TREE INFORMATION – CONDITON

38 London Road Yaxly REV1.1

Introduction

Planning application 24/01585/HHFUL|Erection of single storey rear extension, front porch and external changes at 38 London Road Yaxley Peterborough PE7 3NP

Condition 4 :

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.

The enclosed Tree Protection Plan (TPP) has been prepared by overlaying the proposed development layout onto the existing site plan The purpose of the TPP is to illustrate the trees to be retained and the protective measures required to do so.

There are no protected trees on site

The tree in question is not within the site, and is behind the 3,67m bushes/planting of number 38 which are currently about 1m wide in depth.the tree is behind a 1.8m high timber fence between number 38 and number 40, the canopy of the tree is approx. 2.8m which is not overhanging the boundary of the tree

The tree is offset from the boundary about 2.0m

Application reference : **22/00165/HHFUL** made no reference to the tree, didn't require any condition or protection of the tre which was built closer to the site of the tree. And this was not documented in the application form see below ,

6. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development?	○ Yes	◉ No
Will any trees or hedges need to be removed or pruned in order to carry out your proposal?	○ Yes	◉ No



Approved site plan

The officer on the case didn't mention it on there report either.

The proposed roof will be done in cut roof design for as the access is poor for lifting equipment . The scaffold will be on the site and within the site boundary. Minimizing any works to the canopy.

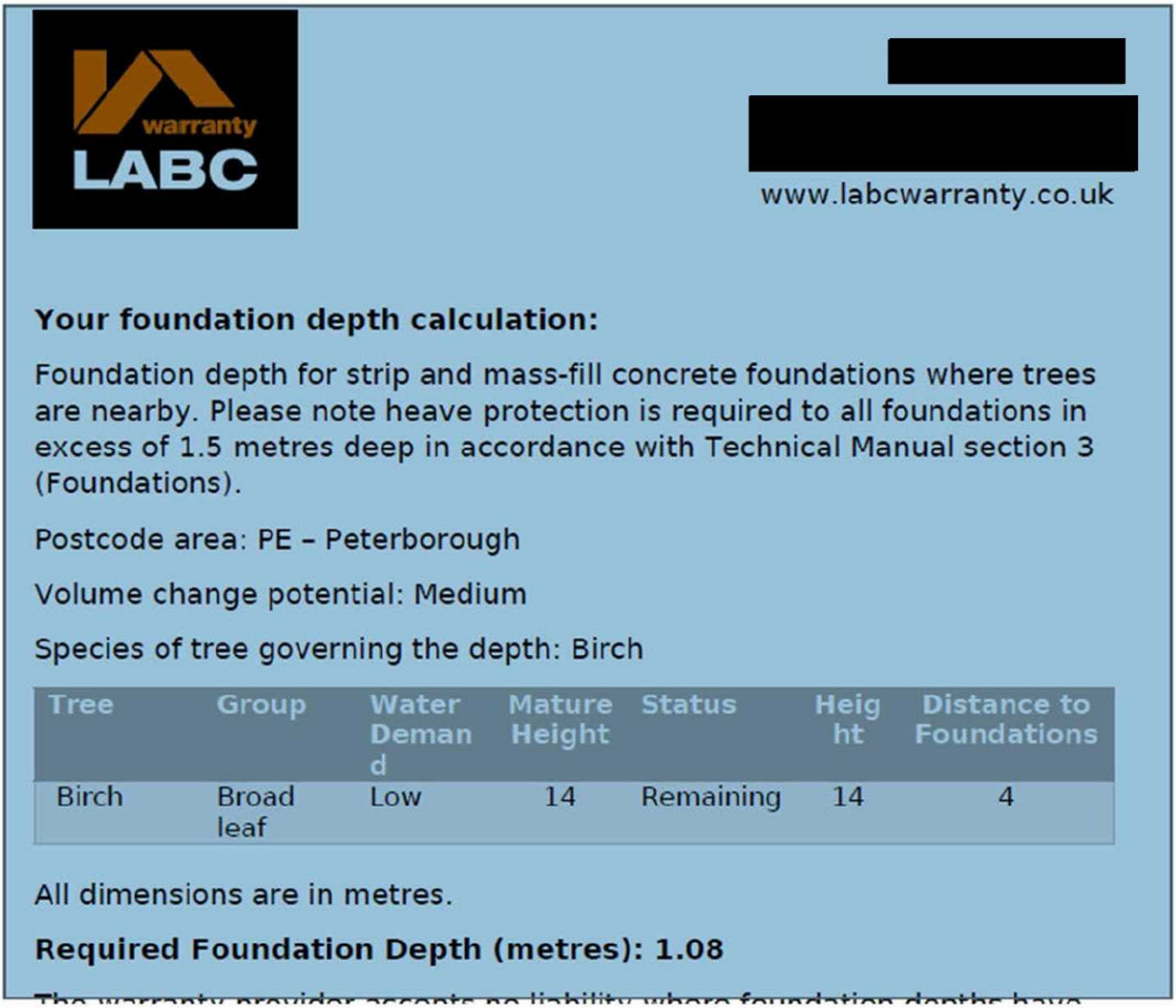


View of tree from the garden of number 38 london road

Method of protection

The site plan shows a 1.8m line in purple , this is the fence line that will be for protection with the method shown below
Or self supporting feet, a delivery area has been noted at the front of the site for clarification and no storage within the rear garden.

The excavations have been made in line with the LABC guidelines and will be 1.1m , as the tree to the north is a silver birch the roots are shallow



[redacted]

www.labcwarranty.co.uk

Your foundation depth calculation:

Foundation depth for strip and mass-fill concrete foundations where trees are nearby. Please note heave protection is required to all foundations in excess of 1.5 metres deep in accordance with Technical Manual section 3 (Foundations).

Postcode area: PE – Peterborough

Volume change potential: Medium

Species of tree governing the depth: Birch

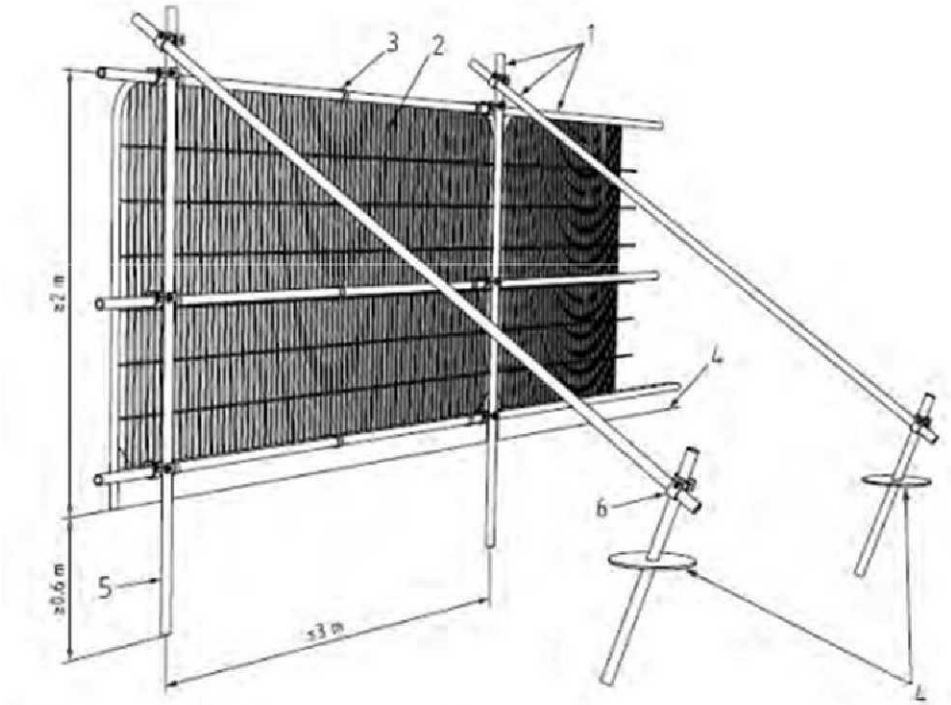
Tree	Group	Water Demand	Mature Height	Status	Height	Distance to Foundations
Birch	Broad leaf	Low	14	Remaining	14	4

All dimensions are in metres.

Required Foundation Depth (metres): 1.08

The warranty provider accepts no liability where foundation depths have

Excerpt from BS5837:2012 - Figure 2 Default specification for protective barrier



Key

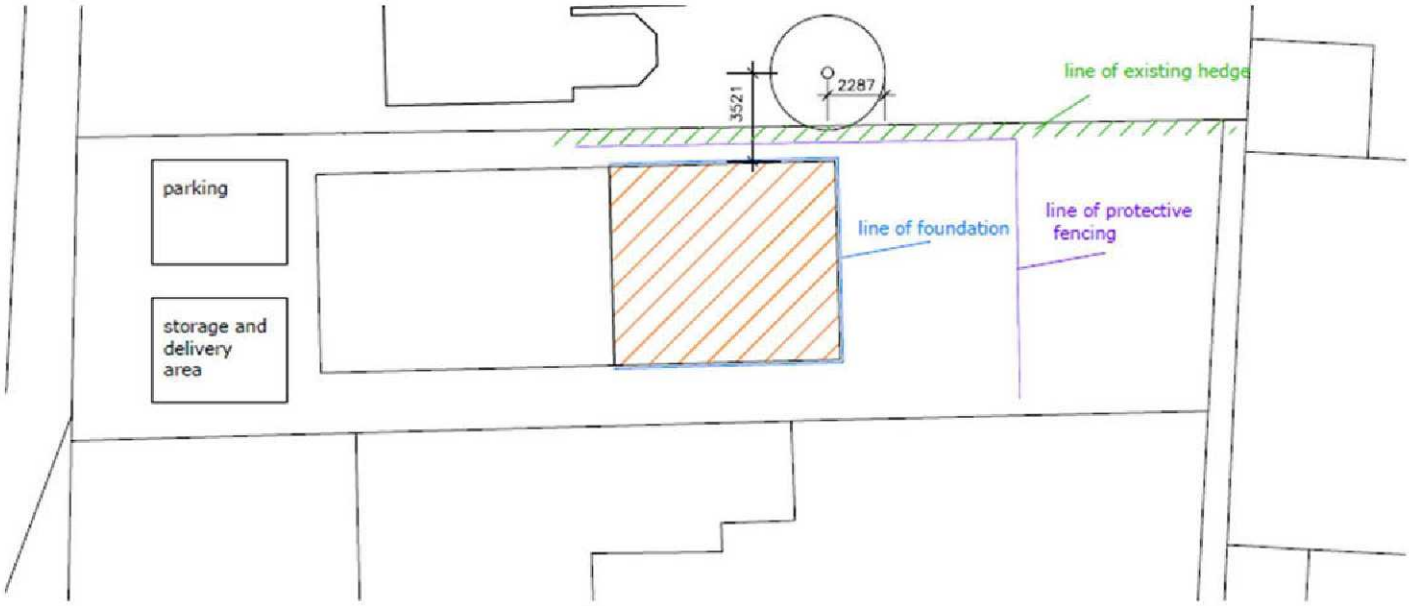
1 Standard scaffold poles
2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
3 Panels secured to uprights and cross-members with wire ties
4 Ground level
5 Uprights driven into the ground until secure (minimum depth 0.6 m)
6 Standard scaffold clamps

This fencing will follow the specification taken from Section 6.2 of BS5837:2012 "default specification for protective barrier", without the lateral bracing, and shall be constructed from a vertical and horizontal framework. The vertical tubes will be placed with a maximum interval of 3m and driven securely into the ground. Onto this framework, welded mesh panels (such as HERAS fencing) will be securely fixed. The protection fencing shall be marked with allweather notices bearing the words “Tree Protection Area Keep Out”.

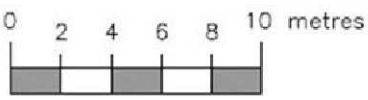
Duration

The fence will be installed for the duration of the contract of construction of the rear extension, the works are not within the tree root protection areas . The driveway is large enough to accommodate parking for contractors during the contract.

Site plan

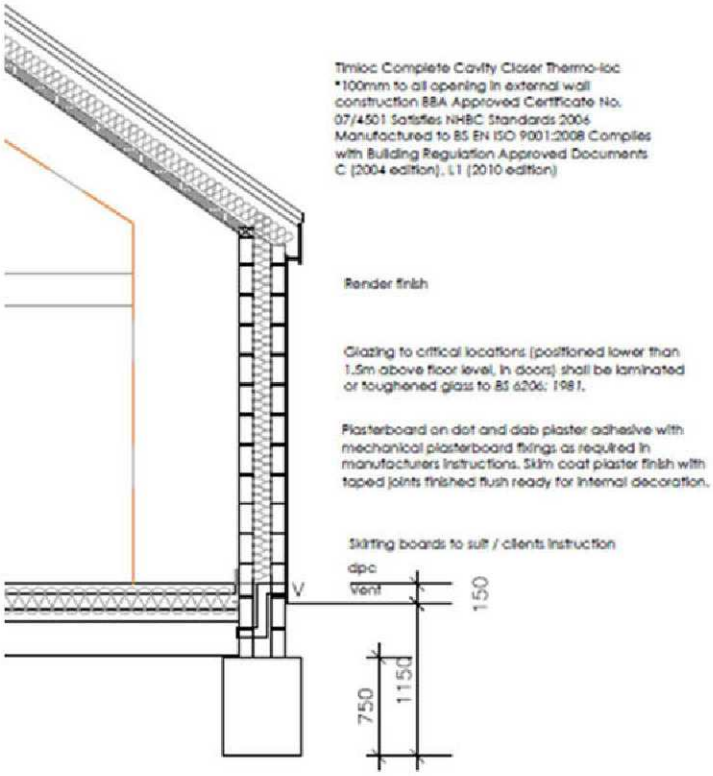


SITE PLAN 1:200
PROPOSED





Foundation plan



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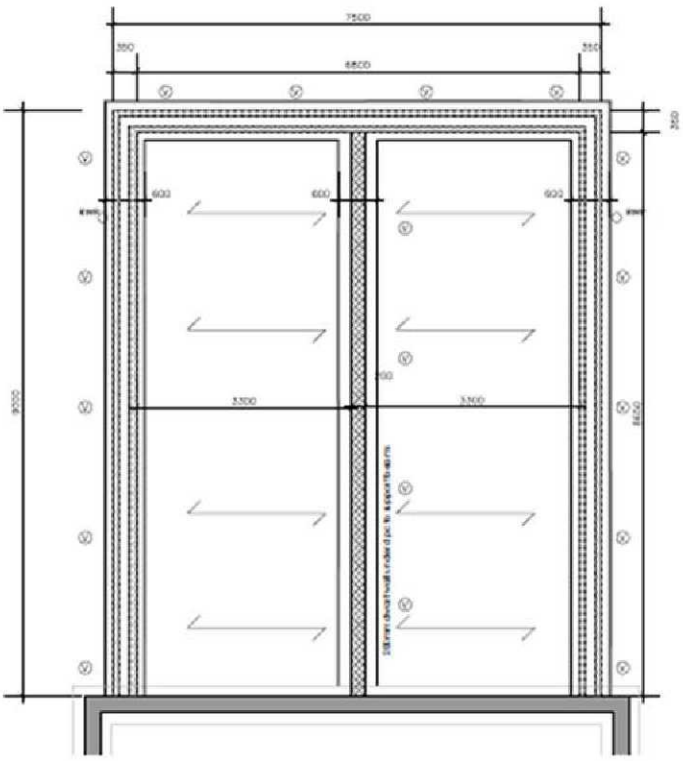


Foundation Plan A 1:50

Legend

Presumed existing Wall / Foundation

New 300mm Cavity Wall
Blockwork to be rendered / cold above DPC

Proposed New foundation
Depth refer to engineers detail

Dwarf wall below DPC

PRESTRESSED CONCRETE BEAMS BY STRESSLINE OR
SIMILAR 100 x 150mm WITH BLOCK INFILL

VENTILATION AT 2000mm CRS

Direction of Beams

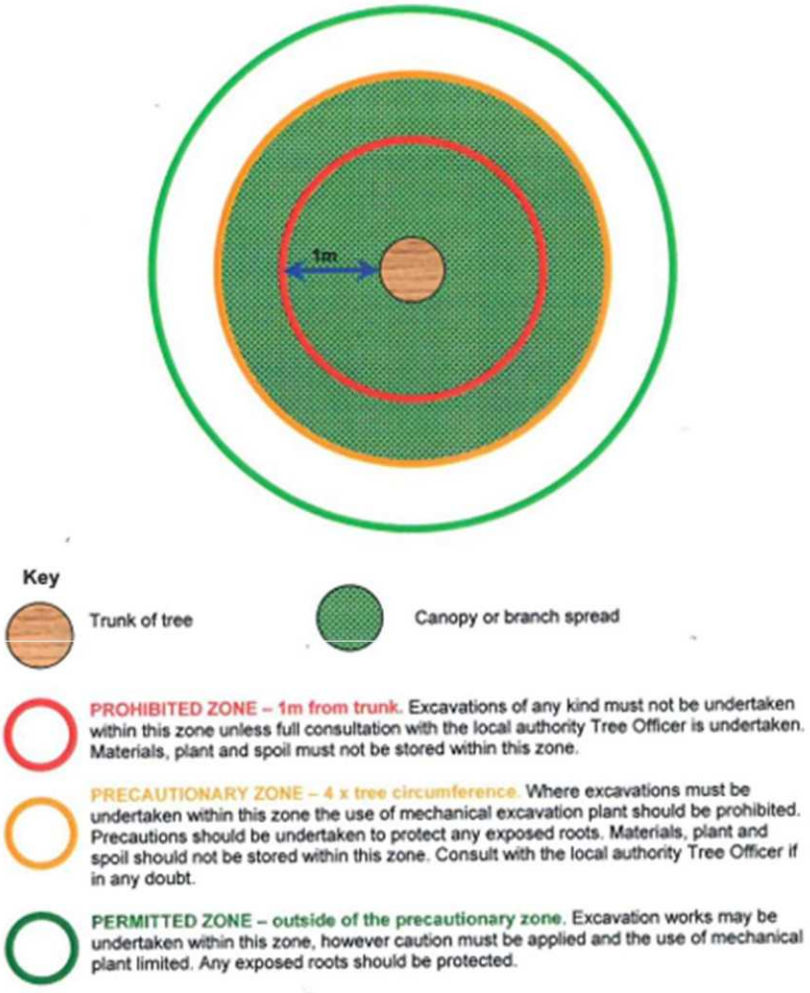
AIR SPADE METHOD STATEMENT

The above development requires the new foundation to be in part of as part of the RPA of the tree on the neighboring site

There are certain areas around trees, illustrated in Figure 1 – 'Tree Protection Zone', where excavation either must not be undertaken or only undertaken under strict conditions in order to avoid or minimize any damage to a tree's root system. The tree is located outside the site so nothing is within the red zone

For the purposes of this document they are called zones; • the Prohibited Zone (1m from the trunk) • the Precautionary Zone (4 x the tree circumference) • the Permitted Zone (outside of the Precautionary Zone)

FIGURE 1 – Tree Protection Zone



Whenever possible apparatus should always be diverted or re-aligned outside the Prohibited or Precautionary Zones. Under no circumstances can machinery be used to excavate open trenches within the Prohibited Zone.

To avoid damage to tree roots, existing ground levels are to be retained within the RPA. Intrusion into soil (other than for piling) within the RPA is not acceptable, and topsoil within it is to be retained in situ.

Approved excavations within the Root Protection Zone of those trees to be retained are to be excavated by four different acceptable methods:

a) Trenchless Wherever possible trenchless techniques should be used. The launch and reception pits should be located outside the Prohibited or Precautionary Zones. In order to avoid damage to roots by percussive boring techniques it is recommended that the depth of run should be below 600mm. Techniques involving external lubrication of the equipment with materials other than water (e.g. oil, bentonite, etc.) must not be used when working within the Prohibited Zone. Lubricating materials other than water may be used within the Precautionary Zone following consultation and by agreement.

B) Air Spade compressed air soil displacement in accordance with clause 7.2 of BS 5837:2012; this system uses specialist equipment to cut a trench through the soil by jetting away the existing topsoil and subsoil particles from around the existing root structure whilst leaving them in place. If necessary once excavated then the roots may be pruned back as below.

C) Broken Trench - Hand-dug This technique combines hand dug trench sections with trenchless techniques if excavation is unavoidable. Excavation should be limited to where there is clear access around and below the roots. The trench is excavated by hand with precautions taken as for continuous trenching as in (d) below. Open sections of the trench should only be long enough to allow access for linking to the next section. The length of sections will be determined by local conditions, especially soil texture and cohesiveness, as well as the practical needs for access. In all cases the open sections should be kept as short as possible and outside of the Prohibited Zone.

D) Continuous Trench - Hand-dug The use of this method must be considered only as a last resort if works are to be undertaken by agreement within the Prohibited Zone. The objective being to retain as many undamaged roots as possible. Hand digging within the Prohibited or Precautionary zones must be undertaken with great care requiring closer supervision than normal operations. After careful removal of the hard surface material digging must proceed with hand tools. Clumps of roots less than 25mm in diameter (including fibrous roots) should be retained in situ without damage. Throughout the excavation works great care should be taken to protect the bark around the roots. All roots greater than 25mm diameter should be preserved and worked around. These roots must not be severed without first consulting the owner of the tree or the local authority tree officer / arboriculturist. If after consultation severance is unavoidable, roots must be cut back using a sharp tool to leave the smallest wound.

Fine roots are vulnerable to desiccation once they are exposed to the air. Larger roots have a bark layer which provides some protection against desiccation and temperature change. The greatest risk to these roots occurs when there are rapid fluctuations in air temperature around them e.g. frost and extremes of heat. It is therefore important to protect exposed roots where a trench is to be left open overnight where there is a risk of frost.

Guidelines

Regardless of which option is used the following guidance should be followed:

Exposed roots are to be immediately wrapped or covered to prevent desiccation and to protect them from rapid temperature changes. Any wrapping are to be removed prior to backfilling, which is to take place as soon as possible.

Roots smaller than 25 mm diameter may be pruned back, making a clean cut with a suitable sharp tool (e.g. bypass secateurs or handsaw), except where they occur in clumps.

Roots occurring in clumps or of 25 mm diameter and over are to be severed only following consultation with an arboriculturalist.

Prior to backfilling, retained roots are to be surrounded with topsoil or uncompacted sharp sand (builders' sand is not be used), or other loose inert granular fill.

Soils or other suitable material are then to be replaced. This material should be free of contaminants and other foreign objects potentially injurious to tree roots and approved by the project arboriculturalist. Page 4 of 4 Little London School. 16-88-TGW-AMS001

Proposal for site :
Hand dug or air spade for the first 300mm from existing ground level and monitor roots , photos and information to be sent from principle contractor to principle contractor and their specialist (Ethical Arboriculture)
Reviews to be made at 200mm intervals and site visit from ethical where required.

May 2025