



Information Note

Harry Reynolds Road, Balbriggan Pedestrian and Cycle Route Part 8 Planning Process; Additional Clarification Note to the Councillors, 31st July 2020.

Introduction and Overview

The purpose of the following information note is to provide a summary of the details of the proposed tree removal included in the planning documentation for the Proposed Harry Reynolds Road Pedestrian and Cycle Route. The proposed scheme is currently in the public consultation phase of the planning process, pursuant to the requirements of Part 8 Of the Planning and Development Regulations 2001 (As Amended).

Summary

To accommodate the provision of pedestrian and cyclist infrastructure, the proposed Harry Reynolds Road Pedestrian and Cycle scheme does necessitate the removal of trees at various locations along the route. The scheme was designed to limit the impact on trees where this is possible. Arboriculture tree surveys were undertaken in February 2019 and January 2020 by a specialist consultant, which determined the value, age and condition of all trees within the boundaries of the road along the proposed route. The majority of trees highlighted for removal have been classified as being of moderate to low value, varying in condition and are relatively young. In total, approximately 166 trees are to be removed in order to construct the scheme. In order to compensate the loss of these trees it is proposed to plant 225 trees of more appropriate and suitable type along with 347m of new hedgerow. The proposed scheme will, therefore, increase the total number of trees compared to the existing situation.

The proposed scheme will provide a comfortable, attractive and safe route for both pedestrians and cyclists. This will encourage more people to use sustainable modes of transport for both local trips and for commuting, and will also assist in reductions in emissions from vehicular traffic.

A number of route options were developed for the scheme and were assessed with regard to environment, safety, economy, accessibility & social inclusion and integration, as described in the Route Options Assessment Report. Each route was assessed in a comparative manner and ranked in order to identify the preferred route.

1.1 Proposals for Tree Removal and Planting of New Trees

The provision of the new cycle and pedestrian facilities will require the removal of approximately 166 trees along the route. A tree survey was carried out by a specialist consultant, Cunnane Stratton Reynolds, which identified the quality of the trees along the route.

The planning application proposes that tree planting will be undertaken in the open spaces and verges adjacent to the proposed scheme to mitigate the loss of existing tree planting. In total 225

trees (minimum 12-14cm girth size) will be planted. In addition, 347 linear metres of native species hedgerow will be planted using 1735 native species saplings. The existing trees that will be removed to facilitate the scheme, are predominantly classed as young and of poor quality, as per the Tree Survey Report prepared by Cunnane Stratton Reynolds in 2020.

The Parks and Green Infrastructure division of the Planning and Strategic Infrastructure Department have provisionally conditioned the proposed development that a full landscape plan, specification, bill of quantities and management and maintenance details must be prepared and agreed with the Parks and Green Infrastructure Division prior to the commencement of any works on site.

Tree species will be selected from the following species as recommend by Fingal Parks Department: Acer 'Crimson King', Amelanchier arborea 'Robin Hill', Betula utilis 'Jacquemontii', Fagus sylvatica, Fagus sylvatica 'Purpurea', Fraxinus excelsior 'Aurea', Liquidamber styraciflua 'Worpleston', Malus 'Rudolf', Pinus Sylvestris, Prunus 'Yedoensis', Quercus robor, Quercus robor 'Fastigiata', Quercus rubra and Tilia cordata 'Greenspire'.

The tree planting and removal proposals are described in detail below:

The Park to Moylaragh Road/ Harry Reynolds Road Roundabout:

The scheme utilises the existing road at Barons Hall Grove, The Grove and Chieftains Drive up to the Moylaragh Road/ Harry Reynolds Road Roundabout. These streets face onto a large public open space which is also bounded by Moylaragh Road.

Following consultation with Officers from Fingal County Council Parks Department, the Parks department identified a preference to remove the existing avenue tree planting (consisting of willow tree species) within the public open space adjacent to Moylaragh Road and replace them with species more suitable for long term management and crown lifting; so that passive surveillance of the open space can be undertaken from the surrounding houses and streets. The existing willow trees have become overgrown which limits views into the open space from the surrounding houses and streets, which can make users feel insecure especially at night-time. As part of this scheme the existing tree planting along the path through the park comprised of 44 number young willow trees assessed as low quality (refer to Tree Group TG08, Tree Survey Report 2019 by Cunnane Stratton Reynolds) will be removed, however this will be carried out as part of a separate scheme and does not form part of the proposals to provide upgraded cycle tracks and footpaths.

94 number new trees will be planted within the open space at Moylaragh Road to compensate for the removal of trees throughout the Harry Reynolds Road. Once the new planting matures the character of this open space will improve.

Moylaragh Road/ Harry Reynolds Road Roundabout to Harry Reynolds Road Roundabout by Ashfield:

To facilitate the scheme 10 number young trees assessed as low quality (refer to Tree Groups, TG18 and TG19, Tree Survey Report 2020 by Cunnane Stratton Reynolds) will be removed from the existing grass verge alongside the east bound carriageway. To mitigate this loss and to provide a street tree avenue, new tree planting (15no.) is proposed along the perimeter fence to the playground, to the verge at the entrance to Hampton Woods, to fill in gaps in the existing tree planting to the verge along the westbound road carriageway, and to fill in gaps in tree planting along the northern boundary of an adjacent public open space. A native species hedge (75 linear metres) will also be planted along the wall bounding the Children's Village Creche. Once the new planting matures the character of this section of Harry Reynolds Road will improve.

Harry Reynolds Road Roundabout by Ashfield to Drogheda Street:

To facilitate the scheme 43 young trees assessed as low quality (refer to Tree Groups, TG31, TG33 and TG34, Tree Survey Report 2020 by Cunnane Stratton Reynolds) will be removed from the existing grass verge alongside the east bound road carriageway. To mitigate this loss and to provide a street tree avenue; 10 trees will be provided to fill in gaps in the existing avenue tree planting (located within and to the boundary of the public open space at Ashfield) along the eastbound side of Harry Reynolds Road, 9 no. trees will be planted in the verge east of the junction with Ashfield Rise up to Drogheda Road, 39 no. trees will be planted within the remaining areas of the public open space at Ashfield. In addition, 272 linear metres of hedgerow will be planted alongside the existing boundary plinth wall and railing to Ashfield.

Harry Reynolds Road Roundabout by Ashfield to Chapel Street junction:

To facilitate the scheme 22 young trees assessed as low quality (refer to Tree Groups, TG32 and TG36, Tree Survey Report 2020 by Cunnane Stratton Reynolds) will be removed from the existing grass verge alongside the south bound road carriageway.

Additionally, 6 young trees assessed as moderate quality (refer to Tree Group, TG29, Tree Survey Report 2020 by Cunnane Stratton Reynolds) will be removed from the existing grass verge alongside the north bound road carriageway. To mitigate this loss, 11 trees will be planted to firm up gaps in the tree planting within the public open space alongside the north bound carriageway and along the grass verge to the south east of the roundabout.

Chapel Street junction to Clonard Street:

To facilitate the scheme 6 young trees assessed as low quality (refer to Tree Groups, TG40 and TG43, Tree Survey Report 2020 by Cunnane Stratton Reynolds) will be removed from the existing grass verge alongside the south bound road carriageway.

To mitigate this loss 13 trees are proposed; along the roadside verges at Clonard Rise and Tara Cove.

Clonard Street to Dublin Street Roundabout:

8 no. trees assessed as moderate quality (refer to Tree Group 46, Tree Survey Report 2020 by CSR) are to be removed adjacent to the northbound carriageway along an existing property boundary. These are to be replaced with approximately 55m linear metres of new hedgerow.

To facilitate the scheme 32 young trees assessed as low quality will be removed from the existing grass verge alongside the south and north bound road carriageway through Fingal Bay Business Park. The tree survey (Tree Survey Report 2019 by Cunnane Stratton Reynolds) identified these trees as young and low quality (Tree Groups TG47, TG48).

In addition, 3 no. trees of moderate quality are to be removed at the existing exit from the church car park (Tree Group 51) and 4 no. trees of low quality (TG 80) are to be removed from the existing planting area on the north-western corner of the R132 roundabout.

To mitigate this loss and to provide a street tree avenue, new tree planting (21no. trees) is proposed along the northbound carriageway by Fingal Business Park. Once the new planting matures the character of this section of Harry Reynolds Road will improve. Further off-site tree planting (38 trees) will be provided within Millpond Park to further compensate for any loss of trees throughout the scheme.

R132 Roundabout to Castlelands Roundabout:

To facilitate the scheme 7 trees will be removed from the existing grass verge on the north bound approach to the R132 Roundabout (TG79) and one tree (TG54, Tree Survey Report 2019 by Cunnane

Stratton Reynolds) of moderate age and moderate quality will be removed from the car park opposite Saint's Peter and Paul Church.

Approximately 260m² of existing ground cover vegetation is to be removed locally along a section of the southern side of Hamilton Road including the removal of 21 no. trees of moderate quality (TG78). Tree planting (13no.) will be provided to fill in gaps in the verge on both sides of the southern approach to the R132 Roundabout and within the verge along the east bound carriageway on Hamilton Road.

1.2 Photomontages showing how the proposed scheme will look at key locations.



Location 1. Harry Reynolds Road Roundabout to Drogheda Street Junction, looking East. The existing tree line on the south side is maintained, while the existing trees to the North side would be removed and additional trees and hedgerow planted in the open space area adjacent.



Location 2. Harry Reynolds Road – Roundabout to Chapel Street Junction

Trees and grass verge are removed in order to construct safe cycle ways with priority at junctions for vulnerable users. This is the spine of the scheme and maintaining trees here is not possible along the 500m (approximate) length section of the route between Ashfield Roundabout and Chapel Street.



Location 3. Harry Reynolds Road – Chapel Street Junction to Fingal Bay Business Park.

The existing trees on the left-hand side would be removed as shown in this visualisation, while the trees on the right-hand side would be newly planted trees replacing the existing trees here.



Location 4. Hamilton Road – looking East.

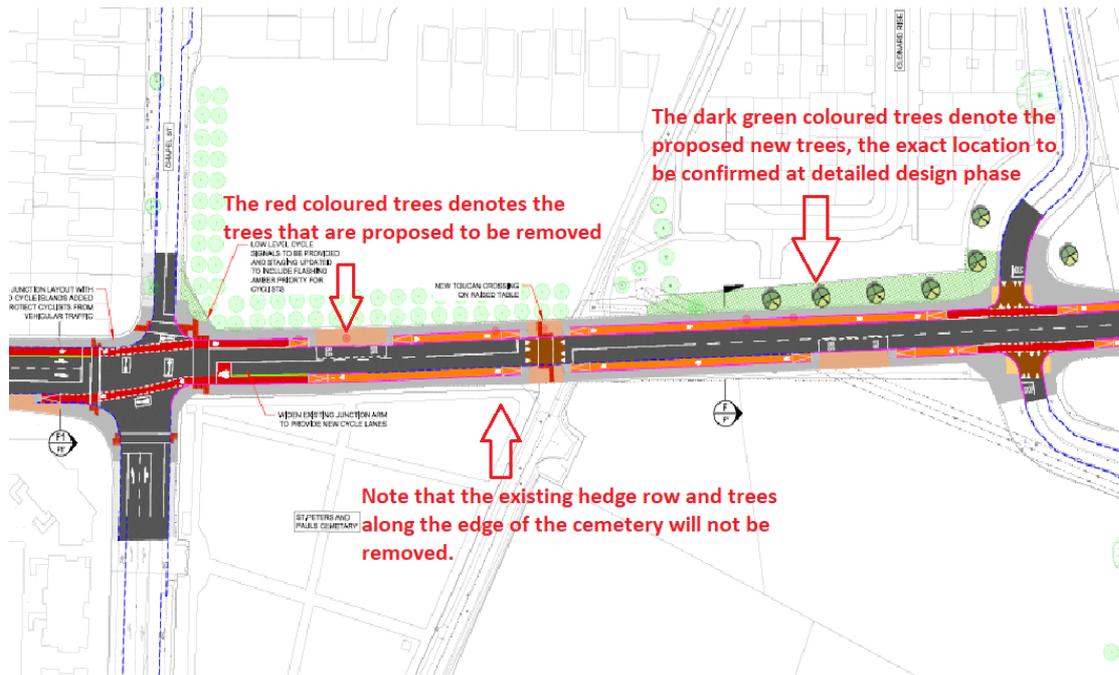
1.3 Extracts from the proposed development drawings at key locations

The below extracts are included here to clarify that the proposed trees to be removed are clearly shown on the Preliminary Design Drawings. The trees are also identified and classified in the Tree Survey Report.

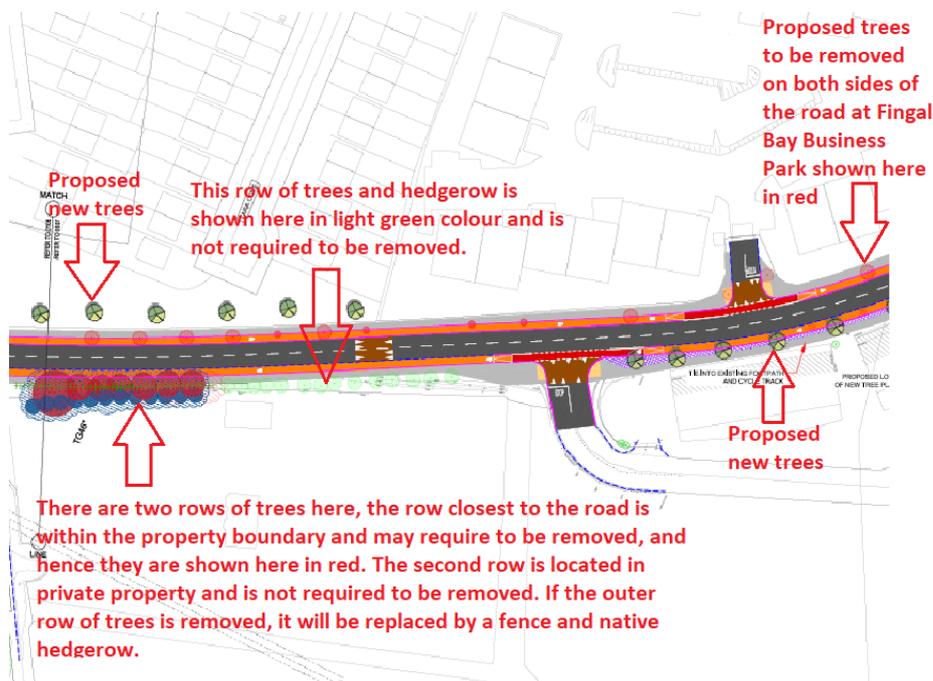


1. Extract from Preliminary Design Drawing sheet 3 of 11 - Section from Roundabout at Ashfield to Drogheda Street

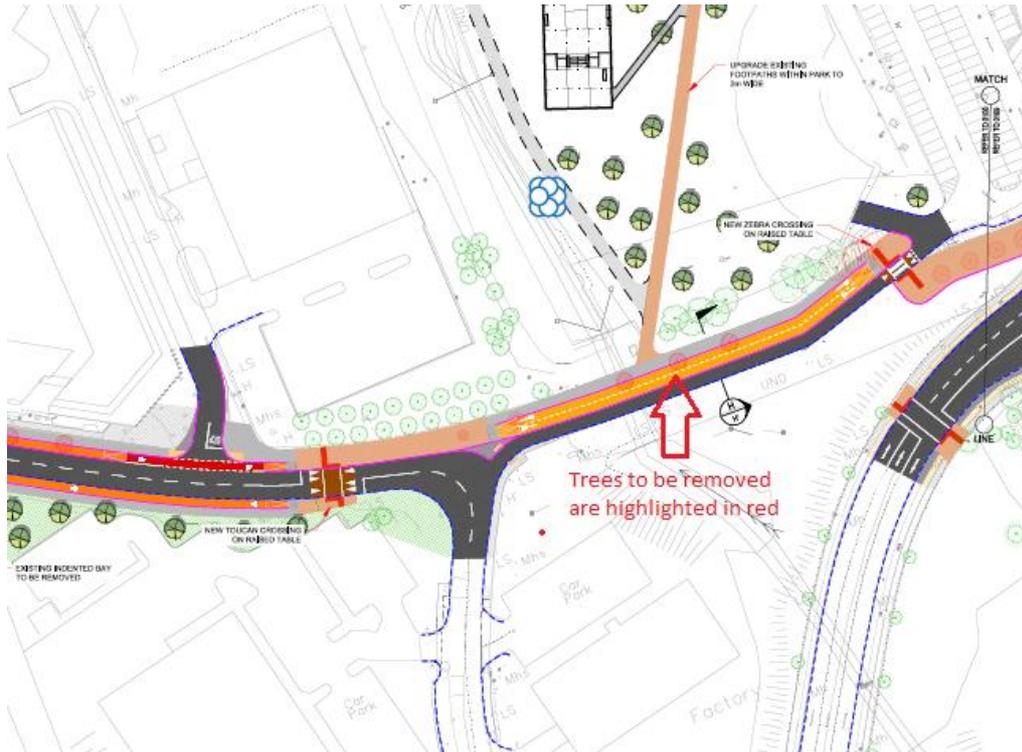
The above drawing indicates that the existing trees are to be maintained on the south side of the road on the link between the roundabout at Ashfield and Drogheda Street. The existing trees on the Northern side in the grass verge will be removed.



4. Extract from Preliminary Design Drawing sheet 6 of 11 – Chapel Street Junction to Clonard Road Junction



5. Extract from preliminary design drawing sheet 7 of 11 - Clonard Street to Fingal Bay Business Park.



5. Extract from preliminary design drawing sheet 8 of 11 - at exit from church car park

1.4 Extract from the Tree Survey Report at key-locations

Chieftain`s Drive Roundabout to Harry Reynolds Roundabout:

To facilitate the scheme 10 number young trees assessed as low quality (refer to Tree Groups, TG18 and TG19, Tree Survey Report 2020 by Cunnane Stratton Reynolds). The below pictures identify the existing typical trees in this location.



TG18



TG19

Harry Reynolds Road Roundabout to Drogheda Street Junction:

To facilitate the scheme 43 young trees assessed as low quality (refer to Tree Groups, TG31, TG33 and TG34, Tree Survey Report 2020 by Cunnane Stratton Reynolds) will be removed from the existing grass verge alongside the east bound road carriageway. The pictures below identify the typical trees in this section.



TG31



TG34

Harry Reynolds Road Roundabout by Ashfield to Chapel Street Junction:

To facilitate the scheme 22 young trees assessed as low quality (refer to Tree Groups, TG32 and TG36, Tree Survey Report 2020 by Cunnane Stratton Reynolds) will be removed from the existing grass verge alongside the south bound road carriageway.



TG36

Chapel Street Junction to Clonard Street:

To facilitate the scheme 6 young trees assessed as low quality (refer to Tree Groups, TG40 and TG43, Tree Survey Report 2020 by Cunnane Stratton Reynolds) will be removed from the existing grass verge alongside the south bound road carriageway.



TG40

Clonard Street to Dublin Street Roundabout:

8 no. trees assessed as moderate quality (refer to Tree Group 46, Tree Survey Report 2020 by CSR) are to be removed adjacent to the northbound carriageway along an existing property boundary. These are to be replaced with approximately 55m linear metres of new hedgerow.

To facilitate the scheme 32 young trees assessed as low quality will be removed from the existing grass verge alongside the south and north bound road carriageway through Fingal Bay Business Park. The tree survey (Tree Survey Report 2019 by Cunnane Stratton Reynolds) identified these trees as young and low quality (Tree Groups TG47, TG48).

In addition, 3 no. trees of moderate quality are to be removed at the existing exit from the church car park (Tree Group 51) and 4 no. trees of low quality (TG 80) are to be removed from the existing planting area on the north-western corner of the R132 roundabout.

To mitigate this loss and to provide a street tree avenue, new tree planting (21no. trees) is proposed along the northbound carriageway by Fingal Business Park. Once the new planting matures the character of this section of Harry Reynolds Road will improve. Further off-site tree planting (38 trees) will be provided within Millpond Park to further compensate for any loss of trees throughout the scheme.



TG46 (looking southwards)



TG48



TG47

R132 Roundabout to Castlelands Roundabout:

To facilitate the scheme 7 trees will be removed from the existing grass verge on the north bound approach to the R132 Roundabout (TG79) and one tree (TG54, Tree Survey Report 2019 by Cunnane Stratton Reynolds) of moderate age and moderate quality will be removed from the car park opposite Saint's Peter and Paul Church.

Approximately 260m² of existing ground cover vegetation is to be removed locally along a section of the southern side of Hamilton Road including the removal of 21 no. trees of moderate quality (TG78). Tree planting (13no.) will be provided to fill in gaps in the verge on both sides of the southern approach to the R132 Roundabout and within the verge along the east bound carriageway on Hamilton Road.



TG78



TG78 (Jan 2020)



TG78 (Jan 2020)

End