

March 2023
Our Ref: 211012

Re: Arboricultural note in relation to the proposed redevelopment of Dalymount Park Football Stadium.

Dear Sir/Madam,

I have been instructed by the Applicant, Dublin City Council (DCC), to provide information to assist in the planning process with regard to the arboricultural features in relation to the proposed redevelopment works at Dalymount Football Park Stadium (Application Site).

The Application Site contains one single early-mature sycamore tree that is located along the western most boundary, adjacent to St Peter's Road (Photo 1). The tree was initially assessed on 26 October 2021 and reviewed on 27 March 2023 in accordance with *BS5837:2012 - Trees in relation to design, demolition and construction*. Details of the tree are provided within the Tree Schedule at Appendix A and its location within the site is shown on the Tree Survey Plan at Appendix B.

The tree is in fair condition. It is likely to have self-seeded and is located within 500mm of the boundary wall (Photo 2). It has some visual amenity value to the properties along St Peter's Road that back onto the site; however, its visual prominence within the wider local area is not significant. Taking into consideration the tree's condition and location, it has been assessed as being of low quality and value (C Category) in accordance with BS5837:2012.



Photos 1 & 2: View from sycamore tree and its proximity to the western boundary wall.

In order to facilitate the proposed redevelopment works, the aforementioned sycamore tree is required to be removed. The loss of this tree will not have a significant impact on the wider local area due to its low quality and value; however, new high-quality tree planting is required to mitigate its loss.

Where possible, the proposed landscape layout should include sufficient space for more than one replacement tree. The tree cover within the local surrounding area is considered poor and the development proposal provides a good opportunity to have a positive impact on the future tree cover and the local landscape, in general.

If there are any queries regarding the above, please do not hesitate to contact me.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'C. McCorkell', is enclosed in a light grey rectangular box.

Charles McCorkell B.Sc. (Hons), MICFor, MArborA

Chartered Arboricultural Consultant

Appendix A

- Tree Schedule (211012-PD-10)

Appendix B

- Tree Survey & Removals Plan (211012-P-10)

211012 - Dalymount Park Football Stadium

Tree ID	No. Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes Recommendations	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Tree T1	1 Acer pseudoplatanus (Sycamore)	12.0	49 COM	2	5.5		5.0		6.0		6.0		4.0		Early Mature	Structural condition Fair. Physiological condition Fair. Bark wound - Minor. Deadwood - Minor. Pruning wounds - Decayed. Root environment - Restricted. Rubbing limbs. Structural impact - Potential. Main stem located within 500mm of boundary wall. Fell - Ground level.	26/10/2021	111.2	5.9	20-40	C1/C2

Stem **green** Estimated value

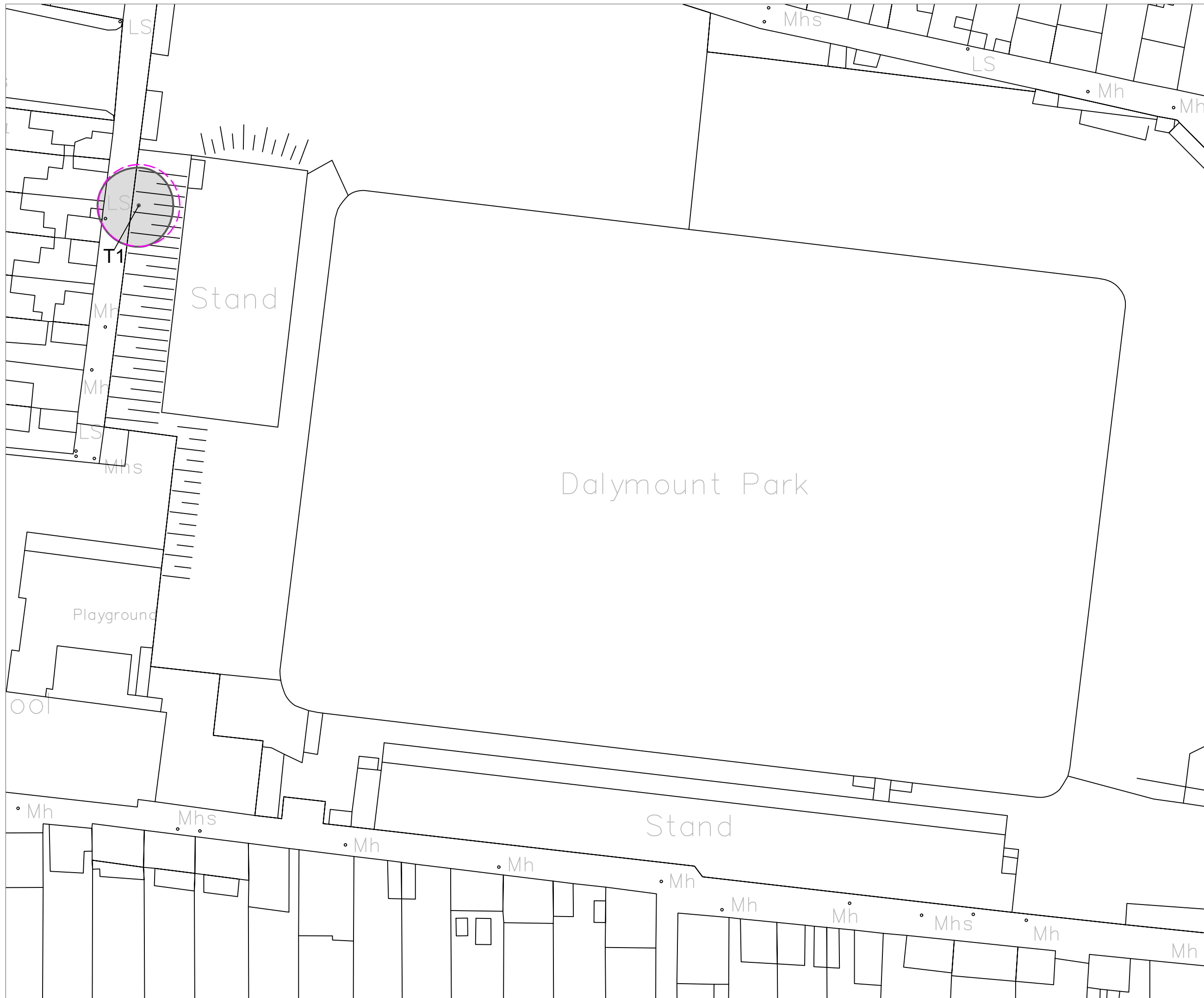
Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant





The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	<ul style="list-style-type: none"> * Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) * Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline * Trees infected with pathogens of significance to health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <p>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7</p>			RED
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Tree that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue).	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture).	GREEN
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation.	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.	Trees with material conservation or other cultural value.	BLUE
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits.	Trees with no material conservation or other cultural value.	GREY






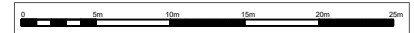
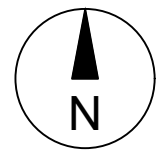
This drawing is to be read in conjunction with the respective arboricultural schedules and reports relevant to this project.
 Where contradictions between this drawing and any other design information becomes apparent, the respective authors should be contacted immediately.
 It is the responsibility of the main site contractor to check and verify all information and measurements onsite and confirm prior to the commencement of works, and to ensure that all site operatives work in accordance with respective arboricultural reports and BS5837:2012. Trees in relation to design, demolition and construction.

BS5837:2012 Tree Categorisation

-  **Category A**
Trees of high quality with an estimated remaining life expectancy of at least 40 years
-  **Category B**
Trees of moderate quality with an estimated life expectancy of at least 20 years
-  **Category C**
Trees of low quality with an estimated life expectancy of at least 10 years, or young trees with a stem diameter below 150mm
-  **Category U**
Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years

Key

-  **Root Protection Areas**
The minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the trees viability.
-  Tree, Shrub or Hedgerow Group.
- T10** Reference Number for Tree, Group or Hedgerow.
-  Tree to be removed highlighted in grey.



Revision	Date	Description

Title:

Tree Survey & Removals Plan

Project:

Dalymount Park Football Stadium

Client:

Dublin City Council

Date:	Mar 2023	Scale:	1:250 @ A1 / 1:500 @ A3	Status:	Planning
Drawn by:	CMcC	Dwg ref.:	211012-P-10	Rev.:	-
Checked by:	CMcC				

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