Our Ref: 24/80402/COND
Your Ref: Eagle 3 DoC Trees

17 January 2025

Amy Kelley
Barnack Estates UK Ltd
2 Milnyard Square
Orton Southgate
Peterborough
PE2 6GX

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Developmentcontrol@huntingdonshire.gov.uk
01480 388424

www.huntingdonshire.gov.uk

Dear Mrs Kelley

HUNTINGDONSHIRE DISTRICT COUNCIL
Application for Discharge of planning condition(s)

Proposal: Discharge of Condition 8 (Tree Protection Plan) for 23/00973/OUT

Site address: Land At Eagle Business Park Broadway Yaxley

Please find enclosed our formal decision notice relating to above application for approval of details relating to the above planning condition.

Yours sincerely

Clara Kerr
Chief Planning Officer

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17th January 2025

Dear Mrs Kelley
Town And Country Planning (Development Management Procedure) (England) Order 2015 (Amended).

Proposal: Discharge of Condition 8 (Tree Protection Plan) for 23/00973/OUT

Site address: Land At Eagle Business Park Broadway Yaxley

I refer to your application above received on 19 November 2024 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 8 - Tree Protection Plan
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.

Documents/ Drawings:
-Aboricultural Impact Assessment
-Aboricultural Method Statement
-Tree Protection Plan and Details
- BS5837 Tree Survey

Consultation:
-Trees: We have now received a copy of the AIA, AMS and TPP.
A BS5837 Tree Survey has been received and details all of the appropriate data required. The officer can confirm that the Tree Protection Plan meets all of the requirements under BS5837 for ensuring that trees are not damaged during the construction process.

Officer Conclusion:
Officers have reviewed the submitted information in hand with the comments made by the Tree Officer and conclude that the information submitted is sufficient and acceptable to discharge condition 8.

Therefore Condition 8 is discharged in full.

Where conditions have been discharged by the Local Planning Authority or where the condition details are acceptable but cannot be discharged, the works must be implemented in full accordance with the approved details and the development shall be retained as such thereafter.

Yours sincerely



Clara Kerr
Chief Planning Officer
Date: 17 January 2025