

Beatrice Kunaka

From: Emma Mills
Sent: 10 June 2016 13:21
To: Beatrice Kunaka
Subject: Coach house drive Dalton 10.06.16 2016/91363 - pc Trees 10.06.16
Attachments: SnipImage.jpg; WP_20160610_09_51_26_Pro.jpg

Hi Beatrice, having considered the information submitted in the Tree survey for the proposed 6 dwellings at Coach House Drive, we have a number of queries and concerns on this site which will need to be adequately addressed or will would have to recommend refusal on the basis that the proposal does not meet Policy NE9. We will need this information in order to assess the impacts of the proposed development fully.

We have a query about the site layout plan dwg no. 16/D13/02- why is only the single Lime TPO tree 08/11/t1 shown with a solid line around it on the plan, and not the Turkey Oak and Lime forming the TPO group 08/11/g1?

We have concerns about the proximity of the Protected trees in the tree group g1 to dwelling number 5 at is appears to be under the canopy which will need to be resolved. These 2 trees in g1 will also cast shade onto the 2 bed bungalow, dwelling no. 6 and In addition to concerns relating to shade, there is also leaf litter, debris drop, fears that the trees make brake of fall leading to future pressures on the trees need to be considered carefully for the location of the dwelling no. 5 and 6 being situated so close. The planning process sets out that these issues should be addressed at the design/planning stage to ensure excessive pressures to fell or prune through future application are avoided. Any conflicts between buildings, their residents and existing trees to be retained on site should be avoided.

We would certainly require a plan indicating the root protection areas before approval and a condition something like this would be acceptable:

Notwithstanding the submitted plans and information, an Arboricultural Method Statement, in accordance with British BS 5837, shall be submitted and approved in writing by the Local Planning Authority before development commences. The method statement shall include details on how the construction work will be undertaken with minimal damage to the adjacent protected trees and their roots. Thereafter, the development shall be carried out in complete accordance with the Arboricultural Method Statement.

Reason: So as to protect to viability of the protected mature trees within close proximity to the application site and to accord with Policy NE9 of the Unitary Development Plan.

Any questions, please let me or Joe know.

Kind regards,
Emma

Emma Mills

Landscape Architect Manager

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From: Emma Mills
Sent: 10 June 2016 11:57
To: Adam Walker
Cc: Joe Robertson; Beatrice Kunaka
Subject: Allegation that TPO trees are about to be felled - Coach house drive dalton 10.06.16 2016/91363

Hi Adam, following your email about the call from Mr Nigel Lambley raising concerns that works are taking place to some protected trees at the above site which has an app to Beatrice for 6 dwellings.

I have visited the site and the trees with a tpo, the single and the group were all subject to a recent application for tree works which was approved in April and indeed the works have been carried out recently – which is probably why Mr Lambley was concerned. The trees which were not protected, as you surmise in your email have been felled to make ready for the development which is fine. The works to the protected trees has been carried out as per the permission.

I am just going to respond to Beatrice with regards the application but have no concerns about the tree works carried out to date and as you point out, the new application indicates that the protected trees would be retained.

Emma Mills

Landscape Architect Manager

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