

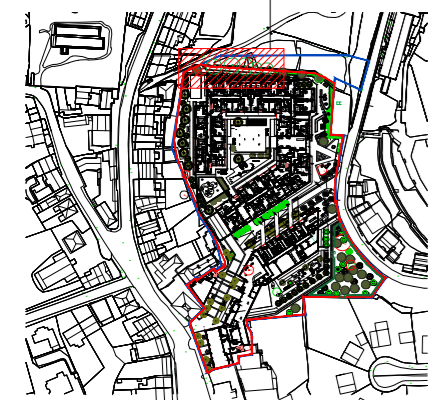
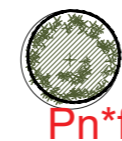
NOTE: THIS DOES NOT FORM PART THE PROPOSED DEVELOPMENT WORKS BUT FOR A FUTURE CONDITION WHERE THERE IS OBSOLESCENCE OF THE EXISTING **Cupressus macrocarpa (Monterey pine)** OUTSIDE OF THE PROPOSED DEVELOPMENT SITE (SUBJECT SITE) BUT WHICH CURRENTLY SCREENS THE SUBJECT SITE.

The existing 5no. *Cupressus macrocarpa* are in fair condition and may have limited vigor and vitality in the future. The coastal environment and local siting of the 5no. *Cupressus macrocarpa* places them in a vulnerable situation. This species of tree frequently has mechanical failure of limbs and may require removal due to health and safety. It is anticipated that the condition of these trees **outside** of the proposed subject site will deteriorate in the near future due to the siting of the species in this setting. The condition of the trees will be subject to ongoing review by an arboriculturalist as well as those requirements of the local Authority, Fingal County Council under the remit of the Parks Department.


In the event that their natural obsolescence or deemed risk to public health and safety along the public right of way a more robust species is proposed within the proposed development 'Pinus nigra' as replacement screening trees **in the event** of obsolescence or endangerment to public health and safety due to the condition of the trees.

The proposed tree planting detail within the bounds of the subject site to be as per tree pit detail 486_WS_15_00_15 **only in the event** of the scenario of natural obsolescence and or instruction by the authority following arboricultural assessment on the risk to endangerment of public safety.

The future screening trees are distinguished and are distinct from the proposed Pinus nigra (Austrian pine) by the label suffix *f to denote future in the event of natural obsolescence and or endangerment to public safety. The objective of the placement of the proposed trees Pn*f is to maintain a line of screening trees where it is known that the existing trees outside of the proposed development have limited longevity and mitigate that loss of screening within the scope of the proposed development. This proposal shall be subject to the criterion set out by the Local Authority regarding existing trees bordering or on public rights of way.



Key Plan of Proposed Planting . Refer to dwg 486_WS_15_03

 Lands within the ownership of applicant.

 Application Boundary

NORTH POINT:



Notes

to be read in conjunction with proposed planting plan 486_WS_15_03, arboriculturalist drawing and report.

++PLUSARCHITECTURE

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PROJECT: Balscadden Bay , Howth.

PROJECT: 486

DATE: Feb 2022

CLIENT: Balscadden GP3 Ltd.

DRAWING NO.: 486_WS_15_00_07

REVISION NO.:

TITLE: Planting plan with subject site (part) in the event of future natural obsolescence & or endangerment to public safety of existing macrocarpa

DRAWN BY.: RB

SCALE AT A2 oversize : 1:250

ISSUE TYPE: Planning

CHECKED BY.:

SCALE AT A3 : 1:500