

Landscape Plan

Proposed Works at Starrus Eco Holdings Ltd. Ballymount rd, Dublin 24

Landscape design rationale :

The attached recommendations relate to screening and visual softening of the proposed recycling facility upgrade. The principal proposals include screening proposals / enhancement measures to improve the appearance of the facility. The location is quite industrial, nonetheless the objective is to visually soften the development retaining existing trees where possible along the eastern and western boundaries, together with supplementary planting to integrate the facility as much as possible and in particular to provide substantial buffering between the facility and the adjacent road, and to frame and visually soften the proposed extensive building footprint structure and associated hardstanding areas, boundary security fences, walls and acoustic fencing to the east.

Overview of Existing Perimeter Vegetation

The existing site vegetation was reviewed with the intention to ascertain the type and quality of vegetation and tree stock on site and to review the general tree-scape within the proposed development site.

The proposed development of the site will entail the retention of the maximum number of trees around the perimeter. In the absence of an arborist tree survey being available, this general tree overview is submitted to show context in relation to the development proposals and to inform the landscape proposals for the perimeter planting. This is not intended as an arborist tree survey carried out to BS5837. A detailed Arborist review of the trees is recommended both pre and post construction and any specific recommendations on tree removal, protection or remedial works should be undertaken accordingly.

As a general overview of the trees on site from a landscape architects perspective, highlighting attributes, possible retention value, constraints and issues, this review is based on a visual inspection. It is intended as an overview rather than detailing precise arboricultural treatment or comments on tree safety. (Note : Tree heights and stem diameters were not measured and are generalised visual estimates. Precise tree varieties to be confirmed by arborist as survey was carried out during late leaf fall.)

The site vegetation was reviewed in terms of its general priority and suitability within the new site development proposed. The vegetation can be described as follows :

Zone 1

South-eastern boundary

Comments :
This section of the site contains a line of Acer spp of variable quality. Generally they are mature, with trunk diameters ranging between 200 and 500mm, and heights of 6m to 12m+. Generally the crown are heavily suppressed by the adjacent line of Leyland Cypress overgrown screen hedging and Poplars which run immediately adjacent outside the site boundary line, both of which are very vigorous types. Some of the Acers have been damaged at the base most likely by machinery. However Acers are quite robust and seem to be thriving to varying degrees with occasional individuals under-performing at intervals, but nonetheless quite advanced and providing a contribution to perimeter screening.

Tree No 1	Acer pseudoplatanus	stem dia 500mm approx	Ht 8m+	
Tree No 2	Acer pseudoplatanus	stem dia 400mm approx	Ht 8m+	One sided
Tree No 3	Acer pseudoplatanus	stem dia 400mm approx	Ht 8m+	One sided
Tree No 4	Acer pseudoplatanus	stem dia 400mm approx	Ht 8m+	Dying. Remove
Tree No 5	Acer pseudoplatanus	stem dia 500mm approx	Ht 8m+	Leaning. Base damaged
Tree No 6	Acer pseudoplatanus	stem dia 500mm approx	Ht 8m+	Suppressed southern side
Tree No 7	Acer pseudoplatanus	stem dia 500mm approx	Ht 8m+	Suppressed southern side
Tree No 8	Acer pseudoplatanus	stem dia 500mm approx	Ht 8m+	Suppressed southern side
Tree No 9	Acer pseudoplatanus	stem dia 500mm approx	Ht 8m+	Suppressed southern side
Tree No 10	Acer pseudoplatanus	stem dia 500mm approx	Ht 8m+	Suppressed southern side
Tree No 11	Acer pseudoplatanus	stem dia 500mm approx	Ht 8m+	Good. Slightlyly suppressed
Tree No 12	Acer pseudoplatanus	stem dia 500mm approx	Ht 8m+	Larger. Good form.
Tree No 13	Acer pseudoplatanus	stem dia 500mm approx	Ht 8m+	Stem damaged base

Proposal :
It is recommended that the overhanging branches of the adjacent Poplars and Leylands which overhang the boundary be pruned back (in agreement with adjacent land owner). This will allow more light to the canopy of the existing boundary trees. Lightly prune the existing Acers to remove deadwood and any crossing branches or lower level limbs near ground. All should be reviewed by an arborist and any remedial recommendations implemented. Tree no 1 will be difficult to retain and thrive due to the new access arrangement and will need to be removed, as will Tree no 4 due to its very poor condition. Others may need some crown reduction or other remedial works to arborist recommendations.

Additional planting :
See proposals for additional boundary planting opposite.

Zone 2

Northern boundary

Comments :
This boundary in general is devoid of trees, except for a small clump of juvenile Sycamore scrub which will be removed to facilitate new levels.

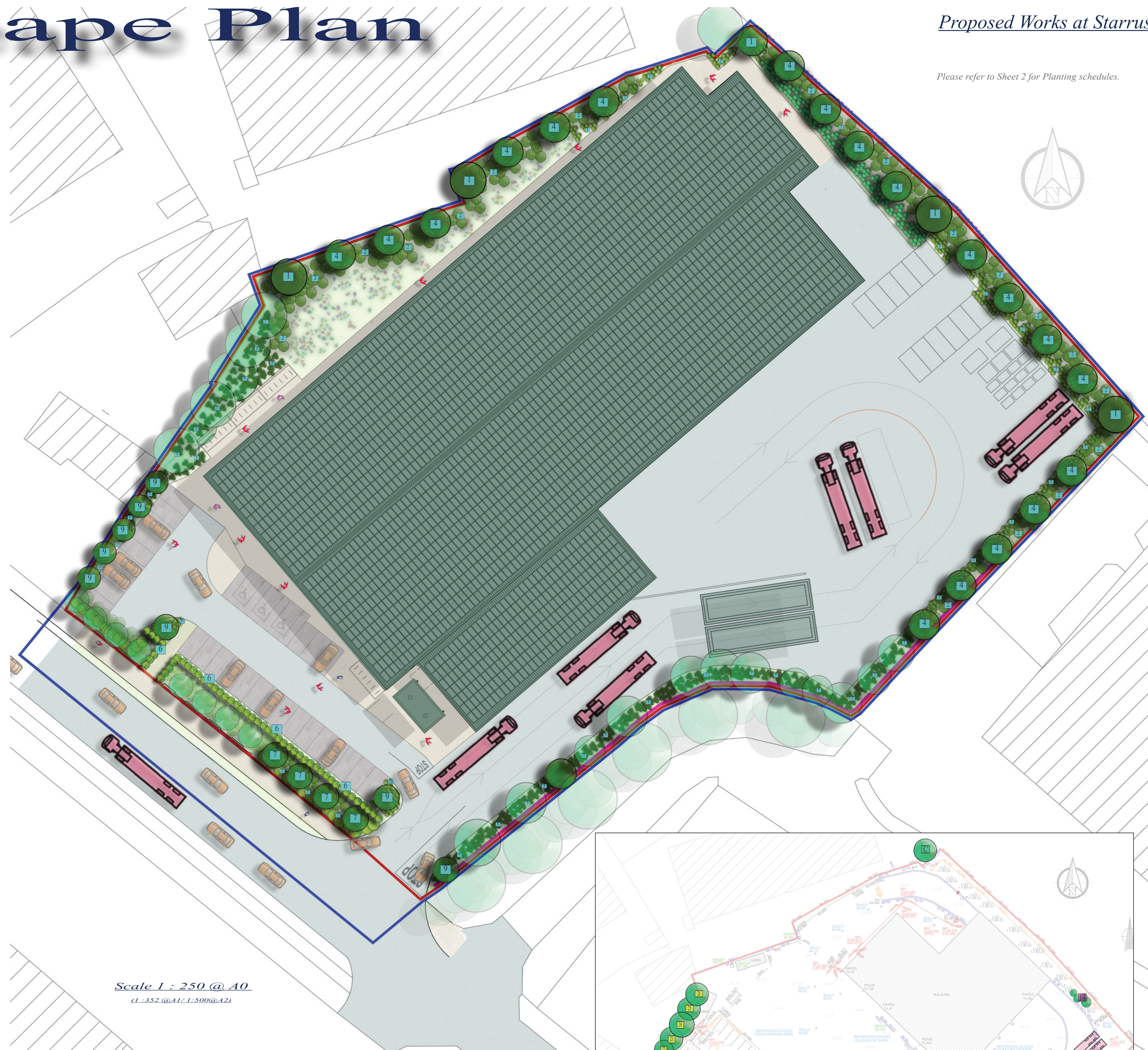
Overview of Existing Perimeter Vegetation (continued)

Zone 3

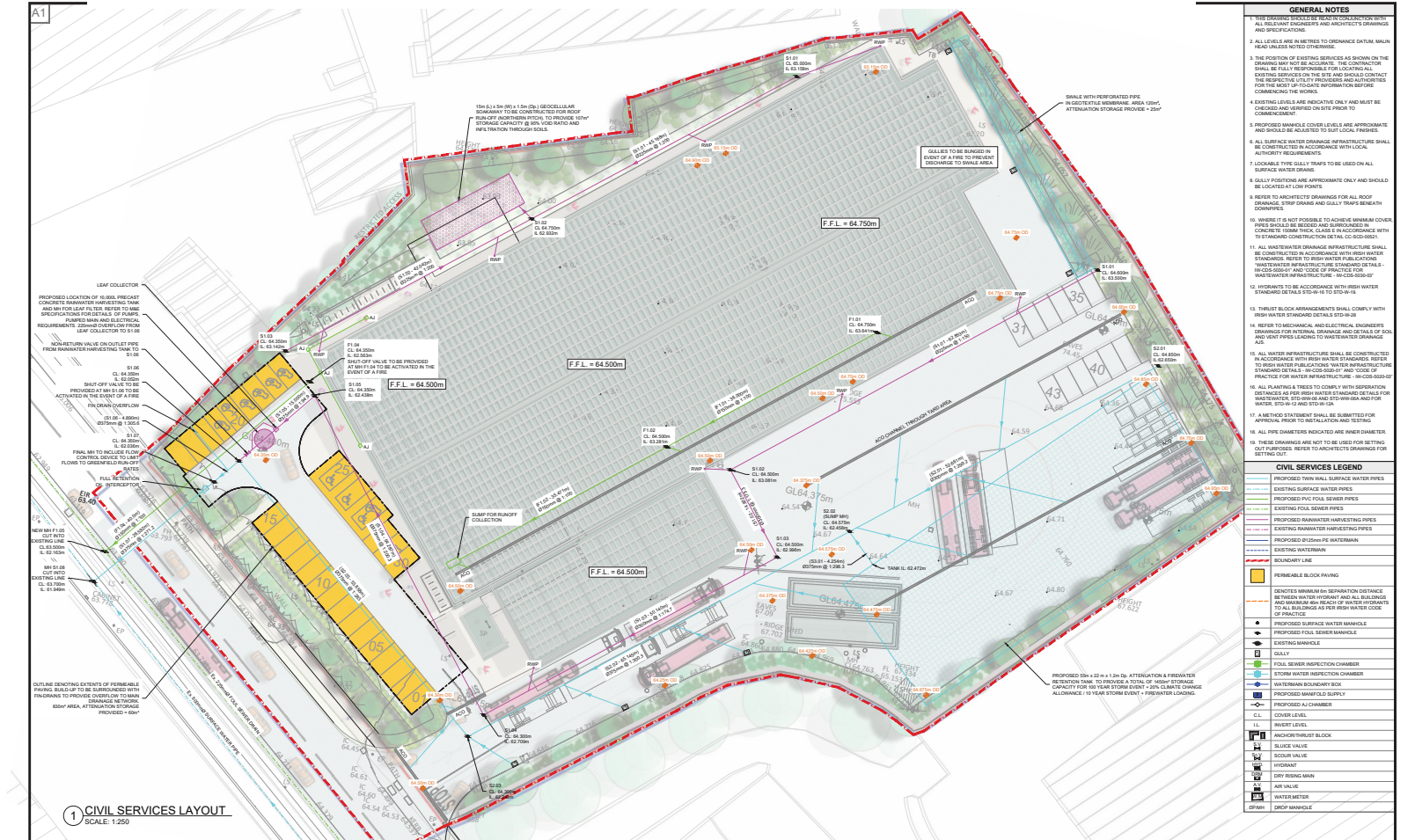
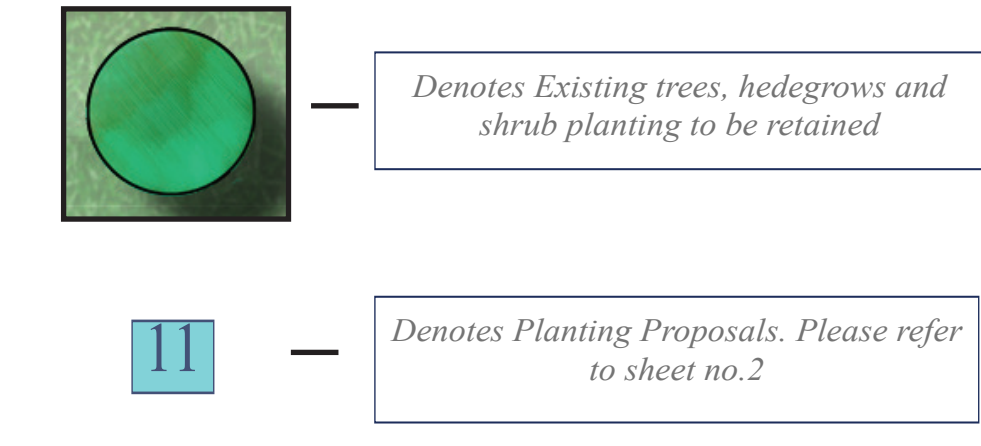
Southern (Front Boundary - eastern side of existing entrance)

Comments :
This section contains two Acer spp trees, together with under-planting of common laurel (Prunus laurocerasus). All will be removed to facilitate new entrance.

Tree No 15	Acer pseudoplatanus	stem dia +/-450mm approx	Ht 8m+
Tree No 15a	Acer pseudoplatanus	stem dia +/-450mm approx	Ht 8m+
Planting No 15b	Prunus laurocerasus	Ht 4m+	



Scale 1 : 250 @ A0
(L-352 @ A1 / L-500 @ A2)



Drainage / Suds Overlay Scale 1 : 1000 @ A0



Existing Trees Scale 1 : 500 @ A0

Zone 3

Existing Entrance area

Comments :
This section contains a line of mature conifers aligned to the eastern side of the entrance. It consists of 3 no Leyland Cypress (x Cupressocyparis leylandii), together with a single Acer pseudoplatanus which is heavily suppressed by the adjacent conifers. All will be removed to facilitate the new entrance area (arborist to confirm all tree types and condition).

Zone 4

Site frontage (southern side facing public road)

Comments :
This section contains a line of mature Acer pseudoplatanus trees set at approx 4-5 metre intervals behind the external boundary line to the west of the existing entrance area. To the eastern end a number of trees have been heavily pruned, presumably to prevent encroachment into the adjacent public footpath.

Tree No 16a	x Cupressocyparis leylandii	stem dia +/-500mm approx	Ht 8m+
Tree No 16b	x Cupressocyparis leylandii	stem dia +/-400mm approx	Ht 8m+
Tree No 16c	Acer pseudoplatanus	stem dia +/-400mm approx	Ht 8m+
Tree No 16d	x Cupressocyparis leylandii	stem dia +/-300mm approx	Ht 8m+

Under planting consist of a dense laurel band, which appears more full and unmanaged adjacent to the footpath at the western end.

Tree No 17j Prunus laurocerasus 4m Variable

Proposal :
It is recommended that all of the Acers be retained except for the removal of 1 no. tree as shown to facilitate the new footpath entry point. The retained trees will maintain the existing level buffering effect. It is recommended the under planting of Laurel be retained also. Lightly prune the existing Acers to remove deadwood and maintain good form or as directed by arborist. This will allow more light to the canopy of the existing boundary trees.

Zone 5

Western Boundary

Comments :
This section contains two large conifers early mature (Leylands planted quite close to the boundary line. A smaller sycamore tree occupies a position in between and is heavily suppressed by the adjoining conifers. Around the base of the conifers extensive groundworks has taken place previously, as is evident by the adjoining manholes and depression close to the tree trunk. It is envisaged that this would have a significant effect on the root zone. Coupled with the new car parking line which is with the Root protection area, the safest option is to remove these trees. Long term they will prove difficult to maintain and the root zone may be impacted by the proposed works making the trees unviable for the long term.

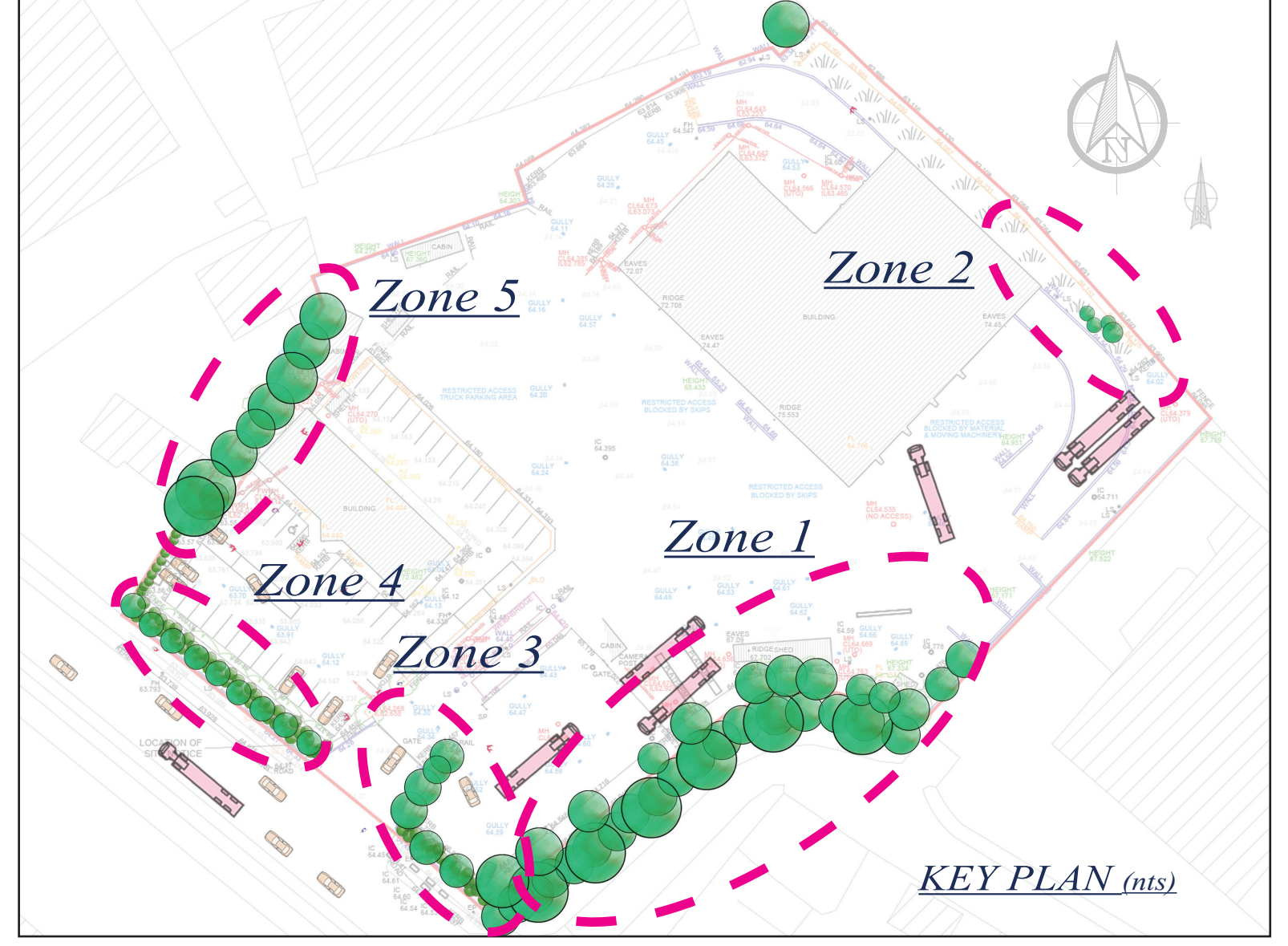
Tree No 18	x Cupressocyparis leylandii	stem dia avg +/- 600mm approx	Ht 8m+
Tree No 19	Acer pseudoplatanus	stem dia avg +/- 200mm approx	Ht 5m+
Tree No 20	x Cupressocyparis leylandii	stem dia avg +/- 600mm approx	Ht 8m+

Tree No 18a Cortaderia selloana Line of pampass grass Retain if possible

along the western boundary line there are a number of Acer pseudoplatanus trees which are the prime trees on site. Tree no 21 occupies a prime position near the corner of the existing building and appears in good condition. A line of Acers of similar size and condition extends to tree no 26. These appear in good condition and should be retained. Any remedial works should be taken in accordance with arborist's guidance following a thorough review.

Tree No 21	Acer pseudoplatanus	stem dia +/-400mm approx	Ht 8m+	Mature. Good form.
Tree No 22	Acer pseudoplatanus	stem dia +/-400mm approx	Ht 8m+	Mature. Good form.
Tree No 23	Acer pseudoplatanus	stem dia +/-400mm approx	Ht 8m+	Mature. Good form.
Tree No 24	Acer pseudoplatanus	stem dia +/-400mm approx	Ht 8m+	Mature. Good form.
Tree No 25	Acer pseudoplatanus	stem dia +/-400mm approx	Ht 8m+	Mature. Good form.
Tree No 26	Acer pseudoplatanus	stem dia +/-400mm approx	Ht 8m+	Mature. Good form.

Proposal :
It is recommended that all of the Acers along the western boundary be retained. Care needs to be taken with the proposed new building line in relation to the root zones, and in particular in relation to the adjacent proposed bicycle parking area. This area should be surfaced in permeable paving materials, and all groundworks in the rootzone vicinity should be undertaken under the guidance of an arborist.



Please also refer to Engineering Site Plans and detail drawings



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Project : Landscape Proposals - Starrus Eco Holdings Ltd
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Notes :

Sheet 1 - Overall Plan.