Arboricultural Technical Note

Project: Units 1-7 Hayes Bridge Retail Park (demolition)

12157_TN.03: Arboricultural Note

January 2025

1.1. Aspect Arboriculture are instructed by Colt Data Centre Services to prepare an arboricultural survey, assessment and tree protection strategy, to inform a prior approval application relating to the demolition of Units 1-7 Hayes Bridge Retail Park. The purpose of the instruction is to provide the *Demolition* Tree Protection Plan enclosed to the rear of this document, which has been prepared to clearly identify trees and shrubs which need to be removed to facilitate demolition and to demonstrate how all remaining trees can be safeguarded during this phase of works.

1.2. Trees and shrubs to be removed are illustrated with a dashed red canopy outline within enclosure A and comprise a category C scrub and shrubs, identified as tree groups G1 and G4. It will be possible to mitigate for these losses as part of a future application for the redevelopment of the site. Accordingly, there will be no permanent harm to the amenity or green credentials of the application site or wider industrial area.

1.3. The protection of remaining trees can be achieved through the erection of BS5837:2012 specification protective fencing in the locations illustrated within the enclosed drawing (or a suitable alternative fence type). Protective fencing must be erected prior to the commencement of any works onsite and maintained to the Council's satisfaction once installed. Upon installation, photographic evidence will be issued to the Council's Arboricultural Officer via email. Hard surfacing and existing ground levels tree-side of protective fencing will remain undisturbed and in-situ until such time that a full planning permission for redevelopment has been granted.

1.4. The proposed demolition of buildings onsite and the removal of ground slabs will be undertaken in accordance with the submitted Demolition drawings and Method Statement. No demolition work will be undertaken until the tree protection fencing shown on the enclosed drawing has been erected. This will be maintained for the duration of the demolition contract in order to safeguard all trees within the application boundary.

Prepared by:

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Principal Arboricultural Consultant
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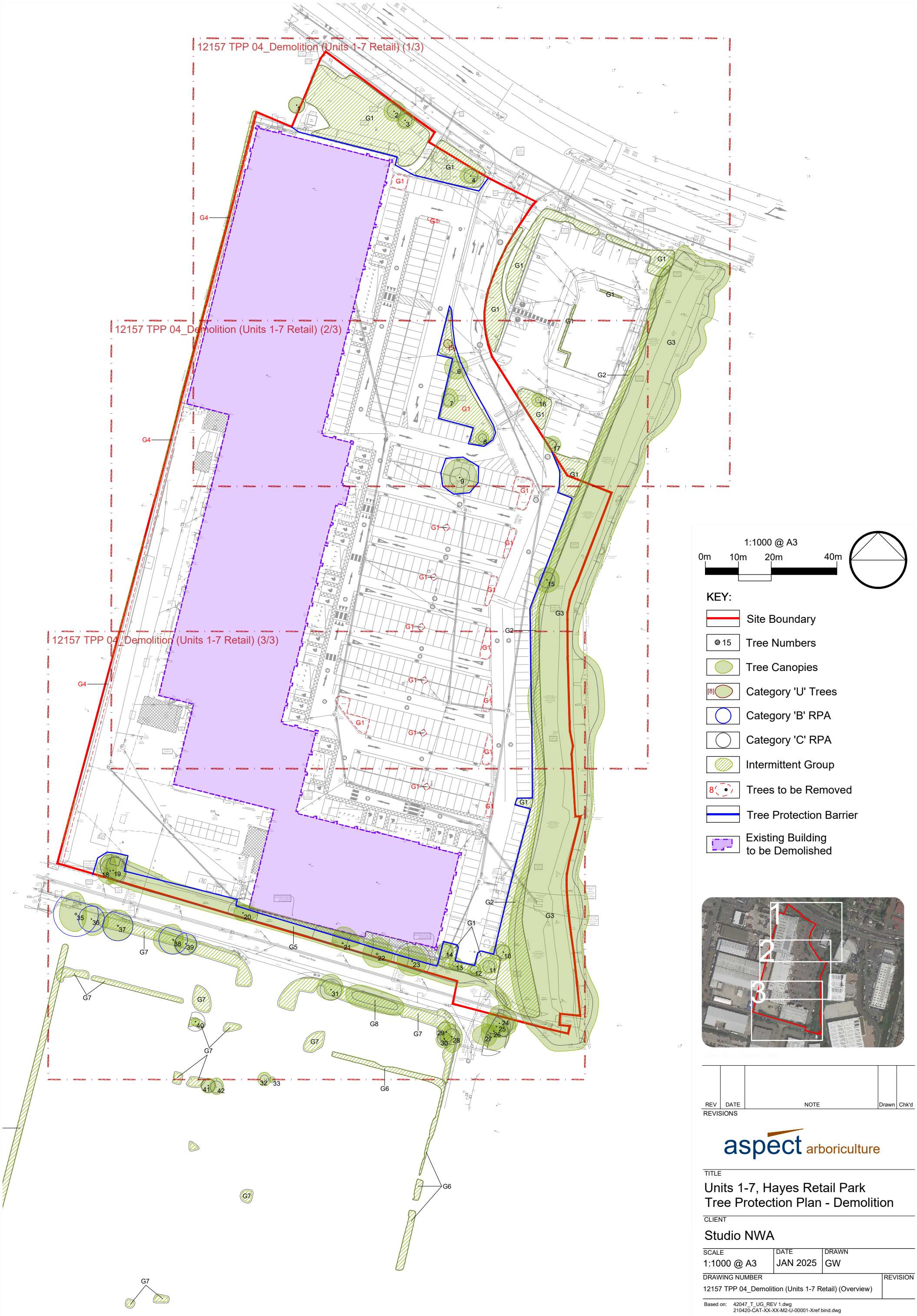
Enclosures
A: Demolition Tree Protection Plan
B: Tree Schedule

Enclosure A:

Demolition Tree Protection Plan ref: 12157 TPP 04_Demolition (Units 1-7 Retail)



REV	DATE	NOTE	Drawn	Chk'd

REVISIONS

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TITLE

Units 1-7, Hayes Retail Park
Tree Protection Plan - Demolition

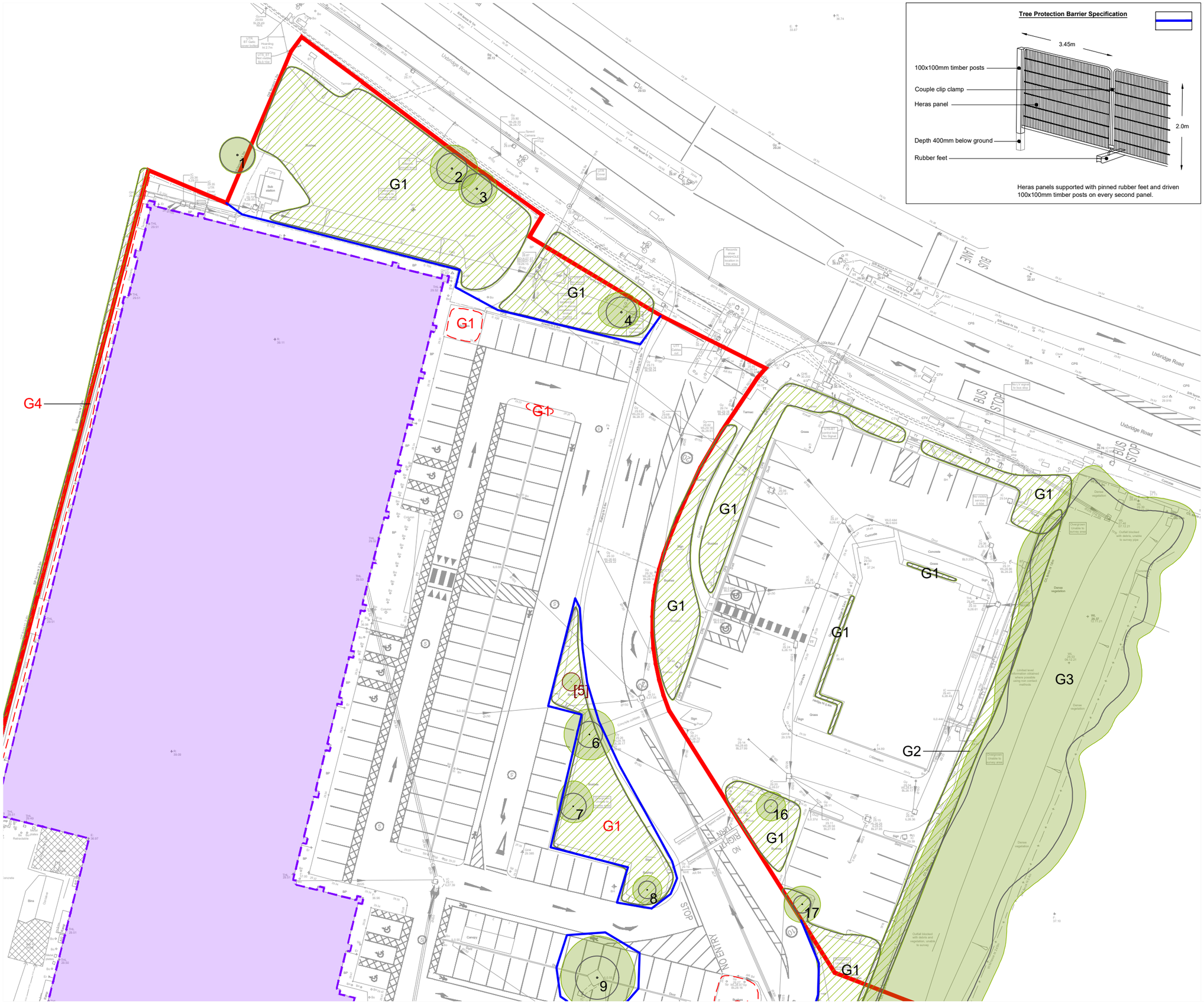
CLIENT

Studio NWA

SCALE	DATE	DRAWN
1:1000 @ A3	JAN 2025	GW

DRAWING NUMBER	REVISION
12157 TPP 04_Demolition (Units 1-7 Retail) (Overview)	

Based on: 42047_T_UG_REV 1.dwg
210420-CAT-XX-XX-M2-U-00001-Xref bind.dwg



1:500 @ A3

0m 5m 10m 20m

KEY:

- Site Boundary
- 15 Tree Numbers
- Tree Canopies
- [8] Category 'U' Trees
- Category 'B' RPA
- Category 'C' RPA
- Intermittent Group
- 8 Trees to be Removed
- Tree Protection Barrier
- Existing Building to be Demolished

Note: Trees 1, 12, 13, 28, 33 and Groups G1-G10 have been plotted using measurements onsite in conjunction with aerial imagery. Their locations were not recorded on the topographical survey of the site.

Note: The RPA footprint for Trees 18-27 & 34-40have been displaced to allow for the effect of the adopted highway and existing building foundations. The surface area of the RPA has not been reduced.

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REV	DATE	NOTE	Drawn	Chk'd

REVISIONS

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TITLE

Units 1-7, Hayes Retail Park
Tree Protection Plan - Demolition

CLIENT

Studio NWA

SCALE	DATE	DRAWN
1:500 @ A3	JAN 2025	GW

DRAWING NUMBER	REVISION
12157 TPP 04_Demolition (Units 1-7 Retail) (1/4)	

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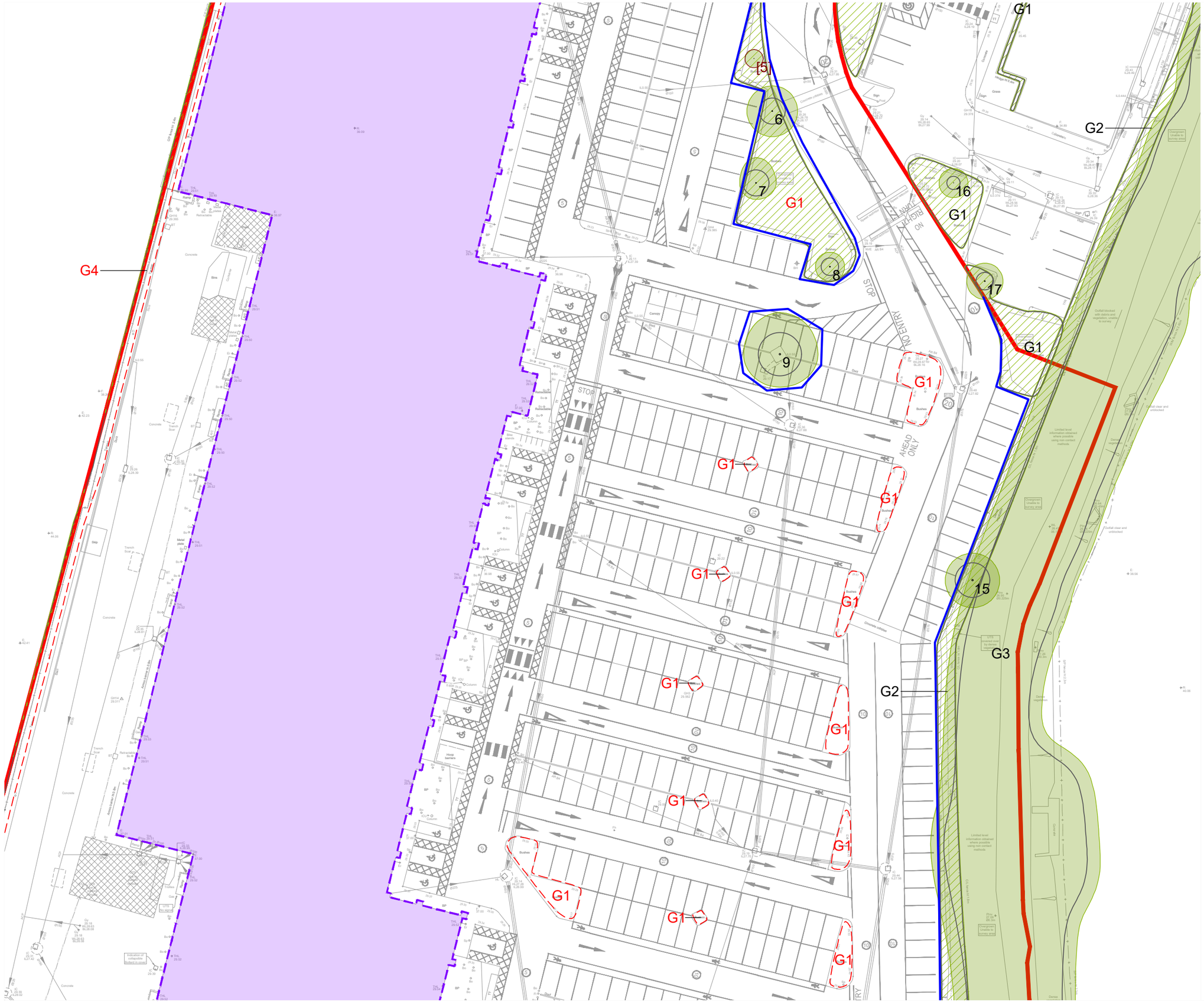

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0m 5m 10m 20m

KEY:

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- 15 Tree Numbers
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TITLE

Units 1-7, Hayes Retail Park
Tree Protection Plan - Demolition

CLIENT

Studio NWA

SCALE	DATE	DRAWN
1:500 @ A3	JAN 2025	GW

DRAWING NUMBER: 12157 TPP 04_Demolition (Units 1-7 Retail) (2/4)

REVISION:

Based on: 42047_T_UG_REV 1.dwg
210420-CAT-XX-XX-M2-U-00001-Xref bind.dwg

1:500 @ A3

0m 5m 10m 20m

KEY:

- Site Boundary
- 15 Tree Numbers
- Tree Canopies
- [8] Category 'U' Trees
- Category 'B' RPA
- Category 'C' RPA
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REVISIONS

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TITLE

Units 1-7, Hayes Retail Park
Tree Protection Plan - Demolition

CLIENT

Studio NWA

SCALE	DATE	DRAWN
1:500 @ A3	JAN 2025	GW

DRAWING NUMBER	REVISION
12157 TPP 04_Demolition (Units 1-7 Retail) (3/4)	

Based on: 42047_T_UG_REV 1.dwg
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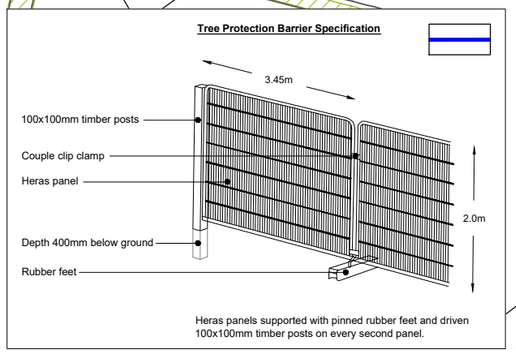
Tree Protection Barrier Specification



Heras panels supported with pinned rubber feet and driven 100x100mm timber posts on every second panel.

Enclosure B:

Tree Schedule ref: 12157 TS 01

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BS 5837:2012 Tree Schedule: Bridge Retail Park, Uxbridge Rd, Hayes

12157 TS 01

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BS5837:2012 Tree Survey: Explanation of Survey Criteria

*Area around tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of roots and soil structure is a priority. *The RPA has been manipulated to allow for various site features, i.e. roads, structures or changes in levels. Please refer to the Tree Constraints Plan for these changes.*

e.g.: young, semi-mature, early-mature or mature.

Sequential reference number cited on all aspect drawing.

Category prefix A-C denotes arboricultural quality, decreasing from A (high) to C (low); Subcategories 1, 2 and 3 highlight associated arboricultural (1), landscape (2) and ecological (3) qualities.

Height and Crown spread measured to the nearest half meter; # denotes where this is estimated.

Category U trees are those in such a condition that they cannot be realistically retained as living trees in the current context for the long term.

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	radial							

Measured to the nearest 10mm; # denotes estimated diameter where access is not possible.

e.g.: above-average, average, below average or dead

General observations, i.e. defects, preliminary management recommendation, presence of pests/disease, perceived significance.

Height of first significant branch and/or canopy

e.g.: good, indifferent, poor, or hazardous

Colour band key:

Category A
Category B
Category C
Category U

The following survey should not be interpreted as a report on tree health and safety. Aspect's opinion of tree condition and structural potential is valid for a limited period of 12 months from the date of inspection. Validity is assumed in the absence of inclement weather and no change to the trees existing setting.

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
1	Lawson Cypress	200#	11#					2.5#	3#	3#	Semi Mature	Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Surveyed from a distance Structure appears typical for species within current context Unremarkable example of species	C12	2.4
2	Silver Birch	180	7.5	3.25	3.5	3#	3		1.5	1.5	Semi Mature	Average	Indifferent	Base obscured by G1, unable to thoroughly inspect Structure appears typical for species within current context Unremarkable example of species	C12	2.1
3	Silver Birch	170	9	2.75	2.75	2.5	2.5#		3.5	1	Semi Mature	Average	Indifferent	Base obscured by G1, unable to thoroughly inspect Structure appears typical for species within current context Unremarkable example of species	C12	2.1
4	Silver Birch	180	7	2.75	2.5	2.25	3.25		2	1.5	Semi Mature	Average	Indifferent	Base obscured by G1, unable to thoroughly inspect Structure appears typical for species within current context Unremarkable example of species	C12	2.1
5	Himalayan Birch	75	4.5					1.25	2.75	2	Young	Below Average	Poor	Base obscured by G1, unable to thoroughly inspect Dieback throughout crown Leans east from ground level Unlikely to offer a long-term future contribution	U	N/A
6	Himalayan Birch	160	6					3.5	2	2	Semi Mature	Average	Indifferent	Base obscured by G1, unable to thoroughly inspect Unsympathetic pruning to crown lift Unremarkable example of species	C12	1.8
7	Himalayan Birch	150	6	3.5	2.75	2.25	2.25		1.75	1.75	Semi Mature	Below Average	Indifferent	Base obscured by G1, unable to thoroughly inspect Dead Ivy within scaffold structure Above average internal deadwood Unremarkable example of species	C12	1.8
8	Himalayan Birch	95	5.5					2	2	1.75	Semi Mature	Below Average	Indifferent	Base obscured by G1, unable to thoroughly inspect Dead Ivy within scaffold structure Above average internal deadwood Unremarkable example of species	C12	1.2
9	London Plane	250	9.5	5.75	5.25	4.5	5		3	1.5	Semi Mature	Average	Indifferent	Base obscured by G1, unable to thoroughly inspect Bifurcates at c.2.5m, union appears sound Unremarkable example of species	C1	3
10	Crab Apple	180	7	2.5	2	2.5#	4.25		2	2	Semi Mature	Average	Poor	Cavity within trunk at c.2m Longitudinal wound on eastern aspect of trunk from c.0.5m to c.1m Low arboricultural quality	C12	2.1
11	Crab Apple	150#	5.5	2.75	2.5#	2.25	3		3#	2#	Semi Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Stem inaccessible due to dense understory Unremarkable example of species	C12	1.8

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
12	Purple Plum	100# at base	6					2	0.5	0.5	Semi Mature	Average	Indifferent	Low crown break Maintained lower crown Unremarkable example of species	C12	1.2
13	Purple Plum	80 at c.1m	5					2	0.5	0.5	Semi Mature	Average	Indifferent	Low crown break Maintained lower crown Unremarkable example of species	C12	0.9
14	Purple Plum	120 2*80	7					2.5	0.5	0.5	Semi Mature	Average	Indifferent	Low crown break Maintained lower crown Unremarkable example of species	C12	2.1
15	Norway Maple	195	9.5					3.75	2	2	Semi Mature	Average	Indifferent	Radial crown measurement based on western spread Structure typical for species within current context Unremarkable example of species	C1	2.4
16	Silver Birch	80	5.5					2	1.5	1.5	Young	Average	Indifferent	Base obscured by G1, unable to thoroughly inspect Tree tie and stake attached to trunk Readily replaceable at current size, low arboricultural value	C12	0.9
17	Silver Birch	95	6					2.5	1.75	1.75	Young	Average	Indifferent	Base obscured by G1, unable to thoroughly inspect Unremarkable example of species	C12	1.2
18	Cherry	300	9	5	2	4#	4		3.25	2.5	Early Mature	Average	Indifferent	Growing as cohesive pair with T19 Previous pruning to crown lift Unremarkable example of species	C1	3.6
19	Cherry	270	9	4	3.75	4#	2.5#		4	3	Early Mature	Average	Indifferent	Growing as cohesive pair with T18 Etiolated form Unremarkable example of species	C1	3.3
20	Cherry	300#	8	2.5	4.5	2.25	2.75		2.5	3#	Early Mature	Below Average	Poor	Stem inaccessible due to dense understory Previous unsympathetic pruning to northern aspect of crown Historic limb failure leaving large tear out wound at c.3m, fungal fruiting body on wound, suspected *Laetiporus sulphureus*, although unable to accurately identify from a distance. Unremarkable example of species	C12	3.6
21	Cherry	450#	10.5	5#	5#	1.25	3.25#		4#	4#	Early Mature	Average	Poor	Clad and obscured by Ivy, unable to thoroughly inspect Stem inaccessible due to dense understory Appears to be an impact on trunk at c.4m Unsympathetic pruning to southern aspect of crown Crown and scaffold structure biased to north Low arboricultural quality	C1	5.4

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
22	Cherry Plum	120 325 2*180 260 5*80	10	5#	4.75	4	4.25		1	2	Mature	Below Average	Poor	Multi stemmed from c.0.5m, unions tight and included Multiple *Phellinus pomaceus* and *Ganoderma sp* . fungal brackets within scaffold structure and at base Previous unsympathetic pruning to crown Multiple splits and tear out wounds throughout scaffold structure Low arboricultural quality	C1	5.7
23	Ash	400#	13					4.5	4#	5#	Early Mature	Below Average	Indifferent	Stem inaccessible due to dense understory Structure appears typical for species within current context Unremarkable example of species	C1	4.8
24	Norway Maple	295 oi	11	5.5	5.5#	2.75	3.75		3	4.75	Semi Mature	Below Average	Poor	Base obscured by Ivy, unable to thoroughly inspect Leans south from ground level Sparse crown for species Previous unsympathetic pruning to crown lift Mutually suppressed and cohesive with companions Unremarkable example of species	C1	3.6
25	Ash	270	13	4.25	6#	3.25	4.5		4.5	3.25	Semi Mature	Average	Indifferent	Base obscured by Ivy, unable to thoroughly inspect Previous unsympathetic pruning to crown lift Mutually suppressed and cohesive with companions Clad in dead Ivy Unremarkable example of species	C1	3.3.
26	Norway Maple	250	11	1.75	5#	5.75	3.75		4	4	Semi Mature	Average	Indifferent	Base obscured by Ivy, unable to thoroughly inspect Previous unsympathetic pruning to crown lift Mutually suppressed and cohesive with companions Clad in dead Ivy Unremarkable example of species	C1	3
27	Norway Maple	290	12	3.25	2.75#	3.25	4.75		3	4	Semi Mature	Average	Poor	Impact wound on western aspect of trunk at c.4.5m Area of wounding on trunk from c.1.5m to c.3.25m Unremarkable example of species	C1	3.6
28	Norway Maple	2*100 4*80	9	3.75	3.25	4.75	2.75		2.5	1.75	Semi Mature	Average	Indifferent	Multi stemmed from ground level, unions obscured by G7 Unremarkable example of species	C12	2.4
29	Chanticleer Pear	180 150 90 #	8	3.5	1.5	2.5	2.5		2	2	Semi Mature	Average	Indifferent	Stem inaccessible due to dense understory Structure appears typical for species within current context Unremarkable example of species	C12	3
30	Pear	170#	10.5	1.5	2.5#	2.75	2.5		0.5	0.5	Semi Mature	Average	Indifferent	Stem inaccessible due to dense understory Structure appears typical for species within current context Unremarkable example of species	C12	2.1
31	Norway Maple	270	9	4.75	3.75	3	4.25		2.25	1.5	Semi Mature	Average	Indifferent	Base obscured by G7, unable to thoroughly inspect Structure appears typical for species within current context Unremarkable example of species	C1	3.3

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
32	Norway Maple 'Crimson king'	90	5					2	1.5	1	Young	Average	Indifferent	Readily replaceable at current size, low arboricultural value	C12	1.2
33	Sycamore	35	5					0.5	0.5	0.5	Young	Average	Indifferent	Self set specimen Low arboricultural quality	C12	0.9
34	Sycamore	285 270	11.5	3.75	4.5	5#	5		4.5	6.25	Semi Mature	Average	Indifferent	Bifurcates at c.1m, union tight and included Unsympathetic pruning to crown lift Set within retaining walled area Unremarkable example of species	C1	4.8
35	Norway Maple	535 at c.1m	11	6.75	3.25	5.25	5#		2	2	Early Mature	Average	Indifferent	Low crown break Previous unsympathetic pruning crown lift Large diameter deadwood within lower crown Mutually suppressed and cohesive with companions Individually of low significance, conferred moderate value as component of wider collective	B2	6.3
36	Norway Maple	320	11	4.75	5.25	5	2.75		3.25	2.5	Early Mature	Average	Indifferent	Forks at c.3m, 1 no union included Mutually suppressed and cohesive with companions Individually of low significance, conferred moderate value as component of wider collective	B2	3.9
37	Norway Maple	380#	10	4.75	4.5	4.5	4.5		2.5	2.5	Early Mature	Average	Indifferent	Stem inaccessible due to dense understory Mutually suppressed and cohesive with companions Previous unsympathetic pruning to crown Individually of low significance, conferred moderate value as component of wider collective	B2	4.5
38	Norway Maple	350	10	4.75	3	4.25	6		3	1.75	Early Mature	Average	Indifferent	Large exposed surface root to south Mutually suppressed and cohesive with companions Individually of low significance, conferred moderate value as component of wider collective	B2	4.2
39	Norway Maple	265	8	2.75	3.5	3.5	3.5		1.75	1.75	Semi Mature	Average	Indifferent	Mutually suppressed and cohesive with companions Individually of low significance, conferred moderate value as component of wider collective	B2	3.3
40	Cabbage Tree	230	3.5					1.25	1.5	1.75	Semi Mature	Average	Indifferent	Structure typical for species within current context Unremarkable example of species	C12	2.7
41	Chanticleer Pear	180	5					2.25	1.75	1.5	Semi Mature	Average	Indifferent	Structure typical for species within current context Unremarkable example of species	C12	2.1
42	Chanticleer Pear	160	5.5	2.75	2.25	2.25	2		2	1.5	Semi Mature	Average	Indifferent	Structure typical for species within current context Unremarkable example of species	C12	1.8

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
G1	Pyracantha Buddleia Gorse Lonicera Goat Willow Viburnum Elaeagnus Cotoneaster Elder Hawthorn Berberis	75 av	0.5 to 4					1 av	0.5 av	0.5 av	Young to Semi Mature	Average	Indifferent	Parcels of partially maintained shrubs Unremarkable collection	C12	0.9
G2	Cherry Laurel Crack Willow Hawthorn Dogwood Elaeagnus Viburnum Hazel Ash Purple Plum Privet Lonicera Sea Buckthorn Goat Willow Grey Willow	75 av 200# max	4 av					1 av	0.5 av	0.5 av	Semi Mature	Average to Below Average	Indifferent to Poor	Occasionally intermittent collection of partially maintained scrub lining car park Provides dense boundary screen Unremarkable collection	C12	0.9 av 2.4 max
G3	Crack Willow Sycamore Buddleia Hawthorn Ash	350# av	12 av					6 av	2# av	2# av	Semi Mature	Average to Below Average	Indifferent to Poor	Offsite collection lining site boundary and adjacent brook Components predominantly clad and obscured by Ivy, unable to thoroughly inspect Occasionally intermittent Multiple failed components within collection Collection composed of predominately low value individuals	C12	4.2
G4	Buddleia Ash	75# av	6 av					3 max	1 av	2.5 av	Young to Semi Mature	Average to Below Average	Indifferent to Poor	Intermittent scrub collection lining site boundary Appears both on and offsite Unremarkable collection	C12	0.9
G5	Privet Cherry Plum Hawthorn Purple Plum Buddleia	150# av	6.5 av					3 av	0.5	2.5	Semi Mature	Average	Indifferent	Cohesive collection of partially managed scrub and established specimens lining site boundary Unremarkable collection	C12	1.8
G6	Hazel Rowan Buddleia Dogwood	75 av	4 av					1.5 av	0.5 av	0.5 av	Young	Average	Indifferent	Intermittent scrub collection lining site boundary Unremarkable collection	C12	0.9

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				N	E	S	W	Radial								
G7	Portuguese Laurel Buddleia Dogwood Elaeagnus Hazel Ash Lonicera Cotoneaster	75# max	0.5 to 3					0.5 av	0.5 av	0.5 av	Young	Average	Indifferent	Intermittent parcels of maintained shrubs and occasional self set Ash and Buddleia Unremarkable collection	C12	0.9
G8	Norway Maple	3*100 av	6.5 av					4 av	1 av	1 av	Semi Mature	Average	Poor	Intermittent parcels of Norway Maple set within G7 Bases obscured by G7, unable to thoroughly inspect Majority of components appear multi stemmed from ground level Unremarkable collection	C12	2.1
G9	Hazel Buddleia Elder	75 av	6 av					2 av	0.5 av	1 av	Young	Average	Indifferent	Collection of scrub lining southern boundary Set within retaining walled area Unremarkable collection	C12	0.9
G10	Buddleia Dogwood	75 av	4.5 av					2 av	0.5 av	1 av	Young	Average	Indifferent	Intermittent collection of scrub lining site boundary Unremarkable collection	C12	0.9