

Site Specific (Arboricultural) Method Statement

Southcote Primary School, Silchester Rd, Reading, RG30 3EJ

Galliford Try Construction (UK) Limited

Planning Application No. 141380/REG3



Address	Southcote Primary School, Silchester Rd, Reading, RG30 3EJ		
Client	Galliford Try Construction (UK) Limited	Client Ref	
Our Ref	D0812141457	Consultant	Brian Higginson Dip.Arb (RFS) M.Arbor.A
Report Date	15 December 2014	Quality Checked	Gina Anderson BA (Hons)
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Environmental Services

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1.0 Introduction

- 1.1 Environmental Services have been appointed by Galliford Try Construction (UK) Limited to provide advice on the arboricultural issues relating to the approved development at the above site.
- 1.2 A Pre-Development Tree Condition Survey (see Appendix 1), was undertaken by S J Stephens Associates Ltd on 23rd October 2013. This survey assessed the condition of the tree resource, categorised the trees and provided the Root Protection Area (RPA) information according to the B5837:2012 'Trees in relation to design, demolition and construction – Recommendations'. The survey informed the production of an Arboricultural Impact Assessment which was submitted in support of the approved planning approval.
- 1.3 Following planning approval we have received details of the construction drawings in relation to services location, foundation design, hard surfacing, soft landscaping, demolition and construction site set up from the development contractor construction method statement (CMS).

2.0 Scope of Report

CLIENT BRIEF:	To discharge the primary tree protection conditions of planning consent once full consent is granted (subject to a Section 106 agreement). The Planning Committee report from a meeting held 12 th November 2014 recommended a planning condition No.12 : An arboricultural method statement to be produced pre-commencement. The report will provide detailed tree protection methods for the most effective retention and protection of all the approved trees to be retained.
SITE:	Southcote Primary School, Silchester Rd, Reading, RG30 3EJ
MT Ref:	D0812141457
INSTRUCTION DATE:	5 th December 2014
APPLICATION NO:	141380/REG3
APPROVAL PROPOSAL:	Two new build teaching block extensions, extension to front of school plus associated external works including new staff car park and pedestrian accesses from Shepley Drive and Silchester Road.
APPROVED CONDITIONS:	No.12 : An arboricultural method statement (pre-commencement)

3.0 Executive Summary

- 3.1 The site is currently an established primary school with landscaped grounds and amenity/sports surfaces.
- 3.2 The site received a recommendation to grant full planning approval on 12th November 2014
- 3.3 The Tree Protection conditions will include:
- To undertake a Pre-commencement meeting with the tree officer / tool box talk with the site contractor / groundworkers / site manager.
 - To 'Sign-Off' installed tree protection fencing / temporary ground protection / tree trunk boxing.
 - To supervise the installation of new services excavations within the RPA of retained tree / 's <...>
 - To supervise the installation of new hard landscaping / footpaths / roads / parking within the RPA of retained tree's T10, T15, T16, T27 & T36.
- 3.4 This SSMS is for the benefit of the building contractor on site and the Local Planning Authority. On-site Specific Risk Assessments are the responsibility of the building contractor and should be undertaken on the day works are to be undertaken. Hazards include:
1. *Close proximity to adjacent existing residential properties, public footpaths & highways*
 2. *Demolition of the existing structures and hard surfaces*
 3. *Likely excavations for foundations & services requiring assessment under CDM regulations*
 4. *Close proximity to overhead power cables / utility lines*
 5. *Close proximity to watercourses or flowing ditches*
- 3.5 A summary of the affected trees is detailed in the table below:

Impact	Reason	A	B	C	U
Trees to be removed	To facilitate the development or due to their condition (U cat)	N/A	N/A	G11, G14, T33, T34, T38, T39, T40, T41	T29, T37
Trees with RPA encroachment	To facilitate construction	T10, T15, T16, T27, T32, T36	N/A	N/A	N/A
Retained Trees to be pruned	To address identified defects/ facilitate construction	N/A	N/A	N/A	N/A

4.0 Statutory Protection

- 4.1 Our detailed check with the Local Planning Authority has confirmed that no trees are subject to a Tree Preservation Order, and the site does not fall within a Conservation Area.

5.0 The Arboricultural Protection Methods and Specifications

5.1 Tree Protection: Details of fencing location and specification

SCOPE OF WORKS	SEQUENCING OF WORKS
Tree Protection Plan	1. Includes details and location of the tree protection fencing of the Root Protection Areas (RPA) to define the Construction Exclusion Zones (CEZ). Note that several trees (T8, T9, T17-T22) on the attached Tree Protection Plan are not protected by fencing as they are considered to be outside the zone of development and unaffected by the proposals. 2. To indicate areas of 'no/hand-dig' close to or within the RPA for service trench excavations / hard surfacing / refuse bins / cycle stores etc. 3. To show the location of temporary ground protection where required 4. Installed protective fencing can be re-enforced by temporary site buildings for offices and welfare units where practicable. 5. All tree protection must be in place prior to any site activities. It is recommended that this fencing is installed at the time site hoarding is erected. 6. To be effective Tree Protection must remain in place for the duration of the development. 7. Where ground protection is proposed (temporary surfaces etc.) and to avoid inadvertent vehicle tracking over the identified areas this should be installed prior to any site activities. 8. The warning signs (as detailed within this report) should be fixed at 6m intervals to raise awareness of the fencing and its desired function.

5.2 Tree Protection: Tree Protective Fencing Specification

BS 5837:2012

BRITISH STANDARD

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 should be mounted on a block tray (Figure 3b).

NOTE 1 Examples of configurations for steel mesh perimeter fencing systems are given in BS 1722-18.

NOTE 2 It might be feasible on some sites to use temporary site office buildings as components of the tree protection barriers, provided these can be installed and removed without damaging the retained trees or their rooting environment.

6.2.2.4 All-weather notices should be attached to the barrier with words such as: "CONSTRUCTION EXCLUSION ZONE – NO ACCESS".

Figure 2 Default specification for protective barrier

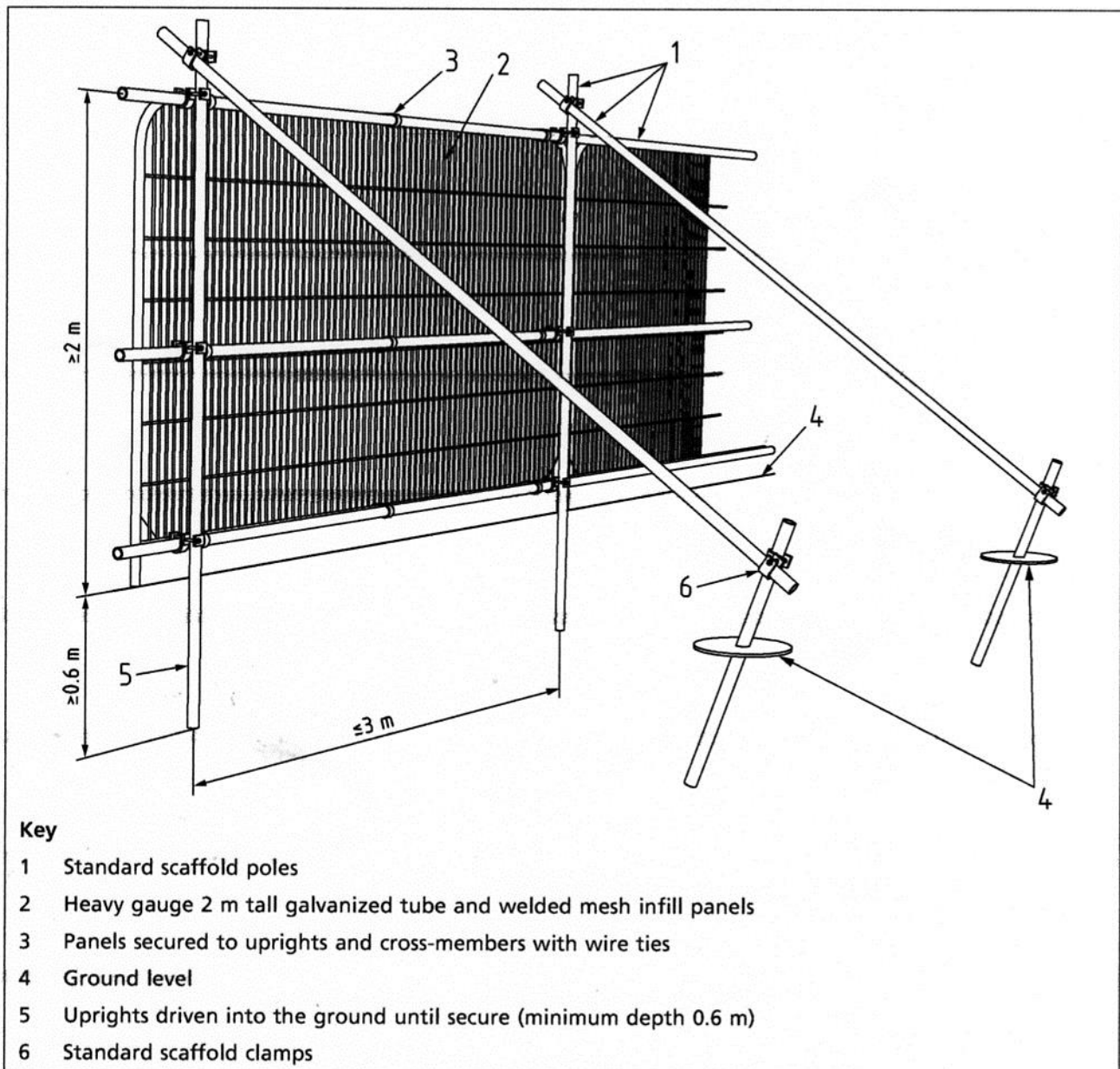
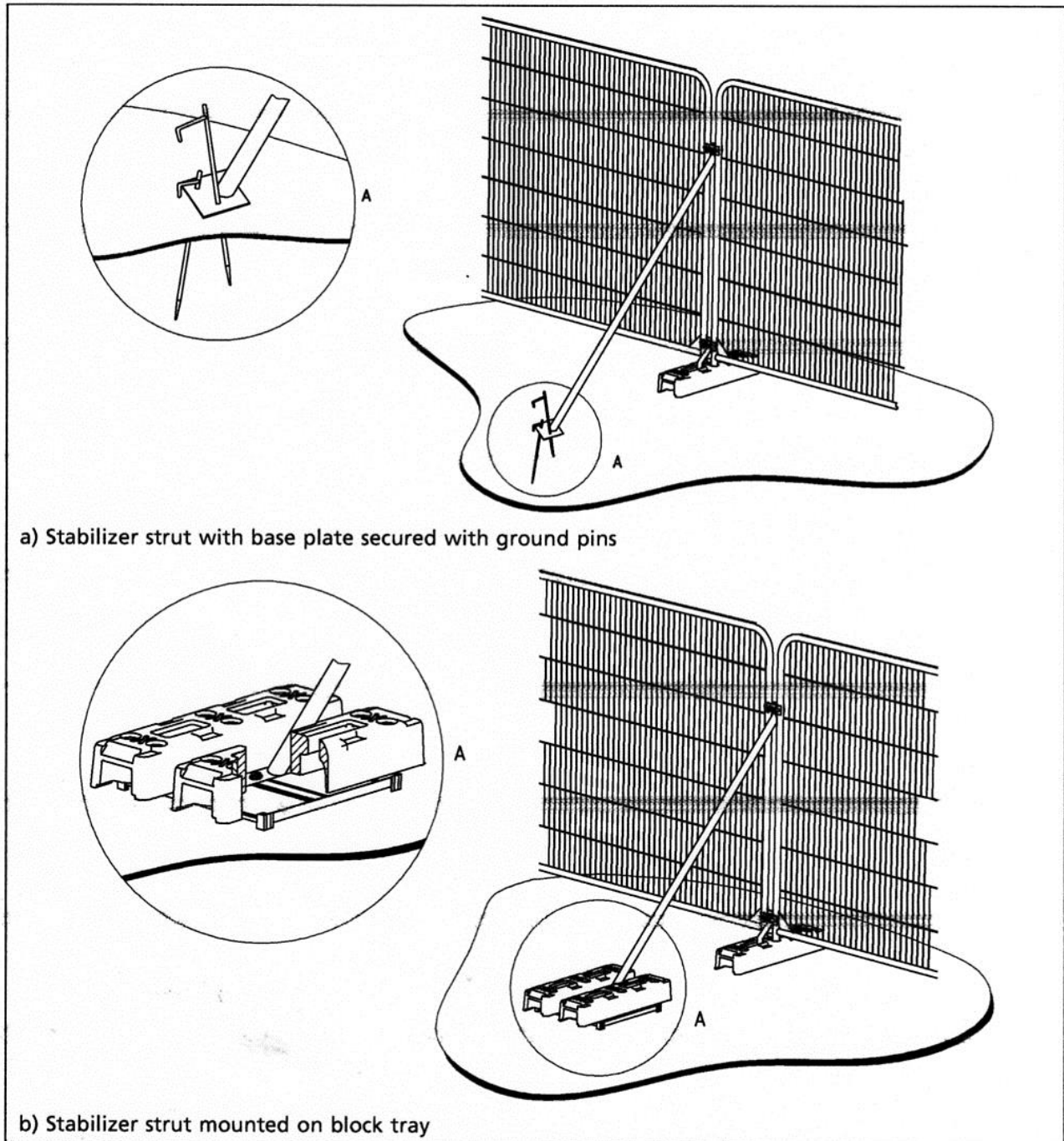


Figure 3 Examples of above-ground stabilizing systems



6.2.3 Ground protection during demolition and construction

6.2.3.1 Where construction working space or temporary construction access is justified within the RPA, this should be facilitated by a set-back in the alignment of the tree protection barrier. In such areas, suitable existing hard surfacing that is not proposed for re-use as part of the finished design should be retained to act as temporary ground protection during construction, rather than being removed during demolition. The suitability of such surfacing for this purpose should be evaluated by the project arboriculturist and an engineer as appropriate.

5.3 Tree Protection: Retained Tree Warning Sign



**TREE PROTECTION AREA
KEEP OUT**

(TOWN & COUNTRY PLANNING ACT 1990)

**THE VEGETATION PROTECTED BY THIS FENCE IS
PROTECTED BY PLANNING CONDITIONS AND/OR IS THE
SUBJECT OF A TREE PRESERVATION ORDER.**

IF YOU REQUIRE ACCESS INTO THIS AREA PLEASE CONTACT

planning@innovation-environmental.co.uk

T: 0330 380 1036

5.4 Site inspection, Monitoring and Supervision	
SCOPE OF WORKS	SEQUENCING OF WORKS
Site Inspections and Supervision	1 Arrange details of communication between the inspecting arboriculturist, and client / client appointed groundworker, demolition contractor etc.
	2 Details, instructions and authority for inspections should be provided and retained on site at all times.
	3 Relevant parties will be advised of any changes in personnel or contractor during the development process.
	4 To ensure that the construction process is undertaken with minimal disturbance to the retained tree stock, we recommend that the experienced Arboricultural consultant from Environmental Services is appointed to undertake regular inspections of the site according to a site inspection / supervision schedule below.
	5 A mix of scheduled and unannounced site visits are appropriate and will serve to identify any damage to the Tree Protection Fencing, poor working practices, potential problems and points of conflict between the construction process and the health of the trees. These reports will include recommendations for remedial action.
	6 During the site visits any changes to the proposed works will be discussed, their impact assessed and recommendations for best practice will be outlined. After each of these visits a copy of the report should be sent to the Site Manager, Local Authority Tree Officer and Client. The remedial action undertaken will be recorded on the next visit.
	7 It is essential, to the successful implementation of the principals set out in the approved documentation, that effective inspection and supervision are implemented from the outset as detailed in all the previously submitted and approved tree reports and plans.
	8 Any damage or incidents regarding the retained trees should be reported to the consultant arboriculturist at Environmental Services on 0330 380 1036. Any incidents requiring a planning variation will only be completed after prior approval and consultation with the LPA.

5.5 Updated Site Inspection / Supervision Schedule

Construction Constraint Description	Site Supervision required	Visit Sequence	Date / Visit stage	Status
Tree works operations	No	N/A	Prior to construction	
Pre-commencement meeting between relevant parties informing Council of development start date.	Yes	Visit 2	Prior to site clearance	
Establishment & Protection of Root Protection Areas (RPA) within Construction Exclusion Zones (CEZ) for retained trees by Installation of secured and signed tree protection fencing	Yes	Visit 1	Prior to site clearance	
Changes in soil levels in close proximity to retained trees	No	N/A	During site clearance phase	
Protection and prevention of damage to retained tree canopies during construction	Yes	Visit 1	During construction phase	
Excavations for strip or pile foundations within or close to the RPA of retained trees	No	N/A	During construction phase	
Excavation of services trenches in close proximity to or within the RPA of retained trees	Yes	Visit 2	During construction phase	
Installation of 'No-Dig' surfacing for roads, drives, footpaths / cycleways close to or within retained tree RPA's	Yes	Visit 3	During construction phase	
Generic construction site constraints: 1 Site office / Welfare unit location 2 Temporary toilets 3 Siting of bonfires 4 Location of contaminant storage and washout areas 5 Location of stripped topsoil 6 Location for Mortar Silo 7 Location for waste storage / skips	Yes	Visit 1	During construction phase	
Site 'sign off', removal of protection fencing, remedial recommendations that may be required and inspection of replacement tree planting	Yes	Visit 8	Post construction	

5.6 Temporary Ground Protection Method and Specification

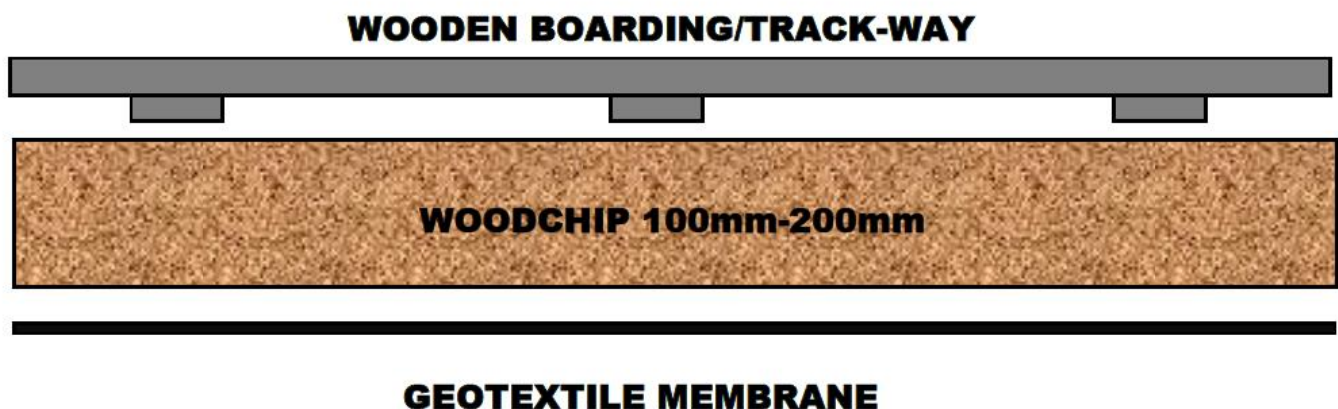
BS5837 recognizes that incursions in to the construction inclusion zones will be required at times during some developments.

The objective is to minimize soil compaction

Example 1 - *for pedestrian movements only, a single thickness of scaffold boards places 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.) 100mm depth of woodchip), laid on to a geotextile membrane.*

Example 2 - *For pedestrian-operated plant up to a gross weight of 2 t, proprietary inter-linked ground protection boards placed on top of a compression-resistant layer (e.g. 150mm depth of woodchip), laid onto a geotextile membrane;*

Example 3 - *For wheeled or tracked construction traffic exceeding 2 t gross weight, an alternative system (e.g. proprietary systems or pre-cast reinforced concrete slabs) to an engineering specification designed in conjunction with arboricultural advice, to accommodate the likely loading to which it will be subjected.*



5.7 Temporary Ground Protection: Using 'Ground Guards'

The Ground Guards temporary road system can be used on construction sites to protect virgin ground from erosion and damage by construction vehicles. Ground-Guards are usually installed as a construction 'haul' roadway consisting of a parallel track of 2.4m x 1.2m panels with a 1.2m space in between. Where a temporary 'haul' roadway must pass near to trees, the following extra precautions must be taken in order to spread the loading applied to the track way.

1. Edge rails of 200 x 50mm sawn timber or un-treated sleepers should be installed where the track way will pass over exposed retained tree RPA's. These should be installed on either side of the track way using either 50x50x500mm timber stakes of 500mm steel pins at 1.5m spacings.
2. A layer of geotextile membrane should then be laid over the area of ground to have the track way installed upon it.
3. A base layer of Ground Guards should be laid over the top of the geotextile membrane at least three boards wide between the installed timber edging.
4. A minimum layer of at least 150mm deep coarse, preferably green wood chippings should be laid as a compressible layer over the top of the Ground Guards.
5. The twin surface Ground Guard track way can then be laid over the top of the wood chippings



5.8 Demolition of existing buildings within or close to the RPA of retained trees

SCOPE OF WORKS	SEQUENCING OF WORKS
Demolition / partial demolition of the existing buildings	Demolition will be required to dismantle some / all of the existing buildings. Some of these works could be within or close to the RPA of the retained trees. POTENTIAL CONFLICT • The mode of demolition (whether, using machinery or undertaken by hand) can compact the soil leading to the root asphyxiation and subsequent decline in health of the trees. • Machinery and building parts causing direct damage to tree crowns. • Excessive dust coating tree leaves, impeding photosynthesis. SEQUENCE OF WORKS 1. That a pre commencement meeting is held with the building contractor and the Environmental Services arboricultural consultant to discuss the tree related constraints and protection methods as described in this SSMS. 2. To ensure that the tree protection fencing is completed and installed in accordance with this SSMS specification and as located on the tree protection plan. 3. To ensure temporary ground protection is installed on that part of the RPA exposed outside of the protective fencing to the suggested specification as detailed in this report. 4. To start demolishing the building by working 'top down, pulling back' into the site away from the retained trees. 5. This process will generate dust. If no rain is forecast for 72 hours and the trees are in leaf, hose down the lower canopies of trees with water where practicable. If, despite the best endeavours, a retained tree crown is damaged by machinery contact the Arboricultural Consultant, from Environmental Services, on 0330 380 1036, for remedial treeworks recommendations.

5.9 Removal of existing hard surfacing within or close to the RPA of retained trees

SCOPE OF WORKS	SEQUENCING OF WORKS
Removal of existing hard surfaces within RPA of retained trees.	Introduction: The area concerned is the existing tarmacadam playground within the Root Protection Area of T15 which is to be removed and grassed over. Ideally this process should be undertaken, to the sub-base layer, with a temporary top surface, if required, as the existing surface serves as useful ground protection during the construction of the new building. The process should be: 1. Remove the hard surfacing with a mechanical hand held tool, working in small sections making the shallowest possible excavations. 2. Remove arisings away from the tree area immediately. 3. There may be shallow adventitious / feeding roots immediately below the surface of the tarmac / hard surfacing therefore great care should be taken. 4. Cover the area with a shallow layer of sharp sand / damp hessian sacking immediately to prevent desiccation of surface roots. 5. If any roots over 25mm are accidentally scuffed by machinery, the advice of the Environmental Services arboricultural consultant, should be sought. It is likely such small roots can be cleanly cut with a sharp hand saw or secateurs. 6. The depth of the sub base below the existing surfacing is unlikely to be known at this stage. It may be that once the top surface is removed the depth of existing sub-base will be sufficient for the loading to be applied to it with the new surface finish ie. new tarmac or block paver. (The structural engineer will need to make this assessment) In this instance a cellular confinement sub-base will not need to be laid. 7. New kerbing will also need to be laid with care, if within retained tree RPA, with excavations undertaken by hand, any roots cleanly cut, as before and thickgrade plastic sheeting laid underneath the kerbing / concrete to ensure no exposed roots are scorched by contact with concrete or cement.

5.10 Removal of soft landscaping within or close to the RPA of retained trees

SCOPE OF WORKS	SEQUENCING OF WORKS
Removal of existing soft landscaping / weeds & vegetation from within retained tree RPA	The area concerned is the around the new bin store/cycle shed and the proposed new car-park within and adjacent to retained tree RPA's. The existing surfacing will require to be lifted and re-landscaped. This will require that it will need to be lifted by hand with the majority of the new soft landscaping works also undertaken by hand. The process should be: 1. Remove the soft landscaping vegetation with hand held tools, working in small sections making the shallowest possible excavations. 2. Remove arisings away from within the tree RPA area immediately. 3. There may be shallow adventitious / feeding roots immediately below the surface of soft landscape surfacing, therefore great care should be taken. 4. Cover the area with a temporary covering of damp hessian sacking immediately to prevent desiccation of surface roots. (As required if the ambient weather conditions are not damp / wet). 5. If any roots over 25mm are accidentally scuffed by the soft landscaping works, the advice of the Environmental Services arboricultural consultant. It is likely such small roots can be cleanly cut with a sharp hand saw or secateurs [in accordance with 7.2.3 of BS5837:2012]. 6. It is likely that some spraying of perennial weeds will be needed either prior to vegetation removal or after. This should be undertaken carefully so that tree branches / leaves are not sprayed. <i>Glyphosate</i> is the most likely choice of herbicide as it becomes inert on contact with the soil. 7. New topsoil may be required to replace that which is likely to be removed during removal of existing surface vegetation and to make up appropriate ground levels. The current ground levels, particularly around retained tree trunks, should not be raised by more than 100mm as this can lead to root and cambium necrosis if for an extended period of time. The topsoil should be clean and screened and comply with BS3882:2007. 8. Any exposed soil surfaces remaining after landscaping in shrub borders etc. Should be mulched to a minimum depth of 200mm using bark certified to BS EN 4790:1987 standard.

5.11 Installation of 'No-dig' special surfacing within or close to the RPA of retained trees

Introduction

The InfraWeb Tree Root Protection System is a combination of a 3 dimensional cellular confinement system, separation and filter geotextiles and a specific grade of granular material. This document should be read in conjunction with the appropriate section drawing for the specified system, to ensure the correct installation is achieved.

No Dig System.

The InfraWeb is a no dig Tree Root Protection System, however, some preparation of the existing formation may be required prior to installation.

System Components

- **InfraWeb 3 Dimensional Cellular Confinement System**
- **Permatex 300 Separation Geotextile**
- **Permatex 200 Separation Geotextile (depending on surface finish)**
- **InfraWeb Staking Pins**
- **InfraWeb Stapler and Staples**
- **4/20mm Clean angular stone to Bs EN 13242 and 12620.**
- **Surfacing Materials.**

Ground Preparation.

- Remove surface vegetation by hand or with suitable herbicide.
- Fill any hollows in the exposed ground with sharp sand or 4/20mm clean angular stone.
- Place Permatex 300 Geotextile over the area to be protected ensuring laps are a minimum of 300mm

InfraWeb Cellular Confinement System.

- Place the collapsed panel on the geotextile and pin through 3 cells across the 2.42m orientation using InfraWeb staking pins. (See diagram in appendix 1)
- Expand the panel to its full length of 8.7m and pin at across the opposite panel end using InfraWeb staking pins.
- Pin along the length of the panel with 2 pins on each side using InfraWeb staking pins.
- Staple any adjacent panels together using the Infraweb stapler and staples. (stapling detail enclosed in appendix 1)
- The InfraWeb panels can be cut to shape if required with a heavy duty Stanley Knife

Filling The InfraWeb.

The correct specification of the granular infill is vital to the long term performance of the system. Use only 4/20mm clean angular stone to Bs EN 13242 and 12620

- Fill the pockets of the InfraWeb with a 4/20mm clean angular stone.
- Allow for any settlement of the stone in the cells and top up if necessary.
- Slightly surcharge the Infraweb with 4/20mm clean angular stone if the area is to be trafficked immediately.

Surfacing Details.

The Infraweb TRP system can be surfaced with the materials listed below. Porous systems will be of greater benefit for the trees, however it is understood that this is not always possible.

Block Paving

- Place Permatex 200 separation fabric over the filled InfraWeb.
- Lay sand / gravel bedding material as per manufacturer's recommendations.
- Place porous / standard blocks as per manufacturer's instructions.

Porous and Standard Asphalt.

- Slightly surcharge the InfraWeb with 25mm of 4/20mm clean angular stone.
- Place hot Asphalt as per manufacturer's instructions.

Resin Bound Gravels

- Place Permatex 200 separation fabric over the filled InfraWeb.
- Lay Asphalt carpet and resin bound gravel to the required thickness and as per manufacturer's instructions.

Loose Gravels

- Option 1 is to slightly overfill the InfraWeb with the clean angular stone.
- Option 2 is to place a 25mm thick decorative stone above the filled InfraWeb.

Slimblock Gravel Retention System

- Place Permatex 200 separation geotextile over the filled InfraWeb.
- Place 20mm bedding layer of 5mm single sized stone and lightly tamp.
- Lay Slimblock units and fill with a 10 to 14mm decorative gravel.

Slimblock Grass Protection System.

- Place Permatex 200 separation geotextile over the filled InfraWeb.
- Place 50mm of Rootzone (60% sand/40% soil) bedding layer and lightly tamp.
- Lay Slimblock units and fill with Rootzone mix and seed accordingly. (Please allow for 4 to 6 weeks for seed germination)

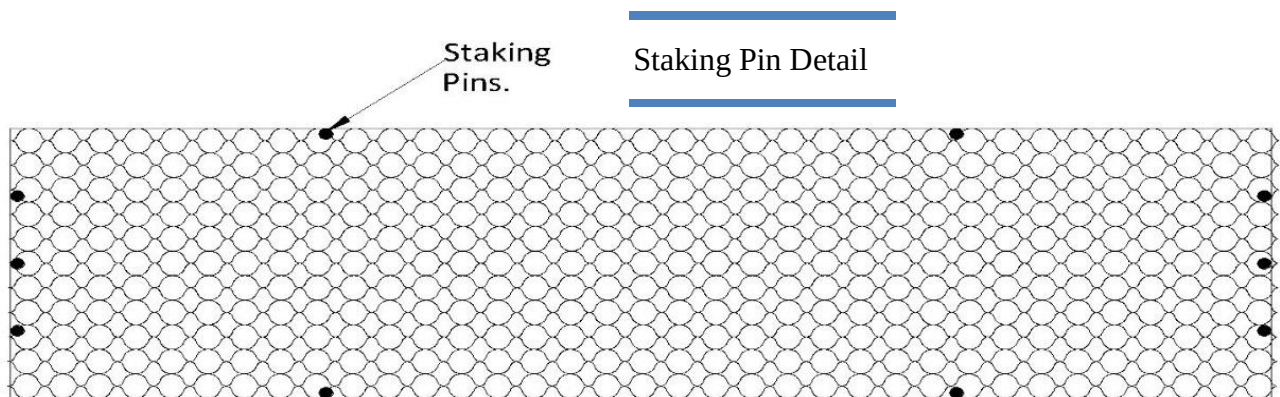
Tree Mulch

- Place Permatex 200 separation geotextile over the filled InfraWeb.
- Lay mulch to desired depth, minimum 200mm.

Concrete

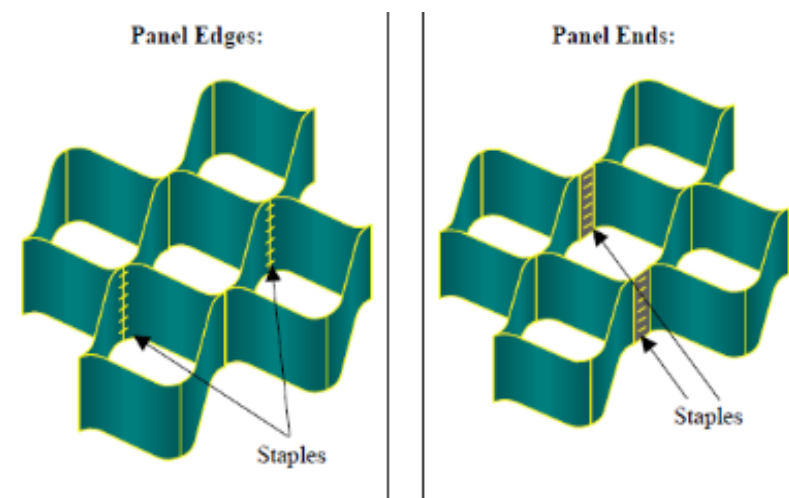
- Place Permatex 200 separation geotextile over the filled InfraWeb.
- Cast the concrete slab over the geotextile.

If the system requires trafficking immediately after for construction purposes then a 50mm sacrificial surcharge of the 4/20mm granular material shall be placed on top of the InfraWeb.



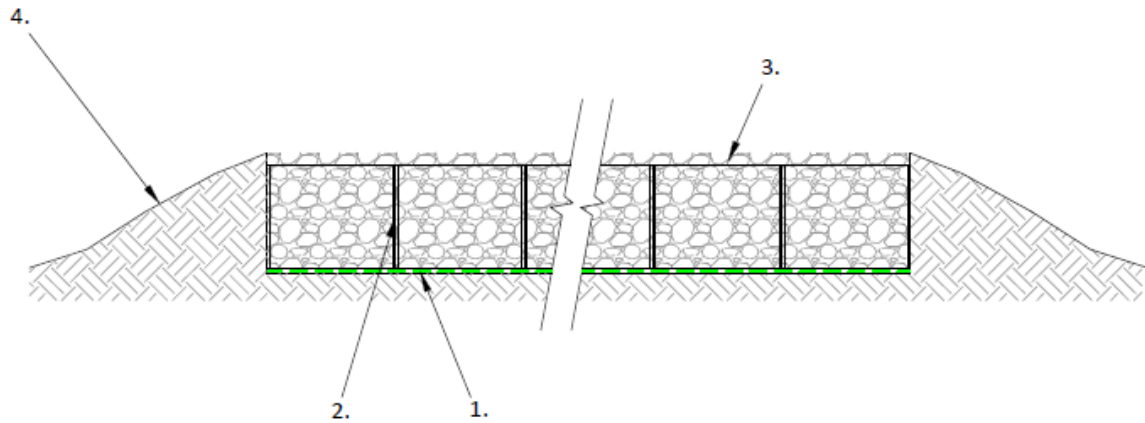
Stapling Details

Cells During filling



KEY

1. Permatex 300 geotextile
2. 200mm deep InfraWeb tree root protection System infilled with MOT Type 1 Sub-base
3. MOT Type 1 Sub-base surcharge
4. Soil graded to edging (if required)



 Warrington Business Park Longfield Road WA2 8TX T: 01925 630976 E: info@infra-green-solutions.com	TITLE InfraWeb Section - Gravel Temporary Access Road	DRAWN BY	SCALE	DATE	CHECKED BY
		PP	1:10	01/14	RP
		DRAWING NO		REVISION	APPROVED
		IG-SD-IW-G-200			

5.12 Excavations for small, individual concrete fencepost foundations within / close to retained trees RPA

SCOPE OF WORKS	SEQUENCING OF WORKS
Excavation of strip foundations within or close to retained tree RPA Trees T15, T16 & T32	1. All Health & Safety checks and Site Specific Risk Assessments will be undertaken and will be the responsibility of the site foremen. 2. The contractor will then excavate by 'airspade' */ hand spade combination to the depth of the last root, approx. 300-500mm deep to excavate a small foundation for each individual posthole. If significant roots are discovered, the location of the post can be moved slightly to ensure that the root remains functional and undamaged. 3. Any tree root found under 25mm can be cleanly cut with a sharp handsaw or secateurs under the supervision of the Environmental Services consultant arboriculturist. 4. Once the strip foundations have been fully excavated any minor roots found should be cleanly cut as suggested above in 6. 5. Remove the dead or organic material from the site and ensure that large stones are removed from within the covered RPA. 6. There should be a thick gauge plastic separation root barrier installed to prevent sideways contamination of the root zone by cement / concrete on the tree side of the foundation line to at least 2m. <i>*Air Spading definition 'Air is supplied by a compressor and emerges from a specially engineered nozzle. The air jet enters soil pores, where it rapidly expands and slows, blowing the pores apart (Harris et al. 1999). The system allows very rapid exaction. It is increasing used for exaction around tree roots when trenching for utility installations and also for investigations of root systems for tree management.' 'Tree Roots in the Built Environment' TSO June 2006.</i>

5.13 Excavations for service trenches within / close to retained trees RPA

SCOPE OF WORKS	SEQUENCING OF WORKS
Excavation of service trenches if within the RPA of T32 Tree Trunk Protective Box 	1. The line of the service trench should be marked out by the contractor as per the service location plan*. This should have been drawn up with due consultation with the project arboriculturist as to proximity to subject trees, likelihood of encountering roots etc. (It is suggested that if service routes are proposed close to trees, the precise location of roots should be identified by either the use of 'Tree Radar' and / or trial excavations by 'Airspade' ** by complete trench excavation or using trial pits). 2. The line of the service trench should be marked out with a line or temporary road spray paint. 3. Single trenches should be used where possible to include multiple services at varying depths according to standard industry regulations and in accordance with NJUG 4. This will negate the need for multiple trenches in the same location. 4. Tree Protective fencing will need to be moved temporarily with any exposed tree trunks boxed as per this specification: ¾ inch Plyboard within internal 2 x 1 support struts cut diagonally across the corners for re-enforcement. 5. Temporary ground protection will need to be laid either side of the trench, within the RPA, of either thick plyboard, scaffold boards or ground guards. This should be laid on a 50mm bed of sharp sand laid on top of geotextile material. (See specification on the plan). 6. Using a low tonnage mechanical excavator, scrape off the top hard surface and remove scrapings to the build side, away from the tree. This will help raise the level on the build side to create a level surface for the digger tracks. 7. Carefully excavate the trench to the engineer standard industry specifications: Keeping the dimensions as small as practicable, on the tree side line of the service trench line to a depth which reveals roots greater than 25mm diameter. The final excavations around exposed roots can then be carried out with hand held trowels or preferably an 'air spade', or ideally a combination of the two.

SCOPE OF WORKS	SEQUENCING OF WORKS
Excavation of service trenches if within the retained tree RPA's (Continued)	The combination of the two methods would be best suited on this site as the air spade is a faster, less invasive method. However, due to the likely compacted soil conditions, the air spade may not be effective after 300mm in depth: 8. If no protected tree roots with a diameter greater than 25mm are found along this strip, normal techniques can be used. 9. If roots with a diameter between 25 – 50mm diameter are found, then they are to be pruned to a side root, or suitable point, with secateurs. 10. If a major root (50mm plus) is found, it is to be wrapped in hessian and hand dug around the roots and tunnel underneath using machinery. (This may cause a confined space for which a Risk Assessment will need to be undertaken). 11. The remainder of the trench is to be dug with an excavator suitable for the task and the pipes laid, underneath any major roots that may be found. 12. The soil will be back filled to original level. 13. The boarding to be removed. 14. The tree protection fencing should be returned to its original location and secured as before. 15. The site supervision report is to be written and sent to the Council, via the client. * Excavations for services and drainage should be able to be undertaken outside of retained tree RPA's. ** See the Air Spading definition

6.0 Revised Tree Works Schedule

NOTE: All tree works to be undertaken in accordance with BS 3998:2010 'Tree work - Recommendations'.

Trees To Be Removed

Tree No.	Species	Comments	Recommendations	Category Grading
G11	Cherry	Three cherry growing adjacent to pond. All relatively poor structurally. Middle tree leaning to south with large buttress roots to east and west, as concrete to north. All trees with resin bleed spots and minor deadwood. Limited life expectancy.	Remove	C2
G14	Elder/Willow	Low quality trees and shrubs growing through fence.	Remove	C2
T29	Rowan	Multiple bark cracks with serious decay to main stem and all major laterals.	Remove	U
T33	Apple	Three stems from base - average 90mm - crossing and poorly structured.	Remove	C2
T34	Rowan	Two stems from base - 20 & 40mm - twisting around each other. Limited life expectancy.	Remove	C2
T37	Crab Apple	Leaning to southeast. Thin crown with limited number of branches. Branches broken out and some removed at 2m with decay entering wounds. Dieback throughout crown. Limited life expectancy.	Remove	U
T38	Lime	Four stems from 0.7-1.2m - 40, 50, 50 & 90mm.	Remove	C2
T39	Walnut	Five stems from 0.4-0.6m - average 70mm. Low branches removed leaving stubs. Attractive tree with good vigour but insufficient space to mature.	Remove	C2
T40	Cherry	Five stems from 0.7m - average 110mm - resin bleeding at union. Bark wounds to low branches to west.	Remove	C2
T41	Field Maple	Two stems from 0.2m - grafted at 0.4m - 110 & 120mm. Lower branches removed.	Remove	C2

7.0 Appendices

Appendix 1 BS5837:2012 Tree Survey Data

Appendix 2 Tree Protection Conditions of Planning Approval Ref:

Appendix 3 Tree Protection Plan

Appendix 4 Photographs

Appendix 5 Report Caveats

Appendix 1 BS5837:2012 Tree Survey Data

Key

BS 5837 Cat	Description
A	Those of high quality and value: in such a condition as to be able to make a substantial contribution (> 40 years)
B	Those trees of moderate quality and value: those in such a condition as to make a significant contribution (> 20 years)
C	Those trees of low quality and value: currently in adequate condition to remain until new planting could be established (> 10 years)
U	Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed regardless of development

Note: Sub categories are denoted in the tree survey data (A1, B1, C2 etc.). You are referred to the BS for further detail if required.

Tree No.	T (tree), G (group), H (hedge), W (woodland) + Ref No.
Species	Common Name
Height (m)	Measured height in metres
Stem Diameter	Diameter at 1.5m above ground level
Branch Spread	In m to cardinal points
Canopy Clearance (m)	Overall height of lowest branches from the ground level on side of proposed development
Age Class	Young, Semi-Mature, Early-Mature, Mature, Over-Mature
General Observations	Observations on the condition of the tree(s)
Management Recommendations	Proposed tree works in accordance with BS3998
BS5837 Category	See above
Grading	
Estimated Remaining Contribution	Estimated remaining contribution in years.
RPA Radius(m)	Radius of the trees Root Protection Area measured from the trunk to the edge of the RPA circle in metres
RPA (m2)	Overall Root Protection Area in m2

Southcote Primary School

Appendix B
BS 5837: 2012 Tree Schedule

Tree/ Group No.	Species	Height (m)	Stem Diam. at 1.5m (mm)	Branch Spread (m)				Canopy Clearance (m)	Age Class	Observations	Management Recommendations	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Protect ion Distnce (m)	Tree Protect. Area (m2)
				N	S	E	W								
T1	Willow (<i>Salix caprea</i>)	6	320	4	4	3	3	1	Mature	Two stems from base - 290 & 130mm. Canopy obstructing street lamp. Poor structure. Low amenity value.	Prune to clear street lamp.	5-15	C2	3.8	46
T2	Rhus	3	150	0	3	2	2	1.2	Mature	Two stems from base with southern stem forking at 0.8m - 70, 80 & 100mm. Posts for old sign through base.		5-15	C2	1.8	10
T3	Indian bean tree	9	890	7	6	7	3	1.8	Mature	Major limbs removed to south at 1.8m, and to north at 4m with new growth at these points. Four branches torn out to south leaving wounds to 1.5m long. Decay entering main stem at old branch wound. Fungal fruiting bodies of <i>Pholiota squarrosa</i> at base to north. Minor deadwood. Fruiting well.	Reduce crown by 20% to reduce risk of future failure. Re-inspect within 18 months.	15-30	B2	10.7	358
T4	Cherry	13	630	5	5	5	4	1.6	Mature	Growing against boundary fence and exerting pressure. Roots lifting adjacent tarmac path. Multiple stems from 1.5-2m - five stems average 280mm. Minor deadwood. Exudate from main stem.		10-20	B-C2	7.6	179
T5	Lawson cypress	14	530	2.5	2.5	2.5	2.5	0.2	Mature	Blue foliage variety. Three stems from 4.5m with tight forks. Providing good screening.		15-30	B2	6.4	127
T6	Lawson cypress	11	350	2	2	2	2	0.2	Mature	Blue foliage variety. Three stems at 1.5m - 160, 180 & 260mm. Laterals at 0.8m to south and to east. Providing good screening.		15-30	B2	4.2	55
T7	Birch	13.5	300	3	3	3	3	2.5	Mature	Attractive tree.		15-30	B2	3.6	41
T8	Weeping willow	9	930	4	4	4	4	2	Mature	Two stems from 2.5m. Previously topped at 7m.	Aerial inspection on next pruning to investigate stem union, or within 18 months.	15-30	B2	11.2	391
T9	Birch	10.5	220	3	3	3	3	1.8	Early mature	Slight lean to east. Small dead branch, 40mm diameter, to north at 2.5m.		20-40	B2	2.6	22
T10	Birch	13	420	4	3	3	3	1.8	Mature	Two stems from 2.2m with a reasonable union. Smaller stem torn out at 2m to south - now callusing but decay entering base of eastern stem which leans towards swimming pool. Minor deadwood.	Re-inspect within 18 months.	15-30	B2	5.0	80
G11	3 No. Cherry	8	110 - 280					2	Early mature	Three cherry growing adjacent to pond. All relatively poor structurally. Middle tree leaning to south with large buttress roots to east and west, as concrete to north. All trees with resin bleed spots and minor deadwood. Limited life expectancy.	Remove	5-15	C2	3.4	35
T12	Cherry	8	600	5	7	6	6	1.8	Over mature	Multiple stems from 2m. Lower branches pruned back and some recently removed. Minor deadwood throughout crown. Large, wide spreading specimen. Very large surface root extending to pond - trip hazard.		5-15	B-C2	7.2	163
T13	Elder	4.5	270	2	2	2	2	0.5	Mature	Growing through fence. Multiple stems - 15 average 70mm. Previously cut back but now grown out.		5-15	C2	3.2	33
G14	Elder/Willow	3 - 5.5	50 - 100					1	Early mature	Low quality trees and shrubs growing through fence.	Remove	5-15	C2	1.2	5
T15	Norway maple	11	860	7	7	7	7	1.7	Mature	Multiple stems from 1.7m, with small water filled cavity at union to south. Seat around base, with exposed surface roots. Deadwood of up to 80mm diameter.	Remove deadwood.	20-40	B2	10.3	334

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Southcote Primary School

Appendix B
BS 5837: 2012 Tree Schedule

Tree/ Group No.	Species	Height (m)	Stem Diam. at 1.5m (mm)	Branch Spread (m)				Canopy Clearance (m)	Age Class	Observations	Management Recommendations	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Protect ion Distnce (m)	Tree Protect. Area (m2)
				N	S	E	W								
T16	Red oak	14.5	810	6	6	6	6	2.5	Mature	Large lateral at 1.5m to west. Multiple stems from 1.7-2.5m. Two dead branches to northeast at 2m and 3m. Possible cavity at branch union.	Suggest climbing inspection.	>40	B2	9.7	297
T17	Sycamore	15.5	810	8	2.5	5.5	8	1	Mature	Massive low lateral to east at 1.8m. All branches pruned back above fence line to south, including low lateral which is now dying back from the end. Fine mature tree disfigured by poor pruning.		20-40	A-B2	9.7	297
T18	Thorn	5.5	360	4.5	2.5	4.5	0	1	Mature	Ornamental variety. Leaning at approx 45 degrees to east, with surface roots to west exposed, but with a reasonably well balanced crown. Minor dieback in upper crown. Attractive tree but somewhat suppressed by T17.		10-20	B2	4.3	59
T19	Birch	12.5	240	2	1.5	0	2.5	2	Early mature	Growing through canopy of T20. Stem doglegs at 3m and 4m, but a reasonably well balanced crown. Bark wound at 1m to west - callused but some decay in stem.		10-20	B-C2	2.9	26
T20	Beech	13	730	6	6	6	6	1.5	Mature	Main stem bifurcates at 2.2m, with multiple branching at this point. Large girdling surface root to east. Some branches pruned back from fence to south. Bark wound to north at 1.3m - callused.		20-40	B2	8.8	241
T21	Sycamore	14.5	620	7	7	5	7	1.5	Mature	Multiple stems and branching from 1.7m. Large bark wound to main stem at 1.3-1.7m to west - now callused.		15-30	B-C2	7.4	174
T22	Sycamore	6.5	100	1.2	1.2	1.2	1.2	1.2	Semi-mature	Young tree growing up against chainlink fence with no room for stem to increase in girth.		5-15	C2	1.2	5
T23	Cherry	5	200	1.5	1.5	1.5	1		Semi-mature	Multiple stems from 0.1-0.2m - five stems average 90mm. Western stem dead. Poor structure with crossing branches.	Carry out corrective pruning to remove crossing branches. Remove dead stem.	10-20	C2	2.4	18
T24	Birch	7	100	1.5	1.5	1.5	1.5	1.6	Semi-mature	Lower branches removed. Attractive young tree.		20-40	C2	1.2	5
T25	Hazel	3.5	180	1.2	1.2	1.2	1.2	1.8	Semi-mature	Approx twenty stems from base - average 40mm.		15-30	C2	2.2	15
T26	Elder	4.5	310	1.5	1.5	1.5	1.5	1.8	Semi-mature	15 stems - average 80mm. Growing against chainlink fence. Low amenity value.		5-15	C2	3.7	43
T27	Field maple	6	260	2.5	2.5	2.5	2.5	1.8	Semi-mature	Two stems from 0.2m, with multiple stems from 1m - approx 8 stems average 90mm. Basal shoot from root.	Remove basal shoot.	15-30	B-C2	3.1	31
T28	Elder	4.5	310	2.5	2.5	2.5	2.5		Semi-mature	15 stems - average 80mm. Growing through chainlink fence. Low amenity value.		5-15	C2	3.7	43
T29	Rowan	6	240	3	3	3	3	1.6	Early mature	Multiple bark cracks with serious decay to main stem and all major laterals.	Remove - high risk of failure.	<10	U	2.9	26
T30	Cherry	6.5	360	4	4	4	4	1.8	Mature	Multiple stems from 1.7m. Spreading crown. Large buttress root to southwest. Various branches removed and broken out, with decay entering wounds.		5-15	C2	4.3	59
T31	Fir	7	250	1.2	1.2	1.2	1.2	0.3	Early mature	Providing screening.		15-30	B2	3.0	28
T32	Silver maple	15.5	880	10	11	10	9	1.8	Mature	Wide spreading feature tree. Seat around base. Surface roots exposed by foot traffic. Low lateral at 1.6m to east. Multiple stems from 1.6-3m. Epicormic growth to laterals. Dead branch, 100mm diameter, at 3m to northeast.	Remove dead branch.	20-40	A2	10.6	350

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Southcote Primary School

Appendix B
BS 5837: 2012 Tree Schedule

Tree/ Group No.	Species	Height (m)	Stem Diam. at 1.5m (mm)	Branch Spread (m)				Canopy Clearance (m)	Age Class	Observations	Management Recommendations	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Protect ion Distnce (m)	Tree Protect. Area (m2)
				N	S	E	W								
T33	Apple	3.5	160	1.5	1.5	3	2.5	0.5	Early mature	Three stems from base - average 90mm - crossing and poorly structured.	Remove to construct new path	5-15	C2	1.9	12
T34	Rowan	1.8	50	0.7	0.7	0.7	0.7	0.5	Young	Two stems from base - 20 & 40mm - twisting around each other. Limited life expectancy.	Remove to construct new path	5-15	C2	0.6	1
T35	Walnut	1.6	40	0.5	0.5	0.5	1.2	0.2	Young	Lower stem bent, with large bark wound at base and decay entering. Limited life expectancy.	Remove	<10	U	0.5	1
T36	Field maple	4	220	2.5	3	3	3	0.4	Early mature	Four stems from 0.7m - average 110mm.	Remove tree stake. Prune back crown as necessary to clear new path.	15-30	B-C2	2.6	22
T37	Crab apple	4	140	0	3	2	2	2.5	Semi- mature	Leaning to southeast. Thin crown with limited number of branches. Branches broken out and some removed at 2m with decay entering wounds. Dieback throughout crown. Limited life expectancy.	Remove	<10	U	1.7	9
T38	Lime	5	120	1.2	1.2	1.2	1.2	1.7	Semi- mature	Four stems from 0.7-1.2m - 40, 50, 50 & 90mm.	Remove to erect new cycle shelter.	20-40	C2	1.4	7
T39	Walnut	3	160	1.8	1.8	1.8	1.8	1.8	Semi- mature	Five stems from 0.4-0.6m - average 70mm. Low branches removed leaving stubs. Attractive tree with good vigour but insufficient space to mature.	Remove to erect new cycle shelter. Relocate if possible.	10-20	C2	1.9	12
T40	Cherry	5.5	250	3	3	3	3	1.5	Early mature	Five stems from 0.7m - average 110mm - resin bleeding at union. Bark wounds to low branches to west.	Remove to erect new cycle shelter.	10-20	B-C2	3.0	28
T41	Field maple	4	160	2.5	2.5	2.5	2.5	1.2	Early mature	Two stems from 0.2m - grafted at 0.4m - 110 & 120mm. Lower branches removed.	Remove to erect new cycle shelter.	15-30	B-C2	1.9	12
T42	Lime	4	220	2.5	2.5	2.5	2.5	1.6	Early mature	Two stems from base, then southern stem forks at 0.7m and northern stem into three at 0.5m. Five stems average 100mm. Poor structure.		10-20	C2	2.6	22
T43	Magnolia	5	330	2	3	4	2.5	1.6	Mature	Nine stems from base - average 110mm. Feature tree growing against boundary fence.		10-20	B2	4.0	49
T44	Oak	6	180	2.5	2.5	2.5	2.5	1.8	Early mature	Growing within 1m of telegraph pole. Attractive tree with well balanced crown but will foul utility lines within three years.		>40	B2	2.2	15
T45	Hornbeam	7.5	250	3	3	3	3	0.1	Early mature	Growing against boundary fence. Three stems from 1m - 100, 100 & 200mm. Providing screening.		20-40	B2	3.0	28
T46	Lawson cypress	9	300	2.5	2.5	2.5	2.5	1.8	Mature	Blue foliage variety. Growing against boundary fence with tightly clipped foliage at lower crown. Two stems from 1.4m - est 110 & 280mm. Providing screening.		15-30	B-C2	3.6	41

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Appendix 2 Tree Protection Conditions of Planning Approval Ref:

COMMITTEE REPORT

BY THE DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES READING BOROUGH COUNCIL PLANNING APPLICATIONS COMMITTEE: 12th November 2014	ITEM NO.
---	-----------------

Ward: Southcote
App No.: 141380/REG3
Address: Southcote Primary School, Silchester Road, Reading
Proposal: Two new build teaching block extensions (one part two-storey, one single storey), extension to front of school plus associated external works including new staff car park and new pedestrian accesses from Shepley Drive and Silchester Road.
Applicant: Reading Borough Council
Date validated: 27th August 2014
Other Application: 13 week target decision date: 26th November 2014
26 week date: 26th February 2015

RECOMMENDATION

RESOLVE to consult the Secretary of State on the application and supporting papers in accordance with paragraphs 9 and 10 of the Town and Country Planning (Consultation) (England) Direction 2009; AND

Delegate to the Head of Planning, Development and Regulatory Services to GRANT Planning Permission subject to receipt of a satisfactory Unilateral Undertaking in the event that:

- i) the Secretary of State decides not to call in the application for determination; or
- ii) the period in which the Secretary of State may respond under paragraph 11 of the Town and Country Planning (Consultation) (England) Direction 2009 expires.

Unilateral Undertaking to be received by 29th December 2014 or (ii) REFUSE permission should the Unilateral Undertaking not be received by 29th December 2014 (unless the Head of Planning, Development and Regulatory Services agrees to a later date for completion of the agreement). The Unilateral Undertaking shall secure the following in respect of:

- Transport - A financial contribution of £92,593.20 which will be used towards schemes identified in the South Western and Central action plan areas of this Authority's Local Transport Plan, in compliance with Reading Borough Core Strategy Policy CS9 (Infrastructure, Services, Resources and Amenities). Payable on implementation and index linked from the date of issue of planning permission.

Conditions to include:

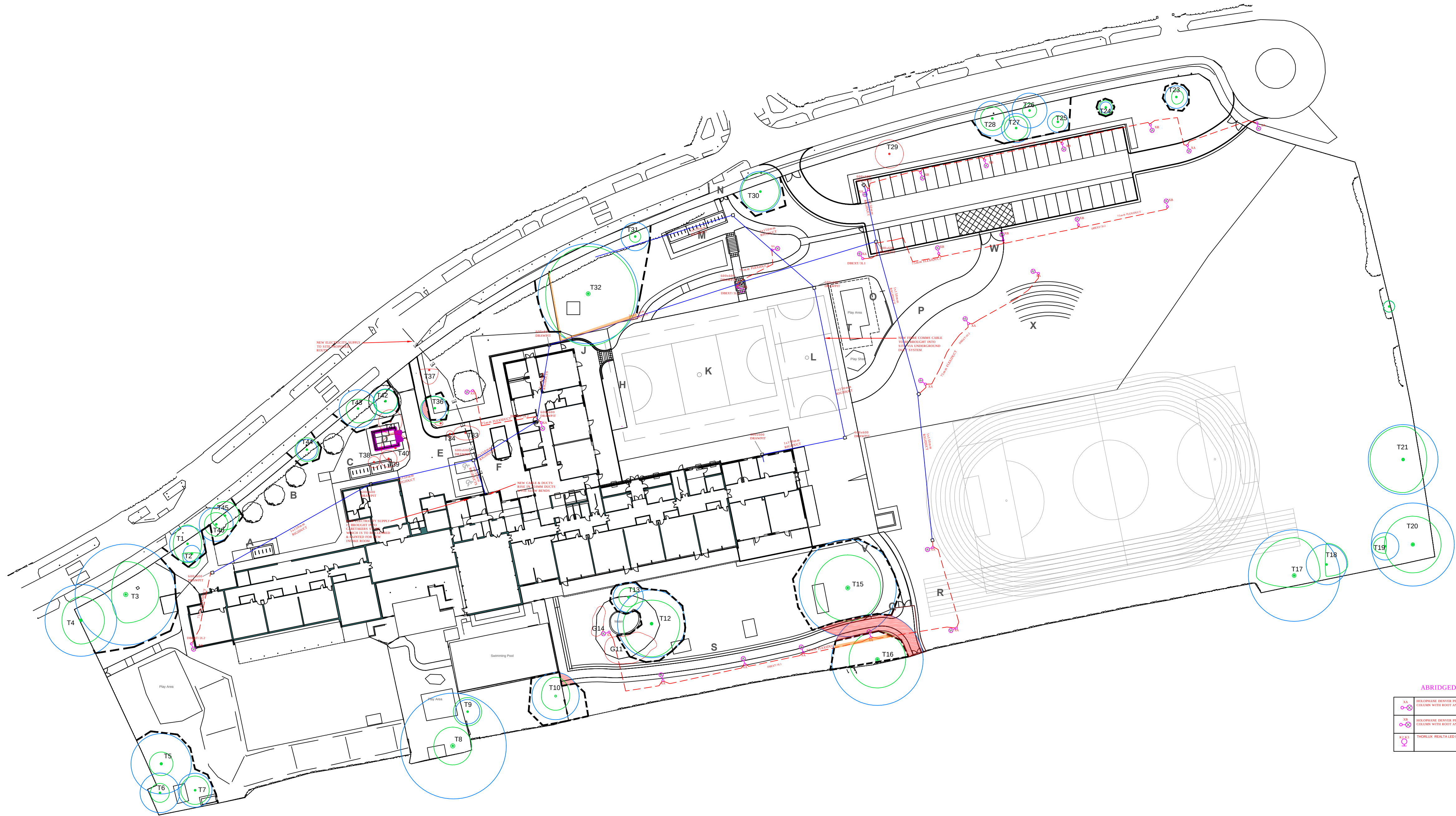
1. Time limit - 3 years
2. Materials
3. Approved Plans
4. Access constructed before development
5. Vehicle parking in accordance with approved plans
6. Bicycle storage (pre-com)
7. Construction Management Statement (pre-com)
8. Travel Plan to be submitted (pre-occupation)

9. Annual Review of the Travel Plan
10. Hours of working
11. No Bonfires
12. Arboricultural Method Statement (pre-com)
13. Development in accordance with Arboricultural Method Statement
14. Hard and soft landscaping details (pre-com)
15. Implementation of approved landscaping proposals
16. Replacement planting within 5 years
17. In accordance with Sustainability Statement

Informatives to include:

1. Pre-commencement conditions
2. S106 Agreement
3. Terms and conditions of permission
4. Building Regulations
5. Construction and demolition
6. S278 / Small Works Agreements
7. Damage to the highway
8. Works affecting the highway
9. Surface Water Drainage
10. Public sewers
11. Petrol/oil interceptors
12. Water infrastructure capacity
13. Sprinklers
14. Environment Agency
15. Birds, nests and eggs
16. Updating Rainbow Plan
17. Positive and proactive

Appendix 3 Tree Protection Plan



ABBRIDGED LUMINAIRE SCHEDULE			
1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
6	6	6	6
7	7	7	7
8	8	8	8
9	9	9	9
10	10	10	10
11	11	11	11
12	12	12	12
13	13	13	13
14	14	14	14
15	15	15	15
16	16	16	16
17	17	17	17
18	18	18	18
19	19	19	19
20	20	20	20
21	21	21	21
22	22	22	22
23	23	23	23
24	24	24	24
25	25	25	25
26	26	26	26
27	27	27	27
28	28	28	28
29	29	29	29
30	30	30	30
31	31	31	31
32	32	32	32

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Tree Survey Drawing Key

- Root Protection Area m2
- Tree Canopy Extent
- Stem Location / Coloured disc denotes BS:5837 category
- Tree Number

See Marshail Thompson Tree Survey for individual Tree Details

KEY

- Tree to be retained
- Tree to be Pruned
- Tree to be removed
- Tree protective fencing
- No Dig Surface
- Supervised Excavations
- Construction Exclusion Zone
- Temporary Ground Protection

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A	Amendments	Kunal S	15/12/14	Brian H
REV	AMENDMENTS	DRAWN	DATE	AUTH'D

PROJECT
Southcote Primary School,
Silchester Rd, Reading,
RG30 3EJ

CLIENT
Galliford Try Construction
(UK) Limited

TITLE			
Tree Protection Plan (TPP)			
NO	DATE	DRG NO	REVISION
D0812141458	15/12/14	001	
DATE	TYPE	TPP	TPP_11241_A
10/12/2014		MT.TPP.11241.v1	

Innovation Group

Appendix 4 Report Caveats

Full Legal Disclaimer

This report was prepared as a report of work instructed by client (as specified). Neither Environmental Services nor any associated company, nor any of their employees, nor any of their contractors, subcontractors or their employees, makes any warranty, express or implied, or assumes any legal liability or responsibility for the accuracy, completeness, or any third party's use or the report and its findings. Reference herein to any specific commercial product, process, or service by trade name, trademark, manufacturer, or otherwise, does not necessarily constitute or imply its endorsement, recommendation, or favouring by Environmental Services or any associated company. The views and opinions of authors expressed herein do not necessarily state or reflect those of Environmental Services or any associated company.

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Third Party Disclaimer

Neither the Environmental Services nor any of its associated companies, sub-contractors or suppliers will be responsible or liable for any claim of loss or damage resulting from the third party use of the information contained within this report.

Specific - Trees

All tree inspections, unless specified, have been undertaken from ground level and using non-invasive techniques. Comments contained within the report on the condition and risk associated with any tree relate to the condition of the tree at the date and time of survey. Please note that the condition of trees is subject to change. This change may occur, but is not limited to biological and non-biological factors as well as mechanical/ physical changes to conditions in the proximity of the tree. Trees should be inspected at intervals relative to identified site risks and in accordance with relevant HSE and Central Government guidance. Environmental Services can provide further information on this matter if required.

Please note no statutory control checks have been undertaken (unless specified). Where tree surgery works have been identified these works are based on the assumption that planning is approved, no tree works should be undertaken prior to determination of this application without up to date confirmation of the Tree Preservation Order / Conservation Area Status of the vegetation. All works should be undertaken in accordance with the appropriate Duty of Care. This should include, for example, site specific risk assessments and due diligence inspections for the presence of protected species.

Any comment relating to 3rd party trees has been made without full access to the tree(s). Should these trees have any impact on the proposed development we would advise you to instruct us to contact the 3rd party and undertake further inspection work.