

Agree details for Planning Condition 3 (Tree Protection) of Planning Permission P2021/0770

PHONE

MOB PHONE

EMAIL

1.0 Scope of the Report

- 1.1 Planning condition 3 of the above consent requires the following
- 1.2 *No development shall take place, nor any demolition works or site clearance, until there has been submitted to and approved in writing by the Local Planning Authority details of a scheme for the protection of trees. The approved scheme shall thereafter be carried out during the demolition of the buildings and throughout the course of the development.*

2.0 Detail

- 2.1 The Planning application was not supported by a tree report as there were no trees within the application site. There are however, trees in the adjacent blue land in **Figure 1** below and in **Appendix 1**.

Figure 1

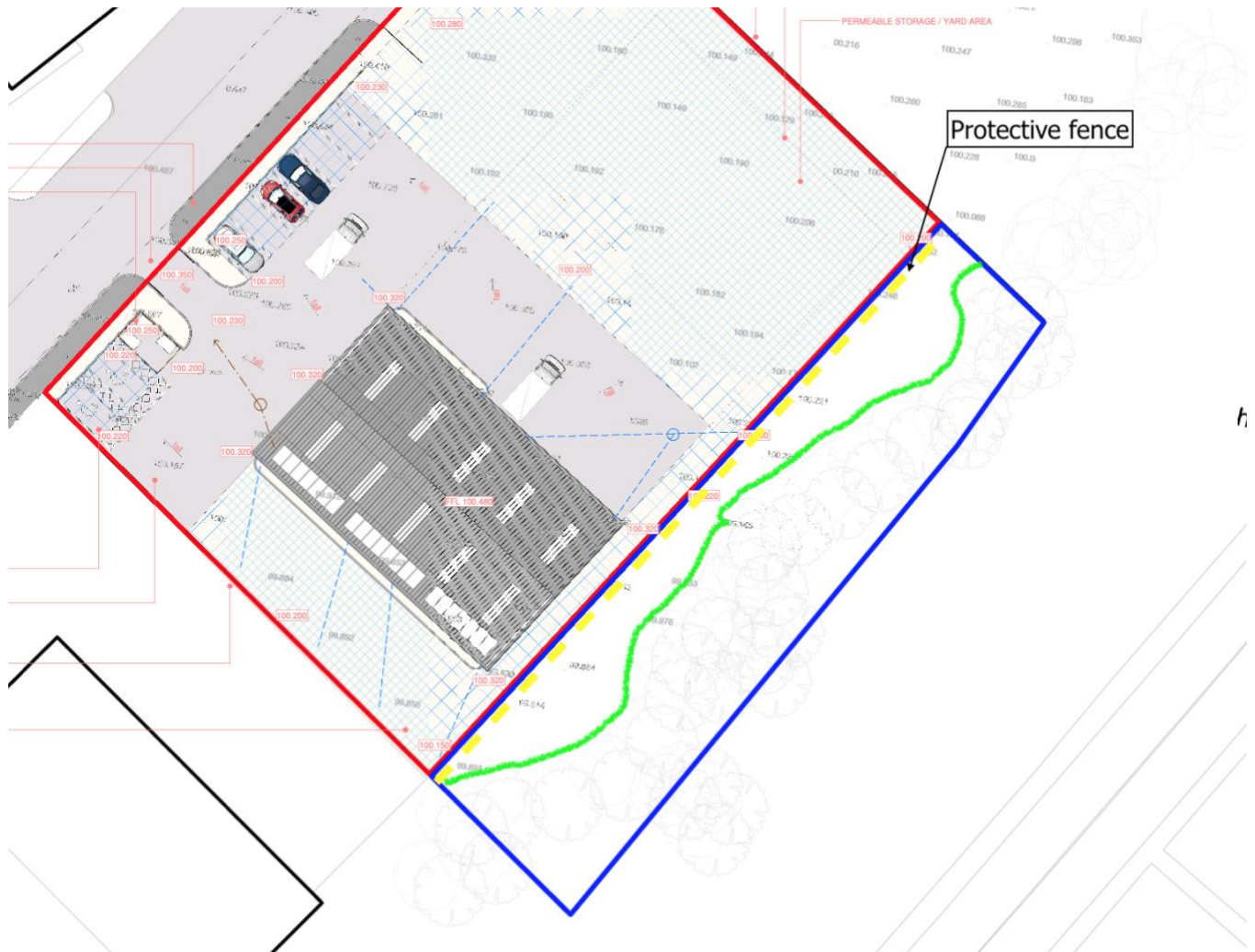


- 2.2 Advice and guidance for the protection of Trees during construction is found in *BS*

5837:2012. The area of protection around tree or **Root Protection Zone (RPZ)** is calculated using each tree's diameter at 1.5 metres and represents the minimum area around each tree that must be left undisturbed to ensure their survival. Tree roots typically spread two times the width of the crown, although this figure may be significantly increased for certain species and where specific ground conditions are present. The majority of tree roots are found in the top 600 mm of soil and most of the fine roots that absorb water and nutrients are found in the top 100 mm.

- 2.3 The morphology of roots is influenced by past and present site conditions (the presence of roads, structures and underground services), soil type, topography and drainage. This means that a tree's roots may not be uniform in their extent and the **RPZ** may not be a circular area centred on the tree stem.
- 2.4 During construction Temporary protective barrier fencing will be required to demarcate a **Construction Exclusion Zone (CEZ)** around retained trees. This must be put in place prior to the commencement of any development works, including bringing machinery or materials onto site, the erection of site huts and commencement of earthworks.
- 2.5 The **CEZ** acts to protect both tree roots and branches.
- 2.6 In this case it is possible to extend the **CEZ** to the full extent of the canopy and the **RPZ**. The Protective fencing alignment is shown in a black line in **Appendix 1**.
- 2.7 The fencing must be fixed into the ground to withstand accidental impact from machinery and to ensure that a sufficient protective area is maintained. Details of recommended protective fencing are shown on **Appendix 2**.
- 2.8 A weatherproof notice stating 'Construction Exclusion Zone – Keep Out' must be fixed to each fencing panel. An example notice is shown on **Appendix 2**. Any alteration to the fencing alignment to allow for approved activities will be made in agreement with the Council's Arboricultural Officer.
- 2.9 The protective fencing must not be removed until the physical construction phase has been completed and all vehicles have been removed from site, to the satisfaction of the Council's Arboricultural Officer.

Appendix 1 - Fence Location





Appendix 2 - Protective Fencing

