

Tree Survey & Planning Report

Development Lands
Cappagh Road
Finglas
Co. Dublin

BSM

Est.
1968

**Brady Shipman
Martin**

**Built.
Environment.**

Survey
Assessment
**Built
Environment**

DATE:

26 August 2019

Brady Shipman Martin

DUBLIN

Canal House
Canal Road
Dublin 6

+353 1 208 1900

CORK

Penrose Wharf Business Centre
Penrose Wharf
Cork

+353 21 242 5620

LIMERICK

11 The Crescent
Limerick

+353 61 315 127

mail@bradyshipmanmartin.com

www.bradyshipmanmartin.com

DOCUMENT:
Tree Survey Report

This document has been issued and amended as follows:

Issue	Revision	Description/Status	Date	Prepared by	Checked by
01	00	Tree Survey Report	26/08/19	JM	

TABLE OF CONTENTS

1 TABLE OF CONTENTS

1	Introduction	1
2	Report limitations.....	1
3	Methodology.....	2
4	Survey Key	2
4.1	Tree, Tree Group and Hedge Number	2
4.2	Species.....	2
4.3	Age Class.....	2
4.4	Stem Diameter, Tree Height and Crown Size Measurements.....	2
4.5	Condition	2
4.6	Comments	2
4.7	Recommendations	2
4.8	Tree Retention Category (Cat) (BS5837: 2012 Trees in relation to design, demolition and construction – Recommendations).....	3
4.9	Root Protection Area.....	3
5	Findings	4
6	Preliminary Recommendations.....	4
7	Arboricultural Impact Of New Development	4
8	Arboricultural Method Statement	4
8.1	Tree Surgery Works.....	4
8.2	Tree Protection Measures	5
9	Site Photographs	6
10	Schedule Of Trees included in the survey	8
11	Tree Survey	11
12	Tree Protection plan	12

1 INTRODUCTION

There are plans to develop disused land on Cappagh Road, Finglas, Co. Dublin. There are a number of hedges and trees around the site and this report has been commissioned to provide an Arboricultural assessment of these trees to assist with the plans for the development of the site and for inclusion in the planning application. The survey data was collected and collated in accordance with BS5837: (2012) *Trees in relation to design, demolition and construction – Recommendations*.

The accompanying drawing 6469_Cappaghfinn_300 (Tree Survey) shows the locations of the individual trees and tree groups identified on the site during the survey.

2 REPORT LIMITATIONS

The inspection has been carried out from ground level using visual observation methods only.

Trees are living organisms whose health and condition can change rapidly. Trees should be checked on a regular basis, preferably once a year. The conclusions and recommendations of this report are valid for one year.

The fruiting bodies of some important species of decay fungi only emerge at certain times of the year and may not have been visible during this inspection.

There is no such thing as a 100% safe tree in all conditions, since even perfectly healthy trees may fall or suffer branch break.

Climbing plants such as Ivy can obscure structural defects and some symptoms of disease, where such plants prevent a thorough examination it is recommended that the climber be cut at ground level and the tree re-inspected when it has died back.

Individual trees shown on the survey drawing were not plotted by topographic survey methods, their positions should be regarded as approximate.

3 METHODOLOGY

The trees were accessed on foot and assessed using Visual Tree Assessment (VTA) techniques only. Hedges and groups of trees were assessed collectively in accordance with BS5837: (2012) *Trees in relation to design, demolition and construction – Recommendations*. Tree outside the site or those inaccessible were assessed on the basis of what parts of the trees were visible to the surveyor.

4 SURVEY KEY

4.1 Tree, Tree Group and Hedge Number

Individual trees (prefix T), tree groups (prefix G) and hedges (prefix H) were allotted reference numbers to allow for identification and cross reference with the survey schedule and site drawings. Individual trees were not tagged on site.

4.2 Species

Refers to the specific tree species with both common and botanical names for individual trees and those present within each hedgerow or tree group.

4.3 Age Class

Y: Young tree – yet to reach biological maturity
SM: Semi-mature - tree now well established and developing
EM: Early-Mature - tree not yet fully grown
M: Mature – Tree fully grown and in full maturity
LM: Late Mature – in the later stages of maturity
OM: Over mature - tree now declining from natural causes
Vet: Veteran - tree of value due to old age and ecological/cultural significance

4.4 Stem Diameter, Tree Height and Crown Size Measurements

Ht: Total Tree Height in metres
Dbh: Diameter (in mm) at breast height measured at 1.5m from ground level
NSEW: Crown spread (in metres) for all 4 cardinal points

4.5 Condition

Condition refers to both physiological condition (good, fair, poor, dead.) and structural condition.

Good: No obvious defects visible, vigour and form of tree good.
Fair: Tree in average condition for its age and the environment.
Poor: Tree shows signs of ill health/structural defect
Bad: Tree in seriously bad health/major structural problem
Dead: Tree now completely dead

4.6 Comments

Additional description/commentary on individual trees where appropriate.

4.7 Recommendations

Preliminary management recommendations are noted, these pertain to current site conditions unless otherwise stated.

4.8 Tree Retention Category (Cat) (BS5837: 2012 Trees in relation to design, demolition and construction – Recommendations)

The tree retention category system grades a tree's suitability for retention within a development:

- A** Indicates a tree of high quality and value. These are trees that are particularly good examples of their species, which also provide landscape value. These trees are in such a condition as to be able to make a substantial contribution. (A minimum of 40 years is suggested)
- B** Indicates a tree of moderate quality and value. Trees that might be included in the high category, but are downgraded because of impaired condition. These trees are in such a condition as to make a significant contribution. (A minimum of 20 years is suggested)
- C** Indicates a tree of low quality and value - trees with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter of below 150mm.
- U** Trees that are in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.

Sub Categories

Tree categories may be further categorised using the following sub-categories (e.g. C1, C2 or C3) - 1 mainly Arboricultural qualities, 2 mainly landscape qualities, 3 mainly cultural values.

4.9 Root Protection Area

The Root Protection Area (RPA) is the minimum area around individual trees to be protected from disturbance during construction works; RPA is recorded as a radius (rad) in metres measured from the tree stem and is shown on tree survey drawings as a circle with the tree stem in the centre. For single stem trees, the root protection area (RPA) should be calculated as an area equivalent to a circle with a radius 12 times the stem diameter.

For trees with more than one stem, one of the two calculation methods below should be used.

- a) For trees with two to five stems, the combined stem diameter should be calculated as follows:
$$\sqrt{((\text{stem diameter } 1)^2 + (\text{stem diameter } 2)^2 \dots + (\text{stem diameter } 5)^2)}$$
- b) For trees with more than five stems, the combined stem diameter should be calculated as follows:
$$\sqrt{((\text{mean stem diameter})^2 \times \text{number of stems})}$$

5 FINDINGS

The trees and tree groups were assessed during a site visit on the 12th July 2019. The field survey findings are recorded in the survey schedule appended to the report and include the data for 8 individual trees and 4 tree groups.

Of the 8 individual trees assessed, all were graded category C (low value); the 4 hedges and 1 group were also graded category C.

The site covers a derelict field surrounded by old farm hedges on the eastern, northern and western sides, with the western part of the southern boundary marked by the remains of an old hedge. None of the hedges have been subject to any regular hedgerow management for many years and have become overgrown in places. Bark has been gnawed off the tree stems of many trees, presumably by horses or other livestock. Despite the lack of management, the hedges to the east, north and west provide effective landscape screens and offer some landscape and conservation value.

6 PRELIMINARY RECOMMENDATIONS

Preliminary management recommendations for the trees, hedges and tree groups under present site conditions are listed in the survey schedule.

No urgent works are recommended, however, the hedges would benefit from some management intervention to encourage fresh growth and control the spread of the suckering.

7 ARBORICULTURAL IMPACT OF NEW DEVELOPMENT

The impact of the new layout on the existing trees and hedges is shown on the accompanying drawing 6469_Cappaghfinn_301 (Tree Protection Plan).

The development will require the removal of hedges H1 and H2 including the 8 young trees labelled T1-T8.

Hedges H3 and H4 will be retained, along with tree group G1 within hedge H3.

8 ARBORICULTURAL METHOD STATEMENT

8.1 Tree Surgery Works

The trees and bushes (including tree labelled T1-T8) making up hedges H1 and H2 along the eastern and northern boundaries of the site will be felled and the stumps removed from the ground.

All woody material arising from the clearance works should be disposed of at an appropriate green waste facility or recycled for use on the project (woodchip mulch for example).

All works should be undertaken by professional tree surgeons working to BS 3998 (2010) Tree Work – Recommendations.

8.2 Tree Protection Measures

Sturdy tree protection fencing will be erected along the lines shown on the accompanying drawing 6469_Cappaghfinn_301 (Tree Protection Plan) to prevent demolition and construction work encroaching into the root protection areas (RPAs) of the trees to be retained within hedge H4. The existing metal fence will serve as an effective protective barrier to hedge H3 and tree group G1.

Where machinery has to encroach the RPAs of the trees to be retained for reasons unforeseen and unavoidable; suitable ground protection will be put in place to prevent any significant soil compaction or root damage near the trees; this should take the form of suitable strength ground protection mats or cellular confinement system capable of supporting the appropriate weight.

All site offices, materials storage, staff parking etc. will be located outside of the RPAs of the trees; there is ample space on the site to accommodate these facilities outside the RPAs of the retained trees and hedges.

Any new underground services such as electricity cables, water pipes etc. will be routed away from the root protection areas of the trees to be retained; where this is not possible for reasons unforeseen, the services will be installed using specialist methodology (such as Airspade excavation or Mole drilling) that ensures minimal impact on any tree roots.

The tree protection measures and specialist work methods will be overseen by a qualified arborist; the arborist should also make regular visits to the site during the construction process to ensure compliance and be available to provide advice and guidance where necessary.

The retained trees should be assessed by a qualified arborist following the completion of the construction works.

9 SITE PHOTOGRAPHS



Photo 1. Hedge H1 along the eastern edge of the site, viewed from the west



Photo 2. Trees and hedgerow H2 along northern edge of site



Photo 3. Patchy hedge-line H3 outside the western edge of the site



4. Fragmented and degraded hedge H4 along southern edge of site.

10 SCHEDULE OF TREES INCLUDED IN THE SURVEY

No.	Species	Age	Ht m	Dbh mm	St	Cr	N	S	E	W	ERC	Phys Cond	Structural Condition/Comments	Preliminary Recommendations	RPA m	Area m ²	Cat
H1	Acer pseudoplatanus (Sycamore) Crataegus monogyna (Hawthorn) Fraxinus excelsior (Ash) Sambucus nigra (Elder) Prunus spinosa (Blackthorn)	EM	5.5	173	3	0	2	2	2	2	10+	Fair	Fair. Dense hedgerow growing inside metal boundary fence on eastern edge of site. Mostly Hawthorn established in a line approximately 3m in from the fence. Thick Blackthorn suckering extending into field from southern half of hedge. No recent management.	No urgent works needed.	2.08	13.6	C2
H2	Acer pseudoplatanus (Sycamore) Crataegus monogyna (Hawthorn) Fraxinus excelsior (Ash) Sambucus nigra (Elder) Prunus spinosa (Blackthorn)	EM	5.5	173	3	0	2	2	2	2	10+	Fair	Fair. Thick hedgerow growing inside metal boundary fence on northern edge of site. Mostly Hawthorn established in a line approximately 3m in from the fence. Several emergent young Ash and Sycamore trees established close to fence. Some bark gnawing from livestock. No recent management.	No urgent works needed.	2.08	13.6	C2
H3	Crataegus monogyna (Hawthorn) Fraxinus excelsior (Ash)	EM	6	173	3	0	2	2	2	2	10+	Fair	Fair. Hedgerow running parallel to western boundary, with tree-line located outside the site. Mostly Hawthorn to around 6m tall, but also including several larger Ash trees (labelled group G1) to 9-10m height.	No urgent works needed.	2.08	13.6	C2

H4	Acer pseudoplatanus (Sycamore) Crataegus monogyna (Hawthorn) Fraxinus excelsior (Ash)	SM	8	100	1	1	3	2	3	3	10+	Poor	Fair/Poor. Degraded remnants of old hedge along part of southern boundary. Hedge affected by previous groundworks, with widespread dieback amongst the trees/bushes.	Coppice weaker/selected stems. Re-enforce with fresh planting.	1.2	4.52	C2
T1	Acer pseudoplatanus (Sycamore)	SM	7	250	1	1	3	2	2.5	2	10+	Fair	Fair. Smaller sized tree within hedge, 1m from fence.	No urgent works needed.	3	28.3	C2
T2	Fraxinus excelsior (Ash)	SM	7.5	320	2	1	4	3	3.5	3.5	10+	Fair	Fair. Twin stemmed young tree in corner of site behind Hawthorn bushes.	No urgent works needed.	3.84	46.3	C2
T3	Acer pseudoplatanus (Sycamore)	SM	9	527	4	1	4.5	4	4	4.5	10+	Good	Fair. Multi-stem coppice stool around 1m from fence.	No urgent works needed.	6.32	126	C2
T4	Acer pseudoplatanus (Sycamore)	SM	8	346	3	1	4	3.5	3	4	10+	Poor	Fair. Multiple stems below 1.5m. Low bud/leaf density.	No urgent works needed.	4.15	54.1	C2
T5	Fraxinus excelsior (Ash)	SM	8.5	387	6	1	3.5	4.5	3.5	4	10+	Fair	Fair. Smaller sized tree in hedge, 1m from fence. Some bark wounding by livestock.	No urgent works needed.	4.64	67.7	C2
T6	Fraxinus excelsior (Ash)	SM	8	283	2	1	3	3.5	3	3	10+	Fair	Fair. Smaller sized tree in hedge, 1m from fence. Some bark wounding by livestock.	No urgent works needed.	3.4	36.3	C2
T7	Fraxinus excelsior (Ash)	SM	8	283	2	1	3	3.5	3	3	10+	Fair	Fair. Smaller sized tree in hedge, 1m from fence. Some bark wounding by livestock.	No urgent works needed.	3.4	36.3	C2
T8	Acer pseudoplatanus (Sycamore)	SM	9	350	1	1	4	4	3	4	10+	Fair	Fair. Young tree in hedge-line, 1m from fence. Thick Ivy growth on tree stem.	No urgent works needed.	4.2	55.4	C2

Cappagh Road, Finglas

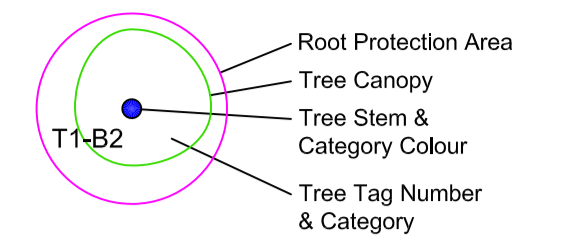
Tree Survey Report

G1	Fraxinus excelsior (Ash)	EM	9.5	300	1	1	5	5.5	5	5	10+	Fair	Fair. Ash trees x4 in hedge outside the western boundary of site. Not accessed during survey.	No urgent works needed.	3.6	40.7	C2
----	--------------------------	----	-----	-----	---	---	---	-----	---	---	-----	------	---	-------------------------	-----	------	----

11 TREE SURVEY



LEGEND



- Category A Trees (high value)
- Category B Trees (moderate value)
- Category C Trees (low value)
- Category U Trees (unsuitable for retention)

Rev	Date	Drawn	Checked	Description

Notes

COPYRIGHT © ALL RIGHTS RESERVED.
THIS WORK IS COPYRIGHT AND CANNOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF THE CONSULTANT.
DO NOT SCALE FROM THIS DRAWING. WORK ONLY FROM PLOTTED DIMENSIONS.
THIS DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANT'S DRAWINGS.

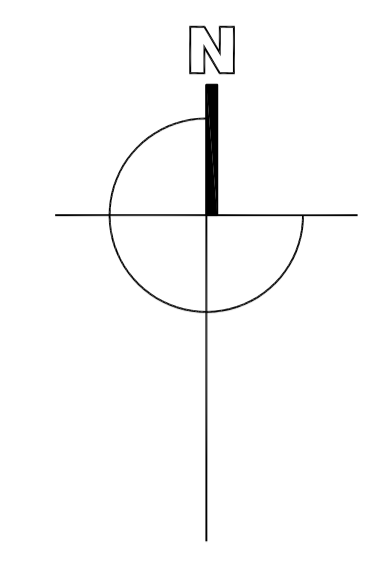
Ordnance Survey Ireland Licence No AR 0001319
© Ordnance Survey Ireland/Government of Ireland

Project Proposed Development Cappaghfinn, Finglas, Dublin 11		Project No. 6469
D/B: Tree and Hedgerow Survey		Drawing No. 300 Rev. 00
Scales 1:500@A1	Status Final	Date 26/08/2019
<small>Canal House, Canal Road, Dublin 6 Tel: +353(0)1 2881900</small>		<small>Dir. JM Chd. MH Passed MH</small>

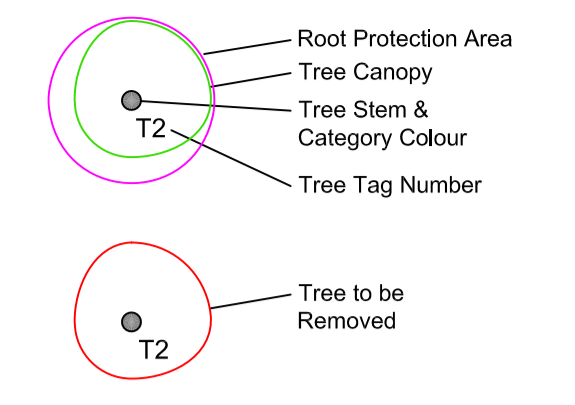


12 TREE PROTECTION PLAN

- Private Open Space
- Potential SUDS Components
- Exclusion Zones



LEGEND



- Category A Trees (high value)
- Category B Trees (moderate value)
- Category C Trees (low value)
- Category U Trees (Poor Condition)
- Tree Protection Fence (Indicative Line)



Rev	Date	Drawn	Checked	Description

Notes

Copyright © All Rights Reserved.
 THIS WORK IS COPYRIGHT AND CANNOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF THE CONSULTANT.
 DO NOT SCALE FROM THIS DRAWING. WORK ONLY FROM DIMENSIONS.
 THIS DRAWING IS TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANT'S DRAWINGS.

Ordnance Survey Ireland Licence No AR 0001319
 © Ordnance Survey Ireland/Government of Ireland

Project	Proposed Development Cappaghfinn, Finglas, Dublin 11	Project No.	6469
DR	Tree Protection Plan	Drawing No.	301
Scale	1:500@A1	Status	Final
Date	26/08/2019	Rev.	00
Canal House, Canal Road, Dublin 6 Tel: +353(0)1 2881900	ma@bradysphmannertrk.com www.bradysphmannertrk.com	Dirn.	JM
		Chd.	MH
		Passed	MH

