

Yes, we are happy with that. We will need a little more information regarding the services installation, but that can be conditioned, as details might not yet be known to the applicant.

If you are minded to approve the application, please condition the following:

The development must accord with the arboricultural report reference 23_5837_02_32 version 1.0. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work and may only be modified subject to written agreement from the LPA. Reason - To retain and protect the existing trees which form an important part of the amenity of the locality.

Notwithstanding the information submitted to date, no development related works shall take place on site until a supervision statement is submitted to and approved in writing by the Local Planning Authority. The supervision statement must detail how the services will be installed under arboricultural supervision and should include details of actions, timings and reporting methods. The supervision statement shall be adhered to in full and may only be modified subject to written agreement from the Local Planning Authority. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.