TREE SURVEY

OWEN O'CALLAGHAN
SOUTH OF IRELAND TREE SURVEYS
1 WESTBOURNE TERRACE
THE LOUGH
CORK

(MOBILE): 086 – 3470487

09/10/2025

CONTENTS:

1. Introduction.
2. Site Location
3. Description of Existing Trees.
4. Arboricultural Impact Assessment.
5. Arboricultural Impact Assessment Recommendations – Arboricultural Method Statement
6. Limitations
7. Photographs x 7

Appendix 1: Tree Survey Schedule.

1. INTRODUCTION

Terms of Reference:

South of Ireland Tree Surveys have been instructed by O'Flynn Construction to conduct an updated tree survey of those trees identified by the site survey drawing provided prior to the master planning of the site for a proposed development.

South of Ireland Tree Surveys considered those tree and tree groups that might potentially be impacted upon by a proposed development and produced a subsequent Tree Survey Report presenting our findings in accordance with BS 5837:2012, together with recommendations for their best practice management in relation to the proposed development.

South of Ireland Tree Surveys carried out an assessment of the arboricultural implications of the proposed development, giving recommendations for the protection of retained trees and highlighting where the removal of other trees will be necessary. This involved a survey of the principal trees and tree groups concerned, together with an assessment of the arboricultural impact of the proposed development in accordance with BS 5837:2012.

Documents supplied to South of Ireland Tree Surveys for the purpose of conducting a Tree Survey included:

- Con Sheehan Surveys Dwg. No. 893_IV.
- Wilson Architecture Dwg. No. 1921-103.

Site Inspection and Methodology:

The site was originally surveyed on 16th November 2019 by a qualified Arborist. The site has been resurveyed on October 7th, 2025, with a view to retaining as many trees as possible for screening purposes.

A visual inspection from the ground was performed on all existing trees on site. Measurements were then taken and observations made.

A description was recorded of each tagged tree, group of trees, their species, age class, all relevant measured dimensions (height, stem diameter, crown spread, radii and crown clearance height) and an assessment of the tree health / vitality, structural form, life expectancy and quality categorisation. Recommended remedial works required were outlined in this Report.

The findings of the survey are recorded and presented in:

- Tree Schedule (Appendix 1).

This report is subject to the scope and limitations as given at the end of the report.

Accompanying Drawings:

The Tree Survey report should be read in conjunction with:

- (Updated December 4th 2025)Tree Survey Dwg. No.19074d-1

2. SITE LOCATION

The site is an open site located to the north of Ballincollig and adjacent to the west of the former Officers' Mess.



Figure 1 Aerial photograph of site

The site area is currently an undeveloped site, located to the north of Ballincollig. Site levels appear to have been raised by 3m approximately over the years.

3. DESCRIPTION OF EXISTING TREES

3.1 A total of seventeen trees, predominantly Lawson Cypress and Oak were inspected. See Con Sheehan Surveys Dwg No. 893_IV.

3.2 The quality of trees on the site may be described as a mixture of mature Oak and Lawson Cypress (6 Oak, 6 Lawson Cypress) with self-seeded young and early mature Pussy Willow, Hawthorn x 1, Birch x 1. (See Legend). Also included are two early mature Hawthorn (untagged) outside of the site perimeter. See photographs 6 and 7

3.3 It is immediately apparent that while the Oak and Lawson Cypress are providing a screen to the north at this section of the site, the Lawson Cypress are impeding the development of the high value Oak trees. However, these Lawson Cypress trees provide screening.

3.4 The Lawson Cypress are also highly prone to wind throw.

3.5 The Pussy Willow are self-seeded varieties and are not high value trees. However, they also provide screening at this site.

3.6 The Hawthorn, similarly, is a self-seeded variety.

3.7 One multi-stemmed Birch appears out of place and may have been planted in an incorrect position.

3.8 It is recommended that the Lawson Cypress be retained for the purpose of screening at this site.

3.9 One Oak tree (0629) has an internal cavity so remedial works are recommended as stated in the Legend. Biannual inspection is recommended going forward.

Further Information:

- A large Lawson Cypress is present on the eastern edge of the boundary and it is not clear if it is within the boundary of the site. **Following a recent update to the survey, this tree has succumbed to windthrow and has been cleared. Only a stump remains. (See photo number 5).**
- The southern boundary adjacent to the roadway has been planted with mixed variety deciduous trees.

- A mature Lawson Cypress hedgerow is present and screens the water treatment plant at this location. These trees are approximately 40 years old. Whilst the owners of the proposed development site O'Flynn Construction benefit from these trees, it is to be recognised that they have no control over their retention long-term.

4. ARBORICULTURAL IMPACT ASSESSMENT

Category U trees (2) are recommended for immediate removal. Category B1 trees (10) are recommended for remedial works.

5. ARBORICULTURAL IMPACT ASSESSMENT RECOMMENDATIONS – Arboricultural Method Statement

5.1 Removal of the Lawson Cypress trees (0623) and (0632) should be undertaken in accordance with BS39982010 by a reputable and insured tree surgery company.

5.2 All remedial works as recommended in the Legend should also be carried out by a reputable and insured tree surgery company.

5.3 Compaction of the ground adjacent to the trees must be avoided. Accordingly, heavy equipment should not encroach on the root plates.

Protection should be afforded the remaining trees with fit for purpose barriers in accordance with the root protection areas.

6. LIMITATIONS

NOTE:

The report covers those trees individually inspected and reflects the condition of the trees at the time of inspection.
Inspection is limited to visual examination only.
The trees were not climbed.
There is no warranty implied that deficiencies may not arise in the future.
The currency of this survey and recommendations is one year.

7. PHOTOGRAPHS



Figure 2 ***Photograph of (0620) Oak***



Figure 3 Photograph of (0615) Oak



Figure 4 Photograph of (0623) Lawson Cypress with extensive decay



Figure 5 Photograph of (0622) Lawson Cypress showing fire damage at base



Figure 6 Remaining stump of wind-blown Cypress formerally referred to as having been outside the site perimeter. (Has been cut up and cleared)



Figure 7 One of two Hawthorn (E/M) outside of the site perimeter and adjacent to the roadway at northern perimeter. Untagged..



Figure 8 Second Hawthorn located outside of the site perimeter and adjacent to northern roadway

Appendix 1: Tree Survey Schedule.

Tree No.	Species	Ht (m)	Crown spread (m)	Trunk Dia @ 1.5m (mm) RPA circle radius (m) RPA sqm.	Ht of lowest branch (m) & direction of growth	Life stage (years)	Estimated remaining contribution (years)	General Observations: (Physical Condition)	Preliminary management recommendations	Category of retention + sub-category
0615	Oak *Quercus. Robar*	18m	9m N 9m S 10.5m E 8m W	850mm 10m 314sq.m	3.5m N	M	40	Broad Crown No decay visible Good	Thin upper crown x 1/3	B1
0616	Pussy Willow *Salix*	10m	6m N 6m S 5m E 4m W	Multi-stemmed @ G/L	–	M	10+	Self-seeded. Extensive ivy Water pocket at base Fair	Retain for screening purposes	B
0617 0618 0619	Pussy Willow x 3	9m	3mN 3mS 3mE 2mW	Multi-stemmed @G/L	–	Y	40+	Self- seeded Sparse crowns forming one canopy Fair	Retain for screening purposes	B
0620	Oak	17m	7m N 10m S 7m E 9m W	900mm 10.8m 366sq.mm	0.5m W	M	40+	Limb loss to east Twin-stemmed Good	Retain for screening purposes	B
0621	Oak	18m	6m N 5m S 4m E 10.5m W	70mm 8.4m 222sq.mm	0.5 W	M	40+	Raised bank position Extensive ivy	Remove lower limbs and flush cut stumps Remove ivy	B1
0622	Lawson Cypress *Cupressus Leylandii*	16m	3m N 9m S 8m E 8m W	1400mm 17m 907sq.m	All @ G/L	M	20+	Encroaching on Oak, southern side (0621) Fire damage @ base Fair	Thin crown Retain for screening purposes	B1
0623	Lawson Cypress	15m	3m N 4m S 5m E 5.5m W	800mm	1.2m S/W	M	<5	Extensive decay Poor	Remove	U
0624	Lawson Cypress	17m	4.5m N 0 S 3m E 7m W	700mm 8.4m 208sq.m	Twin-stemmed @ 1.4 from G/L	M	30+	Crown liable to split Fair	Thin crown Retain for screening purposes	B1
0625	Lawson Cypress	17m	5m N 7.5m S 3m E 3.5m W	650mm 9m 254sq.m	2m S	M	30+	Liable to wind throw Understory of Hawthorn (0626) on eastern side Fair	Retain for screening purposes	B
0626	Hawthorn	5m	1.5m N 1.5m S 1.5m E 1.5m W	M/S	All @ G/L	Y	20+	Multi-stemmed Extensive ivy Good	Remove ivy	B1

0627	**Oak**	**17m**	**8m N 0m S 7m E 5m W**	**T/S @ 1m g/l. 700mm 8.4m 221sq.m**	**2.5m 5**	**M**	**40+**	**Deadwood and broken limbs Good**	**Remove deadwood and broken limbs Thin crown**	**B1**
0628	**Lawson Cypress**	**15m**	**5m N 7.8m S 5m E 3.5m W**	**700mm 8.4m 221sq.m**	**1m W**	**M**	**30+**	**Exposed root plate liable to wind throw Fair**	**Thin crown Retain for screening purposes**	**B1**
0629	**Oak**	**14m**	**2m N 7.5m S 0m E 4m W**	**T/S @ 1.3m from ground level.**	**1.8 S/W**	**E/M**	**40+**	**Internal cavity on western side Fair**	**Drain cavity Remove ivy Thin crown**	**B1**
0630	**Oak**	**15m**	**6m N 9m S 4m E 6m W**	**530mm 6.4m 128sq.m**	**2.3 N/W**	**E/M**	**40+**	**Small broken limbs Good**	**Lift lower growth Remove ivy to facilitate inspection Flush cut broken limbs**	**B1**
0631	**Birch *Betula pendula***	**7m**	**1.5m N 1.5m S 1.5m E 1.5m W**	**200mm x 2 150mm x 2 2.6m 212sq.m**	**M/S x 4 All @ G/L**	**Y**	**20+**	**Insignificant tree Self-seeded Fair**	**Retain in medium term**	**B1**
0632	**Lawson Cypress**	**16m**	**7m N 9.5m S 7m E 4m W**	**800mm**	**1m S**	**M**	**<10**	**Extreme lean to the south Damaged crown Poor**	**Remove**	**U**