# Architect's Report
# Proposed Residential Development at Rathmolyon

**Prepared on behalf of:**
Meath County Council

comhairle chontae na mí
meath county council

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**Report Date:** **12 November 2021**

Arboricultural ASSOCIATION
Fellow Member

## 1.0 Introduction

This report has been prepared by Sheridan Woods on behalf of Meath County Council and relates to a proposed residential development for Meath County Council Housing Department. This report outlines the site context, development policy context, and the proposed development in that context.

## 2.0 Context

Rathmolyon is a small village located in the south of County Meath at a junction of the roads between Trim and Enfield the R159 and the R156 between Summerhill and Mullingar. It is a service centre for the surrounding rural area and has evidence of settlement comprising a Church, a School and Mill from the 1800s. Rathmolyon today comprises a Church of Ireland and Roman Catholic Church, two pubs, a shop, several suburban housing estates and some ribbon residential development along the east and western approach roads.


***EXTRACT FROM ARCHAEOLOGY.IE VIEWER - SITE OUTLINED IN RED***

## 3.0 Site Description

The site is approximately triangular in shape, it is in the townland of Glebe and located on the western side of the R159 road from Enfield, north of the existing Church View housing estate and about 250m from the centre of the village. The site is bounded to the south by the access road to Church View housing estate and the side boundary wall of no. 17 Church View, a semi-detached bungalow.

***AERIAL VIEW OF RATHMOYLON - SITE OUTLINED IN RED (IMAGE FROM GOOGLE EARTH)***

The western / north-western boundary comprises a poorly defined hedge row, the eastern boundary is defined by a timber post, rail and metal mesh fence including a number of mixed deciduous and evergreen trees with a grass verge to the R159 Road to Enfield.

**Site Photos**

***LOOKING NORTH FROM CHURCH - VIEW 1***

**LOOKING NORTH FROM CHURCH - VIEW 2**

***LOOKING WEST FROM THE R159***

***LOOKING NORTH - NORTH-WEST FROM THE R159***

**Description of Proposed Development**

The proposed development consists of a total of 22 No. Residential units comprising 1 No. Type A (2-bedroom, 4-person, Detached Wide frontage Bungalow), 6 No. Type B (2-bedroom, 4 person, semi-detached / terraced two-storey), 2 No. Type C (3-bedroom, 5 person, semi-detached two-storey), 2 No. Type D (2-bedroom, 4 person, semi-detached two-storey), 2 No. E Type (2 bedroom, 4 person, semi-detached two-storey), 1 No. F Type (2 bedroom, 5 person, detached two-storey), 4 No. G1 Type (2 bedroom, 3 person, Ground Floor accessible apartment) and 4 No. G2 Type (3-bedoom, 5 person, Ground + First Floor Duplex Apartment)

**Proposed Site Plan**


The proposed dwellings are accessed off the Church View access road, and create a new street defined by the new dwellings to the north and north-east, extending to a pedestrian landscape space to the Enfield Road (R159). The single and two storey dwellings are located to the north and east of the new route, and the dwellings create a facade and define the street edge. Each of these dwellings comprise rear gardens and back onto the adjoining properties to the north. Separation distances ensure that there is no overlooking to adjoining sites or within the proposed development itself. The fronts of the dwellings include a privacy strip separating the living spaces from the proposed footpath.

The proposed G-Type apartments are positioned between the new route and the Enfield Road to the east of the site. Two pedestrian landscaped spaces are provided, one to the front of the proposed duplex dwellings, facing west and the second north of the apartment block. The proposed duplex dwellings comprise private ground and first floor open space. This block includes a privacy strip all around the block to protect its privacy at ground floor level. These units (G1 + G2 Types) are dual fronted 2 and 3 bedroom units with 4 No. 3-bedroom units accessed from the Enfield Road facade and 4 No. 2-bedroom units accessed from the new access road to the west

from within the site. All apartments benefit from a ground level area of private open space located to the east of the block, the ground floor accessible 2-bedroom unit also has access to a semi-private open space located to the west of the block. The upper 3-bedroom unit benefit from a first floor balcony overlooking the proposed new access streets.

The open space is positioned between the proposed development and the existing Church View residential development. It is positioned along the existing access route to Church View. Landscaped spaces are also provided at the pedestrian access to the proposed development to the north-east of the site, and to the front of the proposed apartment dwellings.

A total of 35 No. car parking spaces are provided, comprising 1 No. in curtilage parking spaces to Dwelling No. 1, and the remaining comprising on-street parking spaces.

Signed

**Kevin Woods** Dip Arch Sc, B. Arch Sc MSc Urban Design FRIAI
**SHERIDAN WOODS**

**12 November 2021**

## Appendix 1: Housing Quality Assessment

**Re:** Proposed Residential Development at Rathmolyon
**Date:** November 2021
**Ref:** Assessment of Proposed Development in the context of the *Sustainable Urban Housing: Design Standards for New Housing and Apartments* (March 2018)

| Unit No. | Unit Description | Floor Level | Unit Area Min | Unit Area Achieved | Aspect | Ceiling Height Ground | Ceiling Height First | No. Bedrooms | No. Bedspaces | Double Bedroom Area Required (sqm) | Double Bedroom Area Achieved (sqm) Bed 1 | Double Bedroom Area Achieved (sqm) Bed 2 | Single Bedroom Area Required (sqm) | Single Bedroom Area Achieved (sqm) | Aggregate Bedroom Area required (sqm) | Aggregate Bedroom Area Achieved (sqm) | Main Living Room Width Required (sqm) | Main Living Room Width Achieved (sqm) | Kitchen/Living/Dining Area Required (sqm) | Kitchen/Living/Dining Area Achieved (sqm) | Aggregate Storage Area Required (sqm) | Aggregate Storage Area Achieved (sqm) | Garden/Terrace/ Balcony Area Required (sqm) | Garden/Terrace/ Balcony Area Achieved (sqm) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | HOUSE TYPE A | | | | | | | | | | | | | | | | | | | | | | | |
| 01 | Type A- 2 Bed (4 Person) | - | 70 | 71 | N/S/W | 2.7 | - | 2 | 4 | 11.4 | 13.6 | 11.4 | 7.1 | - | 25 | 25 | 3.6 | 3.851 | 30 | 29.7 | 4 | 4.1 | 55 | 187 |
| | HOUSE TYPE B | | | | | | | | | | | | | | | | | | | | | | | |
| 02 | Type B- 2 Bed (4 Person) | - | 80 | 81 | N/S/E | 2.475 | 2.45 | 2 | 4 | 11.4 | 13.6 | 11.7 | 7.1 | - | 25 | 25.3 | 3.6 | 4.4 | 30 | 31.5 | 4 | 5 | 55 | 69 |
| 03 | Type B- 2 Bed (4 Person) | - | 80 | 81 | N/S | 2.475 | 2.45 | 2 | 4 | 11.4 | 13.6 | 11.7 | 7.1 | - | 25 | 25.3 | 3.6 | 4.4 | 30 | 31.5 | 4 | 5 | 55 | 67 |
| 04 | Type B- 2 Bed (4 Person) | - | 80 | 81 | N/S | 2.475 | 2.45 | 2 | 4 | 11.4 | 13.6 | 11.7 | 7.1 | - | 25 | 25.3 | 3.6 | 4.4 | 30 | 31.5 | 4 | 5 | 55 | 76 |
| 05 | Type B- 2 Bed (4 Person) | - | 80 | 81 | N/S | 2.475 | 2.45 | 2 | 4 | 11.4 | 13.6 | 11.7 | 7.1 | - | 25 | 25.3 | 3.6 | 4.4 | 30 | 31.5 | 4 | 5 | 55 | 85 |
| 06 | Type B- 2 Bed (4 Person) | - | 80 | 81 | N/S | 2.475 | 2.45 | 2 | 4 | 11.4 | 13.6 | 11.7 | 7.1 | - | 25 | 25.3 | 3.6 | 4.4 | 30 | 31.5 | 4 | 5 | 55 | 78 |
| 07 | Type B- 2 Bed (4 Person) | - | 80 | 81 | N/S/W | 2.475 | 2.45 | 2 | 4 | 11.4 | 13.6 | 11.7 | 7.1 | - | 25 | 25.3 | 3.6 | 4.4 | 30 | 31.5 | 4 | 5 | 55 | 75 |
| | HOUSE TYPE C | | | | | | | | | | | | | | | | | | | | | | | |
| 08 | Type C- 3 Bed (5 Person) | - | 92 | 92 | S/E/W | 2.475 | 2.45 | 3 | 5 | 11.4 | 13.1 | 11.6 | 7.1 | 7.3 | 32 | 32 | 3.8 | 3.8 | 34 | 34 | 5 | 5.2 | 60 | 61 |
| 09 | Type C- 3 Bed (5 Person) | - | 92 | 92 | N/E/W | 2.475 | 2.45 | 3 | 5 | 11.4 | 13.1 | 11.6 | 7.1 | 7.3 | 32 | 32 | 3.8 | 3.8 | 34 | 34 | 5 | 5.2 | 60 | 70 |
| | HOUSE TYPE D | | | | | | | | | | | | | | | | | | | | | | | |
| 10 | Type D- 2 Bed (4 Person) | - | 80 | 81 | E/W | 2.475 | 2.45 | 2 | 4 | 11.4 | 13.6 | 11.7 | 7.1 | - | 25 | 25.3 | 3.6 | 4.4 | 30 | 31.5 | 4 | 5 | 55 | 66 |
| 11 | Type D- 2 Bed (4 Person) | - | 80 | 81 | E/W | 2.475 | 2.45 | 2 | 4 | 11.4 | 13.6 | 11.7 | 7.1 | - | 25 | 25.3 | 3.6 | 4.4 | 30 | 31.5 | 4 | 5 | 55 | 119 |
| | HOUSE TYPE E | | | | | | | | | | | | | | | | | | | | | | | |
| 12 | Type E- 2 bed (4 Person) | - | 80 | 85 | N/S/W | 2.475 | 2.45 | 2 | 4 | 11.4 | 13.6 | 12 | 7.1 | - | 25 | 25.6 | 3.6 | 3.8 | 30 | 35 | 4 | 4.2 | 55 | 112 |
| 13 | Type E- 2 bed (4 Person) | - | 80 | 85 | N/S/E | 2.475 | 2.45 | 2 | 4 | 11.4 | 13.6 | 12 | 7.1 | - | 25 | 25.6 | 3.6 | 3.8 | 30 | 35 | 4 | 4.2 | 55 | 83 |
| | HOUSE TYPE F | | | | | | | | | | | | | | | | | | | | | | | |
| 14 | Type F- 3 Bed (5 Person) | - | 92 | 92.7 | N/S/E/W | 2.475 | 2.45 | 3 | 5 | 11.4 | 13.1 | 11.6 | 7.1 | 7.3 | 32 | 32 | 3.8 | 3.8 | 34 | 34 | 5 | 5.2 | 60 | 66 |
| | APARTMENT TYPE G | | | | | | | | | | | | | | | | | | | | | | | |
| 15 | House Type G.1- 2 Bed (3 Person) | 1 | 90 | 108.4 | N/E/W | 2.65 | 2.7 | 3 | 5 | 11.4 | 15 | 11.6 | 7.1 | 7.7 | 31.5 | 34.3 | 3.8 | 4.7 | 34 | 34.1 | 9 | 9.1 | 9 | 21.1 |
| 16 | House Type G.2- 3 Bed (5 Person) | 0 | 63 | 81.4 | N/E/W | 2.65 | | 2 | 3 | 11.4 | 13.4 | | 7.1 | 9.8 | 20.1 | 23.2 | 3.6 | 4.7 | 28 | 38 | 5 | 5.1 | 6 | 25.7 |
| 17 | House Type G.1- 2 Bed (3 Person) | 1 | 90 | 106.6 | E/W | 2.65 | 2.7 | 3 | 5 | 11.4 | 13.8 | 11.6 | 7.1 | 7.7 | 31.5 | 33.1 | 3.8 | 4.7 | 34 | 34.1 | 9 | 9 | 9 | 19.7 |
| 18 | House Type G.2- 3 Bed (5 Person) | 0 | 63 | 81.4 | E/W | 2.65 | | 2 | 3 | 11.4 | 13.4 | | 7.1 | 9.8 | 20.1 | 23.2 | 3.6 | 4.7 | 28 | 38 | 5 | 5.1 | 6 | 25.7 |
| 19 | House Type G.1- 2 Bed (3 Person) | 1 | 90 | 106.6 | E/W | 2.65 | 2.7 | 3 | 5 | 11.4 | 13.8 | 11.6 | 7.1 | 7.7 | 31.5 | 33.1 | 3.8 | 4.7 | 34 | 34.1 | 9 | 9 | 9 | 19.7 |
| 20 | House Type G.2- 3 Bed (5 Person) | 0 | 63 | 81.4 | E/W | 2.65 | | 2 | 3 | 11.4 | 13.4 | | 7.1 | 9.8 | 20.1 | 23.2 | 3.6 | 4.7 | 28 | 38 | 5 | 5.1 | 6 | 25.7 |
| 21 | House Type G.1- 2 Bed (3 Person) | 1 | 90 | 107.8 | S/E/W | 2.65 | 2.7 | 3 | 5 | 11.4 | 13.8 | 11.6 | 7.1 | 7.7 | 31.5 | 33.1 | 3.8 | 4.7 | 34 | 35.4 | 9 | 9 | 9 | 19.7 |
| 22 | House Type G.2- 3 Bed (5 Person) | 0 | 63 | 82.6 | S/E/W | 2.65 | | 2 | 3 | 11.4 | 13.4 | | 7.1 | 9.8 | 20.1 | 23.2 | 3.6 | 4.7 | 28 | 38 | 5 | 5.1 | 6 | 44.1 |

**Appendix 2: Arboricultural Assessment (Tree Survey)**

Prepared by JM McConville + Associates – Arboricultural Consultants

# Arboricultural Assessment

(Tree survey)

To assess the trees

On the site at

Church View
Rathmolyon
Co. Meath

**October 2021**

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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, **Church View, Rathmolyon, Co. Meath** and set out their condition. The survey work was undertaken 17th October 2021 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 [also identified as such on the accompanying survey drawings]
- **Species** : refers to the common and scientific name given to the tree.
- **Stem diameter**: refers to the diameter of the tree stem in millimetres, as measured at 1.5 metres above ground level and above the root flare for multi-stemmed trees.
- **Height** : refers to the total height of the tree in metres. ( Heights measured with a TruPluse© 200)
- **Crown spread** : refers to the width of the crown in metres, measured at each cardinal point on the compass. [Dimensions marked with # are estimates as per 4.4.2.6 c) – BS 5837:2012]
- **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.

**Category grade**

- **U** -Those trees in such a condition that any existing value would be lost within 10years and which should be in the correct context, be removed for reasons of sound arboricultural management.
- **A** –Those trees of a high quality and value in such a condition as to be able to make a substantial contribution.
- **B** - Those trees of a moderate quality and value in such a condition as to be able to make a significant contribution.
- **C**- Those trees of a low quality and value currently inadequate condition to remain until new planting could be established, or young trees with a stem diameter below 150mm

- **Estimated remaining contribution in years (ERC):** Expressed as less than 10, 10+, 20+, more than 40

**Glossary of terms used:**

***Basal:*** The base of the tree close to the ground, (basal shoots are those emanating from the base).

***Crown (canopy):*** The leaves and branches of a tree.

***Co-dominant***: Stems or branches of near equal diameter, often weakly attached.

***Decay:*** Degradation of wood by fungi and/or bacteria.

***Defect***: Any feature of a tree which detracts from the uniform distribution of mechanical stress, or which makes the tree mechanically unsuited to its environment.

***Dieback:*** The death of part of a plant, usually starting from a distal point and often progressing in stages.

***Epicormic*** : Pertaining to shoots or roots, which are initiated on mature woody stems; shoots may form in this way from dormant buds or they may be adventitious.

***Dysphotic zone*** : A zone within the canopy which does not have enough light to carry out photosynthesis.

***Included Union**:* bark of adjacent parts of a tree (usually in forks, acutely angled branches or basal flutes), which is in face-to-face contact, so that there is weakness due to the lack of a woody union.

***Lean**:* Departure of the trunk from the vertical.

***Scaffold limbs***: The branches, which form the main framework of the crown of a tree with a decurrent growth habit.

***Shoot**:* A shoot derived from a dormant or adventitious bud on the main stem or branch.

***Stub/peg***: A short section of a branch, which may have, been left after previous pruning or storm damage.

***Wound***: Injuries on the surface of a trunk or branch.

***Full:*** A canopy, which extends to the ground or nearly to the ground

***Natural suppressed deadwood:*** Deadwood in conifers, which died as the crown height extended and the lower branch no longer have a function in the production of foliage.

***Pathogens**:* Fungal and /or bacterial infections, which degrade the wood and render trees liable to failure

***Wound wood:*** Wood with atypical anatomical features, formed in the vicinity of a wound or the occluding tissue around a wound

***Hazard Limb**:* An upwardly curved part in which strong internal stresses may occur, cause wood to crack

***Burr**:* Woody protuberances, especially those derived from the mass proliferation of adventitious buds.

***Root protection area (RPA)*** : layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority.

**Survey Results**

| Tree no. | Species | Height (m) | Stem dia. (mm) | Spread (m) | Condition | Age | ERC | Remarks | Grade |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | *The trees on the site are along the eastern boundary. There is a Cypress hedge with Birch interspersed within the hedge and some specimen Birch, ash and Elm.* | |
| H 1 | Leyland cypress *X Cupressocyparis leylandii* | 10.0 | - | - | Fair | EM | 20+ | This section is the largest, it was planted as a hedge and has not been managed and has become overgrown, the trees have multiple stems with suppressed deadwood. | C |
| 6344 | Birch *Betula pendula* | 10.6 | 300 | N 4.0<br>S 4.0<br>E 4.0<br>W5.0 | Good | M | 20+ | Growing within a Leyland cypress hedge, it has multiple scaffolds. It has good form, it is however being suppressed by the vigorous Cypress. | B |
| 6345 | Birch *Betula pendula* | 9.5 | 400 | N 6.0<br>S 5.0<br>E 5.0<br>W4.0 | Poor | M | 10+ | A tree with a distorted stem, it has shed a major limb leaving a large wound. It has lost is apical leader, with a small dead branch remaining. It has a low lateral to the south which has started to reiterate. It has a long lateral to the north with multiple scaffolds. It has scattered deadwood. | C |
| 6346 | Birch *Betula pendula* | 14.3 | 400 | N 4.0<br>S 4.0<br>E 4.0<br>W 4.0 | Fair | M | 20+ | A tall drawn up stem with a slight lean, it has some suppressed deadwood. | B |

| Tree no. | Species | Height (m) | Stem dia. (mm) | Spread (m) | Condition | Age | ERC | Remarks | Grade |
|---|---|---|---|---|---|---|---|---|---|
| 6347 | Birch<br>*Betula pendula* | 10.0 | 250 | N 3.0<br>S 3.0<br>E 3.0<br>W 4.0 | Fair | EM | 20+ | A tree with a distorted stem, located at the north end of the Cypress hedge. Lower laterals have been pruned off. It has co-dominant leaders. It has minor scattered deadwood. | C |
| H2 | Leyland cypress<br>*X Cupressocyparis leylandii* | 10.0 | - | - | Fair | EM | 20+ | This section is a small section, it was planted as a hedge and has not been managed and has become overgrown, the trees have multiple stems with suppressed deadwood. | C |
| 6348 | Birch<br>*Betula pendula* | 10.4 | 250 | N 5.0<br>S 4.0<br>E 2.0<br>W 3.0 | Fair | M | 20+ | A tree with a single stem, with a large sub-dominant lateral branch forming its upper crown. It has shed a branch leaving a wound. It has very minor scattered deadwood, it is growing with the smaller section of Cypress hedge. | B |
| 6349 | Birch<br>*Betula pendula* | 10.4 | 400 | N 6.0<br>S 4.0<br>E 5.0<br>W4.0 | Fair | M | 10+ | This tree has a main stem and a sub-dominant lateral . The main stem bifurcates. One leader has significant die back. The lateral branch has become the dominant leader is It has poor form, it has scattered deadwood. | C |
| 6350 | Ash<br>*Fraxinus excelsior* | 13.0 | 800 | N 7.0<br>S 6.0<br>E 6.0<br>W8.0 | Poor | M | 10+ | A large specimen with very dense ivy cover, it has significant die back. It is infected with Ash die back (*Hymenoscyphus fraxineus)*. It has a limited life expectancy due to the infection. | C |

| Tree no. | Species | Height (m) | Stem dia. (mm) | Spread (m) | Condition | Age | ERC | Remarks | Grade |
|---|---|---|---|---|---|---|---|---|---|
| 6351 | Elm<br>*Ulmus minor 'Atinia'* | 14.6 | 200<br>300<br>400 | N 5.0<br>S 6.0<br>E 6.5<br>W 6.0 | Fair | M | 10+ | A tree with multiple stems, it has dense ivy cover. It has some broken branch, which are partially hanging in its crown. It has basal suckers and scattered deadwood. It appears to have an early infection of Dutch Elm Disease. It should be reviewed next summer (2022) | C |
| 6352 | Elm<br>*Ulmus minor 'Atinia'* | 12.2 | 350 | N 7.0<br>S 4.0<br>E 4.5<br>W5.0 | Fair | M | 10+ | A tree with a single stem with a sub dominant lateral branch. It has some broken branch, which are partially hanging in its crown. It has basal suckers and scattered deadwood. It appears to have an early infection of Dutch Elm Disease. It should be reviewed next summer (2022) | C |

## 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.

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.

## PART TWO - ARBORICULTURAL IMPACT ASSESSMENT

### General Description of Site and Surroundings

The site is comprised of an open field with rough grassland, to the north and west are pockets of scrub which include Hazel *Corylus avellana*, Blackthorn *Prunus spinosa*, Whitethorn *Crataegus monogyna*, Willow *Salix cinerea*, Elder *Sambucus niger.* To the south of the site there is post and rail timber fence which defines the boundary. To the east is a post and rail fence with a Leyland cypress hedge and the trees scheduled in this report.

### Description of Proposed Development

The development comprises the construction of 22 residential units, comprising 1 no. A-Type (2 bedroom Detached bungalow), 6 no. B-Type (2 bedroom Semi-detached/terraced two-story House), 2 no. C-Type (3 bedroom semi-detached two-storey house), 2 no. D-Type (2 bedroom semi-detached two-storey house), 2 No. E-Type (2 bedroom semi-detached two storey house), 1 no. F-Type (2 bedroom detached two-storey house), 4 No. G1-Type (2 bedroom ground floor accessible apartment) and 4 No. G2-type (3 bedroom apartment, over ground and first floors), an ESB Substation, access roadway, shared surface, hard and soft landscaping and all associated site works.

### Designations Relating to Trees

There are no Tree Preservation Orders on the site. There is an policy objective in the County Development plan 2013-2029 to maintain the natural heritage and amenity of the county by promoting the preservation and enhancement of native and semi native woodlands, groups of trees and individual trees. (Policy NH POL 16.)

### 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 will have to be removed due to a direct impact; H2 Cypress, 6348, 6349 and 6350.

Summary Table of survey trees

| **Grade** | **Total No.** | **No. to be removed** | **% of all trees (11)** |
|---|---|---|---|
| U (worst – remove) | 0 | 0 | 0 |

| **Grade** | **Total No.** | **No. to be removed*** | **% of grade** | **% of all trees (11)** |
|---|---|---|---|---|
| 'V' Veteran | 0 | 0 | 0 | 0 |
| 'A' (best quality) | 0 | 0 | 0 | 0 |
| 'B' (moderate quality) | 3 | 1 | 33% | 9% |
| 'C' (low quality) | 8 | 3 | 72.7% | 27.2% |
| **Total** | **11** | **4** | | |

**(2) Indirect Impacts**

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

There are no indirect impact caused by changes in ground levels.

Services

The proposed electrical works are out side the root protection of retained trees.

Condition

No trees need to be removed immediately due to their condition.

## 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 far enough away from existing trees and there will no risk of potential nuisance from retained trees that might cause concerns and a requirement to remove them. 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.

Proposals for tree management

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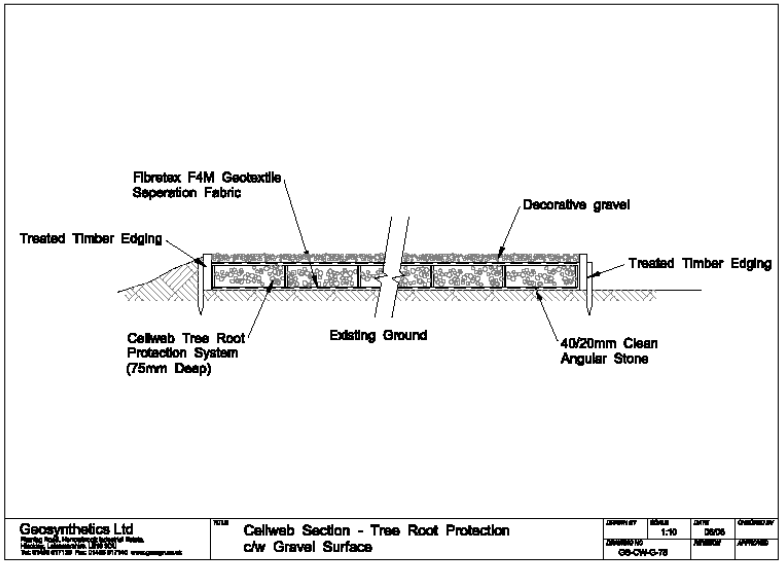


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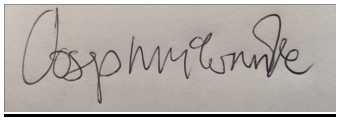
All site operations in the vicinity of the damaged fencing are to be suspended until the fencing is repaired. During site inspections the Arboricultural consultant reserves the right to authorise the cessation of all works in proximity to the protected zones with immediate effect. A breach of such an instruction will be deemed to be a dismissible offence for the employee. As contract work progresses the protective barrier fence can only be adjusted under the supervision of the arboricultural consultant.



Joseph McConville **B.Agr.Sc., F.Arbor.A. CEnv**
**JM McCONVILLE + ASSOCIATES** **October 2021**

Prepared by JM McConville + Associates – Arboricultural Consultants

# Arboricultural Assessment

(Tree survey)

To assess the trees

On the site at

Church View
Rathmolyon
Co. Meath

**October 2021**

J M McCONVILLE + ASSOCIATES
Arboricultural Consultants

Grange Dunboyne Co. Meath

Phone +353 1 825 1718
www.joemcconville.com

## PART ONE – ARBORICULTURAL ASSESSMENT
## Introduction

The purpose of this report is to set out the findings following the inspection of trees on site at, **Church View, Rathmolyon, Co. Meath** and set out their condition. The survey work was undertaken 17th October 2021 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 [also identified as such on the accompanying survey drawings]
- **Species** : refers to the common and scientific name given to the tree.
- **Stem diameter**: refers to the diameter of the tree stem in millimetres, as measured at 1.5 metres above ground level and above the root flare for multi-stemmed trees.
- **Height** : refers to the total height of the tree in metres. ( Heights measured with a TruPluse© 200)
- **Crown spread** : refers to the width of the crown in metres, measured at each cardinal point on the compass. [Dimensions marked with # are estimates as per 4.4.2.6 c) – BS 5837:2012]
- **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.

**Category grade**

- **U** -Those trees in such a condition that any existing value would be lost within 10years and which should be in the correct context, be removed for reasons of sound arboricultural management.
- **A** –Those trees of a high quality and value in such a condition as to be able to make a substantial contribution.
- **B** - Those trees of a moderate quality and value in such a condition as to be able to make a significant contribution.
- **C**- Those trees of a low quality and value currently inadequate condition to remain until new planting could be established, or young trees with a stem diameter below 150mm

- **Estimated remaining contribution in years (ERC):** Expressed as less than 10, 10+, 20+, more than 40

**Glossary of terms used:**

***Basal:*** The base of the tree close to the ground, (basal shoots are those emanating from the base).

***Crown (canopy):*** The leaves and branches of a tree.

***Co-dominant***: Stems or branches of near equal diameter, often weakly attached.

***Decay:*** Degradation of wood by fungi and/or bacteria.

***Defect***: Any feature of a tree which detracts from the uniform distribution of mechanical stress, or which makes the tree mechanically unsuited to its environment.

***Dieback:*** The death of part of a plant, usually starting from a distal point and often progressing in stages.

***Epicormic*** : Pertaining to shoots or roots, which are initiated on mature woody stems; shoots may form in this way from dormant buds or they may be adventitious.

***Dysphotic zone*** : A zone within the canopy which does not have enough light to carry out photosynthesis.

***Included Union**:* bark of adjacent parts of a tree (usually in forks, acutely angled branches or basal flutes), which is in face-to-face contact, so that there is weakness due to the lack of a woody union.

***Lean**:* Departure of the trunk from the vertical.

***Scaffold limbs***: The branches, which form the main framework of the crown of a tree with a decurrent growth habit.

***Shoot**:* A shoot derived from a dormant or adventitious bud on the main stem or branch.

***Stub/peg***: A short section of a branch, which may have, been left after previous pruning or storm damage.

***Wound***: Injuries on the surface of a trunk or branch.

***Full:*** A canopy, which extends to the ground or nearly to the ground

***Natural suppressed deadwood:*** Deadwood in conifers, which died as the crown height extended and the lower branch no longer have a function in the production of foliage.

***Pathogens**:* Fungal and /or bacterial infections, which degrade the wood and render trees liable to failure

***Wound wood:*** Wood with atypical anatomical features, formed in the vicinity of a wound or the occluding tissue around a wound

***Hazard Limb**:* An upwardly curved part in which strong internal stresses may occur, cause wood to crack

***Burr**:* Woody protuberances, especially those derived from the mass proliferation of adventitious buds.

***Root protection area (RPA)*** : layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority.

**Survey Results**

| Tree no. | Species | Height (m) | Stem dia. (mm) | Spread (m) | Condition | Age | ERC | Remarks | Grade |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | *The trees on the site are along the eastern boundary. There is a Cypress hedge with Birch interspersed within the hedge and some specimen Birch, ash and Elm.* | |
| H 1 | Leyland cypress *X Cupressocyparis leylandii* | 10.0 | - | - | Fair | EM | 20+ | This section is the largest, it was planted as a hedge and has not been managed and has become overgrown, the trees have multiple stems with suppressed deadwood. | C |
| 6344 | Birch *Betula pendula* | 10.6 | 300 | N 4.0<br>S 4.0<br>E 4.0<br>W5.0 | Good | M | 20+ | Growing within a Leyland cypress hedge, it has multiple scaffolds. It has good form, it is however being suppressed by the vigorous Cypress. | B |
| 6345 | Birch *Betula pendula* | 9.5 | 400 | N 6.0<br>S 5.0<br>E 5.0<br>W4.0 | Poor | M | 10+ | A tree with a distorted stem, it has shed a major limb leaving a large wound. It has lost is apical leader, with a small dead branch remaining. It has a low lateral to the south which has started to reiterate. It has a long lateral to the north with multiple scaffolds. It has scattered deadwood. | C |
| 6346 | Birch *Betula pendula* | 14.3 | 400 | N 4.0<br>S 4.0<br>E 4.0<br>W 4.0 | Fair | M | 20+ | A tall drawn up stem with a slight lean, it has some suppressed deadwood. | B |

| Tree no. | Species | Height (m) | Stem dia. (mm) | Spread (m) | Condition | Age | ERC | Remarks | Grade |
|---|---|---|---|---|---|---|---|---|---|
| 6347 | Birch<br>*Betula pendula* | 10.0 | 250 | N 3.0<br>S 3.0<br>E 3.0<br>W 4.0 | Fair | EM | 20+ | A tree with a distorted stem, located at the north end of the Cypress hedge. Lower laterals have been pruned off. It has co-dominant leaders. It has minor scattered deadwood. | C |
| H2 | Leyland cypress<br>*X Cupressocyparis leylandii* | 10.0 | - | - | Fair | EM | 20+ | This section is a small section, it was planted as a hedge and has not been managed and has become overgrown, the trees have multiple stems with suppressed deadwood. | C |
| 6348 | Birch<br>*Betula pendula* | 10.4 | 250 | N 5.0<br>S 4.0<br>E 2.0<br>W 3.0 | Fair | M | 20+ | A tree with a single stem, with a large sub-dominant lateral branch forming its upper crown. It has shed a branch leaving a wound. It has very minor scattered deadwood, it is growing with the smaller section of Cypress hedge. | B |
| 6349 | Birch<br>*Betula pendula* | 10.4 | 400 | N 6.0<br>S 4.0<br>E 5.0<br>W4.0 | Fair | M | 10+ | This tree has a main stem and a sub-dominant lateral . The main stem bifurcates. One leader has significant die back. The lateral branch has become the dominant leader is It has poor form, it has scattered deadwood. | C |
| 6350 | Ash<br>*Fraxinus excelsior* | 13.0 | 800 | N 7.0<br>S 6.0<br>E 6.0<br>W8.0 | Poor | M | 10+ | A large specimen with very dense ivy cover, it has significant die back. It is infected with Ash die back (*Hymenoscyphus fraxineus)*. It has a limited life expectancy due to the infection. | C |

| Tree no. | Species | Height (m) | Stem dia. (mm) | Spread (m) | Condition | Age | ERC | Remarks | Grade |
|---|---|---|---|---|---|---|---|---|---|
| 6351 | Elm<br>*Ulmus minor 'Atinia'* | 14.6 | 200<br>300<br>400 | N 5.0<br>S 6.0<br>E 6.5<br>W 6.0 | Fair | M | 10+ | A tree with multiple stems, it has dense ivy cover. It has some broken branch, which are partially hanging in its crown. It has basal suckers and scattered deadwood. It appears to have an early infection of Dutch Elm Disease. It should be reviewed next summer (2022) | C |
| 6352 | Elm<br>*Ulmus minor 'Atinia'* | 12.2 | 350 | N 7.0<br>S 4.0<br>E 4.5<br>W5.0 | Fair | M | 10+ | A tree with a single stem with a sub dominant lateral branch. It has some broken branch, which are partially hanging in its crown. It has basal suckers and scattered deadwood. It appears to have an early infection of Dutch Elm Disease. It should be reviewed next summer (2022) | C |

## 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.

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.

## PART TWO - ARBORICULTURAL IMPACT ASSESSMENT

### General Description of Site and Surroundings

The site is comprised of an open field with rough grassland, to the north and west are pockets of scrub which include Hazel *Corylus avellana*, Blackthorn *Prunus spinosa*, Whitethorn *Crataegus monogyna*, Willow *Salix cinerea*, Elder *Sambucus niger.* To the south of the site there is post and rail timber fence which defines the boundary. To the east is a post and rail fence with a Leyland cypress hedge and the trees scheduled in this report.

### Description of Proposed Development

The development comprises the construction of 22 residential units, comprising 1 no. A-Type (2 bedroom Detached bungalow), 6 no. B-Type (2 bedroom Semi-detached/terraced two-story House), 2 no. C-Type (3 bedroom semi-detached two-storey house), 2 no. D-Type (2 bedroom semi-detached two-storey house), 2 No. E-Type (2 bedroom semi-detached two storey house), 1 no. F-Type (2 bedroom detached two-storey house), 4 No. G1-Type (2 bedroom ground floor accessible apartment) and 4 No. G2-type (3 bedroom apartment, over ground and first floors), an ESB Substation, access roadway, shared surface, hard and soft landscaping and all associated site works.

### Designations Relating to Trees

There are no Tree Preservation Orders on the site. There is an policy objective in the County Development plan 2013-2029 to maintain the natural heritage and amenity of the county by promoting the preservation and enhancement of native and semi native woodlands, groups of trees and individual trees. (Policy NH POL 16.)

### 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 will have to be removed due to a direct impact; H2 Cypress, 6348, 6349 and 6350.

Summary Table of survey trees

| **Grade** | **Total No.** | **No. to be removed** | **% of all trees (11)** |
|---|---|---|---|
| U (worst – remove) | 0 | 0 | 0 |

| **Grade** | **Total No.** | **No. to be removed*** | **% of grade** | **% of all trees (11)** |
|---|---|---|---|---|
| 'V' Veteran | 0 | 0 | 0 | 0 |
| 'A' (best quality) | 0 | 0 | 0 | 0 |
| 'B' (moderate quality) | 3 | 1 | 33% | 9% |
| 'C' (low quality) | 8 | 3 | 72.7% | 27.2% |
| **Total** | **11** | **4** | | |

**(2) Indirect Impacts**

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

There are no indirect impact caused by changes in ground levels.

Services

The proposed electrical works are out side the root protection of retained trees.

Condition

No trees need to be removed immediately due to their condition.

## 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 far enough away from existing trees and there will no risk of potential nuisance from retained trees that might cause concerns and a requirement to remove them. 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.

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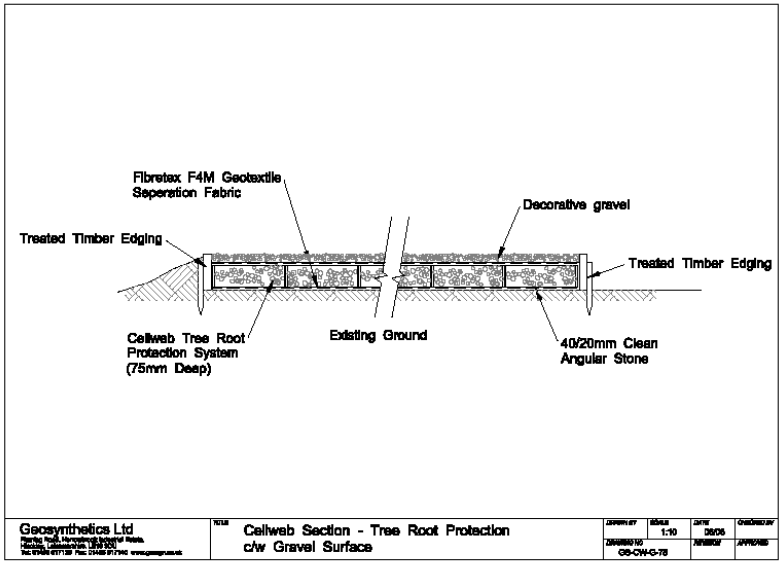


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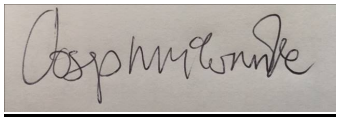
Tree protection barriers are to be in accordance with BS 5837:2012, clause 6.2. Barrier fencing to be 2.0 m high, comprising of 'Herras' style fence, each panel to be secured to the adjoining panel fixed to scaffold poles in with a minimum of 2 anti-tamper couplers, installed so that they can only

be removed from inside the fence. The panels are to be supported by stabilizers struts on the inside. Barrier fencing is to be installed to an agreed alignment. The Alignment is to be marked out on site and approved by the arboricultural consultant prior to erection of the barrier fencing. 'Construction Exclusion Zone' signage to be securely attached to the fence. Barrier fencing is to be maintained by the main contractor for the duration of the contract. All damage to be reported immediately to the Arboricultural consultant. Damaged fencing is to be repaired within 2 hours of the damage occurring to the satisfaction of the Arboricultural consultant.

All site operations in the vicinity of the damaged fencing are to be suspended until the fencing is repaired. During site inspections the Arboricultural consultant reserves the right to authorise the cessation of all works in proximity to the protected zones with immediate effect. A breach of such an instruction will be deemed to be a dismissible offence for the employee. As contract work progresses the protective barrier fence can only be adjusted under the supervision of the arboricultural consultant.



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**JM McCONVILLE + ASSOCIATES** **October 2021**