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ARBORICULTURAL ASSESSMENT
&
IMPACT REPORT

DONORE PROJECT

Project No.	Project name	Date	Revision
TDON004	Donore Project	21/11/22	B

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CONTENTS

Appendices

1. Client brief & Methodology

CMK Hort + Arb Ltd. were commissioned by AECOM on behalf of The Land Development Agency to provide base-line data on the composition and condition of trees at the proposed development site at Donore Avenue, Dublin 8. This report also outlines trees to be retained / removed based on the proposed development.
The fieldwork was undertaken on the 17th of August 2022.
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).
This report is supported by the following drawings:
TDON001 101-103 Tree Survey & Constraints
TDON004 104-106 Arboricultural Impact

2. General description of trees

The site encompasses vacant former housing lands, a section of St Teresa's Gardens housing complex and an area of Donore Avenue adjacent to St Teresa's Gardens. There are very few trees within the main section of the site which forms the former housing complex. The trees which are present are located adjacent to the boundary wall with the Coombe Hospital (fastigiate hornbeam and Callery pear) and within the streetscape of St. Teresa's gardens (Swedish whitebeam).
There are a small number of small leaved lime cultivars (*Tilia cordata* cv) within the streetscape on Donore Avenue.
The quality of the trees within St Teresa's Gardens is very poor due to issues around vandalism (image 2) and inadequate management. The trees on Donore Avenue are in good condition overall and form a relatively strong presence within an area of low street tree cover.


Image 2. Vandalised trees within St Teresa's Gardens

Table 1 outlines the categorisations of trees based on their descriptions within Appendix i (Arboricultural Assessment & Preliminary Recommendations). The locations of trees are shown on drawings TDON004 101 – 103 Tree Survey & Constraints.

Tree Categories	Number	% of Total
A	0	0
B	6	67
C	1	11
U	2	22

Table 1. Tree categories

3. Impact of the proposed development

The proposed development as shown on drawings TDON004 104-106 Arboricultural Impact will necessitate the removal of all the existing trees adjacent to the boundary with the Coombe Hospital, the trees within St Teresa's Gardens and on Donore Avenue No trees are to be retained. The removal of the category U trees would be required regardless of the proposed site development due to their poor / hazardous condition. There are no Tree Protection Orders (TPOs) on any of the trees on this site however, section 15.6.9 Trees and Hedgerows of The Dublin City Development Plan 2022 -2028 ([1]), states that: 'DCC will seek to protect existing trees and hedgerows…to ensure maximum retention, preservation and management of important trees, hedgerows'. The trees on this site are not considered to be of particular arboricultural merit and their removal and replacement with new trees as shown on the Landscape Masterplan will enhance the locality

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

1. https://www.dublincity.ie/residential/planning/strategic-planning/dublin-city-development-plan/development-plan-2022-2028

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	Clear stem m
890	Fastigiate hornbeam Carpinus	Early Mature	Poor	Located 1m from boundary wall. Decapitated with remaining regrowth forming a low canopy.	Remove grill and cut ivy	C2	20-30	220	6	4,2,1,2	2n
891	Fastigiate hornbeam Carpinus betulus	Early Mature	Good	Protective grill becoming enmeshed in lower limbs. Crown well developed but limited in extent toward west.	Remove grill and raise canopy to 3m.	B2	30-40	270	10	3,3,2,1	2n
892	Callery pear Pyrus calleryana	Early Mature	Good	A relatively well-developed specimen located 2m from boundary wall. No visible defects but becoming swamped in ivy. Stake in place.	Cut ivy and remove stake.	B2	20-30	220	6	4,2,1,2	2e
927	Swedish whitebeam Sorbus aria	Mature	Very Poor	Extensive storm damage in crown.	Fell	U	0	400	8	2,4,4,2	NA
928	Swedish whitebeam Sorbus aria	Mature	Very Poor	Large section of tree lost to storm damage.	Fell	U	10-15	440	11	4,3,0,4	NA
931	Common Lime Tilia x europaea	Early Mature	Good	Bark damage to trunk north-east. Not significant at present. Crown well developed with no visible defects.	No action necessary	B2	30-40	370	10.5	4,4,4,4	4e

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Tag number	Species	Age Class	Vigour	Comments	Preliminary Recommendations	Category	Long-term potential (years)	Dbh mm	Height m	Spread m N, E, S, W	Clear stem m
932	Small leaved lime cultivar Tilia cordata cv	Early Mature	Good	Well developed with no visible defects. Basal shoots present.	Remove basal shoots	B2	40	420	13.5	5,5,4,5	3e
933	Small leaved lime cultivar Tilia cordata cv	Early Mature	Good	Bark damage and associated decay present to south. Unlikely to be significant at present.	Monitor decay	B2	30-40	340	12	5,5,5,6	2.5w
934	Small leaved lime cultivar Tilia cordata cv	Early Mature	Good	Topped for surveillance cameras. A pollard as a result.	No action necessary	B2	30-40	340	8.5	2,2,2,2	5e