



Kildare County Council

Description of Services

for

Tree Condition Survey

for

Infill Social Housing Scheme

at Ballymore Eustace, Co. Kildare

for Kildare County Council.

Prepared by:
Chrysi Papadeli, MRIA,
Executive Architect
Architectural Services Section,
Kildare County Council,
Aras Chill Dara,
Devoy Park, Naas

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1.0 Introduction

The Housing Capital Section of Kildare County Council are seeking a fixed price lump sum tender for the provision of Tree Condition Survey at the site at **Main Street, Ballymore Eustace**, County Kildare for Kildare County Council.

All related fees and charges associated with the service should be included in the lump sum price for this tender. The consultancy service must be an all-in package and incorporate all competent consultants as noted and the procurement of all required specialists to ensure the successful completion of the project on time and within budget and in adherence of all health and safety measures and requirements.

The survey site is as follows;

Main Street, Ballymore Eustace, Co. Kildare, comprises a greenfield site extending to approximately 0.1975 hectares. The site is bounded by the Ballymore Inn Gastropub, Restaurant and Bar, a neighbouring commercial property containing ancillary storage sheds, residential dwellings, and associated car parking areas. The site has clearly defined boundaries.

The site is located within Ballymore Eustace village centre. KCC are in full ownership of the property and is intended for future development for Social Housing.





2.0. Project Parameters

2.1. Purpose:

To determine the condition of the site's trees and hedgerows and identify works required to make safe, and inform future demolition and redevelopment works.

2.2. Scope:

The survey is to be carried out in compliance with **BS 5837:2012**.

All trees: both inside and adjacent to the site shown on the enclosed topographical survey are to be included in the tree survey.

All trees of girth 150mm and greater are to be tagged with metal numbered tags, securely fixed and cross referenced to the site survey. Hedgerows to be surveyed as a cluster.

The tree surveyor is required to amend the digital survey drawing to include the tag reference numbers and tree canopies correctly showing canopy spread. No other alterations to the drawings are permitted.

The tree surveyor is to include in the tender price for any additional site visits or other work required to co-ordinate the site tree survey to the topographical survey.

The following information in relation to each tree is required:

- Genus & species and common name
- Trunk diameter.
- Crown spread.
- Height to top of crown.
- Crown clearance.
- Age, class.
- Category
- Vigour (general growth of the tree measured by the current or last years extension growth)
- Physiological condition – including reference to any decay fungi, defects, or deadwood.
- Requirement for yearly monitoring.
- Requirement for any overhaul.
- Arboricultural commentary.
- Structural condition preliminary recommendations.
- Estimated remaining contribution to the existing environment, cultural value.
- Retention category.
- Constraint drawing identifying root protection required in the event of construction works being undertaken adjacent to the trees.

2.3. The Survey Process:

This section provides minimum requirements in relation to how the survey should be conducted. KCC is willing to consider variations to this approach that tenderers may wish to put forward to take advantage of their own methodologies particularly where they can show that additional benefit or value can be obtained by so doing.



For the avoidance of doubt, it should be noted that KCC will not be providing any technical or specialist resources to undertake or assist with the survey.

The successful tenderer will be expected to provide all equipment necessary to undertake the surveys. All survey teams will be expected to carry sectional surveyors ladders and any PPE equipment necessary for carrying out the surveys in a safe manner.

It is envisaged that there will be hard to reach areas across the site. The successful tenderer will be required to survey such hard to reach places where reasonably practicable. KCC wishes to encourage the adoption of innovative solutions, provided necessary and relevant insurances are in place, for example the use of drones or camera technology to survey such areas. For the avoidance of doubt KCC does not have MEWPs, camera technology or drones etc.

The successful tenderer will be given access to any available drawings or plans in respect of the lands in scope of the survey. Any drawings or plans that are available will be in a variety of formats and may not always be an accurate reflection of the current arrangements of the buildings. KCC considers it desirable that any photographs, observations, defects noted etc during the survey be cross referenced back to these plans if possible.

Any urgent issues of note regarding health and safety identified during the survey which may affect the staff or users of the property should be notified immediately to KCC.

2.4. Deliverables:

While KCC has sought to give detailed guidance in the following paragraphs regarding the deliverables (which it expects will be taken on board) the successful tenderer will be expected to use their expertise to optimise and fine tune the range of deliverables required and to propose other deliverables that would typically be provided as part of a tree condition survey of the type sought herein.

The successful tenderer will be required to provide the following information:

- Tree Survey Classification & Constraints Drawing
- Tree Survey Arboricultural Impact Assessment Drawing
- Tree Survey Protection Drawing
- Tree Survey Written Report (including photographic record)

The successful tenderer will be required to submit report/s and drawings within 4 weeks of completing each individual building survey. The successful tenderer will be required to provide the survey data and reports in electronic format, primarily in excel, word and pdf format.



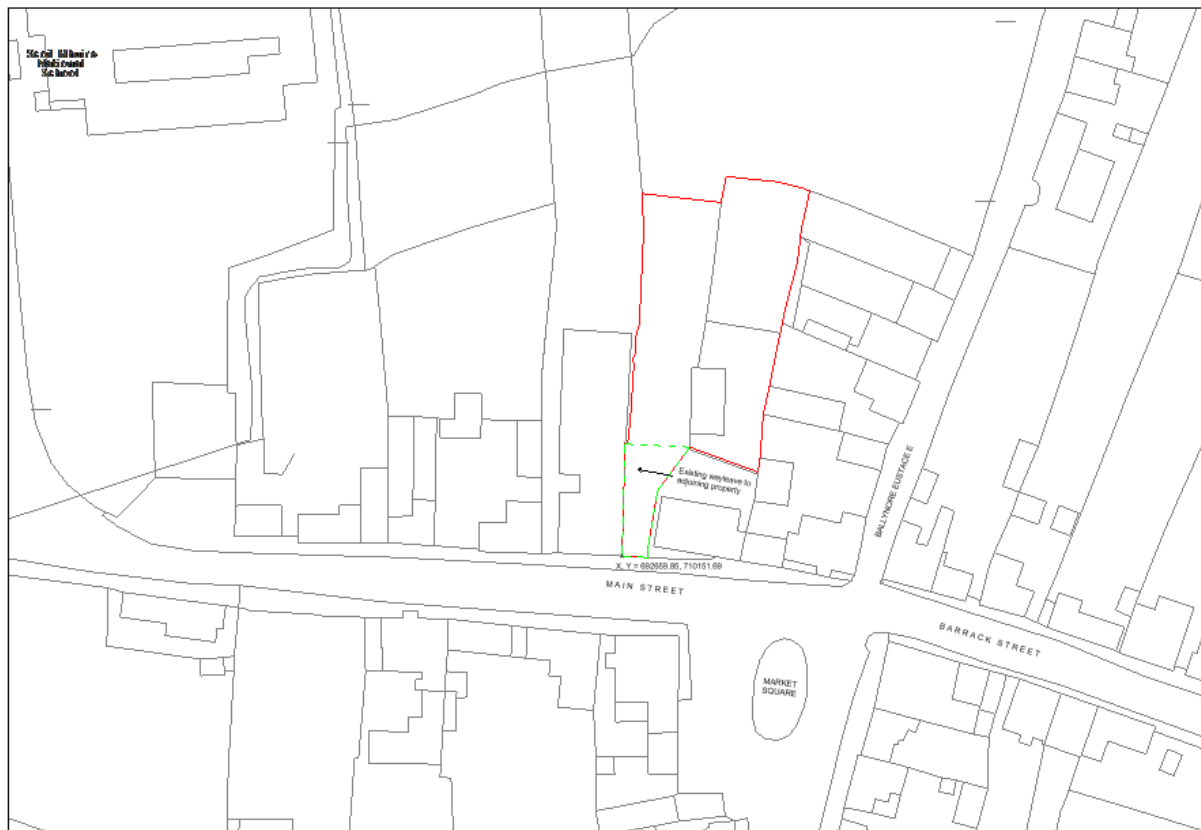
3.0. Site Details

3.1. Site

This is a greenfield site located within Ballymore Eustace Co. Kildare village center. The site is accessible via Ballymore Eustace Main Street (R-411 Road). The boundaries are well defined and some overgrowth of vegetation is present.

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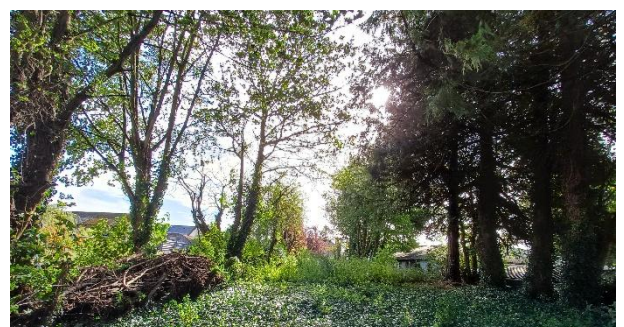
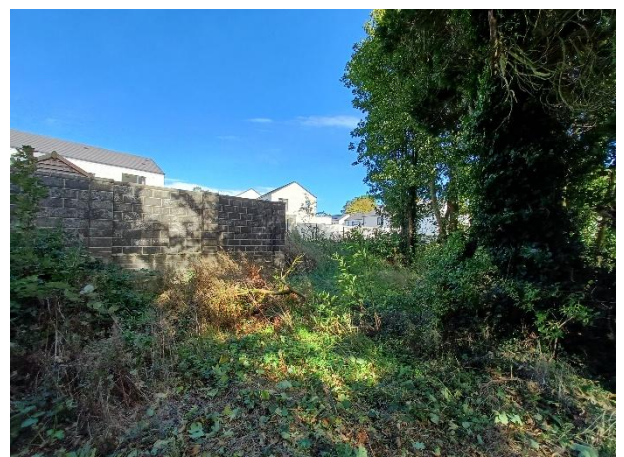
3.2. Site Drawings



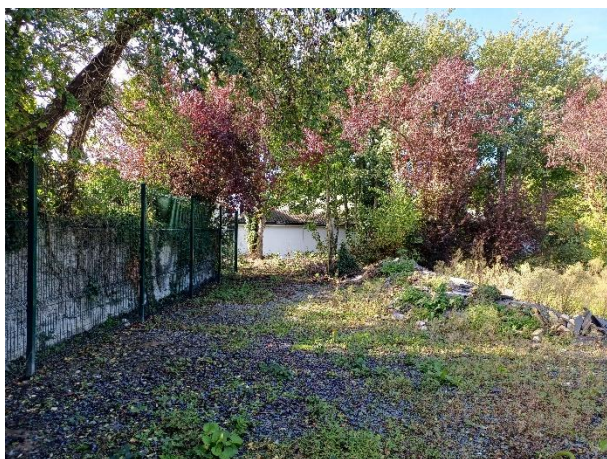
Site Location Plan see 25116-XXX-DR-KCC-AR-1001-Site Location Plan-1.



3.3 Site Photographs



25116 – Ballymore Eustace Main Street





4.0 Tender Parameters

Tender will be adjudicated and awarded based on lowest cost providing value for money.

The tender shall include all cost (including travel and printing), which may be incurred by the successful tenderer in complying with their obligations pursuant to the above.

Tenderers must demonstrate expected time required to complete the Tree Condition Survey reports for each site in order to be appointed.

4.1 Safety and Insurance Requirements

The tenderer's attention is drawn to their obligations under the Safety, Health and Welfare at Work Act 2005; the Safety, Health and Welfare at Work (Construction) Regulations 2013 (S.I. No. 291 of 2013) and any amendment thereof and any other relevant Health and Safety Legislation, and shall comply with all relevant Safety Legislation.

The tenderer shall be responsible for the safety of their personnel during site inspection/surveying operations and ensure that all necessary safety precautions are taken, the Client will not be held responsible for any injury or damage which may occur during the carrying out of this survey.

The successful tenderer shall have current and adequate Employers, Public Liability and Professional Indemnity Insurances in place before commencing work on site. Confirmation of same will be sought prior to appointment.

4.2 Additional Documentation Requirements

The successful tenderer will be required to provide: Company Safety Statement, Method Statement and Risk Assessment for the proposed works, insurance's and tax clearance certificates.