DRAFT REPORT

# Woodbrook Dart Gateway

**Arboricultural Report**
**Trees at Proposed Gart Gateway**
**Woodbrook Northern Housing Area**
**Cork Little**
**Shankill**
**Co Dublin**
**February 2026**

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# Contents



## Associated Drawings

This report is for reading in conjunction with the drawings noted below.

| | Drawing Title | Development-Related |
|---|---|---|
| 1) | **Woodbrook Dart Gateway Tree Constraints Plan** | **Tree Constraints Plan** This plan depicts the pre-development location, size, calculated constraints, and simplified tree quality category system within the context of the existing site. |
| 2) | **Woodbrook Dart Gateway Tree Impacts Plan** | **Tree Impacts Plan** This plan represents the effects of the proposed development works on the above tree population and depicts trees to be retained and removed. |
| 3) | **Woodbrook Dart Gateway Tree Protection Plan** | **Tree Protection Plan** This plan depicts the nature, location and extent of tree protection measures required for sustainable tree retention. |



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# 1 Report Summary

1.1 This report is an update to that prepared in October of 2024 and relates to the proposed DART Gateway works.

1.2 This report attempts to assess and describe the likely implications of the development works as on the site's existing tree population. The assessment is based on amended and updated architectural and engineering details provided by the design team.

1.3 Sustainable tree retention is based on protecting and conserving existing ground, particularly soil conditions. Excavation works can directly sever, and damage tree roots, and general site activity and vehicular and plant passage denatures soil to a point where it cannot support tree roots or root function. If a tree is to be retained, then such activity must be excluded from a minimum area surrounding the tree, as defined in the tree survey table and the tree constraints plan.

1.4 The broader site area supports a somewhat mixed tree and hedge population. Vegetation is limited to the northern and north-western boundaries. The only thorn-based hedge only reasonably exist in "Boundary 10", to the north-east of the site.

1.5 Much of the site's tree population tends to be emergent either from the above-noted hedge or from the uncultivated lands towards the northeast of the site. For the most part, species encountered would indicate naturally arising trees including Sycamore, Ash and Wych Elm. This is not fully the case regarding "Boundary 9" to the north, where naturally arising trees have been augmented with planted stock, including numerous Leyland Cypress to the north-east as well as some exotics, including Eucalyptus, Leyland Cypress and Monterey Pine.

1.6 The site's tree population is highly variable in respect of age and would, under many circumstances appear to offer reasonable sustainability. However, considerable concern is attached to the number of Ash and Elm encountered and the fact that many Elms have already been lost to Dutch Elm disease, and the symptoms of Ash Dieback disease are widely apparent about the site. Accordingly, where encountered, specimens of these two species may prove unsustainable beyond the short- to medium-term future. This is particularly pertinent regarding the proposed biodiversity area as this supports a high proportion of Elm, many of which already show symptoms of the disease.

1.7 It is advised that all Ash and Elm within the site area be reviewed during the summer of 2026 and annually after that. It is highly likely that many such trees will die or decline to a point where their retention is no longer feasible.

1.8 Additionally, the northern boundary is adjoined by a significant alignment of mature Leyland Cypress (Tree Line 1). This alignment appears to be an outgrown hedge and is beyond management. Already, localised elements of storm damage are noted and whilst the trees appear broadly healthy, it is advised that they offer minimal sustainability with no realistic option of management to mitigate risks arising in the future.

1.9 The proposed development will see the creation of a substantial residential complex (Block P and Block Q). This complex includes both houses and apartments as well as significant roads and parking facilities and extensive underground infrastructure and drainage. The large-scale nature of the development works would, if applicable, not



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allow for the sustainable retention of trees towards its more central regions; however, its design includes a step back from the site boundaries to the north-west and north and also avoids the use of the uncultivated space towards the north-east of the site. This means that with suitable control and restrictions on the encroachment of construction related activity, then much material in these areas can be retained. Note has been made of a small number of issues that have affected these trees including a requirement to reconcile sometimes substantially disparate ground levels and the provision of pedestrian access footpaths. While the effects of these structures have, by design, been kept particularly local, a few instances remain in which unavoidable construction-related impacts have led to tree losses. This is most notable in respect of roads and parking and the access and parking structures north of Block P. In this area, Tree Line 1 will be shortened by circa 25 metres at its western end.

1.10 Overall, the construction-related impacts can be regarded as minimal, with a substantial proportion of the proposed tree losses relating as much to health and a lack of sustainability as to construction works.

1.11 The likely development impacts on trees (retention or loss) are illustrated in the drawing "Woodbrook Dart Gateway Tree Protection Plan" associated with this report. This drawing includes the architectural layouts and the drainage information regarding underground services, intending to provide a guideline as to the likely impacts on the existing site required to achieve the proposed development outcome. While the design graphics are helpful, they do not include workspace or excavations necessarily larger than the structure that will come to occupy them.

1.12 Tree retention expectations are based on the ability to provide the tree protection extents illustrated in the "Woodbrook Dart Gateway Tree Protection Plan" drawing. If these cannot be achieved, then sustainable tree retention expectations may need to be amended.

1.13 Note should be made that the developer intends to retain parts of the Elm Group to the west of the site. These trees must be reviewed in respect of site safety, but might be retained as cut stumps and/or the cut timber retained in situ on ecological grounds.



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## 2 Introduction

2.1 This report was commissioned by
**Aeval Unlimited Company.**

This report was prepared by.
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## Report Brief

2.2 An Arboricultural report has been requested in respect of this proposed development. As "BS5837: 2012 Trees in Relation to Design, Demolition and Construction – Recommendations" is the accepted framework for such reports, this report follows the typical composition, inclusions and recommendations made in the standard.

## Report Context

2.3 This arboricultural report examines and discusses how development and construction may affect the trees on the site. The report evaluates the site's tree population and estimates sustainable tree retention in light of the proposed development. This report reviews the proposed project specifications provided by the design team in light of the tree survey information in "Appendix 2". A preliminary "Arboricultural Method Statement" is provided in "Appendix 1". The drawing "Woodbrook Dart Gateway Tree Protection Plan" details the necessary tree protection to achieve the outcomes suggested in the report.

## Report Limitations

2.4 This report covers the Arborist's interpretation of development details provided and tree survey data. "Inspection and Evaluation Limitations and Disclaimers" in "Appendix 2" limits site review data. The Arborist's expertise informed this report's findings and suggestions.

2.5 The report's "Implication Assessment" relies on assumptions and projections regarding likely construction practice and recognises the project's "design" stage rather than "detail design" or "construction" information. The method statement is intentionally broad and general, reflecting the "design" stage. Review is required before construction begins to accommodate changes at the "detail design" or "construction detail" stages or due to planning conditions.

2.6 All its aspects and suggestions underpin this assessment's results. Any design change, especially tree protection methods, might drastically affect sustainable tree retention.



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## 3 Site Description

3.1 The site comprises previously agricultural areas, located to the east of the Bray to Shankill Road, south of Shanganagh Cemetery, and northwest of Woodbrook Golf Course.

3.2 Much of the site is currently comprises lapsed arable fields. In line with its agricultural history, much of the site is broadly open and flat. The site is subdivided and bounded by several hedges serving to create several separate fields.

## 4 Pre-Development Arboricultural Scenario

4.1 The tree population associated with the site is highly variable, comprising elements that have been deliberately planted, as well as elements that appear to be naturally arising. Much of the site, in accordance with its agricultural history is open and comprises arable land with the larger, woody vegetation being associated with field and site boundaries. Accordingly, many of the boundaries, particularly those crossing site, appear to have originated as thorn-based hedges though, in many instances, these hedges are now substantially lapsed, dilapidated and often discontinuous. In some instances, the vegetation comprises deliberately planted elements, such as that noted to the northeast of the site.

4.2 Many of the hedges that subdivide the site are now in poor condition. Though most exhibit evidence suggesting once having been dominated by Hawthorn, the Hawthorn is now vestigial and limited and often missing, with the original hedge alignment now being best defined by Bramble thickets. Many of these hedges support substantial emergent tree populations, typically dominated by Sycamore, Ash and Elm, though in many instances, these trees tend to be of poor quality. Some hedge alignments are associated with earthworks, such as ditches and embankments.

4.3 Some plantings to the north of the site include a mixture of tree species, suggesting artificial planting. Much of this planting was likely undertaken during the development of the adjoining Shanganagh cemetery, a factor potentially confirmed by the typically young age profile. Once more, the proportion of reasonable-quality trees would suggest a notable degree of sustainability.

4.4 Across the site, great concern relates to the number of typically young Elms encountered. Many show signs of Dutch Elm Disease, and some have been killed by the disease, raising concern over the sustainability of the remaining specimens. It is likely that many if not all Elms will be lost over the next few years. This will undermine much of the existing cover provided by the numerous Elms along the northern boundary and within what is proposed as the biodiversity area.

4.5 Similar concerns relate to the Ash encountered across the site area. Ash Dieback Disease is spreading across the country and some authorities (Woodland Trust and



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Teagasc) are projecting more than 80% losses over the next decade. Therefore appreciating the number of Ash within the site area, then there is some concern relating to the likely pathogenic loss of site trees over future years.

4.6 A review of figures 1 to 4 below reveals some interesting trends. Overall, the site's tree population is relatively young, with the population being heavily dominated by semi-mature and early-mature trees. By comparison, the categorisation of trees does not reflect the young age, with the population dominated by category “C” and “U” trees. This feature is better corroborated by tree conditions that are dominated by “fair” and “fair/poor” trees. Together, the above raises queries regarding useful life expectancies, which in turn sheds light on broader issues. The site's population is numerically dominated by Leyland Cypress, Ash and Elm, each of which is subject to issues that could readily affect health in the short term future and undermine this sustainability.

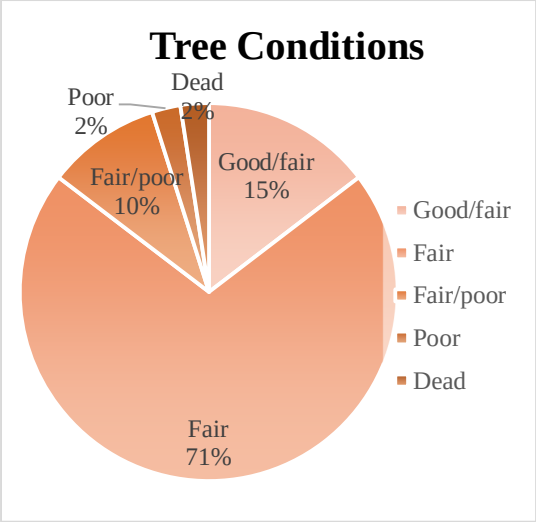


Fig 1

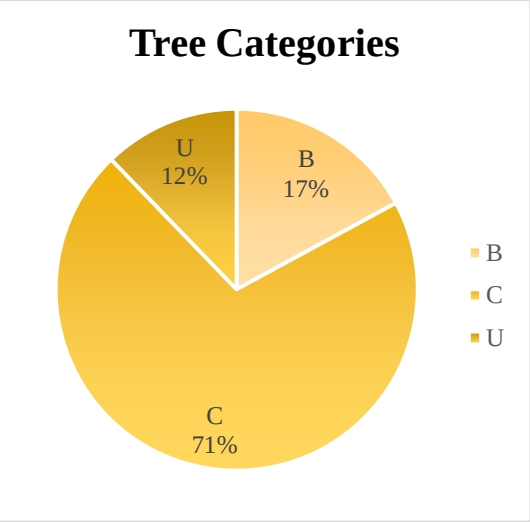


Fig 2

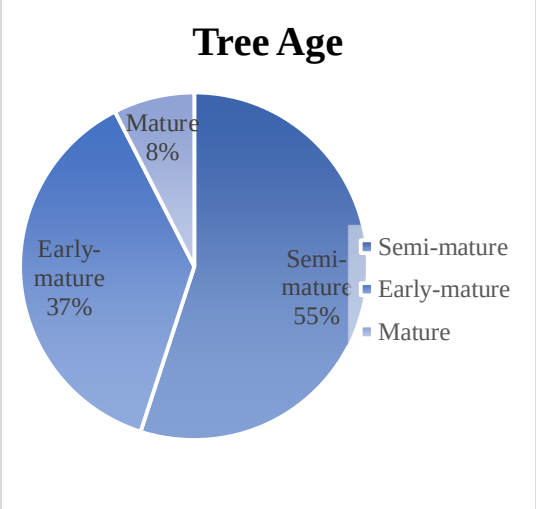


Fig 3

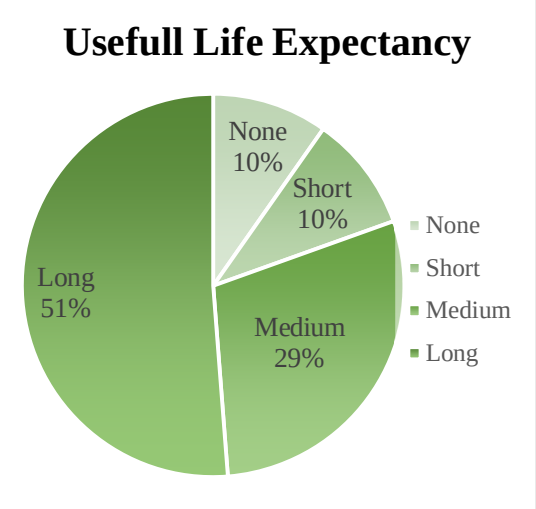


Fig 4



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4.7 As noted above, when reviewing the species composition (Fig 5), some concern is attached to the fact that of the 78 tree/tree groups on the site, 50 are either Ash, Elm, or Leyland cypress. These species have been discussed with concern in light of issues including Dutch Elm Disease, Ash Dieback Disease, and the general unsustainability of Leyland cypress.

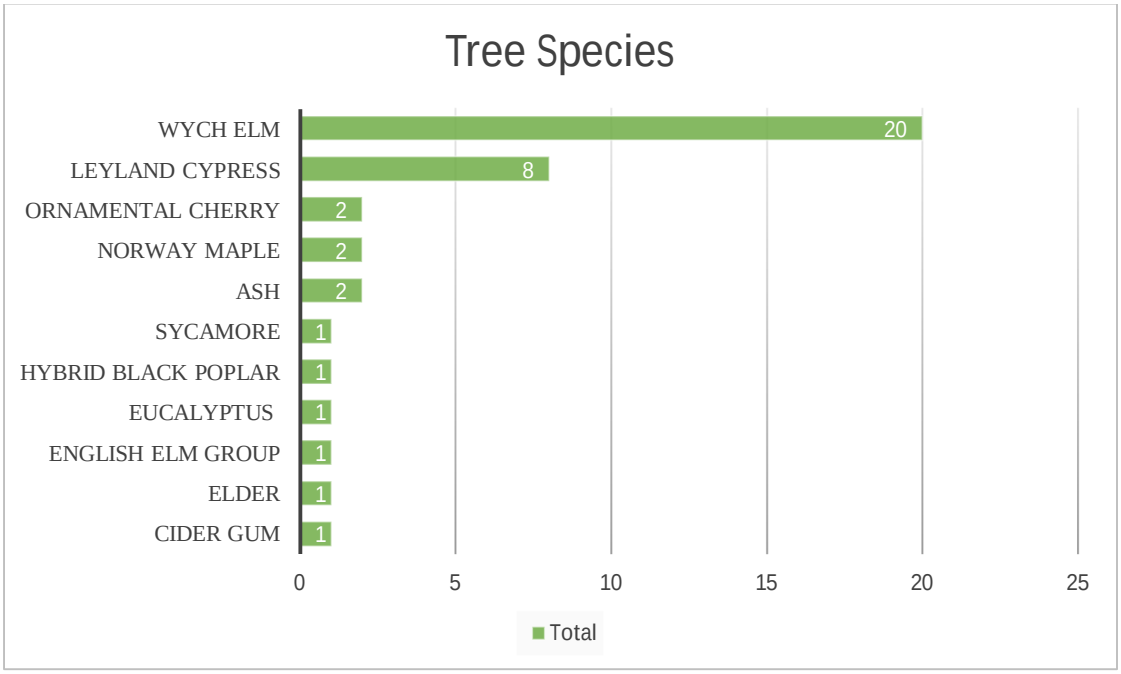


Fig 5

## 5 Planning Scenario in Respect of Tree

5.1 The Dun Laoghaire Rathdown County Development Plan 2022-28, makes multiple references to trees, woodlands and hedges. Such references occur under multiple headings and serve to highlight the importance of trees, woodlands and hedges to the environment by way of environmental moderation for example regarding carbon sequestration, their ecological importance in respect of the provision of habitats and biodiversity as well as importance with regard to the visual landscape and heritage. Such references include-

5.2 Chapter 3 of the development plan, “Climate Action”, notes, in table 3.1, the important role played by open space, parks and recreation and in reference to this, and under section 3.4.4, “Urban Greening”, policy objective CA17 promotes the planting of trees and hedges as a crucial part of urban greening. Section 4.3.1.4 highlights the need to retain trees and hedges where possible and within the minimum 25% open space quota. Additionally, section 4.4.1.3 notes that good public realm design must incorporate tree planting as a critical element.

5.3 Chapter 11, “Heritage and Conservation” that acknowledges the particularly important part that might be played by trees within landscapes attendant to protected



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structures. Accordingly, particular consideration is required regarding their protection and retention.

5.4 Chapter 9 of the development plan, “Open Space and Recreation”, makes specific note of trees woodlands and forestry under section 9.3.1.3. In respect of this, objective OSR7, “Trees Woodland and Forestry”, acknowledges the importance of trees and notes the ongoing update to the 2011-15 tree strategy. It also affirms that the map-based symbols relating to specific objectives for tree and woodland protection and retention have been reviewed and updated within the 2022-28 development plan mapping.

5.5 Understandably, Chapter 8, “Green Infrastructure and Biodiversity” makes multiple references to trees, woodlands, and hedgerows. Several specific objectives are also listed including GIB15 recreational access routes to advocate the restoration of native woodlands. It also provides an acknowledgement of tree and woodland value in respect of biodiversity. GIB18, acknowledges the protection of Natural Heritage and the environment must include the protection of existing trees, woodlands, and hedges. GIB21 reasserts the protection provided by existing statutory protection such as pHNAs, SACs and SPA's. GIB22 recognises that many areas of trees woodland and hedgerow do not gain protection from the above statutory protections but should nonetheless, be considered as important and be provided protection through consideration within the planning scheme. GIB23 advocates for countywide ecological networks. This expands on the ecological value of trees woodlands and hedges under article 10 of the habitats directive. GIB29 expands on the importance of trees woodlands and hedges and expands on the value of including the restoration of trees woodlands and hedges to the environment by way of carbon sequestration.

5.6 In section 12, “Development Management” that provides the most direct and poignant information regarding trees affected by development works. Section 12.8.11 “Existing Trees and Hedgerows” states that a new development will be designed, as far as practically possible, to retain trees and woodlands, particularly those represented on the development plan by way of the objective tree symbol. It also outlines the requirement for Arboricultural reporting and advice as part of any application. It goes on to state that commensurate planting or replacement planting will be required where development results in tree loss. Section 12.3.11.2 elaborates on the importance of design and retention of hedges within developments. Section 12.7.3 elaborates on the retention where possible of existing site features. Such features could readily include trees and hedges.

5.7 In respect of this particular development, we note that the 2022-28 Development Plan map No.14 indicates tree symbols representing specific objectives to protect and preserve trees and woodlands within the vicinity of the development site. These are located upon the northern and northwestern boundaries, as well as the north-south-oriented hedge toward the northeast of the site. These comprise an apparently



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increased intent to retain trees and woodlands in the area, over that depicted in the Woodbrook/Shanganagh Local Area Plan 2017-23.

## 6 Other Legislative and Legal Constraints

6.1 Under the Forestry Act 2014, the felling of a tree standing in a county area requires a felling license unless exempted under Section 19. An exemption applies where trees are to be felled in line with a specific detail of a grant of planning permission.

6.2 Some "Section 19" exemptions do not apply to the development scenario, for example, those applying to fire control, forest survey or gene pool protection relating to horticultural use or Christmas tree production.

6.3 Some exemptions are pertinent to the development scenario, particularly Section 19(1)(M)(ii), where "the removal of which is specified in a grant of planning permission".

6.4 Other non-specific exemptions may also be applicable, including-

- Trees standing in an urban area.
- Trees within 30 metres of a building (other than a wall or temporary structure), excluding any building built after the trees were planted.
- A public authority removes trees in the performance of its statutory functions.
- A tree that is, in the opinion of the planning authority, dangerous on account of its age, condition or location.
- A tree within 10 metres of a public road which, in the opinion of the owner (being an opinion formed on reasonable grounds), is dangerous to persons using the public road on account of its age or condition.

6.5 The above derogations do not apply where-

- The tree is within the curtilage or attendant grounds of a protected structure under Chapter 1 of Part IV of the Act of 2000.
- The tree is within an area subject to a special amenity area order
- The tree is within a landscape conservation area under section 204 of the Act of 2000.
- The tree is within a monument or place recorded under section 12 of the National Monuments (Amendment) Act 1994, a historic monument or archaeological area entered in the Register of Historic Monuments under section 5 of the National Monuments (Amendment) Act 1987, or a national monument in the ownership or guardianship of the Minister for the Arts, Heritage and the Gaeltacht under the National Monuments Acts 1930 to 1994 or is within a European Site or a natural heritage area within the meaning of Regulation 2(1) of the European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. No. 477 of 2011)



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6.6 For further clarification, contact should be made with the Forest Service (Department of Agriculture, Fisheries and Food). The Felling Section of the Forest Service is based in Johnstown Castle, Co. Wexford

6.7 Other legislation may affect tree cutting and felling. Particular note should be made of the "Wildlife Act 1976 (as amended) and the E.U. Habitats Directive. These offer protection to animals, including Bats that often roost or even breed in trees. The protection afforded by the above legislation means that particular care must be taken in the pruning or felling of trees that may contain Bats. For this reason, specific specialist advice should be sought.

## 7 Construction Activities and Their Effect on Trees

7.1 Retaining trees requires space. There is a big difference between physically retaining a tree in situ and ensuring its future survival. Sustainable tree retention often depends on the extent and nature of protection during construction. Like all living things, trees are highly dependent on the environment in which they exist, particularly on continuity in water supplies and nutrients from the soil environment. Any long-term change in ground conditions can easily affect a tree's metabolism, health, and sustainability.

7.2 Development and construction activities can easily damage the soil environment. Removing, disturbing or denaturing soil can damage tree roots and render the soil incapable of supporting plant root function. Most modern construction requires large plants, equipment, and vehicles. Such machinery causes soil profile destruction and compaction that denatures the soil.

7.3 The sustainability of a tree's health and safety can be compromised where the above issues occur within the minimum "root protection area" defined by "BS5837-2012", then the affected tree is likely to be regarded as unsustainable and unsuitable for retention.

7.4 Sustainable tree retention must accept changing contexts and increased management in the future. Where rates of occupation and use increase, any retained trees can cause harm or damage, and the issue may increase where shelter loss and exposure occur regarding the retention of individual trees.

7.5 Shadow-cast, light admission, and view-blocking must be considered where retaining trees. Wind patterns can affect leaf shedding, causing drifts and accumulations, creating management issues around drains and gullies, or creating slippery surfaces.

## 8 Nature of Project Works

8.1 The proposed development is described as:

8.1.1 The proposed development consists of 479no. dwellings in a mixture of terraced, semi-detached and detached houses, duplexes and apartments and a mixed use



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Neighbourhood Centre ranging in height from 1 – 7 storeys. Proposed retail, café / restaurant and community resource uses are located within the proposed Neighbourhood Centre. All associated and ancillary site development and infrastructural works, hard and soft landscaping and boundary treatment works, including public open space; public lighting; surface car parking spaces; bicycle parking spaces; plant and bin stores; telecommunications infrastructure and pedestrian / cyclist bridge connection to Shanganagh Public Park. Vehicular, cyclist and pedestrian access to serve the proposed development will continue to be provided from R119 (Old Dublin Road) via Woodbrook Avenue permitted under ABP Ref. ABP-305844-19 (Woodbrook Phase 1).

This development also comprises minor amendments to permitted site development works at Woodbrook Phase 1 (ABP Ref. ABP-305844-19).

8.2 When considering the nature of the proposed development, many of the issues dealt with at "Construction Works and Trees" may apply, including-

a) Direct conflict with proposed structures, thus requiring tree removal.
b) A partial conflict where the "Root Protection Area" is encroached upon by works or ground amendments and cannot be preserved/protected in full.
c) Environmental damage, e.g. compaction, capping, sealing – changing the existing ground environment to one that can no longer support tree root function.
d) Construction activity and the use of large plant and machinery that can denature the ground.
e) A change in site context or a change in occupation or use that can make a tree unsuitable for retention.

## 9 Identification of Development Impacts on Trees

9.1 The expected tree impacts have been represented graphically on the tree impacts drawing "Woodbrook Dart Gateway Tree Impacts Plan**"** and within the narrative of this report. This drawing combines the tree constraints plan information with the current stage development details, including the architectural and services layouts, allowing for simple direct comparisons between the existing site context and the development proposals regarding new structures.

9.2 In the drawing "Woodbrook Dart Gateway Tree Impacts Plan**",** a colour-coding system is used to identify tree retention. The plan identifies trees being removed using "Broken Pink" crown outlines, while those denoted with "Continuous Green" crown outlines will be retained.

9.3 This review gained details of the proposed development from drawings provided by O'Mahoney Pike Architects, Brady Shipman Martin Landscape Architecture, and Atkins Consulting Engineer, overlaid with the Arboricultural information.



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9.4 The evaluation is primarily based on minimum protection ranges defined in paragraphs 4.6.1, 4.6.2 and 4.6.3 of BS5837:2012. Any structure, action or apparent need to enter or otherwise disturb/convert the "root protection area" of a site tree has been considered likely to have a negative impact, potentially rendering a tree wholly unsuitable for retention, unsafe or unsustainable.

9.5 Where applicable, this assessment considers both direct and indirect implications. The assessment is based on perceived construction requirements and how a tree will likely interact with the development works. The assessment appreciates issues including growth, hazard development, light blockage and other social concerns regarding the changing context, including its effect on tree amenity value.

## 10 Design Iterations and Arboricultural Considerations

10.1 Many principles of this report relate to clause 4.4.2.1 of BS5837-2012 in that its findings relate to a predefined concept issued for review. Accordingly, the report assesses Arboricultural implications and impacts of the proposals, making recommendations regarding tree protection relating to trees that might be retained, as outlined below. Notwithstanding this, minor amendments and landscape details have been adopted so as to improve tree retention and protection.

## 11 Construction-Related Issues and Arboricultural Concerns

11.1 The greatest issues affecting trees is the consumption of site space and encroachment on otherwise retainable trees and hedges. The effects of construction on trees extend beyond the space consumed by finished structures and include areas where damage to and denaturing of ground and soil by construction and access-related activities occurs.

11.2 While the principal structures affect much of the central site area, excavation and trenching to provide underground services, the culverting of ditches and grading works and the amending of site levels to accommodate access and pathways will affect additional space.

11.3 This means that successful tree retention will be limited to areas where existing ground conditions can be conserved during the construction process. This must be achieved by the provision of suitable tree protection during the construction phase. Where this cannot be achieved, then any trees affected may prove unsuitable for retention.

11.4 There are positions where existing topographical features can assist in the provision of protection. Examples of this apply to trees standing on the banks of existing watercourses (ditches). Such features tend to act as a barrier to root growth and restricting growth to the tree's side of the watercourse (bank). In this respect, the conservation and protection of the bank on which the tree stands can often reduce the calculated radius of the trees "root protection area". This facility will apply to several trees to the north-west of the site that are positioned near proposed culverting works.



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## 12 Tree Retention and Loss

12.1 The drawing "Woodbrook Dart Gateway Tree Impacts Plan" comprises the tree survey drawings overlaid by the updated development drawings, thus providing a graphic representation of the relationship between tree constraints and the development elements. In this drawing, the trees that will be removed are highlighted in "pink dashed" outlines.

12.2 As noted within the survey data, the "red line" area supports a total of 41No. individually described trees or tree groups. These items have been categorised as:

- 7no, category "B" items
- 29No. category "C" items
- 5No. category "U" items

12.3 As category "U" trees are considered broadly unsustainable or even potentially dangerous, most of those identified in the survey would be removed on sound site management grounds. In this case, this would include tree numbers 341, L, M and circa 25 metres of Tree Line 1.

12.3.1 Of the above trees, it is intended to retain portions of Tree line 1 through the construction period and monitor it in respect of short to medium-term retention.

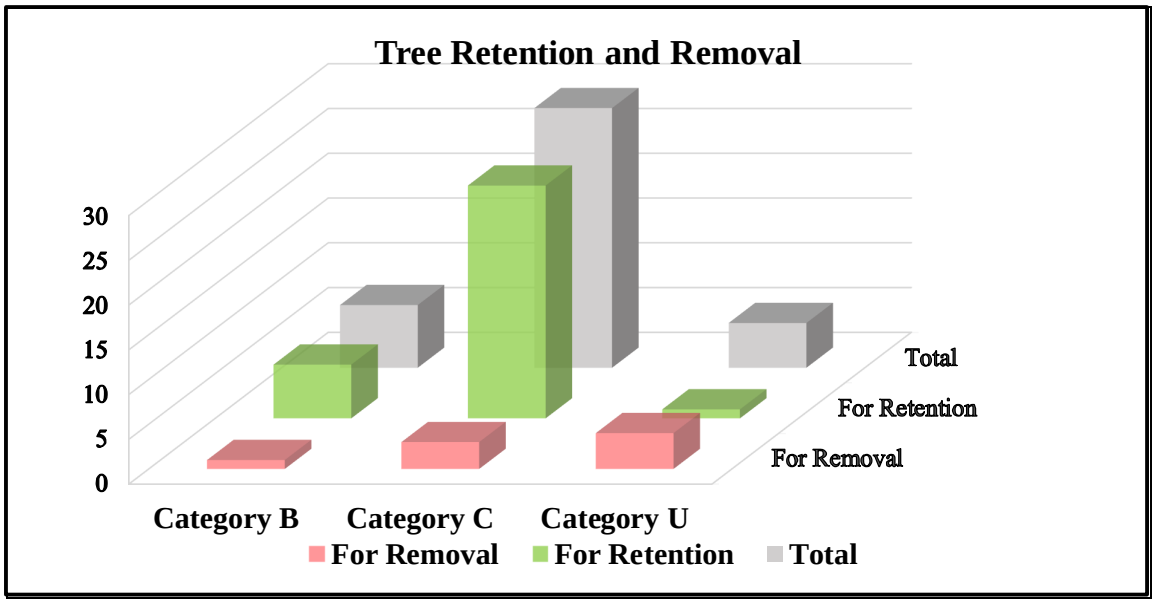


Fig 5 Graphic Representation of Tree Loss/Retention Scenario

12.4 While the retention of the site's good quality "category B" trees would be desirable under most circumstances, in this instance, the proposed works will result in the loss of tree number 331.

12.5 The site's poorer quality "C" trees offer less sustainability and might require higher degrees of intervention and management, but their retention can contribute to interim



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tree cover. in this instance, the proposed works will result in the loss of tree nos. 291a, 311c, 311d and 336.

12.6 The tree loss breakdown for the proposed development will be-

- 1No. Category "B" item
- 3No. category "C" items
- 4No. category "U" trees and part of Tree Line 1(though some will be retained for interim period)

12.7 Total development-related tree loss – 8No. trees plus part of Tree Line 1.

## 13 Tree Protection within the Scope of a Development

13.1 The design and management recommendations in "BS5837:2012" are considered "best practice" regarding selecting, retaining, protecting, and managing trees within the scope of new developments.

13.2 Concerning tree protection, whether vertical or horizontal, all must conform or equate to the recommendations of Section 6, BS5837: 2012, must be fit for purpose and commensurate with the nature of development and the expected day-to-day activities of the site works.

13.3 This report provides a "Preliminary Arboricultural Method Statement" at "Appendix 1" to this report, as well as the associated "Tree Protection Plan" drawing "Woodbrook Dart Gateway Tree Protection Plan".

13.4 In the drawing, the "Construction Exclusion Zone" is defined by orange hatching with bold "Orange" lines representing the proposed location of the primary protective "Construction Exclusion Fencing".

13.5 The above drawing only represents the protection locations and extent that must be located, positioned and erected under the guidance of the project Arborist. This drawing may require referral to a figured and dimensioned "construction stage" version of the "Tree Protection Plan" drawing. All recommended protection measures will be installed before the commencement of any site works and must remain in situ (unless under the guidance of the site Arborist) until all site works are completed.

## 14 Preliminary Management Recommendations

14.1 Provided in the tree survey table (Table 1) are "Preliminary Management Recommendations". These recommendations relate to the trees as they existed at the time of the tree review. Therefore and in line with the changing context of the site, such recommendations may no longer apply. Examples include where the felling of trees or other specific works are necessary to facilitate development requirements.



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14.2 Many of the concerns raised in the tree survey relate to evidence suggesting mechanical failure to trees, ill-health or contextual issues. These may continue to a point where the suitability of a tree for retention may change over time.

14.3 Additionally, any development-related loss of trees can result in exposure and shelter loss issues. Therefore all retained trees must be reviewed immediately after the primary site clearance works. A review will allow for the updating and amending of the "preliminary management recommendations" of the primary survey. Such amendments would address issues that may arise and include additional structural pruning works. Regular reviews of all retained trees must be maintained so that early and prompt intervention and action can be applied as required.

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15.9 Woodland Trust (2021) Ash Dieback, https://www.woodlandtrust.org.uk/trees-woods-and-wildlife/tree-pests-and-diseases/key-tree-pests-and-diseases/ash-dieback/




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# A1 Appendix 1 - Arboricultural Method Statement (and Tree Protection Plan)

## Method Statement Outline

A1.1 This method statement intends to provide guidance in respect of tree protection on a development site. It is deliberately broad and prescriptive, intending to provide general advice and guidance in respect of trees and tree protection on a typical development site.

A1.2 Any inability to conform to the recommendations of this method statement or the associated tree protection plan could readily change the sustainability of trees and/or their suitability for retention.

A1.3 This method statement addresses, amongst others, two primary issues, those being –

a) The avoidance/prevention of physical damage to a tree to be retained.
b) The avoidance/prevention of physical damage or disturbance to the ground/earth upon which a tree relies.

### Drawings

A1.4 This Arboricultural Method Statement must be read with the associated "Tree Protection Plan" drawing, "Woodbrook Dart Gateway Tree Protection Plan". The "planning stage" drawing must be updated for "Construction" stage purposes, to include tree protection ranges/dimensions as defined for that tree within the tree survey table or unless otherwise defined by the project Arborist.

### Method Statement Use

A1.5 This Method Statement should be used under the direct guidance of the project Arborist. As limited "construction stage" detail was available at planning stage, it may require amendment and adjustment to address construction stage issues.

### Amendments and Modifications to Tree Protection Plan

A1.6 Any amendment to the tree protection plan must be agreed with the project Arborist, including the adoption of specific methodologies and/or procedures and structures for access into/use of certain parts of the above defined "Construction Exclusion Zones". Such procedures, including the provision of suitable ground protection may allow for the relocation of the "Construction Exclusion Fencing" to provide access to and across the previously protected areas.

### Works Related Impacts

A1.7 In respect of any necessary and unavoidable structures/works required within, or entry into the "RPA" zone, all efforts must be made to minimise impacts. Aerial issues may



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require “access facilitation pruning” or clearance pruning. Subterranean works that require excavation must, by design, location, and action, minimise impacts on trees.

**Tree Works Specification Updates**

A1.8 Many of the tree management recommendations stipulated within the “Preliminary Management Recommendation” section of the primary tree survey, relate to the “as was” site scenario. Because of changing site contexts, these may no longer apply and may require modification to account for the changes that the built project will cause.

## General Method Statement

## 1.0) Overview and Implementation

1.1 Prior to the commencement of any site works, site clearance or construction/demolition related works or access, or the binging onto site of any machinery or vehicles, this method statement will be addressed and discussed by all member of the construction team management by way of a “tool-box talk”.

1.2 The project Arborist or another suitably qualified person will oversee the application of all tree protection measures and any necessary modifications to this Method Statement (any issues as may have arisen in respect of planning conditions or details as may have changed between the design stage) to provide a basis upon which tree protection will be managed on the construction site.

1.3 All tree protection must be in place and signed-off by the project Arborist prior to the commencement of any site works.

1.4 Any situation that requires entry into the “root protection zones” of a tree intended for retention must be brought to the attention of the Project Arborist regarding the adoption/amendment of suitable tree protection measures.

1.5 As unforeseen tree losses may compromise project planning permissions, it is imperative that issues relating to tree protection and/or tree damage be brought to the immediate attention of the project Arborist for review and possible discussion with the relevant planning authority.

## 2.0) Works Sequence

2.1 No construction-related works or mechanised site access (including site clearance) will occur until the agreed level of tree protection, in accordance with the “Tree Protection Plan”, is completed.

2.2 The only exception to the above will relate to the undertaking of tree works and felling as defined in the Arboricultural report and/or grant of permission.



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2.3 On completion of tree felling/site clearance works, the tree management plan will be reviewed, accounting for (if necessary) the updating of the "preliminary Management Recommendations" stipulated in the original Tree Survey.

2.4 Any revised pruning/cutting works will be agreed with the local authority and applied at the earliest possible opportunity.

2.5 After the completion of primary tree clearance, but prior to the commencement of construction works, all "Construction Exclusion" and "Protective" fencing must be erected and "signed-off" as complete by the Project Arborist.

2.6 Only on completion of all construction works will any/all tree protective measures be removed, and only then in a manner that does not compromise the "Protection Zones". Such works must be agreed and overseen by Project Arborist.

2.7 At construction works completion stage, all retained trees will be reviewed regarding their condition and longer-term management recommendations and regarding site hand-over,

## 3.0) Tree Protection

3.1 All tree protection measures and locations must be agreed, overseen, and verified by the Project Arborist prior to works commencement.

3.2 All construction works or access areas must be enclosed and defined by protective fencing, comprising the "Construction Exclusion Zone" based upon drawing "Woodbrook Dart Gateway Tree Protection Plan" (Construction Stage version). No amendment, alteration, relocation, or removal of the tree protection fencing shall occur without prior liaison and approval from the Project Arborist. If entry into the "RPA" (Root Protection Area) zones becomes unavoidable, ground protection systems (as per section 4 below) agreed with the project Arborist, will be utilised.

3.3 Unless specifically stipulated by the project Arborist, the default minimum range of the protective fencing from a tree is the range stipulated for that tree within the "RPA" (root protection area) column of the original survey.

3.4 Such a fence must be fit for purpose and commensurate with the nature of activity expected upon the site and should comply with "Section 6.2" of BS5837: 2012. The fence should be affixed with notification signs such as "TREE PROTECTION AREA - KEEP OUT"

3.5 Structures such as "lock-ups", offices or other temporary site building, not requiring excavation or underground ducting, excavation or foundations, might be positioned such as to comprise part of the "Construction Exclusion Zone" fencing. All remaining fencing must be continuous with such features and effectively prevents access to protected ground.



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## 4.0) Provision of Ground Protection (If Required)

4.1 No vehicular/mechanised access whatsoever will be allowed onto unprotected "Construction Exclusion Area" ground.

4.2 Ground protection can comprise the use of proprietary materials/structures (installed to manufacturer's specifications and recommendations) or procedures that avoid ground damage/disturbance/compaction, or the use of procedures that avoid such effects e.g. manual/pedestrian installation procedures. New access will be strictly limited to the area of the new protection structure.

4.3 Any system utilised must effectively spread load/weight, avoid compaction, maintain drainage/percolation/aeration, and be installed to avoid these issues. Protection installation will require a progressive laying down of ground protection, with previously laid material providing vehicular access to the next zone will be accepted as an approved methodology.

## 5.0) Works within "RPA" Zone

5.1 All works will be undertaken under the supervision and guidance of the Project Arborist who will have the authority to stop works if activities are considered such as to have the potential to damage trees. Only works and construction practices, agreed with the Project Arborist prior to commencement, will be allowed in the "RPA" area.

5.2 Preference must be given to manual labour and techniques within the fenced "RPA" zone.

5.3 On completion of the required works, the area will be inspected by the Project Arborist regarding the reinstatement of the original protection and the relocation of the protective fencing to a position relating to the original "RPA" area.

## 6.0) Service Installation

6.1 The "Project Arborist" must be consulted for advice and procedural recommendations, in respect of any installation of services within or requiring entry into the "Root Protection Area" of any tree intended for retention.

6.2 Any such works found to be unavoidable, must be undertaken with special care, incorporating the recommendations of both "BS5837: 2012 and the National joint utility groups, guidelines for the planning, installation and maintenance of utility services in proximity to trees (NJUG 10)

6.3 Preference must be given to trench-less techniques including Mole-piping, Directional-drilling manual hydro-trenching (high-pressure water), "Air-Spade" or broken-trench techniques.

## 7.0) Tree Management and Works



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7.1 All tree works should be undertaken under the guidance of the project Arborist

7.2 The primary site clearance and felling should be undertaken at the earliest stage of the overall development works, to enable the re-assessment of all ostensibly retainable trees and the updating of the "Preliminary Management Recommendations" to account for context changes and construction access and/or other issues coming to light.

7.3 All Tree Works must adopt safe work procedures and must be undertaken by staff suitably trained for the purpose at hand and compliant with all legislative, safety and insurance requirements.

7.5 All additional works will be agreed with the local authority and/or other stakeholders and applied at the earliest possible opportunity.

7.6 On completion of site works, the retained tree population will be reviewed and re-evaluated regarding its ongoing condition and the likely requirements of any ongoing or future monitoring or management needs.

## 8.0) Demolition

8.1 All demolition procedures must be agreed and overseen by the Project Arborist or other suitably skilled staff to monitor for damage and to protect exposed roots/cut-trim exposed roots/oversee backfilling of exposed roots.

8.2 Care will be taken to avoid damage/disturbance to soil volumes beneath and adjoining demolished structures that may contain tree root material.

8.3 Whilst existing foundations/structures may provide temporary protected access to areas within the "RPA" zone, preference must be given to the location of demolition plant outside of the "RPA" zone. Where tree(s) exist near a structure to be demolished then the demolition should be undertaken inwards within the footprint of the existing building (top down, pull back).

8.4 Underground structures (services etc.) within the "RPA" zone should be reviewed with regards to decommissioning and retention in situ in the interest of avoiding tree damage. Preference should be given to the retention existing sub-bases where hard surfaces are removed, particularly if the hard surface is to be replaced.

## 9.0) Ancillary Precautions

9.1 The methodologies as set out in this document apply to all undertakers of work upon or adjoining the site as may require access to the "Construction Exclusion Zone" or the "RPA" area of any tree.



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9.2 This document will be disseminated to all persons requiring access to the work site, with all persons undertaking works either before or after the principal development (site investigation works, Landscape Contractors) are subject to the above requirements

9.3 Works outside the “Construction Exclusion Zone” must be controlled to create no potential secondary hazard to tree health. Large loads accessing the site must be reviewed regarding clearance and potential tree damage. Care must be taken regarding materials that may contaminate the ground. No concrete mixings, diesel or fuel, washings or any other liquid material may be discharged within 10 metres of a tree. No fires can be lit within 5 metres of any tree canopy extent. No tree will be used for support regarding cables, signs etc.

9.4 The trees should be reviewed on a regular basis throughout the development process and on completion. At that time, additional recommendations regarding tree management may be required.

9.5 Any circumstances that become known whilst the development project is ongoing that either involves trees or access to/works within the construction exclusion zone must be brought to the attention of the Project Arborist for evaluation and advice regarding approach and methodology.

9.6 It is possible that liaison/agreement will be required with the Local Planning Authority regarding compliance with, as well as the verification of the required tree protection measures.



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## A2 Appendix 2 - Tree Survey

## Nature of Survey

A2.1 The criteria put forward in "BS5837:2012 – Trees in Relation to Design, Demolition and Construction – Recommendations" have provided a basis for this report.

A2.2 The data collected has been represented in table form as "Table 1" within "Appendix 1" to this report. This appendix includes a Survey Methodology, Survey Key, Survey Abbreviations, Condition Category Definitions and a brief resume of the typical application of Tree Protection measures as defined within the above standard and as relates to the "RPA" zones defined both within the survey table and on the "TCP" drawing.

A2.3 The survey, its findings and management recommendations relate to the site and the conditions thereon at the time of the survey. It relates to a "do nothing" or "as is" scenario and intends to provide an impartial representation of the site's tree population, regardless of any possible development works. It is likely that changes in site usage, development or other environmental changes will require an amendment of any tree's potential retention status and its preliminary management recommendations, and in some instances, may require the re-classification of a tree's suitability for retention.

## Drawing References

A2.4 The survey must be read with the "Tree Constraints Plan" drawing "Woodbrook Dart Gateway Tree Constraints Plan" regarding the representation of tree positions, crown forms, "RPA" extents and colour reference to category systems. Trees omitted from the supplied drawing may be "sketched in" to "Woodbrook Dart Gateway Tree Constraints Plan". Any such trees should be located and plotted by professional means to identify the constraints such trees have upon the site.

A2.5 A green coloured outline represents each tree crown. It is scaled to represent the north, east, south, and west crown radii as denoted in the survey table. Each tree (categories A-green, B-blue, and C-grey only) have been apportioned a "Root Protection Area" (RPA see below) denoted as a dashed orange circle.

A2.6 The development of a Tree Constraints Plan (TCP) provides a design tool regarding tree retention. Such a plan combines the topographical land survey drawing with additional information as provided by the tree survey. The aspects of the tree's existence recorded on the "TCP" are, firstly, the tree canopies, represented by the four cardinal compass point radii (Sp: R in survey Table 1). Secondly, and following paragraphs 4.6.1, 4.6.2 and 4.6.3 of BS5837: 2012, we represent each tree's "Root Protection Area" (RPA). For design purposes, it approximates the position of the tree protection fencing to be erected before the commencement of any site works, thus excluding all site



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activities other than those dealt with by way of the "Arboricultural Implication Assessment" and "Arboricultural Method Statement".

A2.7 The "Tree Constraints Plan" (TCP) depicts the extent and location of constraints, placed upon the site by the trees. The "TCP" represents both the true canopy form (north, east, south, and west radii) but also the "RPA" as defined above. These constraints are provided to advise regarding the design and layout of a proposed development.

## Survey Intent and Context

A2.8 This document intends to highlight the extent and nature of the material of Arboricultural interest on the site in question.

## Survey Data Collection and Methodology

### The Survey

A2.9 This survey was compiled in June of 2024. This survey portion of the overall report is not an Implication Assessment but provides some of the basic information regarding its compilation. The compilation of this survey was guided by the recommendations of BS 5837: 2012. This survey typically includes trees of stem diameters exceeding 150mm at approximately 1.50 metres from ground level. The survey relates to current site conditions, setting and context.

A2.10 Each tree in the survey has a consecutive number that relates directly to the survey text. Measurements are metric and defined in metres and millimetres. All trees referred to in the survey text have been measured to provide information regarding canopy height and canopy spread (north, east, south, and west radii), level of canopy base and stem diameter at 1.50 meters from ground level. The dimensions provided are intended to provide a reasonable representation of a tree's size and form. While efforts are made to maintain accuracy, visual obstruction, especially regarding trees in groups, requires that some tree dimensions be estimated only.

### Inspection and Evaluation Limitations and Disclaimers

A2.11 The information set out in this report relates to the review of a tree population on the site in question. As such, the information provided is based on a general review of trees and does not constitute a detailed review of any one of the individual specimens. Such an evaluation (tree report) would require the gathering of substantially more information than that dealt with in this survey.

A2.12 The survey is not a safety assessment and the parameters reviewed within this survey context would be substantially deficient in extent to provide for a reliable safety assessment. The survey is intended to provide a general and qualitative review to assist in gauging the suitability of an individual tree for retention within a development context. All trees are subject to impromptu failure and damage. The assessment of risk



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as may be presented by a tree requires the review of numerous factors more than those noted herein and as such, remains outside the scope of this document and any attempt to use the information herein for such proposes will render the information invalid.

A2.13 A competent and experienced Arborist has completed all inspection and tree assessment. The inspection involves visual tree assessment (Mattheck and Breloer 1994) only, which has been carried out from ground level. No below ground, internal, invasive, or aerial (climbing) inspection has been carried out.

A2.14 Trees are living organisms whose health, condition and safety can change rapidly. All trees should be re-evaluated regarding their condition on an annual basis or after substantial trauma such a storm event, other damage, or injury. The results and recommendations of this survey will require review and reassessment after one year from the date of execution. This survey does not constitute a review of tree or site safety. Attempts to use the contents herein for such purposes will render the contents invalid.

A2.15 Several factors acted against the tree inspector, contriving to reduce the accuracy of the survey. Particularly, the survey have been completed during specific seasons. Some of the signs, typically symptomatic of ill-health or defect within a tree, may not have been available to view at the time of the survey or may have been obscured by seasonality related factors. Some of the fruiting bodies of various fungi, parasitic upon or causing decay or disease in trees, may have been out of season and unavailable to view. This survey can only comment upon symptoms of ill-health or defects visible at the time of the inspection.

## Survey Key

| | |
|---|---|
| **Species** | Refers to the specific tree species |
| **Age** | Referred to in generalised categories including: - |
| Y - Young | A young and typically small tree specimen. |
| S/M - Semi-Mature | A young tree, having attained dimensions that allow it to be regarded independently of its neighbours but typically, would be less than 50% of its ultimate size. |
| E/M - Early-Mature | A specimen, typically 50% - 100% of ultimate dimensions but with substantial capacity for mass and dimensional increase remaining. |
| M - Mature | A specimen of dimensions typical of a full-grown specimen of its species. Future growth would tend to be extremely slow with little if any dimensional increase. |
| O/M - Over-Mature | An old specimen of a species having already attained or exceeded its naturally expected longevity. |
| V - Veteran | An extremely old, veteran specimen of a species, usually of low vigour and typically subject to rapid decline and deterioration or of very limited future longevity. |

**Tree Dimensions**



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| | |
|---|---|
| | All dimensions are in meters. See notes regarding limitation of accuracy. |
| **Ht.** | Tree Height |
| **CH** | Lowest canopy height |
| **N, E, S, W** | Tree Canopy Spread measured by radii at north, east, south, and west |
| **Dia.** | Stem diameter at approx. 1.50m from ground level. |
| **RPA** | Root Protection Area, as a radius measured from the tree's stem centre. |
| **Con** | Physical Condition |
| G Good | A specimen of generally good form and health |
| G/F Good/Fair | |
| F Fair | A specimen with defects or ill health that can be either rectified or managed typically allowing for retention |
| F/P Fair/Poor | |
| P Poor | A specimen whom through defect, disease attack or reduced vigour has limited longevity or maybe un-safe |
| D Dead | A dead tree |
| **Structural Condition** | Information on structural form, defects, damage, injury, or disease supported by the tree |
| **PMR – Preliminary Management Recommendations** | Recommendation for Arboricultural actions or works considered necessary at the time of the inspection and relating to the existing site context and tree condition. Works considered as urgent will be noted. |
| **Retention Period** | |
| S – Short | Typically, 0 -10 years |
| M – Medium | Typically, 10 -20 years |
| L – Long | Typically, 20 – 40 years |
| L+ | Typically, more than 40 years |
| **Category System** | The Category System is intended to quantify a tree regarding its Arboricultural value as well as a combination of its structural and physical health. |
| Category U | Particularly poor quality, dangerous or diseased trees that offer no realistic sustainability |
| Category A | A typically a good quality specimen, which is considered to make a substantial Arboricultural contribution |
| Category B | Typically including trees regarded as being of moderate quality |
| Category C | Typically including generally poor-quality trees that may be of only limited value. |
| | The above categories are further subdivided regarding the nature of their values or qualities. |
| Sub-Category 1 | Values such as species interest, species context, landscape design or prominent aspect. |
| Sub-Category 2 | Mainly cumulative landscape values such as woods, groups, avenues, lines. |
| Sub-Category 3 | Mainly cultural values such as conservation, commemorative or historical links. |



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## Table 1 – Tree Data Table

| No. | Species | Age | Con | Ht | CH | N | E | S | W | Stm | Dia | RPA | Structural Condition | PMR | Yrs | Cat |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 311c | Leyland Cypress *(Cuppressocyparis leylandii)* | E/M | F | 10.00 | 1.50 | 3.50 | 3.50 | 3.50 | 3.50 | 1 | 379 | 3.79 | Young and vigorous with immense potential for continued growth. Species raises sustainability and management issues. | Review regarding retention context. | M | C2 |
| 311d | Ash *(Fraxinus excelsior)* | S/M | F | 6.00 | 2.00 | 1.50 | 2.50 | 2.50 | 1.50 | 1 | 175 | 1.75 | Tree appears to be in a state of decline likely indicative of ash dieback disease. | Review regularly. | S | C2 |
| 311e | Cider gum *(Eucalyptus gunnii)* | E/M | F | 10.00 | 3.00 | 3.00 | 2.50 | 4.00 | 3.00 | 1 | 248 | 2.98 | Young and vigorous. Although located within railed boundary area, appears to relate to roadside planting of adjoining cemetery access. | Review regarding retention context. | L | B2 |
| 312 | Ash *(Fraxinus excelsior)* | E/M | F | 14.00 | 1.50 | 5.00 | 4.50 | 4.50 | 4.00 | 1 | 484 | 4.84 | Tree appears to be in a state of decline likely indicative of ash dieback disease. | Cut Ivy and re-review after Ivy shedding. Review regularly. | S | C2 |
| EG1 | Elm Group 1 Wych Elm *(Ulmus glabra)* | S/M | G/F | 8.00-10.00 | 0.00 | 3.00 | 3.00 | 3.00 | 3.00 | 1 | 248 | 2.98 | A young and contiguous development of Elm, apparently comprising natural regeneration after the demise of what is assumed to have been, a previous Elm population. At present, all specimens appear to be of good vigour and vitality however, concerns exist in respect of the known existence of Dutch Elm disease upon the subject site and within the broader Dublin area, thus raising concerns regarding sustainability and longevity of retention. | Review regularly. | M | C2 |



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| No. | Species | Age | Con | Ht | CH | N | E | S | W | Stm | Dia | RPA | Structural Condition | PMR | Yrs | Cat |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 313-321 | Wych Elm *(Ulmus glabra)* | S/M | F | 9.00 | 2.00 | 3.00 | 3.00 | 3.00 | 3.00 | 1 | 306 | 3.67 | A close-knit and distorted group of young Wych Elm's that appear to be naturally arising. Some specimens are showing signs of Dutch Elm disease, raising concerns in respect of sustainability and likelihood of survival. Trees arise from substantially disturbed ground apparently comprising a dumping zone. | | L | C2 |
| 322 | Elder *(Sambucus nigra)* | M | F/P | 6.00 | 1.00 | 2.50 | 2.50 | 2.50 | 2.50 | 1 | 388 | 4.66 | Typically regarded as a weed species. | Review regularly. | S | C2 |
| 323-325 | Wych Elm *(Ulmus glabra)* | E/M | F | 9.00 | 1.50 | 5.00 | 6.00 | 5.00 | 3.00 | 2 | 525 | 6.30 | 3 close-proximity stems combined create a singular crown form. 2 westernmost stems are heavily unbalanced, suggestive of prior collapse with one stem leaning on the remaining more vertical stem. Health status appears dubious at present because of Dutch Elm disease in area suggesting questionable sustainability. | Review on regular basis. | L | C2 |
| 326 | English Elm Group *(Ulmus minor)* | E/M | F/P | 13.00 | 1.50 | 3.00 | 3.00 | 3.00 | 3.00 | 1 | 382 | 4.58 | 5 individual stems arising close-proximity to one another and effectively creating singular crown form. Will be susceptible to attack by Dutch elm disease. | | M | C2 |
| 327 | Wych Elm *(Ulmus glabra)* | E/M | F | 12.00 | 2.00 | 4.50 | 4.50 | 4.50 | 4.50 | 1 | 392 | 4.70 | A dominant specimen within group of elms. Remains healthy at present however prevalent to Dutch elm disease in area raises concerns regarding sustainability. | | M | C2 |
| 328 | Wych Elm *(Ulmus glabra)* | E/M | F | 13.00 | 2.00 | 2.50 | 3.00 | 3.50 | 4.50 | 1 | 388 | 4.66 | Slightly suppressed by proximity of near neighbours but is maintaining good vigour and vitality. | Review regarding sustainability. | M | C2 |



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| No. | Species | Age | Con | Ht | CH | N | E | S | W | Stm | Dia | RPA | Structural Condition | PMR | Yrs | Cat |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 329 | Wych Elm *(Ulmus glabra)* | E/M | F | 13.00 | 2.00 | 1.50 | 2.50 | 4.00 | 4.00 | 1 | 398 | 4.77 | Slightly suppressed by proximity of near neighbours but is maintaining good vigour and vitality. | | M | C2 |
| 331 | Wych Elm *(Ulmus glabra)* | E/M | G/F | 13.00 | 1.50 | 4.00 | 5.00 | 5.00 | 5.00 | 1 | 548 | 6.57 | Young and vigorous but has suffered mechanical failure to western crown. | Clean-out and review regarding Dutch elm disease related sustainability. | L | C2 |
| 332 | Wych Elm *(Ulmus glabra)* | | | | | | | | | | | | Collapsed | | N/A | U |
| 333 | Ash *(Fraxinus excelsior)* | S/M | F | 9.00 | 2.00 | 3.00 | 3.00 | 3.00 | 3.00 | 1 | 306 | 3.67 | Young and vigorous but compromised by heavily divided stem. | | L | C2 |
| 333 | Wych Elm *(Ulmus glabra)* | E/M | F | 14.00 | 2.50 | 3.50 | 4.00 | 4.50 | 4.50 | 1 | 433 | 5.19 | Young and vigorous but will be susceptible to Dutch elm disease attack. | | M | C2 |
| 336 | Norway Maple *(Acer platanoides)* | E/M | F | 7.00 | 1.00 | 2.00 | 4.00 | 4.50 | 3.50 | 1 | 369 | 4.43 | Heavily suppressed because of position relative to larger Elm group. | Review regularly. | M | C2 |
| 341 | Hybrid Black Poplar *(Populus x Canadensis)* | M | P | 16.00 | 1.50 | 5.00 | 9.00 | 7.00 | 6.00 | 1 | 748 | 8.98 | A large specimen in a state of mechanical deterioration and decline having suffered extensive mechanical damage and loss of much of its peripheral crown system. Tree remains vigorous however tree constitutes a tangible threat through ongoing failure. | Remove. | N/A | U |
| 382 | Sycamore *(Acer pseudoplatanus)* | E/M | G/F | 10.00 | 1.50 | 5.00 | 5.00 | 5.00 | 5.00 | 4 | 462 | 4.62 | Squat and spreading, is of good vigour. Arises from eastern side of boundary defining ditch. | | L | B2 |
| C | Leyland Cypress *(Cuppressocyparis leylandii)* | E/M | F | 8.00 | 0.00 | 3.00 | 4.00 | 4.50 | 4.00 | 1 | 493 | 5.92 | Badly suppressed by proximity of near neighbours but is maintaining good vigour and vitality. | | L | B2 |



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| No. | Species | Age | Con | Ht | CH | N | E | S | W | Stm | Dia | RPA | Structural Condition | PMR | Yrs | Cat |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| D | Leyland Cypress *(Cuppressocyparis leylandii)* | E/M | F | 8.00 | 0.00 | 4.00 | 4.50 | 4.50 | 3.00 | 1 | 477 | 5.73 | Badly suppressed by proximity of near neighbours but is maintaining good vigour and vitality. | | L | B2 |
| E | Leyland Cypress *(Cuppressocyparis leylandii)* | E/M | G/F | 7.00 | 0.50 | 2.50 | 3.00 | 3.00 | 3.00 | 1 | 398 | 4.77 | Young and vigorous | | L | B2 |
| F | Leyland Cypress *(Cuppressocyparis leylandii)* | S/M | F | 8.00 | 0.00 | 2.50 | 3.00 | 4.00 | 3.00 | 1 | 271 | 3.25 | Badly suppressed but maintaining good vigour and vitality. | | L | B2 |
| G | Eucalyptus *(Eucalyptus variety)* | E/M | F/P | 14.00 | 3.50 | 5.00 | 4.50 | 1.00 | 0.00 | 1 | 382 | 4.58 | Entire tree supports notable imbalance to east and is of swept form at base suggesting instability during early life. Tree remains vigorous and assert notable potential for continued growth. | | M | C2 |
| H | Leyland Cypress *(Cuppressocyparis leylandii)* | E/M | F | 12.00 | 1.50 | 4.00 | 4.00 | 4.00 | 4.00 | 1 | 376 | 4.51 | Young and vigorous. Comprises an isolated element of the broader cypress alignment on this boundary. Is located on a retained embankment adjoining cemetery boundary. | | M | C2 |
| I | Leyland Cypress *(Cuppressocyparis leylandii)* | E/M | F | 12.00 | 1.50 | 3.00 | 3.00 | 3.00 | 3.00 | 1 | 382 | 4.58 | Young and vigorous. Comprises an isolated element of the broader cypress alignment on this boundary. Is located on a retained embankment adjoining cemetery boundary. | | M | C2 |
| L | Ornamental Cherry *(Prunus variety)* | S/M | D | 2.50 | 1.25 | 1.50 | 1.50 | 1.50 | 1.50 | 1 | 271 | 3.25 | Dead | Remove. | N/A | U |
| M | Ornamental Cherry *(Prunus variety)* | M | F | 9.00 | 1.00 | 4.00 | 5.00 | 3.50 | 3.50 | 1 | 360 | 4.32 | Heavily suppressed with apex lost through storm damage. | Remove | N/A | U |
| N | Norway Maple *(Acer platanoides)* | S/M | G/F | 9.00 | 1.00 | 4.00 | 5.00 | 3.50 | 3.50 | 1 | 360 | 4.32 | Imbalance to east but is otherwise of good vigour and vitality. | | L | B2 |



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| No. | Species | Age | Con | Ht | CH | N | E | S | W | Stm | Dia | RPA | Structural Condition | PMR | Yrs | Cat |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| TG2 | Tree Group 2<br>Wych Elm<br>*(Ulmus glabra)* | S/M-E/M | F | 6.00 | 2.00 | 3.50 | 3.50 | 3.50 | 3.50 | 1 | 398 | 4.77 | What appears to be naturally arising group of trees in conjunction with a lower level, blackthorn dominated scrub thicket hedge. Concerns exist in respect of sustainability, particularly of the elms considering the prevalence of Dutch elm disease within the broader Dublin area. | | M | C2 |
| TL1 | Tree Line 1<br>Leyland Cypress (Cupresocyparis leylandii) | E/M | F/P | 14-16.00 | 2.50 | Contiguous | | | | 1 | 1.55 | | A close-knit alignment likely to have been intended as a hedge. Is now outgrown and beginning to suffer localised storm damage. Specimens are already outgrown and beyond any management. Trees offer limited sustainability and should be considered for replacement. | Consider removal and replacement. | S | U |



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