

Arboricultural Impact Report
Chivers Residential
Coolock
Dublin 17

Project No.	Project name	Date	Revision
TCHI001	Chivers	08/02/19	B

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CONTENTS

1. Introduction	3
2. Arboricultural Impact	3
2.1 General approach to tree retention	3
2.2 Tree retention / removal	3
3. Mitigation	4

1. Introduction

This report is designed to outline the impact on trees of the proposed development at the former Chivers factory, Coolock, Dublin 17 and provides supporting documentation to the arboricultural element of the planning submission for the site (refer to table 1 for a list of all relevant arboricultural reports and drawings associated with this application).

The background data on the condition and categorisation of trees is based on the tree survey undertaken by CMK Hort + Arb Ltd on behalf of Platinum Land between the 13th and 14th of August 2017.

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).

Drawings / Reports	Number	Revision
Tree Survey drawing	101	-
Arboricultural Impact drawing	102	-
Tree Protection drawing	103	-
Tree Survey report	-	A
Tree Protection Strategy report	-	-

Table 1. Arboricultural drawings and reports

A total of 61 trees were identified on the site with a detailed analysis of the individual trees contained within section 7 of the Tree Survey report. Table 2 outlines the categorisation of trees within this report.

The location of trees, their categorisations and the constraints which these trees imposed on the site shown on drawing TCHI001 101 Arboricultural Assessment and Constraints.

Category	Number	% of total
A	0	0
B	0	0
C	60	98
U	1	2

Table 2. Tree Categories

2. Arboricultural Impact

2.1 General approach to tree retention

The rationale for retaining / removing trees on this site is based on the condition of the individual trees, the suitability of trees in terms of their species and/or form and the impact of the proposed development. The initial pre-planning and design stage identified trees with potential for retention based on their condition and their potential for retention within an open space area to the north of the site adjacent to Greencastle Road. This tree group though of limited quality overall was considered to be able to provide short-medium term arboricultural and landscape benefits to the scheme.

2.2 Tree retention / removal

The quality of the trees on the site is generally poor with all trees falling within categories C & U (table 1). However, those trees on the northern boundary with Greencastle Road provide screening and a sense of maturity to the site and these trees have been retained (drawing TCHI001 102). All the remaining trees have been shown for removal as they fall within the footprint of the

TCHI001

building and associated infrastructure (table 3).

The loss of ecosystem services associated with these trees is considered very low. None have reached maturity and as they have been categorised as low quality specimens their long-term potential is considered limited. The screen planting on the western boundary of the shrub species *Olearia x haastii* will also be removed to facilitate the proposed development.

Category	Number	% of total
A	0	0
B	0	0
C	13	21
U	1	2

Table 3. Tree retention / removal

3. Mitigation

Proposed new tree planting is contained within the accompanying Landscape masterplan drawings submitted as part of the planning package. These plantings will provide a new generation of trees which have the potential to develop and add to the existing tree cover on the site.

A Tree Protection Strategy document is provided as part of the arboricultural element of the submission with the aim of ensuring retained trees are maintained for the duration of the construction stage of the development without negative construction related impacts. Tree protection details and locations are shown on drawing TCHI001 103.