

Comments on AIA & MS Arboricultural Report from Sarah Johnston

The report held on file is incomplete and does not contain Appendices 1, 2 & 3 - which are essential for a full and accurate assessment to be made of the potential impact of the development on this tree.

1. There is a presumption that it is acceptable to locate the garage in this position and to excavate for concrete support pads 500mm x 500mm x 1m deep within the RPA of the Yew tree. Despite the SJ report at 6.1 stating that *'This [8.9m RPA] is the minimum area in square metres, which if being retained, must be left undisturbed around the tree to ensure its safe retention during the development process.'*
2. The closest point of excavation will be 2m from the trunk centre which is 7m into the RPA? Despite this the SJ report at 9.4 states that *'The RPA of T1 Yew will be marginally breached by the proposed plinths supporting the garage..'*
3. There has been no apparent investigation of alternative locations or less invasive methods of construction i.e. an augered pile and beam foundation with caps formed above ground and reinforced lintels spanning the caps with a suspended floor (NO Dig).
4. The height of 15m stated in the SJ report is inaccurate and I would assess it at nearer to 10m – the assumption is that it is acceptable to place pressure on this tree and enforce a 5m (50%) crown lifting operation just to accommodate the construction of the garage.
5. At 8.4 of the SJ report it states that *'It is not considered that the proposal will increase future pressure to fell the tree.'* In my opinion with the garage positioned almost totally within the current canopy of this tree there will be considerable pressure to prune this tree in the future and not allow it to achieve its full growth potential at this location and this could in turn lead to pressures to remove it.

Conclusions

This proposal represents a considerable threat to the ongoing health and vitality and visual amenity value of this acknowledged A (high) grade tree – hence a TPO has been made.