

Planning conditions - 26/00103/FPH

5.

No development shall commence until full details of any earthworks proposed within the root protection area/canopy spread of T1 (Yew), have been submitted to and approved in writing by the Local Planning Authority. The details shall include: existing and proposed site levels at fixed datum points, the proposed foundation design and construction methodology, finished floor levels, and details of all proposed ground surfacing. The development shall thereafter be carried out in accordance with the approved details.

The ground level to the rear patio area is to be raised by 300mm to ensure a 'no-dig' sub base is required. An ACO channel will run along the rear wall to ensure water is carried away to the new soakaway.

The new 450mm wide house foundation trench near the anticipated root spread area will be hand excavated using hand tools (or an approved 'airspade' methodology) with Arbtech arboriculturist supervision. Soil will be brushed away to expose any roots. House foundation will be a maximum depth of 750mm from the proposed ground level.

Soil consists of rock chalk approx. 600mm maximum from GL covered with top soil.

Root Handling and Pruning Protocol:

Small Roots (<30mm): Siphon out small roots carefully and cut them cleanly using sharp secateurs or a pruning saw. Rough tearing leaves jagged wounds open to disease.

Structural Roots (>30mm): Leave large structural roots completely intact. If a major root blocks a structural pathway, an engineer and tree specialist will review it individually.

Exposure Protection: Exposed roots will be wrapped immediately in damp burlap or hessian sacks to prevent them from drying out or freezing before backfilling. Prior to backfilling, the sacks are removed, and the roots will be surrounded by sharp sand or good-quality topsoil.

Avoid Compaction: Backfill trenches manually using the original topsoil. No heavy compacting rammers will be used. Excavator/plant will avoid root areas, which will be clearly marked. No plant or heavy materials will be stored on the RPA.

Maintain Permeability: Ensure any ground cover added over the roots remains highly porous to allow oxygen and rainwater to reach the tree.

7.

Where excavation is required within the root protection area/canopy spread of T1 (Yew), all works shall be undertaken by hand digging only, or using an approved airspade methodology, under the supervision of a suitable qualified arboriculturist. Any roots encountered with a diameter greater than 25mm shall be retained and protected in accordance with BS 5837:2012 "Tree in Relation to Design, Demolition and Construction - Recommendations". Details of the proposed excavation methodology and arboricultural supervision shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The approved measures shall be implemented in full and retained throughout the construction period.

Please refer to item 5 for the response to the above.