

Green Park Bus Stop Area 18

Feedback on Condition 4 from the Natural Environment Officer at RBC (August 2022)

Comment	Response
With reference to the Softworks plan, this proposes some shrub planting along the rear of the area in question and the planting of one Cherry tree. The planting of one tree appears a little random without explanation – looking at Google St View, it may be that it is a replacement for a Cherry in poor condition? Clarity is required. Unless there is a specific need for a Cherry, the species should be reconsidered as Prunus (as a genus) has been identified though our Tree Strategy are an over-represented genus in the Borough, so we are currently discouraging its inclusion in landscape schemes. Also, as a surface rooting genus, it may not be the most appropriate for planting on a bund.	The proposed Prunus tree is a replacement for a Prunus tree in poor condition/ dead Prunus tree. The new tree is proposed to be planted in a similar location as the tree to be removed. Tree planting is site specific. The proposed Prunus tree fits in with the character of the street, despite of being identified in the Tree Strategy as an over represented genus in the Borough. The species of the existing trees nearby such as oak (Quercus), hornbeam (Carpinus), are of large ultimate tree size, which need sufficient space for the tree growth. Due to a limited space, Prunus is a more suitable tree species to be planted.
The tree is specified as a 'extra heavy standard', however this covers a range of sizes so clarification is required – girth and height should be stated.	Noted. Tree girth and height has been stated in drawing 91100-PLA-PUB-XX-DR-LS-00200 "Softworks Plan" accordingly.
With reference to the Landscape Specification document, I have the following comments on this standard document, most of which have been stated on multiple occasions, including on other GP applications:	Noted.
- 155A No Dig Construction (1) refers to areas of no-dig construction – where are these? They do not appear to be noted on plans. The 'existing trees to be retained' on drawings are very vague.	Noted. The area of no-dig construction is shown on drawing 91100-PLA-PUB-XX-DR-LS-00001 "General Arrangement Plan". The area with hatch pattern of "S3 resin bound gravel" is new build up to match the proposed resin bound gravel (S2) with no dig construction. The existing trees shown in drawings are the best information obtained. The existing trees to be retained in the drawing are revised to be clearer and match the key.
- 164 Tree roots 1.1 refers to RPAs, as shown on PLACE drawings – we do not have these drawings. As far as I'm aware, RPAs were never shown on planning drawings, hence the concern raised.	Noted. There is no RPAs shown on PLACE drawings. The size of tree root protected area is branch spread of the tree. The specification of 164 Tree Roots 1.1 has been revised accordingly.
- Q31 External Planting; 130 Mechanical tools states: 'Works within Root	Noted. The specification of 130 Mechanical tools has been revised to "Works within canopy

Protection Areas should adhere to 'No Dig Construction' methods'. It is unclear what this means as planting will require excavation. It would seem more applicable to refer to careful hand digging for planting within RPAs.	spread and existing trees should adhere to 'No Dig Construction' methods, careful hand digging is required.
- Q31 External Planting; 145 Watering states: 3. Frequency: As necessary to ensure establishment and continued thriving of planting. – this is not specific enough. Regular watering for the first 3 growing seasons is required; for the tree it will require approx. 20-80 litres per week, depending on the size of tree proposed.	The specifications stated are sufficient for allowing full establishment of plants. The range between approx..20 to 80 litre is large. The original clause text ensures establishment of trees, adding this detail may not be sufficient if the summer is in drought and conversely over watering (wastage) if a wet summer. This could degrade the plant. Text retained.
- Q31 external Planting; 260 Plant/ Tree substitution (2) – this should state that approval from the LPA is required.	Noted. It has been added accordingly.
- Q31 External Planting; 720 Failures of planting 1.1 – there should be no exclusions; replacements will be required whatever the reason for failure.	Noted. Plants would be replaced but this is a contractual document so the plants would be replaced at the cost of the client (or insurance claim) rather than the contractor.
- Q31 External Planting; 750 Planting maintenance generally 7 – watering comments as above.	See watering responses as above.
- Q31 External Planting; 750 Planting maintenance generally 6 – this should include reference to the removal of tree ties/stake after 3 years (normally) if the tree is established.	Noted. This has been added accordingly.
- Q35 Landscape Maintenance 155 Watering 5 - comments as above. Also, this specifies (in part 1) the use of 'potable' water, i.e. drinking water, for landscape maintenance. In view of climate change and water shortages, alternatives should be identified.	The justification for proposed 'portable' water is as follows. Water other than 'portable' water is not necessarily clean, which may lead to a health and safety issue for contractor.
- Q35 Landscape Maintenance; 510 Tree stakes and ties 4 - this should include reference to the removal of tree ties/stake after 3 years (normally) if the tree is established.	Noted. This has been added accordingly.
- Q35 Landscape Maintenance; 545 Pruning of excessive overhang – this states: 2. Operations: Remove growth encroaching onto grassed areas,	Noted. This has been revised accordingly.

paths, roads, signs, sightlines and road lighting luminaires. What is meant by 'excessive overhang? In this case, tree branches will overhang paths and grass areas and shouldn't be pruned back so that they don't. It would seem more appropriate to state that branches will be pruned / removed to ensure clearance of 2.75m above paths and 5.5m above the road (statutory clearance heights).	
- Q35 Landscape Maintenance; 555 Pruning trees and shrubs 1 – this should also refer to BS3998:2010 as the more up-to-date BS on tree pruning.	Noted. This has been revised accordingly.
- Q35 Landscape Maintenance; 830 Cleaning out and deadwooding includes the specification to remove 1.2. Fungal growths and fruiting bodies. This should NOT take place. This should be left for an arb professional to identify to determine necessary action.	Noted. This has been removed accordingly.
With reference to the Landscape Management and Maintenance Plan, this is a general document which doesn't change any of the comments above. Some of the specifications do not appear consistent with the details in the Landscape Specification document, e.g. the watering. The two documents should be consistent with each other.	Noted. The documents of the Landscape Management and Maintenance Plan and Landscape Specification are now consistent with each other.
In relation to condition 3, whilst this is not a pre-commencement condition, it would be helpful to have confirmation that the applicant will comply with this. 2.6 of the Landscape Management and Maintenance Plan refers to protection of trees, but no details are given, e.g. on a plan	Noted.