

AREA PLANNING COMMITTEE
UPDATE SHEET

Correspondence received and matters arising following preparation of the agenda

Item

WA/2022/02941

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Amendment to conditions

Amendment to condition 4 from:

- Prior to the commencement of the development, an Arboriculture Method Statement and scaled Tree Protection Plan in accordance with BS5837:2012 shall be submitted to Local Planning Authority for their prior approval to include;
 - Site specific assessment of soil type to determine influence of retained and planted trees at mature sizes upon the proposed development and accordingly detail of special foundation design as recommended in NHBC Chapter 4.2
 - Detail of location and implementation of soil amelioration methods within available unaffected Root Protection Areas towards offsetting impacts of RPA encroachment of the development.
 - Location detail of demolition and construction activities below and above ground to include access routes, soil and material storage, mixing areas, porta cabins/porta loos and parking areas. Unless otherwise agreed by the Local Planning Authority these shall be placed outside the RPAs and placed 3m minimum distance away from hedgerows.
 - Detail of all ground level changes within 15m of retained and offsite trees
 - Detail of ground protection and weight bearing capacity within RPAs designed to support maximum expected traffic loads according to frequency of use. The ground protection shall be temporary but

consists of sturdy and interlocked and secured panels, with a cushioning layer and upon a porous geotextile fabric as a minimum standard.

- Assessment and measures to mitigate the effects of slope on the movement of potentially harmful contaminants towards or into protected areas, to include temporary ground protection of open ground and contaminant containment/barriers.
- Detailed specification of facilitation pruning in accordance with BS3998 and/or physical restraints to protect main stems, roots and branches.
- Plans to show all new and upgraded services and method of their installation such as electric, water, gas, telecommunications/TV/broadband cables, surface/suds and foul water drainage. Cables for electric gates and photovoltaic lights and other utility runs associated with this development should also be included with an assessment upon RPAs.
- Assessment and measures to mitigate future growth of trees affecting householders garden space, aerials, wifi receivers and photovoltaic panels attached to new development.

The development shall be carried out in accordance with the approved details.

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