

The logo for CMK Horticulture & Arboriculture Ltd. features the letters 'C', 'M', and 'K' in a large, bold, olive-green font. The 'C' and 'M' are a lighter shade of green, while the 'K' is a darker shade. Below the letters, the full name of the company is written in a smaller, grey font.

Horticulture & Arboriculture Ltd.

Arboricultural Assessment

‘Sector 3’,
Aiken’s Village,
Stepaside,
Co. Dublin.

Project No.	TAIK002	Date	22/08/22
Project Name	Aikens Village in the Townland of Woodside, Stepaside, Co. Dublin.	Revision	D

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Section 1. Arboricultural Assessment

1.1 Client Brief & Methodology

This report, commissioned by Ironborn Real Estate Limited is designed to provide a description of the trees on the western boundary of the Ferncarrig housing estate (image 1) adjacent to Ferncarrig Avenue and outline any possible impacts the construction of Sector 3 of the Aikens Village development might have on these trees.

The proposed development extends into the DLRCC lands to the north of the Grianna Fidh housing development. No trees are present within this area.

Aikens Village development consists of 438no. 'Build-to-Rent' apartment units arranged in 9no. blocks ranging in height from 2 – 8 storeys (see Appendix I for full description).

The fieldwork was undertaken on the 28th of July 2022. A number of site images taken during the summer of 2022 are also included for clarity (images 2-4). The proposed development area is currently a brownfield site which has no trees present and the area to the south of the site under the ownership of DLRCC where a proposed tank is to be located also contains no trees.



Image 1. Site overview with red line outline of Sector 3 of the Aikens Village development, Sandyford, Dublin 18. Blue line denotes the trees detailed in this report.

1.2 General description of trees

The trees on the western boundary of the Ferncarrig housing development appear to have been planted when this housing development was built in the 1980s. They are exclusively of a young age profile as evident from their narrow girth (chart 1). The planting mix is primarily bird cherry (*Prunus avium*) and field maple (*Acer campestre*) with smaller numbers of other species such as alder (*Alnus incana*) and rowan (*Sorbus aucuparia*) also present (chart 2/table 1). The planting is approximately 4m wide with a staggered arrangement at approximately 1m spacings. The larger trees have grown to approximately 6-8m and form a good screen and ornamental edge to the Ferncarrig estate.

Species	Number	DBH (mm)	Height (m)	Canopy spread (m)
Birch <i>Betula pendula</i>	11	160	8	1;4;1;3
Field maple <i>Acer campestre</i>	34	230	7	1;4;1;4
Bird cherry <i>Prunus avium</i>	45	200	8	1;3;1;3
Hawthorn <i>Crataegus monogyna</i>	5	160	5	1;2;1;2
Alder <i>Alnus incana</i>	8	150	6	1.5;1.5;1.5;1.5
Oak <i>Quercus petraea</i>	6	140	8.5	1;1;1;1
Rowan <i>Sorbus aucuparia</i>	10	120	5	1;1;1;1
Beech <i>Fagus sylvatica</i>	1	130	6	0;3;1;0

Table 1. Tree species data (western boundary planting Ferncarrig Estate).

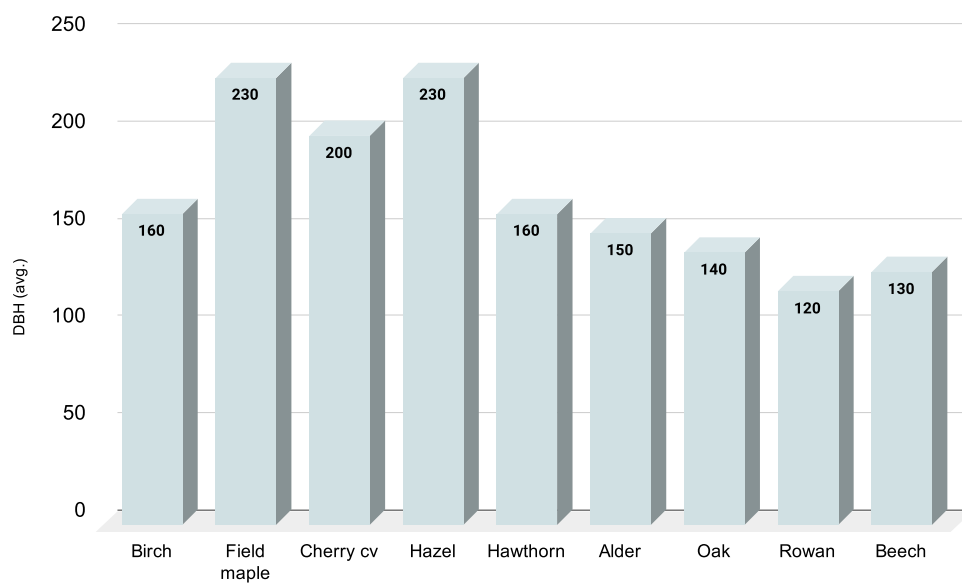


Chart 1. Tree diameter at breast height (DBH mm).

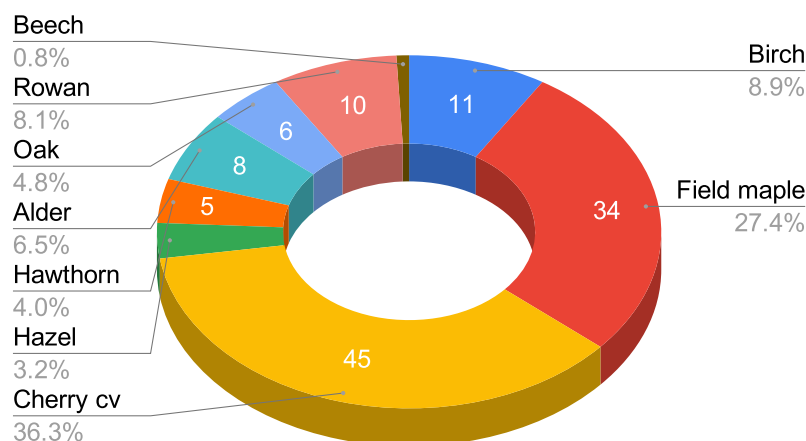


Chart 2. Tree species breakdown.

GENERAL DESCRIPTION OF TREES

There has been limited management of the planting to date with the result that there is a wide variation in the growth and development of individual specimens.

The field maple and cherry have become dominant with the former forming a staggered line adjacent to the boundary wall and the latter forming an ornamental flowering edge facing the existing housing development. There is a small percentage of dead trees within the planting with a further small percentage of trees beginning to succumb to the competition from more dominant specimens.

There is a small area currently being developed into an ecological zone by residents of the development where multi-stemmed hazel (*Corylus avellana*) provides low level screening with a variety of tree species forming an upper canopy.



Image 2. Trees screening Ferncarrig Avenue.



Image 3. Young bird cherry, field maple and occasional birch.

Section 2. Impact of the proposed development on trees within the Ferncarrig estate

The trees nearest the boundary wall are set back from the wall by 500mm on average (image 4) with the larger specimens overhanging the wall by 3m on average (image 5). No impacts such as bulging were observed therefore it can be considered that tree roots are restricted by the walls foundations and do not pass beneath the wall into the development site.

As no tree roots are understood to have travelled beneath the existing wall there will be no need for the installation of tree protective fencing for roots during the works as the wall provides an effective barrier in this regard.



Image 4: Trees nearest the boundary wall are set back from the wall by 500mm on average.



Image 5: View of trees from within the proposed site.

Application description

Ironborn Real Estate Limited, intend to apply to An Bord Pleanála for Permission for a Strategic Housing Development at 2no. contiguous sites (c. 3.39 Ha), at 'Sector 3', Aikens Village in the Townlands of Woodside and Kilgobbin, Stepside, Co. Dublin.

The site for proposed residential development is generally bounded by Thornberry Road to the north, by Atkinson Drive and the adjoining open space lands to the west, Sandyford Hall residential development adjacent Ferncarraig Avenue to the east and by Village Road and Griannan Fidh residential development to the south (Townland of Woodside). The site for proposed below ground wastewater storage tank is on open space lands generally bounded Griannan Fidh residential development to the north, Sandyford Hall residential development to the east and open space lands (including detention basin) to the south and west (Townland of Kilgobbin).

The development will consist of:

438no. 'Build-to-Rent' apartment units (154no. 1 bedroom units and 284no. 2 bedroom units) arranged in 9no. blocks ranging in height from 2 – 8 storeys over 2no. independent single level basements. Private patios / terraces and balconies are provided for some apartment units (not all units have a patio, terrace or balcony). Upper level balconies are proposed on elevations of all multi-aspect apartment buildings.

- Blocks A – D are located above Basement 1 (c. 6,002 sq. m gross floor area) and Blocks F – J are above Basement 2 (c. 5,058 sq. m gross floor area).
- Provision 1no. childcare facility (c. 514.9 sq. m gross floor area) in Block D.
- Provision of resident amenity space / communal areas (c. 1,455.7 sq. m gross floor area) in Block C and Block G.

And all associated and ancillary site development, infrastructural, landscaping and boundary treatment works including: -

- New vehicular access to / from Basement 1 from Atkinson Drive and new vehicular access to / from Basement 2 from Thornberry Road.
- Provision of c. 9,799 sq. m public open space, including a public plaza onto Village Road and improvement works to existing open space area to the north of existing Griannan Fidh residential development.
- Provision of 350no. car parking spaces including basement parking, set down spaces for proposed childcare facility and repositioning of set down area on Atkinson Drive.
- Provision of 669no. bicycle parking spaces.
- Provision of 14no. motorcycle parking spaces.
- Communal bin storage and plant provided at basement level and additional plant provided at roof level.
- Provision of below ground wastewater storage tank (c. 500m³) and associated connection to the wastewater networks including ancillary above ground kiosk and appropriate landscaping on open space lands to the south of Griannan Fidh residential development.

