



# Arboricultural Assessment and Impact Report

Mount Saint Mary's, Dundrum Road, Dublin

**SEPTEMBER 2024**

Project Name: MOUNT SAINT MARY'S

Project Number: TMOU005

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## 1. Summary

The Arboricultural Assessment and Impact report for the Mount Saint Mary's site found that the site contains a population of 71 trees of generally moderate value and quality which are largely of a mature age class. The proposed development will require the removal of 20 trees. This report is to be interpreted alongside the accompanying drawings: TMOU005-00-DR-CMK-ARB-001-Tree Survey & Constraints, TMOU005-00-DR-CMK-ARB-002-Impact Assessment, and TMOU005-00-DR-CMK-ARB-003-Tree Protection.

## 2. Client Brief and Methodology

CMK Hort and Arb Ltd. were commissioned by Dún Laoghaire Rathdown County Council to undertake an updated assessment of trees within the grounds of Mount St Mary's, Dundrum Road, Dundrum. The survey was conducted by Ciarán Keating and Lauren McColgan on the 12th and 18th of September 2024. The purpose of the assessment being to provide the design team with an assessment of the condition of the trees located within the site boundaries and to advise on the impact of the current proposed development plans on the site's tree population.

The survey methodology, supporting drawings and documentation follow the recommendations contained within BS 5837 (2012). The analysis of the trees was undertaken using the VTA methodology as developed by Mattheck and Breloer (1994).

## 3. Site Description

The site is located on the Dundrum Road and currently comprises an office block, chapel and associated buildings. There is presently a small play area and a large open green space to the south of the building. The site is bounded to the north and east by Churchfields housing estates. To the south there is large sports grounds and complex.



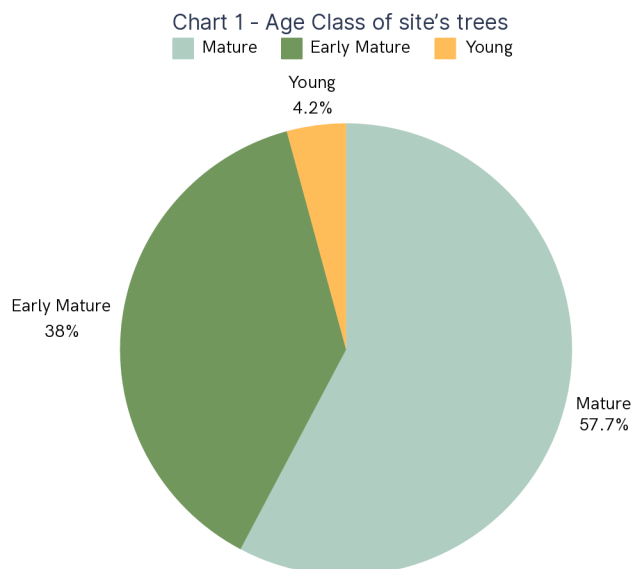
IMAGE 1 : SURVEY EXTENTS BOUNDARY  
INDICATIVE (C) GOOGLE 2024



Image 2 - Austrian pine #739 and various  
ornamental trees adjacent to office building.

### 3. General Description of Trees

A total of 71 trees were surveyed on site. A large proportion of these trees are mature trees (refer to Chart 1). Most of the site's mature trees are located along the western and eastern boundaries. There was a variety of ornamental species such as ornamental Cypress trees (*Cupressus cv*) and ornamental Cherry trees (*Prunus cv*) planted in the vicinity of the old convent and office building (Image 2). There are 8 trees situated outside of the site but whose constraints lie close to the site extents (#765 - #772).



The trees found onsite are mostly (73%) category B trees meaning they are of moderate value and quality. 7 trees in total were esteemed as category A trees. Only 17% of the trees on site are category C or trees of low value and quality, or those which offer little value to the landscape. There is a sizeable population of Horse Chestnut trees (*Aesculus hippocastanum*) within the site. Bleeding canker of Horse Chestnut (*Pseudomonas syringae pv. aesculi*) was observed among several of the trees and a number were found to be in decline as a result (Image 3). Continued assessment and observation of trees with bleeding canker is advised as in certain cases it can resolve itself. Continued deterioration will require the removal of such trees that are in decline (Waston 2013). Other Horse Chestnuts displayed early browning and curling of foliage. This is likely a symptom of Horse Chestnut Leaf Blotch (*Guignardia aesculi*), a fungal disease which does not require treatment. These trees should also be closely monitored at their stems for signs of Bleeding canker as it may spread among the Horse Chestnut population on site. (Waston 2013)

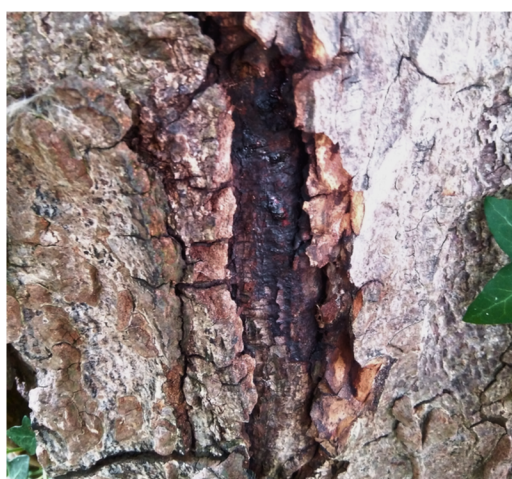


Image 3 - Bleeding canker observed on Horse Chestnut #704

TREE CATEGORIES	#	% OF TOTAL
A	7	10%
B	52	73%
C	12	17%
U	0	0%

Table 1 - Tree Categories

## 4. Arboricultural Impact Assessment

### Project description:

The development will consist of 129 no. residential units together with associated infrastructure including open space and car/cycle parking and is a mixture of duplexes and apartments in 3 no. buildings ranging in height from two to part six storeys.

### 4.1 Arboricultural Impact:

The arboricultural impact assessment identified 20 trees which will need to be removed to facilitate the proposed development. This represents 28% of the existing trees (refer to Table 1). The categorisation of the trees to be removed is as follows:

IMPACT	#	% OF TOTAL
Trees removed to facilitate development	20	28%
Trees to be removed for best practice	0	0%
Trees to be retained	51	72%

Table 2 - Arboricultural Impact

2 category A trees will be removed, 15 category B trees and 3 category C trees (refer to table 3 - Impact on Categories). No trees were considered of poor enough form to require removal at this time for arboricultural best practice.

The trees which are being retained are mostly situated in greenspace areas with dust paths that should not require disturbance to the root zones. With careful management of heavy plant traffic, the retention of these tree will offer a positive impact on the developments future arboricultural landscape.

Many tree surveyed are outside of the site's redline boundary but within the overall Mount St Mary's site. These trees also provide important value to the treescape of the site and we recommend their protection throughout development to minimise the impacts of personnel footfall, plant traffic and other associated activities which may indirectly impact these trees.



Image 4 - Trees located on border with open green space area which can be retained in a similar open space.

Category	TO BE REMOVED	% OF CATEGORY
A	2	28%
B	15	23%
C	3	25%

Table 3 - Impact on Categories

## 4. Arboricultural Impact Assessment

**4.2 Tree protection and retention:** The retention of the 51 trees identified by the impact section of this report will require methodical protection to ensure their continued success.

- A site arborist shall be appointed to inspect tree protection measures throughout the development.
- Tree protection measures will be agreed with a site arborist and implemented prior to construction commencement.
- A post-construction assessment of the retained trees shall be undertaken by a site arborist.

### 4.3 Primary concerns for retaining trees:

- Trees whose RPAs fall close to proposed soft and hard pathways should have appropriate confined cell root protection implemented to prevent soil compaction from pedestrians over time. These areas are indicated on the Tree Protection drawing (TMOU005-00-DR-CMK-ARB-003-Tree Protection).
- As there are multiple areas with mature and early mature trees dispersed throughout the site, pathways for heavy plant which does not enter the retained trees' RPAs must be established prior to construction.
- Where any excavation may be required in proximity to trees and RPAs, the site arborist must be present for supervision.

For further details refer to the Tree Protection drawing (TMOU005-00-DR-CMK-ARB-003-Tree Protection) and Method Statement.



Image 5 - Monterey Cypress #736 and #734 and Norway Maple #735 which will require tree protection measures during installation of pathway and generally during construction.

## 5. Limitations of Survey

This survey should be regarded as a preliminary assessment of the trees and deals with the current condition as identified during this survey only. Every attempt was made to identify hazardous trees in this report however; this survey was carried out from the ground and therefore cannot be held to have identified elements of decay, which may be hidden out of sight within the crown or beneath ivy or other obstructions. To counter this limitation in the survey process it is vital that during tree works any additional defects found by the climbing arborist are communicated to the consulting arborist to allow appropriate action to be taken.

The details within this survey are based on the condition of the trees during the survey period only. The findings in this survey cannot be held to be valid after any site disturbance, man-made or natural, which may have an adverse effect on any trees present.

## 6. Dún Laoghaire-Rathdown County Council Tree Strategy Policies

6.1. The following is largely taken from the Dún Laoghaire Rathdown County (DLRCC) Development Plan 2022 - 2028. *The County Council's updated Trees and Urban Forestry Strategy 2022 - 2031 is not yet available.* It is recommended to view the impact of the development with the following considerations:

6.2 Within the DLRCC County Development Plan, Chapter 3 Climate Action refers to the objective of retaining and promoting Urban Greening which includes tree planting. (3.4.4.1, CA18)

6.3 Chapter 4 Neighbourhood - People, Homes and Place refers to the 'retention of trees' in section 4.3.1.4 on the Development of Institutional Lands (PHP21).

6.4 It also notes the detailed consideration of street trees in development proposals. (4.4.1.3, PHP37)

6.5 Chapter 8 of the County Development Plan 'Green Infrastructure and Biodiversity' notes the objective to protect '*existing woodlands, trees and hedgerows which are of amenity or biodiversity value*'. It includes the protection and management of Trees listed under Tree Protection Orders (TPOs). (8.7.1.1, GIB18)

## 6. Dún Laoghaire-Rathdown County Council Tree Strategy Policies

6.6 Important consideration is given to trees in Chapter 9 Open Space, Parks and Recreation. Under 9.3.1.3, the objective relates to the implementation of the 'forthcoming Tree Strategy'. This includes 'ambitious goals for conserving and managing' the existing trees in the County and prioritising making TPOs (OSR7).

6.7 Also in Chapter 9, it's noted that trees will be protected against 'unnecessary damage during planning, design and development of any greenway route.'

6.8 Chapter 12 of the Plan refers to Development Management and trees. It details that trees should be used in Urban Greening for cooling and reduction of wind tunnel effect. (12.2.6)

6.9 Also detailed in that infill development will respect the trees and landscaping already present. (12.3.7.7)

6.10 Institutional Lands will require development around existing trees (12.3.7.10)

6.11 The protection of specimen trees, mature trees and hedgerows is outlined in Chapter 12 under 'Sensitive Landscapes and Site Features'. The same also refers to the planting of native Irish flora and the provision of roadside trees by developers.

6.12 Arboricultural Assessments (AA) are a noted requirement for the decision on preservation of trees in 12.8.11 Existing Trees and Hedgerows. Here it notes a qualified Arborist will carry out the AA as part of planning applications for sites and will be in accordance with BS 5837 (2012).

6.13 It is also noted that the planning applicant will provide details of 'adequate measures' for tree protection during development prior to the construction beginning.

The Tree Preservation Orders (TPOs) within the DLRCC area have been reviewed and there are no TPOs located on this site.



### Tree categories

A Trees of high quality and value due to their size, age, condition, historical/visual merit and/or conservation potential (a minimum of 40 years).

A1 Mainly arboricultural values. Particularly good examples of species, essential components of groups or of formal or semi-formal arboricultural features.

A2 Mainly landscape values. Trees, groups or woodlands which provide a definite screening or softening effects to the locality in relation to views into or out of site, or those of particular visual importance.

A3 Mainly cultural values, including conservation. Trees, groups or woodlands of significant conservation, historical, comparative or other value (e.g. veteran trees or wood-pasture).

B Trees of moderate quality and value (a minimum of 20 years).

B1 Mainly arboricultural values. Trees that might be included in high categories but are downgraded because of impaired condition (e.g. presence of remedial defects including unsympathetic past management and minor storm damage).

B2 Mainly landscape values. Trees present in numbers, usually as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals but which are not, individually, essential components of formal or semi-formal features (e.g. trees of moderate quality within an avenue that includes better A category specimens) or trees situated internally to the site, therefore individually having little visual impact on the wider locality.

B3 Mainly cultural values including conservation. Trees with clearly identifiable conservation or other cultural benefits.

C Trees of low quality and value (a minimum of 10 years).

C1 Not qualifying in higher categories.

C2 Trees present in groups or woodlands but without conferring on them greater landscape value and/or trees offering low or only temporary screening benefit.

C3 Trees with very limited conservation or other cultural benefits.

## 7. Terminology contd.

U Trees in such condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management. Trees that are dead, dying or showing immediate and irreversible decline.

Comments: Refers to the tree's condition and suitability for the site.

Common name: Most widely used non-botanical name.

Co-dominant: Two branches assuming the role of leading shoots. When growing close together may form a weak attachment (included bark) at their point of contact. Trees with this defect may be in danger of splitting at this weak attachment.

Crown Spread: Measured in meters north, south, east and west.

Decay fungi: Refers to those species of fungi which degrade living wood and which may, depending on the degree of degradation, render the tree structurally unsound.

Defects: Refers to cracks, storm damage and any other damage mechanical or biological.

Diameter: Diameter of the trunk (millimetres) at 1.5m. M.S. after the measurement refers to the tree being multi-stemmed.

Genus & Species: Refers to the botanical names for the tree.

Height: Measured in meters.

Monitor: Refers to trees which need to be re-surveyed on a yearly basis to assess their condition. This timescale may be sooner where works or adverse weather conditions have impacted negatively on the trees.

Overhaul: A reference to standard tree surgery work which consists of the removal of deadwood, crossing branches and balancing where appropriate.

Recommendations: Indicates surgery work necessary for the retention or, where necessary, removal of the tree.

Tree No. Refers to numbered tag fixed to tree during survey.

## 8. References

BS 5837 (2012). Trees in Relation to Design Demolition and Construction

Mattheck and Breloer (1994). The body language of trees

Watson (2013). Tree Pests and Diseases

## 9. Appendix i - Tree Survey Data