

RESULTS OF TREE PROTECTION INSPECTION

Nos. 2-6 Water Road and 158 Dee Road, Reading RG30 2NN

CLIENT:	Oxhey Investments Limited
CLIENT REF:	TA/WRDRR
AAAL REF:	SAL/KMA/13541
AAAL CONSULTANT:	Shane A Lanigan
REPORT DATE:	30 th March 2026

Results of Tree Protection Inspection at:

Nos. 2-6 Water Road and 158 Dee Road, Reading RG30 2NN

S.A. Lanigan Chartered Arboriculturist, MICFor, Dip.Arb. (RFS), M.ArborA, RCarborA – ISA - BCMA, CUEW,
ASCA Registered Consulting Arborist #588

Date: 30th March 2026 - Our Ref: SAL/KMA/13541

Page 1 of 17

© Abbots Arboricultural Advice Limited. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means (electronic, mechanical, photography, recording, or otherwise) without written permission from Abbots Arboricultural Advice Limited.

Results of Tree Protection Inspection at:

Nos. 2-6 Water Road and 158 Dee Road, Reading RG30 2NN

S.A. Lanigan Chartered Arboriculturist, MICFor, Dip.Arb. (RFS), M.ArborA, RCarborA – ISA - BCMA, CUEW,
ASCA Registered Consulting Arborist #588

Date: 30th March 2026 - Our Ref: SAL/KMA/13541

Page 2 of 17

TABLE OF CONTENTS

1. Introduction	4
2. The Inspection	5
3. Discussion	6
4. Conclusion	7
5. Recommendations	8
6. Assumptions and Limiting Conditions	9
7. Certificate of Performance	10
8. Professional Details of Shane A Lanigan	11
APPENDIX 1 – PHOTOGRAPHS	12-16
APPENDIX 2 – TREE SCHEDULE	17

1. Introduction

- 1.1 I was instructed by Mr Tarun Agrawal to make a tree condition assessment of two silver birch trees growing within the curtilage of Nos. 2-6 Water Road and 158 Dee Road, Reading (see photograph 4, Appendix 1) which are now part of a new-build development site. Both trees are growing close to the easterly boundary with Water Road. Tree 2, as identified within the Tree Schedule prepared by SJA trees is identified as TPO No. 2 (20/16) by Reading Borough Council, T3 on the same schedule is identified as TPO No. 1 (2-0/26). They have been inspected and categorised as 'B' trees by SJA trees and accordingly scheduled for retention. Their Root Protection Areas (RPAs) have been calculated within the tree schedule as respectively T2 – 4.98 m and T3 – 4.56 m. I found these measurements and subsequent calculations to be quite close to my own. Any deviation is so minor as to be inconsequential.
- 1.2 The trees' trunk diameters have been used to calculate the RPAs and, accordingly the location of the required tree barrier protection barriers in accordance with guidance provided by the relevant British Standard – BS 5837: 2012 Trees in relation to design, demolition and construction – Recommendations. Tree protection barriers have been installed around both trees though are not in the correct locations to the north, south and west. Due to this building materials are currently stored within the distal areas of the calculated RPAs on these sides.
- 1.3 Reading Borough Council's Tree Officer (TO) is concerned that this may have damaged the trees and has requested that a supplementary report to the Arboricultural Method Statement be prepared to address this issue.

2. The inspection

2.1 Before going to site I reviewed the Arboricultural Method Statement prepared by SJA trees. Upon arriving at site, I found that the trees were located as shown on the plans.

2.2 I saw that protective barriers had been installed, though not in the correct locations. Tree 2 (TPO No. 2) has a calculated RPA radius of 4.98 m, whilst that of T3 (TPO No. 1) is 4.56. With both trees I found the tree protection barriers (see photographs 2, 3, 4 & 5, Appendix 1) to be located as set out below:

T2 (TPO No. 2) – 2.3 m west and 1.3 m south of the tree

T3 (TPO No. 1) – 2.5 m west and 1.7 m north of the tree

2.3 Building materials are stored within the distal sections of the calculated RPAs, in most instances around another 0.5 m outside the barriers. Heavy-side materials are stored to the west, inner side (see photograph 2, Appendix 1), while lighter goods are stored to the north and south see photograph 4, Appendix 1 – 1 & 2 respectively).

2.3.1 I saw a rack of plastic drainage goods beginning around 2 m from the northern end of the current tree protection barriers (see photograph 4, Appendix 1). At the opposite, southern end, there are packs of insulation (see photographs 1 & 2, Appendix 1).

2.4 The ground surface around both trees within the existing tree protection barriers is relatively undisturbed and seems to be at its original level (see photograph 2, Appendix 1). Remains of historic garden infrastructure – notably a brick wall around the eastern side of T3 (TPO No. 1) are visible. I used the presence of this and emergent herb layer vegetation to conclude that the ground level is now as it was before the redevelopment works began.

2.5 I saw one broken lateral root protruding above ground level on the western side of T3. It is of around 50 mm and so is not a critical structural root.

2.6 **Qualifications and professional experience:** This report is based on my on-site inspection and assessment of the existing trees. I hold formal qualifications in arboriculture and have fifty-five years of experience in this discipline. A summary of these matters is appended at Section 8. I have used my arboricultural knowledge and empirical experience to ascertain the contemporary, and as far as is possible, future tree condition.

3. Discussion

- 3.1 Although tree protection barriers have been installed, they are not in compliance with the specifications provided within the Arboricultural Method Statement prepared by SJA trees. The northern side barriers are around 1.5-2 m closer to the trees than is specified (see photographs 2, 4 & 5, Appendix 1). Those to the north and south are respectively 2.85 m and 3.68 m closer than they should be.
- 3.2 The Arboricultural Method Statement specified too, ground protection to be installed south of T2 (TPO No.2). I did not see this be in place, however, by default the stack of non-weighty insulation packages in this area will have served to at least partly perform this function. It will have prevented more damaging operations taking place and so guarded against ground protection. Direct rainwater infiltration will have been restricted, although I expect water to have reached the ground beneath by means of lateral flow.
- 3.2.1 Similarly, the lightweight plastic drainage goods stored north of T3 (see photograph 4, Appendix 1) will have caused no ground compaction and minimal reduction of rainwater infiltration.
- 3.2.2 Heavy side materials are stored west of both trees within the distal one-third of the calculated RPAs (see photographs 2 & 4, Appendix 1). These should be removed as soon as is practical.

4. Conclusion

- 4.1 The RPA areas have not been defined and protected as specified but some protection has been provided. Materials stored to the north and south are lightweight and non-harmful, although they should be moved. The heavy-side materials currently stored to the west will be contributing to ground compaction with associated reduction of water and oxygen infiltration. These need to be removed to an alternative location as soon as possible.
- 4.2 The area immediately around the trees and which is within the existing protection barriers does not seem to have been significantly disturbed. It does present as being very dry, likely due to the (agreed) removal of other nearby vegetation. Birch trees are very susceptible to dry or droughty conditions and so some soil improvement works are needed here. Work prescriptions will be provided in Section 5.

5. Recommendations

5.1 Remove all stored building materials to enable establishment of the correct RPAs. De-compact the western side of the calculated RPAs by means of using a garden fork to insert the tines to their full length on a 300 mm by 300 mm grid pattern. If dry conditions prevail, thoroughly water the whole area before applying a 75-100 mm layer of **coarse** wood chip.

5.2 Install tree protection barriers in a hexagonal configuration around the outer extent of the calculated RPA of both trees. The RPA radii are as follows:

T2 (TPO No. 2) – 4.98 m

T3 (TPO No. 1) – 4.56 m

5.3 The area south of T2 can be commuted as shown on the Tree Removal Plan within the Arboricultural Method Statement prepared by SJA trees – provided that the ground protection is installed as specified within the same report.

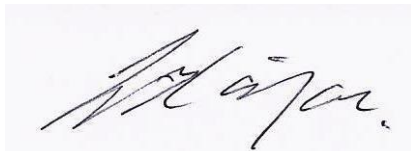
6 ASSUMPTIONS AND LIMITING CONDITIONS

- 6.1 Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
- 6.2 Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible, however, the consultant/appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.
- 6.3 The consultant/appraiser shall not be required to give testimony or attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
- 6.4 Loss or alteration of any part of this report invalidates the entire report.
- 6.5 Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to who, it is addressed, without the prior expressed written or verbal consent of the consultant/appraiser.
- 6.6 Neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of the consultant/appraiser particularly as to value conclusions, identity of the consultant/appraiser, or any reference to any professional society or institute or to any initialled designation conferred upon the consultant/appraiser as stated in his qualification.
- 6.7 This report and values expressed herein represent the opinion of the consultant/appraiser, and the consultant's/appraiser's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
- 6.8 Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.
- 4.9 Unless expressed otherwise, (1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and (2) the inspection was by means of visual examination of accessible items.

7. CERTIFICATE OF PERFORMANCE

I, Shane A. Lanigan, certify that:

- 7.1 I have personally inspected the trees and the property referred to in this report and have stated my findings accurately. The extent of the evaluation or appraisal is stated in the attached report and the Terms of Assignment.
- 7.2 I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved.
- 7.3 The analysis, opinions and conclusions stated herein are my own and are based on current scientific procedures and facts.
- 7.4 My analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices.
- 7.5 No one provided significant professional assistance to me, except as indicated within the report.
- 7.6 My compensation is not contingent upon the reporting of a predetermined conclusion that favours the cause of the client or any other party nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.
- 7.7 I further certify that I am a Chartered Arboriculturist being a professional member of the Institute of Chartered Foresters and a Registered Consultant of that professional body. I am a Registered Consultant of the Arboricultural Association, and a Registered Consulting Arborist (#588) of the American Society of Consulting Arborists. I am also an ISA Board-Certified Master Arborist and hold the Royal Forestry Society Professional Diploma in Arboriculture. In matters of tree inspection, I hold the LANTRA Professional Tree Inspection Module with integrated assessment and update training. I have worked full time in the field of Arboriculture for a period of fifty-five years.



S.A. Lanigan – Chartered Arboriculturist
MICFor, Dip.Arb. (RFS), M.Arbor A, RCarborA – ISA - BCMA, CUEW,
ASCA Registered Consulting Arborist #588

Results of Tree Protection Inspection at:

Nos. 2-6 Water Road and 158 Dee Road, Reading RG30 2NN

S.A. Lanigan Chartered Arboriculturist, MICFor, Dip.Arb. (RFS), M.ArborA, RCarborA – ISA - BCMA, CUEW,
ASCA Registered Consulting Arborist #588

Date: 30th March 2026 - Our Ref: SAL/KMA/13541

8. PROFESSIONAL DETAILS OF SHANE A. LANIGAN

Qualifications: I hold the City and Guilds Certificate in Tree Surgery and am an International Society of Arboriculture Board-Certified Master Arborist. Additionally, I am an ISA Certified Urban Forest Professional.

I hold, and have since 2011 held the Royal Forestry Society's Professional Diploma in Arboriculture which is an advanced degree level qualification rated as level 6 on the qualifications and curriculum framework. It is a qualification specific to the arboricultural profession. In matters of tree safety and risk assessment I have undertaken and completed the LANTRA Awards Professional Tree Inspection Course and integrated assessment.

I am a registered consultant of the American Society of Consulting Arborists (ASCA RCA#588), a Chartered Arboriculturist, being a Professional Member of the Institute of Chartered Foresters and a Registered Consultant of the Institute and the Arboricultural Association.

With regard to legal issues, I can confirm that I am also a Cardiff University Law School Certified Expert Witness in both civil and criminal proceedings.

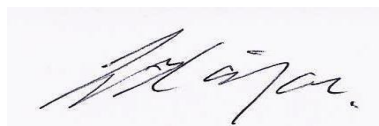
My professional memberships include:

- The American Society of Consulting Arborists
- The Arboricultural Association
- The International Society of Arboriculture
- The Institute of Chartered Foresters
- The Royal Forestry Society

Career details: I am a second- generation arborist having worked from 1971 to 1979 for a private tree care company before forming my own arboricultural company in 1979.

Continuing professional development: I maintain and improve my professional knowledge by being an active member of the five professional bodies referred to above. In addition, I attend a high number of arboriculture related seminars and the annual conferences of the International Society of Arboriculture, the Arboricultural Association, and the Institute of Chartered Foresters (ICF). Currently, I serve as an ICF assessor, reviewing candidate's applications for Technical Membership and Professional Membership (Chartered Status). Following review of the candidate's submission I conduct in-person interviews in Edinburgh. I was also privileged to serve on the credentialing council of the International Society of Arboriculture educational certification department for seven years. Having served two consecutive terms as an elected member. I 'rolled off' the council in late 2020.

Currently, I am the senior consultant within Abbots Arboricultural Advice Limited. This is my consulting practice which is a forward-looking operation. In order to keep abreast of changes in arboriculture and consulting practice I attend many conferences and seminars which contribute to my CPD/CEU obligations.



S.A. Lanigan – Chartered Arboriculturist
MICFor, Dip.Arb. (RFS), M.Arbor A – ISA, BCMA, CUEW,
ASCA Registered Consulting Arborist #588

Results of Tree Protection Inspection at:

Nos. 2-6 Water Road and 158 Dee Road, Reading RG30 2NN

S.A. Lanigan Chartered Arboriculturist, MICFor, Dip.Arb. (RFS), M.ArborA, RCarborA – ISA - BCMA, CUEW,
ASCA Registered Consulting Arborist #588

Date: 30th March 2026 - Our Ref: SAL/KMA/13541

APPENDIX NO. 1

PHOTOGRAPHS – 1 – 5



PHOTOGRAPH NO. 1 – Materials stored west and south of the trees

Results of Tree Protection Inspection at:

Nos. 2-6 Water Road and 158 Dee Road, Reading RG30 2NN

S.A. Lanigan Chartered Arboriculturist, MICFor, Dip.Arb. (RFS), M.ArborA, RCarborA – ISA - BCMA, CUEW,
ASCA Registered Consulting Arborist #588

Date: 30th March 2026 - Our Ref: SAL/KMA/13541

Page 12 of 17



PHOTOGRAPH NO. 2 – Heavy-side materials stored west of the trees



**PHOTOGRAPH NO. 3 – Protective barriers around T3 – Silver birch
(TPO No. 1 – 20/16)**

Results of Tree Protection Inspection at:

Nos. 2-6 Water Road and 158 Dee Road, Reading RG30 2NN

S.A. Lanigan Chartered Arboriculturist, MICFor, Dip.Arb. (RFS), M.ArborA, RCarborA – ISA - BCMA, CUEW,
ASCA Registered Consulting Arborist #588

Date: 30th March 2026 - Our Ref: SAL/KMA/13541

Page 14 of 17



PHOTOGRAPH NO. 4 – Protective barriers around T3 – Silver birch (TPO No. 1 – 20/16) showing the lightweight plastic drainage goods to the left (northern) end

Results of Tree Protection Inspection at:

Nos. 2-6 Water Road and 158 Dee Road, Reading RG30 2NN

S.A. Lanigan Chartered Arboriculturist, MICFor, Dip.Arb. (RFS), M.ArborA, RCarborA – ISA - BCMA, CUEW, ASCA Registered Consulting Arborist #588

Date: 30th March 2026 - Our Ref: SAL/KMA/13541

Page 15 of 17



PHOTOGRAPH NO. 5 – T3 – Silver birch (foreground) and T2 – Silver birch (background) viewed from the northwest

Results of Tree Protection Inspection at:

Nos. 2-6 Water Road and 158 Dee Road, Reading RG30 2NN

S.A. Lanigan Chartered Arboriculturist, MICFor, Dip.Arb. (RFS), M.ArborA, RCarborA – ISA - BCMA, CUEW, ASCA Registered Consulting Arborist #588

Date: 30th March 2026 - Our Ref: SAL/KMA/13541

Page 16 of 17

APPENDIX 2

Tree Ref No.	Species # Alternative ownership	Height(m)	Stem Diameter (mm) Root Protection Area (m2)] Radius of Root Protection Area	Crown base (lowest significant point above ground) (m) + compass orientation	Branch Spread (m)	Age Class	Physiological / Structural Condition	Comments • Preliminary Management Recommendations	Estimated Remaining Useful Contribution (years)	Category Grading
T2 (TPO No. 2) 20/16	Silver birch	14	430 mm 83.64 m ² 5.16 m	2.5 NW	N = 4.0 E = 5.6 S = 6.2 W = 5.6	M	Fair/Good	A reasonably attractive birch tree of moderate quality *De-compact the western side distal area of the calculated RPA, apply course wood chip to a max depth of 100 mm.	20+	B1
T3 (TPO No. 2) 20/16	Silver birch	14	390 mm 68.80 m ² 4.68 m	2.5 N	N = 6.4 E = 5.0 S = 5.5 W = 5.5	M	Fair/Good	A reasonably attractive birch tree of moderate quality *Excavate ground around the broken root on the west side and make a clean pruning cut using a sharp handsaw; de-compact the western side distal area of the calculated RPA, apply course wood chip to a max depth of 100 mm.	20+	B1

Age Class: EM = Young (first third of life expectancy)
OM = Over Mature (beyond life expectancy and declining naturally)
conservation value)

M = Middle Aged (second third of life expectancy)
V = Veteran (of great age for its species and possibly of

Condition: P = Physiological
S = structural
= Third-party trees

Good = no significant physiological problems
Good = no significant structural problems
Poor = significant ill health
Poor = significant defects – no viable remedial action

Fair = symptoms of ill health that can be remediated
Fair = significant defects that can be remediated

Priority Category = U = URGENT WORKS - 1 = within one year - 2 = within two years - 3 = within three years - N/A = No Action

Zone A - Trees located close to and specifically within falling distance of adjacent properties, built structures and areas of high use – Inspection to be annual by a qualified arborist.

Zone B - Trees located within gardens and open areas though not adjacent to roads - - Inspection to be biennially by a person with an appropriate and working knowledge of trees and tree structural defect.

Results of Tree Protection Inspection at:

Nos. 2-6 Water Road and 158 Dee Road, Reading RG30 2NN

S.A. Lanigan Chartered Arboriculturist, MICFor, Dip.Arb. (RFS), M.ArborA, RCarborA – ISA - BCMA, CUEW,
ASCA Registered Consulting Arborist #588

Date: 30th March 2026 - Our Ref: SAL/KMA/13541