

Record of Site Inspection No.3

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

Planning Application No. 140268



Address	Southcote Primary School, Silchester Rd, Reading, RG30 3EJ		
Client	Galliford Try Construction (UK) Ltd	Client Ref	
Our Ref	D0812141458	Consultant	Brian Higginson Dip.Arb(RFS) M.Arbor.A
Report Date	27 th January 2017	Quality Checked	Gina Anderson BA (Hons)
Technical Content Approved Andy Cayley BSc Hons			

Environmental Services

Arboriculture • Ecology • Landscape Architecture • Environmental Groundworks • Vegetation Management



t 0330 380 1036 f 0330 3801038
planning@innovation-environmental.co.uk
www.innovationpropertyuk.com/environmental

Environmental Services is a trading name of Innovation Property (UK) Ltd
Company Registration No 03730163 Registered in England and Wales
Unit 4, Linnet Court, Cawledge Business Park, Alnwick, NE66 2GD

Arboricultural Record of Site Inspection No.2
Southcote Primary School, Reading

1.0 Contact

Name	Company	Position	Telephone Number
Brian Higginson higginsonb@innovation-environmental.co.uk	Environmental Services	Consultant Arboriculturist	0330 380 1036 07711593642
Grant Harris Grant.Harris@gallifordtry.co.uk	Galliford Try Construction (UK) Ltd	Client	0870 336 5000 07894968816
Paul Goodenough Paul.Goodenough@Gallifordtry.co.uk	Galliford Try Construction (UK) Ltd	Site Manager	07436833839
Sarah Hanson Sarah.Hanson@reading.gov.uk	Reading Borough Council	Natural Environment Officer	0118 937 2440

2.0 Site / Client Details

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 12th 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: D0812141458

INSTRUCTION DATE: 5th 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 Observations / Findings

- 3.1 The site was visited for a final time to 'sign-off' the site now that the development had been completed.
- 3.2 All tree protection had been removed. No damage to any retained trees was observed.
- 3.3 The Arboricultural Method Statement had been followed, and this has ensured that no retained tree has been damaged by the development process.

4.0 Photographs



All tree protection removed and the retained trees in good condition

5.0 Recommendations

- 5.1 No recommendations are made as the development process has been completed.

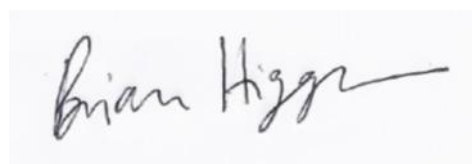
6.0 Conclusion

- 6.2 Work on site was completed in accordance with the Arboricultural SSMS and Tree Protection Plan. No damage to any retained tree has been caused by the process.

Arboricultural Record of Site Inspection No.2
Southcote Primary School, Reading

7.0 Visit Dates

Construction Constraint Description	Site Supervision required	Visit Sequence	Date / Visit stage	Status
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& 2	Prior to site clearance	22 nd May 2015 22 nd February 2016
Protection and prevention of damage to retained tree canopies during construction	Yes	Visit 1& 2	During construction phase	22 nd May 2015 22 nd February 2016
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	22 nd February 2016
Site 'sign off', removal of protection fencing, remedial recommendations that may be required and inspection of replacement tree planting	Yes	Visit 3	Post construction	Completed December 2016



Brian Higginson M.Arbor.A Dip Arb(RFS)

Arboricultural Consultant

Email: higginsonb@innovation-environmental.co.uk

Mobile: 0771 1593642

Appendix 1 Tree Related Planning Conditions of Planning Approval No. 141380/REG3

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