Arboricultural Report

Tree Survey,

Arboricultural Impact Assessment &

Arboricultural Method Statement

In relation to the development proposal at:

No. 2 Firhouse Road and the former 'Morton's The Firhouse Inn'

Firhouse Road

Dublin 24

June 2022

200930-PD-11-A

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ARBORICULTURAL CONSULTANCY

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Section 1: Arboricultural Impact Assessment

1 Summary

1.1 This arboricultural report has been instructed by Bluemont Developments (Firhouse) Limited (the 'Applicant'), to provide information to assist all parties involved in the planning process to make balanced judgements with regard to the arboricultural features in relation to the proposed development at No. 2 Firhouse Road and the former 'Morton's The Firhouse Inn', Firhouse Road, Dublin 24 (the 'Application Site').

1.2 This report includes:

- an assessment of the trees, their quality and value in accordance with BS 5837:2012 - Trees in relation to design, demolition and construction;
- the site context and observations on the trees;
- local planning policies relevant to the consideration of trees on the site;
- the impact of the proposed development upon the tree population in and around the site;
- methods of reducing impacts on trees; and
- measures to be taken to protect trees during the proposed works.

1.3 The proposed development does not require the removal of any trees.

1.4 The proposal includes new high-quality tree planting as part of the landscape design. This new tree planting can have a positive impact on the canopy cover of the local area and the visual appearance of the development.

1.5 Tree impacts have been assessed and tree protection measures have been specified in accordance with best practice and are sufficient to safeguard neighbouring trees during the proposed works.

1.6 In conclusion, the proposed development is achievable in both arboricultural terms and in relation to local planning policy as it relates to trees.

2 Introduction

Instructions

2.1 This arboricultural report has been instructed by Bluemont Developments (Firhouse) Limited, to provide information to assist all parties involved in the planning process to make balanced judgements with regard to the arboricultural features in relation to the proposed development at No. 2 Firhouse Road and the former 'Morton's The Firhouse Inn', Firhouse Road, Dublin 24.

Development proposal

2.2 The proposed development will consist of the demolition of all existing structures on site (c. 1,326 sq m), including:

- Two storey building formally used as public house, ancillary off-licence and associated structures (c. 972 sq m);
- Two storey building comprising an existing barber shop and betting office (c. 260 sq m);
- Single storey cottage building and associated structures (c. 94 sq m); and
- Eastern boundary wall and gated entrance from Mount Carmel Park.

2.3 The development with a total gross floor area of c. 11,638 sq m, will consist of 100 no. residential units arranged in 2 blocks (Blocks 01 and 02) ranging between 3 and 5 storeys in height, over lower ground floor and basement levels, comprising:

- 96 no. apartments (consisting of 2 no. studio units; 45 no. one bedroom units; 10 no. two bedroom (3 person) units; 34 no. two bedroom (4 person) units; and 5 no. three bedroom units), together with private (balconies and private terraces) and communal amenity open space provision at podium and roof levels; and
- 4 no. duplex apartments (consisting of 2 no. one bedroom units and 2 no. two bedroom units (4 person) located within Block 01, together with private balconies and terraces.

2.4 The development will also consist of non-residential uses (c. 355 sq m), including:

- 1 no. café (c. 58 sq m) and 1 no. office (c. 30 sq m) located at ground floor level of Block 01;
- 1 no. medical unit (c. 59 sq m) and 1 no. betting office (c. 66 sq m) located at ground floor level of Block 02;

- 1 no barber shop (c. 28 sq m) located at ground floor level between Blocks 01 and 02; and
- 1 no. crèche (c. 114 sq m) located at lower ground floor level of Block 01 and associated outdoor play area to the rear.

2.5 Vehicular access to the site will be from the existing access off Firhouse Road. The proposal includes minor alterations to the existing access, including the provision of new and enhanced pedestrian infrastructure.

2.6 The development will also consist of the provision of public open space and related play areas; hard and soft landscaping including internal roads, cycle and pedestrian routes, pathways and boundary treatments, street furniture, basement car parking (80 no. spaces in total, including accessible spaces); motorcycle parking; electric vehicle charging points; bicycle parking (long and short stay spaces including stands); ESB substations, piped infrastructural services and connections to existing public services, (including relocation of existing surface water sewer and water main from within the application site onto the public roads area along Firhouse Road and Mount Carmel Park); ducting; plant; waste management provision; SuDS measures; stormwater management and attenuation; sustainability measures; signage; changes in levels; public lighting; and all ancillary site development and excavation works above and below ground.

Qualification and experience

2.7 This report has been prepared by Charles McCorkell. Charles is a Chartered Arboricultural Consultant dealing with trees in relation to all forms of human activity, including the built environment. He is a Professional Member of the Institute of Chartered Foresters, a Professional Member of the Arboricultural Association, a qualified professional tree inspector (LANTRA), and has a BSc Honours Degree in Arboriculture from the University of Central Lancashire.

Scope and limitations

2.8 The survey is not a health and safety inspection of trees; however, trees identified as imminently dangerous will have been highlighted and recommendations made, where appropriate.

2.9 The contents of this report are the copyright of *Charles McCorkell Arboricultural Consultancy* and may not be distributed or copied without the author's permission.

Methodology and guidance

2.10 The author has referred to *British Standard 5837: Trees in relation to design, demolition and construction (2012)* which provides a methodology for the assessment of trees and other significant vegetation on development sites.

2.11 BS 5837:2012 is intended to assist decision making with regard to existing and proposed trees and sets out the principles and procedures to be applied in order to achieve a harmonious relationship between existing and new trees and structures that can be sustained for the long term.

2.12 The BS 5837:2012 recommends the National Joint Utilities Group (NJUG) document *Guidelines for the planning, installation and maintenance of utility apparatus in the proximity to trees.* Volume 4, issue 2. London: NJUG, 2007, as a normative reference for guidance on the installation of utilities within proximity to trees.

Supporting information

2.13 This report should be read in conjunction with the following supporting documents attached to this report.

Document	Reference	Location
Arboricultural Method Statement	N/A	Section 2
Tree Schedule	200930-PD-10	Appendix A
Tree Work Schedule	200930-PD-12	Appendix A
Tree Survey & Constraints Plan	200930-P-10	Appendix B
Tree Works & Protection Plan	200930-P-11	Appendix B

Definitions

2.14 **Root Protection Area (RPA)** – a layout design tool indicating the area surrounding a tree that contains sufficient rooting volume to ensure the survival of the tree.

2.15 **Tree Protection Zone (TPZ)** – an area based on the RPA in m^2 identified by an arboriculturist, to be protected during development, including demolition and construction work, by the use of barriers and/or ground protection fit for purpose to ensure the successful long-term retention of a tree.

3 Observations & Context

Site visit

3.1 The site was visited by Charles McCorkell on 20 November 2020 and 2 June 2021, to survey trees and vegetation which may be of significance to the proposed development. The survey was carried out in accordance with BS 5837:2012 and from ground level only.

Site location and description

3.2 The Application Site is located on the north-western corner of Firhouse Road and Mount Carmel Park (Image 1). It comprises an existing pub with adjoining off licence and a two-storey mixed-use residential and commercial building with associated car parking.

3.3 There are no trees located within the Application Site. Adjacent to the north-western boundary of the site there is a group of mature trees. These include Leyland cypress, ash, beech, and sycamore.

3.4 These trees form part of a larger tree group which are visually prominent and of high public amenity value. They are a significant landscape feature within the local surrounding area.

Image 1 (Google Maps): *Dashed yellow line showing the location of the proposed development within the local area.*

Views of the site and trees

Image 2: *View of the neighbouring trees T21 to T27 located along the north-western boundary of the site.*

Image 3: *View of the neighbouring trees T27 to T30 located along the north-western boundary of the site. Note the lower laterals of T37 have previously been cut back to the boundary.*

Image 4: *View of the Leyland cypress trees T32 to T36 located adjacent to the northern part of the boundary. Note the lower laterals have been previously cut back to the boundary.*

Image 5: *View along the boundary wall showing the minor extent that which branches are overhanging the site.*

Image 6: *Second view along the boundary wall showing the minor extent that which branches are overhanging the site.*

4 Local Planning Policy

Development Plan 2016-2022

4.1 The current South Dublin County Council Development Plan 2016-2022 contains several policies that relate to trees. These include:

G2 Objective 5

To integrate Green Infrastructure as an essential component of all new developments;

G2 Objective 9

To preserve, protect and augment trees, groups of trees, woodlands and hedgerows within the County by increasing tree canopy coverage using locally native species and by incorporating them within design proposal and supporting their integration into the Green Infrastructure network;

HCL15 Objective 3

To protect existing trees, hedgerows, and woodlands which are of amenity or biodiversity value and/or contribute to landscape character and ensure that proper provision is made for their protection and management in accordance with Living with Trees: South Dublin County Council's Tree Management Policy 2015-2020.

Development Plan 2022-2028

4.2 The Draft County Development Plan 2022-2028 contains the following policies that relate to trees and are to be considered:

GI1 Objective 1

To establish a coherent, integrated and evolving GI Network across South Dublin County with parks, open spaces, hedgerows, trees including public street trees and native mini woodlands (Miyawaki-Style), grasslands, protected areas and rivers and streams and other green and blue assets forming strategic links and to integrate and incorporate the objectives of the GI Strategy throughout all relevant land use plans and development in the County.

GI5 Objective 3

To ensure compliance with the South Dublin Climate Change Action Plan and the provisions of the Council's Tree Management Strategy.

- Increase the County's tree canopy cover by promoting annual planting, maintenance preservation and enhancement of trees, woodlands and hedgerows within the County using locally native species and supporting their integration into new development.

GI5 Objective 6

To provide more tree cover across the county, in particular to areas that are lacking trees.

NCBH11 Objective 3

To protect and retain existing trees, hedgerows, and woodlands which are of amenity and/or biodiversity and/or carbon sequestration value and/or contribute to landscape character and ensure that proper provision is made for their protection and management taking into account Living with Trees: South Dublin County Council's Tree Management Policy (2015-2020) or any superseding document and to ensure that where retention is not possible that a high value biodiversity provision is secured as part of the phasing of any development to protect the amenity of the area.

Tree Management Policy 2015-2020

4.3 The South Dublin County Council Tree Management Policy 'Living with Trees' 2015-2020 contains information within Chapter 7 Trees and Development that relates to the retention, protection and planting of trees on development sites. Relevant points within this section include:

- The Council will use its powers to ensure that where it is conductive with the objectives of the County Development Plan, and other planning objectives there is maximum retention of trees on new development sites.
- In the processing of planning applications, the Council will seek the retention of trees of high amenity / environmental value taking consideration of both their individual merit and their interaction as part of a group or broader landscape feature.
- On construction sites all work must be in accordance with British Standard 5837 (2012): Trees in Relation to Design, Demolition and Construction – Recommendations.
- The Council will promote the replacement of trees removed to facilitate approved planning and development of urban spaces, buildings, streets, roads, infrastructural projects and private development sites.

5 Technical Information

Tree data

5.1 The Tree Survey & Constraints Plan at Appendix B illustrates the location of trees, the extent of the spread of their crowns and their root protection areas. Dimensions, comments and information for each tree are given in the Tree Schedule at Appendix A.

Life stage analysis

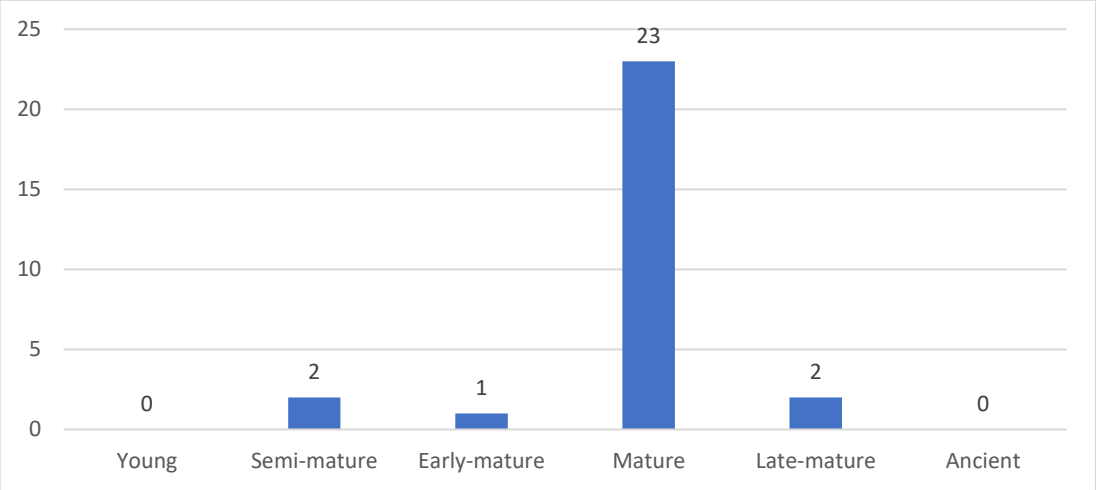

Figure 1: *Life stage analysis of the 28 survey entries recorded.*

BS5837 (2012) category breakdown

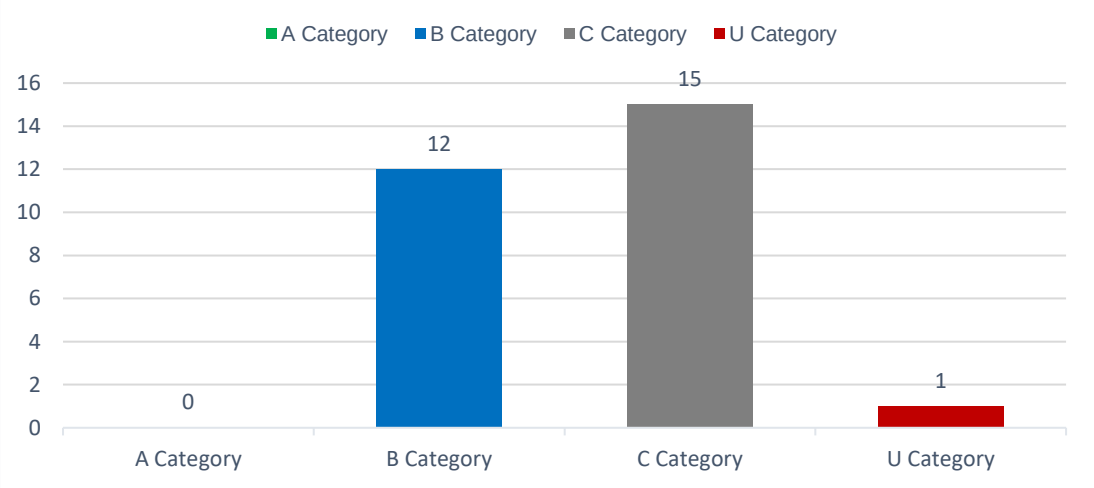

Figure 2: *Breakdown of BS5837:2012 categories of the 28 survey entries recorded.*

6 Analysis of the Proposal in Respect of Trees

Arboricultural Impacts

6.1 ***Loss of trees –*** The proposed development does not require the removal of trees.

6.2 ***Pruning works to facilitate the development –*** The lower overhanging lateral branches of neighbouring trees are required to be reduced back to the boundary line in order to provide sufficient space and clearance for construction works to be carried out.

6.3 In certain instances, overhanging lateral branches have been previously reduced back to the boundary and have regrown, refer to Images 7 and 8. Taking the past management works into consideration, along with the minor extent of pruning works that are required, these works will not have an adverse impact on the health or visual appearance of the trees. Details of the proposed pruning works are specified within the Tree Work Schedule at Appendix A.

Image 7 (Google Earth 2015): *Aerial view of the site in 2015 showing the branch growth beyond the site boundary.*

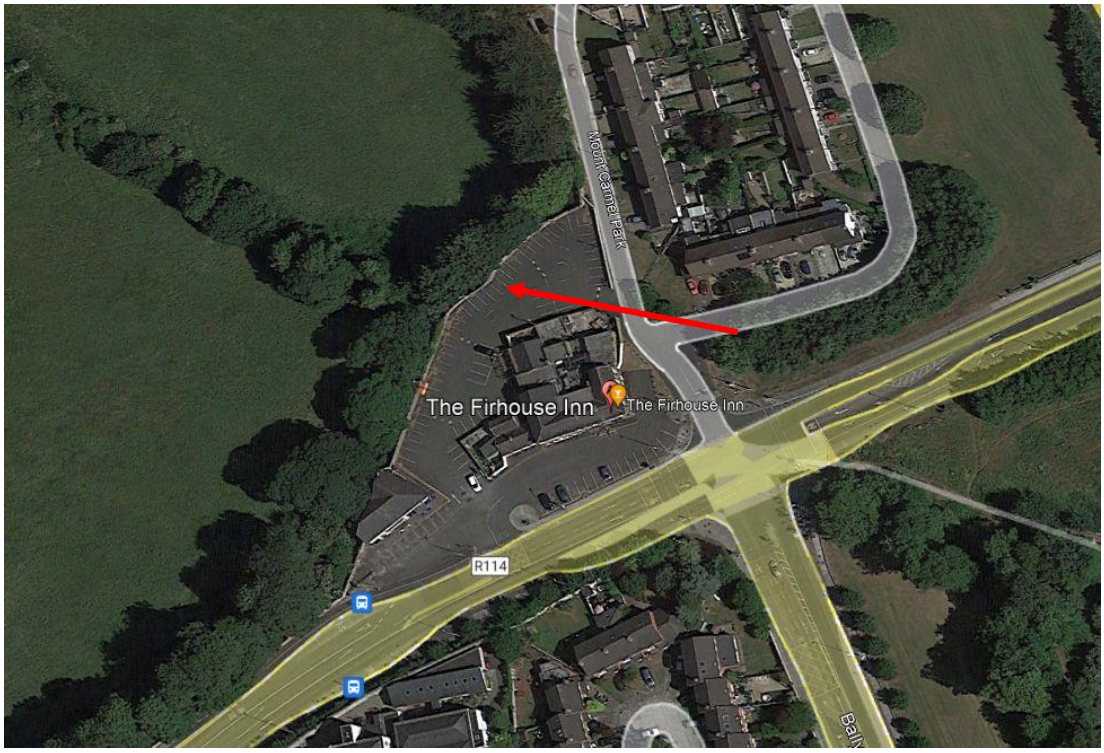

Image 8 (Google Earth 2018): *Aerial view of the site in 2018 showing the branch growth has been cut back to the site boundary.*

6.4 ***Future growth of neighbouring trees –*** Future pruning works will be required to maintain sufficient clearance between tree canopies and the proposed building and balconies. Such practices have been carried out in the past on this site and are common within urban areas. The works can be undertaken to previous pruning points on a periodic basis without having a detrimental impact on the health of the trees concerned.

6.5 Unless approval is provided by the tree owner, all working operations to prune the neighbouring trees in the future must be carried out from within the Application Site. The arboricultural contractor can undertake these pruning works using telescopic pruning tools from either extended ladders or scaffolding, if there is insufficient space for a small mobile elevated work platform to operate from. No pruning works are permitted or required to extend beyond the site boundary line.

6.6 ***Site access –*** The existing site access can be used to facilitate the development without impacting the retained trees.

6.7 ***Compound area*** – The proposed site compound area has not yet been designed; however, there is sufficient space within the site to avoid impacting the retained trees.

6.8 ***Demolition operations -*** The proposed demolition works can be carried out without impacting the retained trees. The demolition works required for the existing two-storey

mixed-use building must be undertaken from within the Application Site only, therefore, all demolition works will be carried out using the *'top-down, pull-back'* method of works. This will ensure that all loose material is pulled away from the neighbouring tree canopies.

6.9 ***Construction operations –*** The proposal will require excavation works to construct the proposed basement and buildings. These excavations have been assessed and are highly unlikely to negatively impact the health and condition of the neighbouring trees.

6.10 The theoretical Root Protection Areas of these trees have been modified to reflect a more realistic distribution of root growth. This is due to the existing level difference between the two sites, the presence of the large boundary wall, and the existing impermeable hard standing that is situated within the Application Site. These features will impact root ingress into the site, and it is considered more likely that the majority of root growth is within the site where the trees are located, as the growing conditions are much more favourable.

6.11 Although significant root ingress into the site is unlikely, it is still recommended that the excavation works required adjacent to the boundary for the proposed basement and buildings are carried out under arboricultural supervision and that if root growth is uncovered, it is cleanly pruned to the edge of the trench using a sharp and sterile tool such as a hand saw or secateurs.

6.12 ***Daylight and sunlight levels -*** Shading by trees is not considered a significant issue in relation to this proposal. The evergreen Leyland cypress trees (T32 to T36 & T40 to T45) are located to the northwest of the proposed building and will therefore not cause excessive shading for large periods of the day.

6.13 Further west along the boundary, the remaining mature trees (T19 to T30) are all deciduous and therefore lose their leaves during winter. Considering their orientation to the building, the trees will cast shade in the afternoon when in full leaf. Advice from the Building Research Establishment is that *"Tree locations are also important; deciduous species are best because they are leafless when solar gains are most valuable, while providing some shade in summer."* [BR 380 - Environmental site layout planning: solar access, micro-climate and passive cooling in urban areas. 2000. Page 69].

6.14 For further analysis on this topic, please refer to the Daylight and Sunlight Report that has been prepared by OCSC Consulting Engineers.

6.15 ***Drainage and services*** – The installation of drainage runs will not require excavation works within the RPAs of the neighbouring trees.

6.16 ***Tree protection measures –*** The existing boundary wall located adjacent to the trees will be retained as part of the development works. This wall will act as sufficient protection and prevent construction operations from impacting the retained trees.

6.17 ***Arboricultural mitigation -*** A detailed landscape plan has been designed and will form part of the planning application for the development proposal. This design includes new high-quality tree planting that will have a positive impact on the amenities of the site and the character and appearance of the local surrounding landscape.

7 Discussion & Conclusion

General Change

7.1 The pruning works proposed to neighbouring trees to facilitate the development are considered to be minor and will not have an adverse impact on their health or visual appearance within the local area.

7.2 Considering there are no trees or vegetation within the Application Site, the development proposal provides a good opportunity to improve local canopy cover by planting new high-quality trees. Such tree planting can positively impact the visual appearance of the development and the local surrounding area.

Proposal in relation to local planning policy

7.3 The proposed development complies with local planning policies as they relate to trees. No tree removals are required and all neighbouring trees can be adequately protected as outlined within this report.

7.4 The proposed development includes new high-quality tree planting that will increase local canopy cover and have a positive impact on the character and appearance of the local surrounding area.

Conclusion

7.5 The proposal has been assessed in accordance with BS 5837:2012 and retained trees can be successfully protected during the course of the development by following the information provided within this report and adhering to industry best practice.

7.6 Provided the recommendations and methods of work, as outlined within this report, are adhered to, the proposed development can be successfully carried out without having a negative impact on the character or appearance of the surrounding landscape and local area.

Section 2: Arboricultural Method Statement

Introduction

This report has been prepared in accordance with British Standard 5837: Trees in relation to design, demolition and construction – Recommendations (2012) which provides a methodology for the assessment and protection of trees and other significant vegetation on development sites.

Sequence of Operations

- Proposed tree works.
- Enabling works, including the installation of a site compound.
- Demolition.
- Construction, including the installation of drainage and services.
- Landscaping.

Alternative sequences can be discussed and agreed upon with the local authority and project manager if required.

Supervision

All key / critical activities that will affect trees during construction will be inspected and monitored by the approved arboricultural consultant.

- Pre-commencement meeting with the site manager;
- Inspection of tree works prior to the commencement of works;
- Bi-monthly site visits to inspect tree protection measures;
- Tree inspection upon completion.

Arboricultural Method Statement

Scope	**Methodology**
Pre-commencement meeting	Prior to the commencement of works, a meeting between the arboricultural consultant and site manager will be held in order to discuss the tree protection measures and proposed works required in close proximity to trees. Contact details of all parties will be circulated to ensure all team members are able to communicate correctly.

	The site manager will be responsible for the protection of all retained trees for the duration of the project. Whenever necessary, the site manager will engage the arboricultural consultant to ensure trees are adequately protected. The appointed arboricultural consultant will be available for verbal advice throughout site works.
Tree Works	Please refer to the Tree Work Schedule at Appendix A for a list of all proposed tree works. It is the responsibility of the Site Manager to ensure all tree works have been approved by the local planning authority. All tree works will be carried out by a reputable arboricultural contractor in accordance with the recommendations given in BS 3998:2010 – Tree Work Recommendations. All tree works should be carried out in accordance with Section 40 of the Wildlife Act 1976 and Section 46 of the Wildlife (Amendment) Act 2000. It is the responsibility of the arboricultural contractor to ensure that no protected species are harmed whilst carrying out site clearance or tree surgery works.
Demolition of Existing buildings adjacent to trees	The existing building along the boundary is to be demolished from the existing hard standing using the '*top down, pull back'* method of works. The machine must operate in a careful manner whereby all rubble is pulled into the site and away from the retained trees. A banksman is required to guide the machine operator so that it does not come into contact with any overhanging branches.
Excavation works adjacent to trees	Excavation works adjacent to neighbouring trees, as highlighted on the Tree Works & Protection Plan, will be carried out under arboricultural supervision. Exposed rooting will be pruned using sharp, sterile tools suitable to the size of the root to be cut. Where possible roots will be pruned cleanly back to a side branch. Once excavated, the edge of the trench will be lined using 1000-gauge polythene to prevent any liquid cement from leaching into the surrounding soil.

General Principals to Avoid Damage to Trees	All tree works will be carried out in accordance with the recommendations given in BS 3998 (2010). No fires will be permitted within 20m of the crown of any tree. Any liquid materials spilt on site will be immediately cleared up and removed from the site. If liquid fuel or cement products are spilt within 2m of the tree protection zone, the contractor will report the incident to the arboricultural consultant immediately. The contractor will report any damage to trees or shrubs, whether caused by construction activities or from any other cause, to the arboricultural consultant immediately.

Appendix A – Schedule

Document	Reference	Revision
Tree Schedule	200930-PD-10	A
Tree Work Schedule	200930-PD-12	-

200930-PD-10-A -Tree schedule

CHARLES MCCORKELL
ARBORICULTURAL CONSULTANCY

200930 - The Firhouse Inn, Firhouse Road, Dublin 24

Tree ID	No.	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Group G17	20	Ilex aquifolium (Holly)	5.0	15 AVE	1									0.0		Semi Mature	Structural condition Good. Physiological condition Good. Competition - Adjacent trees. Natural regeneration. Quantities estimated. Height and stem diameter are average for group.	02/06/2021	10.2	1.8	40+	C2
Tree T18	1	Acer pseudoplatanus (Sycamore)	10.0	34	1	5.0		5.0		3.0		4.0		2.0		Early Mature	Structural condition Fair. Physiological condition Good. Competition - Adjacent trees.	02/06/2021	52.3	4.1	40+	C2
Tree T19	1	Fagus sylvatica (Common Beech)	21.0	105	1	7.0		7.0		6.0		5.0		2.0		Late Mature	Structural condition Fair. Physiological condition Good. Competition - Adjacent trees. Deadwood - Minor.	02/06/2021	498.8	12.6	20-40	B2
Tree T20	1	Fagus sylvatica (Common Beech)	23.0	120	1	11.0		6.0		2.0		8.0		2.0		Late Mature	Structural condition Fair. Physiological condition Fair. Competition - Adjacent trees. Deadwood - Minor. Leaning trunk - Minor. Pruning wounds - Decayed.	02/06/2021	651.4	14.4	20-40	B2
Tree T21	1	Acer pseudoplatanus (Sycamore)	23.0	80	1	5.0		8.0		7.0		8.0		2.0		Mature	Structural condition Fair. Physiological condition Good. Competition - Adjacent trees. Deadwood - Minor. 9m from boundary wall.	02/06/2021	289.5	9.6	40+	B2
Tree T22	1	Acer pseudoplatanus (Sycamore)	23.0	82	1	5.0		5.0		5.0		9.0		6.0		Mature	Structural condition Fair. Physiological condition Good. Competition - Adjacent trees. Deadwood - Minor. 9m from boundary wall.	02/06/2021	304.2	9.8	20-40	B2
Tree T23	1	Acer pseudoplatanus (Sycamore)	23.0	67	1	4.0		3.0		4.0		11.0		1.0		Mature	Structural condition Fair. Physiological condition Fair. Branch weight - Heavy. Competition - Adjacent trees. Deadwood - Minor. Leaning trunk - Minor. Pruning wounds - Decayed. 9m from boundary wall.	02/06/2021	203.1	8.0	20-40	B2

Stem **green** Estimated value
Stem **AVE** Average stem diameter for tree groups
Stem **COM** Combined stem diameter in accordance with BS5837
L.B. Height of lowest branch attachment (m) - where relevant

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

Generated By MyTREES tree management software

200930 - The Firhouse Inn, Firhouse Road, Dublin 24

Tree ID	No.	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T24	1	Acer pseudoplatanus (Sycamore)	23.0	95	1	8.0		7.5		2.0		8.0		2.0		Mature	Structural condition Fair. Physiological condition Fair. Competition - Adjacent trees. Deadwood - Minor. Leaning trunk - Minor. Pruning wounds - Decayed. Unbalanced crown - Minor.	20/11/2020	408.3	11.4	20-40	B2
Tree T25	1	Acer pseudoplatanus (Sycamore)	22.0	79	1	4.0		7.0		5.0		3.0		6.0		Mature	Structural condition Fair. Physiological condition Fair. Arboricultural work - Historic. Competition - Adjacent trees. Deadwood - Minor. Ivy or climbing plant. Unbalanced crown - Minor. 6m from boundary wall. Canopy marginally overhanging building footprint.	02/06/2021	282.3	9.5	20-40	B2
Tree T26	1	Acer pseudoplatanus (Sycamore)	18.0	67	1	5.0		7.0		7.0		9.0		2.0		Mature	Structural condition Good. Physiological condition Good. Competition - Adjacent trees. Deadwood - Minor. Girdling roots - Minor.	20/11/2020	203.1	8.0	40+	B2
Tree T27	1	Acer pseudoplatanus (Sycamore)	18.0	79	1	7.0		8.0		5.0		9.0		2.0		Mature	Structural condition Fair. Physiological condition Good. Arboricultural work - Historic. Competition - Adjacent trees. Deadwood - Minor. Pruning wounds - Decayed.	20/11/2020	282.3	9.5	40+	B2
Tree T28	1	Acer pseudoplatanus (Sycamore)	19.0	79	1	4.0		7.0		5.5		9.0		2.0		Mature	Structural condition Fair. Physiological condition Good. Competition - Adjacent trees. Deadwood - Minor. Leaning trunk - Minor. Root plate movement - Historic (suspected stablised).	20/11/2020	282.3	9.5	20-40	B2
Tree T29	1	Acer pseudoplatanus (Sycamore)	19.0	72	1	4.0		7.5		4.0		2.0		4.0		Mature	Structural condition Poor. Physiological condition Poor. Competition - Adjacent trees. Decline - Evident / observed. Deadwood - Minor. Decay / structural defect - Base. Fungal fruiting body - structural decay suspected. Pruning wounds - Decayed. Kretzschmaria deusta fungal fruiting bodies on stem base.	20/11/2020	234.5	8.6	0-10	U
Tree T30	1	Acer pseudoplatanus (Sycamore)	19.0	86	1	9.0		9.0		4.0		9.0		2.0		Mature	Structural condition Fair. Physiological condition Good. Competition - Adjacent trees. Deadwood - Minor. Leaning trunk - Minor. Pruning wounds - Decayed.	20/11/2020	334.6	10.3	20-40	B2

Stem **green** Estimated value
Stem **AVE** Average stem diameter for tree groups
Stem **COM** Combined stem diameter in accordance with BS5837
L.B. Height of lowest branch attachment (m) - where relevant

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

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200930 - The Firhouse Inn, Firhouse Road, Dublin 24

Tree ID	No.	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T32	1	x Cupressocyparis leylandii (Leyland Cypress)	21.0	96	1		4.0		8.0		8.0		8.0	1.5		Mature	Structural condition Fair. Physiological condition Poor. Arboricultural work - Historic. Competition - Adjacent trees. Die-back - Upper crown. Decline - Suspected. Deadwood - Minor. Seiridium canker present in upper crown.	20/11/2020	416.9	11.5	10-20	C2
Tree T33	1	x Cupressocyparis leylandii (Leyland Cypress)	24.0	87	1		3.0		8.0		3.0		9.0	1.5		Mature	Structural condition Fair. Physiological condition Fair. Arboricultural work - Historic. Branch - Broken. Competition - Adjacent trees. Deadwood - Minor. Fork - Weak with included bark.	20/11/2020	342.4	10.4	10-20	C2
Tree T34	1	x Cupressocyparis leylandii (Leyland Cypress)	24.0	66	1		2.0		8.0		2.0		8.0	1.5		Mature	Structural condition Fair. Physiological condition Fair. Competition - Adjacent trees. Deadwood - Minor. Seiridium canker present in upper crown.	20/11/2020	197.1	7.9	10-20	C2
Tree T35	1	x Cupressocyparis leylandii (Leyland Cypress)	24.0	69	1		3.0		8.0		2.0		9.0	2.0		Mature	Structural condition Fair. Physiological condition Fair. Branch - Broken. Competition - Adjacent trees. Seiridium canker present in upper crown.	20/11/2020	215.4	8.3	10-20	C2
Tree T36	1	x Cupressocyparis leylandii (Leyland Cypress)	24.0	97	1		8.0		8.0		3.0		9.0	1.0		Mature	Structural condition Fair. Physiological condition Fair. Arboricultural work - Historic. Branch - Broken. Competition - Adjacent trees. Decline - Evident / observed. Deadwood - Minor. Fork - Weak with included bark.	20/11/2020	425.7	11.6	10-20	C2
Tree T38	1	Fraxinus excelsior (Ash)	17.0	56	1		3.5		6.0		4.0		7.0	3.0		Mature	Structural condition Fair. Physiological condition Fair. Competition - Adjacent trees. Ivy or climbing plant. Suppressed crown - Minor. Unbalanced crown - Minor.	20/11/2020	141.9	6.7	10-20	C2
Tree T39	1	Acer pseudoplatanus (Sycamore)	18.0	95 COM	2		4.0		6.0		6.5		10.0	2.0		Mature	Structural condition Fair. Physiological condition Fair. Competition - Adjacent trees. Ivy or climbing plant. Root damage - Evident / observed. Unable to inspect tree closely due to ivy cover.	20/11/2020	408.4	11.4	20-40	B2

Stem **green** Estimated value
Stem **AVE** Average stem diameter for tree groups
Stem **COM** Combined stem diameter in accordance with BS5837
L.B. Height of lowest branch attachment (m) - where relevant

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

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200930 - The Firhouse Inn, Firhouse Road, Dublin 24

Tree ID	No.	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T40		x Cupressocyparis leylandii (Leyland Cypress)	21.0	57	1		2.0		6.0		4.0		5.5	1.5		Mature	Structural condition Fair. Physiological condition Fair. Competition - Adjacent trees. Deadwood - Minor. Seiridium canker present in upper crown.	20/11/2020	147.0	6.8	10-20	C2
Tree T41	1	x Cupressocyparis leylandii (Leyland Cypress)	21.0	45	1		2.0		7.0		2.0		6.0	1.5		Mature	Structural condition Fair. Physiological condition Fair. Competition - Adjacent trees. Deadwood - Minor.	20/11/2020	91.6	5.4	20-40	C2
Tree T42	1	x Cupressocyparis leylandii (Leyland Cypress)	21.0	47	1		2.0		7.0		2.0		6.0	1.5		Mature	Structural condition Fair. Physiological condition Fair. Competition - Adjacent trees. Deadwood - Minor.	20/11/2020	99.9	5.6	20-40	C2
Tree T43	1	x Cupressocyparis leylandii (Leyland Cypress)	21.0	39	1		2.0		7.0		3.0		6.0	1.5		Mature	Structural condition Fair. Physiological condition Fair. Competition - Adjacent trees. Deadwood - Minor.	20/11/2020	68.8	4.7	20-40	C2
Tree T44	1	x Cupressocyparis leylandii (Leyland Cypress)	21.0	53	1		4.5		6.0		3.0		5.0	1.5		Mature	Structural condition Fair. Physiological condition Fair. Competition - Adjacent trees. Deadwood - Minor.	20/11/2020	127.1	6.4	20-40	C2
Tree T45	1	x Cupressocyparis leylandii (Leyland Cypress)	21.0	53	1		5.0		6.0		2.0		5.0	1.5		Mature	Structural condition Fair. Physiological condition Fair. Competition - Adjacent trees. Deadwood - Minor.	20/11/2020	127.1	6.4	20-40	C2
Group G46	10 15	Ilex aquifolium (Holly) Sambucus nigra (Elder)	5.0	15 AVE	1									0.0		Semi Mature	Structural condition Good. Physiological condition Good. Competition - Adjacent trees. Natural regeneration. Quantities estimated. Height and stem diameter are average for group.	02/06/2021	10.2	1.8	40+	C2

Stem **green** Estimated value
Stem **AVE** Average stem diameter for tree groups
Stem **COM** Combined stem diameter in accordance with BS5837
L.B. Height of lowest branch attachment (m) - where relevant

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

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Table 1 of BS5837 (2012) **Cascade chart for tree quality assessment**

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see note)				
Category U Those 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	* Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) * Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline * Trees infected with pathogens of significance to health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7			**RED**
	1 Mainly arboricultural qualities	**2 Mainly landscape qualities**	**3 Mainly cultural values, including conservation**	
Trees to be considered for retention				
Category A **Trees of high quality** with an estimated remaining life expectancy of at least 40 years	Tree that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue).	Trees, groups or woodlands of particular visual importance as arboricutural and/or landscape features.	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture).	**GREEN**
Category B **Trees of moderate quality** with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation.	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.	Trees with material conservation or other cultural value.	**BLUE**
Category C **Trees of low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits.	Trees with no material conservation or other cultural value.	**GREY**

200930-PD-12 - Planning Tree Works Schedule

200930 - The Firhouse Inn, Firhouse Road, Dublin 24

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ID	No. / Species	BS5837 Category	Purpose of works Recommended works	Status
T18	1 *Acer pseudoplatanus* Sycamore	C2	To facilitate development Reduce lateral limb / limbs. Reduce low overhanging lateral growth back to site boundary.	Proposed
T25	1 *Acer pseudoplatanus* Sycamore	B2	To facilitate development Reduce lateral limb / limbs. Reduce low overhanging lateral growth back to site boundary.	Proposed
T26	1 *Acer pseudoplatanus* Sycamore	B2	To facilitate development Reduce lateral limb / limbs. Reduce low overhanging lateral growth back to site boundary.	Proposed
T27	1 *Acer pseudoplatanus* Sycamore	B2	To facilitate development Reduce lateral limb / limbs. Reduce low overhanging lateral growth back to site boundary.	Proposed
T29	1 *Acer pseudoplatanus* Sycamore	U	To facilitate development Reduce lateral limb / limbs. Reduce low overhanging lateral growth back to site boundary.	Proposed
			Good arboricultural practice Fell - Ground level. Notify owner that tree is dangerous and is required to be felled.	Proposed
T30	1 *Acer pseudoplatanus* Sycamore	B2	To facilitate development Reduce lateral limb / limbs. Reduce low overhanging lateral growth back to site boundary.	Proposed
T32	1 *x Cupressocyparis leylandii* Leyland Cypress	C2	To facilitate development Reduce lateral limb / limbs. Reduce low overhanging lateral growth back to site boundary.	Proposed
T33	1 *x Cupressocyparis leylandii* Leyland Cypress	C2	To facilitate development Reduce lateral limb / limbs. Reduce low overhanging lateral growth back to site boundary.	Proposed
T34	1 *x Cupressocyparis leylandii* Leyland Cypress	C2	To facilitate development Reduce lateral limb / limbs. Reduce low overhanging lateral growth back to site boundary.	Proposed
T35	1 *x Cupressocyparis leylandii* Leyland Cypress	C2	To facilitate development Reduce lateral limb / limbs. Reduce low overhanging lateral growth back to site boundary.	Proposed
T36	1 *x Cupressocyparis leylandii* Leyland Cypress	C2	To facilitate development Reduce lateral limb / limbs. Reduce low overhanging lateral growth back to site boundary.	Proposed
T38	1 *Fraxinus excelsior* Ash	C2	To facilitate development Reduce lateral limb / limbs. Reduce low overhanging lateral growth back to site boundary.	Proposed
T39	1 *Acer pseudoplatanus* Sycamore	B2	To facilitate development Reduce lateral limb / limbs. Reduce low overhanging lateral growth back to site boundary.	Proposed

Appendix B - Plans

Document	Reference	Revision
Tree Survey & Constraints Plan	200930-P-10	B
Tree Works & Protection Plan	200930-P-11	B

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