



Request for Additional Information
St Teresa's LRD (Ref: LRD26A/0051)
Temple Hill
Monkstown
Blackrock
Co Dublin

May 2026

The Tree File Ltd
Consulting Arborists
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Oval Target Limited
C/O Brock McClure Consultants
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Re. Request for Additional Information regarding
Trees at St Teresa's
Reg Ref: LRD26A/0051

1.0 Report Summary

- 1.1 Overall, it is considered that the substantial plantings proposed as part of the development design provide a significant Arboricultural mitigation of the tree losses that will result from the proposed works.
- 1.2 The above is particularly pertinent in light of the consumption of space and the availability of remaining “open space” to accommodate new plantings.

2.0 Prepared by

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3.0 Report Context

- 3.1 “The Tree File Ltd” has been requested by “Oval Target Ltd” to address the Arboricultural issues raised in the request for additional information outlined in the Dun Laoghaire Rathdown County Council regarding application register reference LRD26A/0051. In particular, this report addresses item No. 1(j) of the request for additional information.
- 3.2 *1(j) It is not clear if the additional planting (number of trees to be planted, area of native woodland planting) will offset the biodiversity loss expected as a result of site clearance and tree removal. The applicant is asked to provide the length of treelines and hedgerows to be removed, and area of Broadleaved Woodland, Scattered trees and parkland, and Scrub to be cleared, and the total number of trees to be felled as part of*

the proposed development. The applicant is also asked to provide the total number of trees to be planted, and area of native woodland planting proposed as part of the development.

4.0 Tree Survey Information

- 4.1 The site tree survey dealt with trees in various ways. Most were described individually; however, communities of trees, be they dense stands of young trees or structural plantings such as tree Lines or hedges, have been regarded as “cohesive groups”. Additionally, some “woody” material of smaller stature has been regarded as “Scrub Thicket”.
- 4.2 Many such areas are ill-defined. In particular, areas of natural regeneration and Bramble-dominated thicket are nebulous, with ill-defined edges and boundaries.
- 4.3 In an attempt to provide reasonable accuracy in respect of cumulative areas, use has been made of scaled satellite imagery.

5.0 Tree Losses

- 5.1 As described in the Arboricultural report submitted as part of the primary application, the proposed development would result in the loss of 86no. individually described trees. In respect of qualitative tree categorisation, these included-
- 13No. Category “B” items
 - 50No. category “C” items
 - 23No. category “U” items

6.0 Estimation of Tree Group Losses (Areas/Lengths)

- 6.1 Notwithstanding the issues noted above, a study was undertaken to estimate tree line and hedge length, as well as areas of tree cover (canopy cover) measured in square metres.
- 6.2 Tree Line/Hedge Removal Lengths
- Tree Lines 1 & 2 = 132 metres length (= 1311m²)
 - Tree Line 40 = 97 metres length (884m²)
 - Hedge 1 = 67 metres length (279m²)
- 6.3 Tree Groups Removals “Areas”
- Woodland Groups Total = 2,117m² (Comprising 372, 393, 91, 92, 104, 139, 525, 57, 133 and 211m²)
- 6.4 Cumulative tree line length loss = 296m
- 6.5 Cumulative Area loss (including groups and lines) = 4591m²

7.0 Site Area Comparisons (Pre and Post-Development)

- 7.1 A review of existing and proposed site conditions has been undertaken to understand better the relationship between pre- and post-development tree and woodland cover. This has been expressed in square metres and as a percentage of available space.
- 7.2 Undeveloped Site (Existing)
Total Site Area (Blue Line) = 39,915m²
Existing Open Space (i.e. excluding existing hard surfaces, buildings, etc.) = 29,788m²
- 7.3 Developed Site (Proposed)
Communal Open Space = 11,238m²
Private Open Space = 3,620m²
- 7.4 Total Available Landscape Space = 14,858m² comprises circa 49.9% of pre-development Landscape Space
- 7.5 Public Open Space (suitable for new plantings) comprises circa 38.8% of pre-development Landscape Space (39,915m²)
- 7.6 The cumulative area of 11,238 m² must include all trees proposed for retention, all proposed plantings, and all other public open space features and facilities.

8.0 Canopy Cover (Trees Retained on Post-Development)

- 8.1 Total Tree Cover Retained = 3911m² (Comprising 264, 121, 269, 161, 167, 433, 200, 694, 1068, 155 and 379)
- 8.2 This equates to circa 35% of all available Public Open Space (11,238m²) within the proposed development, notwithstanding space already consumed by proposed new plantings, new facilities and features.
- 8.3 Note is also made of the “Proposed Habitat Preservation Area” of some 1000 square metres.

9.0 Replacement Planting

- 9.1 Reference has been made to the Landscape Masterplan drawing “STT-MAS-XX-XX-DR-L-0100” regarding the nature and extent of proposed new planting works.
- 9.2 The proposed planting is diverse in nature, including herbaceous, grasses, vines, shrubbery and trees. Plant numbers are not available for smaller plants and trees, with numbers only available for “street trees” and “structure trees”.
- 9.3 Tree planting includes-
- 23 no. Field Maple
 - 36 no. Downey Birch

8 no. Sweet Chestnut
13 no. Beech
13 no. Sessile Oak
11 no. Common Oak
3 no. Crab Apple
6 no. Winter Cherry
37 no. Scots Pine
7 no. Hornbeam
4 no. Sweetgum
28 no. Tulip Tree
26 no. London Plane
41 no. Ornamental Pear

This provides for a total of 254 no. new trees.

9.4 Understory and woodland plantings are in addition to the above trees. Such plantings will occur on a “density” basis within planting zones, and as such, specific plant numbers are not available, but will comprise an area of some 215 square metres. Species for use in these areas include-

Goat Willow
Hawthorn
Blackthorn
Spindle
Holly
Guelder Rose

10.0 Spatial Assessment of the Potential to Replace Lost Tree Cover

10.1 Note is made that ostensibly retainable tree cover will consume circa 35% of the 11,238m² public open space.

10.2 In line with section 4.5 above, total canopy loss to facilitate the development will be in the order of 4591m². Attempting to wholly mitigate this loss would require a total of 8502m² canopy cover (3911m² retained cover + 4591m² lost cover). This would equate to circa 75.5% of all public open space.

11.0 Conclusion

11.1 The proposed development of the site will consume a notable proportion of the cumulative total site area, and will reduce the current open space/soft landscape area from circa 29,788m² to 11,238m² public open space.

11.2 Of this 11,238m², some 3911m² will be consumed by retained tree cover, including some 1000 square metres of “Proposed Habitat Preservation Area”, leaving a remainder of circa 7327m² to accommodate all proposed landscape facilities and features, including any new plantings.

- 11.3 Attempting to mitigate and make good the loss of circa 4591m² of woodland and canopy cover lost to facilitate the development would reduce the remaining available public space of 7327m² noted above, to circa 2736m², to accommodate all remaining landscape plantings, features and facilities.
- 11.4 It is believed that the loss of trees and canopy cover required to facilitate the proposed development cannot reasonably be achieved within the confines of the development site, but might incorporate additional plantings on adjoining lands with suitable permissions.
- 11.5 Notwithstanding 10.1 to 10.4 above, note is made of the substantial planting indicated as part of the proposed development. While there are substantial understory plantings (see 8.4), particular attention is drawn to the larger tree planting, which involves 254 new trees (see 8.3). This compares favourably with the proposed loss of 86 no. individually described trees as part of the development (see 4.1). Furthermore, the number of 256 new trees helps mitigate the larger numbers of individual trees in the tree groups and lines, such as Tree Lines 1 and 2 and Line 40.