Arboricultural Consultation Response (conditions)

Application No: 25/80150/COND	**Location:** Rheola Broadleas St Ives
Case Officer: KS	**Proposals: Discharge of Condition 3 (Tree Protection Plan) and 4 (AIA)**

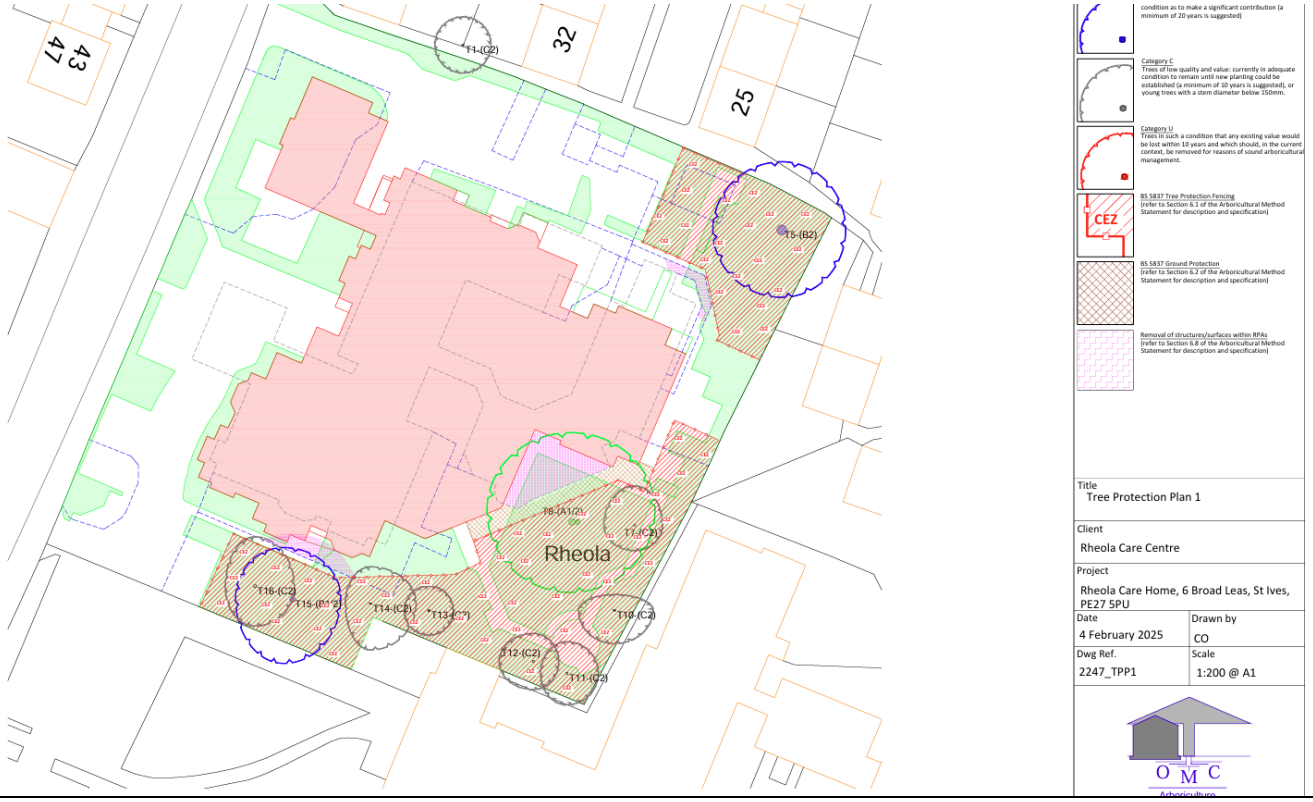
Observations:

An application has been made to Discharge Condition 3 and 4 with relation to application no - 22/02584/FUL.

July 2022 –



Feb 2025 -



It is noted that the canopy appears to extend over the newly constructed building by some distance. The original indicates that this would not be the case.

The Root Protection Areas are not shown on the new documents, so it is not possible to ascertain the degree of encroachment or if the protection is appropriate.

Having said that, the design proposes fencing of the sensitive areas where possible, and then using matting to prevent damage to the soil during demolition and construction works.

It is questionable whether the footpaths around the RPA's are essential, however if they are constructed as indicated with a 'No-Dig' surface, their impact should be negligible. This MUST be installed entirely above ground level to avoid significant root damage.

The Arb Impact Assessment and Method Statement are well composed. I have concerns about the canopy of the large tree to the rear of the building, but given the protection proposals provided to us, I feel that the trees should be protected sufficiently enough to prevent significant damage.

Recommendation: Support Application

Signed: NS	**Date: 11/08/2025**