Arboricultural Consultation Response

Application No: 25/00290/FUL	**Location:** 19a Bury Road, Ramsey
Case Officer: CD	**Proposals: Construction Of A Single Dwelling**

Observations:

A revised application has been submitted following the refusal of a previous application. Issues previously raised include the impact on trees at the front of the property and within the rear garden.

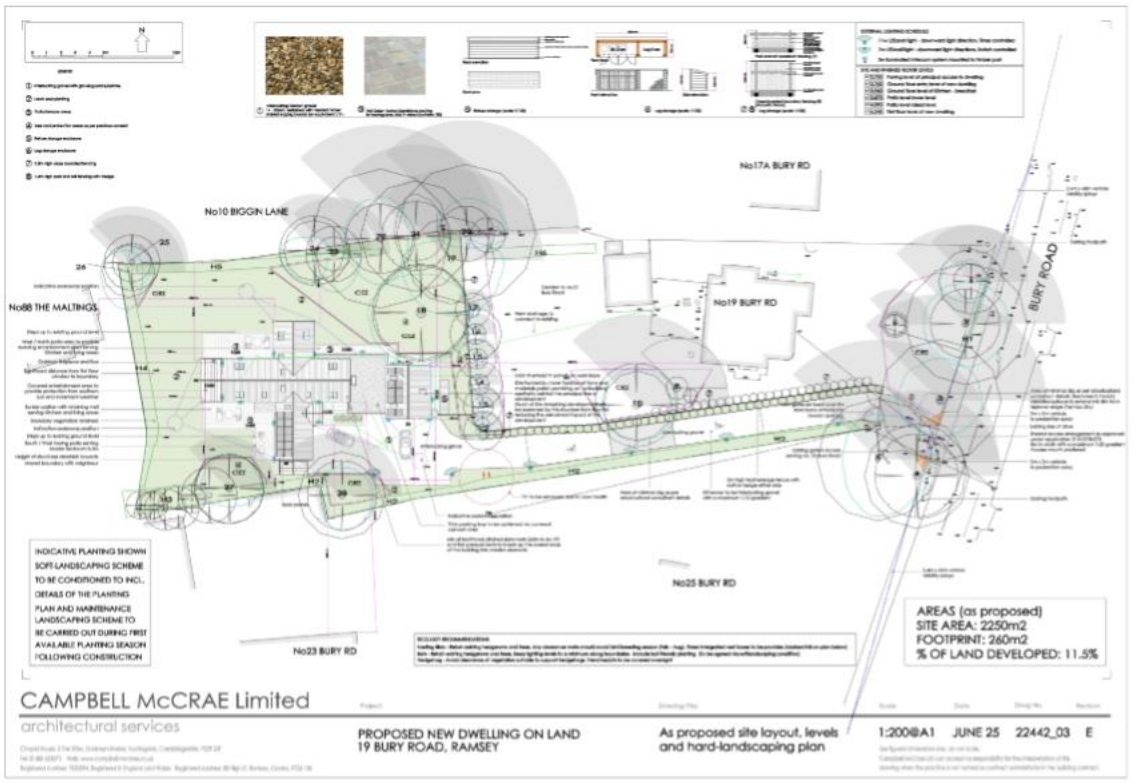
Previous Feedback:

Moving forward the following solutions are recommended to avoid any unnecessary harm to the protected trees:

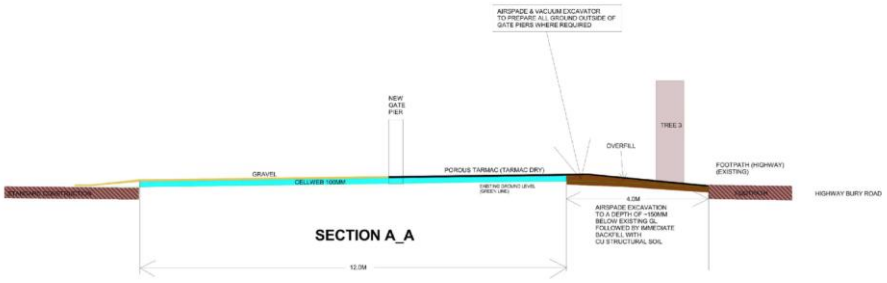
1. *Recommend and alternative method statement – although the Arb Officer does not consider this could even be possible.*
2. *Propose the removal and replacement of T3 and redesign the siting of the garage outside the RPA of T28.*
3. *Redesign the driveway to avoid the RPA of trees which line Bury Rd.*
4. *Consider solutions which involve sharing No 23's driveway and forming an access off the access already established.*

Given options 3 and 4 may involve 3rd party land which may take some time to agree a solution, it is recommended that the application is withdrawn and resubmitted.

The revised design now impacts less on the trees nearby however there are still several root encroachments that require complicated methodology to avoid damage to the trees on site.



Issues with the front of the property involve a high value Lime tree that is prominent on the roadside and part of a line of mature trees. In order to join with highways levels, some excavation with an airspade is required before anti-compaction, permeable surfaces are to be used through this area.

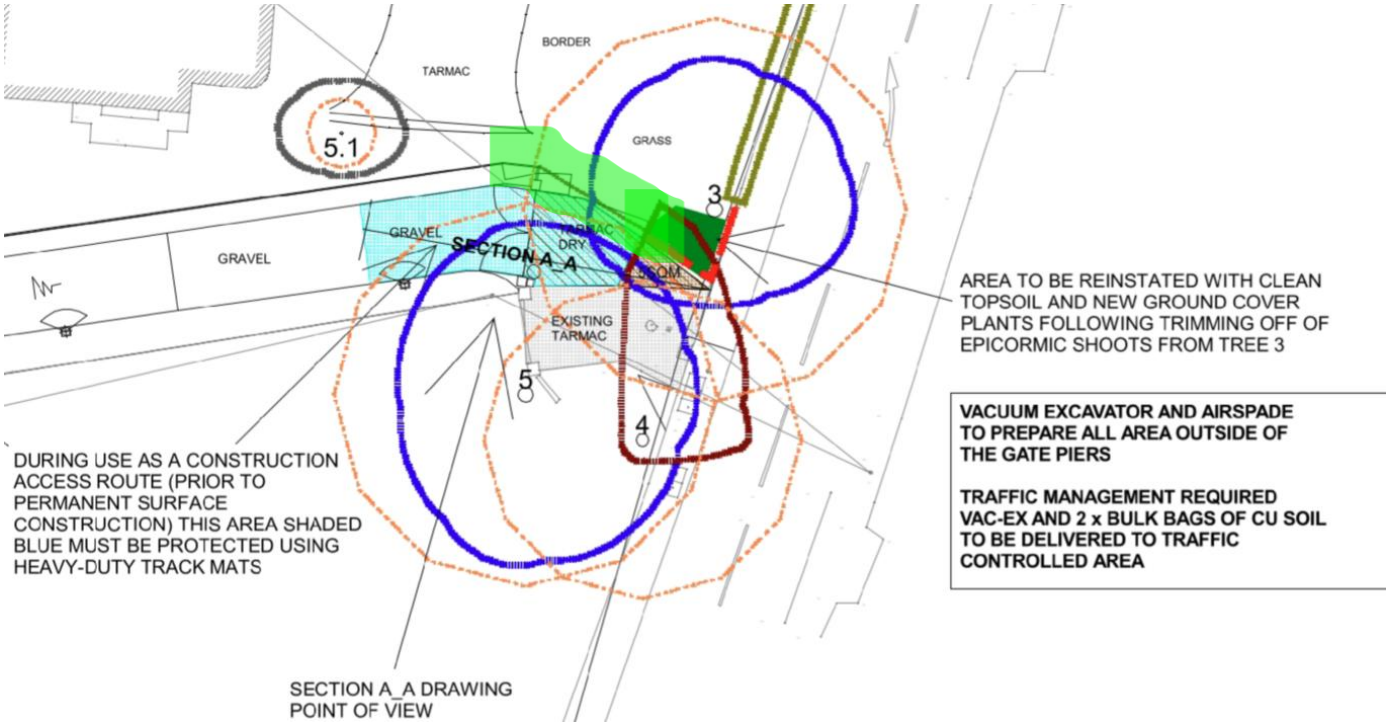


It should be noted that repeated breaches of the Tree Protection Condition have already occurred, the latest being a trench excavated straight through the Root Protection Area of the mature Lime tree. It is noted that services still do not appear on the Tree Protection Plan. How and Where were/are these to be installed?





The fencing proposed in this area would not prevent access into the Root Protection Area. The Method for constructing the driveway is now barely acceptable with some damage likely. It is also highly likely that significant damage has been done with the excavation of the driveway and trenching through the RPA for services.



Fencing would need to be shown in the drawing above where the green marking is to prevent access to CEZ.

Additionally, there are issues with the Ash tree in the rear garden (see below)



It is recommended that heavy duty track matts are used to protect the rooting environment. However, it would be preferable to prevent access into the area. So, I would recommend that the fencing is moved to the location shown below (in green).

There is still potential conflict with the solar panels on the roof of the building as they are almost underneath the Ash tree before works have even begun. This is likely to produce pressure for removal and poor pruning in the future.

The encroachment into the RPA for the building and paving in this area is only just acceptable, but could also lead to on going issues and resentment.



Due to repeated breaches of conditions, I am concerned about the degree of compliance in this case, so will need the Tree Protection Plan signed off by the Consultant once the fencing is in place, whilst works at the front will need to be supervised by the Arb Consultant to ensure the works are completed correctly.

The order of works and Methods provided for the driveway, give the tree the best possible hope of survival without completely preventing the development.

Recommendation: Refuse Application pending the moving of the fencing around the mature tree to exclude access from as much as the RPA as possible (Shown Above). The fencing will need to be fixed into position to avoid it being moved during works.

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