Arboricultural Consultation Response

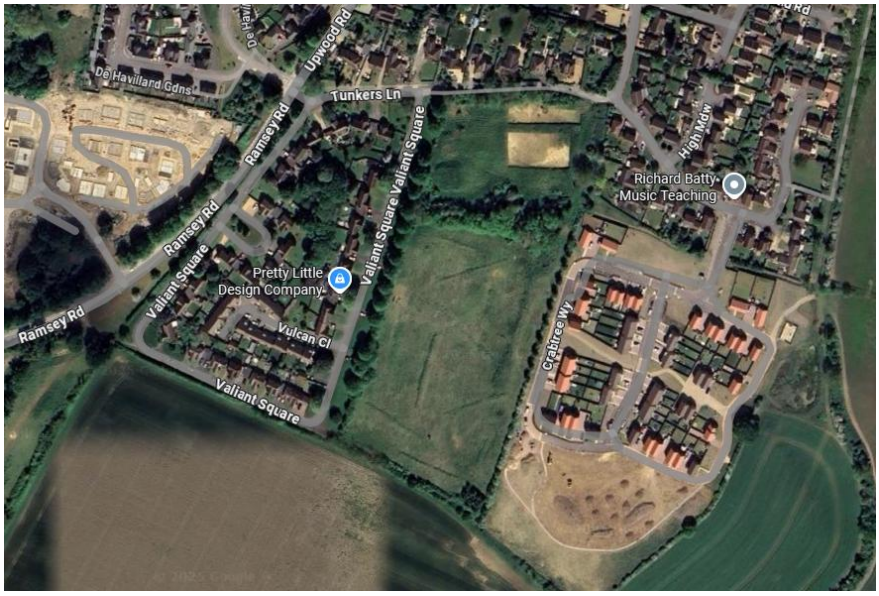
Application No:	**Location:**
25/80155/COND	Condition Discharges - Tunkers Lane, Bury
Case Officer: CD	**Proposals:** All Reserved matters for the erection of 87 dwellings along with landscape, scale, layout and appearance and all ancillary works pursuant to Outline permission 20/00863/OUT. UPDATES IN RED FURTHER UPDATES IN BLUE

Observations:

An application has been submitted for the erection of 87 dwellings at the above address. The site is not located within a Conservation Area, but there are Tree Preservation Orders in place on an important line of mature Lime trees on the Western boundary. These trees could be affected by development, and such, consideration of these needs to be made.

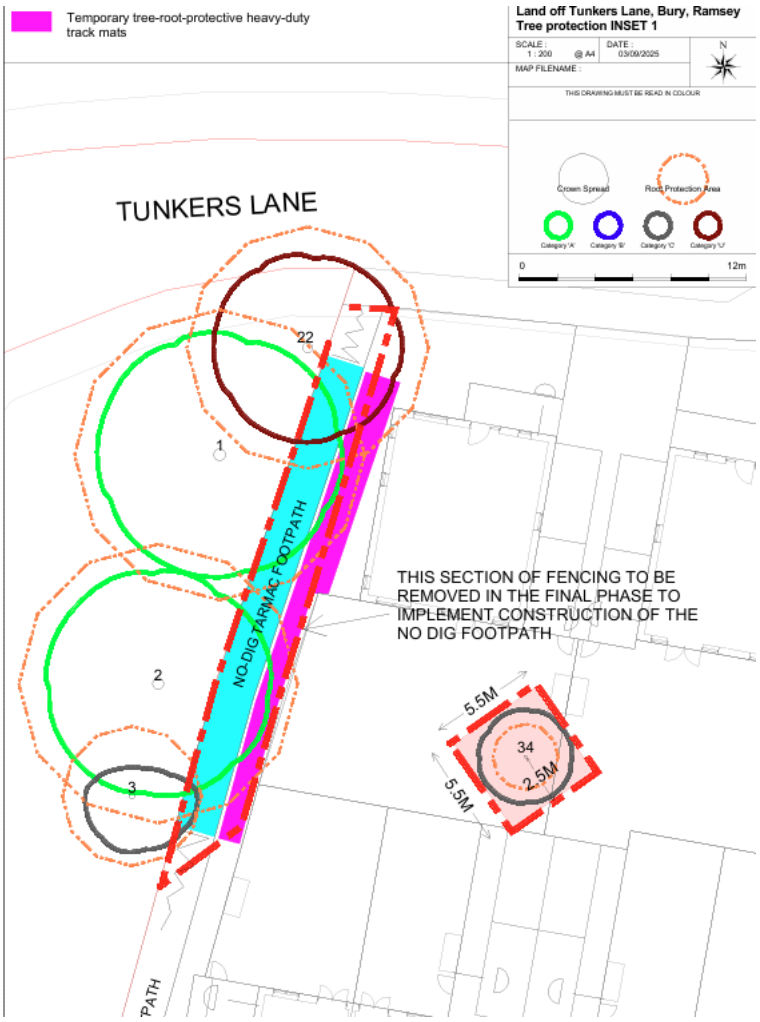
Condition 9: No development, demolition, clearance or preparatory operations (excluding excavation works outside of RPAs) shall commence on site in connection with the development hereby approved until an Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved Statement.

Condition 10: No development, demolition, clearance or preparatory operations (excluding excavation works outside of RPAs) and the siting of site huts and WCs, shall commence on site in connection with the development hereby approved until a programme of monitoring (tree protection) has been submitted to, and approved in writing by the Local Planning Authority. Monitoring shall be undertaken in accordance with this agreed programme for the duration of construction and associated works unless the Local Planning Authority gives written approval to any variation





Following a site meeting with the Consultant a number of protective measures agreed:



Comments

The Method Statement now demonstrates how damage will be avoided during the construction process. I still have concerns regarding the proximity of the road and footpath to important trees, but the suggested protective measures go some way to helping to ensure their survival if followed.

The fencing would need to be installed prior to works commencing, there is a requirement for regular documented site visits by the Arb Consultant, the works planned within the encroachment areas will need to be carefully scheduled as per the Method Statement.

Recommendation: **Support Discharge Of Condition According To The Latest AMS and TPP.**

Signed: **NS**	**Date:** **15/09/2025**