Arboricultural Consultation

Proposal:	**Location:**
Garage extension to form accessible annexe to the property with connection to house and landscaping.	6 Parcell Walk, Godmanchester
Case Officer:	**Application:**
OM	25/80084/COND

Observations/Conditions

The site is not within a Conservation Area, but there is a large high value Elm tree growing near the rear of the property that is protected by a tree preservation order. There is also a number of other trees that could affected by the development and remedial measures to prevent this damage are essential.

The following conditions were added to the decision notice:

5. 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 an updated Tree Protection Plan, Arboricultural Method Statement and Monitoring Schedule 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 development shall be undertaken in accordance with the approved Arboricultural Method Statement and Monitoring Schedule.

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 Clara Kerr Chief Planning Officer in writing with the Local Planning Authority.

Replacement planting to be undertaken by the end of the next available planting season. 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.

The tree protection measures suggested in the Arboricultural Method Statement should prevent significant damage to the rooting environment of the trees. The large Elm will be particularly sensitive to disturbance and compaction damage, so the measures MUST be closely followed.

I would have rather have seen a foundation design that does not involve excavation and the use of trench foundations, such as pile and beam which would be less damaging.However, I understand that changes in floor levels makes accessibility an issue.

Recommendations:

Support discharge of Condition.

The applicant has now provided an Arboricultural Method Statement detailing appropriate an Tree Protection Plan and monitoring program.

I am happy that as long as this AMS is complied with, the trees should be unaffected by the works. As such, I would support the Discharge of this Condition on the assumption that the plans provided are complied with during the entire construction process.	
Signed: NS	**Date: 09/05/2025**