

Arboricultural Statement and Tree Survey

for

Apacor Ltd,

Fishponds Rd,

Wokingham,

RG41 2QL.

Prepared for LPC (Trull) Ltd



A trading name of RG Consultancy
Ltd

Prepared by
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Our Ref 0225-1000905
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Contents

1.0	Introduction
2.0	Site Description
3.0	Proposed Works
4.0	Arboricultural Impact Assessment
5.0	Conclusion

Appendix

Tree Survey

Tree Survey Plan (Proposed)

1.0 Introduction

- 1.1 Ruskins Tree Consultancy have been appointed by LPC (Trull) on behalf of the property owner to provide the arboricultural information to inform the proposed works at Apacor Ltd, Fishponds Rd, Wokingham, RG41 2QL. We visited the property on the 7th of February 2025 and undertook a tree condition survey See Appendix.

2.0 Site Description

- 2.1 Apacor Ltd is located to the south of Fishponds Rd. The property comprises a standalone commercial unit, with vehicle parking at both the front and the rear of the site.
- 2.2 The vast majority of the site is hard standing with the exception of a raised planting bed that runs the full length of the western boundary. The western boundary of the site is a wooden fence with off site ground levels some 1.5-1.8m above the level of the site.

3.0 Proposed Works

- 3.1 The site has the benefit of a Prior Approval Notification for the erection of a new 3 storey commercial building following partial demolition of existing building and reconfiguration of site to include additional parking. The proposed works are for an extension to link the existing building with a newly purchased property to the south of the existing site.

4.0 Arboricultural Impact Assessment

- 4.1 The site is currently occupied by a large commercial building and is accessed from Fishponds Road. The company rear car park, located to the south of the existing building is accessed from Eastheath Road.
- 4.2 As a result of the existing development the tree resource on site is of very limited value, there is a semi mature Leyland Cypress hedge (H6) located in the raised border on the western boundary of the site.
- 4.3 H6 is a young hedge that will be unaffected by the proposed development. If managed correctly it can provide screening for the neighbouring property whilst providing some habitat for fauna.
- 4.4 The remaining trees are off site, third party owned trees located in a neighbouring property to the west of the site.

- 4.5 T1,T2,T3,T4 & T5 are all Norway Maple (*Acer platanoides*) located in the neighbouring property to the western boundary of the site. Canopies of all of these trees over-sail slightly the boundary fence. T1, 2, 3, 4 & 5 are all located some 1.8m above the level of the on site ground level car park.
- 4.6 With regard to the proximity of T1, 2, 3, 4 & 5 to the boundary wall, and the existing levels on and off site, as per the guidance in BS5837 (2012) within our tree survey plan we have adjusted the Root Protection Area of these trees to reflect their growing conditions.
- 4.7 With regard to the on and off-site ground levels, the previously developed nature of the site, the existing retaining walls and the distance of the trees from the site, the remaining off-site vegetation will be unaffected by the proposed works.

5.0 Conclusion

- 5.1 The site is occupied by a commercial building with front and rear surface parking and limited areas of open ground. The only trees surveyed are off-site trees growing beyond the south-western boundary of the site. The Norway maples T1-T5 are growing on top of an earth bank approximately 2m above the levels within the site. The amenity value of these trees is very low.
- 5.2 There are no trees requiring removal to allow for the proposed works. The off-site trees will be unaffected by the works within the site.
- 5.3 The opportunity for any new tree planting or soft landscaping within the site are very limited.

Appendix

Tree Survey

Tree Survey Plan (Proposed)

Tree Survey for Apacor Ltd, Fishponds Road, Wokingham, RG41 2QL.

Prepared for LPC (Trull) Ltd



A trading name of RG Consultancy Ltd

**Prepared by
Henry Parker and
Peter Wilkins BA (Hons) CEnv MArborA MEnvSc
Our Ref 0225-1000905
February 2025**

Tree Survey for Apacor Ltd, Fishponds Road, Wokingham, RG41 2QL

1.0 Introduction

This tree condition survey has been prepared on behalf of LPC (Trull), the site was first visited in February 2025 and an assessment of the tree condition was made in accordance with BS5837 (2012) 'Trees in relation to design, demolition and construction – Recommendations.

2.0 Survey Methodology

We have surveyed all the individual trees and groups of trees located within and close to the site boundary. The objective of the survey is to collect tree data relevant to the proposed works at the site and to categorise individual trees or tree groups in accordance with BS 5837 (2012) 'based on their condition, quality and future potential.

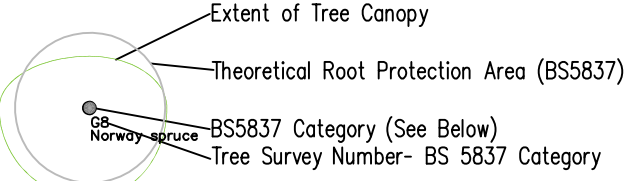
The purpose of the categories within BS5837 2012, is not to determine whether retention of trees is desirable, 'The purpose of the tree categorisation method, which should be applied by an arboriculturist, is to identify the quality and value (in a non-fiscal sense) of the existing tree stock, allowing informed decisions to be made concerning which trees should be removed or retained in the event of development occurring. '(BS5837 2012 Section 4.5.2). This survey should therefore be regarded as an initial appraisal and observations, assessments or recommendations relating to tree protection zones, remedial tree works, protective fencing, foundation design, material specification are beyond the scope of this report.

The location of the trees is shown on the attached drawing. A detailed inspection of individual trees with respect to decay, defects and hazard is not included. However, trees found to be in a structurally dangerous condition are identified. The trees have been measured using a digital clinometer and a laser measurer.

Tree No.	Common Name	Hgt (m)	Stem Dia. @ 1.5m (mm)	No. of Stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ERYC	Description	Proposed Works	BS Cat
T1	Norway maple	9	250	1	3.5	3.5	3.5	3.5	SM	Fair	Fair	40+	A semi-mature off-site tree growing on ground on top of a retaining wall approximately 2m above the level of the site.	No Works	C2
T2	Norway maple	7	200	1	2.5	2.5	2.5	2.5	SM	Fair	Fair	40+	A semi-mature off-site tree growing on ground on top of a retaining wall approximately 2m above the level of the site.	No Works	C2
T3	Norway maple	7	200	1	2.5	2.5	2.5	2.5	SM	Fair	Fair	40+	A semi-mature off-site tree growing on ground on top of a retaining wall approximately 2m above the level of the site.	No Works	C2
T4	Norway maple	7	250	1	3	3	3	3	SM	Fair	Fair	40+	A semi-mature off-site tree growing on ground on top of a retaining wall approximately 2m above the level of the site.	No Works	C2
T5	Norway maple	9	200	1	3	3	3	3	SM	Fair	Fair	40+	A semi-mature off-site tree growing on ground on top of a retaining wall approximately 2m above the level of the site.	No Works	C2
H6	Leyland cypress hedge	2	50	m/s	0.5	0.5	0.5	0.5	Y	Fair	Fair	40+	A recently planted Leyland cypress hedge	No Works	C2



Tree Survey Key



BS 5837 Category
(See Tree Survey for further details)

Category U Red Stem Disc
Those in such a condition that any existing value would be lost within 10 years and which should in the current context, be removed for reasons of sound arboricultural management.

Category A Green Stem Disc
Those of high quality and value: - in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested).

Category B Blue Stem Disc
Those of moderate quality and value: - those in such a condition as to make a significant contribution (a minimum of 20 years is suggested)

Category C Grey Stem Disc
Those of low quality and value: - currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150 mm.

APACOR
Sapphire Centre, Fishponds Street,
Wokingham, RG41 2QL

Tree Survey Plan
for
APACOR

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Scale	1 :250 @ A1	Drawn by
Date	12/02/2025	PW
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Dwg. No.	TSP-01	TP

