TREE PROTECTION WORKS - PROPOSED EXTENSION WORKS 6 ACACIA AVE, ST IVES, CAMBRIDGESHIRE , PE27 6TN

Issue No 1 -1 1/1 1/24

Re -Proposed Building Work - Tree Management Plan
Planning Permission Ref :- 24/00144/HHFUL

Introduction

6 Acacia Avenue is a residential detached property built in the late 1960's – early 1970s. There are no trees with TPO's on the site and there are some shrubs and trees on the rear ,side and front boundaries augmenting this residential setting. The general design layout is shown on Drawing 29757/7.

Prior to the commencement of development a scheme shall be submitted for written approval by the local planning authority setting out the following:

4. Condition.

No development, demolition, clearance or preparatory operations (including excavations and archaeology), hereafter referred to as "the works", shall commence on site in connection with the development hereby approved, until a Tree Protection Plan has been submitted to, and approved in writing by the Local Planning Authority. The approved Tree Protection Plan shall be implemented before any equipment, machinery, or materials are brought on to the site in connection with the works, be retained intact for the duration of the construction works and only be removed or altered with the prior written approval of the Local Planning Authority.
Any trees, shrubs or hedges covered by the agreed protection measures, which die or become severely damaged either from natural causes or as a result of the construction works; during the construction works or within five years from the completion of the construction works, shall be replaced with trees, shrubs or hedge plants of similar size and species, unless otherwise agreed in writing with the Local Planning Authority. Replacement planting to be undertaken by the end of the next available planting season (Planting season is 1st November to 31st March).
Reason: This is a pre-commencement condition to ensure that initial site operations do not harm any trees, shrubs and hedges to be retained on and adjacent to the site (and if necessary their replacement) in the interests of visual amenity, and to enhance the character and appearance of the site in accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036.

No work shall commence on site until all trees, shrubs and features to be protected are fenced with 2.3M high weldmesh fencing securely mounted on standard scaffold poles driven firmly in the ground in accordance with BS 5837:2005

We would outline the following points in relation to the protection of the adjacent trees during the construction period

Details of the construction of foundations in the vicinity of the Cherry Tree to the Front Boundary of the Entrance Driveway & Rowan Trees to be Retained

The trees to be retained are of normal vigor. The other trees are slightly smaller and also of normal vigor.

The Cherry tree is positioned close to the driveway entrance. The area adjoining the tree has to the front was overgrown with an hedge which will be removed adjoining the boundary with the neighbour at No 4 and a new 1800mm high post and panel fence erected.
The Rowan trees in the rear garden are located on the north boundary would both appear to be of normal vigor and will be retained. It should be noted that current industry research states that a healthy tree is generally able to withstand the loss of up to 20% of its rooting area without noticeable adverse effects.

The proposed construction works are not major and it is not anticipated that large vehicles or large construction plant will not be using the areas beneath the canopy of these trees. However, there will obviously be an increase in the number of light vehicular movements over the driveway for the duration of the construction phase.

It is recognized that reinforcement of the entrance next to these trees will not be necessary for the duration of the construction phase which normally prevents any soil compaction and subsequent root damage. It should be possible to construct an adequately supported access drive, and retain the trees, if a no-dig system of construction is adopted within the root protection zone. The fencing erected shown on the drawing will be sufficient to protect the trees during construction.

It will not be necessary to prune the trees before any construction work can begin on site as the branches are set well away from the normal construction traffic required for this site. There are no low overhanging branches to any of the trees in the area adjoining the access driveway.

It is proposed to construct the new foundations to the new extensions and garage using traditional strip foundations with a ground bearing concrete floor system. Hand dug trial holes will be dug in the proposed positions of foundations within the canopy zone area to ensure any large roots are not cut through. The roots will be sleeved to ensure 50mm gap around any roots greater than 25mm are encountered. (As the canopy does not extend to the garage this work is not required)

Suitable protective fencing will need to be erected around the remaining trees and hedgerows to prevent any damage occurring to them.

Recommendations

Erect 2.3M high weldmesh fencing securely mounted on standard scaffold poles driven firmly in the ground in accordance with BS 5837:2005 Appendix 1, 2, 3 & 4.

This fencing is to be held in place with suitable stakes at approximately 1m intervals. Details of the correct installation methods can be found in BS 5837 Guide for Trees in Relation to Construction. It is recognized that this fencing will need to infringe inside the canopy immediately adjacent to the access road to allow access to vehicles. The approximate location of the protective fencing is shown on the Drawing No 29757/7. A drawing is attached for information purposes.
'There should be no storage of building plant, materials or chemicals, or running of vehicles, within the fenced area. This can lead to soil compaction, which in turn is damaging to the rooting system and overall health of the trees
There should be no spillages of chemicals or fuels within site. Soil contamination is also harmful to the trees, as these substances may be absorbed into the trees vascular system via groundwater.

The site is restricted for larger vehicles, and the trees to the rear do not need to be crown lifted.

At the present time there are no branches over the drive that would cause problems to any plant. The British Standard BS5837:2005 does allow for works within the canopy spread of trees, provided that gas exchange for the root system beneath the temporary surface is not hindered.