

Planning Officer: Mr R Castro-Parker

Planning Application Ref: M/143/18/PL

Location: 66 Ancton Way, Elmer, Middleton-On-Sea, PO22 6JP

Description of works: Erection of a new 4-bedroom dwelling

Comments on Application:

- The applicants have employed Lizard Landscape Design Ltd to prepare a Tree Survey Schedule along with Tree Constraints and Tree Retention and Protection Plans (TRPP) for this project.
- The Tree Survey data is comprehensive and accords with the requirements of BS5837:2012. I am in agreement with the retention category ratings for off-site trees. None have been retained within the plot.
- Significant trees overlapping the development are in woodland to the rear of the plot and enjoy statutory protection (TPO/M/1/91). These will be adequately protected by the installation of fencing as described in the TRPP.

Conclusions:

- The arboricultural information provided in support of this proposal is adequate and I can therefore lend it my support.

Recommendations:

- I recommend **APPROVAL** for this scheme subject to the following condition being applied:
- Before the site is occupied or any machinery is introduced to the site or demolition work or construction work or alterations to existing ground levels takes place the Arboricultural Expert representing the site owner(s) must provide the local planning authority with written evidence by way of a report with attached photographs demonstrating that all protective fencing has been inspected to verify it is 'Fit for Purpose' as required under British Standard 5837:2012 and been erected and positioned exactly as shown on the **Tree Retention and Protection Plan, dwg.no. LLD1758-ARB-DWG-002, Rev 00.**
- If there is deemed to be a need for any Utility Service Route connections to bisect retained tree Root Protection Areas/Zones, then prior to their installation a Method Statement prepared by an Arboricultural Expert must be submitted that stipulates how this can be achieved without adverse impact on tree roots. Written approval and confirmation of acceptance of this Methodology must be issued before any works are commenced out on site.

Reasons: To comply with BS5837 and to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised, and they can continue to enhance the landscape and amenity of the area.

Mark Warwick
Tree Officer / Parks and Greenspace Team