

[REDACTED]

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Date: 11/08/2021

Our Ref:TPO191.

Your Ref: TPO191

Dear [REDACTED],

Thank you for your letter of objection dated the 14th of May 2021, on behalf of your clients, [REDACTED].

1. Non-expediency of the TPO

Having been involved with the application since 2013. I am sorry to disagree, but the tree related conditions on the application have been continually breached over the course of the development. I do not agree that the trees are no longer potentially subject to any encroachment or possible damage as a result of construction operations or activity.

The appended photographs were taken today the 11th of August 2021. They show an excavator, a dumper truck and roller have continually tracked across the root protection areas of T7, 8, 9 &10. This is a breach of Condition 3 which was imposed upon TWC/2017/0643.

3. Prior to the commencement of any works within the RPA of a retained tree or hedgerow, an Arboricultural Method Statement covering all affected trees and hedgerows shall have been submitted to and agreed in writing by the local planning authority. The statement shall include details of any tree works required, tree protection measures, construction activities to be carried out within the root protection areas and soil remedial measures should they be required. The development shall be carried out in accordance with the approved statement and its implementation shall be overseen by an Arboricultural Clerk of Works who will supervise the development.

Reason: To ensure the protection and retention of mature trees on site in the interests of visual amenity

I also do not agree that the trees under good arboricultural or silvicultural management, with the unauthorised work that has been undertaken on T7, 8, 9 &10, which can be seen in the appended photographs.

2. Specific Objections

With exception of T15. All of the trees that are subject to the order appear on the 1882 Historic Map of the Wellington area.

FPCR undertook a further Arboricultural Assessment in July 2017. Multiple site visits have been made over the course of the development.

T1 English Oak.

Unfortunately, this tree has suffered over the past few years. The main access into the site was positioned on its north eastern boundary, close to its 'capped root protection area'. This caused the soil levels to rise within its root protection by around two and half metres. The rise in levels starts at approximately 6 metres from the trunk of the tree. A photograph of this can be seen in the appended images.

Further to this, the site Sales Office and car park were located to the north west of the tree at the time this was constructed, there was no tree protection fencing in place. The car park encroached by around two and half metres in to its defined root protection area of 15metres. The tarmac surface of which still resides beneath the earth mound.

The tree displays a number of characteristics to be defined as a veteran and I see no reason why it could not be retained within the landscape following remedial tree surgery or being incorporated into a Veteran tree management plan.

T4 English Oak.

The tree is host to a number of identifying features of a Veteran tree. It would also benefit from proactive maintenance which we would encourage. To reduce its canopy and the longer lever arch branches to the south and north, in an aid to retain it in the landscape and lessen the chance of branch failure.

T7 English Oak.

The branches which you refer to within the canopy of the tree were removed without authorisation or prior notification to the Local Authority. They were removed between your site visit on the 23rd of April and a subsequent site visit by myself and a Planning Enforcement colleague on the 10th of June.

The tree has also been subjected to recent encroachment and possible damage from the construction activities within its root protection area. Photographs of which can be seen as the appended images.

I believe the tree would benefit from an all over crown reduction by a competent tree surgeon, as well as air spading to aerate and remedy any compaction caused by the repeated tracking over its rooting environment.

T8 English Oak.

This tree was obviously late to floush as it has come into full leaf since the time of your site visit.

This tree was also part of the recent pruning operations by the grounds contractor, who undertook a complete crown reduction & removed the lower branches. They also removed the *Ganoderma resinaceum* bracket and left it at the base of the trunk.

This tree was also part of the group in which the recent construction activity has taken place. Photographs of which can be seen as the appended images.

T15 Sycamore.

This tree has since been removed.

T5 English Oak.

The tree is exhibiting features which I consider to be normal for the species and a tree of its size and age. The road and the encircling of its root protection area by the soil bund are not going to have helped as this has resulted in water pooling within its root protection at the base of the mound.

I also hope that the secondary canopy that it has formed, along with retrenchment pruning will see it as an asset of the landscape and street scene for many years to come.

T10 English Oak.

The fire damage at the base of the tree is occluding and over time will fully heal. Although the recent crown lifting that it has undergone may not have helped, as well as the construction activity within its rooting environment. Photographs of which can be seen as the appended images

T11 English Oak.

Again, I believe your site visit may have come too early of this tree. It has since come into full leaf.

It was also subjected to the recent tree surgery and construction activity. Photographs of which can be seen as the appended images

3. Appropriate survey/ re-inspection.

Given the actions and events that have taken place over the course of the past couple of months. I would say that it is wholly appropriate that all of the trees, with the exception of T15, are protected by virtue of a Tree Preservation Order.

It is clear from the pruning operation that was undertaken between the months of April and June, following the provisional TPO being made. That these trees are not under good arboricultural management.

Furthermore, today's events have proved, that even though development may have finished in certain areas of the site, these trees are still open to damage and construction activity by the contractors, who do not have the conditioned Tree Protection Plan within the site office and are not adhering to the relevant planning conditions.

I would be more than happy to meet with yourself on site to discuss a future works program and possibly a Veteran Tree Management Plan to ensure that the trees continue to bring amenity to the landscape and the people of Wellington.

Yours sincerely,


Tree & Woodland Officer