NOEL LANE
TREE CARE SERVICES

An Arboricultural Method Statement/Tree Protection Plan for the Site Area at Adamstown Boulevard, Adamstown, Co Dublin (Phase 1)

Prepared for: Adamstown Station & Boulevard Limited – The Applicant.

Prepared by: Noel Lane, Certified Arborist, MSIF National Dip in Science (Forestry)

Date: 8th March 2024

Caherpeak, Kilcolgan, Co Galway

Signature: Noel Lane

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Prepared by:
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Nat Dip in Science (Forestry) MSIF
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Noel Lane Tree Care
Caherpeak
Kilcolgan
Co Galway

Date: 08 March 2024

For the Attention of: Vanessa Mullen, Senior Development Manager, Quintain, Ireland.

Re: An Arboricultural Method Statement/Tree Protection Plan for the Site Area at Adamstown Boulevard (Phase 1), Adamstown, Lucan, Co Dublin

I inspected the above site area and the proposed development layout drawings forwarded to me as requested and I am pleased to submit the following Method Statement/Tree Protection Plan details:

Recommendations and comments made in this report are subject to the knowledge and expertise of the qualified Arboriculturist that carried out the assessment and their understanding of the proposed development works.

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

Yours sincerely,

Noel Lane

Noel Lane, Certified Arborist MSIF National Dip in science (Forestry)

Table of Contents

1.0 Instructions

1.1 I have been instructed by Quintain Ireland to prepare a Tree Protection Plan on the tree vegetation within the site area at Adamstown Boulevard Phase 1 as per Condition 35iii under planning reference SDZ22A/0007:

***Prior to the submission of the Commencement Notice within the meaning of Part II of the Building Control Regulations 1997 and prior to the commencement of any works on site**, the arborist shall submit a **revised Tree Protection Plan and submit photographs and confirmation that fencing for retained trees meets BS5837:2012. Trees in Relation to Design, Demolition and Construction – Recommendations for the written agreement of the Public Realm Section**. No construction equipment, machinery or material shall be brought onto the site for the purpose of the development until all the trees which are to be retained have been protected by this fencing. No work shall be carried out within the area enclosed by this fencing, and in particular, there shall be no parking of vehicles, placing of site huts, storage compounds or topsoil heaps, storage of oil, chemicals or other substances, and no lighting of fires, over the root spread of any tree/hedge to be retained.*

Arboricultural Method Statement/Tree Protection Strategy

2.1 The objective of this arboricultural method statement/vegetation protection strategy is to provide information for the main building contractor/site manager on how trees and hedges need to be protected during a construction project and so that they can prepare their own site-specific detailed method statement for their works.

2.2 It is necessary for protective fencing to be erected and all other mitigation measures required to be put in place prior to the development works commencing on site and these are to enclose and protect the root zone of the tree vegetation proposed for retention. See Drawing No L 02 300 TP, for the position of the protective fencing and other mitigation measures.

2.3 The protection of the vegetation shown for retention within this proposed development is divided into three main sections starting with the preconstruction stage right through to post construction and the reassessment of the retained trees.

Stage 1

2.4.0 Pre-Construction Works

2.4.1 Prior to the main construction works commencing on site the following needs to be planned:
Arboricultural Supervision:

1. The developer or main contractor needs to appoint an Arboriculturist for the duration of the project. The appointed Arboricultural Clerk of Works (ACoW) will be appointed to advise on tree management for the site and to attend:
    - Pre-commencement meeting
    - Regular supervision visits; and
    - As needed to oversee specific works that could affect trees.

Additionally, the consultant will have a supervisory input into the following operations:

- Site preparation, including tree works.
- Installation, maintenance, and removal of tree protective fencing
- Installation, maintenance, and removal of Temporary Ground protection
- Installation of permanent ground protection

2. The main contractors and all sub-contractors work force are to be briefed on the tree and hedge protection and ensure that these measures are to be kept in place throughout the construction period.

3. All personnel are to adhere to the recommendations of the appointed Arboriculturist.

4. Any issues in relation to the trees shown for retention must be discussed with the appointed project Arboriculturist and the necessary mitigation measures put in place without delay and prior to the works being carried out.

2.5.0 Site meeting

2.5.1 A pre-commencement site meeting involving the landowner, representative of the development company, site foreman, Landscape architect, ACoW, contractors and engineers (as appropriate), and relevant council officer (if required) will be held to ensure that all aspects of the tree protection processes are understood and agreed.

Details of the programme of tree protection will be agreed, which will then form the basis of any supervision arrangements between the ACoW and the developer.

The ACoW will send a record of the meeting to all parties.

The ACoW will request that the contractor signs a Statement of Undertaking (SoU). This document confirms that the contractor fully understands the tree protection measures required throughout the construction process and accepts full responsibility for the protection of retained trees. A copy of the signed document will be kept onsite throughout the duration of the project.

2.6.0 Tree works:

2.6.1 The developer or the main contractor is to appoint a tree surgery company competent of carrying out the remedial tree surgery works and tree felling that are required on this site. The tree surgery contractor is to produce a method statement detailing how they plan 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. The works are to be carried out by appropriately trained personnel taking account of the recommendations of BS3998 2010.

2.6.2 Tree removal – Trees for removal are to be identified by the project Arboriculturist and the method of removing the stumps is to be carried out to the recommendations of the project Arboriculturist. The trees in the way of the development layout are to be removed in such a manner not to cause damage to those being retained. Where necessary to avoid damage to the trees to be retained, these are to be removed in sections by a tree surgeon (Arborist). Where necessary, the roots and stumps are to be dug out with a digger except where the stumps are located within the RPA (root protection area) of trees being retained. In this instance, the stumps are to be ground out with a mechanical stump grinder taking care not to cause damage to the roots of trees being retained. To construct the proposed development, it was necessary to remove sections of Hedgerow number H1 and tree numbers 1512, 1513 and 1521.
It was recommended to remove the remaining ash trees due to ash dieback disease including 1514, 1515, 1516, 1517, 1518, 1519 and 1520.
This work has been carried out to specification.

2.6.3 Remedial Tree Surgery Works - The necessary remedial tree surgery works required to promote health and safety of the trees to be retained is to be carried out. A schedule of these works is to be produced by the project Arboriculturist taking into consideration the trees within their new built environment and prior to these works being carried out; they are to be agreed with the local authority.

Obvious pruning to allow the installation of the structure has been listed, but additional minor pruning may be necessary to address unanticipated local problems with individual branches. Any additional works will be assessed and authorised as necessary by the retained ACoW. Where necessary, the council tree officer will be notified of any additional tree works.

All pruning works will be conducted in accordance with BS3998:2010 Tree Work – Recommendations.

2.7.0 Erection of the protective fencing

2.7.1 Once the trees and sections of hedgerows have been removed, the line of the protective fencing that is required around the tree being retained must be erected as per Drawing No L 02 300 TP. Tree retained is label number 1529.

2.7.2 The fencing needs to be 2.3m high and constructed in accordance with figure 2 of BS 5837 2012 (see fencing detail on Drawing No L 02 300 TP using vertical and horizontal scaffold bars well braced together with the verticals spaced out at a maximum of 3m centres. Onto this, weld mesh panels are to be securely fixed with wire or scaffold clamps. Heras 151 Fencing.

2.7.3 Signs need to be attached to these fences warning people to 'keep out'.

2.7.4 Once the protective fence line is erected, then the main construction works can commence on site. 2.7.5 Storage of Material, Work Yards, and staff car parking - These areas must be identified on the work drawings prior to the construction works starting. These must be positioned outside the root protection areas around the trees being retained.

2.7.5 **Specific Tree Protection Measures**

No specific tree protection measures are required for any tree on this site.

It is not anticipated that any excavations will be required for the installation of services as these have all been moved outside of RPA.
Any machinery used to conduct the excavations must be sited outside of the RPA and reach into the area. The machine is to work slowly under the guidance of the ACoW. A mini 360 excavator would be suitable for conducting such excavations.

Appropriate tools for manually removing debris may include a pneumatic breaker, crowbar, sledgehammer, pick, mattock, shovel, spade, trowel, fork and wheelbarrow. Secateurs and a handsaw must all be available to deal with any roots that are exposed. Debris may be removed from the RPA manually, but it must be lifted out by machines provided this does not disturb the RPA.

Great care must be taken throughout these operations to ensure that there is limited damage to the root system.

Severance of roots over 25mm diameter should be avoided unless advised by the retained ACoW. Where roots will remain exposed for any period of time wrapping of roots using hessian should be implemented.

Stage 2

2.8.0 The Construction Works Stage

2.8.1 Protective fencing - During the works, special attention must be paid to ensure that these fences remain upright, rigid, and complete at all times. They must be checked daily by the main contractor/foreman and any damage noted must be fixed immediately.

If works need to take place inside the protective fence lines, then the project Arboriculturist must be informed in advance of the works taking place and the mitigation measures required to reduce impact on the trees agreed. These mitigation measures will include the supervisions of these works by the project Arboriculturist. The protective fencing is to remain in place throughout the construction works phase and must only be removed when all the works are complete and at this stage incorporated into the finished landscape.

2.8.2 **Excavations** - The excavation works are only to commence once the protective fence line is in place. The excavations need to be reviewed on site once marked out with the project manager, site foreman and the project Arboriculturist in advance of excavation to determine the extent of the impact and the workspace required to allow for the construction works to proceed and to assess what additional mitigation measures will be required to protect those trees to be retained. In certain areas, it may be necessary to use an alternative method of excavating to prevent encroachment into the RPA of the trees to be retained and this may include such methods as retaining walls or similar.

Where roots of trees to be retained are exposed during the excavation works, these are to be assessed by the project Arborist and pruned back beyond damaged material. The excavated face is then to be covered with soil or with Hessian sacking to prevent further drying out and death of root material. Where the Hessian sacking is used, it will be necessary to keep this moist especially during dry periods.

2.8.3 **Working within the RPA (Root Protection Area)** – If it becomes necessary to carry out works within the RPA of a tree/trees, these must be discussed and agreed with the project Arboriculturist. All works must be carried out manually. Root pruning is to be undertaken by an Arboriculturist using proprietary cutting tools such as a secateurs or hand pruning saw. The ground within the RPA of the trees must be protected from damage as per the recommendations of section 6.2.3 of BS5837 2012.

2.8.4 **Finished ground levels/Landscaping** - The existing ground levels within the RPA of trees must be retained and incorporated into the finished landscaped development. Where changes in levels occur, these are to be either graded into the finished levels starting outside the RPA or alternatively, retaining wall structures are to be used differentiating between the different levels.

All soft and hard landscaping within the RPA of the trees to be retained must be carried out manually and the soil levels must not be lowered or raised resulting in root damage to the trees.
All surfaces are to be porous to allow the free movement of air and moisture to the roots below. Recommendations of sections 8 of BS5837 2012 must be adhered to during the landscaping within the RPA of the trees being retained.

2.9.0 Other items

2.9.1 The following is a list of additional activities that are not allowed within the RPA or within the vicinity of the trees being retained:

1 - Storage of equipment, fuel, construction material, or the stockpiling of soil or rubble.

2 - Burning rubbish

3 -The washing of machinery

4 - Attaching notice boards, cables, or other services to any part of the tree.

5 - Using neighbouring trees as anchor points.

6 - Care is required when using machinery such as Tele-porters, cranes or other equipment close to trees so as not to damage the crown or any other parts.

Stage 3

2.10.0 Post Construction Works

2.10.1 This project is not to be considered complete until the retained tree have been re-examined by the project Arboriculturist and the remedial works necessary to ensure the health of the tree and the immediate safety of the end user of this development are implemented.

Removal of temporary surfaces

Any temporary protective surfaces will remain in place until all construction activity is finished and there is no realistic risk of damage.

The temporary ground protective measures will be removed working backwards from on top of the system. This will need to be done carefully to ensure that there is no excavation into the original surface level and there will be no damage to the tree.

Once this material has been removed vehicular access to this part of the site will not be permitted.

Completion Meeting
Upon completion of all works specified above and all procedures detailed, the ACoW will visit the site and may invite the council tree officer to meet on site to discuss the process and agree any final remedial works which may be required.

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.

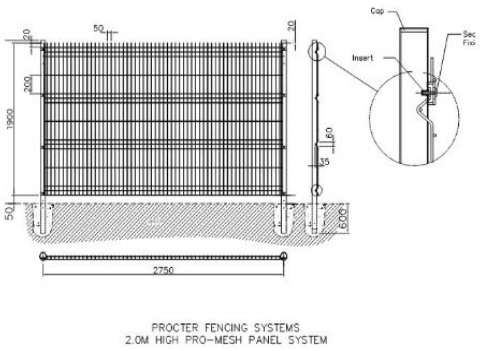
Signed
Date:

Noel Lane qualifications:
ISA Certified Arborist. Member of Society of Irish Foresters (MSIF)
National Diploma in Science (Forestry)

Appendix 1

Protective Fencing (Permanent Solution)

Permeable to Biodiversity, reduced set back.



PROCTER FENCING SYSTEMS
2.0M HIGH PRO-MESH PANEL SYSTEM

Appendix 2

Photographs

Hedgerow 1 – Temp Protective Fence Installed	
	

Oak Tree (1529)– With protective fencing in place	
Oak Tree (1529)– Ivy removed under supervision. Topsoil placed at the base of the truck for added protection	
Translocation of block poplar – Supervised by Matt Hague (Project Ecologist). Saplings were identified and marked out by the Project Ecologist.	

Appendix 3

Drawings

N

Tree-1529

Tree-1512

Tree-1513

Tree-1514

Tree-1515

Tree-1516

Tree-1517

Tree-1518

Tree-1519

Tree-1520

Tree-1521

Tree-1522

Tree-1523

Tree-1524

Tree-1525

Tree-1526

Tree-1527

Tree-1528

LENMAR

Collinstown Business Park
Cloghran, Co. Dublin.
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(086) 820 9828
Fax: (01) 842 8401
E-mail: donal@lenmargroup.com

LEGEND:

Category A-Green
Category B-Blue
Category C-Brown
Category U-Red

REVISIONS :

No.	ISSUE	DATE

NOTES :

1. ALL LEVELS ARE RELATED TO MALIN HEAD DATUM
2. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.
3. ANY DESCRIPENCIES IN THE SURVEY SHOULD BE REPORED TO LENMAR IMMEDIATELY.
4. DO NOT SCALE, THIS SHALL ONLY BE PERMITTED IN DIGITAL FORM.
5. GRID IS 20m X 20m

CLIENT:
QUINTAIN

SITE:
ADAMSTOWN BOULEVARD - TREE CONDITION DRAWING

SCALE : 1/500 A1

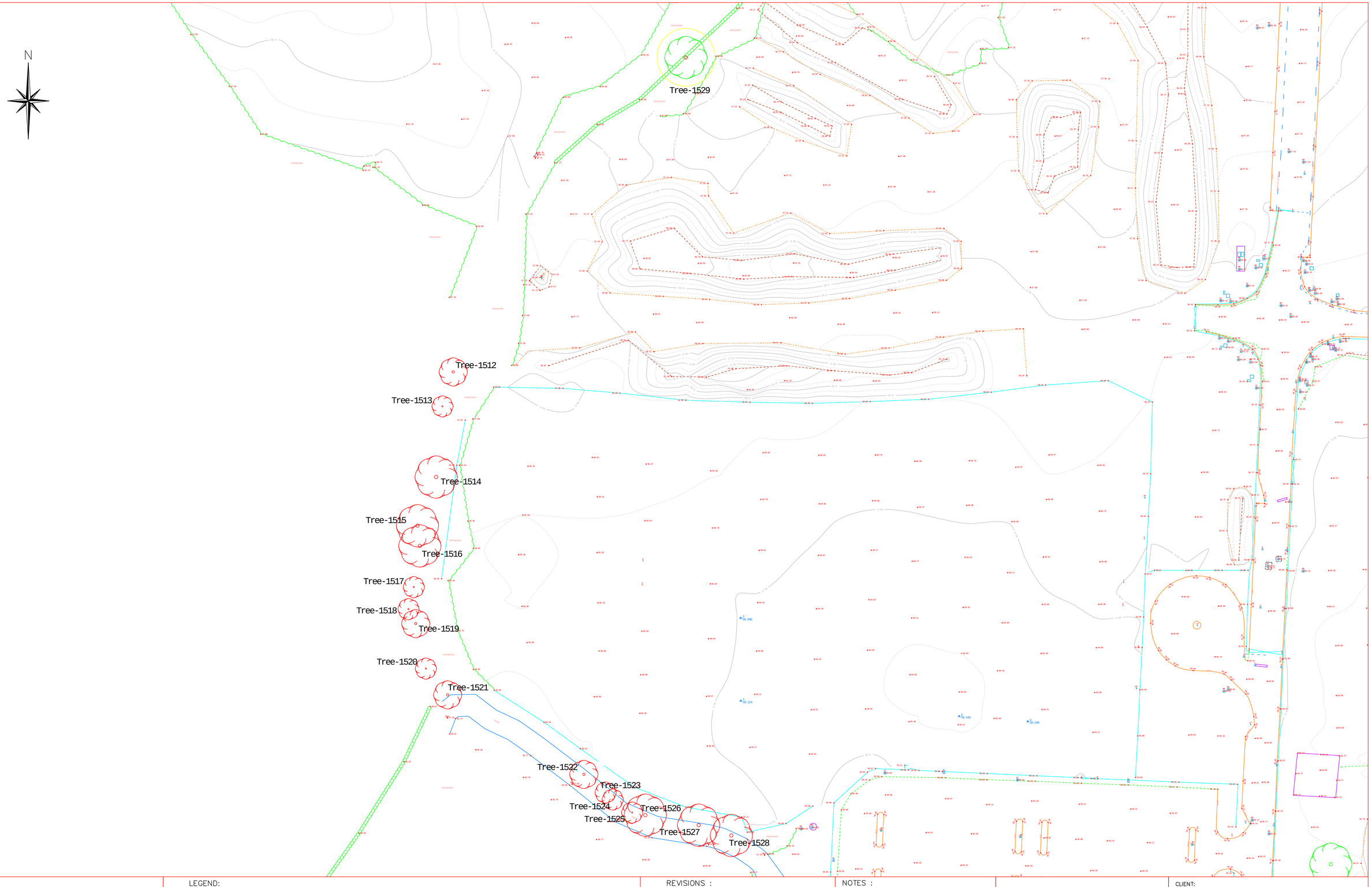
DRG No. L_01300_TP

DATE : SEP 2021

SHEET 1 OF 1

SURVEYED BY : C.C.

PROCESSED BY :C.C.



LENMAR

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LEGEND:

Red-Tree For Removal
Green-Tree for Retention
Yellow Line-RPA (Root Protection Area)

REVISIONS :

No.	ISSUE	DATE

NOTES :

1. ALL LEVELS ARE RELATED TO MALIN HEAD DATUM
2. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.
3. ANY DESCRIPENCIES IN THE SURVEY SHOULD BE REPORED TO LENMAR IMMEDIATELY.
4. DO NOT SCALE, THIS SHALL ONLY BE PERMITTED IN DIGITAL FORM.
5. GRID IS 20m X 20m

CLIENT:
QUINTAIN

SITE:
ADAMSTOWN BOULEVARD - TREE CONSTRAINTS DRAWING

SCALE : 1/500 A1

DRG No. L_01300_TP

DATE : SEP 2021

SHEET 1 OF 1

SURVEYED BY : C.C.

PROCESSED BY :C.C.

Appendix 4

A Condition Assessment

Tree condition analysis & preliminary recommendations

Noel Lane Tree Care – Adamstown Boulevard Phase 1, Adamstown, Lucan, Co Dublin

Tree No	Species Botanical Name	Common Name	Age Y SM EM M OM V	DBH (cms)	Height (m) --------- Height of clear stem	Crown Span (m)	Physiological Condition -Good -Fair -Poor -Dead	Comments Structural Observations	Retention Category A-High B-Moderat C-Low U-Fell -Life-span	Preliminary Management Recommendations Priority A, B, C or U
1512	*Fraxinus excelsior*	Ash	M	60 57	14	N – 7 S – 6 E – 5 W - 5	Poor	Poor vigour and fair form. Forked at base. Ash dieback disease and tree in extreme decline	U	
1513	*Fraxinus excelsior*	Ash	M	78	13	N – 5 S – 5 E – 4 W - 5	Poor	Poor vigour and fair form. Ash dieback disease and tree dying	U	
1514	*Fraxinus excelsior*	Ash	M	84	15	N – 6 S – 7 E – 6 W - 8	Poor	Poor vigour and fair form. Ash dieback disease and tree in decline	C <5 years	
1515	*Fraxinus excelsior*	Ash	M	61	14	N – 5 S – 3 E – 4 W - 5	Poor	Poor vigour and fair form. Ash dieback disease and tree in decline	C <5 years	
1516	*Fraxinus excelsior*	Ash	M	83 72	14	N – 5 S – 5 E – 4 W - 6	Poor	Poor vigour and fair form. Forked at base. Ash dieback disease and tree in decline	C <5 years	
1517	*Fraxinus excelsior*	Ash	EM	35 32	12	N – 3 S – 3 E – 3 W - 3	Fair	Poor vigour and fair form. Forked at base. Ash dieback disease and tree in decline	C <5 years	

Tree No	Species Botanical Name	Common Name	Age Y SM EM M OM V	DBH (cms)	Height (m) --------- Height of clear stem	Crown Span (m)	Physiological Condition -Good -Fair -Poor -Dead	Comments Structural Observations	Retention Category A-High B-Moderat C-Low U-Fell -Life-span	Preliminary Management Recommendations Priority A, B, C or U
1518	*Fraxinus excelsior*	Ash	EM	38	12	N – 3 S – 1 E – 3 W - 4	Poor	Poor vigour and fair form. Ash dieback disease and tree in decline	C <5 years	
1519	*Fraxinus excelsior*	Ash	EM	45 30	13	N – 4 S – 4 E – 3 W - 5	Poor	Poor vigour and fair form. Forked at base Ash dieback disease and tree in decline	C <5 years	
1520	*Fraxinus excelsior*	Ash	EM	20 22	11	N – 2 S – 2 E – 3 W - 2	Poor	Poor vigour and fair form. Forked at base. Ash dieback disease and tree in decline	C <5 years	
1521	*Fraxinus excelsior*	Ash	M	83	15	N – 5 S – 3 E – 5 W - 4	Poor	Poor vigour and fair form. Ash dieback disease and tree in decline	U	(Two dead ash trees on hedgerow to right)
1522	*Populus nigra*	Black Poplar	M	55	13	N – 4 S – 3 E – 5 W - 3	Fair	Fair vigour and fair form. Laden with ivy. Growing on raised ditch with deep drain adjoining	B >25 years	
1523	*Populus nigra*	Black Poplar	M	42	14	N – 3 S – 2 E – 4 W - 1	Fair	Fair vigour and fair form. Laden with ivy. Growing on raised ditch with deep drain adjoining. Leaning	B >25 years	

Tree No	Species Botanical Name	Common Name	Age Y SM EM M OM V	DBH (cms)	Height (m) --------- Height of clear stem	Crown Span (m)	Physiological Condition -Good -Fair -Poor -Dead	Comments Structural Observations	Retention Category A-High B-Moderat C-Low U-Fell -Life-span	Preliminary Management Recommendations Priority A, B, C or U
1524	*Populus nigra*	Black Poplar	M	41	15	N – 2 S – 2 E – 2 W - 4	Fair	Fair vigour and fair form. Laden with ivy. Growing on raised ditch with deep drain adjoining	B >25 years	
1525	*Populus nigra*	Black Poplar	M	38	15	N – 2 S – 2 E – 2 W - 2	Fair	Fair vigour and fair form. Laden with ivy. Growing on raised ditch with deep drain adjoining	B >25 years	
1526	*Populus nigra*	Black Poplar	M	51	14	N – 0 S – 5 E – 5 W - 2	Fair	Fair vigour and fair form. Laden with ivy. Growing on raised ditch with deep drain adjoining	B >25 years	
1527	*Populus nigra*	Black Poplar	M	76	14	N – 4 S – 4 E – 6 W - 1	Poor	Fair vigour and poor form. Major cavity at base of main stem Laden with ivy	B >25 years	
1528	*Populus nigra*	Black Poplar	M	534 42	13	N – 4 S – 4 E – 4 W - 5	Fair	Fair vigour and fair form. Laden with ivy. Growing on raised ditch with deep drain adjoining	B >25 years	
1529	*Quercus*	Oak	M	86	16	N – 6 S – 7 E – 7 W - 7	Fair	Good vigour and fair form. Significant root damage during previous ground clearance compromising the stability of this specimen	A >40 years	

Tree No	Species Botanical Name	Common Name	Age Y SM EM M OM V	DBH (cms)	Height (m) --------- Height of clear stem	Crown Span (m)	Physiological Condition -Good -Fair -Poor -Dead	Comments Structural Observations	Retention Category A-High B-Moderat C-Low U-Fell -Lifespan	Preliminary Management Recommendations Priority A, B, C or U
H1	*Populus nigra* *Fraxinus excelsior* *Crataegus monogyna* *Prunus spinosa* *Rubus fruticosus* *Hedera helix*	Black Poplar Ash Hawthorn Blackthorn Bramble Ivy	M		5	N – S – E – W -	Fair Poor Fair Fair Poor Poor	This is the only hedgerow on the proposed development site area.		Secure cuttings or natural regeneration plants from the black poplars and relocate at selected locations within this proposed development site

Briefing Statement Adamstown Boulevard, Lucan, Co Dublin

Purpose:

The purpose of this briefing document is to ensure that all contractors, sub-contractors and any other personnel working at Adamstown Boulevard are fully aware of the purpose of the tree protection measures that have been implemented on site.

Key Messages:

The protection of the retained trees and hedges on site is a critical requirement of both the client and the council. The site has been designed with key green features being retained and protected. Any breach of the protection measures has the potential to damage those features and therefore disrupt the overall vision for the site.

A detailed **Arboricultural Method Statement** has been prepared. This details the requirements for ensuring that retained trees are protected. This document is available on site at the site office and should be read and understood by all personnel working on the site.

A **Tree Protection Plan** has been prepared to provide graphical illustration as to the extent of tree protection measures. The approved Tree Protection Fencing is Heras panels to protect areas that are being actively worked.

All **Tree Protection Fencing** will have a sign attached at regular intervals to state that it is Tree Protective Fencing.

No Tree Protection Fencing can be moved, opened, or breached in any way without the prior written approval of the project Arboriculturist.

The area within the Tree Protective Fencing is a Construction Exclusion Zone. This means that there must be no machinery, no materials, and no personnel within the area. Unauthorised access will be a breach of planning conditions and could lead to enforcement notices from the council.

All Temporary Ground Protection will remain in place throughout the duration of the project. Unless approved by the project Arboriculturist.

Where additional tree works are required, there may be a requirement to obtain input and approval from: the client; the council; the project Ecologist; and/or the project Landscape Consultant. If any additional works are required, as much notice as possible must be given to ensure that there are no delays to the works programme while the necessary approvals are obtained.

STATEMENT OF UNDERTAKING:

I confirm that I have read and fully understood the tree protection measures that have been detailed in the Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) that have been provided for Adamstown Boulevard, Lucan, Co Dublin.

These documents have been provided to ensure that retained trees on the site are protected at all times during the construction process, and to assist the developer/construction company maintain compliance with the planning conditions.

I will ensure that tree protection measures are in accordance with the AMS and TPP throughout the construction process. I will also ensure that all site personnel are aware of the tree protection measures that are required throughout the site.

Where issues arise from tree related matters, I will consult the retained Arboricultural Clerk of Works (ACoW) before undertaking any activities that may cause damage to the protected trees.

Position: ……

Name: ……

Signature: ……

Company: ……

Date: ……