



NOEL LANE

TREE CARE SERVICES

**Refer: Non-Compliance of Condition No 35 (iii) of Grant of Permission
No. SDZ22A/0007.**

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

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

Date: 15/07/2024

Caherpeak, Kilcolgan, Co Galway

Signature: Noel Lane

Noel Lane Nat Dip in Science (Forestry)
MSIF Certified Arborist
T: 086 2536973
E mail: noellane80@gmail.com

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Nat Dip in Science (Forestry) MSIF
Certified Arborist

Noel Lane Tree Care
Caherpeak
Kilcolgan
Co Galway

Date: 15/07/2024

For the Attention of: Simon Plunkett, Senior Development Manager, Quintain, Fitzwilliam Court, Leeson Close, Dublin 2.

Re: Non-compliance letter from SDCC for Condition No. 35 (iii) at Adamstown Boulevard.

I inspected the above site area on 23/05/2024 and on 12/07/2024 and the proposed development layout drawings forwarded to me as requested and I am pleased to submit the following report in relation to the non-compliance letter from the Planning Dept. South Dublin County Council. The only tree remaining on site to be protected is label number 1529, a mature oak specimen. One hedgerow remains along the western boundary H1 also to be protected:

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, Certified Arborist MSIF National Dip in science (Forestry)

Instructions

I have been instructed by Adamstown Station & Boulevard Ltd. to prepare a response to SDCC Non-compliance letter of 8th May 2024 for tree and hedgerow within the site area at Adamstown Boulevard Phase 1 as per Condition 35 under planning reference SDZ22A/0007:

Findings:

The oak tree (label number 1529) has been fully protected to date. The remedial works carried out within the root protection area of the tree, by a professional Tree Care Company, included the following:

- All scrub has been carefully removed manually from around the base of this specimen tree back to ground level.
- A 2m strip of ivy has been removed from the base of the main stem. Ivy adds weight and windsail to a tree.
- All major deadwood has been removed from the crown of this specimen oak tree.
- Stagnant water has been removed from the drain adjacent to the tree and the open drain has been back filled with good quality topsoil.
- Good quality topsoil has been spread manually all around the RPA of the tree. This will protect surface roots and provide a medium for sowing grass seed at a later date.

The hedgerow (H1) has been retained. Protection fencing has been erected to specification to include reinforcement with timber stakes with concrete bases in sections. The main species within the hedgerow are hawthorn, blackthorn with some ash and elderberry present as well as some newly planted black poplar trees at this location. Some remedial work including removal of debris has been carried out to this hedgerow. Further remedial work will be carried out at a later date when ground levels are complete and stagnant water removed from the adjoining open drains.

Tree Protection Fencing:

Tree protection fencing was in place to protect the oak tree during the “Enabling Works” stage of the development. However, we do accept that this fence needed to be upgraded to a higher standard.

I can confirm that the protective fence is now complete to a higher specification, reinforced with timber stakes, and will be maintained as such for the entire duration of the development.

The hedgerow was fully protected during the enabling works to date. Tree protective fencing has been erected along the hedgerow as outlined above. This fencing is now secure and strong enough and will be maintained as such for the entire duration of the “Construction Stage” of the development.

Signage:

All-weather notices are attached to the protective fencing barriers with the words “Tree Protection Zone – Do Not Remove this Fencing”.



Tree number 1529 – Mature Oak tree prior to remedial works.



Light ground scrub vegetation prior to removal.



Tree laden with ivy prior to removal.



Open field drain full of stagnant water, prior to removal and backfilling.



Scrub removed, ivy severed and removed, open drain backfilled and temporary protective fencing in place during enabling works.



Protective fencing now in place around oak tree. Note signage also in place.



Hedgerow protection and signage now in place 1



Hedgerow protection and signage now in place 2



Hedgerow Protection and signage now in place 3



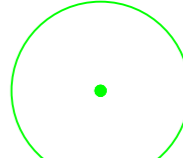

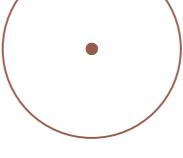
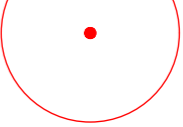
Line of protective fencing reinforced with timber stakes and concrete base



Fencing reinforced with timber stakes and concrete base in parts to ensure robustness and stability during construction phase

TREE CONSTRAINTS PLAN

Tree Categorisation

-  Category A (High Value)
-  Category B (Medium Value)
-  Category C (Low Value)
-  Category U (Poor Value)

KEY

-  Hedge
-  Woodland
-  Tree to be retained
-  Tree to be removed
-  Root Protection Area (RPA)
-  Area of No-Dig Construction to be installed under arboricultural supervision
-  Construction Exclusion Zone (CEZ)



NOEL LANE TREE CARE SERVICES
 CAHERPEAK EAST
 KILCOLGAN
 CO. GALWAY
 E noellane80@gmail.com
 M 086 2536973

Location:
 ADAMSTOWN BOULEVARD
 LUCAN, CO. DUBLIN

Client:
 QUINTAIN DEVELOPMENTS

Ref No:
 NL0036-1.DWG

Datum:
 SUPPLIED SURVEY

Date: 24-06-2024 Scale: (A0) 1:500

TREE IMPACT PLAN

Tree Categorisation

- Category A (High Value)
- Category B (Medium Value)
- Category C (Low Value)
- Category U (Poor Value)

KEY

- Hedge to be retained
- Hedge to be removed
- Woodland
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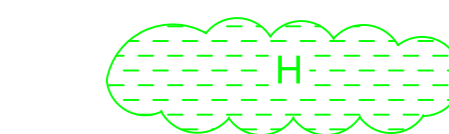

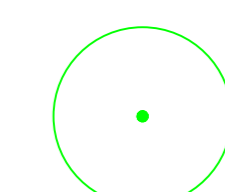
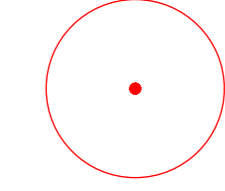



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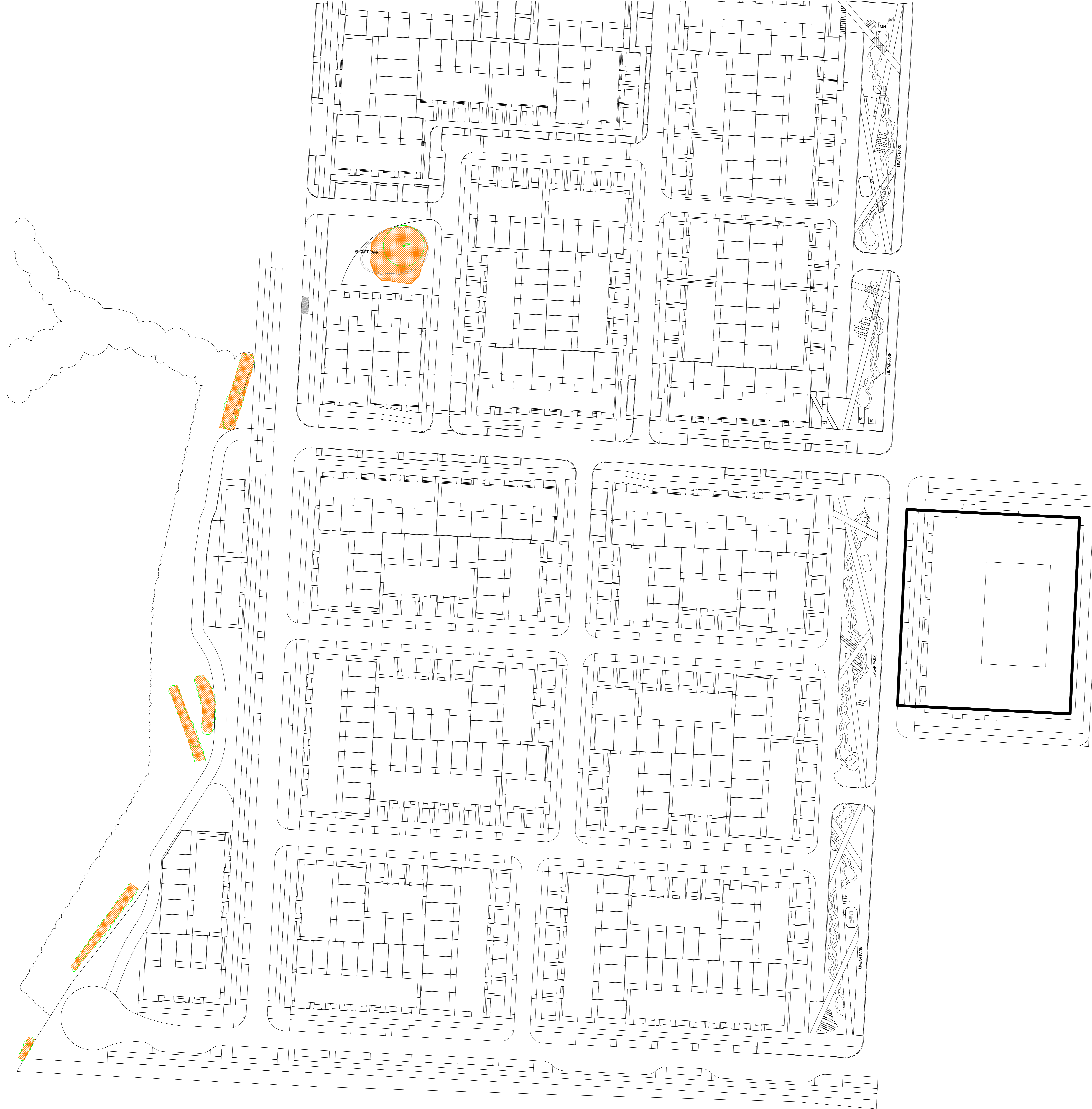
TREE PROTECTION PLAN

Tree Categorisation

- Category A (High Value)
- Category B (Medium Value)
- Category C (Low Value)
- Category U (Poor Value)

KEY

-  Hedge
-  Woodland
-  Tree to be retained
-  Tree to be removed
-  Root Protection Area (RPA)
-  Area of No-Dig Construction to be installed under arboricultural supervision
-  Construction Exclusion Zone (CEZ)



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Datum:
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Date: 24-06-2024 Scale: (A0) 1:500

Tree condition analysis & preliminary recommendations

Noel Lane Tree Care – Adamstown Boulevard, Station Road, 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
1529 RPA	<i>Quercus</i>	Oak	M	76 9.12 meters	16	N – 7 S – 6 E – 7 W - 7	Good	Good vigour and good form. High amenity and landscape value specimen.	A >40 years	Protect this specimen tree. There is a natural crown spread of 7m to the north and the fence will be at 7.1m which is acceptable. This is restricted to facilitate the development.
H1	<i>Crataegus</i> <i>Populus tremula</i> <i>Populus nigra</i>	Hawthorn Aspen Black Poplar	M Y Y				Fair	Good vigour and fair form	A >100 years	Some mature hedgerows with some newly established hedgerow. Reduce and reshape the crowns. Remove dead or dying specimens.