

SHB5-LDR -RP-CMK-AR-P3-0001-
Aboricultural Assessment
&
Impact Report

Project No.	Project name	Date	Revision
TLOT003 LAM	Lambs Cross	09/07/24	A

Report Prepared by

Ciaran Keating
BSc Pl. Sci. & Ecol
H.N.D. Hort
AA Tech Cert Arb, PG Dip. Arb & Urban Forestry

E-mail: cmkhortandarb@gmail.com
Mobile: 087 1182343,
Drumone, Oldcastle, Co. Meath

CONTENTS

1. Client brief and Methodology	2
2. General description of trees	2
3. Impact of the proposed development	6
4. Limitations of survey	6
5. Terminology.	7
6. References	8

Appendices

- i Tree Condition Analysis & Preliminary Recommendations**
- ii TLOT001-LAM-101 Arboricultural Assessment & Constraints**
- ii TLOT001-LAM-102 Arboricultural Impact & Tree Protection**

Summary

The subject site covers an area of 0.3538 Ha in the townland of Balally, Lambs Cross, Dublin 18. At the time of the assessment of the trees and woody vegetation the site was a construction materials storage yard. Trees / woody vegetation are located on the northern and eastern boundaries. A line of Leyland cypress (*x Cupressocyparis leylandii*) located adjacent to a section of the northern boundary appear to be within lands associated with the Lamb's Brook housing development. The location of all woody vegetation is shown on drawing TLOT-LAM001-101 Tree Survey & Constraints. The proposed development will necessitate the removal of all the scrub vegetation on the northern boundary of the site. The Leyland cypress hedge / tree planting which overhangs the site from the Lambs Brook housing development will be cut back to facilitate works and allow light to the residents in this area of the development. The mature sycamore #1 on the eastern boundary with the stream will be retained and protected for the duration of the works. The impact of the proposed development and tree protection measures are shown on drawing TLOT-LAM-001 102 Arboricultural Impact & Tree Protection.

1. Client brief & Methodology

CMK Hort + Arb Ltd. were commissioned by Coady Partnership Architects on behalf of the Land Development Agency to provide base-line data on the composition and condition of trees within an area of land at Lamb's Cross, Sandyford, Dublin 18 (image 1). This report outlines these findings and assesses the impact on trees of the proposed development of the site.

The fieldwork was undertaken on the 13th of September 2023.

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).

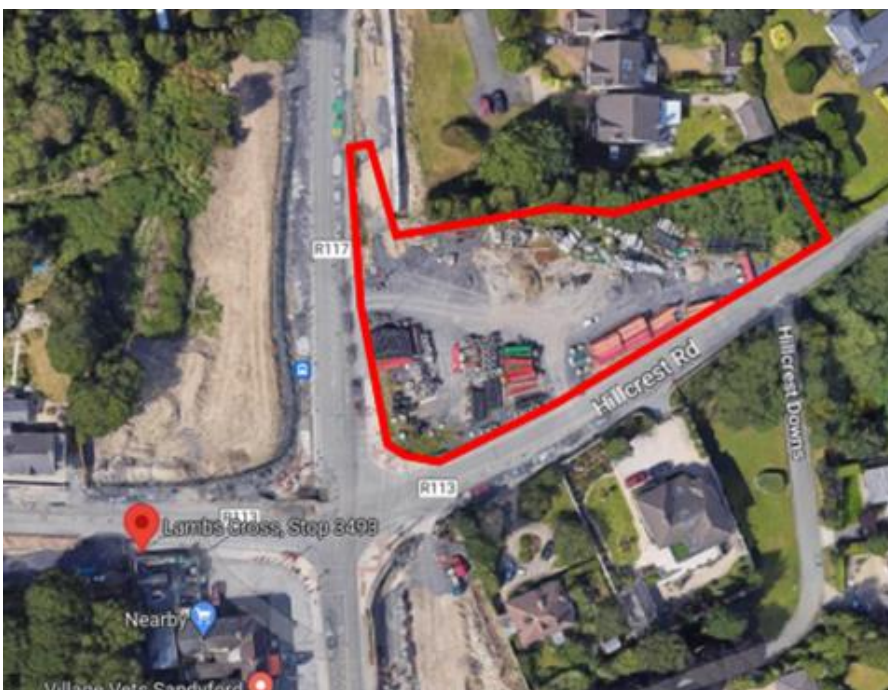


Image 1. Redline boundary outlining site location.

2. General description of trees

The subject site which covers an area of 0.3538 Ha in the townland of Balally, Lambs Cross, Dublin 18. The site is bounded by Sandyford Road to the west and Hillcrest Road to the south (Image 1) and on the date of survey was a construction materials storage yard. Trees / woody vegetation are located on the northern and eastern boundaries. No trees are located within the central area of the site. A line of Leyland cypress (*xCupressocyparis leylandii*) located adjacent to a section of the northern boundary appear to be within lands associated with the Lamb's Brook housing development.

2.1 Eastern boundary

One mature sycamore (*Acer pseudoplatanus*) is located on the eastern boundary on the edge of a stream which is open at this point but culverted along much of its length (image 2). The condition of this tree is good overall and though non-native and considered invasive in certain circumstances provides a degree of screening to and from the subject site. The remaining vegetation on this boundary is scrub crack willow (*Salix fragilis*) of low shrub dimensions.



Image 2. Sycamore #001 on edge of stream on eastern boundary of site. Note shrubby crack willow in foreground.

2.2 Northern boundary

The northern boundary is dominated by crack willow (image 3) which is both scrub-like and more tree-like in size (image 3). The quality of this vegetation is good overall however the nature of this species is for it to be brittle structurally and prone to failure. It has the ability to regenerate from base or when limbs make contact with soil.



Image 3. Crack willow on northern boundary. Note mixed nature of vegetation forming shrubby and more tree-like forms.

This woody vegetation forms a screen to and from the subject site on this section of the northern boundary and is of ecological value due to its status as native species. Its management particularly within the built environment would require periodic coppicing to rejuvenate growth to retain sustainable structurally sound trees / shrubs.

The western section of the northern boundary contains a line of Leyland cypress which appear to be within the open space area of the Lamb's Brook housing development (image 4).

The subject site is a storage area for the construction works and has encroached on the cypress (image 5). There is no evidence of damage to these trees and it was not possible to determine if roots extend into or if they were restricted in any way from entering the subject site.

It is recommended that following the removal of the stored material from this area that a determination is made to establish the potential for roots entering the subject site and if any damage occurred from the storage of materials or other activities in this area.



Image 4. View of Leyland cypress on northern boundary from existing site.



Image 5. View of Leyland cypress on northern boundary from the western edge of the site.

3. Impact of the proposed development

3.1 Project description

The development will consist of:

- 37 no. apartment units in a 3 to 5-storey building over undercroft area, including 29 no. one bed units and 8 no. two bed units;
- 1 no. community space at ground floor of 147m²;
- Energy Centre and an external plant area set back at third floor level and at fourth floor level
- Undercroft area at lower ground level comprising (a) 1 no. ESB substation (b) car and bicycle parking; (c) bin storage; (d) bulk storage area; and (e) supporting mechanical, electrical and water infrastructure.
- Landscaping works including provision of (a) communal open space at first floor level; and (b) public realm area fronting onto Sandyford Road and Hillcrest Road
- All associated site development works including (a) vehicular access off Hillcrest Road; (b) public lighting; (d) varied site boundary treatment; and (e) temporary construction signage.

3.2 Impact on trees

The proposed development will necessitate the removal of all the scrub vegetation on the northern boundary of the site. The Leyland cypress hedge / tree planting which overhangs the site from the Lambs Brook housing development will be cut back to facilitate works and allow light to the residents in this area of the development.

The mature sycamore #1 on the eastern boundary with the stream will be retained and protected for the duration of the works. The impact of the proposed development and tree protection measures are shown on drawing TLOTLAM01 102 Arboricultural Impact & Tree Protection.

4. 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.

5. Terminology

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.
- 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.

Terminology cont.

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.

6. References

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

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

APPENDIX I. TREE CONDITION ANALYSIS AND PRELIMINARY RECOMMENDATIONS

Tag number	Species	Age Class	Vigour	Comments	Preliminary Recommendations	Category	Long-term potential (years)	Dbh mm	Height m	Spread m N, E, S, W
101	Sycamore Acer pseudoplatanus	Mature	Good	A relatively well developed multi-stemmed specimen on boundary with stream. No visible defects	No action necessary	B2	40	420	10	4,3,2,3
Tree group 1	Crack willow Salix fragilis	Early mature-Mature	Good	Located along the northern boundary and forming an effective screen when in leaf. Mixed condition and form with shrubby and tree-like specimens present.	Coppice where required and monitor	B2	10-20	400 (tree form)	11	4,4,4,4