin-stemmed tree from base with an acute union formation between stems. It is growing from the base of the southern boundary wall and has limited rooting ability and has the potential to cause structural damage to this wall as it grows in size.	I would recommend its **removal** as part of management.	<10	U
Tree Line No.2	**Sycamore** *Acer pseudoplatanus* **Ash** *Fraxinus excelsior*	**It runs along the western boundary wall (back wall) of the site area at ninety degrees to Tree Line No.1.** They are of a young age class in fair condition physiologically and in fair/ poor condition structurally. It consists of naturally reoccurring self-seeding Sycamore with some Ash and the bulk of them are growing from the base of the boundary wall. They are establishing well with a dense undergrowth of Bramble and some house hold rubbish has also been thrown in over this wall restricting access.							I would recommend their **removal,** particularly those growing from the base of the boundary wall as part of management. The remaining trees could be retained. Tidy up the undergrowth.		C1
Notes:											

Ht. (m)	Stem Dia. (mm)	Branch Spread (m)	C.Ht. (m)
A 7	A140	A1N/3S/2E/2W	A0