

Crown Plaza - Reading

Response to comments received from Natural Environment

Root barrier locations - these are within RPAs of retained trees in several locations. Digging to install a 2000mm barrier within an RPA is not acceptable. Barrier should be outside RPAs of existing trees unless it can be demonstrated that no roots will be affected. I'm not clear why the root barrier on the northern side of the car park (which includes one existing tree's RPA) is as long as proposed.

The specification of the requested Root Barrier was achieved after discussion with the Green Blue Urban technical department- although their product is called the Green Blue Urban Re Root 2000 Deep Application Root Barrier it comes in various depths and we specified 600mm depth NOT 2000mm this was on the submitted drawing we have not added the manufactures code to avoid confusion.

Being 600mm depth we and Blue Green Urban believe it can safely used behind new kerb lines in the RPAs of existing trees but have shortened the root barrier proposed to the Northern car park as requested.

Lighting locations on Lighting Layout drawing Rev R3 are noted and are generally acceptable, albeit a greater distance between the lighting column and the western tree of these in the southern car park would be prudent. N.B. the revised location of the eastern lighting column in that same central/south parking area has not changed in the 'Redefine Hotel - Reading R2; Installation' document (luminaire info)

Southern car park lighting and root cells conflict - I note confirmation that cable can be run through the root cells, which I was already aware of as a possibility but the central lighting column will be within this root cell zone so it's base needs to be allowed for. I assume this will be installed and root cells installed around it?

Yes.

With reference to the Arboricultural Method Statement dated 2019, unfortunately this is not acceptable:

P4 has a random drawing of a cellular confinement system when the surrounding text does not relate to this. The title of this drawing can't be seen as the drawing is over it.

Site specific drawing prepared by Geosynthetics attached to AMS

P5 refers to shrub planting only requiring a 200mm depth of soil. This would not be in accordance with BS 3882: 2015 (Specifications for Topsoil) which specifies 300mm subsoil + 300mm topsoil (total 600mm)

This depth is based on our experience of the minimum depth of soil required but we have amended it to 300mm

We would look to keep excavation within the RPA to a minimum and soil would not recommend the excavation of 300mm of subsoil unless investigation showed it to be necessary

P6 - this refers to the Tree Protection Plan as showing 'draft' positions of tree protective barriers?

Amended

P6 - this refers to the barrier specification 'close to the house development'?

Amended

There is no information on the specification of the permeable surfaces and construction within RPAs in the areas shown on SY19-185-AIA-TPP-19-04

Block paving detail supplied by Studio Anyo attached to AMS – block thickness to be 60mm

Arb supervision - a more specific timetable for arb supervision is required along with a statement that a written and photographic record of each visit will be sent to the LPA within 5 working days.

Statement added – more details of timetable to be forwarded to LPA after appointment of main contractor

