



Arboricultural Assessment & Impact Report

Whitestown Way Tallaght Dublin 24

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1. Summary

CMK Hort. & Arb. Ltd undertook an assessment of the woody vegetation on the site at Whitestown Way, Tallaght, Dublin 24 on behalf of ARP 4.2 Sustainable Communities (Ireland) Fund on the 12th of December 2025. The assessment and associated report and drawings were undertaken in accordance with the recommendations made within BS5837 (2012).

The primary woody vegetation type is scrub willow (*Salix* spp) located to the eastern and southern portions of the site. This is self-seeded and suckering and has developed in the absence of any active vegetation management. There is one standard birch (*Betula pendula*) present toward the western portion of the site. The proposed development will necessitate the removal of all the existing woody vegetation to be replaced by new tree, shrub and herbaceous planting as outlined within the landscape masterplan.

2. Methodology & Client Brief

The survey methodology follows the recommendations contained within BS 5837 (Trees in Relation to Design, Demolition and Construction). Trees were analysed by the criteria: tree location, diameter at breast height (DBH), height, crown spread, species, BS 5837 category, and condition. Survey methodology, along with supporting drawings and documentation, follows the guidance outlined in BS 5837 (2012). Trees were analyzed using the Visual Tree Assessment (VTA) methodology developed by Mattheck and Breloer (1994).

CMK Hort. & Arb. Ltd. were contracted by KSNPM on behalf of ARP 4.2 Sustainable Communities (Ireland) Fund to conduct an assessment of trees at a proposed development site at Whitestown Way, Tallaght, Dublin 24. The survey was undertaken on the 12th December 2025. The purpose of the initial assessment being to provide the client and design team with baseline data on the nature and composition of existing trees and woody vegetation and to outline the arboricultural impact of the proposed development on the site for submission as part of the planning package for the site.

This report should be considered in conjunction with all accompanying appendices and drawings. The initial tree survey and data (Appendix i: Tree Survey Data) provides a condition analysis of the site's trees and should be read with reference to the Tree Survey & Constraints drawing (WHI005-00-DR-CMK-ARB-01), which shows the locations, categories, and constraints of woody vegetation on the site.

For further information on supporting documents and drawings, refer to Table 1 - Document Schedule.

Title	File type	Document Number
Arboricultural Assessment & Impact Report	PDF	TWHI005-RP-CMK-ARB-01
Appendix i - Tree Survey Schedule	PDF	TWHI005-SH-CMK-ARB-01
Tree Survey & Constraints	PDF/DWG	TWHI005-DR-00-DR-CMK-ARB-101
Arboricultural Impact Assessment	PDF/DWG	TWHI005-00-DR-CMK-ARB-102

Table 1: Drawing & Document Schedule

3. Site Description

The site covers an area totalling 1.327 Ha to the west of Whitestown Way (image 1). The land appears to have been scraped back in the past. This may have been undertaken to create the barriers to the north of the site used to stop vehicles accessing the site. The land is now relatively flat with occasional hollows and dips.



Image 1. Assessment boundary

4. General description of woody vegetations

The primary woody vegetation type is scrub willow (*Salix* spp) which has developed in the absence of any management. It is located in a large area to the east of the site (image 2) and along the boundary with neighbouring commercial properties to the south (image 3). This vegetation type is described by Fossitt (2000) as scrub / transitional woodland (Scrub WS1). The approximate extent and location of the vegetation is shown on drawing TWHI005-RP-CMK-ARB-01. There are no standard trees present within this vegetation.



Image 2 - Scrub willow to the east of the site.



Image 3 - Willow on southern boundary

A single, multi-stemmed birch (*Betula pendula*) is located within an open section of the site (image 4).

As birch is a colonising species the presence of the tree is consistent with the classification WS1 provided by Fossitt (2000). There are no deliberately planted trees or shrubs on the site. However some shrubs which appear to have been planted to provide screening to the neighbouring industrial buildings are growing through the fencing (image 5). These are mixed species and cultivars such as Ebbing's silver berry (*Elaeagnus x ebbingei*) and holly (*Ilex aquifolium*). The screening provided by these shrubs is very limited.



Image 4 - Birch within open area of site



Image 5 - Shrubs encroaching on the site from the neighbouring industrial complex.

5. Arboricultural Impact Assessment

5.1 Project Description:

ARP 4.2 Sustainable Communities (Ireland) Fund intends to apply for permission for the development of a 'Large-Scale Residential Development' (LRD) at a site of approximately 1.32 Ha principally located at Whitestown Way, Dublin 24. The site is generally bound: to the east by Whitestown Way; to the south by Riverside Business Park; to the west by Whitestown Road / Whitestown Industrial Estate, undeveloped lands and the Vita Actives premises; and to the north by, the Vita Actives premises and The Arena mixed-used development. It also extends to include part of Whitestown Way for junction, road infrastructure and landscape works.

The proposed development principally comprises the construction of a mixed-use development in 2 No. blocks (Block A to the east and Block B to the west) with a gross floor area of 14,976.5 sq m (excluding undercroft car parking area of 1,975.8 sq m) and ranging in height from 1 No. storey to 6 No. storeys. The blocks are connected via a single-storey undercroft/podium level. The development includes: 169 No. residential units (80 No. 1-bed, 85 No. 2-bed and 4 No. 3-bed); 2 No. class 1 / class 2 commercial units (totalling 356.5 sq m); and a crèche (162.8 sq m) with external play area.

The development also comprises: new street and turning head at the site's southern side and junction with Whitestown Way to the east; 77 No. car parking spaces, with 66 No. within the undercroft car parking area and 11 No. on-street; 2 No. set-down bays; cycle parking; hard and soft landscaping, including public open space, communal amenity space and incidental spaces; private amenity spaces (as balconies and terraces facing all directions); boundary treatments; sub-station; plant/operational rooms; bin stores; public lighting; green roofs; rooftop plant, PV arrays, lift overruns, telecommunications infrastructure and automatic opening vents; and all associated works above and below ground.

5.1 Impact of the proposed development:

The proposed development at the site will necessitate the removal of all the existing scrub willow and the single birch tree toward the western section of the site. The single tree falls within the area designated for the attenuation basin with the main area of scrub willow where the building is located. The scrub willow and occasional shrubs on the southern boundary are in close proximity to a road and are unlikely to be retainable. This vegetation will be replaced with a new tree and shrub planting which will form a linear screen and potential ecological corridor along this edge of the site.

It is considered that the proposed mixed tree, shrub and herbaceous planting will, if managed appropriately, provide an increase in ecosystem services over the site as a whole. Reference should be made to the landscape masterplan and planting schedule provided by the project landscape architects for details on the locations and range of species proposed.

6. 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.

7. Terminology

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

Fossitt J. A. (2000). A Guide To Habitats In Ireland. Heritage Council

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

Mitchell A. (1975). A Field Guide to the Trees of Britain and Northern Europe

11. Appendices