

High Street Harlington

Bath Road

Capital Place

Drawing No: CCL 12427 / TCP Rev: 1

Title: Tree Constraints Plan (Existing Layout)

Site: Capital Place UB3 5AN

Scale: 0 5 10 15 20m 1:400

Paper Size: A1



- Tree Retention Categories
- Stems & canopies shown
- Category A tree
- Category B tree
- Category C tree
- Category U tree

- Trees of high quality with an estimated life expectancy of 40+ years. Usually large trees with significant presence or smaller trees with excellent form. Retention of these trees is highly desirable.
- Trees of moderate quality with a life expectancy of 20+ years. Usually mature trees, or younger trees with good form. Retention of these trees is desirable though less than Category A trees
- Unremarkable trees of low quality and merit. Individual specimens are not considered to be a material planning consideration.
- Trees unsuitable for retention due to their very poor condition.

Tree Constraints Plan

Status: Final

- B5 s837 Root Protection Area (radius = 1xstem diameter)
- Root Protection Area needing amendment due to site conditions, e.g. presence of existing road or building.
- Root Protection Area having been amended to account for site conditions

T1= Tree No 1 G2 = Group No 2 H3 = Hedge No 3

Tree Ref	Species	Height (m)	Root Protection Area	
			Radius (m)	Area (sqm)
G001	Common Ash	12	3.6	41
T002	Eucalyptus	16	7.2	163
T003	Lime	5	2.4	18
T004	Eucalyptus	15	7.5	193
T005	Eucalyptus	10	2.4	18
T006	Hornbeam	5.5	1.8	10
T007	Hornbeam	5.5	1.8	10
T008	Silver Maple	13	4.6	65
T009	Silver Maple	13	4.6	65
T010	Hornbeam	5.5	2.4	18
T013	Hornbeam	5.5	2.4	18
T014	Hornbeam	5.5	2.4	18
T015	Hornbeam	5.5	2.4	18
T016	Hornbeam	9	3.4	35
T017	Hornbeam	5.5	2.6	22
T018	Hornbeam	7	3.0	28
T019	Cherry	6	3.0	28
T020	Hornbeam	5.5	2.4	18
T021	Silver Maple	12	4.0	49
T022	Hornbeam	8	2.4	18
T023	Silver Maple	14	4.0	49
T024	Norway Maple	16	6.1	110
T025	Common Ash	15	4.4	62
T026	Silver Maple	16	5.5	96
T027	Common Ash	16	4.6	65
T028	Poplar	18	7.2	163
T029	Poplar	18	6.5	132
T030	Silver Maple	16	3.6	41
G031	Mixed Species	6	1.0	3
T032	Hornbeam	6	1.8	10
T033	Hornbeam	6	1.7	9
G034	Mixed Species	6	1.8	8
T035	Eucalyptus	17	6.3	124
T036	Cherry	7	4.2	55
T037	Ash 'raywood'	12	4.1	52
T038	Apple	5	1.2	5
G039	Mixed Species	6	2.4	18
T040	Eucalyptus	15	7.2	163
T041	Cherry	4	2.4	18
T042	Silver Birch	5.5	1.4	7
T043	Ash 'raywood'	10	1.9	12
T044	Common Ash	11	4.2	55
T045	Common Ash	11	4.2	55
T046	Lime	6.5	2.4	18
T047	Cherry	6	2.4	18
T048	Common Ash	11	4.6	65
G049	Mixed Species	7.5	3.6	41
G050	Common Ash	7.5	1.0	3
T051	Common Ash	10	4.8	72
G052	Mixed Species	20	9.6	290
G054	Mixed Species	7	3.0	28
T055	Viburnum	16	7.2	163
T056	Cherry	8	2.4	18
T057	Ash 'raywood'	8	2.6	22
T058	Ash 'raywood'	12	4.0	49
G059	Mixed Species	15	3.6	41
T060	Pedunculate Oak	18	10.8	366
T061	Sycamore	8	3.6	41
T062	Silver Maple	6	1.3	5
T063	Cherry	8	3.0	28
T064	Cherry	3	1.0	3
T065	Cherry	3.5	1.1	4
T066	Cherry	3.5	1.1	4
T067	Hornbeam 'fastigiata'	7.5	2.4	18
T068	Hornbeam 'fastigiata'	4.5	1.0	3
T069	Hornbeam 'fastigiata'	4.5	1.0	3
T070	Hornbeam 'fastigiata'	4.5	1.0	3
T071	Hornbeam 'fastigiata'	5.5	1.8	10
T072	Hornbeam 'fastigiata'	5.5	1.8	10
T073	Hornbeam 'fastigiata'	5.5	1.8	10
T074	Hornbeam 'fastigiata'	5.5	1.3	5
T075	Hornbeam 'fastigiata'	5	1.2	5
T076	Hornbeam 'fastigiata'	5	1.2	5
T077	Hornbeam 'fastigiata'	5	1.2	5
T078	Hornbeam 'fastigiata'	5	1.2	5
T079	Hornbeam 'fastigiata'	5	1.2	5
T080	Hornbeam 'fastigiata'	5	1.2	5
T081	Hornbeam 'fastigiata'	5	1.2	5
T082	Cherry	4.5	1.2	5
T083	Cherry	4.5	1.2	5
T084	Common Ash	9	1.2	5
G085	Ash 'raywood'	16	3.6	41



Drawing No:	CCL 12427 / IAP Rev: 1
Title:	Impact Assessment Plan
Site:	Capital Place UR3 SAN
Scale:	0 5 10 15 20m 1:4000
Paper Size:	A1

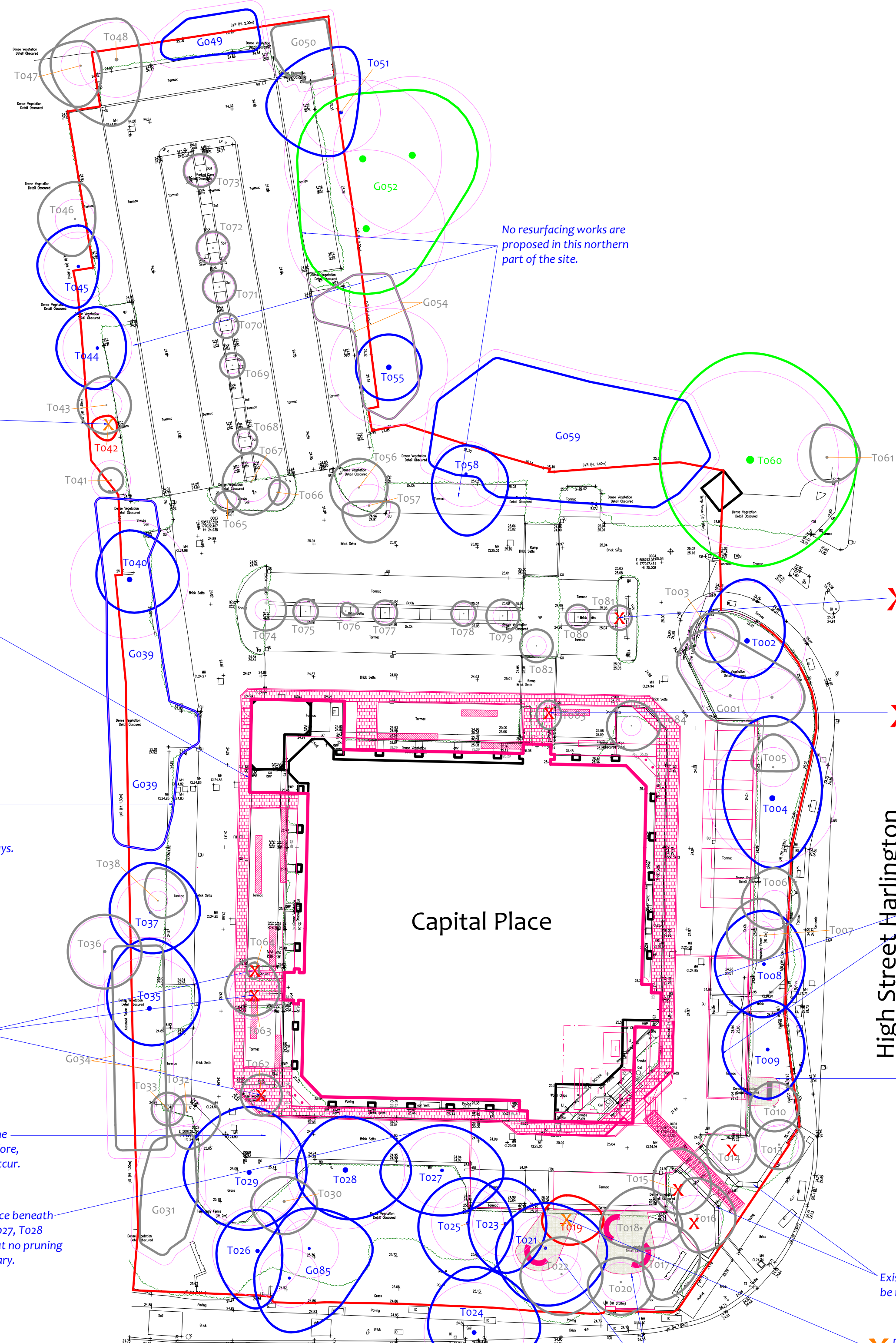


Tree Retention Categories	
Stems & canopies shown	
Category A tree	
Category B tree	
Category C tree	
Category U tree	

Trees of high quality with an estimated life expectancy of 40+ years. Usually large trees with significant presence or smaller trees with excellent form. Retention of these trees is highly desirable.
Trees of moderate quality with a life expectancy of 20+ years. Usually mature trees, or younger trees with good form. Retention of these trees is desirable though less than Category A trees
Unremarkable trees of low quality and merit. Individual specimens are not considered to be a material planning consideration.
Trees unsuitable for retention due to their very poor condition.

The existing understory is to be cleared from the eastern and southern planting beds and new soft planting proposed. New planting includes ornamental shrub and grass swatches, evergreen shrubs and species rich grass.

Any excavation for new planting throughout the site must be undertaken using hand tools only and limited to that required for planting of vegetation. Existing ground levels shall not be altered.



Redline Boundary (Red)
Existing Layout (Black)
Proposed Layout (Pink)

X Tree in poor condition to be removed regardless of the development proposals.

No impact on trees due to the proposed extension.

Parking bays around the site are to be retained and the shrubby vegetation around them is to be neatly trimmed and tidied to ensure full clearance/access to the designated spaces. Any low hanging foliage of trees is also to be trimmed to provide 2m clearance of parking bays.

X Removal of Retention Category C trees To62, To63 and To64 are proposed as part of the landscaping proposals. Mitigative planting is proposed.

No works are proposed to the existing carriageway. Therefore, no impact on RPAs should occur.

Adequate clearance beneath the canopies of To27, To28 and To29 such that no pruning is deemed necessary.

No resurfacing works are proposed in this northern part of the site.

X Young Retention Category C tree To81 requires removal to facilitate access of a single-decker stagecoach bus. The loss of this tree shall have little impact upon local amenity.

X Young Retention Category C tree To83 requires removal to facilitate widening of the pedestrian access. The loss of this tree shall have little impact upon local amenity.

Any low hanging foliage of trees To07, To08 and To09 is to be lightly crown lifted to provide a clearance of 4m for the proposed coach parking bay. Only very light pruning of small diameter branches is anticipated.

Excavation over the RPAs is to be undertaken using hand tools only to remove existing soft ground and loose topsoil (max depth 50mm). To be replaced with gravel, which shall maintain good rooting conditions.

X Removal of Retention Category C trees To14, To15 and To16 are proposed as part of the landscaping works intended to open up the pedestrian site entrance. Mitigative planting is proposed.

Existing walls to be retained.

X Dead tree to be removed regardless of the development proposals.

Excavation over the RPAs is to be undertaken using hand tools only to remove existing soft ground and loose topsoil (max depth 50mm). To be replaced with gravel, which shall maintain good rooting conditions.

Impact Assessment Plan

Draft - For comment

BS 5837 Root Protection Area (radius = 1xstem diameter)
Root Protection Area needing amendment due to site conditions, e.g. presence of existing road or building.
Root Protection Area having been amended to account for site conditions
T1 = Tree No 1 G2 = Group No 2 H3 = Hedge No 3

Tree to be removed to facilitate the proposal
Tree to be removed due to its low quality
Proposed pruning

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