

# **Arboricultural Assessment & Impact Report**

**Proposed Large-scale Residential  
(Block B1 and Block C)  
Parkgate Steet  
Dublin 7**

**Project Number: TPAR002**

**REPORT PREPARED BY**

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CMK Hort and Arb Ltd. were commissioned by Ruirside Developments Ltd to undertake an assessment of trees on the site of the proposed development of Blocks B1 & C at Parkgate St, Dublin 7. An assessment of existing trees was conducted by Ciarán Keating on the 23rd of October 2024. The purpose of the assessment being to provide the design team with a description and evaluation of existing trees and deliver an impact assessment of the proposed development to the site's trees.

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).

## 2. Site Description

The site is a former industrial complex to the north of the river Liffey. The only existing trees are located within a small enclosed space to the east of the buildings adjacent to the R109 (image 1).



**Image 1** - Site Boundary (red line outlining location of trees) (c) Google

### 3. General Description of Trees

The trees are all even-aged lime cultivars (*Tilia cordata* 'Streetwise') growing in a tightly spaced group (image 2). Their form is generally good though competition between trees has limited the growth of less vigorous specimens.

Typically for this cultivar tight unions between stems are present. These unions have potential to be structurally weak in time however they are common on limes and generally remain stable particularly when the trees are younger.

There have been no observable management inputs to date.

The main issue with the trees currently is the close proximity of canopies to the adjacent buildings.

The locations of existing trees are shown on drawing TPAR002 101 Tree Survey & Constraints



**Image 2-** View of trees from Heuston Station

### 3. Arboricultural Impact

**Project description:**

Proposed Large-scale Residential Development comprising mixed use residential, community and commercial redevelopment, accommodated in 2no. blocks (Block B1 and Block C) ranging in height from 8 to 13 storeys with basement and undercroft, and including: 316no. apartments (178no. 1-bed units and 138no. 2-bed units) with private balconies/terraces; co-working/community/cultural space available for public hire; ground level retail. And all associated and ancillary demolition, conservation, landscaping and site development works including bicycle parking; car parking; public open space; communal open space; 2no. new pedestrian site entrances at Parkgate Street, connecting to proposed public plaza and the proposed riverside amenity walkway; 1no. new vehicular access via Parkgate Street to surface areas at western edge of the site. All at No. 42A Parkgate Street, Dublin 8 (Protected Structures on site).

**Arboricultural Impact:**

The proposed development of Blocks B1 & C do not necessitate the removal of the existing trees however permission has been granted for their removal for the development of Block A.

The impact on trees of the proposed development as shown on drawing TPAR002 102 Arboricultural Impact will be locally significant in terms of the treescape in this location. However it is considered that given the nature of the planting and the trees proximity to the existing buildings which limit their long term potential the overall significance of their loss is reduced.

Mitigation measures for the loss of these trees are to be found within the Landscape Masterplan which accompanies this submission.



## 5. 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.

### 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.

## 7. Terminology contd.

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.

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.



## 8. References

BS 5837 (2012). Trees in Relation to Design Demolition and Construction

Mattheck and Breloer (1994). The body language of trees

## Appendix i. Arboricultural Assessment & 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
001	Lime cultivar <i>Tilia cordata</i> cv	Early-mature	Good	Trunk with a lean toward north-east due to competition from neighbouring tree. Lean not significant with crown vertical in orientation. Upper canopy relatively well developed with no visible defects.	No action necessary	B2	20-30	370	10	5;4.25;3;4
002	Lime cultivar <i>Tilia cordata</i> cv	Early-mature	Good	Trunk co-dominant from 3m with a wide union between stems. Canopy relatively well developed with no visible defects.	No action necessary	B2	20-23	290	11	6;4;3;4
003	Lime cultivar <i>Tilia cordata</i> cv	Early-mature	Good	Upper canopy topped to east over neighbouring building reducing the trees visual quality. Remaining crown relatively well developed. Trunk co-dominant from 2m with a tight union and included bark between stems. which may reduce long term potential.	No action necessary	B2	20-30	420	11	5;3;2;4

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004	Lime cultivar <i>Tilia cordata</i> cv	Early-mature	Good	Trunk multi-stemmed from 3m with tight unions between stems, which is unlikely to be significant at present. Root girdling west has potential to reduce long term potential, though not significant at present. Canopy toward west has been reduced in the past but overall crown relatively well developed.	No action necessary	B2	20-30	410	11	5;4;3;4