

Condition 4,6,7

4 No excavation, demolition or development related works shall take place on site until an arboricultural method statement and a scaled and referenced tree protection plan, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), are submitted and approved by the Local Planning Authority. The approved arboricultural documents must 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.

There would be no site access other than existing one therefore no impact upon the RPAs

There are some significant trees in relatively close proximity to the proposed development area (to the rear of no.27)

There is a natural buffer between the stems and the site – the garden of 25a There will be no access through this land.

The works won't affect any trees. Existing fence will be retained and supported by a Harris Fence to hold it up.

The vehicles will be only coming in through main site entrance.

6 Any imported soils required for the development should be demonstrated to be suitable for its intended end use and meet the approval of the Local Planning Authority prior to use on site. Reason: To minimise the risk from land contamination for the safety of the future occupiers of the development.

There are no imported soils to be brought to site

7 Prior to first occupation a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard and soft landscaping (including boundary treatments, and biodiversity enhancements, including enhanced bat features) and shall provide details of timings for all landscaping and any future maintenance. The works shall be carried out in accordance with the approved plans and to the appropriate British Standard, and maintained thereafter. For a period of 5 years after planting, any trees or plants which are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of the same species, size and number as originally approved in the landscaping scheme. Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring residents.

The existing hedges will be retained. Hard surface and parking to stay as existing.

The existing fencing will be repaired and replaced as required.

Bat Box to be installed to rear elevation of the house to enhance biodiversity.