

Planning Officer: Simon Davis

Planning Application Ref: AW/333/17/DOC

Location: 90 Rose Green Road, Aldwick

Description of works: Condition 5 – Pre-Commencement Site Meeting with Stuart Wilson & his Tree Consultant

Applicants Reasons To allow construction works to proceed on site.

Comments:

- Condition 5 requires that no demolition or construction works or changes in levels shall be carried out until there has been a Pre-Commencement Meeting.
- The existing buildings have already been removed and the land re-modelled and excavated throughout as well as within the RPA of the off-site Oaks.
- Protective fencing has now been erected to protect the off-site trees which are to be retained but was not in place when the soil levels within the tree RPA's was modified and lowered as part of dealing with land contamination issues. The fencing is not exactly as shown on their Tree Protection Plan but I am satisfied that it is 'Fit for Purpose' and of the desired quality and in a location that is acceptable to me as well as having been back braced and the stays pinned into the ground.
- A schedule of Site Monitoring/Supervision visits and Reporting Procedures prepared by an Arb Expert is required to be discussed and agreed on the occasion of the site meeting – I confirm that this matter was discussed and agreed on.
- There is apparently a need for Utility Service connections here with the main sewer link needing to be linked into through the Oaks RPA.

Conclusions:

- Condition 5 has not been complied with in that a Pre-Commencement meeting did not take place before demolition and excavation works took place on this site. I reviewed the area around the trees and within their RPA's and accept that IF ground contamination issues prevailed then this action was necessary and no tree roots were visible above ground as evidence of any damage having been caused. It is essential now that top quality topsoil is used to infill throughout this zone as soon as possible so that tree roots can recover into this zone in due course and root desiccation does not take place.
- The installation of the sewer connection will involve minimal further excavation works as the levels are already significantly lower than the original ones and the final connection will need to be made by 'Hand Digging' ONLY – a mini Method Statement will be required to be submitted from their Arb Expert to cover this.
- The Protective Fencing is now satisfactory – albeit erected after the fact.
- I am therefore unable to sign off on Condition 5 at this time and await further written submissions from their Arb Expert.
- I leave you to decide whether you wish to pursue the matter of a breach of a Planning Condition here.



Consultant Arboriculturist