



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6

See the accompanying report
for more photographs

Drawing No:	CCL 10074 / TCP Rev: 2
Title:	Tree Constraints Plan (Existing Layout)
Site:	Land adjacent to building 2 Status Park, UB3 5EY
Scale:	1:300
Paper Size:	A1

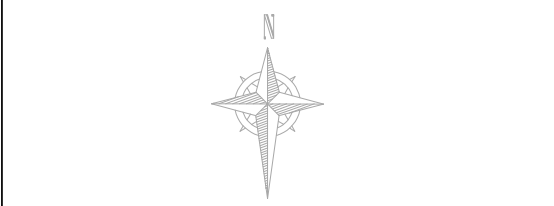


Tree Retention Categories	
Stems & canopies shown	
	Category A tree
	Category B tree
	Category C tree
	Category U tree

	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 maturing 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.

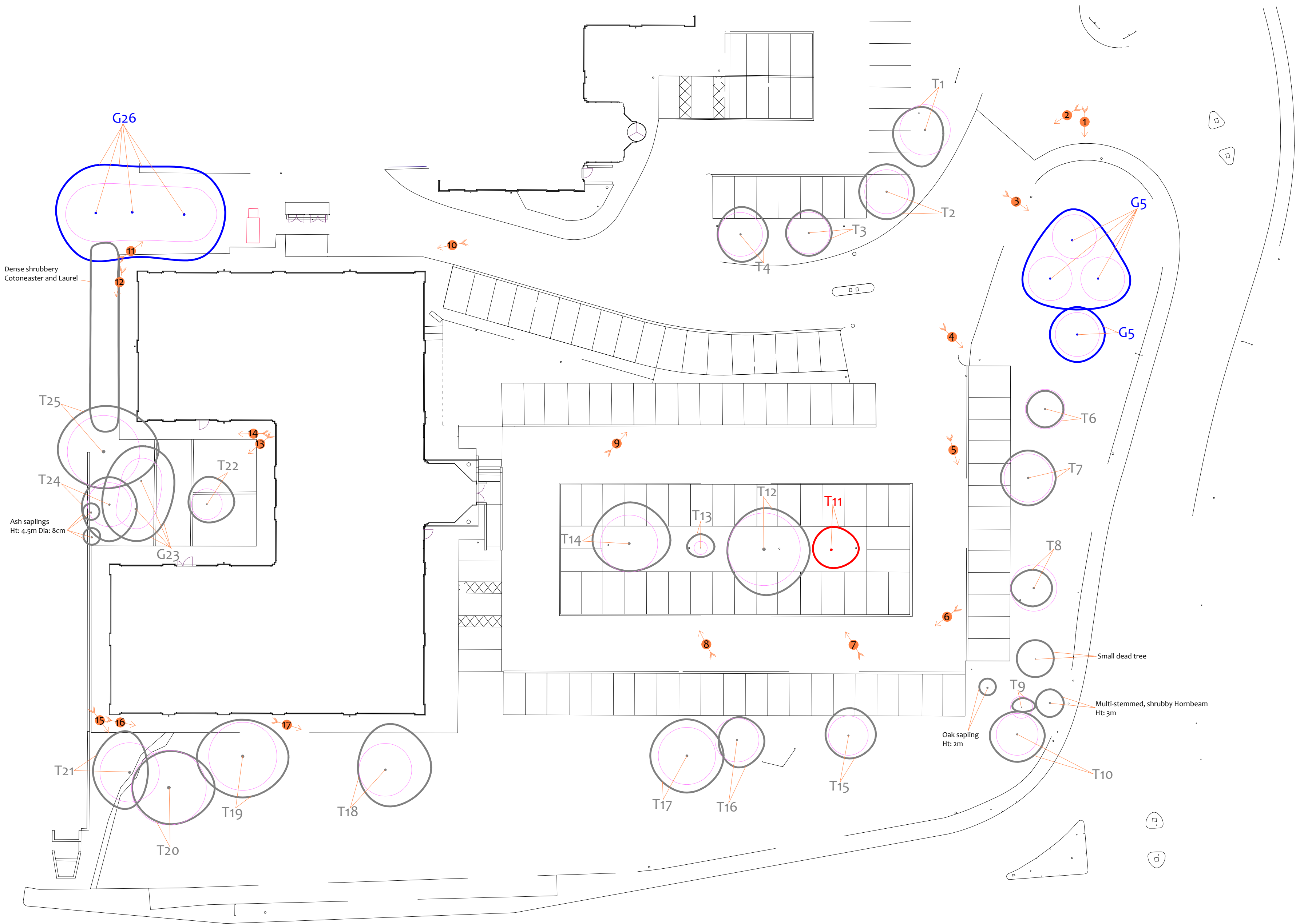
Tree Constraints Plan

	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 Constraints Plan

(Existing Layout)



Tree Ref.	Species	Height (m)	Root Protection Area	
			Radius (m)	Area (m²)
T1	Box Elder	4.5	2.5	24
T2	Norway Maple	4.5	2.4	18
T3	Norway Maple	4	2.3	16
T4	Norway Maple	4.5	2.4	18
G5	Norway Maple	4.5	2.4	18
T6	Norway Maple	4	2.2	15
T7	Norway Maple	4.5	2.6	22
T8	Box Elder	4	2.5	20
T9	Hornbeam	5	1.2	5
T10	Box Elder	4.5	2.3	16
T11	Box Elder	5	3.0	28
T12	Box Elder	5	4.0	49
T13	Box Elder	3	0.7	2
T14	Box Elder	5.5	3.1	31
T15	Norway Maple	5	2.2	15
T16	Norway Maple	5	2.4	18
T17	Norway Maple	5.5	3.1	31
T18	Norway Maple	7	2.9	26
T19	Norway Maple	7.5	3.7	43
T20	Norway Maple	6	4.1	52
T21	Norway Maple	5	3.2	33
T22	Italian Alder	8.5	1.7	9
G23	Cherry	5	2.2	15
T24	Cherry	5	2.4	18
T25	Cherry	8	4.0	49
G26	Norway Maple	8	3.0	28

Excerpts from the
Arboricultural
Impact Assessment

Overview

It is proposed to construct a new 140-bedroom hotel with 28 car parking spaces, coach parking, a loading bay and a new vehicular access from Nobel Drive, as indicated on the plans in Appendix 6. The existing layout is indicated in black and the footprint of the proposed layout is indicated in pale green.

The table below summarises the potential impact on trees due to various activities.

Activity	Trees Potentially Affected
Tree Removal: Retention Category A	None
Tree Removal: Retention Category B	None
Tree Removal: Retention Category C	T7, T8, T10, T13, T14, T15, T16, T17, a small dead tree and an Oak sapling
Tree Removal: Retention Category U	T11
Tree Pruning	None
RPA: Building Foundations	None
RPA: New Hard Surface	None
RPA: Replace Existing Hard Surface	None
RPA: Underground Services	None
RPA: Change of Ground Levels	None
RPA: Soil Compaction	Trees adjacent the construction area (preventable by installing tree protection measures)

Tree Removal

All trees to be removed are indicated on the Tree Removal Plan and are listed below:

- Retention Category A:** Our survey did not identify any Retention Category A trees.
- Retention Category B:** It is proposed to retain all Retention Category B trees.
- Retention Category C:** It is proposed to remove the following Retention Category C trees: T7, T8, T10, T13, T14, T15, T16, T17, a small dead tree and an Oak sapling. These trees are located so close to the proposed building and / or proposed car parking area that their retention is not practicable. These are all relatively small trees (maximum height 5.5m) and are not considered to have a high amenity value. Consequently, their removal shall not have a significant impact on the visual amenity of the locality.
- Retention Category U:** It is proposed to remove the following Retention Category U trees: T11. This tree is located so close to the proposed development that its retention is not practicable. However, trees within this category are in such poor condition that they should be removed regardless of development proposals.

Details specific to each tree can also be found in the Tree Data Schedule.

Summary

In order to facilitate the development, it is proposed to remove eight Retention Category C trees, one Retention Category U tree, a small dead tree and an Oak sapling. These are all small trees and are not considered to have a low amenity value. Consequently the impact of tree removal on local amenity shall be minimal.

No pruning works are required to facilitate the proposal.

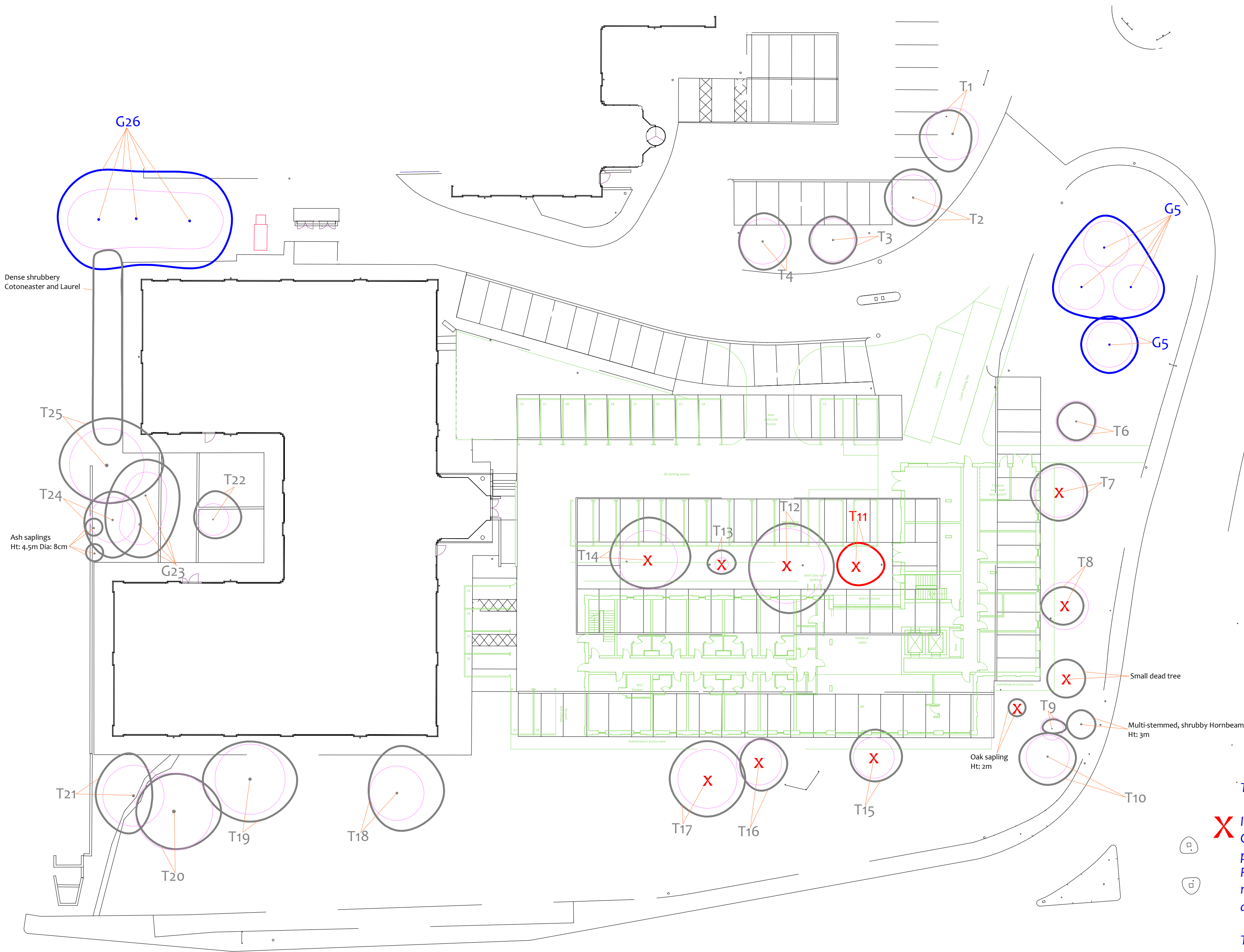
No new hard surfacing is proposed in RPAs.

No foundations are proposed within Root Protection Areas.

Tree protection measures are specified throughout Section 3 that will ensure no negative impact on retained trees due to construction activity.

See Section 4
for a more
detailed assessment

Proposed Layout (Pale Green)



Tree Removal:

X It is proposed to remove eight Retention Category C trees in order to facilitate the proposed development. The following Retention Category C trees are to be removed: T7, T8, T12, T13, T14, T15, T16 and T17.

These young and semi-mature trees have a maximum height of 5.5m and are not considered to have a high amenity value. Their removal shall not have a significant impact on the local amenity.

It is also proposed to remove one Retention Category U tree, T11. This tree should be removed regardless of the development proposals due to its poor condition.

Drawing No: CCL 10074 / TRP Rev: 1

Title: Tree Removal Plan
(Existing Layout with Proposals Overlaid)

Site: Land adjacent to building 2
Status Park, UB3 5EY

Scale: 1:300 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 maturing 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.

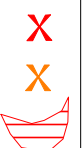
Tree Removal Plan
(Existing Layout with Proposals Overlaid)

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



Tree Removal Plan
(Existing Layout with Proposals Overlaid)

Tree Ref.	Species	Height (m)	Root Protection Area		
			Radius (m)	m ²	Square (m)
T1	Box Elder	4.5	2.8	24	4.9
T2	Norway Maple	4.5	2.4	18	4.3
T3	Norway Maple	4	2.3	16	4.0
T4	Norway Maple	4.5	2.4	18	4.3
G5	Norway Maple	4.5	2.4	18	4.3
T6	Norway Maple	4	2.2	15	3.8
T7	Norway Maple	4.5	2.6	22	4.7
T8	Box Elder	4	2.5	20	4.5
T9	Hornbeam	5	1.2	5	2.1
T10	Box Elder	4.5	2.3	16	4.0
T11	Box Elder	5	3.0	28	5.3
T12	Box Elder	5	4.0	49	7.0
T13	Box Elder	3	0.7	2	1.3
T14	Box Elder	5.5	3.1	31	5.5
T15	Norway Maple	5	2.2	15	3.8
T16	Norway Maple	5	2.4	18	4.3
T17	Norway Maple	5.5	3.1	31	5.5
T18	Norway Maple	7	2.9	26	5.1
T19	Norway Maple	7.5	3.7	43	6.6
T20	Norway Maple	6	4.1	52	7.2
T21	Norway Maple	5	3.2	33	5.7
T22	Italian Alder	8.5	1.7	9	3.0
G23	Cherry	5	2.2	15	3.8
T24	Cherry	5	2.4	18	4.3
T25	Cherry	8	4.0	49	7.0
G26	Norway Maple	8	3.0	28	5.3



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 Protection Plan

BS 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 Protection Plan

Tree Protection Barriers:

	Fixed protective barrier: The 'In-Ground System' or the 'Backstay System'. To remain in place for all construction activity		Construction Exclusion Zone
	Moveable protective barrier: The 'Backstay System'. To remain in place except when approved works are being undertaken in the Restricted Zone		Orange Barrier Mesh Fencing: 1.8m, on steel fencing pins and wooden posts. To remain in place throughout all construction activity

The 'Back Stay System'

2m X 3.5m weldmesh (or sheet metal) panels linked with anti-tamper couplings

Each panel attached to a back stay which is founded in an additional foot or mesh tray as illustrated

Minimum 30kg ballast to retain rear foot or tray (including the weight of the foot/tray)

Alternate front feet to be secured with groundspikes or additional ballast

OR

The 'In-Ground' System

Verticals and horizontals secured with scaffold clips

Anti-climb weldmesh panel (or metal / 18mm ply sheets) firmly secured

2.0 metres

Standard scaffold poles driven 0.6m into the ground (wooden timber posts in concrete foundations may be used outside of RPA's)

Scaffold legs secured into the ground

Construction Exclusion Zone

Within this area the following restrictions shall apply:

- No excavation or land regrading whatsoever.
- No storage of materials, rubble, soil or spoil.
- No fires within the exclusion zone or within 10m of any tree canopy.
- No site cabins or other temporary structures.
- No discharge of polluted water, cement or chemicals of any kind.
- No use of any machinery, or passage or parking of vehicles.
- No tree works without council consent.

Tree Ref.	Species	Height (m)	Root Protection Area		
			Radius (m)	m ²	Square (m)
T1	Box Elder	4.5	2.8	24	4.9
T2	Norway Maple	4.5	2.4	18	4.3
T3	Norway Maple	4	2.3	16	4.0
T4	Norway Maple	4.5	2.4	18	4.3
G5	Norway Maple	4.5	2.4	18	4.3
T6	Norway Maple	4	2.2	15	3.8
T7	Norway Maple	4.5	2.6	22	4.7
T8	Box Elder	4	2.5	20	4.5
T9	Hornbeam	5	1.2	5	2.1
T10	Box Elder	4.5	2.3	16	4.0
T11	Box Elder	5	3.0	28	5.3
T12	Box Elder	5	4.0	49	7.0
T13	Box Elder	3	0.7	2	1.3
T14	Box Elder	5.5	3.1	31	5.5
T15	Norway Maple	5	2.2	15	3.8
T16	Norway Maple	5	2.4	18	4.3
T17	Norway Maple	5.5	3.1	31	5.5
T18	Norway Maple	7	2.9	26	5.1
T19	Norway Maple	7.5	3.7	43	6.6
T20	Norway Maple	6	4.1	52	7.2
T21	Norway Maple	5	3.2	33	5.7
T22	Italian Alder	8.5	1.7	9	3.0
G23	Cherry	5	2.2	15	3.8
T24	Cherry	5	2.4	18	4.3
T25	Cherry	8	4.0	49	7.0
G26	Norway Maple	8	3.0	28	5.3