

ARBORICULTURAL REPORT

AT: 25 Tredegar Road, Caversham.



CLIENT: Snowstorm Ltd

PRODUCED BY: Julian Abraham (AA Tech Cert)

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Arboricultural Method Statement

Report Reference: AMS 01

Site address: 25 Tredegar Road, Caversham, Berkshire. RG4 8QE

Report Produced for: Snowstorm Ltd

Scope and purpose of the report: This report provides an arboricultural method statement, compliant to British Standard (2012): *Trees in relation to design, demolition and construction –Recommendations*. The primary purpose of this report is to detail the methodology for the implementation of the proposed development where it is within root protection areas and/or that has the potential to result in loss of or damage to a tree to be retained.

The report consists:

1. An arboricultural method statement (AMS)

Addressing the following:

- a. installation of temporary protective barriers, ground protection and;
- b. excavations;
- c. installation of new hard surfacing;
- d. preparatory works for new landscaping;
- e. auditable/audited system of arboricultural site monitoring, including a schedule of specific site events requiring input or supervision.

2. A tree protection plan (TPP)

- a. Indicating the precise location of protective barriers to be erected to form a construction exclusion zone around the retained trees.
- b. Showing the extent and type of ground protection, and any additional physical measures.

Date: 12 April 2019

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Table 1: Key Terms and Abbreviations

Arboricultural method statement (AMS)	Methodology for the implementation of any aspect of development that is within the root protection area, or has the potential to result in loss of or damage to a tree to be retained
Arboriculturist	Person who has, through relevant education, training and experience, gained expertise in the field of trees in relation to construction
Arboricultural consultant	Arboriculturist instructed by the Project Manager to oversee the retention and protection of trees adjacent to the development site.
British Standard 5837 (2012): <i>Trees in relation to design, demolition and construction - recommendations</i>	British Standard document outlining best practice and guidelines for the arboricultural and construction industry in relation to developments.
British Standard 3998 (2010): <i>Tree work - Recommendations</i>	British Standard document outlining best practice for Tree Works to the arboricultural industry.
Competent person	Person who has training and experience relevant to the matter being addressed and an understanding of the requirements of the particular task being approached
Construction	Site Based operations with the potential to affect existing trees
Construction Exclusion Zone	Area based on the root protection area from which access is prohibited for the extent of the project.
Pruning	The removal of living or dead parts of a tree, especially branches, to reduce size, to maintain shape, health, safety, or to regulate growth.
Root Protection Area (RPA)	Layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the trees viability, and where the protection of the roots and soil structure is treated as a priority.
Service(s)	Any above or below ground structure or apparatus required for utility provision e.g. drainage, gas supply, water, ground source heat pumps, soak-a-ways, CCTV, telecommunications, water, electric.etc.
Structure	Manufactured object such as a building, carriageway, path, wall, Service run, and built or excavated earthworks.
Tree protection plan (TPP)	Scale drawing, informed by descriptive text where necessary, based upon the finalized proposals, showing the trees for retention and illustrating the tree and landscape protection measures.

• Introduction

0 Site details

0 25 Tredegar Road, Caversham, Berkshire. RG4 8QE

0 Instruction

▪ J. A. Consulting has been instructed by Snowstorm Ltd, to provide an arboricultural method statement (AMS) in accordance with British Standard BS 5837 (2012): *Trees in relation to design, demolition and construction — Recommendations*, detailing the methodology for the implementation of the proposed development where it is within root protection areas and/or that has the potential to result in loss of or damage to a tree to be retained.

0 Scope & use of report

▪ This report and the accompanying appendices reflect the scope of the instructions, as set out above. The report has been designed to be utilised by interested parties at different stages; from development planning, to demolition and construction and sets out the methodology of tree protection. **Table 2** (below) shows the main interested parties and at what stage this report is to be utilised by each:

Table 2: Main interested parties	
Planning Authority case officer	All Stages
Planning Authority tree officer	
Appointed arboricultural consultant	
Project Manager	
Site manager	
Fencing contractor	Construction
Construction contractors	
Drainage / service providers	

0 Documents provided

- The plans and assessment in this report are produced using the following documents:
- Topographic survey
 - Proposed site plan 1807-301/E

• Legal considerations

o The Town and Country Planning ACT (1990)

- Section 197 of the Town and Country Planning Act (1990) places an express duty on the Local Planning Authorities, when granting planning permission, to ensure whenever appropriate that adequate conditions are imposed to secure the preservation or planting of trees, and that any necessary tree preservation orders are made under section 198 of the Act. Reading Borough Council follows this procedure.

- The potential impacts of development on trees, whether statutorily protected (e.g. by a tree preservation order or by their inclusion within a conservation area) or not, is a material consideration that is taken into account in dealing with planning applications.

o Breach of planning control

- A breach of planning control is defined (in section 171A of the Town and Country Planning Act 1990) as: the carrying out of development without the required planning permission; or failing to comply with any condition or limitation subject to which planning permission has been granted.

- A breach of conditions notice requires its recipient to secure compliance with the terms of a planning condition or conditions, specified by the Planning Authority in the notice

- Following the end of the period for compliance, a “person responsible” who has not ensured full compliance with the conditions and any specified steps, will be in breach of the notice and guilty of an offence Section 187A(8) and (9) of the Town and Country Planning Act 1990. Summary prosecution can be brought in the Magistrates’ Court for the offence of contravening a breach of condition notice.

o Stop notices

- Temporary stop notices are a powerful enforcement tool that allows Planning Authorities to act very quickly to address some breaches of planning control, such as unauthorised activities close to trees. A temporary stop notice may prohibit a range of activities.

- The effect of issuing a temporary stop notice will be to halt the breach of planning control, or the specified activity immediately. This can have immediate serious consequences on a business. It is an offence to contravene a temporary stop notice, and a Planning Authority will usually consider prosecution as soon they have evidence of an offence

- A person guilty of an offence is liable on summary conviction, to a fine not exceeding £20,000; and on conviction on indictment, to an unlimited fine. Summary prosecution can be brought in the Magistrates’ Court for the offence of contravening a breach of condition notice.

• Typical tree related issues on construction sites

0 Threats to trees on construction sites

- Development sites hold a multitude of dangers for trees. For the protection of trees to be assured this AMS and the appended TPP has to be strictly adhered to; even a momentary lapse in the scheme of tree protection can lead to irreversible tree damage.

0 Damage to the root system

- The part of a tree most susceptible to damage is the root system, which, because it is not immediately visible, is frequently ignored.
- Within a short distance of the stem, the roots are highly branched, to form a network of small-diameter woody roots, which can extend radially for a distance much greater than the height of the tree. All parts of the root system are vulnerable to damage. Once roots are damaged, water and nutrient uptake is restricted until new ones have grown. Mature trees recover slowly, if at all, from damage to their woody roots.
- Damage to, or death of, the root system affects the health, growth, life expectancy and safety of the entire tree. The effects of such damage might only become evident several years later. Damage can be the result of a number of minor but compounding factors that accumulate over time. Materials such as uncured concrete, diesel oil and vehicle washings can all damage roots and lead to adverse impacts on the tree.

0 Damage to other tree parts

- Damage to the stem and branches of a tree is not usually sufficient to kill the tree directly, but can make it unsafe by affecting the dynamics and growth of the tree, or by initiating long-term decay. Such damage can also be disfiguring. The attachment of notice boards, cables and other utility apparatus can all damage trees, as can using trees as anchors for winching.

0 A consistent approach

- It is vital to the protection of the trees on this site that the site manager brings this method statement to the attention of all relevant parties and that if there is any confusion on the identification of trees, or specifications within, that contact must be made with the appointed arboricultural consultant for clarification.
- A typical example is where a service subcontractor, who is not aware of this document or the requirements within, moves protective barriers and carries out soil excavation within RPAs without appropriate supervision; thereby damaging the roots of the tree.

● Planning and communication

0 Planning (sequence of works)

- The following actions shall be undertaken, in the order specified in the Sequence of Works at **Table 3** (below). Unless otherwise agreed with the Planning Authority.

Table 3: Sequence of Works			
Order	Works	Relevant section	Arb consultant input required?
1	Pre-start site meeting	4	Yes
2	Tree removal & pruning	6	-
3	Erection of protective fencing	7	Yes
4	Installation of temporary ground protection	8	-
5	Start development works	-	-
6	Supervised excavations	10	Yes
7	Install above soil surfacing	11	Yes
8	Clearance of machinery/materials from site	-	-
9	Removal of protective fencing and ground protection	9	Yes

0 Communication

- The Project Manager will appoint an arboricultural consultant to oversee tree protection details and any sensitive works adjacent to retained trees.
- Before any site clearance (including demolition) or construction works takes place the Project Manager will arrange an onsite pre-start site meeting to go over this report and any issues that could arise during works in relation to trees; to be attended by the site manager, the fencing contractor, the groundwork contractor(s) and the arboricultural consultant; the Planning Authority Tree Officer shall be invited to attend. This is likely to be a condition of planning consent.
- At the pre-start meeting:
 - Contact details shall be exchanged
 - The scheme of tree protection as outlined in this document and the appended tree protection plan shall be discussed, so that all parties are clear on:
 - o the specifications of the tree protection
 - o the chronological order of events
 - o any special requirements (such as supervised excavations within RPAs).

- It may be the case that previously unforeseen modifications to this statement arise from discussion during the meeting; in this case any modifications will have to be approved by the Planning Authority tree officer before being circulated to all parties in writing.
- It is vital to the protection of the trees on this site that the site manager brings this method statement to the attention of all relevant parties and if there is any confusion on the identification of trees or specifications within, contact must be made with the appointed arboricultural consultant for clarification.
- The Project Manager will immediately inform the arboricultural consultant if at any time during the project the site manager, the fencing contractor or the groundwork contractor(s) are replaced, so that the arboricultural consultant can meet with the relevant person and make clear the requirements of arboricultural method statement.

• Monitoring and supervision

0 Site monitoring

- Once the tree protection barriers have been installed, the arboricultural consultant will undertake a visit to inspect them.
- If the tree protection measures comply with the AMS and TPP, the arboricultural consultant will 'sign off' the tree protection and will copy this to the Project Manager; in this way it can be shown that the planning conditions are being adhered to and will allow the Planning Authority to sign off any relevant conditions.
- If the specifications or locations of these items does not comply with this AMS and TPP, the arboricultural consultant will inform the relevant party of what adjustments are required and if necessary, will undertake a further visit to check that these have been carried out. Once compliance has been made this will signed off (as per the previous paragraph).
- Throughout the construction process the arboricultural consultant will undertake regular visits to monitor the condition of the trees and effectiveness of the protective measures; timings to be agreed at the pre-start meeting.

0 Supervision of sensitive works

- The arboricultural consultant shall be given at least two working days' notice of any activity that requires his attendance (see the sequence of works at **Table 3**).
- If there are any revised drawings that show details of works within RPAs or beneath the crowns of trees, these are to be sent in advance to the arboricultural consultant so that he can advise on any impacts to trees and how this might relate to planning conditions (in case further approval from the Planning Authority will be required before being carried out).
- The arboricultural consultant will make records of all monitoring and supervisory visits, and will forward these to the client and Planning Authority.

• Trees to be removed and trees to be pruned

0 Trees to be removed

- The trees to be removed are listed at below at **Table 4**; the locations of which are shown on the appended TPP.

Table 4: Trees to be removed	
Tree no.	Species
T1	Lawson Cypress
T2	Sycamore
T3	Weeping Willow
T4	Cherry
T5	Sycamore
T6	Common Hazel
T7	English Oak
T9	Cherry Laurel
T10	Flowering Cherry
T11	English Oak
T12	Elder
T15	Lawson Cypress
T16	Lawson Cypress
T17	Lawson Cypress

0 Trees to be pruned

- Trees to be pruned are shown below at **Table 5**; the locations of which are also shown on the appended TPP.

Table 5: Trees to be pruned		
Tree no.	Species	Pruning
H1	Cypress hedge	Removal of a small section of the hedge for the access

- Tree removal and pruning shall be carried out in accordance with British Standard 3998 (2010): *Tree work – Recommendations*.

• Protective fencing

0 Protective fencing

- Protective fencing shall be installed at the locations shown on the appended TPP and to the specification within BS 5837: 2012, Section 6.2.2 (at **Figure 1** below).
- The protective fencing shall consist of 2m tall welded mesh panels on rubber or concrete feet; panels shall be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence. The distance between the fence couplers shall be at least 1m and shall be uniform throughout the fence. The panels shall be supported on the inner side by stabilizer struts, normally attached to a base plate secured with ground pins. Where the fencing is to be erected on retained hard surfacing or it is otherwise unfeasible to use ground pins, e.g. due to the presence of underground services, the stabilizer struts shall be mounted on a block tray.

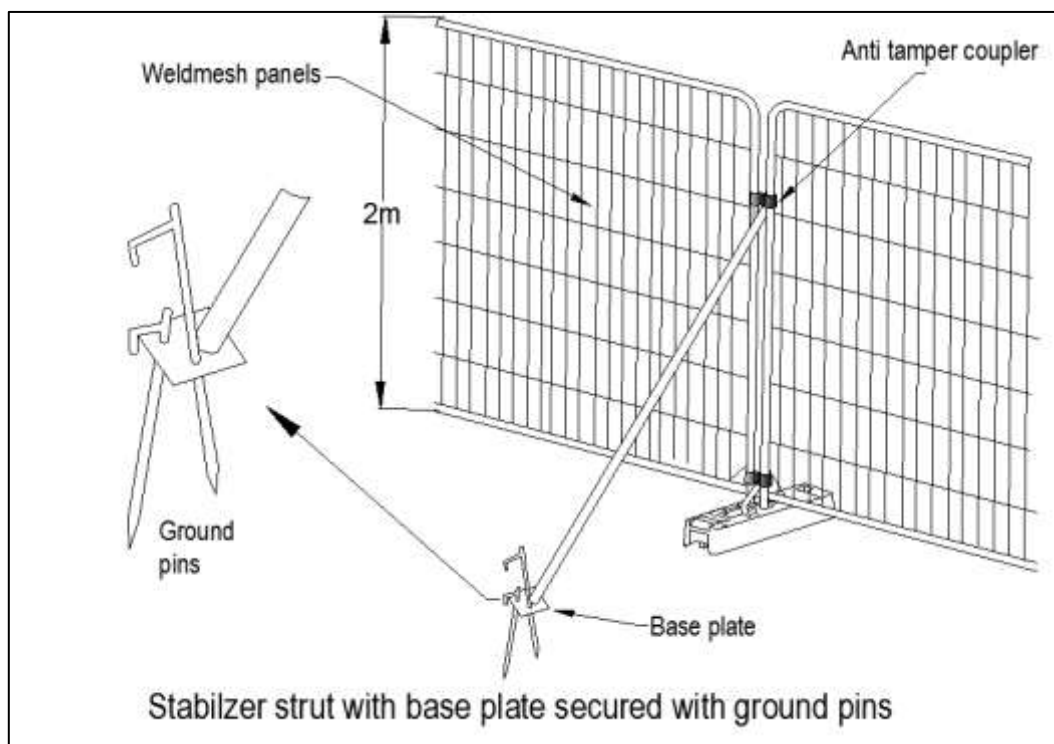


Figure 1: Protective fencing; alternative Specification (Based on Figure 3, BS 5837: 2012)

- Notices stating "Tree Protection Zone, Keep Out!" will be attached with cable ties to every fourth panel; examples of suitable signage are shown appended to this method statement.
- In the event that the protective barriers are accidentally damaged or knocked out of position, those sections will be repaired or replaced as soon as practicably possible.

• Ground protection

0 Temporary ground protection

- Temporary ground protection shall be capable of supporting any traffic entering or using the site without being distorted or causing compaction of underlying soil, so that the tree root functions remain unimpaired.
- **For pedestrian movements only**, a single thickness of scaffold boards shall be placed either on top of a driven scaffold frame, so as to form a suspended walkway, or on top of a compression-resistant layer (e.g. 100 mm depth of woodchip), laid onto a geotextile membrane.
- **For pedestrian-operated plant up to a gross weight of 2t**, proprietary, inter-linked ground protection boards (or similar) shall be placed on top of a compression-resistant layer (150 mm depth of woodchip), laid onto a geotextile membrane.
- **For wheeled or tracked construction traffic exceeding 2t gross weight**, interlinking aluminium or metal track way shall be placed on top of a compression-resistant layer (200mm depth of woodchip), laid onto a geotextile membrane

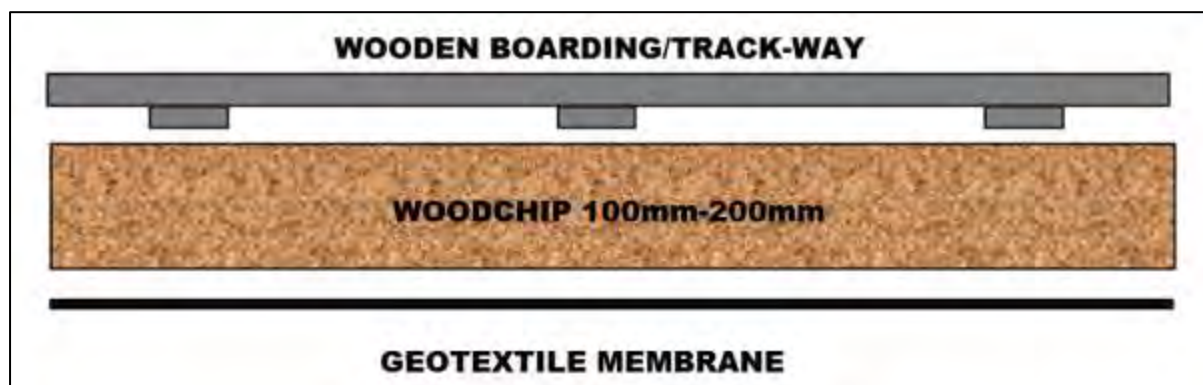


Figure 2: Simple diagram of generic ground protection

• Construction Exclusion Zones

- Once the protective barriers are in situ, the arboricultural consultant will visit the site and inspect them.
- The protective barriers shall form the edge of Construction Exclusion Zones (CEZs) and will restrict access into these areas. **The barriers and the areas it protects must be considered as sacrosanct, it must, under no circumstances be moved without the explicit permission of the approved arboricultural consultant.**
- No construction activities will take place within the CEZs:
 - No personnel, plant or vehicles shall enter
 - No storage of equipment or materials
 - No clearance of existing vegetation
 - No changes to soil levels (including topsoil)
- Areas for the storage of materials shall be outside the CEZs. Oil, bitumen, diesel, and cement shall not be stored, mixed or discharged onto the ground within 10m of the trunks of any trees.
- No notice boards, or power or telephone cables, shall be attached to any of the trees.
- No fires shall be lit within RPAs of trees to be retained or within 10m of the canopies of any trees to be retained (whichever is the greater).
- The physical tree protection will not be moved or re-located without the approval of the arboricultural consultant. Once all construction works are completed the arboricultural consultant will be informed of when it is intended to remove the fencing and ground protection.

• Excavations within RPAs

○ Trees that require excavations within RPAs

- Trees that require supervised excavation of the soil within RPAs are shown below at **Table 6**.

Table 6: RPA incursions				
Tree no.	Species	Incursion by	Incursion amount	Mitigation
	N/A			

○ Supervised excavation

- No supervised excavation is required within RPAs of retained trees.

• Above soil surfacing within RPAs

0 Trees that require above soil surfacing within RPAs

- Trees that require above soil surfacing within RPAs are shown below at **Table 7**.

Table 7: Trees that require above soil surfacing within RPAs		
Tree no.	Species	Structure
N/A		

- The section(s) of proposed hard surfacing located within RPAs shall be constructed to the specification given below, in accordance with the recommendations of Section 7.4 of BS 5837 (2012). An illustration of these principles can be found at **Figure 3** below.¹

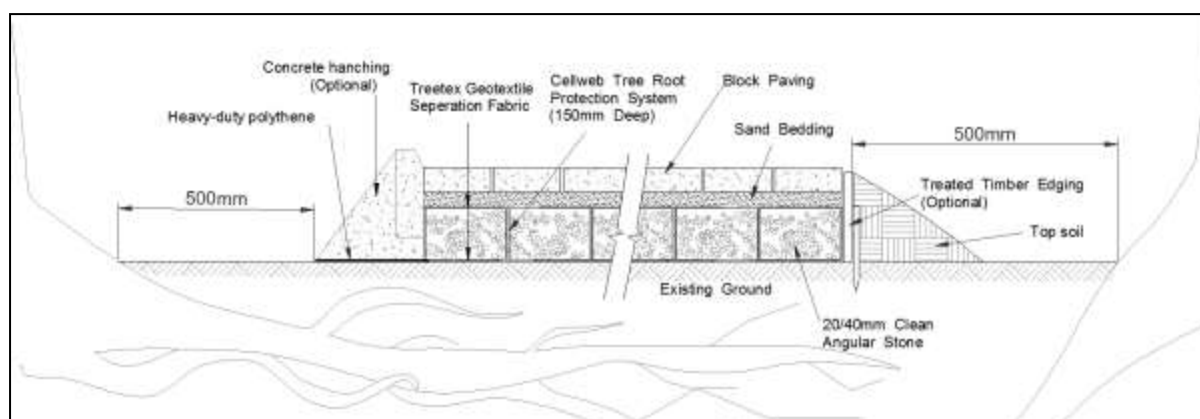


Figure 3: Illustration of a typical above-soil hard surface next to trees.

- The proposed hard surface shall be installed above existing ground levels.
- When preparing the ground within RPAs the following shall be observed:
 - No stripping of turf or topsoil
 - Non-woody vegetation and shrubs shall be cut to ground level and grubbed out using hand held tools
 - the existing soil levels shall not be lowered
 - no digging shall be undertaken
- Construction shall be undertaken in dry weather (and least prone to compaction).
- The proposed hard surfacing shall be constructed in layers (as shown in table 8 below):

Table 8: Specification for above soil surfacing		
Sequence		Specification
1	Geotextile membrane	A permeable geotextile membrane (e.g. 'Treetex T300') shall be laid on the soil. If de-icing salt is to be used on the new surface an impermeable geotextile membrane shall be used instead (directing run-off away from the trunk of the tree).

¹ If you are unsure of this specification please make direct contact with the appointed arboricultural consultant who will be able to give detailed advice.

		The membrane shall be secured in place with pins (or similar) struck into the ground.
2	Edge supports	Edge supports shall be above soil surface - Either directly on top of the geogrid, on a concrete haunching, or - Sleepers, - If concrete haunching is used an impermeable membrane is to be laid beneath. - Soil may be banked up to the edge supports.
3	Cellular confinement system	A cellular confinement system ('geoweb') shall be laid onto the geotextile membrane. - A structural engineer shall specify the type and grade cellular confinement system to account for expected loads. - Typical standard cell widths are 200mm; the following uses are accompanied by minimum cell depths: - Footpath: 75mm cell depth - Parking bay: 100mm cell depth - Driveway: 150mm cell depth - Road: 200mm cell depth - The cellular confinement system shall be filled with an angular aggregate with a particle size of between 20mm and 40mm. - If vehicles are used to tip the aggregate into position they shall not drive onto unprotected RPAs (including unfilled cell web); they may drive onto aggregate filled cell web if the depth of cell is suitable for the weight of vehicle.
4	Second layer of permeable geotextile	A second layer of permeable geotextile membrane shall be laid on top of the geoweb
5	The final wearing course	The final wearing course shall be porous. brick block for parking, porous tarmac for the roadway, Gravel for the drying area

• Fencing, landscaping and reinstatement

0 Fencing, landscaping and reinstatement

- Fencing has been proposed and the procedure as set out below will be followed.
- Digging of holes (for fence posts etc.) shall be done by hand using hand tools only. If roots or clumps of 25mm diameter and above are encountered they shall be retained and protected; the position of the proposed post will be re-located. All roots exposed shall be back-filled with sharp sand.
- Excavated holes are to be filled with a heavy gauge plastic liner (such as a rubble sack). The post is to be placed in the bag and the bag filled with concrete.
- Weather boards are to be fitted and top section of fencing to be constructed or slid in place depending on whether the fence is panel pre-formed or hand made on site.

- All protective barriers must remain in place until the construction activity is finished and there is no realistic risk of damage to the protected soil surfaces.
- Final fencing, soft landscaping and reinstatement shall only be undertaken after all the protective fencing and ground protection has been removed. It is important to note that great care is needed by all the contractors to avoid damage to the trees.
- After the removal of the tree protection and final landscaping works the arboricultural consultant shall make an assessment of the condition of the underlying soil. It may be the case that regardless of the protective measures that soil compaction has occurred in the vicinity of existing trees.
- Potential remedial works may include sub-soil aeration using compressed air, and the addition of other materials, preferably of a bulky, organic nature (but excluding peat), to improve structure. Heavy mechanical cultivation such as ploughing or rotavation should not occur within RPAs.
- Any cultivation operations should be undertaken carefully by hand in order to minimize damage to the tree, particularly the roots. De-compaction measures include forking, spiking, soil augering and tilled radial trenching. Care should be taken during such operations to minimize the risk of further damage to tree roots.
- Soil compaction shall be avoided around existing vegetation, including trees, and in areas where new planting or seeding is proposed: No plant shall enter or be used within RPAs, which specifically includes rotovators.
- There shall be no changes to soil levels within the RPAs of trees unless previously agreed or part of this planning permission.

Appendix 1: Example of tree protection signage



Appendix 2: Tree Protection Plan/Tree Removal Plan

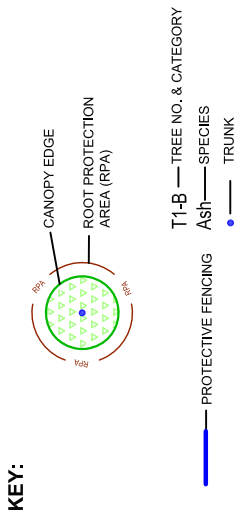
Tree categorisation:
In accordance with the cascade chart in Table 1 of British Standard 5837 (2012) *Trees in relation to design, demolition and construction – Recommendations*

Category U tree ● Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years

Category A tree ● Trees of high quality with an estimated remaining life expectancy of at least 40 years

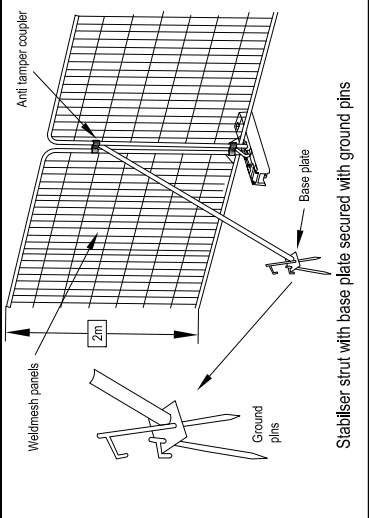
Category B tree ● Trees of moderate quality with an estimated remaining life expectancy of at least 20 years

Category C tree ● Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm



PROTECTIVE FENCING - alternative specification

Protective fencing shall consist of a scaffold framework in accordance with figure 3 of British Standard 5837 (2012); comprising 2m tall welded mesh panels on rubber or concrete feet. Onto this, weldmesh panels shall be securely fixed with wire or scaffold clamps joined together using a minimum of two anti-lamper couplers, installed so that they can only be removed from inside the fence. The distance between the fence couplers shall be at least 1m and shall be uniform throughout the fence. The panels shall be supported on the inner side by stabiliser struts, attached to a base plate secured with ground pins.



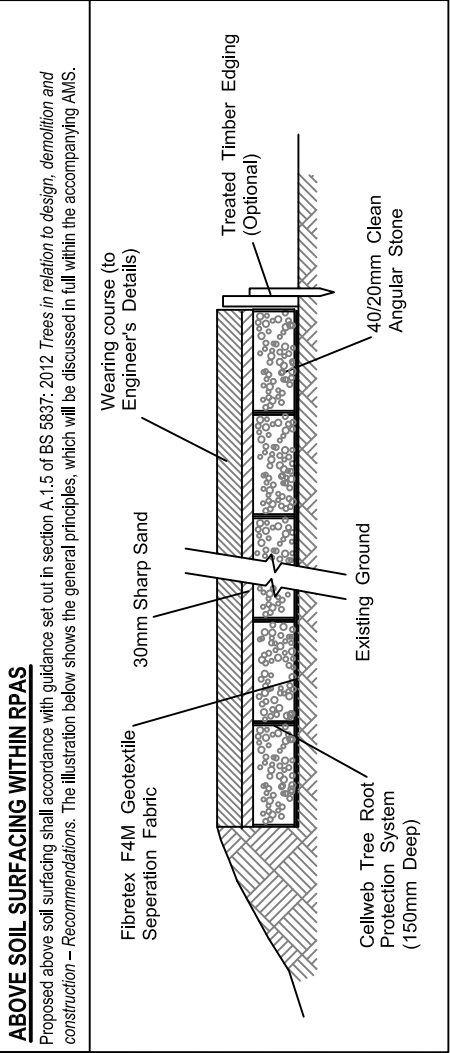
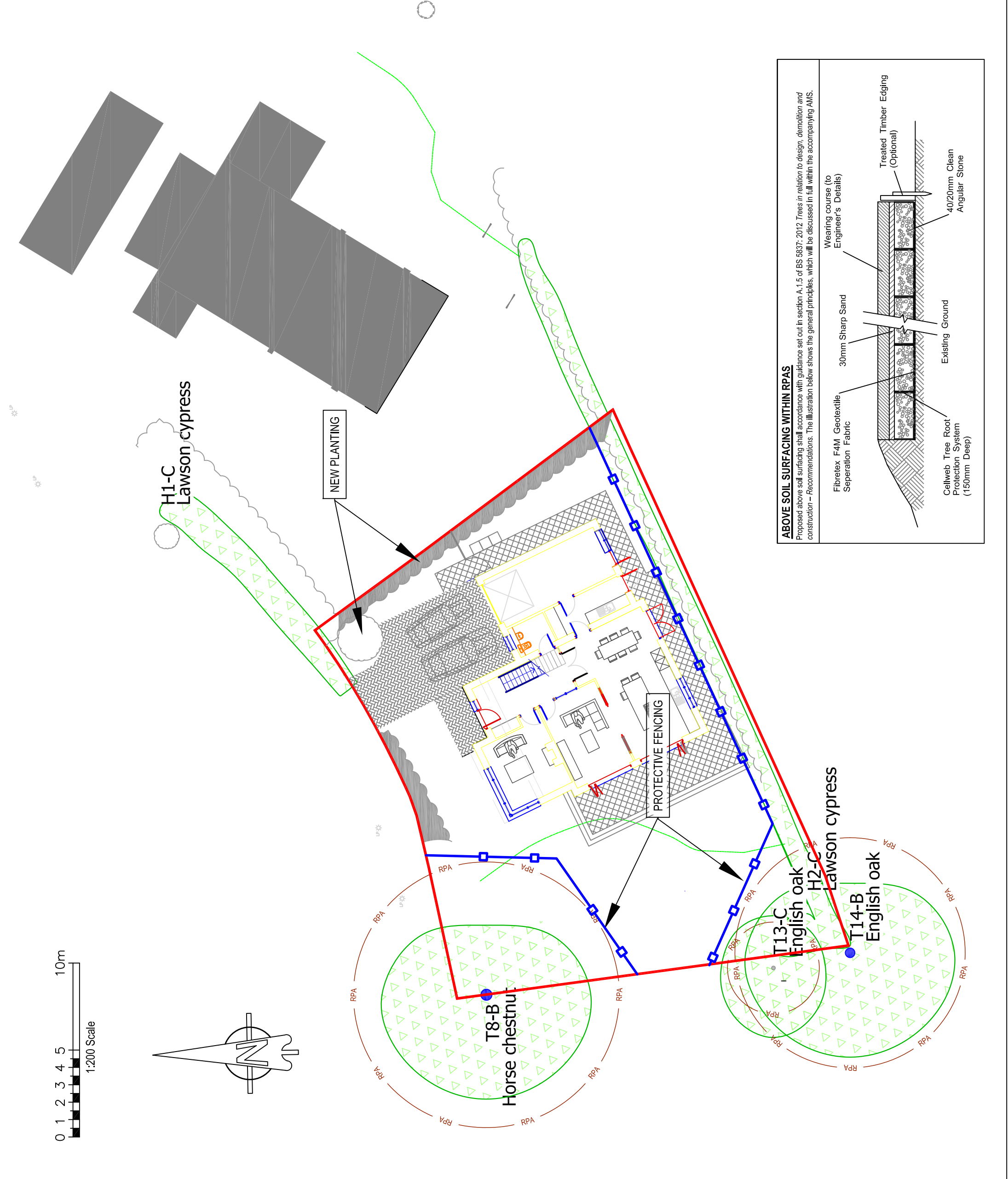
EXCAVATION WITHIN RPAS

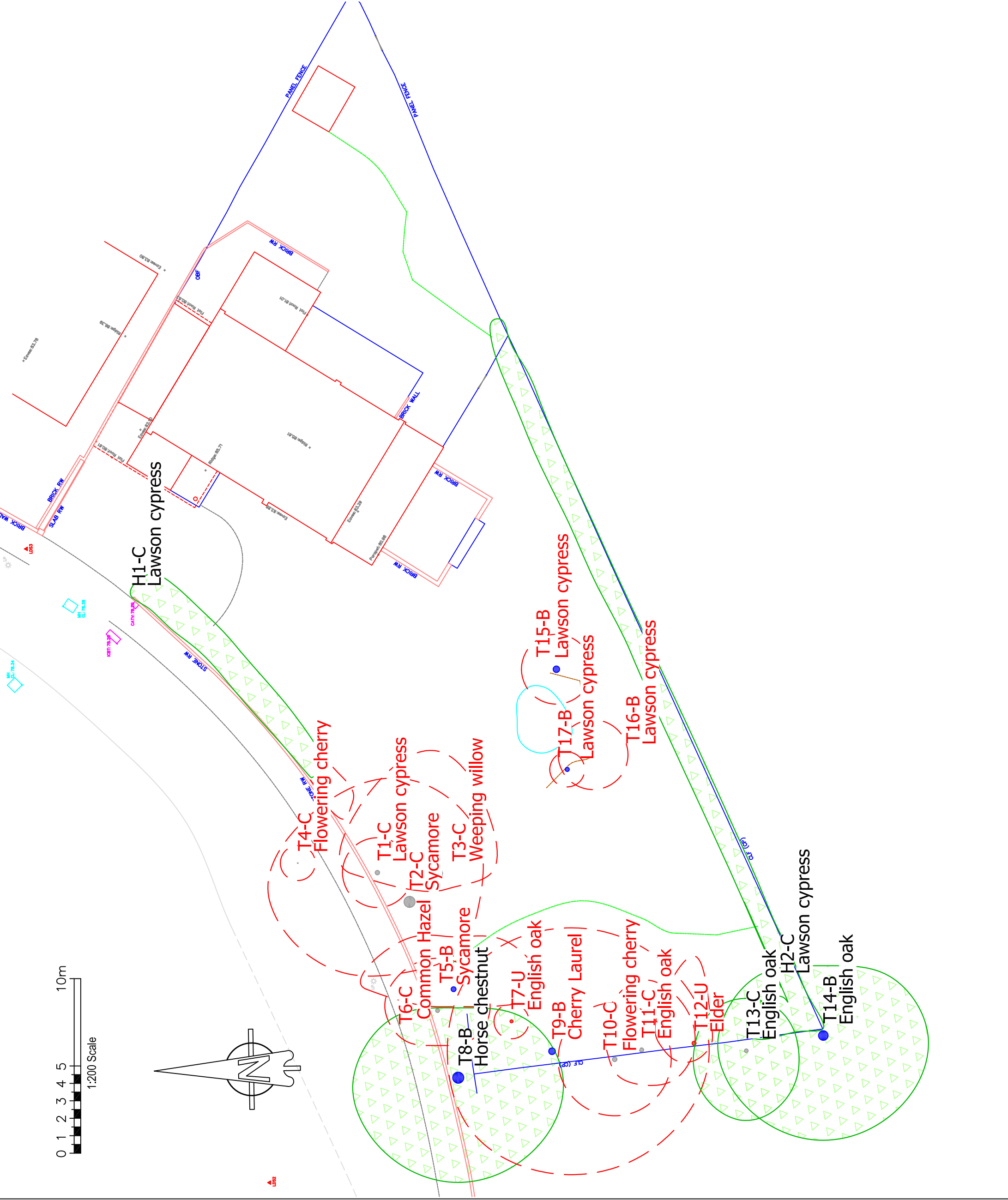
For the first 600mm of soil, excavation within root protection areas (RPAs) shall be carried out carefully using hand held tools, under direct supervision of the arboricultural consultant.

Roots or clumps of roots smaller than 25mm diameter; shall be pruned back, making a clean cut with a suitable sharp tool (e.g. bypass secateurs or handsaw). **Roots occurring in clumps or of 25mm diameter and over;** shall only be severed by the arboricultural consultant if it is considered that this action will not lead to significant detriment to the trees' health or safety.

Roots, whilst exposed, shall immediately be wrapped or covered by hessian to prevent desiccation and to protect them from rapid temperature changes. Any wrapping shall be removed prior to backfilling, which will take place as soon as possible. Prior to backfilling, retained roots shall be surrounded with topsoil or un-compacted sharp sand (builders' sand will not be used because its high salt content is toxic to tree roots), or other loose inert granular fill, before soil or other suitable material is replaced. This material shall be free of contaminants and other foreign objects potentially injurious to tree roots.

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Email:	jaabconsulting@yahoo.co.uk		
Client:	Snowstorm Ltd		
Site Address:	25 Tredegr Road, Caversham, Reading Berkshire. RG4 8QE		
Title:	Tree Protection Plan		
Drawing Number:	TPP Rev- 01		
Based on:	OS plan		
Date:	12.04.19	Drawn by: JA	Paper Size: A4





Tree categorisation:
In accordance with the cascade chart in Table 1 of British Standard 5837 (2012) *Trees in relation to design, demolition and construction — Recommendations*

Category U tree ● Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years

Category A tree ● Trees of high quality with an estimated remaining life expectancy of at least 40 years

Category B tree ● Trees of moderate quality with an estimated remaining life expectancy of at least 20 years

Category C tree ● Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm

KEY:

CANOPY EDGE
ROOT PROTECTION AREA (RPA)

TREE TO BE REMOVED

PROTECTIVE FENCING

T1-B — TREE NO. & CATEGORY

Ash — SPECIES

● — TRUNK

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Client:	Snowstorm Ltd
Site Address:	25 Tredegr Road, Caversham, Reading Berkshire. RG4 8QE
Title:	Tree Removals Plan
Drawing Number:	TRP 01
Based on:	OS plan
Date:	28.01.18
Drawn by:	JA
Paper Size:	A4