

Comments on AIA & MS Arboricultural Report from Sarah Johnston (SJ)

The report seems adequate in respect of protection measures for T1 London Plane & T2 Lime (both TPO'd) but I have concerns over the proximity of T3 Bay to the proposed garage.

1. The concrete support pads for the garage will very marginally intrude into the RPA of the London Plane and are outside of the RPA of T2 Lime.
2. The SJ report states that the radial RPA for T3 Bay is 12.3m and BS5837 states that this is the minimum area which must be left undisturbed around the tree to ensure its safe retention during the development process and yet a new garage is being proposed wholly within this zone.
3. The closest point of excavation will be approx 1m from the multiple trunks which is 11.3m into the RPA? Despite this the SJ report states that no trees will need to be removed and there will be no pressure to prune or fell.
4. In my opinion with the garage positioned 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

- The protection measures advocated for trees T1 & T2 are adequate provided that the SJ - AIA report and Method Statement are Conditioned as part of any approval and that sufficient levels of monitoring and supervision are Conditioned and adhered to throughout the construction process. If this all takes place then these trees will suffer only minor root disturbance which they should be able to tolerate and grow on healthily in future without adverse impact.
- The protection measures advocated for tree T3 Bay are inadequate to ensure its safe and healthy retention – the options as I see them are to require that one of the following courses of action is followed :-
 1. Show the removal of this tree with a suitable replacement tree to be agreed with the Council in terms of size/species and location [positioned along the road frontage].
 2. Retain the tree and require an Engineer Designed Pile & Beam foundation with the caps formed above ground and reinforced lintels spanning the caps supporting a suspended floor.

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