Arborist Associates Ltd.

An Arboricultural Assessment for the Proposed Public Realm and Plaza Area to the East and North of Waldemar Terrace, Dundrum, Dublin 14.

Prepared for: Dun Laoghaire Rathdown County Council

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

Date: 12th November 2026

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1.0 Instructions

1.1 I have been instructed by Dun Laoghaire Rathdown County Council to assess the tree vegetation located on the site area proposed for a public realm & plaza area to the north and east of 'Waldermar Terrace', Dundrum, Dublin 14 and to report on the following:

A - To assess the present condition of the tree vegetation within this site area. See **'Appendix 2'** for detail of my findings and Drawing No.DLB001 which I have prepared as a constraint drawing to aid the design team in the development layout.

B - To assess the impact of the proposed works on the surrounding trees and to make recommendations on tree protection during the proposed works. See section 5 & 6 and 'Appendix 1' of this report for detail.

2.0 Report Limitations

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

2.2 The assessment is based on what was visible at the time and recommendations made are subject to the knowledge and expertise of the qualified Arborist that carried out the above inspection.

2.3 Trees should be inspected on a regular basis as their health and condition can change rapidly due to biotic and abiotic agents. The recommendations within this report are valid for a 12-month period only and this may be reduced in the case of any change in conditions to or in the proximity of the trees.

2.4 Before undertaking any work to these trees, it would be advisable to check whether any planning or tree preservation controls are in operation, if they are it will be necessary to obtain consent before undertaking any works (pruning or felling). It may also be necessary to apply for a felling license for the felling of any trees in order to comply with the Forestry Act and the Wildlife Act should also be taken into consideration when planning to carry out any tree works.

3.0 Survey Methodology

3.1 The Arboricultural data which is presented within the attached tree schedule (see **'Appendix 2'**), has been recorded in line with BS 5837:2012. The tree survey was conducted by collecting and assessing the following information on all significant trees located on site.

- Tree Number (metal tags attached to each tree).
- Tree species both common and botanical.
- Dimensions (Trunk diameter, height, crown spread and crown clearance).
- Age Class
- Physiological Condition
- Structural Condition
- Preliminary Recommendations
- Estimated remaining contribution within their present environment

- Retention category

3.2 Each tree included within this assessment has been either marked with a small aluminum tag with a reference number or numbered numerically and these reference numbers are used within this report and on our drawing to identify these trees. The shrub areas, tree groups and hedges have also been numbered numerically.

3.3 The inspection of the trees involves a visual assessment from ground level only and does not include any invasive means of assessing the trees internally, their below ground parts or the aerial parts that are not visible from the ground. Good, fair and poor have been used to summarize the physiological and structural conditions of these trees with the comments giving more detail. Other items that may limit the assessment of a tree included Ivy cover, scrub vegetation and/or basal suckers.

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

Arboricultural Value – An assessment of the trees health, structural form, life expectancy, species and its physical contribution to or effects on other features located on site.
Landscape Value – An assessment of a trees locality including its contributions to other features as well as to the site as a whole.
Cultural Value – Additional contributions made such as conservation, historical or commemorative value.

3.5 The trees have been divided into one of the following categories, in accordance with the cascade chart illustrated in Table 1 of BS 5837:2012. The classification process begins by determining whether the tree falls within the (U) category, if not then the process will continue by assuming that all trees are considered according to the criteria for inclusion in the high category (A). Trees that do not meet these strict criteria will then be considered in light of the criteria for inclusion in the moderate category (B) and failing this, they will be allocated a low category (C).

The following summarizes each of the categories:

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

Due to the condition of these trees, they should not be considered a constraint on the design layout of the proposed development of this site area. These category ‘U’ trees have been identified on our drawing (No.DLB001) with a ‘Red’ donut around their trunk positions.

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

From our assessment of the tree vegetation within this site area, none have been allocated to this category.

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

These have been identified on our drawing (No.DLB001) with a 'Blue' donut around their trunk positions.

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

These trees would be seen as having the potential to provide tree cover for the short to medium term and consists of trees of all age classes from young to mature.

These have been identified on our drawing (No.DLB001) with a 'Grey' donut around their trunk positions.

3.6 The bulk of the trees have been plotted onto the attached drawing (DWG. No.DLB001) by a land survey company and where not, they have been positioned to the best of our ability and their positions may not be fully accurate. The tree reference numbers referred to in the condition tree report have been shown on this drawing along with their crown spreads and their retention category colour coded as recommended by BS 5837 2012.

The constraints for each tree were worked out as per the formulas in BS5837 2012 and have been shown on this drawing using an 'Orange Circle' to aid the design team in their final development layout to ensure tree vegetation proposed for retention is retained successfully. The Root Protection Area (RPA) is the minimum area around individual trees to be protected from disturbance during construction works and is usually expressed as a radius in meters measured from the tree stem. The RPA for each tree is plotted on the Tree Constraints Plan (No.DLB001); any deviation in the RPA from the original circular plot takes account of the following factors whilst still providing adequate protection for the root system:

a) The morphology and disposition of the roots, when influenced by past or existing site conditions (e.g. the presence of roads, structures, open drainage ditches and underground apparatus);
b) Topography and drainage;
c) The soil type and structure;
d) The likely tolerance of the tree to root disturbance or damage, based on factors such as species, age, condition and past management.

4.0 Summary of Survey Findings

4.1 The site area is located at the junction of 'Taney Road and the Dundrum Bypass' and includes parts of Main Street. The site is bounded to the north by Taney Road, to the south by Main Street, to the east by the Green LUAS station and other buildings and to the west by the Dundrum Bypass. The boundaries are generally undefined.

4.2 The site consists of a number of landscaped areas located / surrounded by hard surfaces such as roads, pavement and cycle tracks. The trees on the site are located within landscaped plant beds and mown grass areas with two trees located on private property.

4.3 The trees on the site consist mainly of Flowering Cherry, Birch, Field Maple, Sycamore, Hornbeam and Lawson Cypress. There are a number of shrub borders located in paving areas around Main Street with a number of small recent planted Flowering Cherry trees planted into these. The other area with trees is the grass area underneath the LUAS Railway bridge with a number of trees planted in maintained

grass areas. The trees are generally in the young to early mature age class with many of the trees still with planting ties and stakes present. They are of a small size at present but some have the potential to grow into good quality trees that will be of value to the treescape of this area.



Google map showing survey area hatched.

4.4 The embankment areas on either side of the LUAS bridge are steeply sloped and mainly in grass. The embankment on the east side of the bridge has an area of large shrubs/hedging (hedge no.1) planted on the upper slope with a short line of Birch trees developing above the shrub/hedge layer. Outside the site boundary is a landscaped area associated with the Dundrum Luas Station and this grass area has a number of Hornbeam and Cherry trees located to the south of the site boundary which have been included in the survey. Again, these trees are currently of a small size but some in time have the potential to add/ contribute to the tree cover of this area.

4.5 Within the survey area, 13No. trees were tagged individually and 11No. trees, two tree lines, one hedge and three shrub borders were numbered numerically. The following table gives a breakdown of the category grading given to the trees as per BS5837 2012.

Category Grade	No. of trees
Category U **0 Trees**	**Tree No.--**
Category A **0 Trees**	**No Trees.--**
Category B **1 Tree**	**Tree No.** 2.
Category C **23 Trees** **+ 1 Tree Line** **+ 1 Hedge** **+ 3 Shrub Borders**	**Tree Nos.** 0864-0866(3), Tree No.1, 0867, 0868, 0869, 0870, 0871, 0872, 0873, 0874, 0875, 0876, Tree No.3, Tree Nos.4-10(7) & Tree No.11. **Tree Line No.** 1 & 2. **Hedge No.** 1. **Shrub Border No.** 1, 2 & 3.
Total	**24 Trees + 2 Tree Lines + 1 Hedge + 3 Shrub Borders.**

5.0.0 Arboricultural Implication Study

5.1.0 Introduction

5.1.1 The proposed works will involve the creation of the Public Realm and Plaza Area to the east and north of Waldemar Terrace, Dundrum, Dublin 14.



Figure 1 shows the proposed site layout.

5.1.2 This section of our document is designed to assess the impact of the proposed works on the tree vegetation within this site area and to look at the necessary measures that will need to be undertaken to help retain the vegetation shown for retention free from adverse impacts for the duration of the construction period.

5.1.3 The comments made within this impact assessment study are based on my understanding of the proposed works and what is required to allow for their construction.

5.2.0 Impact on Trees

5.2.1 To facilitate the current proposed works in this area, the following are the impacts expected on the surrounding trees:

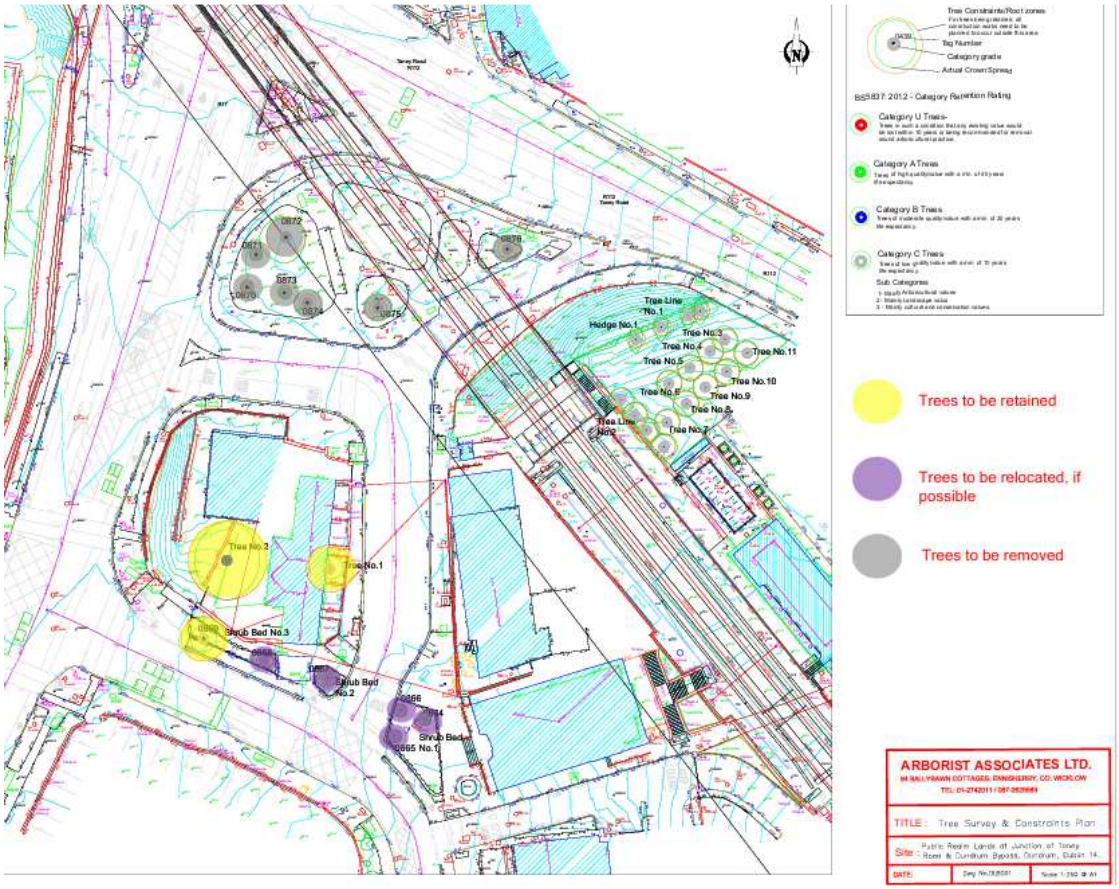


Figure 2 shows the trees being retained, lifted and replanted elsewhere and being removed within this area to facilitate the proposed works.

Tree No.	Category Grade	Impact Assessment
Shrub Border Nos. 1, 2 & 3	C2	These are to be removed to facilitate the works, and their loss will be mitigated against with new tree planting within the completed landscaped area.
Tree No.1	C1	It is located in the front garden area of the terraced houses, and it is to be retained with no impacts expected from the proposed works. It is cordoned off from the public realm by an existing boundary fence, and this should be sufficient to protect it during construction works. There is a small area of its calculated root zone which extends out into the adjoining footpath and works on the footpath area within its calculated root zone will need to be carried out with care under the supervision of an Arborist to ensure roots if present here are not damage.

Tree No.	Category Grade	Impact Assessment
		If roots are encountered, the excavations are to stop and tree protection measures are to be put in place to mitigate impacts.
0864 – 0868	C1	These trees are to be removed to facilitate the works. These trees are of a young class and have been planted in recent years and are currently of a small size. The proposal is to lift and replant these trees elsewhere within the public realm of the area. This lifting and replanting would need to occur within the November to March planting season, if not done in this period, they will need to be cut down. This lifting and replanting would be best done this planting season or at the latest the next planting season as after this, they may be too big to lift successfully.
0869	C2	The proposal is to retain this tree and incorporate it into the relandscaped area. This is an early mature Hornbeam (Carpinus betulus) which is located on the edge of the existing public footpath bordering with the road. Its roots are starting to cause some lifting/structural damage to the cycle path surface at the base of this tree. The proposed works next to this tree will involve the removal of the existing footpath and cycle path surfaces and laying new surfaces. The removal of the existing surfacing within the calculated root zone of this tree will need to be done manually under the supervision of an Arborist to ensure soil and root damage are not caused to this tree particularly on the cycle path side where lifting damage is already evident. The path surface in this area may require a little bit of rising to facilitate roots if they cannot be pruned out. During the works, trunk protection will need to be put in place to protect the trunk from direct impact and the existing soft landscape area is to be cordoned off by tree protection fencing to protect this area from damage during the works such as soil compaction. It may be necessary to carry out some pruning to the lower crown to facilitate the works and clearance over the finished surfaces.
Tree No.2	B1	This tree is being retained and will not be impacted by the proposed works. It is located to the back of the terraces in a private property and is cordoned off from the public area by a boundary wall.
0870-0876	C1	These trees are to be removed to facilitate the works, and their loss will be mitigated against with new tree planting within the completed landscaped area.

5.2.2 **In summary**, tree Nos.0864 – 0876 and 3No. shrub borders/beds are to be removed to facilitate the proposed works.

These are all small-size trees, and their loss will have minimal impact on the treescape of the greater area and will be mitigated against with the planting of new trees, shrubs and herbaceous plants into the completed landscape areas.

From this list, it is hoped to lift and reuse tree Nos. 0864 – 0868, but this will be subject to size of trees when this project proceeds and time of year. The lifting and replanting of these trees would be best done sooner rather than later before the trees get too large and during the dormant planting season.

It is planned to retain tree No.0869 within the works area and this will need trunk protection and tree protection erected to cordon off the soft landscape area within its root zone, see 'Appendix 1' for detail on tree protection. Works within the calculated root zone of this tree will need to be done with care to avoid causing soil and root damage and bark wounding to lower trunk and branches.

Tree Nos. 1 & 2 are cordoned off from the works areas by the existing boundary fences/walls, and no impacts are expected from the proposed works on these trees. The proposed works on the footpath outside the property boundary within the calculated root zone of tree No.1 will need to be undertaken with care to ensure that no root damage is caused should the root zone of this tree extend out into this area.

6.0 Arboricultural Method Statement/Tree Protection Strategy

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

6.2 It is necessary for tree protective fencing to be erected, and all other mitigation measures required to be put in place prior to the works commencing on site and these are to enclose and protect the root zone of the tree vegetation proposed for retention.

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

Stage 1:

6.4.0 Pre-Construction Works

6.4.1 Prior to the main construction works commencing on site the following needs to be planned:

1. The client or main contractor needs to appoint an Arboriculturist for the duration of the project. The Arboriculturist is to make regular site visits to ensure that the tree protection measures are in place and adhered to.
2. The main contractors and all sub-contractors work force are to be briefed on the tree 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.

6.5.0 Site Meeting

6.5.1 Prior to any works commencing on site, it is necessary that a meeting be arranged between the project manager, site foremen and the project Arboriculturist to identify and finalize the vegetation for removal and the tree protection measures.

6.6.0 Tree Works

6.6.1 The client or the main contractor is to appoint a tree surgery company competent of carrying out the remedial tree surgery works, tree felling and tree lifting and replanting that are required on this site area. The tree surgery contractor is to produce a method statement detailing how he plans 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.

6.6.2 **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 site 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.

6.6.3 **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.

6.7.0 Erection of the Protective Fencing & Other Tree Protection Measures

6.7.1 Once the trees have been removed, the line of the tree protection measures that are required around the trees being retained are to be put in place.

6.7.2 The fencing will need to be 2.3m high and constructed in accordance with figure 2 of BS 5837 2012 (see 'Fencing Detail' within **'Appendix 1'**) using vertical and horizontal scaffold bars well braced together with the verticals spaced out at a maximum of 3m centers and onto this, weld mesh panels are to be securely fixed with wire or scaffold clamps.

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

6.7.4 Once the protective fence line is erected and the other tree protection measures are in place, then the main construction works can commence on site.

6.7.5 **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.

Stage 2:

6.8.0 The Construction Works Stage

6.8.1 **Protective fencing -** During the course of the works, special attention must be paid to ensure that these fences and all other tree protection measures are kept in place, in good order and 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 rootzone/ 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 tree vegetation agreed. These mitigation measures will need to include the supervisions of these works by the project Arboriculturist.

The protective fencing and all other protection measures are 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.

6.8.2 **Excavations -** The excavation works are only to commence once the protective fence line and all other protection measures are in place.

The excavations will need to be viewed 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 work space required to allow for the construction works to proceed and to assess what additional mitigation measures will be required to protect the tree vegetation 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 vegetation to be retained and this may include such methods as vacuum trucks and airspades.

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.

6.8.3 **Working within the RPA** *(Root Protection Area)* – If it becomes necessary to carry out works within the RPA of a tree being retained, these must be discussed and agreed with the project Arboriculturist. All works must be carried out manually and under the guidance of an Arborist. 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. See detail within **'Appendix 1'** on ground protection using boarding for pedestrian loading.

6.8.4 **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.

6.9.0 Other items

6.9.1 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:

6.10.0 Post Construction Works

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

This report has been produced 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 Felim Sheridan Date 12th November 2026

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

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

Appendix 1

1.1 Sample of Temporary Tree Protection Fencing Detail.

1.2 Sample of Ground Protection within Root Zone.

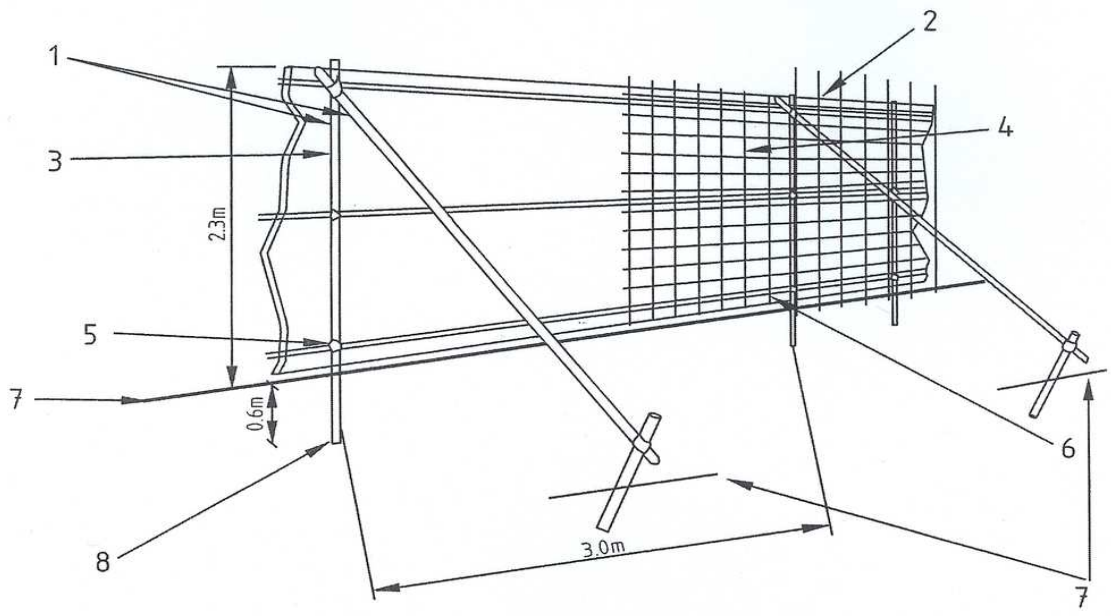
1.3 Sample of Trunk Protection

1.4 Sample of Toolbox Talk Sheet

1.5 Sample of Site Monitoring Sheet

Appendix 1.1

Protective Fence



1 Standard scaffold poles
2 Uprights to be driven into the ground
3 Panels secured to uprights with wire ties and, where necessary, standard scaffold clamps
4 Weldmesh wired to the uprights and horizontals
5 Standard clamps
6 Wire twisted and secured on inside face of fencing to avoid easy dismantling
7 Ground level
8 Approx. 0.6m driven into the ground

Figure 2. – Protective fencing for RPA



Sample of signage to be placed on fence pannels.

Appendix 1.2 – Samples of ground protection within root zones

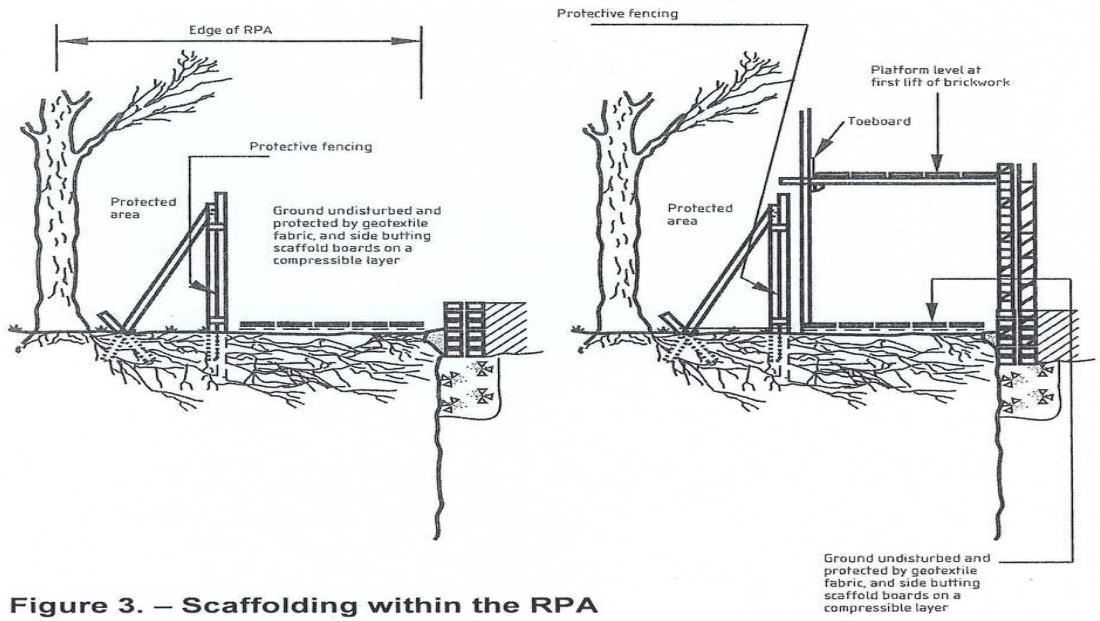
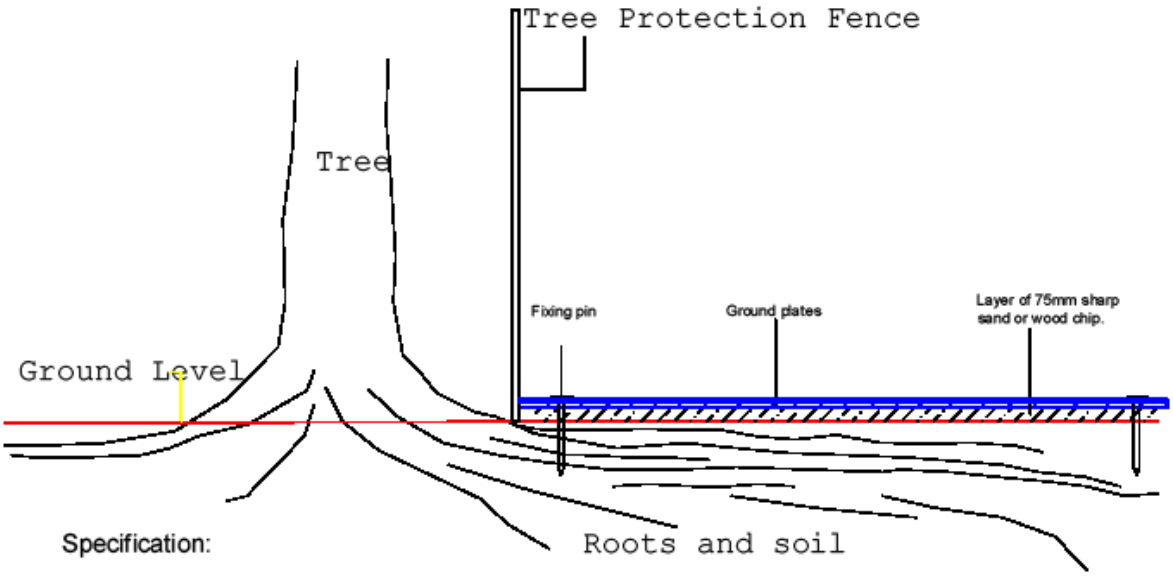


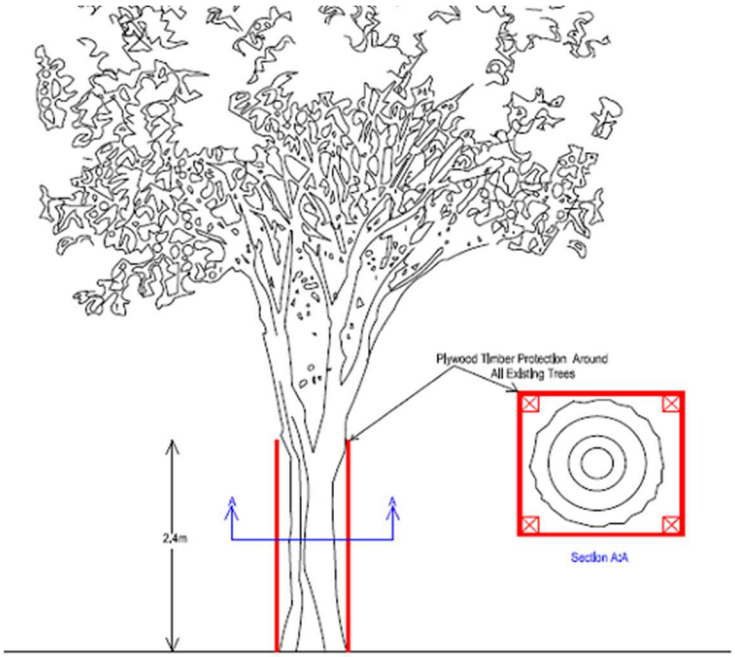
Figure 3. – Scaffolding within the RPA



Specification:

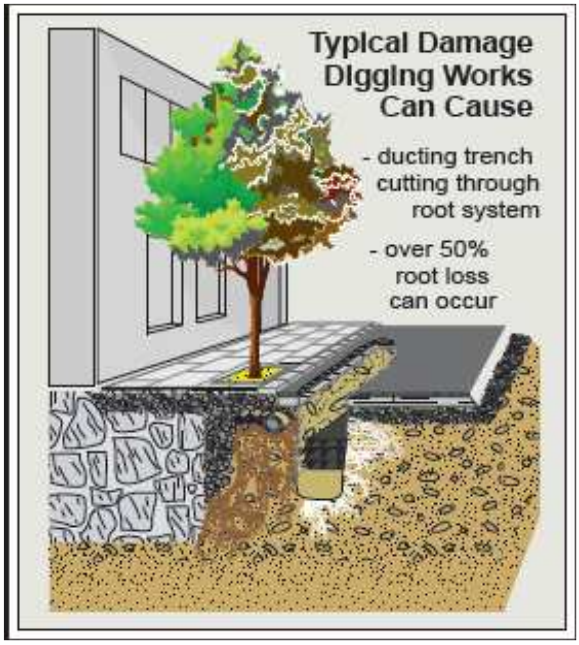
1. Lay min. 75m depth of sharp sand/wood chip over identified ground area
2. Lay side-butting scaffold boards/15mm poly propylene road plate over sand/wood chip
3. Fix ground protection cover into place with pins/pegs
4. Erect protection fence (where feasible).
5. Remove ground protection upon completion/landscaping only.

Appendix 1.3 – Sample of trunk protection.



Detail on individual trunk protection

Appendix 1.4 – Sample of Toolbox talk.



Do

- ✓ when excavations are to be carried out within 10m of a tree ask a foreman or site engineer for the correct procedures
- ✓ report any signs of trees roots to your foreman or site engineer
- ✓ always have the tree specialist on site when excavations are in close proximity to urban trees
- ✓ always use a vacuum extractor or air spade for excavations under or near urban trees even if the trees are located on the pavement
- ✓ cover any exposed tree roots with hessien matting and soak matting throughout the period of excavation
- ✓ backfill excavations near trees with similar soils that were originally excavated

Don't

- ✗ Dig near any trees without asking the foreman or site engineer for the correct procedures
- ✗ Use an digger/excavator or hand dig within 10m of a tree on the street
- ✗ Excavate near trees without having the tree specialist on site to monitor the works
- ✗ Leave trees roots uncovered or dried out

Appendix 1.5 – Sample of site monitoring sheet

Protected Tree Monitoring Form
Site Inspection Report

Zone:

Location:

Tree Group / Number

Tree Protection Checked By: **Date:**

Status of tree protection:

Remedial measures / comments:

Copied to:

Project Manager **Yes / No**

Project Manager's Arboricultural Consultant: **Yes / No**

Copied To Project Manager: **Yes / No**

Contact Name

Signed: **Date**

Appendix 2

Condition Tree Assessment

Of the Site Area to the East and North of 'Waldemar Terrace', Dundrum, Dublin 14

Date: 22nd December 2025

Survey Notes

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

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

Reference to age class is as follows:

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

Reference to Physiological, Structural Condition and other comments:

Physiological Condition

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

Structural condition and other comments
This records noted visual defects and other information about the trees health and structure.

Estimated Useful Life Expectancy (ULE) in years

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

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

Retention Categories

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

It is carried out in accordance with section 4.5 (Tree Categorization Method) of BS 5837 2012.

Summary

Main categories.

Category U – Those trees in such a condition that any existing value would be lost within 10 years. Most of these will be recommended for removal for reasons of sound Arboricultural practice.
Category A - Trees of high quality/value with a minimum of 40 years life expectancy.
Category B – Trees of moderate quality/value with a minimum of 20-year life expectancy.
Category C – Trees of low quality/value with a minimum of 10 years life expectancy.

Sub categories

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

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

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

The terms 'Group, woodland or tree line' is intended to identify trees that form cohesive Arboricultural features either aerodynamically (e.g. trees that provide companion shelter), visually (e.g. avenues or screens) or culturally including for biodiversity (e.g. parkland or wood pasture), in respect to each of the three subcategories.

Reference to Crown spread, Height and Trunk Diameter:

This gives a guide to the area taken up by the tree.

Trunk diameter is the diameter of the main trunk taken at a height of 1.5m and is recorded in millimeters (mm).

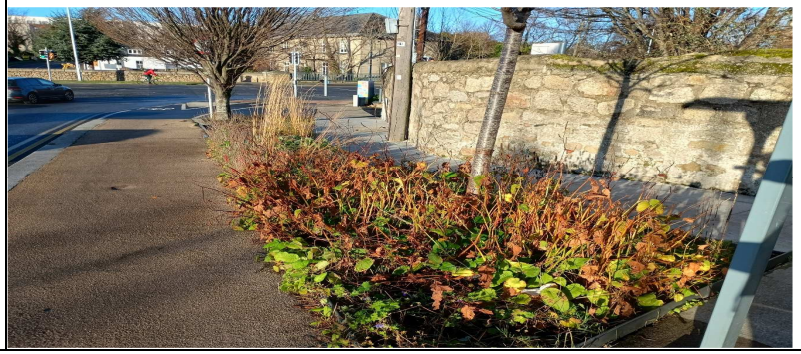
Height records the overall height of the tree and is given in meters (m).

Crown Spread records the extent of the branches normally in a north, south, east and west direction from the base of the tree and is given in meters (m).

Clear crown height records the distance between the ground and the first branch from the base of the tree and is given in meters (m).

Tree No.	Tree Species	Ht. (m)	Stem Dia. (mm)	Branch Spread (m)				C-Ht. (m)	Age Class	Phys. Con.	Structural Condition Other Comments	Preliminary Recommendation	ULE	Cat. Grade	RPA (radius) (m)
				N	S	E	W				**N**-north **S**-south **E**-east **W**- west **C-Ht.**-crown height, **Dia.**-diameter **Phys.**-physiological.	**ULE**-useful life expectancy **Cat.**-category, **A**-average			
		A condition assessment of the tree vegetation for the Proposed Public Realm and Plaza Area to the east and north of Waldemar Terrace, Dundrum, Dublin 14.													
		The survey commences at the shrub border on the east side of Main Street and proceeds in a broadly clockwise direction around the site. The survey concludes in the landscaped area beside the LUAS Station.													
Shrub Border No.1	**Mixed perennials**	**It is located on the east side of Main Street beside the Usher Monument.** It is of an early mature age class in fair condition physiologically and structurally. It consists of a mix of ornamental perennials and low shrubs providing seasonal interest at this location. There are three Flowering Cherry trees planted within this shrub border.  **It includes the following three trees:**										Continue present maintenance.	--	C2	--
0864 – 0866 3 no. trees	**Flowering Cherry** *Prunus sp.*	A.4	A80	A1	A1	A1	A1	A2	Young	Fair/ Good	Fair/ Good A group of three, recently planted, single stem trees growing up above a range of ornamental perennials. There is lighting wire attached to Tree No.0864.	Remove stakes and ties where present. They may require pruning from time to time for clearance.	20+	C1	1.0

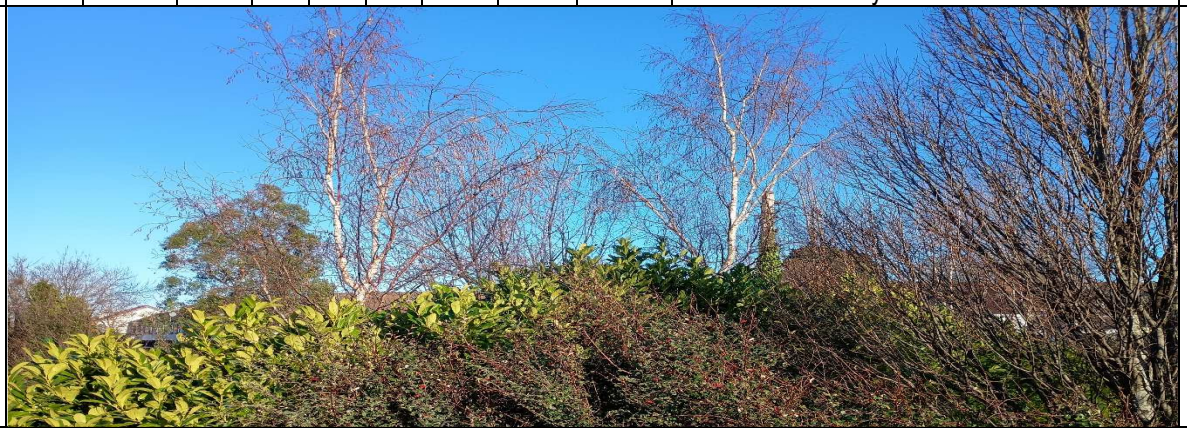
Tree No.	Tree Species	Ht. (m)	Stem Dia. (mm)	Branch Spread (m)				C-Ht. (m)	Age Class	Phys. Con.	Structural Condition Other Comments	Preliminary Recommendation	ULE	Cat. Grade	RPA (radius) (m)
				N	S	E	W				**N**-north **S**-south **E**-east **W**- west **C-Ht.**-crown height, **Dia.**-diameter **Phys.**-physiological.	**ULE**-useful life expectancy **Cat.**-category, **A**-average			
Tree No. 1	**Lawson Cypress** *Chamaecyparis Lawsoniana*	9	300	2	1.5	2	1	2	Early Mature	Fair/ Good	Fair/ Good It is a single stem tree growing in the front garden of the adjacent house/ property. Its crown is somewhat restricted on the west side by the wall of the building and it may eventually outgrow this space.	It is outside the management control of the site	10-20	C2	3.6
		 Tree No.1													
Shrub Border No.2	**Mixed perennials**	**It is located on the west side of Main Street.** It is of an early mature age class in fair condition physiologically and structurally. It consists of a mix of ornamental perennials and low shrubs providing seasonal interest at this location. There is one Flowering Cherry tree planted within this shrub border.										Continue present maintenance	--	C2	

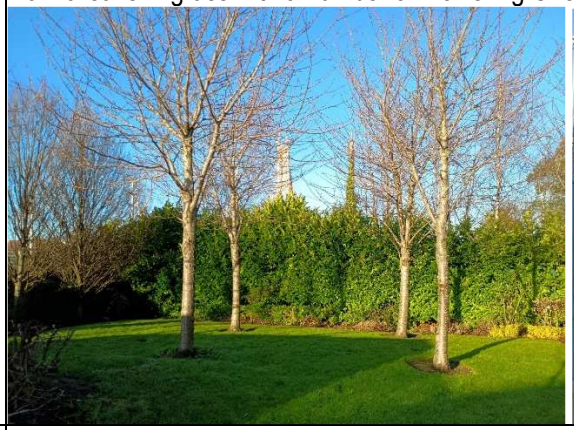
Tree No.	Tree Species	Ht. (m)	Stem Dia. (mm)	Branch Spread (m)				C-Ht. (m)	Age Class	Phys. Con.	Structural Condition Other Comments	Preliminary Recommendation	ULE	Cat. Grade	RPA (radius) (m)
				N	S	E	W				**N**-north **S**-south **E**-east **W**- west **C-Ht.**-crown height, **Dia.**-diameter **Phys.**-physiological.	**ULE**-useful life expectancy **Cat.**-category, **A**-average			
		 **It includes the following tree:**													
0867	**Flowering Cherry cv** *Prunus sp.*	4	100	1	1.5	1.5	1	2	Young	Fair/ Good	Fair/ Good A single stem tree, recently planted and growing up above a range of ornamental perennials.	It requires no work at the present time.	20+	C1	1.2
Shrub Border No.3	**Mixed perennials**	**It is located on the north side of Main Street.** It is of an early mature age class in fair condition physiologically and structurally. It consists of a mix of ornamental perennials and low shrubs providing seasonal interest at this location. 										Continue present maintenance	--	C2	

Tree No.	Tree Species	Ht. (m)	Stem Dia. (mm)	Branch Spread (m)				C-Ht. (m)	Age Class	Phys. Con.	Structural Condition Other Comments	Preliminary Recommendation	ULE	Cat. Grade	RPA (radius) (m)
				N	S	E	W				**N**-north **S**-south **E**-east **W**- west **C-Ht.**-crown height, **Dia.**-diameter **Phys.**-physiological.	**ULE**-useful life expectancy **Cat.**-category, **A**-average			
		It contains the following two trees:													
0868	**Flowering Cherry cv** *Prunus sp.*	4	100	1.5	1.0	1.5	2	2	Young	Fair/ Good	Fair/ Good A single stem tree, recently planted and growing up above a range of ornamental perennials.	It requires no work at the present time.	20+	C1	1.2
0869	**Hornbeam** *Carpinus betulus.*	9	280	2	2	2	2	2	Semi Mature	Fair/ Good	Fair/ Good It is a single stem tree to c.1.5m from where a number of stems develop with acute union formations between the stems. Its roots are causing structural damage to the cycle path surface. It may outgrow this space.	It requires no work at the present time. The cycle path surface will need review and repairs.	10-20	C2	3.4
Tree No.2	**Sycamore** *Acer pseudoplatanus*	11	#500	6	6	5	5	3	Early Mature	Fair/ Good	Fair It is growing just off the site boundary wall on an adjacent property. It is a multi-stem tree from c. 2m. There are utility lines extending in a north to south direction through the lower crown on the east side. Its proximity to the boundary wall may lead to structural damage.	This tree is outside the management control of this site	20+	B1	6.0
															

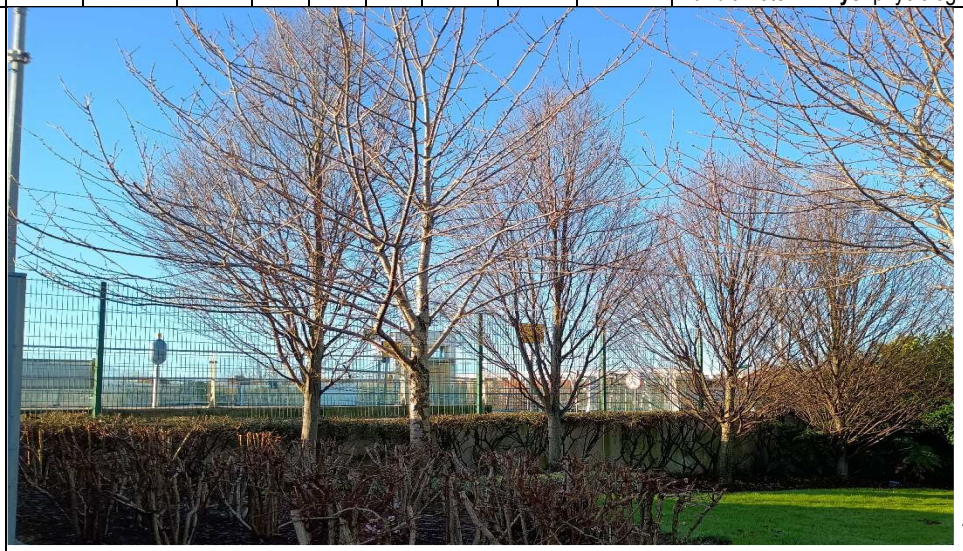
Tree No.	Tree Species	Ht. (m)	Stem Dia. (mm)	Branch Spread (m)				C-Ht. (m)	Age Class	Phys. Con.	Structural Condition Other Comments	Preliminary Recommendation	ULE	Cat. Grade	RPA (radius) (m)
				N	S	E	W				**N**-north **S**-south **E**-east **W**- west **C-Ht.**-crown height, **Dia.**-diameter **Phys.**-physiological.	**ULE**-useful life expectancy **Cat.**-category, **A**-average			
		The survey now moves north to the area under the LUAS Bridge. This part of the site consists of a number of maintained grass areas with footpaths between the grass areas. The grass areas are under regular maintenance and there are a number of trees planted in this area. 													
0870	**Flowering Cherry** *Prunus sp.*	3	50	1	1	1	1	2	Young	Fair	Fair A single stem tree recently planted. The planting tie and stake are still attached.	Adjust/ remove tree tie as considered necessary.	20+	C1	1.0
0871	**Flowering Cherry** *Prunus sp.*	3	50	1	1	1	1	2	Young	Fair	Fair A single stem tree recently planted. The planting tie and stake are still attached.	Adjust/ remove tree tie as considered necessary.	20+	C1	1.0
0872	**Himalayan Birch** *Betula utilis.*	8	180/ 180	3	4	3	4	0	Early Mature	Fair/ Good	Fair It divides low down near the base into two main stems with a broad union formation. It has a somewhat unbalanced crown as the east stem has grown considerably taller than the west stem. Light Ivy growth is developing at the base.	It requires no works at the present time.	20+	C1	3.0

Tree No.	Tree Species	Ht. (m)	Stem Dia. (mm)	Branch Spread (m)				C-Ht. (m)	Age Class	Phys. Con.	Structural Condition Other Comments	Preliminary Recommendation	ULE	Cat. Grade	RPA (radius) (m)
				N	S	E	W				**N**-north **S**-south **E**-east **W**- west **C-Ht.**-crown height, **Dia.**-diameter **Phys.**-physiological.	**ULE**-useful life expectancy **Cat.**-category, **A**-average			
0873	**Flowering Cherry** *Prunus sp.*	3	50	1	1	1	1	2	Young	Fair	Fair A single stem tree recently planted. The central leader and upper crown have died leaving the tree without a clear leader. The planting tie and stake are still attached.	Carry out formative pruning to remove dead wood and develop a new leader. Adjust/ remove tree tie as considered necessary.	10-20	C2	1.0
0874	**Field Maple** *Acer campestre.*	4	110	2	2	2	2	1.8	Young	Good	Good A single stem tree, planted in a grassed area. The lower branches have been pruned to clear the surrounding surface.	It would benefit from formative pruning as it develops to gradually lift the lower crown to 2.5 – 3m.	20 – 40	C1	1.3
0875	**Field Maple** *Acer campestre.*	6	110	2	2	2	2	1.8	Young	Good	Good A single stem tree, planted in a grassed area. The lower branches have been pruned to clear the surrounding surface. There is small branch stubs on the lower stem left after pruning.	It would benefit from formative pruning as it develops to gradually lift the lower crown to 2.5 – 3m. Prune branch stubs on lower main stem to target pruning points.	20 – 40	C1	1.3
0876	**Field Maple** *Acer campestre.*	5	120	2	2	2	2	1.8	Young	Good	Good A single stem tree, planted in a grassed area. Its lower branches have been pruned to clear the surrounding surface.	It would benefit from formative pruning as it develops to gradually lift the lower crown to 2.5 – 3m.	20 – 40	C1	1.4
		The survey now moves to the embankment to the east side of the LUAS Bridge. The lower part of the bank is steeply sloped and is in grass. The upper part of the bank has been planted with Buddleia with a line of Silver Birch trees developing above the general shrub line.										It would benefit from ongoing maintenance.			

Tree No.	Tree Species	Ht. (m)	Stem Dia. (mm)	Branch Spread (m)				C-Ht. (m)	Age Class	Phys. Con.	Structural Condition Other Comments	Preliminary Recommendation	ULE	Cat. Grade	RPA (radius) (m)
				N	S	E	W				**N**-north **S**-south **E**-east **W**- west **C-Ht.**-crown height, **Dia.**-diameter **Phys.**-physiological.	**ULE**-useful life expectancy **Cat.**-category, **A**-average			
															
Tree Line No. 1	**Birch** *Betula pendula.*	A6	A120	A2	A2	A1	A1	A2	Semi Mature	Fair/ Good	Fair It is a short line of trees located between a low concrete wall and weldmesh fence at the top of the embankment. It extends in a broadly east to west direction to the boundary with the LUAS bridge. They are starting to develop above the shrub layer.	They require no works at the present time.	20+	C2	1.4
															

Tree No.	Tree Species	Ht. (m)	Stem Dia. (mm)	Branch Spread (m)				C-Ht. (m)	Age Class	Phys. Con.	Structural Condition Other Comments	Preliminary Recommendation	ULE	Cat. Grade	RPA (radius) (m)
				N	S	E	W				**N**-north **S**-south **E**-east **W**- west **C-Ht.**-crown height, **Dia.**-diameter **Phys.**-physiological.	**ULE**-useful life expectancy **Cat.**-category, **A**-average			
		The survey now moves to the landscape area located just off the site boundary and beside Dundrum LUAS Station. This area is landscaped with a hedge along the boundary fence and ornamental shrubs underplanted. The main area is in grass with a number of Flowering Cherry and Hornbeam trees planted in rows.  													
Hedge No.1	**Cherry Laurel** *Prunus laurocerasus.* **Bramble** *Rubus fruticosus* **Buddleia** *Buddleja davidii*	**It extends east west along the boundary between the site and Dundrum Luas Station.** It is of a mature age class in fair condition physiologically and structurally. It has been cut to current height and spread and it forms a screen along this boundary. Some seedling trees are developing through it forming the higher canopy.  										It is in need of ongoing management.	--	C2	--

Tree No.	Tree Species	Ht. (m)	Stem Dia. (mm)	Branch Spread (m)				C-Ht. (m)	Age Class	Phys. Con.	Structural Condition Other Comments	Preliminary Recommendation	ULE	Cat. Grade	RPA (radius) (m)
				N	S	E	W				**N**-north **S**-south **E**-east **W**- west **C-Ht.**-crown height, **Dia.**-diameter **Phys.**-physiological.	**ULE**-useful life expectancy **Cat.**-category, **A**-average			
		A3.0	----	A.0.5N, A.0.5S		---									
		The following trees are located on the open grass area to the rear of Hedge No.1										These trees will require pruning from time to time for clearance with the surrounding surfaces.			
Tree No.3	**Hornbeam** *Carpinus betulus.*	6	150	2	2	2	2	1	Semi Mature	Good	Fair/ Good It is a single stem tree, located in a narrow plant bed just off the site boundary.	It requires no work at the present time.	20+	C2	1.8
Tree Nos. 4 – 10 7 trees	**Flowering Cherry** *Prunus sp.*	A.6	A.160	A.2	A.2	A.2	A.2	A.2	Semi Mature	Good	Good They are planted in two lines at even spacing. A group of close planted, single stem trees growing off the site boundary in a grassed area.	They require no work at the present time.	20+	C2	1.9
Tree No.11	**Hornbeam** *Carpinus betulus.*	6	150	2	2	2	2	1	Semi Mature	Good	Fair/ Good It is a single stem tree located in a narrow plant bed just off the site boundary.	It requires no work at the present time.	20+	C2	1.8
Tree Line No. 2	**Hornbeam** *Carpinus betulus.*	A.6	A.150	A.2	A.2	A.2	A.2	A.1.5	Early Mature	Good	Good It is a short line of four trees extending north to south from the site boundary along low boundary wall to the west side of the landscaped area beside the LUAS station.	They require no work at the present time.	20+	C2	1.8

Tree No.	Tree Species	Ht. (m)	Stem Dia. (mm)	Branch Spread (m)				C-Ht. (m)	Age Class	Phys. Con.	Structural Condition Other Comments	Preliminary Recommendation	ULE	Cat. Grade	RPA (radius) (m)
				N	S	E	W				**N**-north **S**-south **E**-east **W**- west **C-Ht.**-crown height, **Dia.**-diameter **Phys.**-physiological.	**ULE**-useful life expectancy **Cat.**-category, **A**-average			
		 Tree line No.2													
Notes:															