PRI24098 Oak Apples, Oaklands Lane, Crowthorne

SITE ASSESSMENT OF BIN STORE AREA

Document Ref: PRI24098_technote_binstore

Revision summary:

The following technical Note has been revised to address Officer consultation response. The footprint of the bin store paving area is to be reduced in width by 600mm. This will be achieved by removing one linear row of paving slabs. The underlaying concrete sub base will be sensitively removed, with the area returned to soft landscape. The adjacent hedgerow will be retained in situ as planted. This reduction in area will increase the available area of soft landscaping within the RPA of the adjacent tree.

Introduction:

ACD Environmental Ltd. (ACD) conducted a site visit on 19/09/24 to review the finished bin store installation within the redevelopment at Oak Apples, Oaklands Flane, Crowthorne. The site is the subject of an approved planning application that has been built out.

Reference should be made to the corresponding compiled by Arboricultural Package of Works (Project Reference 9989-KC-YTREE) compiled by Kenn Consultants and supplemented by ACD (project reference: PRI24098)

Within the development a bin store obligation has been completed within the root protection area (RPA) afforded to English oak tree no. T44. The bin store is comprised of a new hard standing surrounded by a perimeter fence line, low level shrub planting dressed with woodchip. The bin store is accessed from the driveway into the wider site.

The hard standing can be seen in Figure 1 below, the profile is made up of natural stone slabs laid onto a concrete subbase. The perimeter fencing has been secured with metal posts set into concrete footings.

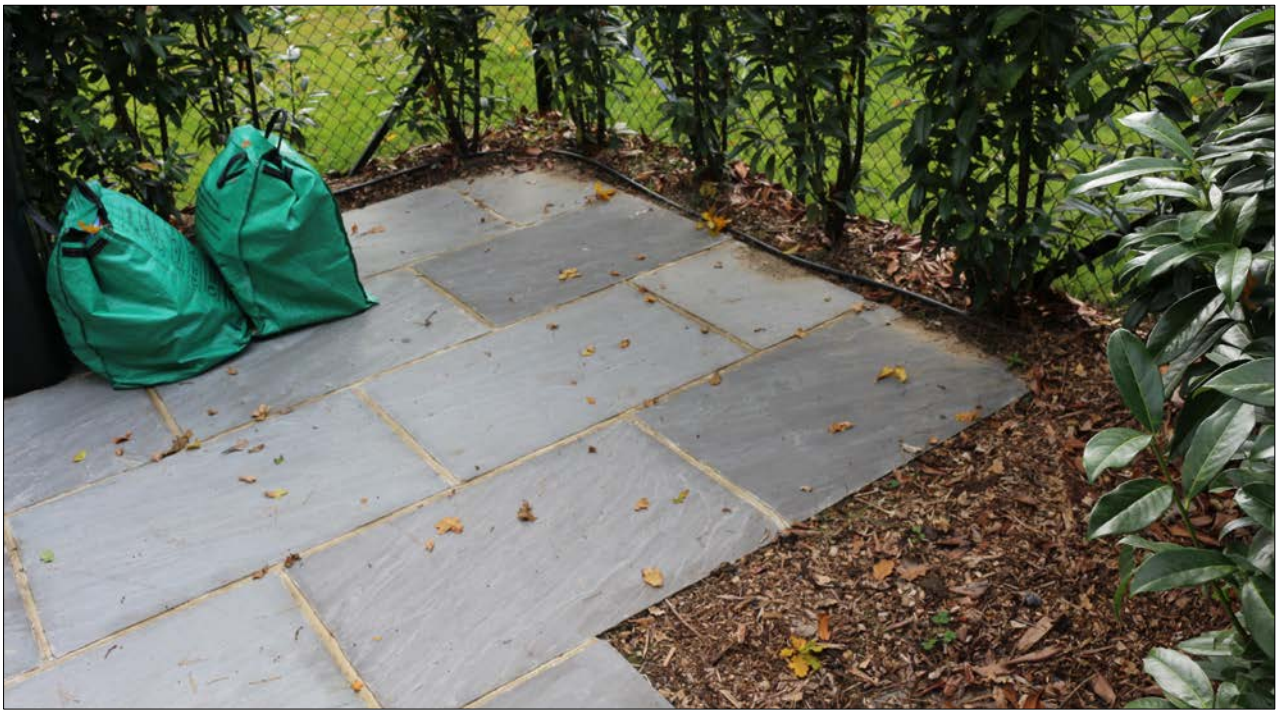

Figure 1 Binstore hardstanding and perimeter fencing.

The wider area around English oak tree no. T44 has been landscaped with new grass and dressed with an area of woodchip mulch. The level of the bin store area is comparable to the finished levels around the tree which supports the conclusion it has been installed atop the existing ground levels. With the depth of turf and woodchip tying in the hard standing edging (Figure 2).

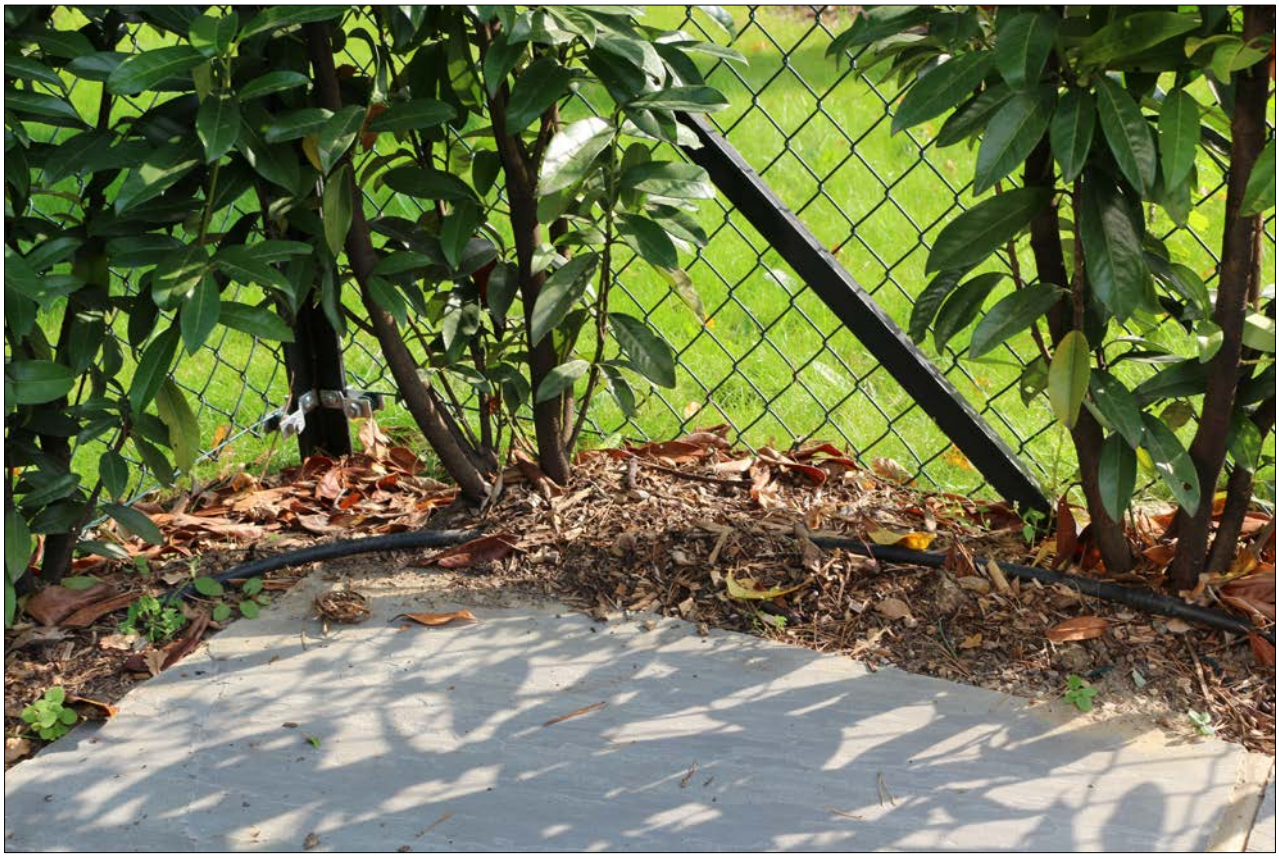

Figure 2 Finished levels tying into adjacent turfing level around Oak tree no. T44.

The tree is of good form, there are instances of minor deadwood visible throughout the crown architecture typical of the species. This is of a size that would be shed naturally in high wind events. In conclusion, following the assessment of the construction methodology for the bin store and current condition of the tree, being of good physiological and structural condition, the construction has not been to the detriment of the tree.

The removal of the existing section of slab will be carried sensitively under supervision and will not be to the detriment of the tree. A reduction in hard surfacing area will be beneficial to the adjacent tree, increasing the area of available rooting environment for gaseous/water uptake.

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6th October 2024

Revised 6th January 2025 – Address officer comments.