TREE SURVEY

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

(MOBILE): 086 – 3470487

09/10/2025

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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 principle 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:

- Precise Control Ltd. Surveyors Dwg No. 19074d-1 (Updated 04/12/2025)
- 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:

- Precise Control Ltd. Surveyors Dwg No. 19074d-1.

Site Location:

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



Fig 1: Aerial photograph of site.

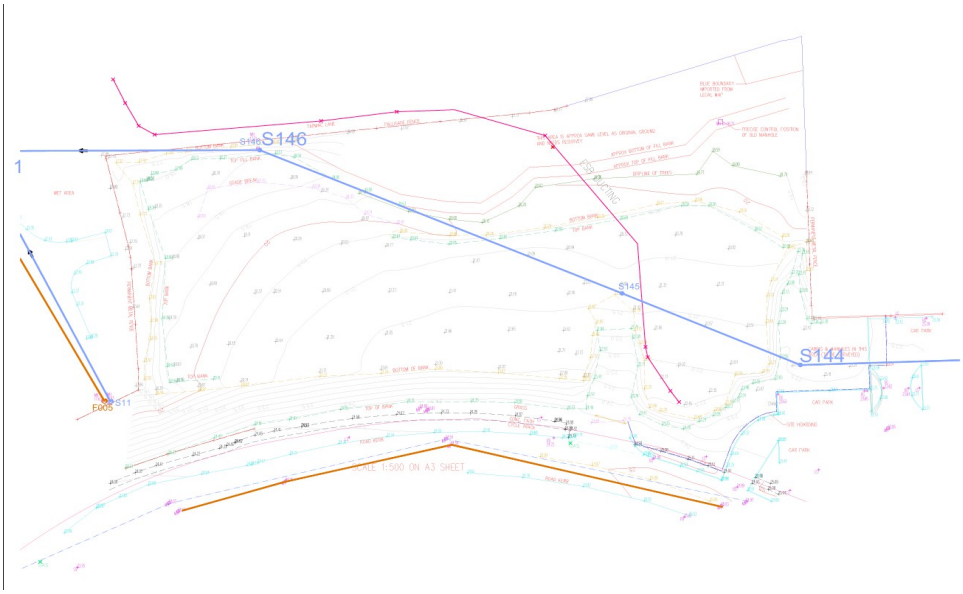


Fig.2 :Drawing No.19074d-1

2. DESCRIPTION OF EXISTING TREES.

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.

2.1 A total of seventeen trees, predominantly Lawson Cypress and Oak, were inspected. See Precise Control Ltd. Surveyors Dwg No. 19074d-1

2.2 The quality of trees on the site may be described as a mixture of Oak and Lawson Cypress (6 Oak, 6 Lawson Cypress) with self-seeded Pussy Willow, Hawthorn x 1, Birch x 1. The quality of the trees in the overall is good.For a more detailed information see **Appendix 1 – Tree Survey Schedule**.

2.3 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 is impeding the development of the high-value Oak trees. However, these Lawson Cypress trees provide screening.

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

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

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

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

2.8 Accordingly, it is recommended that the Lawson Cypress be retained for the purpose of screening at this site.

2.8 One Oak tree (0629) has an internal cavity so post remedial works as recommended in the Legend need to be carried out. 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 within the boundary of the site.

- 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.

3. ARBORICULTURAL IMPACT ASSESSMENT

3.1 Category U trees (2) are recommended for immediate removal. Category B1 trees (9) are recommended for remedial works.

4. RECOMMENDATIONS – Arboricultural Method Statement

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

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

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

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

4.5 It is **STRONGLY** recommended that root protection measures be undertaken before proposed site works commence in conjunction with the arborist.

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.



1. **Photograph of (0620) Oak**



2. **Photograph of (0615) Oak**



3. **Photograph of (0623) Lawson Cypress with extensive decay**



4. **Photograph of (0622) Lawson Cypress showing fire damage at base**

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 recommendation	Catagory of retention + Sub Catagory
0615	Oak Quercus.	18 m	9m N 9m S 10.5m E 8m W	850mm 10m 314m	3.5m N	M	40	Broad Crown No decay visible Good	Nill	B
0616	Pussy Willow Salix	10 m	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	9 m	3mN 3mS 3mE 2mW	Multi-stemmed @G/L	_	Y	40+	Self- seeded Sparse crowns forming one canopy Fair	Retain for screening purposes	B x 3
0620	Oak	17 m	7m N 10m S 7m E 9m W	900mm 10.8 366m	0.5m W	M	40+	Limb loss to east Twin-stemmed Good	Retain for screening purposes	B
0621	Oak	18 m	6m N 5m S 4m E 10.5m W	70mm0 8.4 222m	0.5 W	M	40+	Raised bank position Extensive ivy	Remove lower limbs and flush cut stumps Remove ivy	B1
0622	Lawson Cupressus	16 m	3m N 9m S 8m E 8m W	1400mm 17m	All @ G/L	M	20+	Encroaching on Oak, southern side (0621) Fire damage @ base Fair	Thin crown Retain for screening purposes	B1
0623	Lawson	15 m	3m N 4m S 5m E 5.5m W	800mm	1.2m S/W	M	<5	Extensive decay Poor	Remove	U
0624	Lawson	17 m	4.5m N 0 S 3m E 7m W	700mm 8.4m	Twin-stemmed @ 1.4 from G/L	M	30+	Crown liable to split Fair	Thin crown Retain for screening purposes	B1

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	Catagory of retention + Sub Catagory
0625	Lawson	17 m	5m N 7.5m S 3m E 3.5m W	650mm 9m	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	17 m	8m N 0m S 7m E 5m W	T/S @ 1m g/l. 700mm 8.4m	2.5m 5	M	40+	Deadwood and broken limbs Good	Remove deadwood and broken limbs Thin crown	B1
0628	Lawson	15 m	5m N 7.8m S 5m E 3.5m W	700mm 8.4m	1m W	M	30+	Exposed root plate liable to wind throw Fair	Thin crown Retain for screening purposes	B1
0629	Oak	14 m	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	15 m	6m N 9m S 4m E 6m W	530mm 6.4m	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	7m	1.5m N 1.5m S 1.5m E 1.5m W	200mm x 2 150mm x 2	M/S x 4 All @ G/L	Y	20+	Insignificant tree Self-seeded Fair	Retain in medium term	B
0632	Lawson	16 m	7m N 9.5m S 7m E 4m W	800mm	1m S	M	<10	Extreme lean to the south Damaged crown Poor	Remove	U

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