Arboricultural Assessment

(Tree & Hedgerow survey)

To assess the trees and hedges

On the site at

Boycetown,
Kilcock
Co. Kildare

August
2022

Arboricultural
ASSOCIATION
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PART ONE – ARBORICULTURAL ASSESSMENT
Introduction

The purpose of this report is to set out the findings following the inspection of trees on site at, **Boycetown, Kilcock, Co. Kildare** and set out their condition. The survey work was undertaken on 23rd January 2020 and revisited in December 2020 and again in August 2022, by the undersigned a qualified arboricultural consultant. The term of reference for the report is a planning application on the site. The following categories have been used within the tree report tables and, where appropriate, the criterion used to define each category is defined.

- **Tree No**. : refers to the identification tag attached to a tree or group of trees [also identified as such on the accompanying survey drawings]

- **Species** : refers to the common and scientific name given to the tree.

- **Height** : refers to the total height of the tree in metres. (Heights measured with a TruPluse© 200)

- **Condition** : refers to the physiological condition of the tree as a whole described as:
  Good – Full healthy canopy but possibly including some suppressed or damaged branches
  Fair – Slightly reduced leaf cover, minor dead wood or isolated major dead wood
  Poor – Overall sparse leafing or extensive dead wood

- **Age** An estimation of the age of the tree described as;
  V- Veteran, trees, which by recognized criteria, show features of biological, cultural or aesthetic value that are characteristic of, but not exclusive to individuals surviving beyond the typical age range for the species concerned.
  OM – Over Mature, trees reaching the end of their life, in decline and senescent.
  M – Mature, fully grown, with only small annual increments.
  EM – Early Mature, one-third to two thirds of total life expired.
  Y – Young, recent planting, with up to one third of total life expired.

- **Remarks**: Descriptive comments about the health (physiological) or form (structural) of the tree, its environment or external influences and may include preliminary management recommendations.

Description of existing landscape on the site

The site is located west of Kilcock, Co. Kildare. Access to the site from the north is off R 148, and a further access point off the R158 to the west of the site. The site is approximately c.9.75 hectares in area and it is located west of Kilcock town centre. To the north is regional road the R148 and to the west is the link to the M3, the R158. To the south is agricultural and north east is the residential estates, Boycetown Court. The site wraps around the former Church of Ireland Church, now a private residence and the local graveyard, which are located to the northern end of the site.

The site is enclosed agricultural land. The former St. Patrick's Church is now a private residence the eastern and southern boundary of this property is defined by a stone retaining wall. At the base of the wall is a wet ditch. Within the garden at this location along the eastern boundary is a hedge of Hawthorn (*Crataegus monogyna* and Ash (*Fraxinus excelsior*), with an Oak (*Quercus sps*.) and a Cypress (*Chamaecyparis sps*.). In the corner is a mature Lime (*Tilia x europea*). The southern boundary is also defined by the stone retaining wall with a ditch. There is no vegetation except for a mature multi stemmed Lime in the western end. On the site side are some Elder (*Sambucus nigra*) and Bramble (*Rubus fruticosus*).

The site wraps around the cemetery, on the north end of the eastern boundary is a concrete retaining wall with a line of nine Western Red Cedar (*Thuja pilcata*) forming a hedge inside the cemetery and outside the site boundary. The rest of the eastern boundary and southern boundary of the cemetery is define by a rendered block wall.

At the southern boundary there is a Hawthorn hedge, hedge 2, (unmanaged) located 2.0 metres off the boundary wall. The western boundary of the cemetery at the southern end is a continuation of the block wall, at the northern end is a post and wire fence with Hawthorn, Ash and Elder with Bramble. At the northern end is a hedge of Western Red Cedar, which has been topped. At the very end is a mature Horse Chestnut (*Aesculus hippocastanum*), all of which are outside the applicant site.

The northern boundary of the site is in two section, east of the former church and cemetery Hedge 1 is an open ditch with some Bramble and Blackthorn (*Prunus spinosa*) thicket on the field side and coppiced Ash on the road side, the Ash is infected with Ash die back (*Hymenoscyphus fraxineus*). The hedge is 6.6 metres at its highest.

The western side is a hedge planted outside the site against a post and rail fence associated with the adjoining road layout. The species forming the hedge are Ash, Hazel (*Corylus avellana*), Field Maple (*Acer campestre*), Hawthorn and Willow (*Salix sps.*). This hedge has not been managed and in places has been damaged by Horses.

This hedgerow composition continues outside the site along the western boundary where the site bounds the R 158.

The southern and south eastern boundary, is defined by an agricultural hedge, is unmanaged, the hedge is growing on the south side of a wet ditch. It has isolated Ash and Hazel, with Bramble on the site side. After internal field boundary hedge which divides lands outside the site, the ditch is very deep (4.0 metres).

On the opposed side of the ditch are Hazel, Hawthorn, Elm (*Ulmus procera*), Ash and Willow, with Hawthorn and Elder and the site side. After a second internal field boundary hedge which divides lands outside the site the ditch is less deep. It has Ash and Hawthorn on the opposite side of the wet ditch, the northern end is sparse and has a single isolated early mature Ash.

The trees in the southern section which are outside this site are included in the report prepared to accompany the application by Rycroft Homes Ltd. on the adjoining lands and defined as hedge 7 with Trees 213-214.

In the north east is the housing development; Boycetown Court, where houses back onto the site the hedge has been removed, the deep wet ditch remains with Bramble, and a steel fence defining the boundary to the houses. The boundary further west, which is along the existing single residential property has four Ash, with Hawthorn, Bramble and young Ash and a planted Lime in the garden. The garden boundary is defined by a timber fence. This boundary returns north at the side of the property. The wet ditch separates the sites. The garden side has early mature Ash with dense ivy cover, planted Lime and young Ash and Elder growing from the side of the bank of the ditch.

The boundary along the east side of the site continues to the rear of the houses at Boycetown Court. There is a open ditch, on the opposite side of the ditch are isolated Ash, most of which have been topped, with Hawthorn and Elder. The house boundaries are defined by a steel fence. To the rear of three house the hedge has been removed. The boundary at the northern end by Boycetown Lodge is a block wall, then a poor quality Ash hedge and a hedge formed by Lawson cypress (*Chamaecyparis lawsoniana*).

Trees and hedges within the site.

All hedges and trees within the site have been assessed and have been plotted and indicated on the accompanying drawings at a scale of 1/500. (4452/22/001 and 4452/22/002). Trees on adjoining sites cannot be inspected and assessed. It is not possible or legal to enter adjoining properties to tag and plot the trees without consent of the adjoining landowner.

Trees and hedgerows within the site were assessed and surveyed in accordance with clause 4.2.4 e) and 4.4.2.8 of BS 5837: 2012 Trees in relation to design, demolition and construction – Recommendations.

Within the site are two internal field boundaries one runs east-west hedge 3 and the other north east - south west , hedge 4.

Hedge (3) the western side is level ground with unmanaged Hawthorn, with dense ivy and Bramble and is not stock proof. After a gate/gap there is an open wet ditch. The hedge is on the eastern side and has three early mature Ash as well as the weak hawthorn and Elder (*Sambucus nigra*) bushes. The Ash are between 14.0 and 16.0 metres and appear to be infected with Ash die back.

Hedge (4) is an internal field boundary, the vegetation is growing on the north west side with an open wet ditch on the other side. It is comprised of tall Hawthorn (8.0 - 10.0 metres) with dense ivy cover. Within the hedge are six early mature Ash which are 16.0 metre tall. There are two Cherries (*Prunus avium*). The tree at the northern end has exposed roots and a large stem wound and is in decline. The hedge has dense bramble., the Ash are likely to infected with Ash die back which is present on the site.

PART TWO - ARBORICULTURAL IMPACT ASSESSMENT

General Description of Site and Surroundings

The site is located to the south of the R148 and east of the R158 abutting the M4 Junction 8 roundabout, Boycetown, Kilcock, Co. Kildare.

The site is comprised of circa 9.75 hectares of open grass land with two internal hedges, with a new road and hedge to the west, the southern and eastern boundary as a wet ditch with hedges on the opposite site of the ditch. To the north the site wraps around St. Joseph's cemetery and the former St. Patrick's church. In the north east corner of the site is the residential estate at Boycetown Court.

Description of Proposed Development

The development comprises of the demolition of a detached, vacant cottage and the construction of 272 residential units (149 no. houses, 65 apartments and 58 duplexes), childcare facility and foul pumping station along with associated ancillary works and site works.

Ancillary works including 1 no. vehicular entrances off the R148 to the north and 1 no. vehicular entrance off the R158 to the west, a spine road which will link with the permitted spine road on the adjoining lands to the south-east under PL09.306826, internal roads, footpaths, cycle lanes, car parking (465 no. spaces), cycle storage/parking (426 no. spaces), 2 no. bus stops, bin storage, public open space, hard and soft landscaping, natural play area, play equipment, boundary treatments, public lighting, 3 no. substations (14sq.m each) and controlled pedestrian crossing on the R148.

All associated site and infrastructural works including underground wastewater pump station (a wetwell); welfare building 6.25sqm and 3m in height; 472m of 125mm OD rising main and 250m of gravity sewer along the R148; an underground emergency storage tank, capacity 230 m3 approx.; above ground lifting gantry; valve and flowmeter chambers; a chemical dosing facility for odour control; Passive Carbon Unit; Kiosks; above ground surge vessel (<13 m3); Landscaping, fencing and access off the R148. The proposed development includes all necessary ancillary pipework and manholes, diversion of existing utilities; new power supply and water connection for the pump station, ducting, mechanical and electrical services, plant, instrumentation, automation, controls and equipment. It also includes all associated site development works, hardstanding areas and access and site drainage. The proposed development includes works on lands owned by Kildare County Council to facilitate access and drainage infrastructure.

Designations Relating to Trees

There are no Tree Preservation Orders on the site. There is an objective in the County Development plan to protect and preserve trees and woodlands at locations within the site.

Implications of Proposed Development

The current proposal under consideration has the following impact on the existing trees.

(1) Direct Loss of Trees

The following trees and hedges will have to be removed due to a direct impact;

Both internal hedgerows will have to be removed together with part of the low scrub hedge along the R148, east of the old church and a section of the plantation on the western boundary which is to facilitate the vehicular access to the site.

The loss of these hedges is not considered to be significant given they are of poor quality (hedges1,2,3 & 4) or part of a young roadside planation and can be replaced by new planting as part of the proposed development.

(2) Indirect Impacts

Changes in Ground Level / Changes in Ground Surface within Root protection area (RPA).

There are no changes in ground levels within the root protection area of retain trees as all trees and hedges around the boundary are separated from the site by a wet ditch.

Services

No services are routed within the root protection area of retain trees.

Condition

Some elm are present in the hedgerows, which are prone to Dutch Elm disease. Some trees to rear of the house in Boycetown Court and been severely topped and are now in poor condition and might have to be removed in the future.

Change in Site Use and Tree Management Implications

Above ground constraints

The retained trees are in locations where they will not be affected by the proposed buildings.

Potential Root Damage to Infrastructure

Modern construction techniques, soil types together with the species and age of the retained trees and their location make damage to infrastructure unlikely.

Potential Nuisance

The proposed development is being constructed with an agricultural setting, there may be a risk of potential nuisance from retained trees that might cause concerns and a requirement to remove them particularly with units which have south facing gardens. All retained trees will have appropriate remedial tree surgery works, to remove all deadwood and potential hazard branches from their canopies prior to the

development being occupied and will have normal ongoing arboricultural management.

Construction Implications

General precautions in storage or mixing of materials that may be injurious to trees will need to be taken. All toxic materials, (cement, mortar, bitumen, diesel, bonding agents, etc) will be stored 10m from root protection areas. No wash out facilities will be provided for ready mix concrete/mortar deliveries. All fuels stored on site will be bunded to prevent spillage or leakage.

PART THREE -ARBORICULTURAL METHOD STATEMENT

Introduction

This document sets out the methodology for all proposed works that affect trees on and adjacent to the site. Compliance with this method statement will be a requirement of all relevant contractors associated with the development proposals. Copies of this document will be available for inspection on site. The developer will inform the local planning authority within twenty-four hours if the arboricultural consultant is replaced.

The contractor shall take all precautions to ensure that any trees, which are to be retained, shall remain undisturbed and undamaged.

All works to trees and all operations adjacent to trees should be undertaken in accordance with the Method Statement. The contractor shall undertake no works to trees unless instructed by the Contract Administrator. All works within or close to the protected tree zones are to be supervised by the appointed Consultant Arboriculturalist. Two working days notice of intention to undertake such works to be given prior to any works commencing.

Code of Practice for the preservation of trees

The following code of practice is intended for the preservation of existing trees. These guidelines will help sustain vigour and minimise adverse growing conditions, for trees set out for retention.

This code will be brought to the attention of all site personnel including Main Contractor, sub-contractors and engineering specialists associated with the project. As appropriate this method statement should be translated. All operations are to be in accordance with BS 5837: 2012, *Trees in relation to design, demolition and construction*. The main contractor should purchase and make available on site a copy of the above.

Prior Notice and Tree removal

All necessary tree works are to be undertaken prior to the commencement of any other works on site. Trees must only be removed with the necessary licenses (*Forestry Act 2014*)[1] or permits. All necessary licenses and permits should be inspected by the appointed Consultant Arboriculturalist prior to commencement of works.

Tree protection Plan

The two internal hedges and road side hedge at the northern end are to be removed. The boundary trees by the boundaries are all outside the site. The mature trees are separated from the site by deep open ditches. The presence of the ditches mean there is no root encroachment from these trees into the site, and they are not impacted by the proposed development on the applicant site.

The boundaries to the east are defined a post and rail timber fence along side the motorway slip road. As part of the road scheme there is a young established planation. These plantations will not be impacted by the proposed development on the applicant site.

For the following reasons there is no proposed tree protection plan required.

Assumptions and Limitations

This tree survey was carried out from the ground, no invasive or destructive evaluation techniques were used; all findings observations and recommendations are based on the knowledge and experience of the undersigned a qualified Arboriculturalist. Information contained in this report covers only those items that were examined and reflects the condition of those items at the time of the inspection.

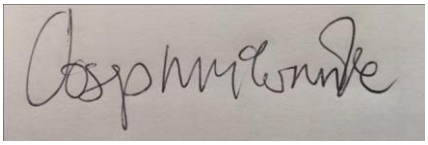
Findings are based on a visual report from ground level only and it should be borne in mind it is subject only to faults visible at the time of inspection, certain pathogens only produce seasonal fruiting bodies and consequentially may not have been noted during this assessment.
All trees should be monitored on a regular basis for signs of defects and should be reported to a person qualified to diagnose them and to recommend treatment.

[1] Note that under the Forestry Act 2014, no felling licence will be required on receipt of planning permission.

In the event of adverse weather conditions, there is the possibility of any tree, despite having a good report, falling over or suffering crown damage. In the event of a falling tree causing damage to residential or non residential buildings in their proximity, or to any person, any property public or private, or any mechanical vehicle or otherwise no liability will attach to this firm.

There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the trees in question may not arise in the future. The author takes no responsibility for any actions taken by the landowner or their agents by reasons of this report unless subsequent contractual arrangements are made.

This report is intended solely for the benefit of the parties to whom it is addressed and no responsibility is extended to any third party for the whole or any part of its contents. All trees mentioned in this report should be subject to reassessment every two years to assess physiological and environmental changes.



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